

9/16/09

Sponsored By: Executive Committee

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MOTION NO. 09-2

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A MOTION by the Growth Management Planning Council of King County recommending the amendment of the Countywide Planning Policies updating existing policies to provide for housing and employment targets for the period 2006-2031. This motion also amends Table LU-1 of the Countywide Planning Policies by replacing the existing Household and Employment Growth Targets for the 2001-2022 period with new Housing and Employment Growth Targets for the 2006-2031 period.

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WHEREAS, in accordance with the Growth Management Act (GMA), the 2002 Countywide Planning Policies established household and employment targets for each city and for King County through 2022; and

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WHEREAS, the 2002 targets need to be updated to reflect projected growth through 2031 in accordance with the GMA (RCW 36 70A 110); and

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WHEREAS, Countywide Planning Policy FW-3 states that the adopted household and employment targets shall be monitored by King County annually with adjustments made by the Growth Management Planning Council utilizing the process established in FW-1, Step 6; and

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WHEREAS since June, 2008 staff from King County and the cities in King County have worked cooperatively to analyze and recommend new 20-year housing and employment targets; and

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WHEREAS the Growth Management Planning Council met and discussed the updates of the housing and employment growth targets for the period 2006-2031, with opportunity for public comment on April 15, 2009, July 15, 2009 and September 16, 2009.

33 BE IT RESOLVED THAT THE GROWTH MANAGEMENT PLANNING COUNCIL
34 OF KING COUNTY HEREBY MOVES TO AMEND THE POLICIES, TEXT, AND
35 TABLE LU-1 OF THE COUNTYWIDE PLANNING POLICIES AS FOLLOWS:

36 **C. Urban Areas**

37 *The following policies establish an Urban Growth Area (UGA), determine the amount of*
38 *household housing and employment growth to be accommodated within the UGA in the*
39 *form of targets for each jurisdiction, and identify methods to phase development within this*
40 *area in order to bring certainty to long-term planning and development within the County.*
41 *All cities are included in the UGA, with the cities in the Rural Area identified as islands of*
42 *urban growth. The UGA is a permanent designation. Land outside the UGA is designated*
43 *for permanent rural and resource uses. Countywide Policies on Rural and Resource Areas*
44 *are found in Chapter IIIA, Resource Lands, and Chapter IIIB, Rural Areas.*

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47 *In accordance with the State Growth Management Act (GMA) (RCW 36.70A.110), the State*
48 *Office of Financial Management (OFM) provides a population projection to each county.*
49 *The county, through a collaborative intergovernmental process established by the Growth*
50 *Management Planning Council, allocates the population as growth targets to individual*
51 *jurisdictions. Forecasts prepared by the Puget Sound Regional Council are used to*
52 *establish the county employment projection.*

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54 *The process for allocating growth targets in King County is a collaborative exercise*
55 *involving input from the county and cities. The allocations determined through this process*
56 *are to be guided by existing relevant policies at the regional, countywide, and local levels*
57 *and are to take into account best available data on factors influencing future growth in the*
58 *region. as follows:*

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60 1. *The PSRC employment forecasts are calculated for the four geographic subareas of the*
61 *UGA (Sea Shore, South, East, and Rural Cities). These then become subarea*
62 *employment targets.*
63 2. *The jurisdictions collectively allocate the OFM population projection to the four*
64 *subareas based on the projected employment for each area. A small amount of*
65 *population growth is assumed to occur in the Rural area.*
66 3. *The technical staff translates the population projections into projected households,*
67 *taking into account different average household sizes within each subarea. These*
68 *projections then become subarea household targets.*
69 4. *Jurisdictions within each subarea negotiate the distribution of subarea household and*
70 *employment targets using criteria based on Countywide Planning Policies.*

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72 *The housing and employment capacity in the UGA, based on adopted plans and*
73 *regulations, should accommodate the projected 20-year growth. Growth is to be*
74 *accommodated within permanent Urban Areas by increasing densities, as needed. Phasing*
75 *should occur within the UGA, as necessary, to ensure that services are provided as growth*
76 *occurs.*

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- 78 FW-11 The land use pattern for King County shall protect the natural environment by
79 reducing the consumption of land and concentrating development. An Urban
80 Growth Area, Rural Areas, and resource lands shall be designated and the
81 necessary implementing regulations adopted. This includes Countywide estab-
82 lishment of a boundary for the Urban Growth Area. Local jurisdictions shall
83 make land use decisions based on the Countywide Planning Policies.
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- 85 FW-12 The Urban Growth Area shall provide enough land to accommodate future urban
86 development. Policies to phase the provision of urban services and to ensure
87 efficient use of the growth capacity within the Urban Growth Area shall be
88 instituted.
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- 90 FW-12(a) All jurisdictions within King County share the responsibility to accommodate the
91 20-year population projection and job employment forecast. ~~The population~~
92 ~~projection shall be assigned to the four subareas of King County (Sea Shore,~~
93 ~~East, South and the Rural Cities) proportionate with the share of projected~~
94 ~~employment growth.~~ Anticipated growth shall be allocated pursuant to the
95 following objectives:
96 a. To plan for a pattern of growth that is guided by the Regional Growth
97 Strategy contained in Vision 2040, the growth management, transportation,
98 and economic development plan for the 4-county central Puget Sound region;
99 b. To ensure efficient use of land within the UGA by directing growth to Urban
100 Centers and Activity Centers;
101 c. To limit development in the Rural Areas;
102 d. To protect designated resource lands;
103 e. To ensure efficient use of infrastructure;
104 f. To improve the jobs/housing balance within the county ~~on a subarea basis~~;
105 g. To promote a land use pattern that can be served by public transportation and
106 other alternatives to the single occupancy vehicle; and
107 h. To provide sufficient opportunities for growth within the jurisdictions.
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- 109 FW-12(b) The growth targets established pursuant to the methodology described in LU-25c
110 and LU-25d shall be supported by both regional and local transportation
111 investments. The availability of an adequate transportation system is critically
112 important to accommodating growth. The regional responsibility shall be met by
113 planning for and delivering county, state, and federal investments that support the
114 growth targets and the land use pattern of the County. This includes investments
115 in transit, state highways in key regional transportation corridors, and in
116 improved access to the designated Urban Centers. The local responsibility shall
117 be met by local transportation system investments that support the achievement
118 of the targets.
- 119 FW-12(c) Ensuring sufficient water supply is essential to accommodate growth and
120 conserve fish habitat. Due to the substantial lead-time required to develop water
121 supply sources, infrastructure and management strategies, long-term water supply
122 planning efforts in the Region must be ongoing.
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1. Urban Growth Area

The Growth Management Act requires King County to designate an Urban Growth Area in consultation with cities. The Countywide Planning Policies must establish an Urban Growth Area that contains enough urban land to accommodate at least 20 years of new population and employment growth. The Growth Management Act states: “based upon the population forecast made for the County by the Office of Financial Management, the Urban Growth Areas in the County shall include areas and densities sufficient to permit urban growth that is projected to occur in the County for the succeeding 20-year period. Each Urban Growth Area shall permit urban densities and shall include greenbelt and open space areas.” An Urban Growth Area map is attached as Appendix I, which guides the adoption of the 1994 Metropolitan King County Comprehensive Plan.

- LU – 25a Each jurisdiction shall plan for and accommodate the household housing and employment targets established pursuant to LU-25c and LU-25d. This obligation includes:
- a. Ensuring adequate zoning capacity; and
 - b. Planning for and delivering water, sewer, transportation and other infrastructure, in concert with federal and state investments and recognizing where applicable special purpose districts; and
 - c. Accommodating increases in household housing and employment targets as annexations occur.

The targets will be used to plan for and to accommodate growth within each jurisdiction. The targets do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

- LU-25b Growth targets for each Potential Annexation Area shall be set as a proportional share of the overall Urban Unincorporated Area target commensurate with the PAA’s share of total Unincorporated Urban Area housing and employment capacity determined in the most recent Buildable Lands Report. As annexations or incorporations occur, growth targets shall be adjusted. Household Housing and employment targets for each jurisdiction’s potential annexation area, as adopted in Table LU-1, shall be transferred to the annexing jurisdiction or newly incorporated city as follows:
- a. King County and the respective city will determine new housing household and employment targets for areas under consideration for annexation prior to the submittal of the annexation proposal to the King County Boundary Review Board;
 - b. A city’s household housing and employment targets shall be increased by a share of the target for the potential annexation area proportionate to the share of the potential annexation area’s development capacity located within the area annexed. In the case of incorporation, an equivalent formula shall be used to establish household housing and employment targets for the new city. Each city will determine how and where within their corporate boundaries to accommodate target increases;

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- c. The County's unincorporated Urban areas targets shall be correspondingly decreased to ensure that overall target levels in the county remain the same;
- d. The ~~household~~ housing and employment targets in Table LU-1 will be updated periodically to reflect changes due to annexations or incorporations. These target updates do not require adoption by the Growth Management Planning Council.

LU -25c The target objectives identified in FW-12a shall be realized through the following methodology for allocating housing ~~household~~ targets:

- a. Determine the additional population that must be accommodated countywide ~~by calculating the difference between the most recent Census count and the State Office of Financial Management population projection for the end of~~ during the twenty year planning period based on the range of population projections made by the State Office of Financial Management for the county and 4-county central Puget Sound region and guided by the Regional Growth Strategy contained in Vision 2040;
- b. ~~Subtract a percentage from that number to represent the amount of growth that is assumed to occur in the unincorporated Rural Area;~~
- b. Assign proportions of the ~~urban~~ countywide population growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands ~~the four subareas (Sea Shore, South, East, and Rural Cities) based on the proportion of future employment growth forecasted for each of those subareas by the Puget Sound Regional Council;~~
- c. Allocate population growth to each Regional Geography as guided by Vision 2040 and also taking into account additional factors;
- d. Assume that a small amount of population growth, approximately 3% to 4% of the countywide total, will occur in the Rural area;
- e. Convert the ~~estimated~~ projected population for each ~~subarea~~ Urban Regional Geography to an estimated number of households housing units needed, using projected average household sizes, group quarters population, and vacancy rates ~~that reflect the variation among those subareas observed in the most recent Census;~~
- f. Allocate a ~~household~~ housing target to individual jurisdictions, within each ~~subarea~~ Regional Geography, based on FW-12a and considering the following factors:
 - 1. the availability of water and the capacity of the sewer system;
 - 2. the remaining portions of previously adopted household targets;
 - 3. the presence of urban centers and activity areas within each jurisdiction;
 - 4. the availability of zoned development capacity in each jurisdiction; and
 - 5. the apparent market trends for housing in the area.
- f. Jurisdictions shall plan for housing ~~household~~ targets as adopted in Table LU-1; and
- g. Monitoring should follow the process described in policy FW-1.

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A portion of the urban employment growth will occur in Activity Areas and neighborhoods in the Urban Area. This employment growth will support the Urban Centers, while balancing local employment opportunities in the Urban Area

LU - 25d The target objectives identified in FW-12a shall be realized through the following methodology for allocating employment targets:

- a. Determine the number of jobs that must be accommodated ~~in each of the four subareas of King County (Sea Shore, South, East, and the Rural Cities) in accordance with the most recent PSRC job estimates and forecasts for during the 20-year planning period based on the most recent forecast of employment growth produced by the Puget Sound Regional Council for the four-county central Puget Sound region, and guided by the Regional Growth Strategy contained in Vision 2040. To account for uncertainty in the employment forecasts, establish a range of new jobs that must be accommodated in each subarea. Unless exceptional circumstances dictate, the range should be 5% on either side of the PSRC forecast.~~
- b. Assign proportions of the countywide employment growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands;
- c. Allocate employment growth to each Regional Geography as guided by Vision 2040 and also taking into account additional factors;
- d. Assume that a small amount of employment growth, less than 1% of the countywide total, will occur in the Rural area;
- e. Allocate an employment target to individual jurisdictions, within each Urban Regional Geography, based on FW-12a and considering the following factors:
- ~~b. For each subarea, determine the point within the range upon which jurisdictions within the subarea will base their targets and allocate employment growth targets to individual jurisdictions based on consideration of the following:~~
 - 1. the PSRC small area forecasts;
 - 2. the presence of urban centers, manufacturing/industrial centers, and activity areas within each jurisdiction;
 - 3. the availability of zoned commercial and industrial development capacity in each jurisdiction and;
 - 4. the access to transit, as well as to existing highways and arterials.
- c. Jurisdictions shall plan for employment targets as adopted in Table LU-1.

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Table LU-1: Housing and Employment Growth Targets (2006 - 2031) *				
Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Employment Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
Metropolitan Cities				
Bellevue	17,000	290	53,000	
Seattle	86,000		146,700	
Subtotal	103,000		199,700	
Core Cities				
Auburn	9,620		19,350	-
Bothell	3,000	810	4,800	200
Burien	3,900		4,600	
Federal Way	8,100	2,390	12,300	290
Kent	7,800	1,560	13,200	290
Kirkland	7,200	1,370	20,200	650
Redmond	10,200	640	23,000	
Renton	14,835	3,895	29,000	470
SeaTac	5,800		25,300	
Tukwila	4,800	50	15,500	2,050
Subtotal	75,255		167,250	
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290	20,000	
Kenmore	3,500		3,000	
Maple Valley**	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,000	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Subtotal	28,050		42,800	
Small Cities				
Algona	190		210	
Beaux Arts	3		3	
Black Diamond	1,900		1,050	
Carnation	330		370	
Clyde Hill	10		-	
Covington	1,470		1,320	
Duvall	1,140		840	
Enumclaw	1,425		735	
Hunts Point	1		-	
Lake Forest Park	475		210	
Medina	19		-	
Milton	50	90	160	
Newcastle	1,200		735	
Normandy Park	120		65	
North Bend	665		1,050	
Pacific	285	135	370	
Skykomish	10		-	
Snoqualmie	1,615		1,050	
Yarrow Point	14		-	
Subtotal	10,922		8,168	
Urban Unincorporated				
Potential Annexation Areas	12,930		3,950	
North Highline	1,360		2,530	
Bear Creek UPD	910		3,580	
Unclaimed Urban Unincorporated	650		90	
Subtotal	15,850		10,150	
King County UGA Total	233,077		428,068	

* Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2008.

** Target for Maple Valley PAA contingent on approval of city - county joint plan for Summit Place.

273 ADOPTED by the Growth Management Planning Council of King County on September
274 16, 2009 in open session, and signed by the chair of the GMPC.

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Kurt Triplett, Chair, Growth Management Planning Council