

## GROWTH MANAGEMENT PLANNING COUNCIL

Wednesday, September 24, 2014  
Puget Sound Regional Council Boardroom  
Seattle, WA

### MEETING SUMMARY

*Draft until approved by the GMPC at a subsequent meeting*

#### Members present:

King County Executive Dow Constantine, Chair  
Councilmember Dembowski, King County  
Councilmember Jane Hague, King County\*  
Councilmember Lambert, King County\*  
Councilmember McDermott, King County  
Councilmember Phillips, King County

Councilmember O'Brien, Seattle

#### Representing Sound Cities Association:

Councilmember Barnes, Maple Valley  
Councilmember Bertlin, Mercer Island  
Councilmember Eggen, Shoreline  
Mayor Guier, Pacific  
Councilmember Marts, Issaquah  
Councilmember Odell, Sammamish  
Councilmember Prince, Renton  
Councilmember Stilin, Redmond

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Executive Constantine convened the meeting at 4:02 pm. GMPC members introduced themselves.

Staff affirmed that a quorum was present

**Agenda Item II – approval of the minutes from July 23, 2014.** The minutes were approved unanimously with two technical changes, as follows:

- Change Suburban Cities to Sound Cities; and
- Correct that the next meeting date is September 24, 2014.

#### **Agenda Item III – Public Comment.**

*There was no public comment.*

**Agenda Item IV was a panel presentation on the Housing Element of the Countywide Planning Policies.**

Presenters were:

- Arthur Sullivan, Program Manager, A Regional Coalition for Housing (ARCH)
- Maureen Kostyack, Seattle Office of Housing
- Marty Kooistra, Executive Director, Housing Development Consortium
- Susan Boyd, Director of Real Estate Development, Bellwether Housing
- Valerie Kendall, King County Housing & Community Development Program
- Giulia Pasciuto, Associate Planner, Puget Sound regional Council

The panel reviewed and discussed projects from Seattle, South King County, and East King County to highlight current strategies and resources and to place the King County housing situation within a regional context.

Following the panel presentation, the GMPC discussed housing issues, as summarized below:

- Executive Constantine thanked the panel members and stated that he appreciated the different approaches in the different parts of the County; he highlighted the need to address the root causes of inequity and announced the Best Starts for Kids Initiative to be discussed in 2015; he further noted the Communities of Opportunity program in partnership with the Seattle Foundation. Further Executive Constantine noted the REDI Fund, to which the County has pledged \$1 million to serve as a source of funds to land bank around transit centers for future affordable housing projects. He thanked Seattle, Bellevue and the eastside cities that form ARCH for also contributing to the REDI Fund.
- Councilmember Hague stated she was proud of the TOD project at the South Kirkland Park & Ride; King County is using its properties within cities to get more affordable units. Further, she mentioned the MBA housing summit where the processing time of permits and land costs were discussed as factors in housing costs.
- Councilmember Lambert stated that the King County Department of Permitting and Environmental Review pulls teams of staff together on a collaborative approach to issuing building permits.
- Councilmember Eggen stated that there is a great need in the County and that an assessment within Shoreline shows that there are clearly homeless people. He is looking forward to the assessment of need that is forthcoming. He asked about “value capture.”
- Councilmember Stilin asked that the data on rental rates be broken down into types of apartments and asked for clarification on the slide referring to housing and transportation costs.
- Councilmember Odell stated that real estate prices around Seattle demonstrate that the absorption rate is extremely high and supply and demand were “out of whack;” he further stated concern that not having housing available near jobs will impact the countywide goal of reducing emissions could impact economic development.
- Councilmember Dembowski stated that we need to look to state legislature for tools and asked what can be done in comprehensive plan updates to employ more tools.

- Mr. Kooistra stated the need for elevating the conversation to bring in employers and the business community to address affordable housing.
- Mr. Sullivan mentioned the housing toolkits – start the conversation with cities to match strategies with policies; this is included in the housing element work program. He further stated, in response to Mr. Dembowski, that the multi-family tax exemption is not available to counties.

#### **Agenda Item V was discussion of school siting.**

Forrest Miller, with the Lake Washington School District and an ex-officio member of the GMPC representing school districts, presented the results of a survey sent to school districts that straddle the UGA. Of the nine districts contacted, six responded. Mr. Forrest made the following observations:

- Growth is a significant factor in most districts;
- Will need additional space for 1<sup>st</sup> – 3<sup>rd</sup> grades;
- Even more space will be needed if voters approved the class-size reduction ballot measure;
- Programmatic needs will also lead to increases in space.

Mr. Miller further highlighted the need for a collaborative effort with the cities, the school districts and the county to find workable sites. He emphasized that the results of the survey are telling us that we need to plan effectively for growth and for the result of programmatic changes.

The GMPC members had the following comments:

- Executive Constantine stated that it is absolutely critical that all cities be engaged with school districts to ensure capacity is available and that it is incumbent upon the regional leaders to come together to overcome the structural challenges resulting from our governance system.
- Councilmember Lambert stated the need for a plan; concerned about cost of land for schools within the UGA. Councilmember Lambert suggested drawing concentric circles around the area where the need exists and look at this differently than we have before.
- Councilmember Hague asked how much space will be needed – what if the state is going to just make a partial payment, how do we add the funds that are needed?

#### **Agenda Item VI was discussion of the Eastside Rail Corridor**

Councilmember Hague briefed the GMPC on the status of the Eastside Rail Corridor (ERC.) The corridor has five owners: King County, Kirkland, Redmond, PSE, and Sound Transit. The purpose of the briefing is to lay the foundation for GMPC action on possible amendments to the CPPs in 2015 by engaging the GMPC. This is a 42-mile north-south corridor that is about making connections. The purpose is to continue discussions on how to use the CPPs to highlight and more fully maximize the unique the potential for creating important regional connections and improving livability along the ERC. Opportunity to reform, rethink and break-down planning silos by working together.

The GMPC members had the following comments:

- Councilmember Stilin asked about the form of the amendment to the CPPs specifically asking about the expected outcomes and about broadening to consider other corridors.

- Councilmember Hague responded by stating that there are opportunities for corridors in addition to the ERC. Look at opportunities for connections to maximize mobility, livability, economic development, and housing. We value the work of Redmond, which should serve as a guide as to what some of the outcomes could be – too soon to talk about specific policies.
- Councilmember Odell asked to (1) have an integrated map of all trails in the area and (2) develop a vision for 20-30 years for opportunities for multi-modal travel.

**The next GMPC meeting is scheduled for Wednesday, December 17, 2014 at PSRC.**

**Chair Constantine adjourned the meeting at 5:37 pm.**