



King County

2024 COMPREHENSIVE PLAN VIRTUAL TOWNHALL

Thursday, February 9, 2023 | 6 pm – 8:30 pm

Regional Planning | Performance, Strategy and Budget



Zoom Housekeeping

- Everyone starts with permission to use video and audio ***off***. ***Co-hosts and other staff are enabled and will enable others as needed.***
- Chat is set to either host only or everyone publicly. Private chat between residents is disabled.
- For those enabled, we can hear you. *Mute your microphone please when not speaking.*
- For those with the function. We can see you. *Turn off your video if you don't want to be seen.*
- Facilitator/Host can control all functions.
- Be succinct and clear. Use an appropriate volume.
- Be an ally! If you see hateful rude or inappropriate behavior let a host know immediately. If Co-host, follow meeting guidance.

***Direct questions and tech support to
@jerry.tech.help or another co-host***

Meeting Agenda

6:00 PM Land Acknowledgement & Introductions (*5 mins*)

6:05 PM Welcome (*10 mins*)

6:15 PM **2024 Update Background, Process, Schedule** (*30 mins*)

6:45 PM **Early Concept Proposals** (*40 mins*)

7:15 PM **Discussion** (*45 mins*)

8:00 PM Closing Remarks (*5 mins*)

8:05 PM Wrap Up (*5 mins*)

Before we start...

As you listen, **please write your questions in the chat** to ensure that King County staff can see it. We'll pause at the end of each section to answer your general questions about Comprehensive Plan timeline, scope and process that you send us through the chat.

If you have specific feedback about any of the proposals, please wait until the discussion portion of the meeting, which will be in ~45 minutes. You can also directly email King County staff about your feedback on any of the proposals at CompPlan@kingcounty.gov

WELCOME

Meeting Goals

King County is sharing the early concepts of proposals for the 2024 Comprehensive Plan to **increase transparency** and to provide additional **opportunities for public engagement** during plan development

- ✓ This meeting is an opportunity for members of the public to learn more about the specific proposals, and share feedback with King County staff
- ✓ King County will use the results of public feedback to guide the refinement of these proposals for the Public Review Draft of the 2024 Comprehensive Plan, which will be available for public review and comment in June 2023, along with a State Environmental Policy Act (SEPA) Draft Environmental Impact Statement.

During this presentation, we will...

- Briefly go over the Update **background, process, and schedule** (15 mins)
- Summarize the **public feedback** we've received so far about what residents consider their top priorities (5 mins)
- Share a **high-level overview** of the main proposals so that we can get your feedback (35 mins)
- Have opportunities for you to ask questions and share your thoughts about the proposals

COMPREHENSIVE PLAN 2024 UPDATE

Background



In Washington state, the Growth Management Act (GMA) was adopted in 1990 as a response to rapid and uncoordinated development



Key geographic areas



Urban Growth Area (UGA)

Housing and job growth is focused in the UGA to protect rural and resource lands and deliver efficient services, characterized by higher density development



Urban Unincorporated Area

Portions of the UGA outside of city limits



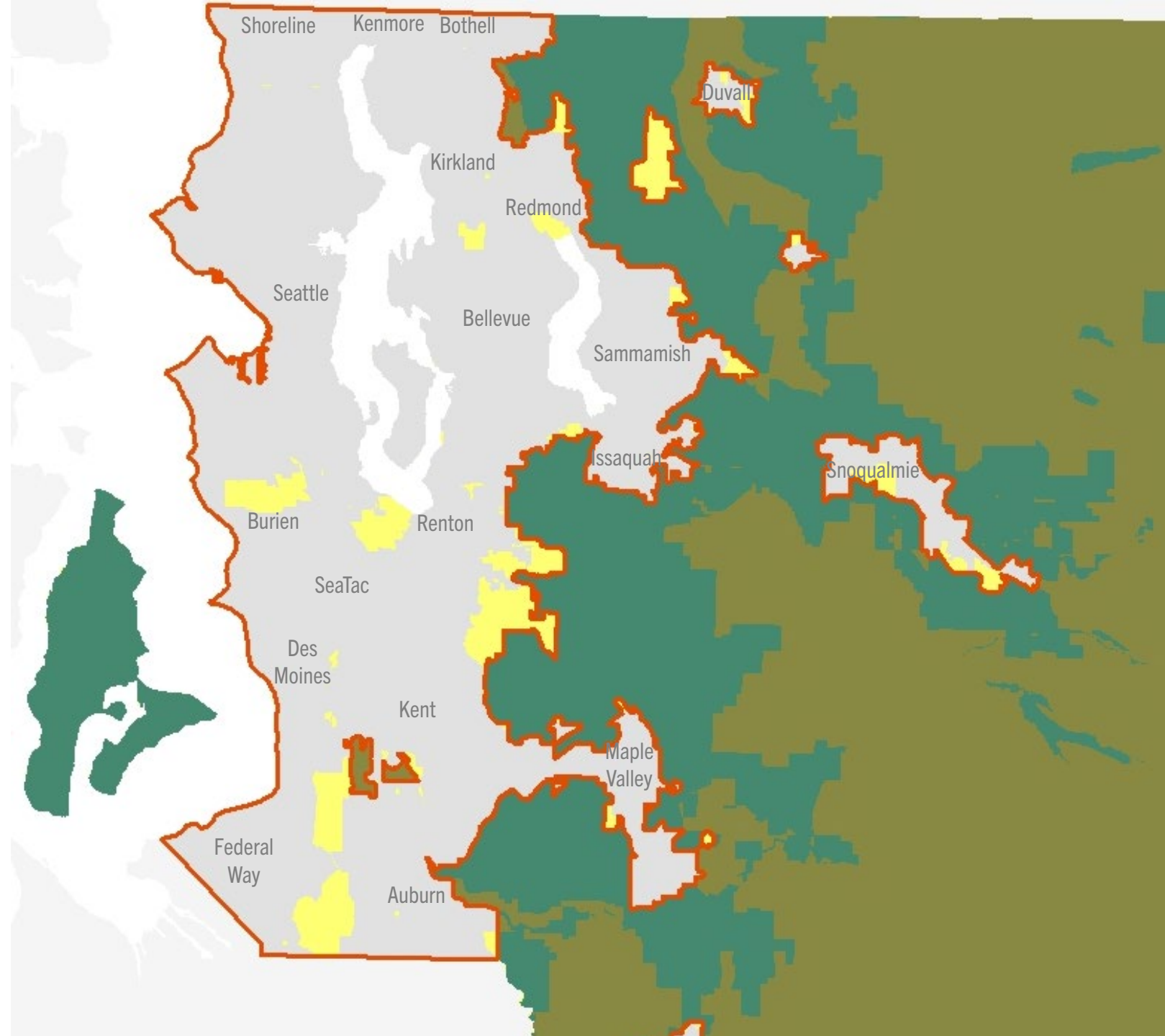
Rural Area

Outside the UGA and Resource Lands, characterized by small-scale farming and forestry and low-density residential development



Natural Resource Lands

Designated for agriculture, forestry, or mining





Regionally, **96%** of permitted housing units are in cities and urban areas, helping keep our working lands working

King County's Comprehensive Plan

- The Comprehensive Plan is unincorporated King County's **local land use plan**.
 - ✓ Meeting the needs of rural and urban unincorporated communities.
 - ✓ Legacy of annexation has disconnected urban unincorporated neighborhoods.
- Unincorporated King County, specifically the urban unincorporated area, is home to some of the most **diverse and historically underserved communities** in the county.
- Unincorporated King County also has **a key ecological role** in the Puget Sound region. Most of the region's farm, forest, and mineral production areas are located here, as are critical environmental conservation areas.
- The plan also guides how **local and regional services** are provided by the County, such as roads, parks, buses and ferries, wastewater, and solid waste.



Protecting our natural environment

to ensure clean water, clean air, and healthy local wildlife for current and future generations



Preserving land for farming and forests

which provide important sustainable resources to local communities



Focusing new growth in urban areas

where it is easier to get to and from your home, your job, and the services you need

Implementing the Plan

After King County Council adoption, the Plan is **implemented and reflected** through a variety of ways:

- ✓ King County Code > Review and approval of development proposals
- ✓ Subarea plans
- ✓ Topic-specific functional and implementation plans > Planning for new or updated facilities, programs, and services
- ✓ King County Budget > Community needs lists
- ✓ Public information materials and engagement activities
- ✓ Work with other jurisdictions and service providers

Process & Schedule

Scope

The 2024 update is required by the state, due by **December 31, 2024**. The update will:

- ✓ **Implement recent regulatory changes** at the state, regional and countywide levels
- ✓ Address **critical community needs**
- ✓ Include process updates to improve equitable engagement and to reflect the **voices and needs of those not traditionally included** in planning processes
- ✓ Include a State Environmental Policy Act (SEPA) Environmental Impact Statement and Equity Impact Review

Creating and updating the comprehensive plan has traditionally been top-down, in a process dominated by bureaucratic experts, with limited public participation

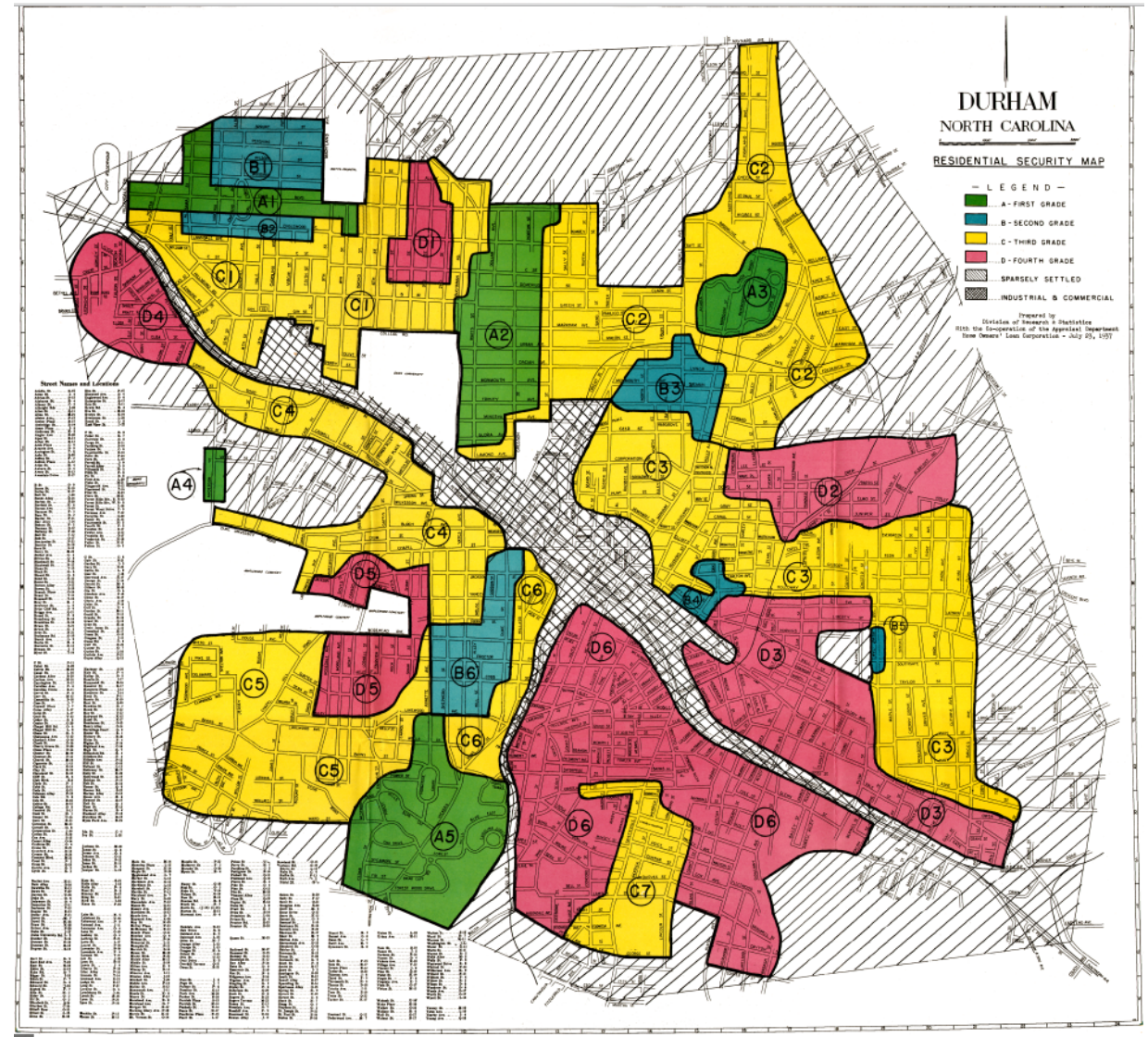
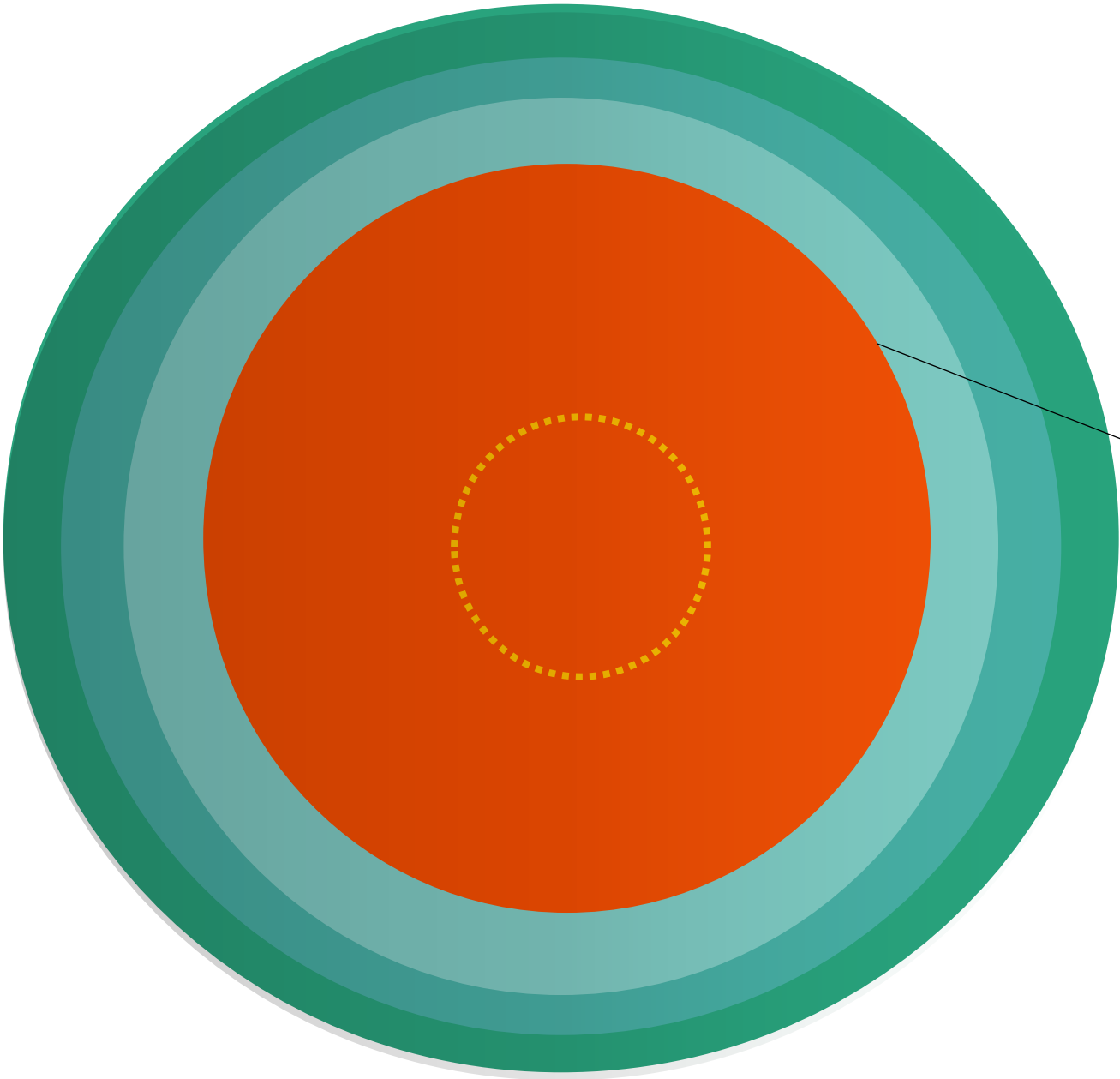


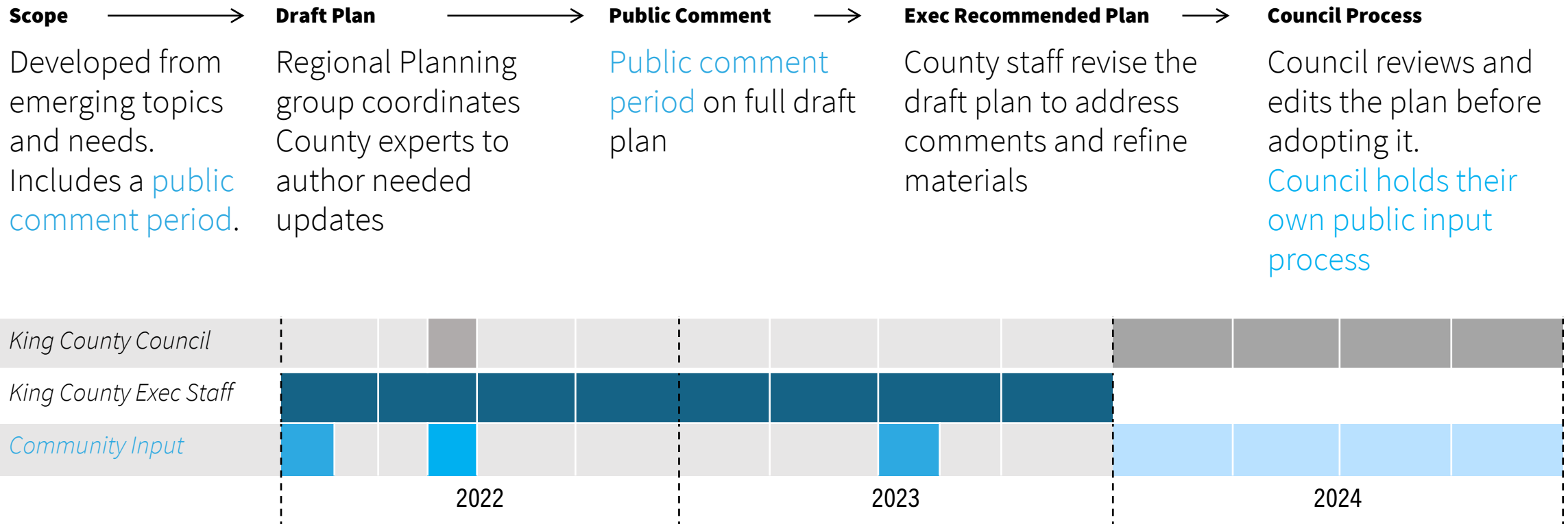
Image: FAA redlining maps of Durham, North Carolina

A primary goal for the 2024 Update is to center **historically underrepresented groups**

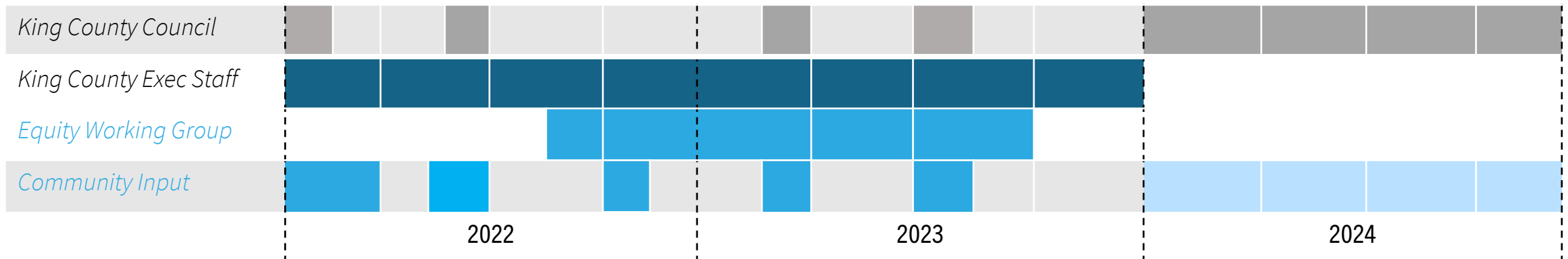
- 
- Equity Work Group
 - Historical underrepresented groups
 - Community-based organizations
 - Civically Active Public
 - General Public

Updating the Plan Process

TRADITIONAL PROCESS



RECENT CHANGES TO THE PROCESS



Schedule

2022

2023

2024

Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1-Q4
Create scope	Public input on scope Scope approved	Public survey to inform plan development	Develop early plan proposal concepts	Public input on early concepts (Comment period in February)	Develop and issue Public Review Draft plan for public input (45-day comment period from June - July)	Refine & report back	Final Executive-Proposed Plan (Submitted Dec 2023)	Council Review, Amendment, & Adoption (Adopt by Dec 2024)



Opportunities to meaningfully shape Plan content

Public Feedback

Scoping Process

- Scoping for the 2024 Update occurred January – June 2022
- Community sentiments in early 2022 reflected **planning and engagement fatigue**, especially in a virtual environment
- Given this, the 2024 Scope of Work was primarily focused on **advancing priorities previously shared by the public**, including:
 - Community input from the recent subarea planning processes
 - Community recommendations from the Climate Equity Community Task Force, Mobility Equity Cabinet, and Open Space Equity Cabinet; and building on the guiding principles of the King County Immigrant and Refugee Commission

Scoping Themes

Social Equity	Housing	Climate Change
<ul style="list-style-type: none">• Address racially discriminatory policies• Address housing, cultural, and economic displacement• Improving health disparities by race and place	<ul style="list-style-type: none">• Plan for and accommodate housing for all incomes• Expand housing choices• Improve housing equity, access, and stability<ul style="list-style-type: none">◦ especially for those earning than 80 percent of the area median income and those who are Black, Indigenous, People of Color, immigrants, and/or refugees	<ul style="list-style-type: none">• Advance Strategic Climate Action Plan and greenhouse gas reduction goals• Reduce climate-related impacts for frontline communities• Heat islands and urban green spaces



Affordable Housing Comprehensive Plan Update 2024

[English]

Thank you for taking a few minutes to share your thoughts with us!

There are approximately 7 questions, and the survey should take about 10-15 minutes to complete.

King County will use these responses to broadly guide how we consider policies for affordable housing, climate change, and social equity in the unincorporated areas of King County. The results of any specific person's multiple-choice answers and comments will not be shared publicly with their names or any other identifiable information.

Start 1 2 3 4 5 6 7 8 Last Steps You did it!

Great! Let's get started. What best describes the neighborhood you live in?

☐ Mostly single-family homes



☐ Mostly apartments



☐ Mostly townhomes, duplexes, etc.



☐ Mix of housing types



Fall 2022 Survey Results

- **Increasing more deeply affordable housing units** - 0-50% of the area median income (71% of respondents)
- **In terms of new “middle housing”** types, accessory dwelling units (56%), cottage housing (50%) and townhomes (43%) were the top three housing types
- **The two biggest barriers to homeownership** are a down payment (57%) and the monthly payments (44%)
- **Top concerns for building near transit** and employment centers are noise (79%), pedestrian safety (61%) and air pollution (59%)

- **Extreme heat and wildfire risk are key climate concerns** (75%)
- **Climate friendly outcomes respondents were interested in:** a healthy and thriving environment (74%), increased energy efficiency (66%), increased access to renewable energy (64%), affordable and efficient alternatives to driving (60%).
- **Responding to extreme heat is a key concern,** and respondents’ preferred actions include affordable in-home solutions for energy efficiency, cooling systems, or air quality (74%)
- **Accessing affordable and efficient transit** and safe walking and rolling options are preferred strategies for reducing gasoline use for over 3 of every 5 respondents.

Early Concepts Proposals

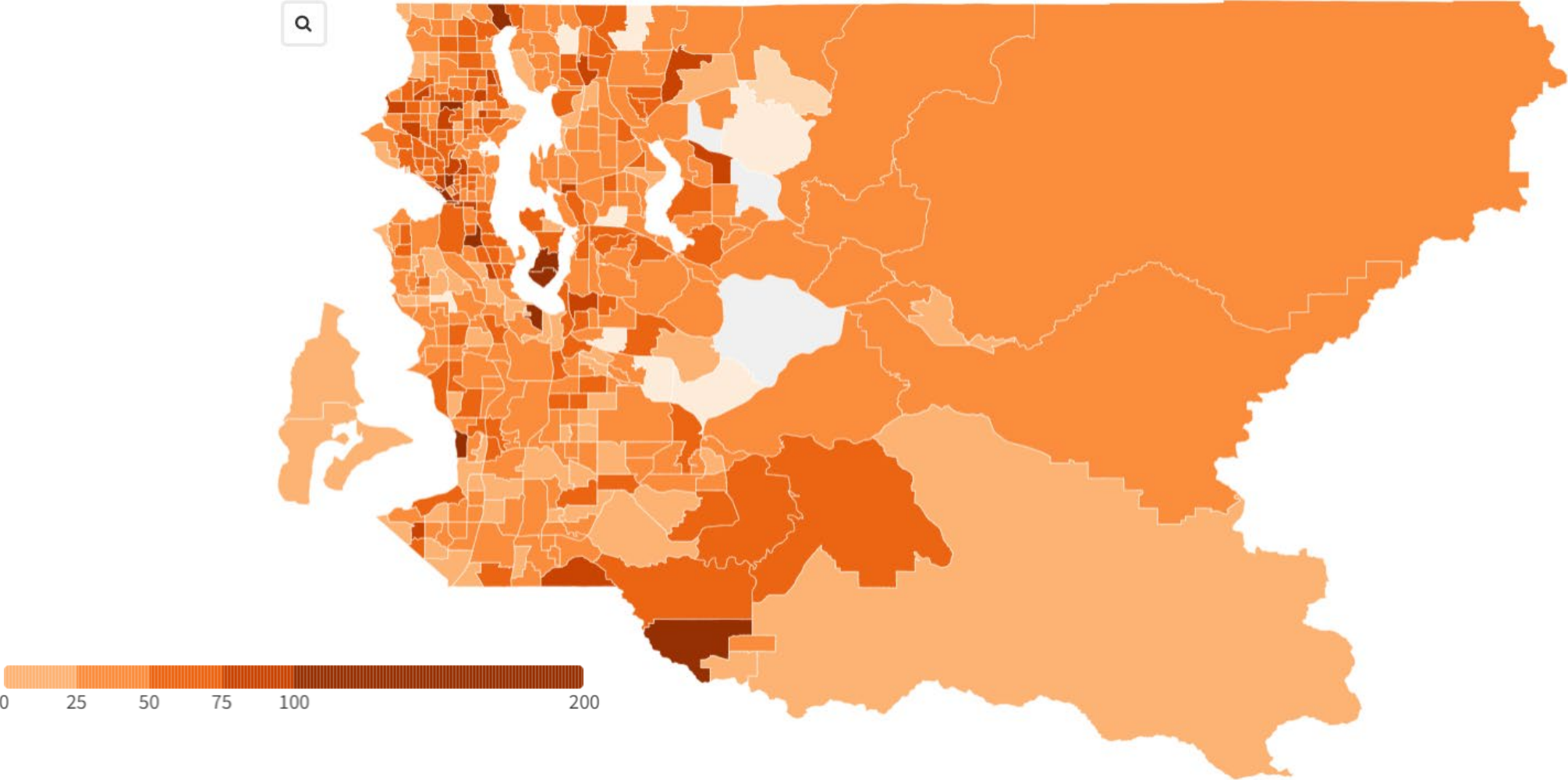
Equity

Key Equity Scope Topics

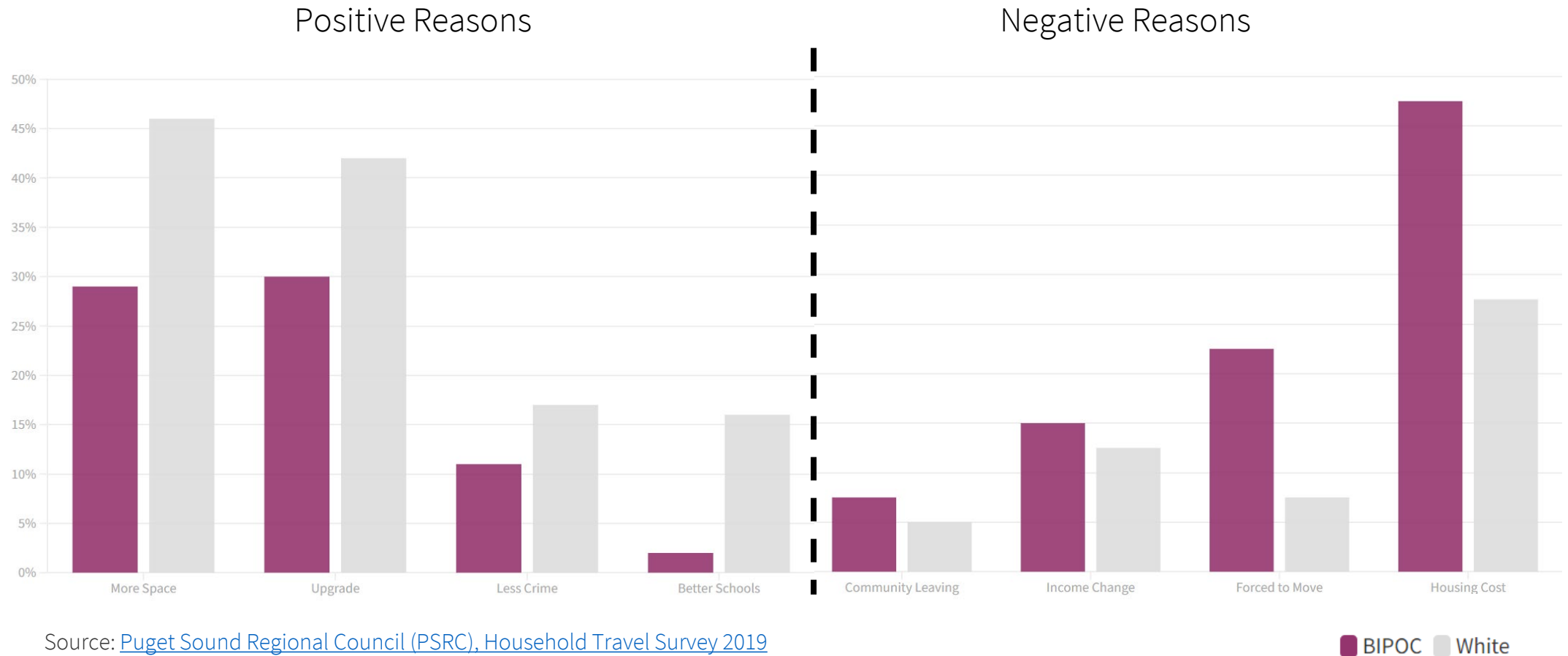


- Integrate a **pro-equity and anti-racist policy framework** into the Comprehensive Plan.
- Reduce **housing displacement**.
- Improve **health equity outcomes** in communities with the greatest and most acute needs.

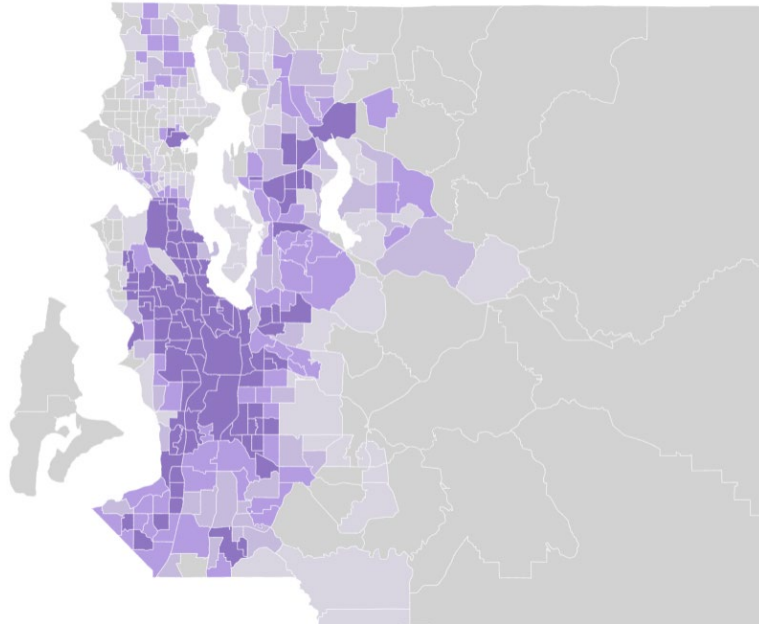
Percent Increase in Rent for King County (2010-2019)



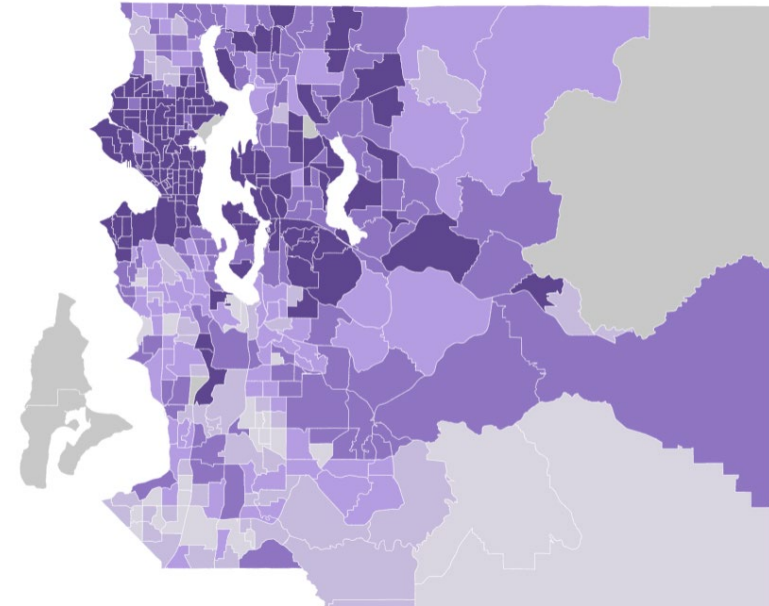
In the last five years, about **25% of people who moved** within the region relocated due to reasons associated with displacement








Communities with high concentrations of BIPOC households have **lower access to opportunity.**



% BIPOC



Opportunity

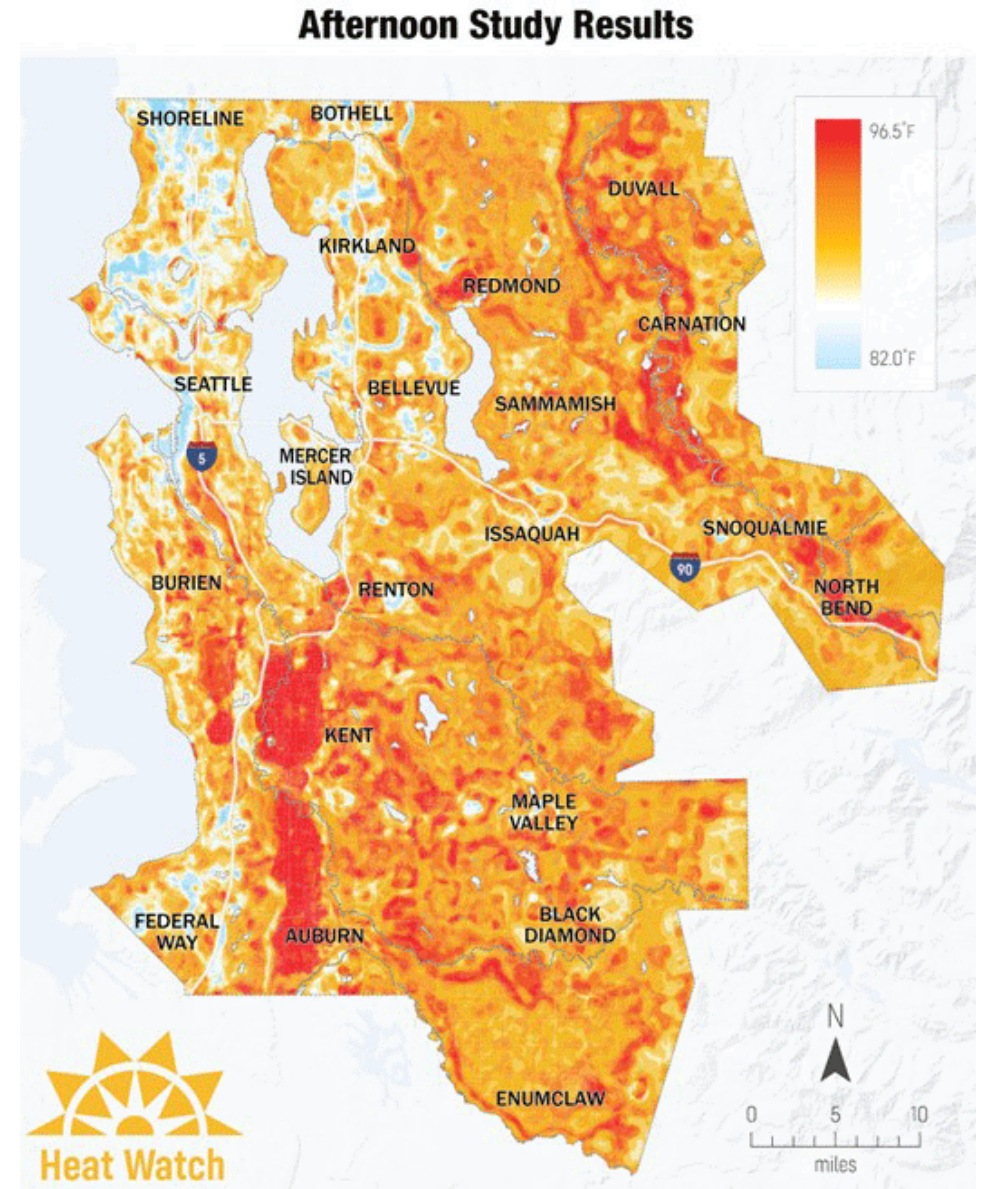
Legend:  Extremely Low  Low  Moderate  High  Very High

[Source: Puget Sound Regional Council, Opportunity Mapping \(2019\)](#)

Percent of Residents with Limited Park & Open Space Access by Race, 2020



Afternoon vs. Evening Temperatures in King County, 2020



1 | Equity



When evaluating and implementing its land use policies, programs, investments, and practices, require the County to proactively address issues of **equity, social, and environmental justice**; racially and environmentally disparate health outcomes; and physical, economic, and cultural displacement.

2 | Equity



Support **housing stability** and **mitigate and prevent residential displacement** in unincorporated King County through strategies that increase access to affordable housing for historically underrepresented populations who experienced systemic racism or discrimination in accessing housing opportunity.

3 | Equity



Create a **voluntary inclusionary housing** incentive program for affordable housing development in unincorporated King County.

4 | Equity



Require climate solutions that result in equitable outcomes that benefit **frontline communities**.

5 | Equity



Require the County to improve access to **local parks and green spaces** in Opportunity Areas where disparities exist due to historic and ongoing underinvestment

Housing

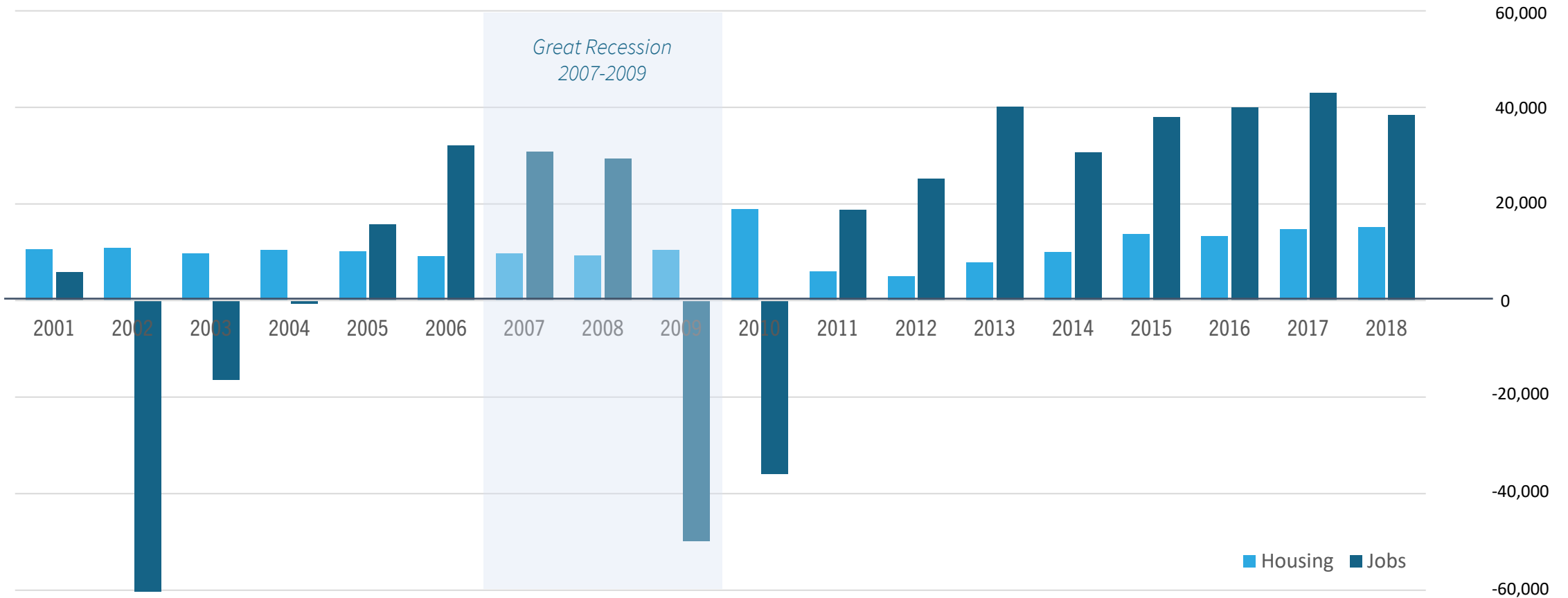
Key Housing Scope Topics



- **Improve affordable housing supply**, especially for those who are Black, Indigenous, People of Color, immigrants, and/or refugees and that earn less than 80 percent of the area median income.
- **Expand range of housing options** available at all income levels.

Job Growth

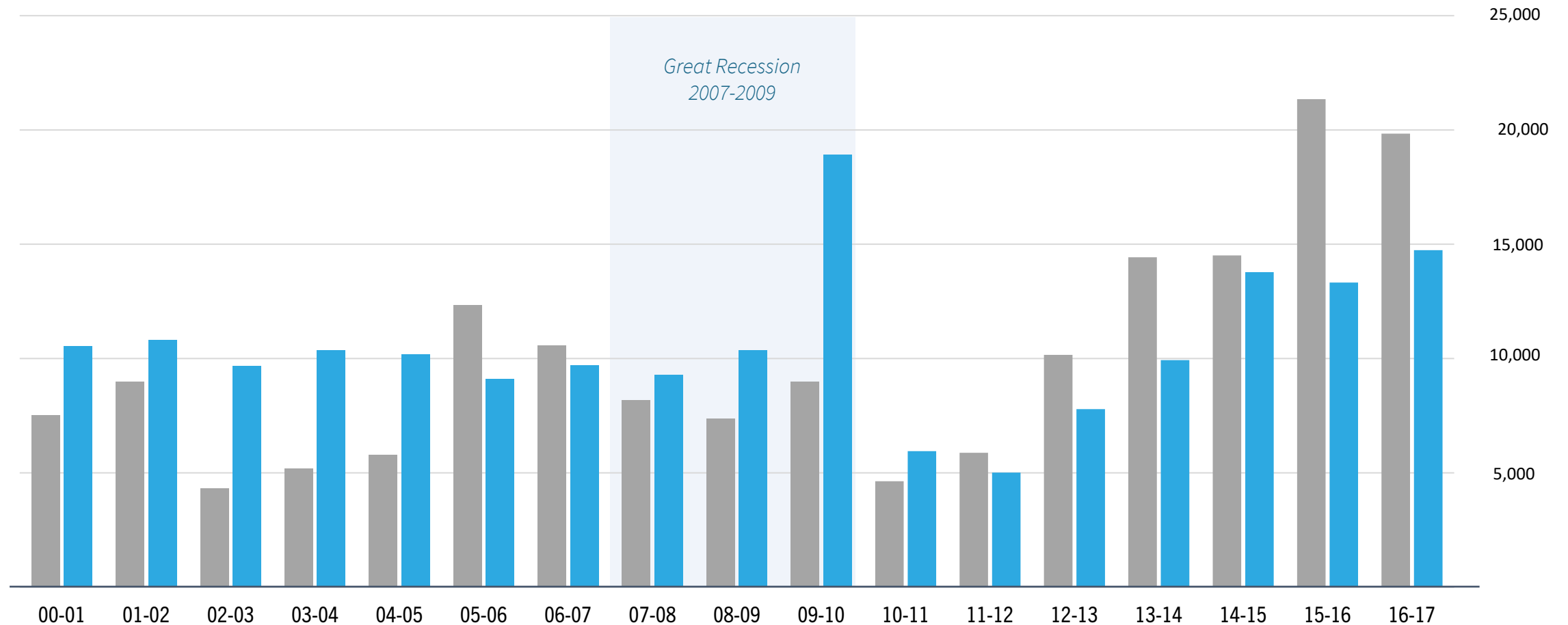
Strong job growth since the recession has led to a surge in the demand for housing



King County Housing and Job Growth from 2001-2018

Source: Washington State Office of Financial Management, Puget Sound Regional Council Covered Employment Estimates

Housing growth has not kept up

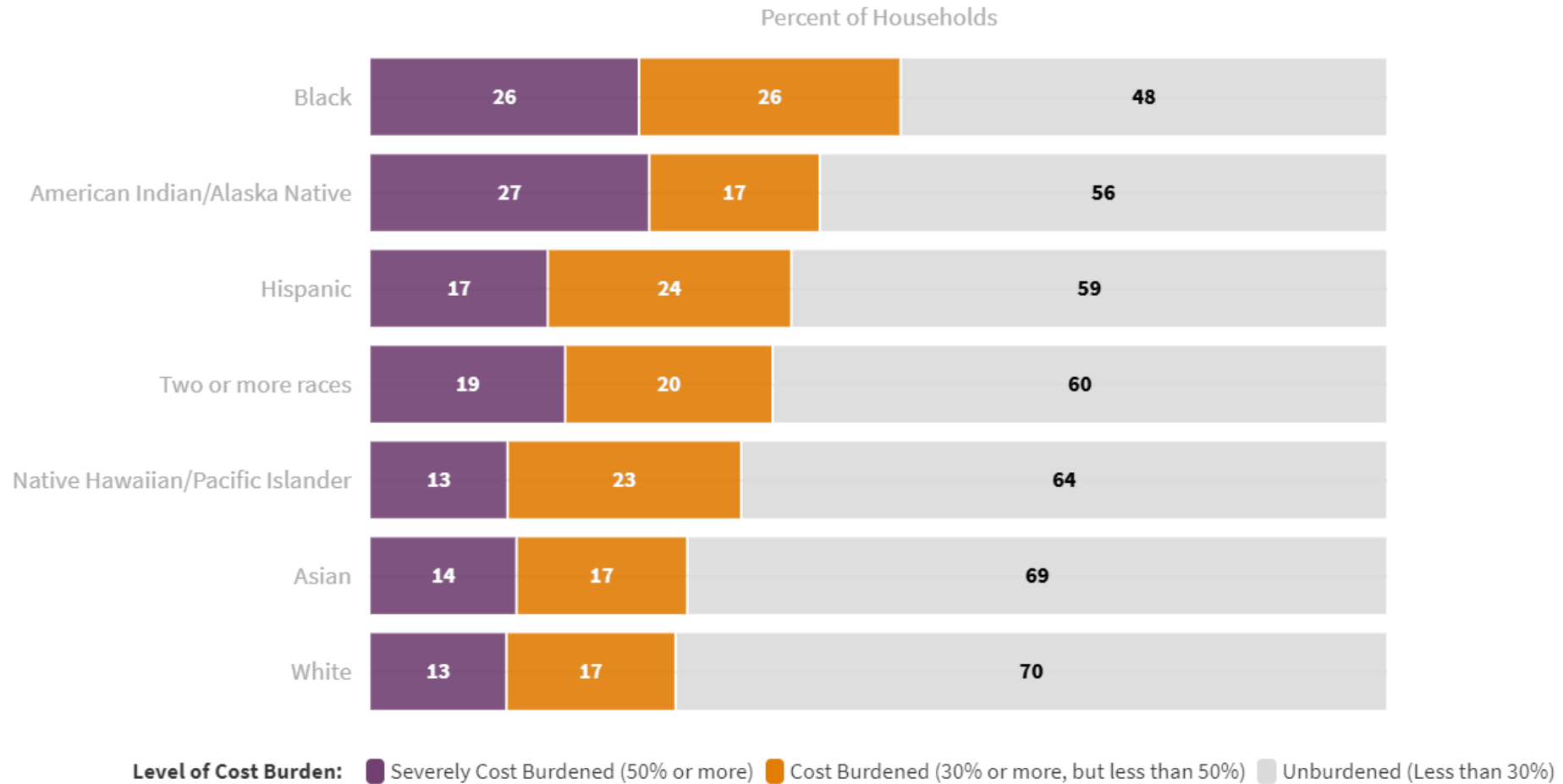


King County Annual Housing Units & Household Growth from 2001-2018

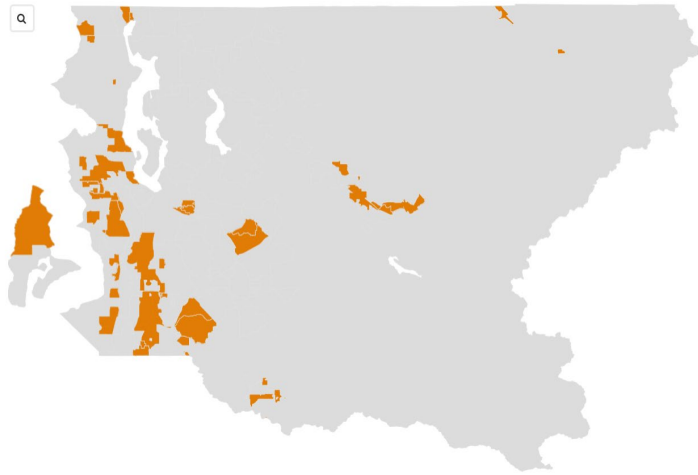
Source: Washington State Office of Financial Management, Puget Sound Regional Council Covered Employment Estimates

■ households ■ housing units

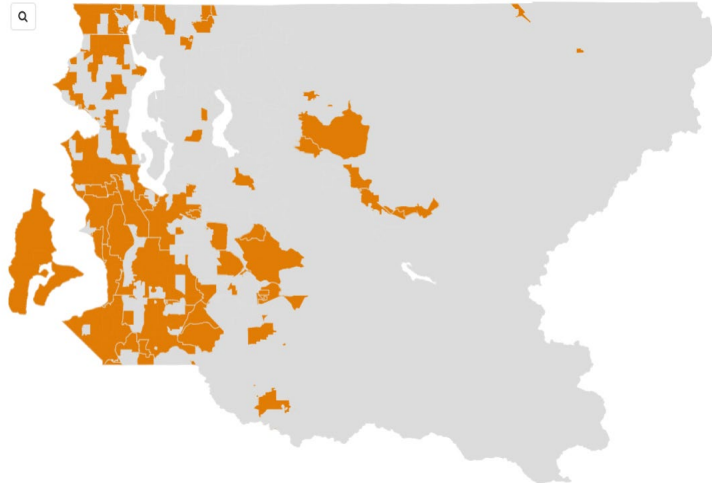
Housing Cost Burden in King County by Race, 2019



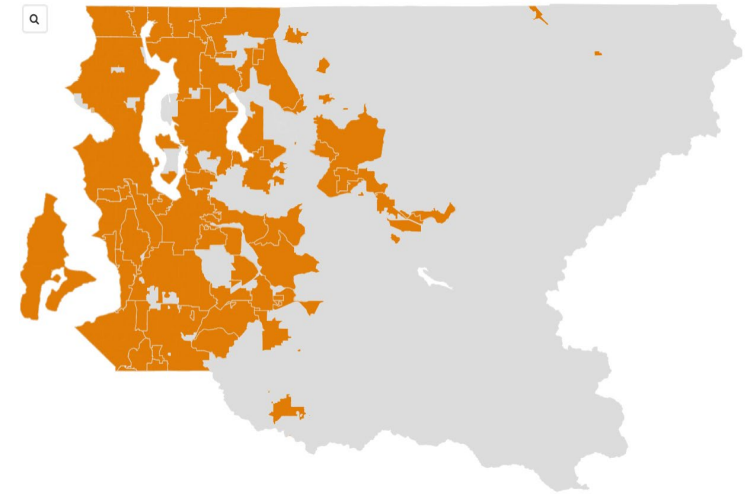
Areas Affordable to Median Income Families in King County by Race, 2019



**Black and African
American**



Hispanic and Latinx

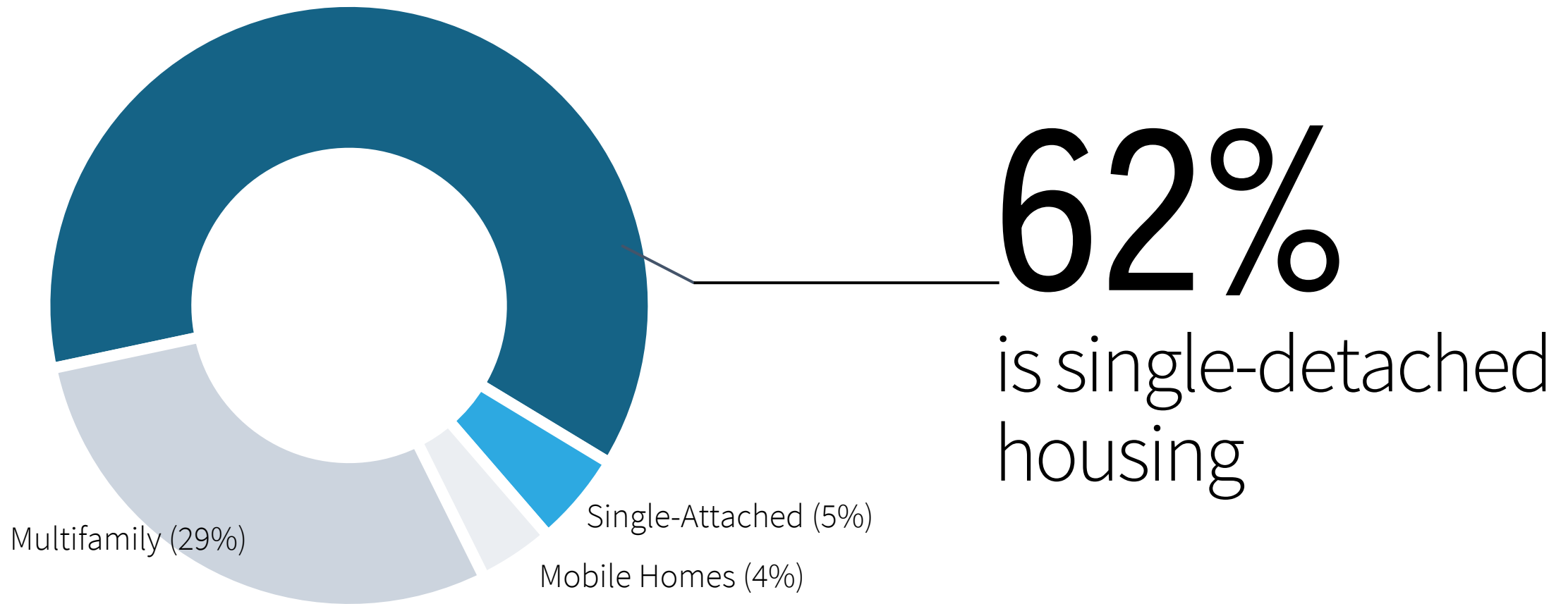


White

King County uses a combination of funding, policy, and collaborative tools to increase housing affordability across income levels. Deeper levels of affordability require public subsidies while land-based tools like middle housing can help create more moderately affordable homes.

Updates to the Comprehensive Plan Housing Chapter will include **policies** that support anti-displacement, equitable development, climate resilient housing and housing affordable to all incomes; **code changes** will focus on land-use based tools.

Land use codes and zoning determine the type of homes that are allowed



1 | Housing



In County-funded affordable housing subsidy programs, prioritize the following **affordable housing projects**:

- Rental projects affordable at or below 50 percent of area median income
- Homeownership projects affordable at or below 80 percent of area median income
- Projects in areas where there is a severe shortage of affordable housing

2 | Housing



Encourage regional land use and investment strategies that support **mixed-use and mixed-income urban developments.**

3 | Housing



Support development of **climate-resilient affordable housing** throughout the County's regional and local housing strategies and actions.

4 | Housing



Expand housing options by increasing the types of housing allowed in low-density urban residential zones to support development of **middle housing**, which is typically more affordable than traditional single-detached homes.

5 | Housing



Incentivize development of new affordable housing that includes sufficient two-, three and four-bedroom dwelling units to meet space needs of anticipated households and **promote culturally relevant housing options.**

6 | Housing



Expand allowed **SEPA exemptions** to match those allowed in state law. The following types of development would be exempt from additional environmental impact review if the project is below a certain size:

- Single-detached and multifamily residential
- barn, loafing shed, farm equipment storage, produce storage, packing structure
- office, school, commercial, recreational, service, storage building
- parking facilities
- fill or excavation

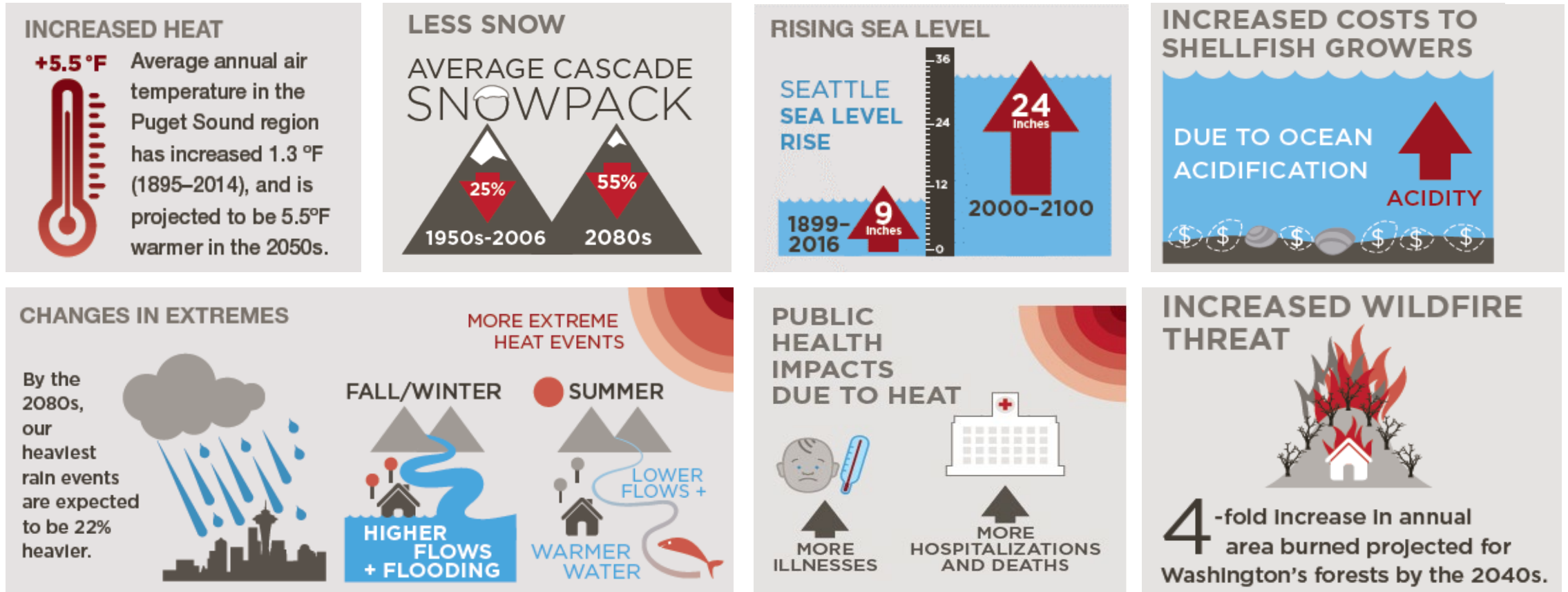
Climate Change & Environment

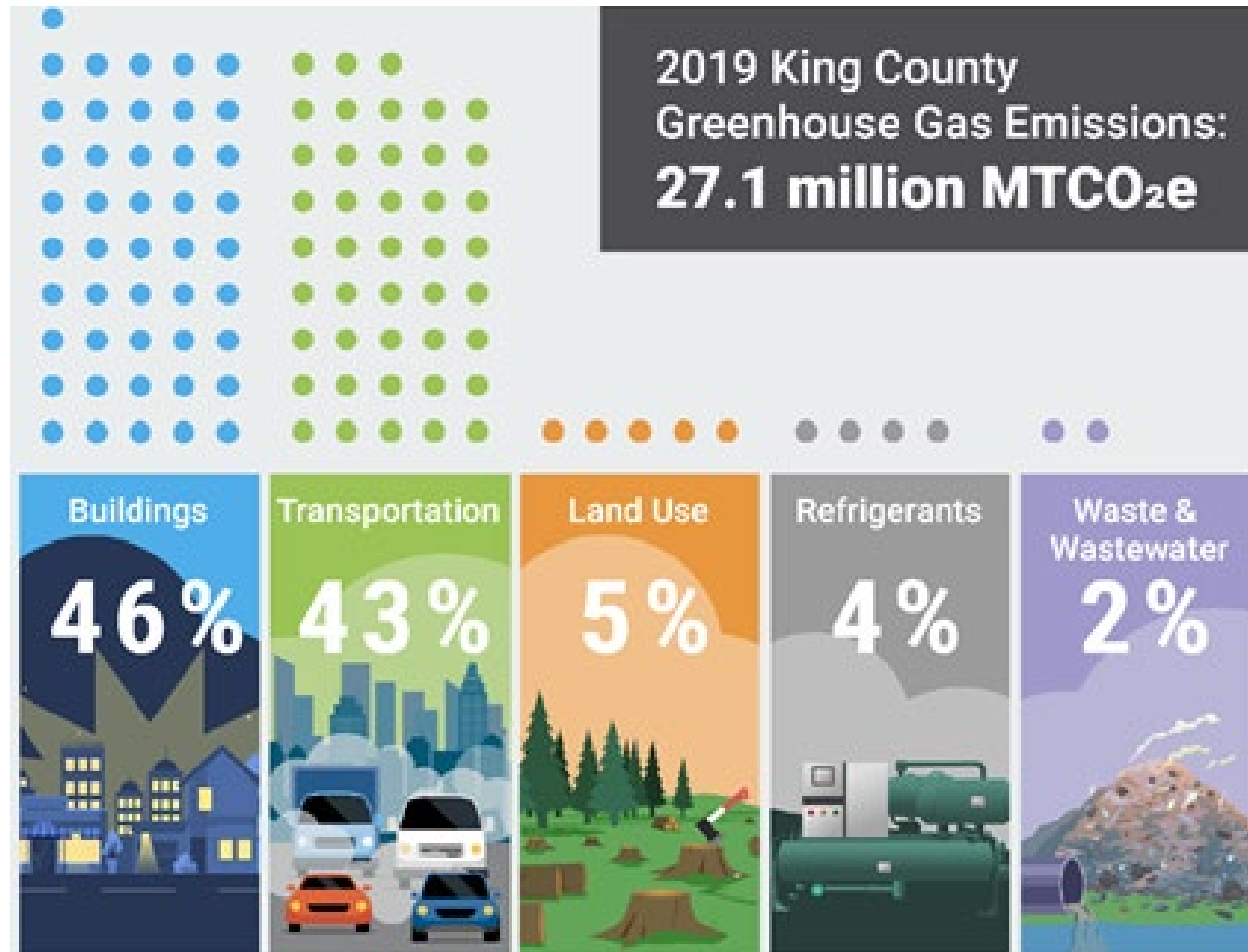
Key Climate Change & Environment Scope Topics



- Reduce greenhouse gas emissions, support sustainable and resilient communities, and prepare for **climate change**.
- Integrate and implement **Clean Water, Healthy Habitat** goals.
- Increase **land conservation**.

How is our local climate changing?





Reducing Emissions

When looking at the sources of geographic emissions from all residents, businesses, and governments - the two largest categories are from the **built environment (46%)** and **transportation (43%)**.

King County Strategic Climate Action Plan (SCAP)

Act fast to reduce emissions

How much climate changes depends on how quickly we slow emissions. We are nearing critical thresholds for irreversible changes.

Prepare for climate impacts

Past and ongoing emissions have locked in change – a question of how much, not if.

Address climate change equitably

Place those most impacted by climate change at the center of our decision-making.

Reducing Greenhouse Gas Emissions

Greenhouse Gas Targets and Policy



Green Building



Transportation and Land Use



Consumption and Materials Management



Building and Facilities Energy



Forests and Agriculture



Sustainable & Resilient Frontline Communities

Community Leadership and Community-Driven Policy



Food Systems and Food Security



Community Capacity Development



Housing Security and Anti-Displacement



Equitable Green Jobs and Pathways



Energy Justice and Utilities



Community Health and Emergency Preparedness



Transportation Access and Equity



Preparing for Climate Change

Mainstream Climate Preparedness



Community and Organizational Partnerships



Technical Capacity



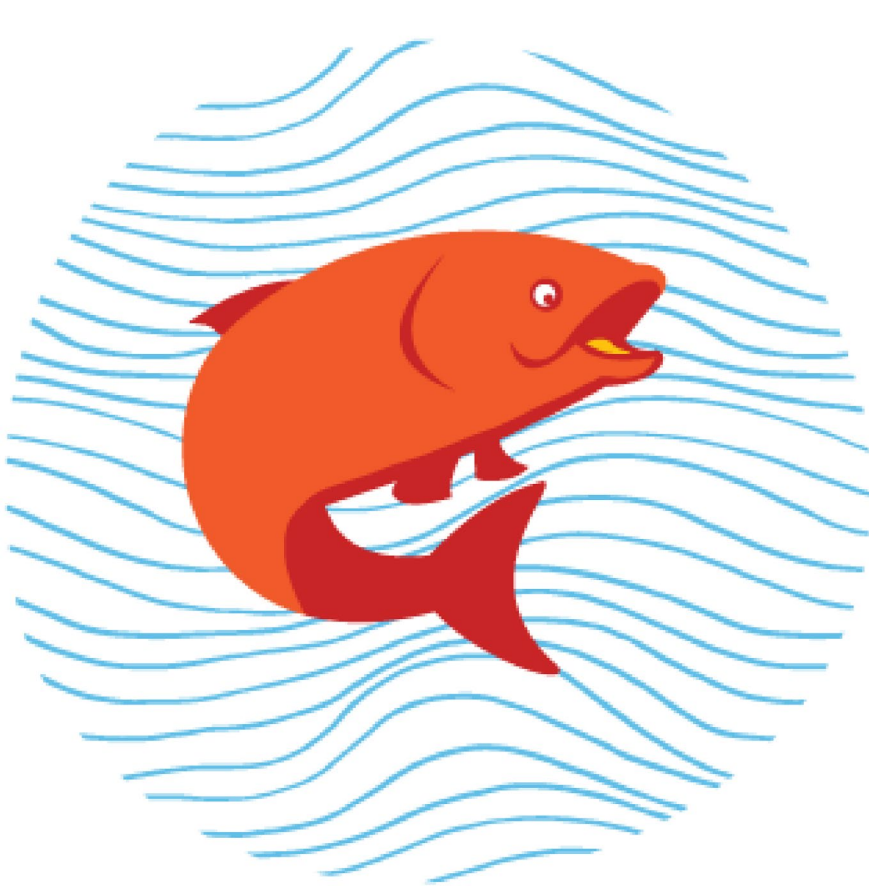
Outreach and Engagement



Health and Equity



Continue to work on **clean water, healthy habitat,** and **land conservation goals**



1 | Climate Change & Environment



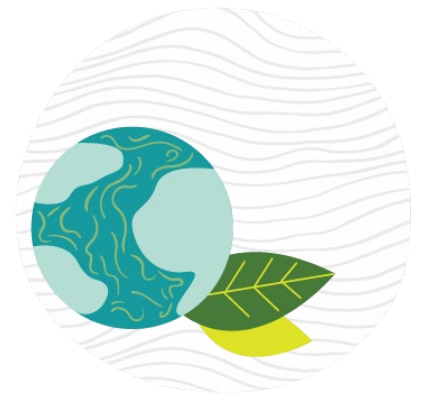
Require development regulations and programs that reduce energy use, increase the use of renewable energy, and **phase out fossil fuel use** in the built environment.

2| Climate Change & Environment



Promote investment in **equitable transit-oriented development** to help reduce emissions from the transportation sector.

3| Climate Change & Environment



Require the County to take steps to **plan for and reduce wildfire impacts** in the wildland-urban interface in unincorporated King County.

4| Climate Change & Environment



Strengthen regulations for **shoreline stabilizations** to limit the use of structural stabilizations and support shoreline development in a manner that avoids the need for future stabilizations

5| Climate Change & Environment



Review and update of the County's **critical areas regulations** using best available science.

6| Climate Change & Environment



Update **Transfer of Development Rights (TDR) program** regulations to support conservation goals.

Miscellaneous

Key Miscellaneous Scope Topics



- Update **transportation policies**
- Review **rural and natural resources** regulations
- **Subarea Planning** program actions
- **Land Use and Zoning** studies

Downtown Seattle



Number of income restricted
units within a half-mile walkshed
of existing transit stops

0 1-500 501-1000 1000+

1 | Miscellaneous



Support investments that improve **safe, equitable, and accessible opportunities for public transportation services**, pedestrians, bicyclists, car and van pools, and other alternatives to single occupant vehicles – especially where the needs are greatest



**Rural
Character**



Farms



Forestry



Mining

2 | Miscellaneous

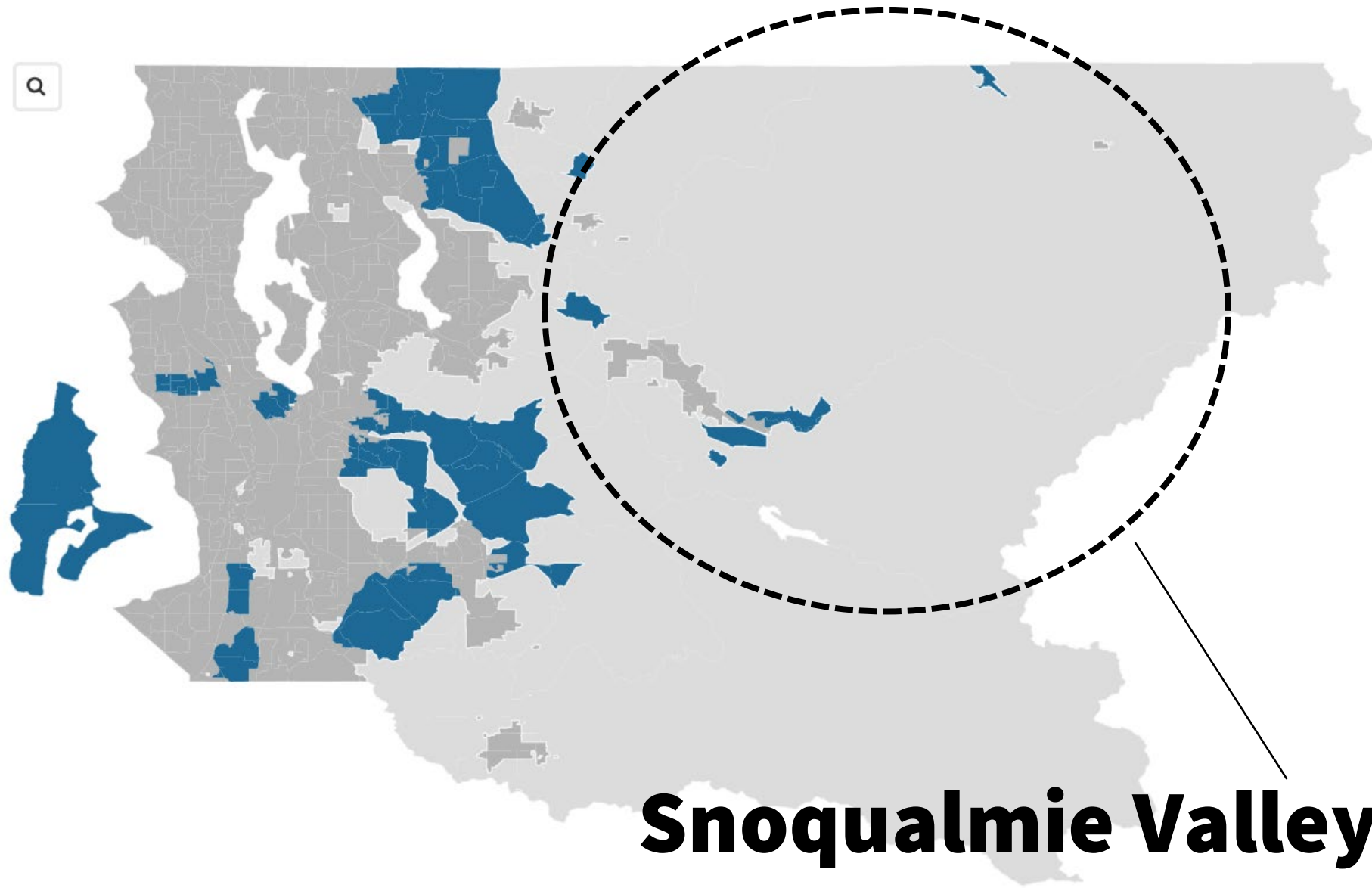


Reduce impacts of **materials processing** uses and **mining operations**.

3 | Miscellaneous



Modify regulations to clarify **where and how resorts are allowed in the Rural Area.**



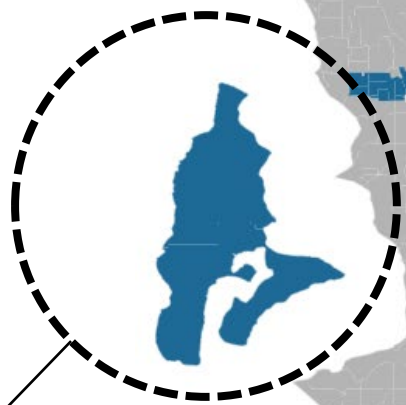
**Snoqualmie Valley &
Northeast King County**

4 | Miscellaneous



Adopt the **Snoqualmie Valley/Northeast King County** Community Service Area Subarea Plan, as well as implementing land use and zoning changes and development regulations.

Learn more at: <https://publicinput.com/SnoValleyNEKC>



**Vashon-
Maury Island**

5 | Miscellaneous



Update property-specific **zoning conditions** on Vashon-Maury Island.

Learn more at: <https://publicinput.com/vashonsubarea>

6 | Miscellaneous



Review **land use designations and zoning classifications** of properties at the following locations:

- Vashon Grange
- Kent Pet Cemetery
- Industrial site outside of Maple Valley
- I-90/SR-18 Interchange
- Black Diamond Fire Station

DISCUSSION

Please message King County staff via chat to let us know you want to speak.

We'll call on individuals in the order that we receive the message so that we can make sure everyone gets a chance to speak.

Please limit your initial comments to 3 minutes so that everyone who wishes to speak will get a chance to share their thoughts.

If you would like to follow up with King County staff on specific questions, concerns, or feedback on any of the proposals, please send us an email at CompPlan@kingcounty.gov



CLOSING REMARKS

What's next?

- **The full draft of the Executive Recommended 2024 Update will be available for public comment and review starting in June 2023.** In the meantime, here are other opportunities to share with folks who were unable to make it today:
 - ✓ Virtual Town Hall - Thursday, February 16 from 6:30-8 PM
 - ✓ Online feedback form: publicinput.com/m0136
 - ✓ Email CompPlan@kingcounty.gov
- **Please tell us how we did!** We use these to understand how to make these virtual meetings a better experience for you.

THANK YOU

REFERENCE SLIDES

GMA Planning Layers

