



# VIRTUAL TOWNHALL

**2024 Comprehensive Plan Public Review Draft**

Thursday, June 8, 2023 | 6:30 – 8 pm





WELCOME

# Zoom Housekeeping

**Co-hosts and other staff are enabled to use video and audio** and will enable others as needed. When enabled, please be succinct and clear.



**Please mute your microphone** when not speaking and turn off your video if you don't want to be seen.



**Use the interpretation button** to change languages



**Be an ally!** If you see hateful, rude, or inappropriate behavior, let a co-host know immediately.



**Please direct questions and tech support to** @JanetLee or another co-host

# Meeting Goals

King County is sharing the 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 input with King County staff
- ✓ King County will use the results of public input to guide the refinement of these proposals for the Executive Recommended Plan, which will be submitted to the King County Council in December 2023, along with a State Environmental Policy Act Draft Environmental Impact Statement.

# Meeting Agenda

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6:30 PM Land Acknowledgement & Introductions (*5 mins*)

6:35 PM Welcome (*5 mins*)

6:40 PM **2024 Update Background, Process, Schedule** (*15 mins*)

6:55 PM **Public Review Draft Proposals, Q&A** (*40 mins*)

7:35 PM **Open Discussion** (*20 mins*)

7:55 PM Closing Remarks (*5 mins*)

8:00 PM Meeting Concludes

# Before we start...

As you listen, **please write your questions about the proposals in the chat** to ensure that King County staff can see it. We'll send in answers during the presentation and pause at the end of each section to give you a chance to ask any additional questions.




**If you have specific input on 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 input on any of the proposals at [CompPlan@kingcounty.gov](mailto:CompPlan@kingcounty.gov)

# COMPREHENSIVE PLAN 2024 UPDATE

# BACKGROUND





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




# Key geographic areas

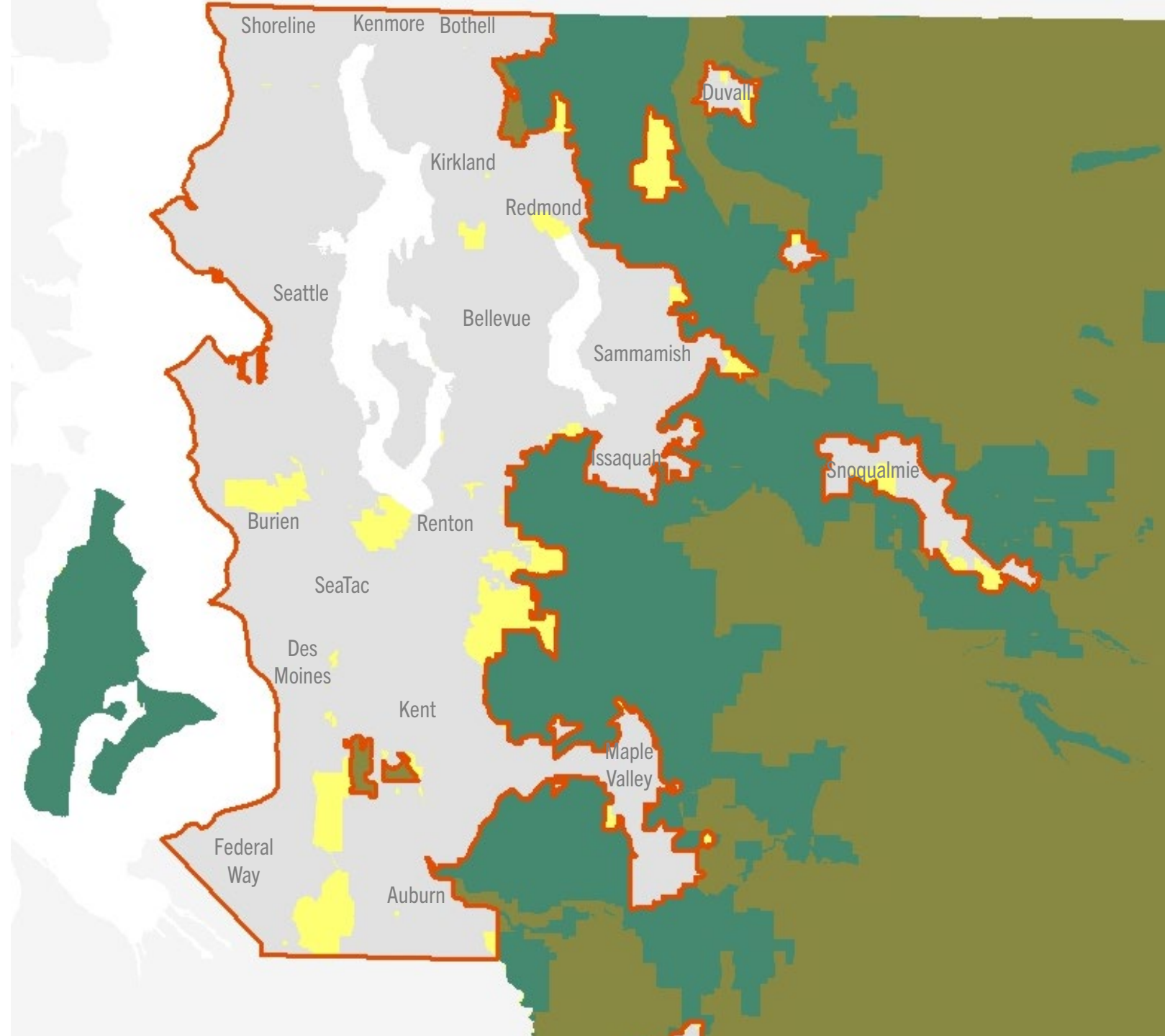
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 **Urban Growth Area** Housing and job growth is focused in the Urban Growth Area to protect rural and resource lands and deliver efficient services, characterized by higher density development

 **Urban Unincorporated Area** Portions of the Urban Growth Area outside of city limits

 **Rural Area** Outside the Urban Growth Area 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**.
- 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

# Scoping & public feedback themes

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

# 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-Recommended Plan  (Submitted Dec 2023)	Council Review, Amendment, & Adoption  (Adopt by Dec 2024)



**Opportunities to meaningfully shape Plan content**

# 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

# PROPOSALS





HOUSING

CLIMATE  
CHANGE &  
ENVIRONMENT

GENERAL  
PLANNING

SOCIAL  
EQUITY



**YOUR VOICE WILL HELP SHAPE  
THE FUTURE OF KING COUNTY**

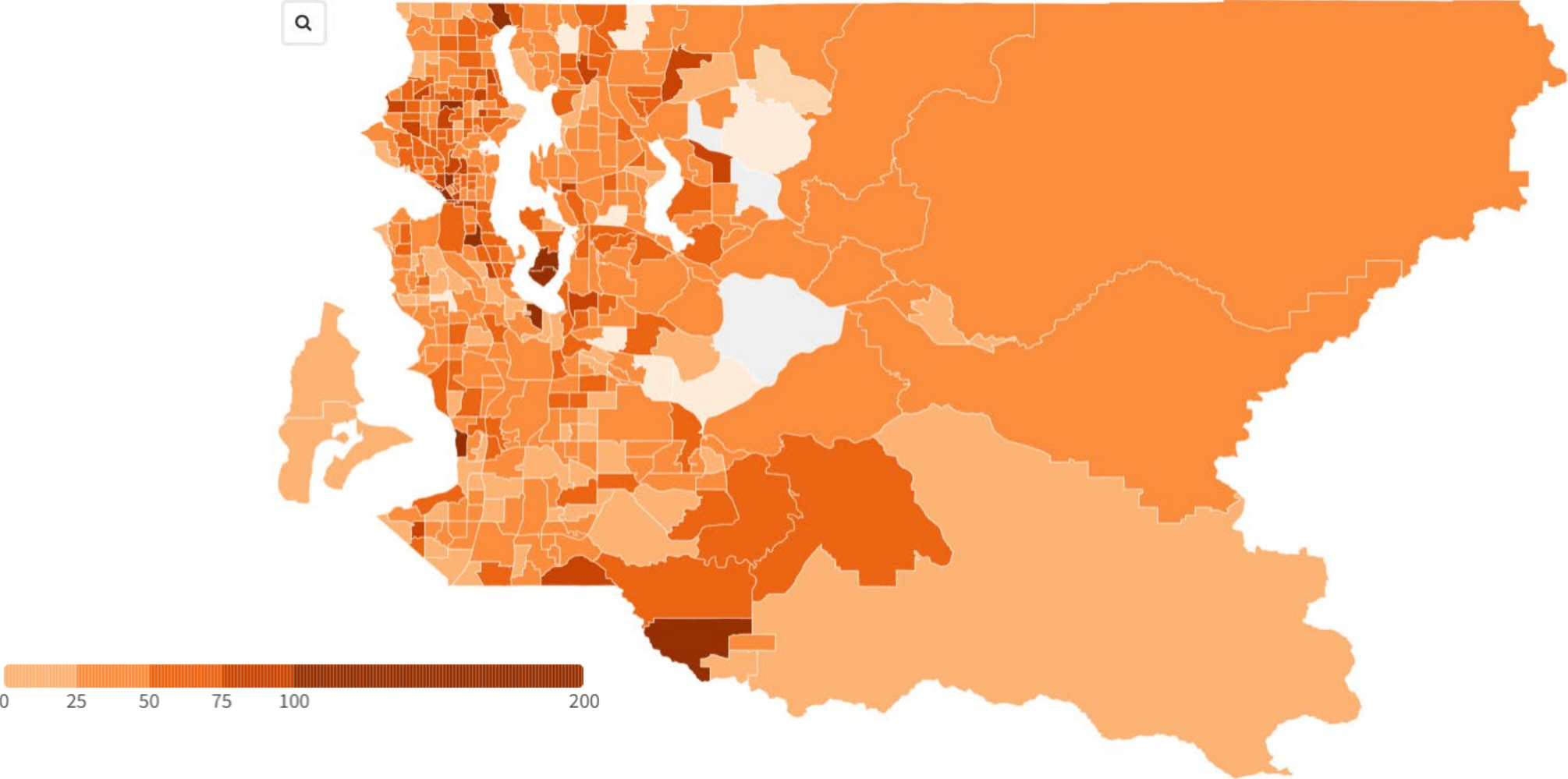
SOCIAL EQUITY

# Key Equity Scope Topics

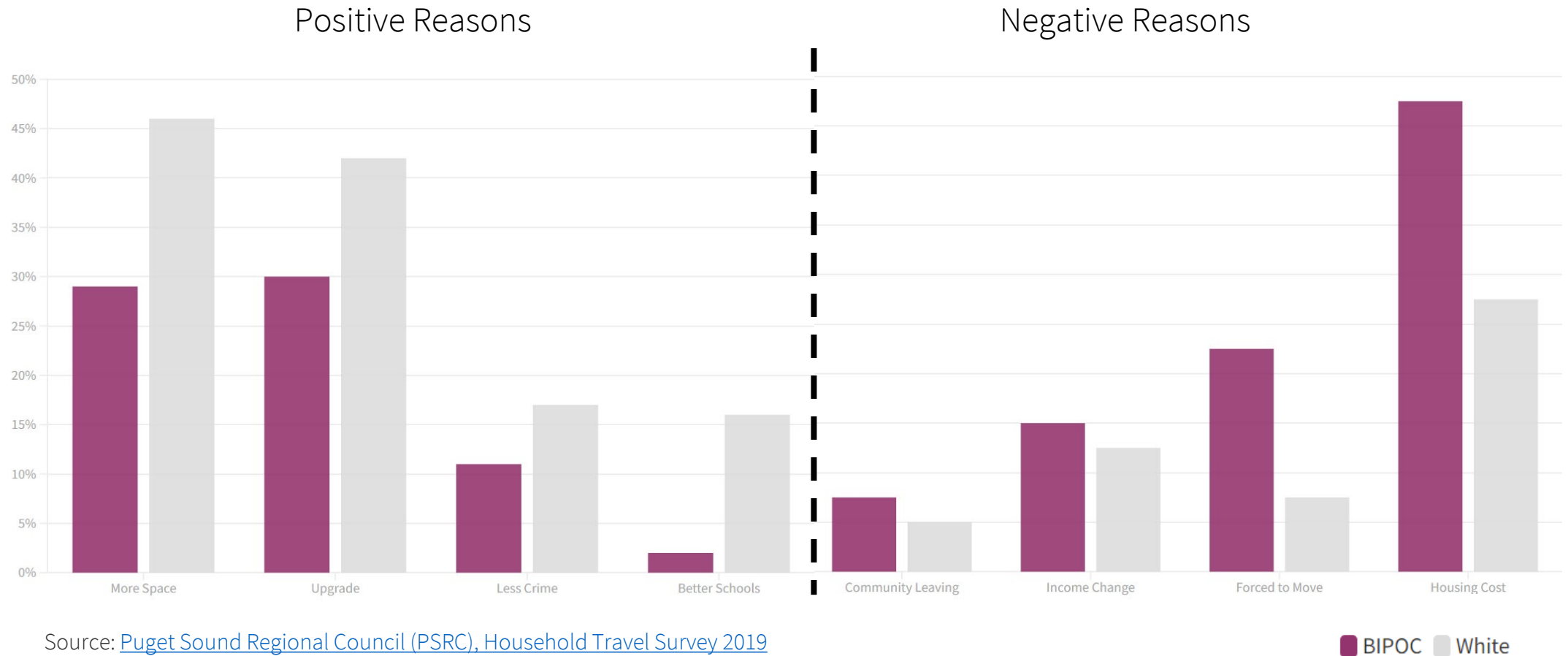


- Integrate a **pro-equity and anti-racist policy framework** into the Comprehensive Plan.
- Reduce **housing displacement**.
- Improve **health equity outcomes** in communities with the greatest and most acute needs.

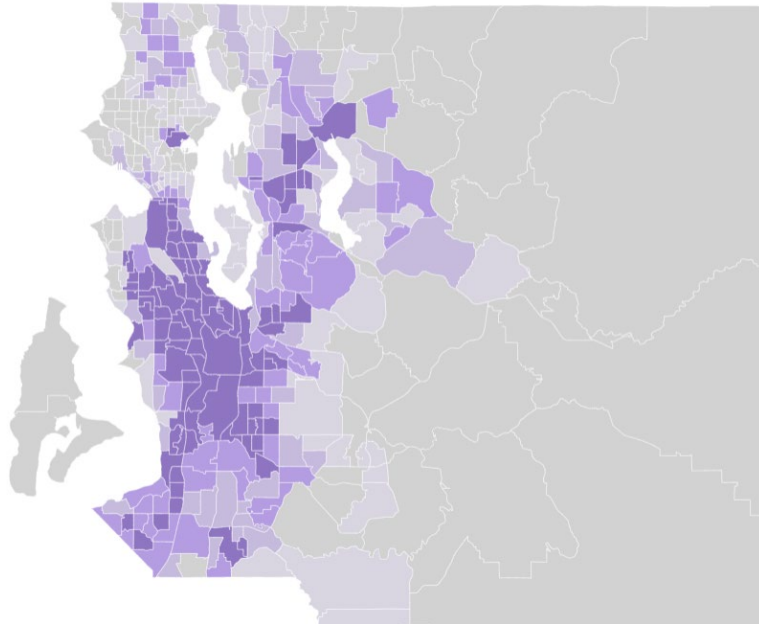
# Percent Increase in Rent for King County (2010-2019)



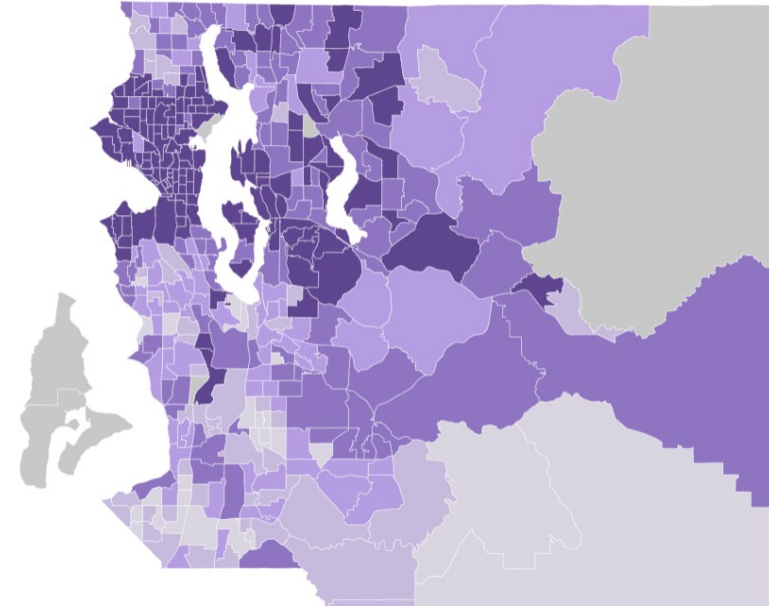
In the last five years, about **25% of people who moved** within the region relocated due to reasons associated with displacement








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



**% BIPOC**



**Opportunity**

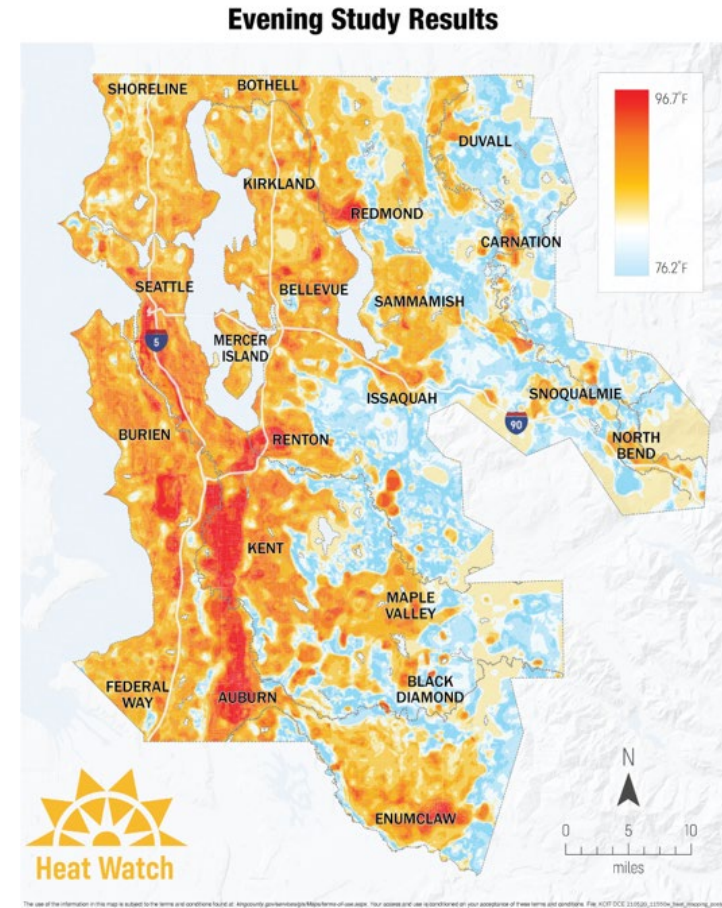
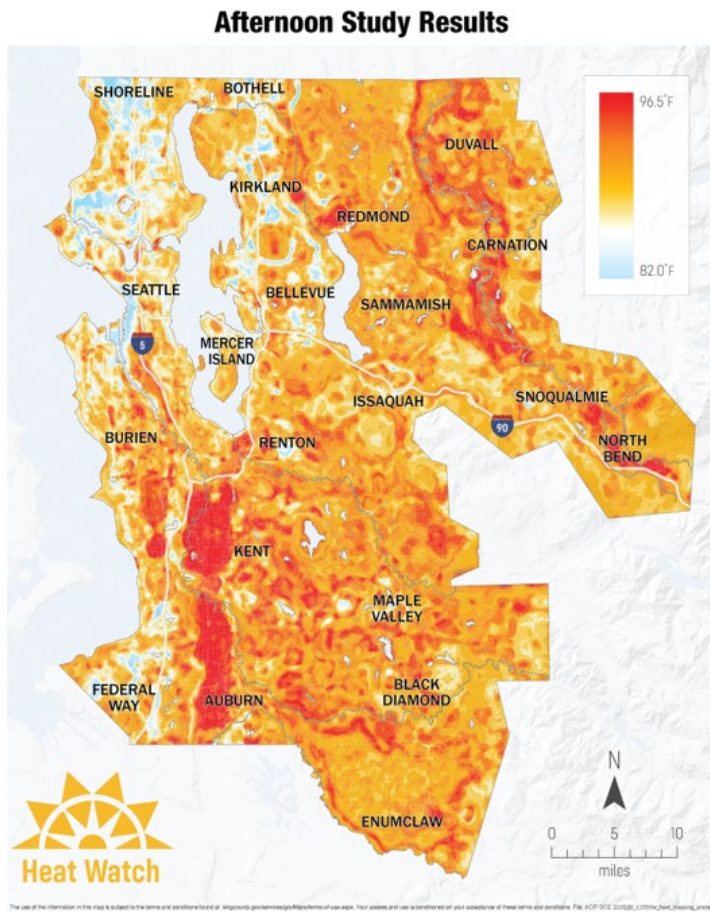
**Legend:**  Extremely Low  Low  Moderate  High  Very High

[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

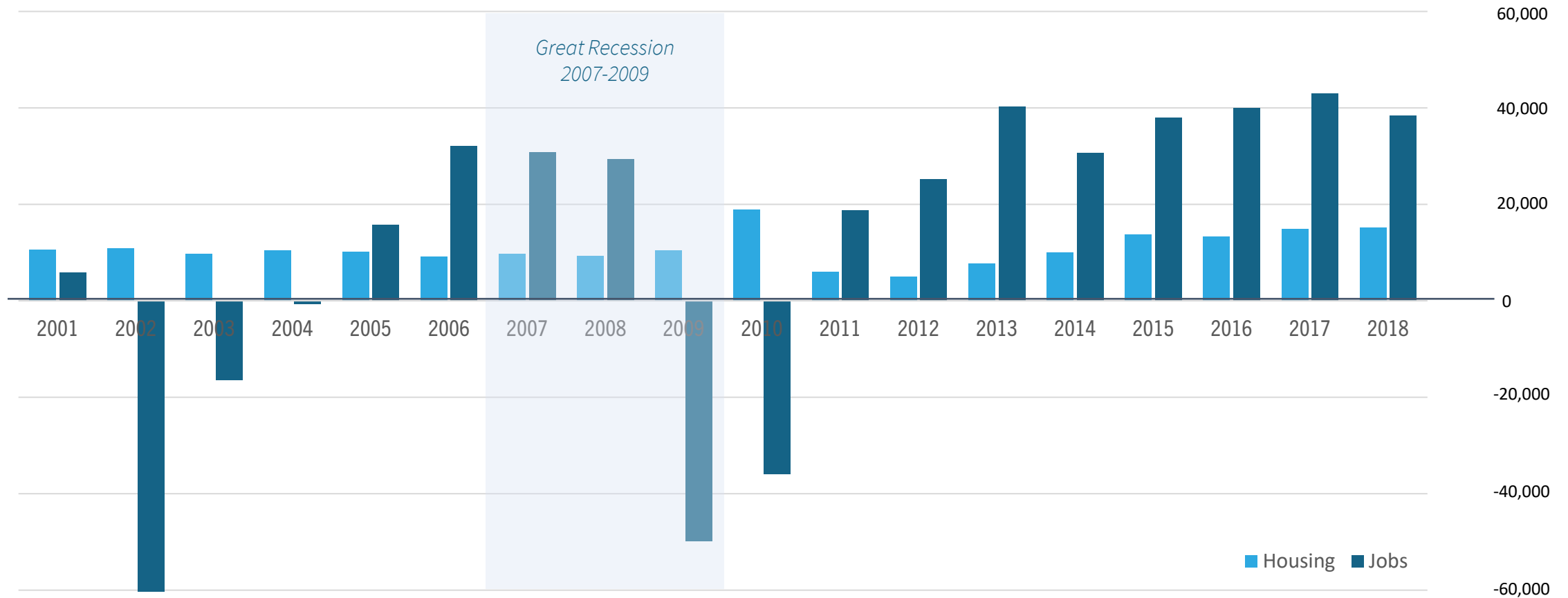
# Key Housing Scope Topics



- **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

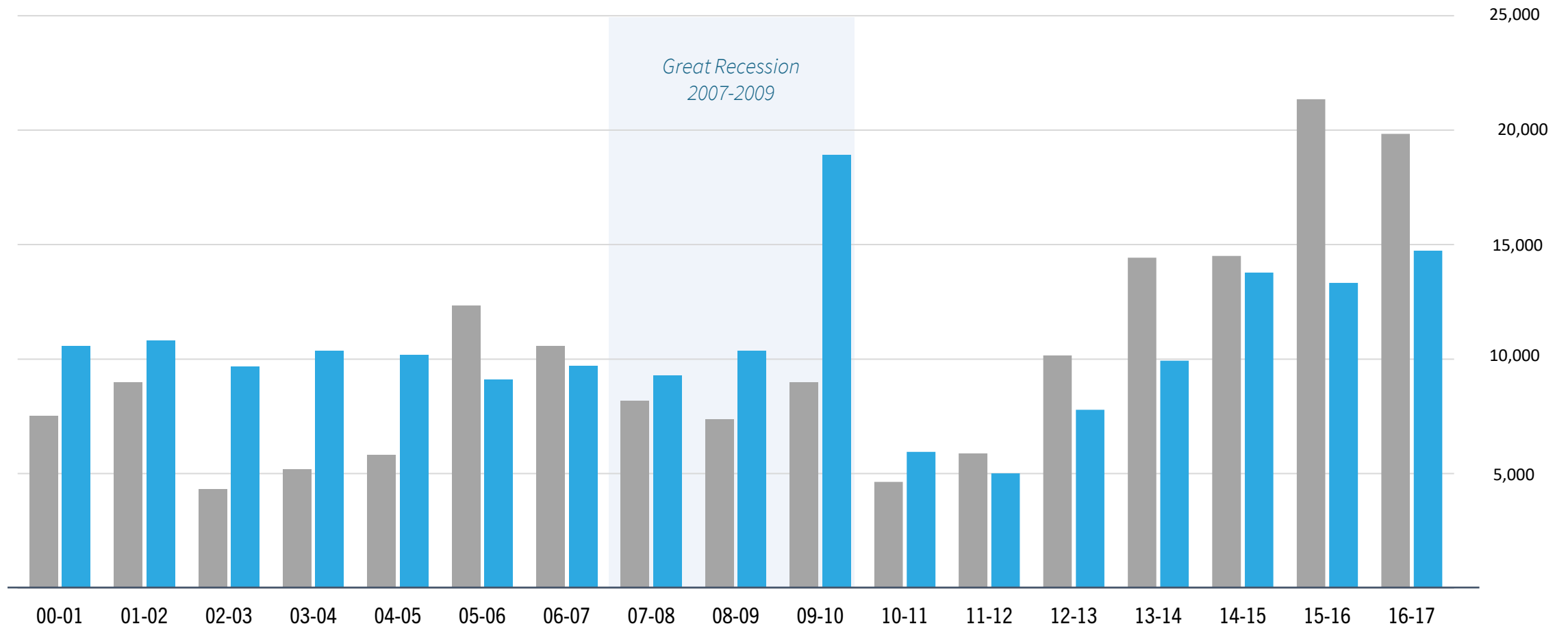
Strong job growth since the recession has led to a surge in the demand for housing



**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

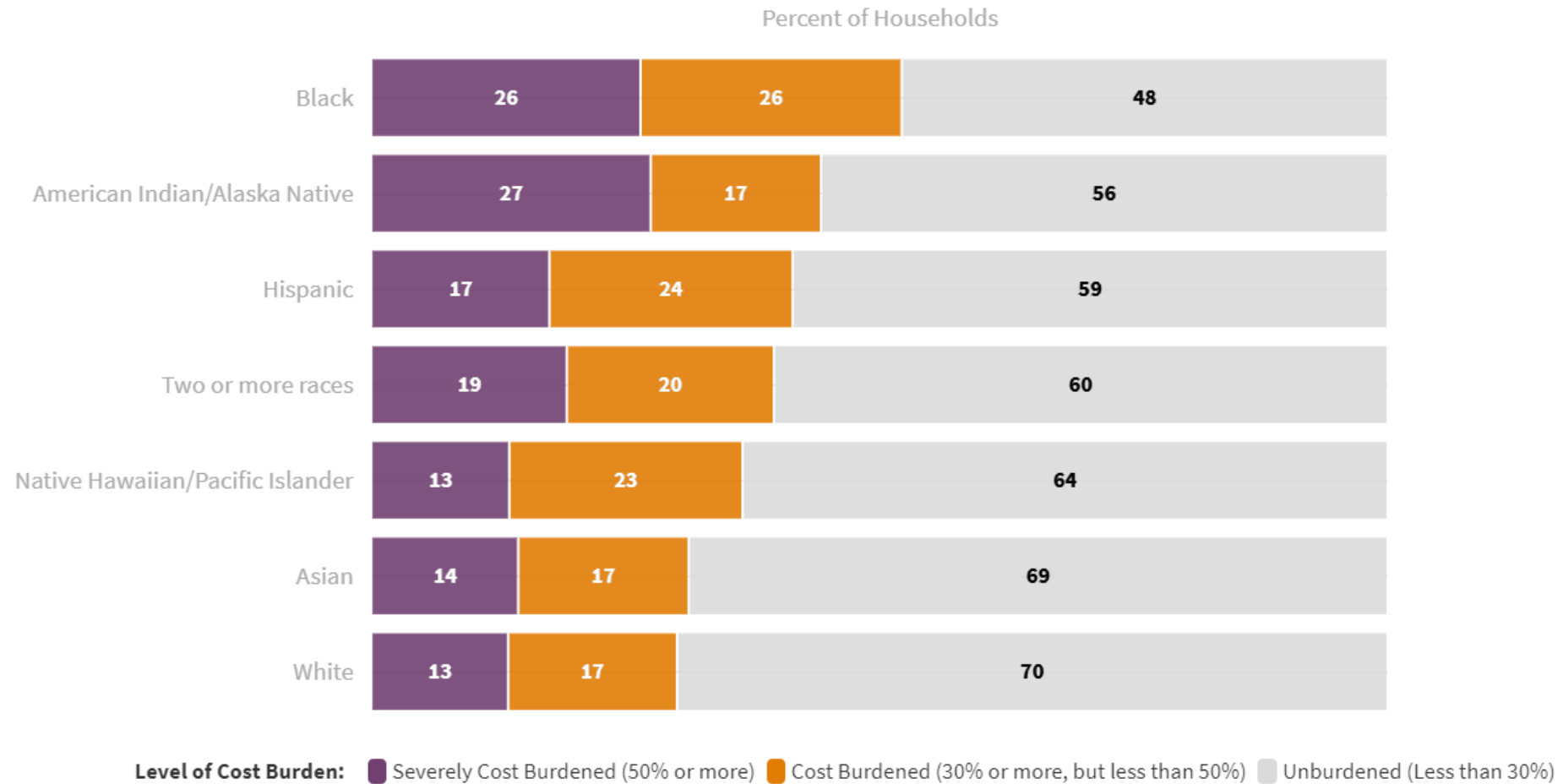


**King County Annual Housing Units & Household Growth from 2001-2018**

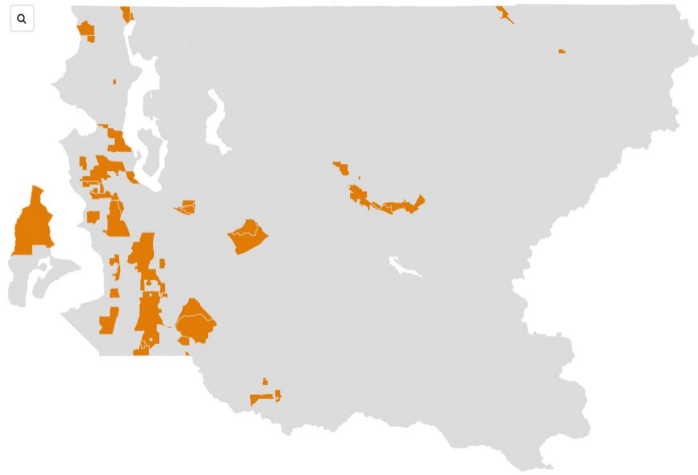
Source: Washington State Office of Financial Management, Puget Sound Regional Council Covered Employment Estimates

■ households ■ housing units

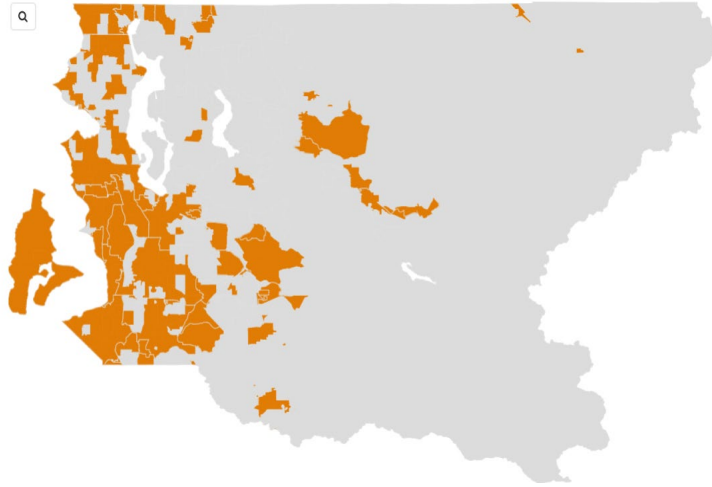
# Housing Cost Burden in King County by Race, 2019



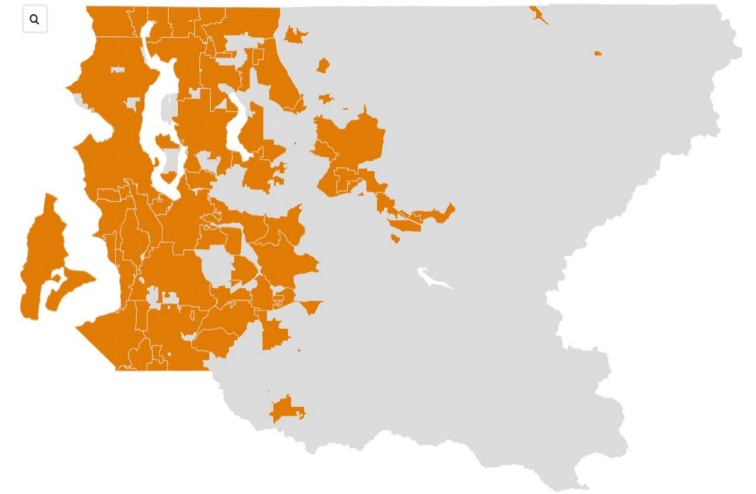
# Areas Affordable to Median Income Families in King County by Race, 2019



**Black and African  
American**



**Hispanic and Latinx**

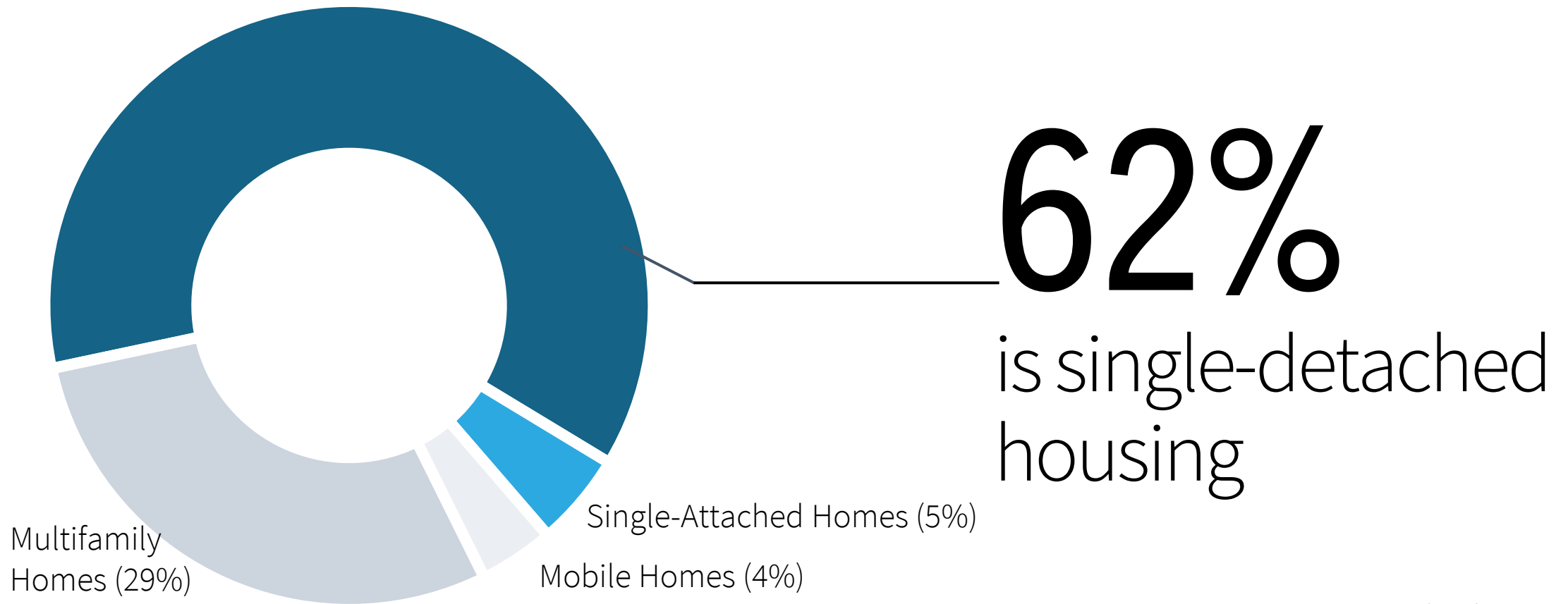


**White**

**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 **community-driven and mixed-income urban developments.**

# 3 | 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.

# 4 | 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.**

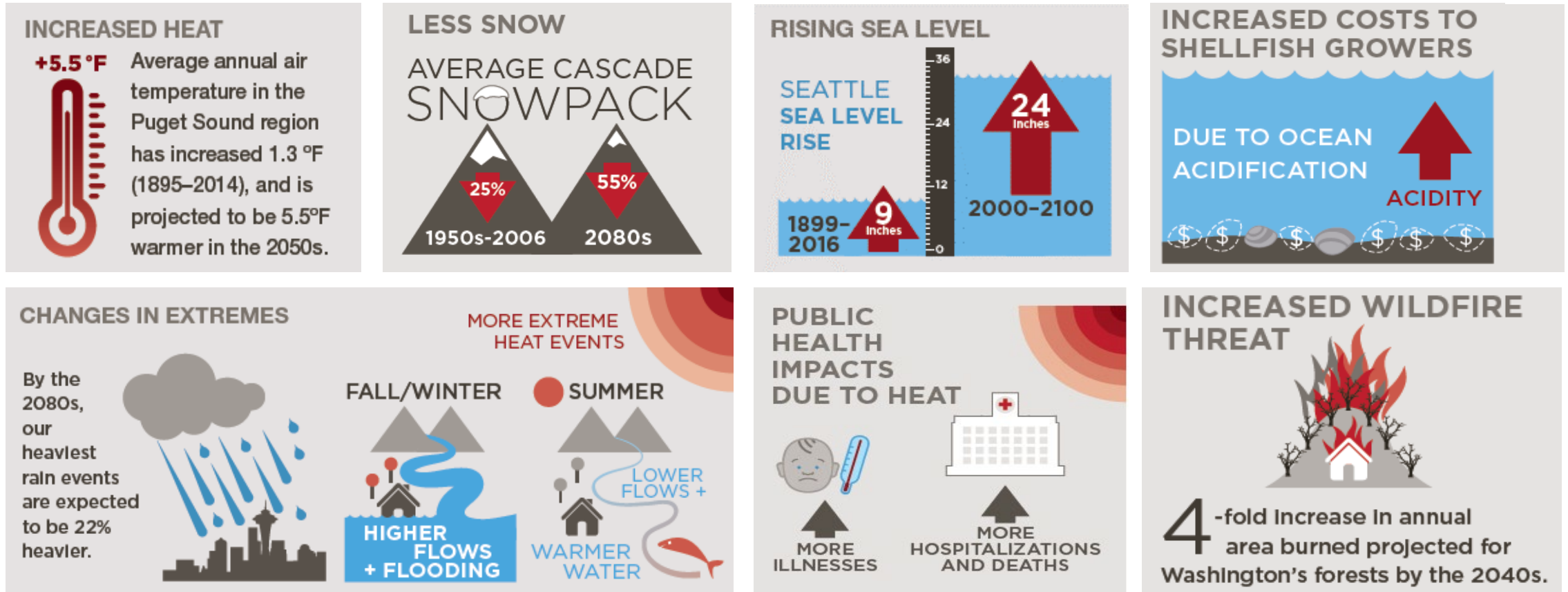
# CLIMATE CHANGE & ENVIRONMENT

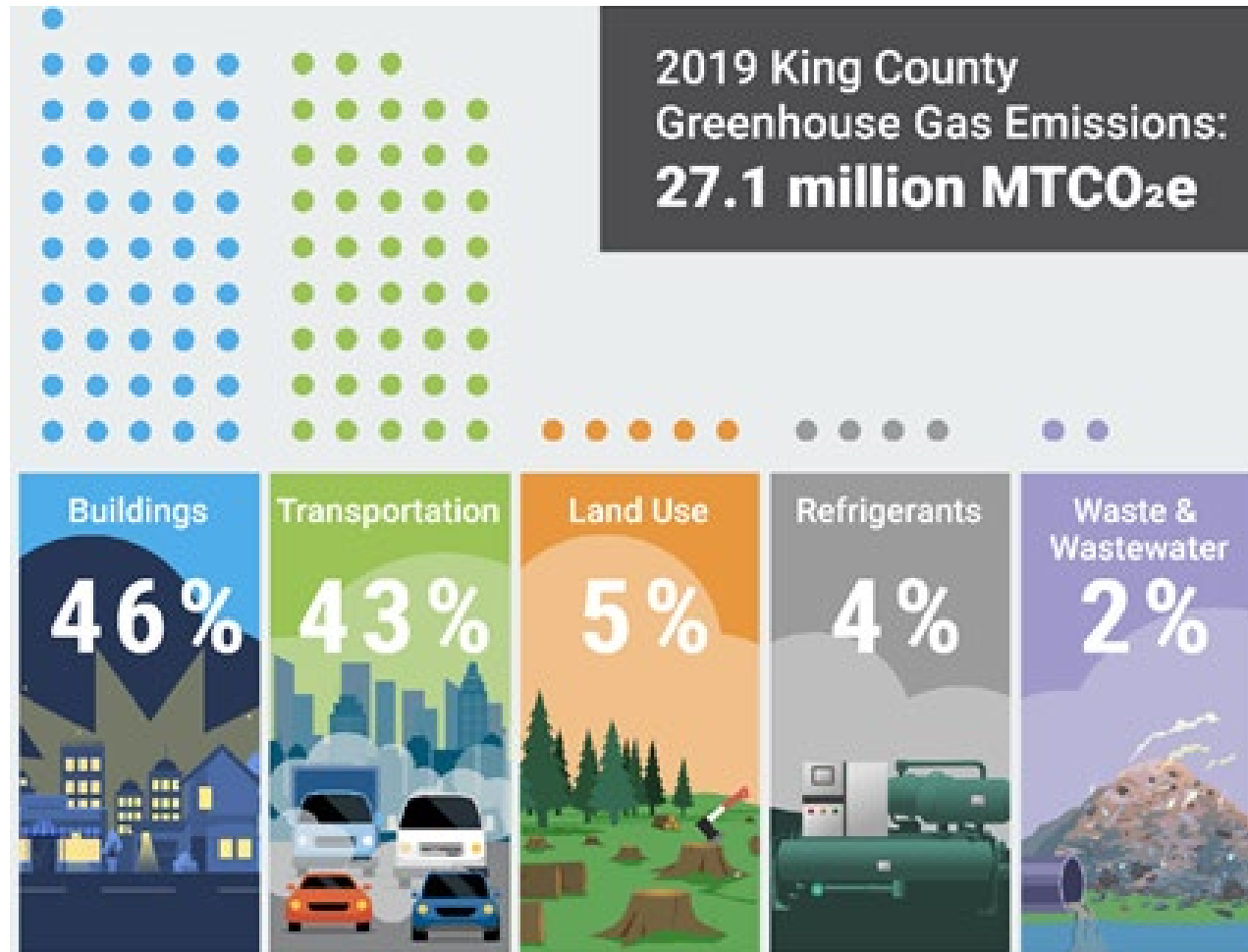
# Key Climate Change & Environment Scope Topics



- 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

## **Act fast to reduce emissions**

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

## **Address climate change equitably**

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

## **Prepare for climate impacts**

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

## 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



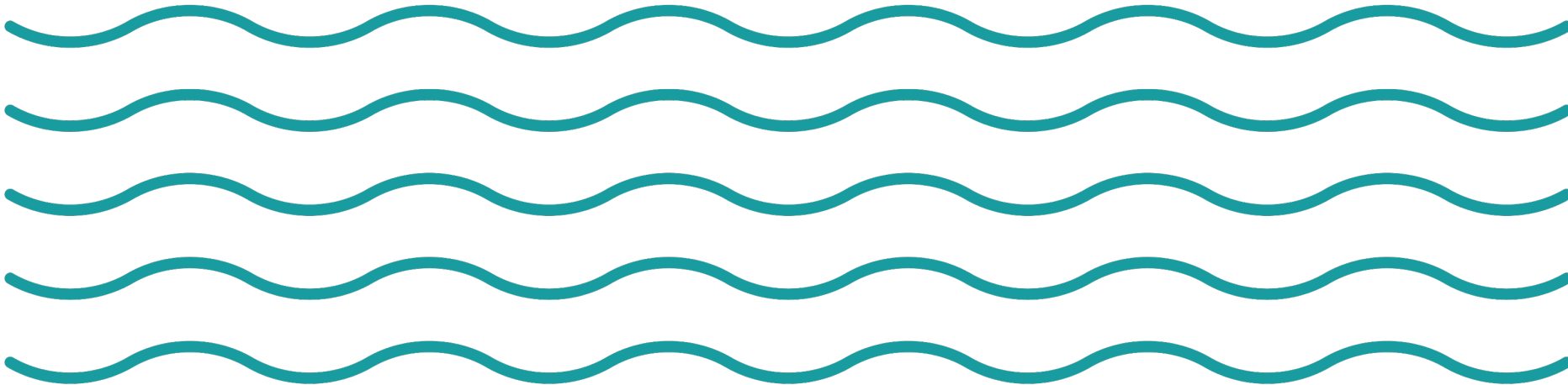
Outreach and Engagement



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 program** regulations to support conservation goals.

# GENERAL PLANNING

# Key General Planning Scope Topics

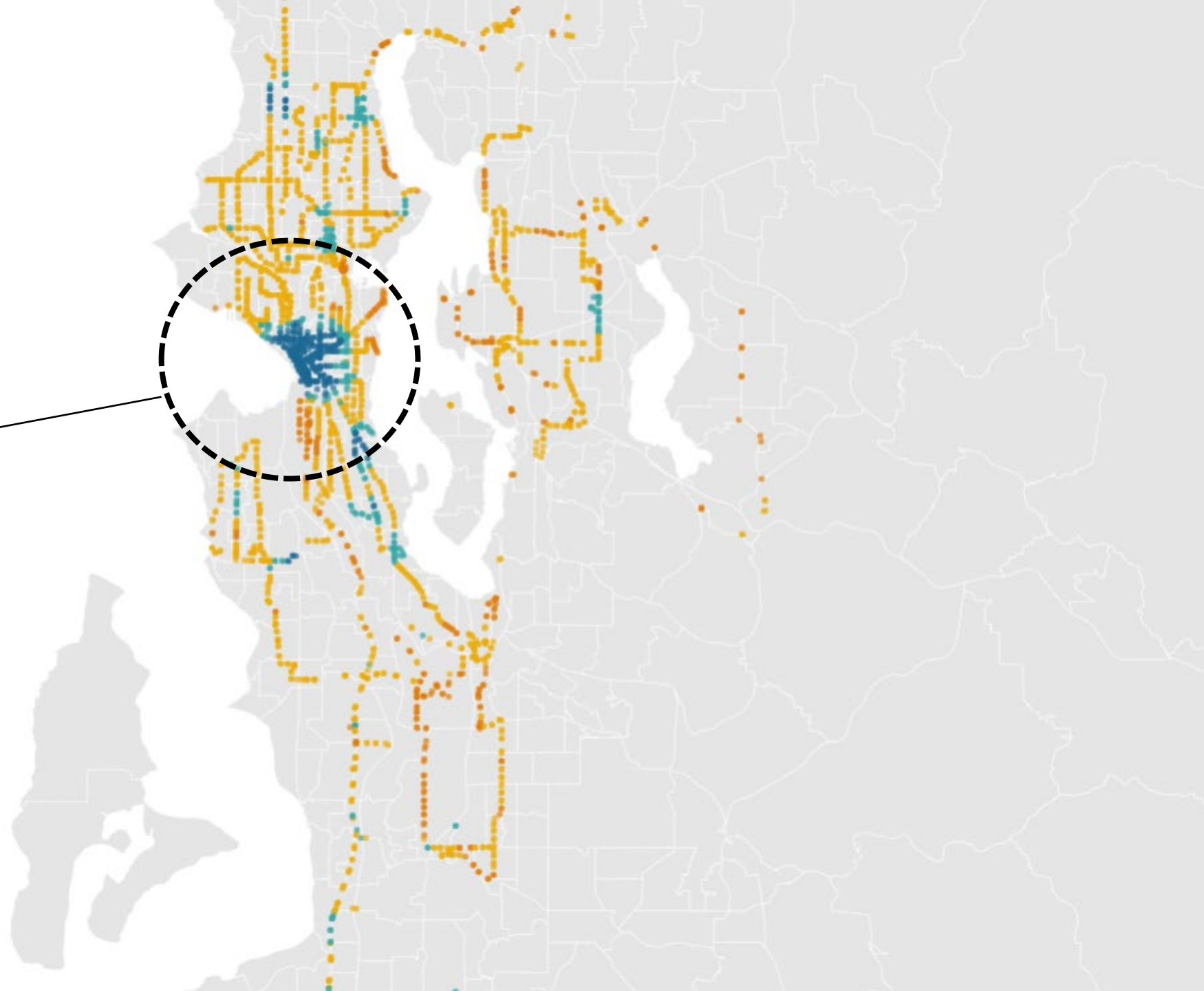


- Update **transportation policies**
- Review **rural and natural resources** regulations
- **Subarea Planning** program actions
- **Land Use and Zoning** studies

# Downtown Seattle

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

0 1-500 501-1000 1000+



# 1 | General Planning



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**

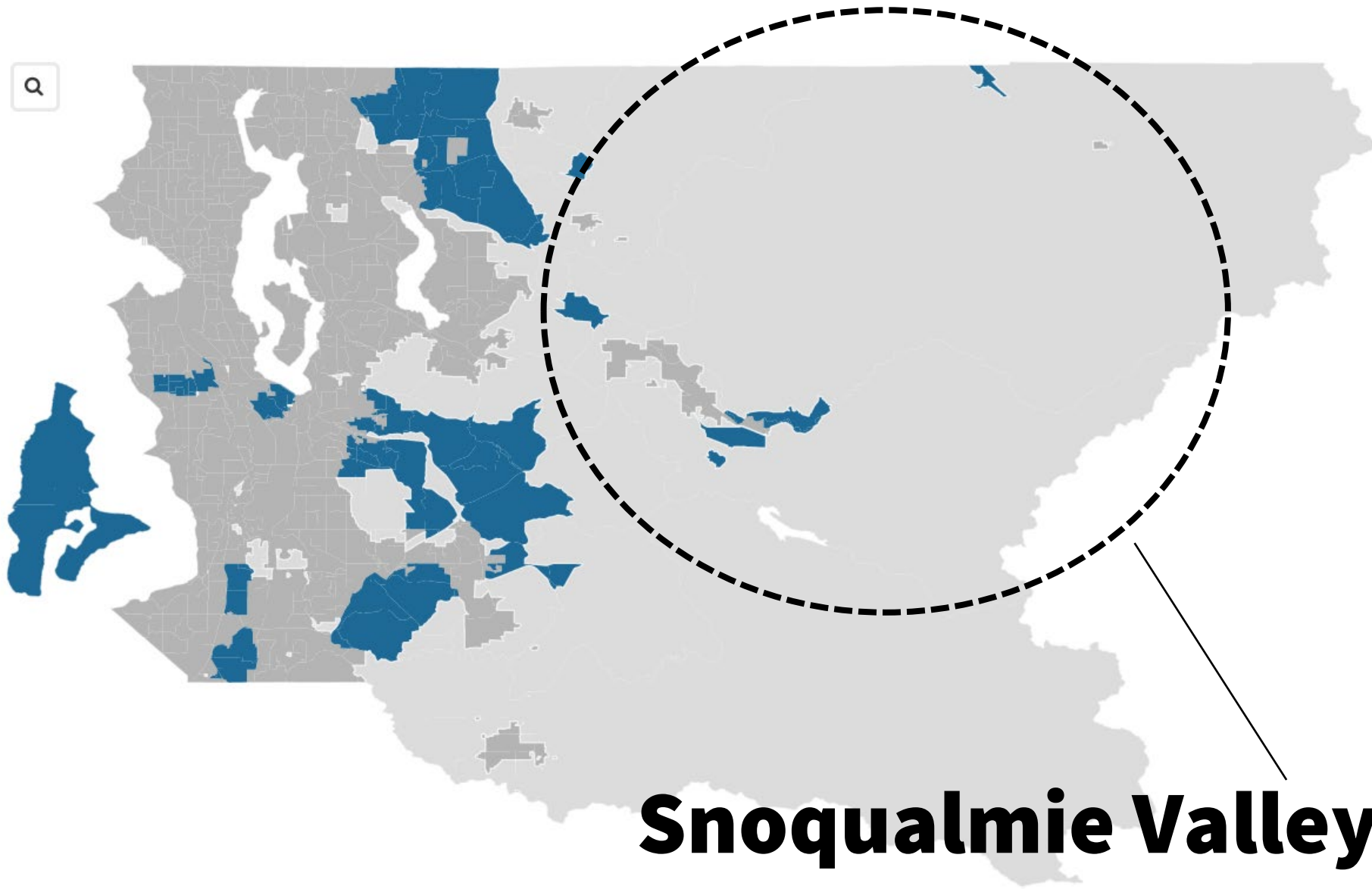


**Mining**

# 2 | General Planning



- Reduce impacts of **materials processing** uses and **mining operations**.
- Clarify **where and how resorts are allowed in the Rural Area**.



**Snoqualmie Valley &  
Northeast King County**

# 3 | General Planning



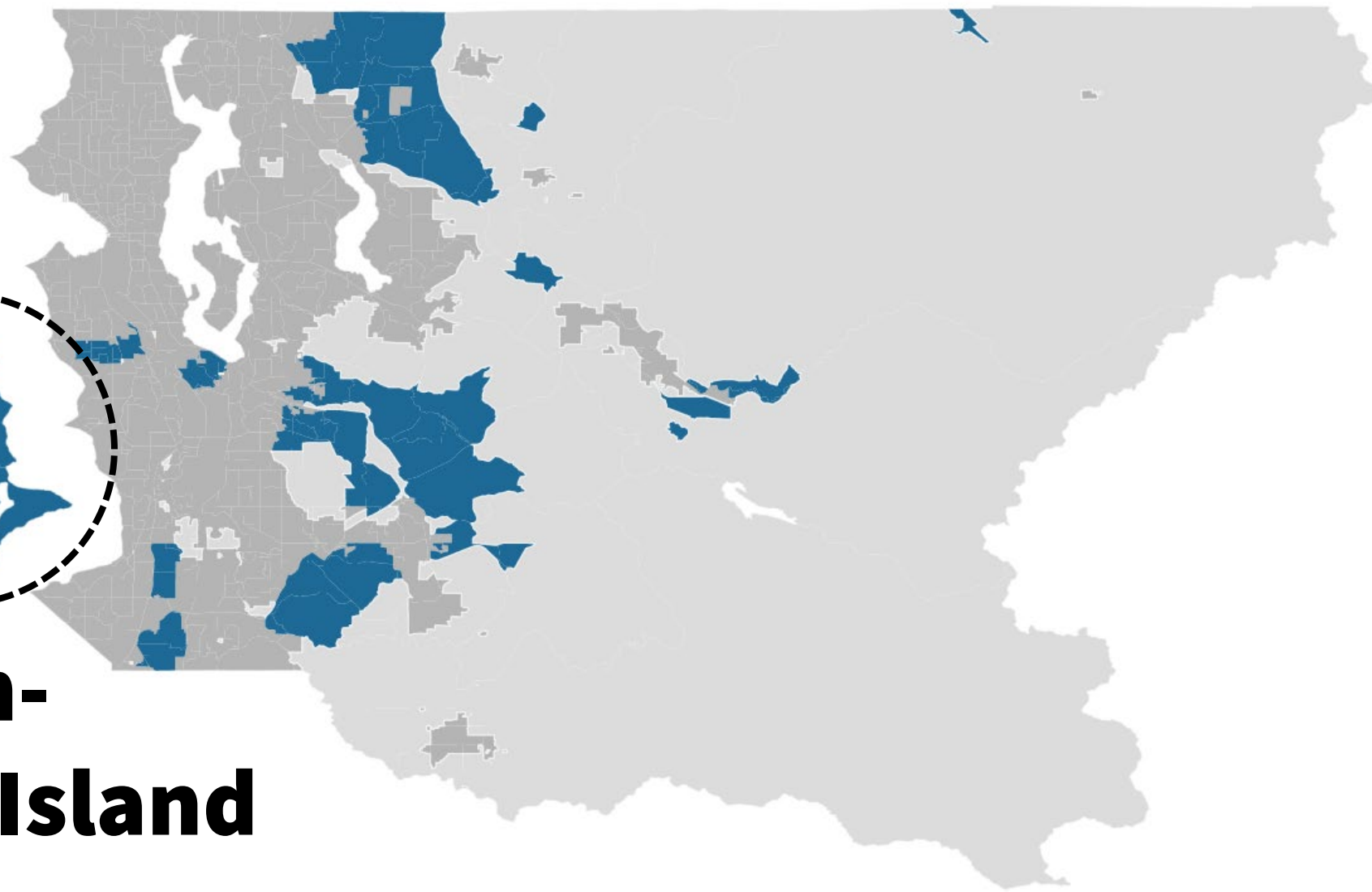
Adopt the **Snoqualmie Valley/Northeast King County** Community Service Area Subarea Plan, as well as implementing land use and zoning changes and development regulations. Topics covered include:

- land use and zoning, housing and human services, transportation, environment, open space and parks, services and utilities, and economic development.

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



**Vashon-  
Maury Island**



# 4 | General Planning



Update property-specific **zoning conditions** on Vashon-Maury Island, such as:

- Allowing more uses on several commercial and industrial-zoned parcels in Vashon Town, and on several rural-zoned parcels
- Removing several design requirements for buildings in Vashon Town
- Replacing the Vashon Affordable Housing Special District Overlay with the voluntary inclusionary housing program
- Replacing the two-story limit on commercial development in Vashon Town with height limits
- Amendments to a Groundwater Protection Special District Overlay are also being evaluated and the County welcomes input on possible changes we should consider
- Learn more at: <https://publicinput.com/vashonsubarea>

# 5 | General Planning



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

# Before we start...

**Please use the “raise hand” button when you are ready to speak.**

King County staff will call on you in the order we see your hands.



**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 or input on any of the proposals, please send us an email at [CompPlan@kingcounty.gov](mailto:CompPlan@kingcounty.gov)

**CLOSING REMARKS**

# What's next?

- **The Public Review Draft of the 2024 Update will be available for public review and comment until July 15.** In the meantime, here are other opportunities to provide input and/or share with folks who were unable to make it today:
  - ✓ In-Person Open House: June 22, 4-8 PM, Southgate Roller Rink
  - ✓ Online feedback form: [publicinput.com/2024Plan](https://publicinput.com/2024Plan)
  - ✓ Email: [CompPlan@kingcounty.gov](mailto: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

