



October 30, 2017

To: Property owners of parcels proposed to be included in an affordable housing incentive Special District Overlay (SDO)

Re: Upcoming December 4, 2017, public hearing on proposed changes to the King County Comprehensive Plan and Vashon-Maury Island Community Service Area (CSA) Subarea Plan

Greetings,

The King County Council is currently in the process of deliberating on the proposed 2017 update to the 2016 King County Comprehensive Plan and the Vashon-Maury Island CSA Subarea Plan (Proposed Ordinance 2017-0317.2). One element of the proposed plan would create a SDO for an affordable housing incentive program for certain parcels within the Vashon Rural Town. You have received this letter because you own property that is proposed to be included in the SDO as a parcel that would be eligible to participate in the new program.

Enclosed with this letter is the proposed map amendment for the SDO (which identifies the parcels that would be designated for program eligibility) and the proposed regulations for participation in the program. If creation of the SDO is approved, you would not be required to participate in the program, and you would have the same ability to develop your property as currently allowed in the King County Code today. Additionally, the proposed SDO does not impact the current incentives already offered under the County's Residential Density Incentives program in King County Code chapter 21A.34. The proposed SDO is an additional, optional density bonus that your property would be eligible for, should you or a future property owner wish to pursue an affordable housing development on your parcel.

It is anticipated that the Council will vote on this proposed map amendment and incentive program on December 4, 2017, as part of Proposed Ordinance 2017-0317.2. Prior to the vote, a public hearing will be held at 1:30 p.m., which will be an opportunity for in-person public testimony. The meeting will take place in the Council Chambers on the 10th floor of the King County Courthouse, at 516 3rd Ave, Seattle, WA. Online public comments are also welcome any time before the scheduled vote, which can be submitted either by emailing CouncilCompPlan@kingcounty.gov or from the home page of the Council's 2017 Comprehensive Plan website by clicking on the "Submit online public testimony" button(see web address below). If you prefer to call, mail, or fax your comments to Councilmembers, please call the Council at (206) 477-1000 for addresses and/or numbers.

More information about this proposal, as well as other changes in the proposed 2017 Comprehensive Plan and Vashon-Maury Island CSA Subarea Plan, can be found online at: <http://www.kingcounty.gov/council/CompPlan/2017compplan.aspx>.

If you would like to join the Council's Comprehensive Plan email list for related news and schedule updates, please email your subscription request to: CouncilCompPlan@kingcounty.gov.

Map Amendment # 3

Vashon Rural Town (Affordable Housing Incentive Special District Overlay)

(Vashon-Maury Island Community Service Area Plan)

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections 5 and 6, Township 22, Range 3, and Sections 29, 30, 31 and 32, Township 23, Range 3, as follows:

ZONING

Apply the Special District Overlay established in Ordinance XXXXX (Proposed Ordinance 2017-0317), Section 6, to the following parcels. Make no other changes to the land use designation or zoning:

Parcel Number	Current Zoning
0522039016	R-1-SO
0522039130	R-1-SO
0522039142	R-1-SO
0522039143	R-1-SO
0522039144	R-1-SO
0522039164	R-1-SO
0622039017	R-1-SO
0855500010	R-12
0855500020	R-12
0855500030	R-12
0855500040	R-12
0855500050	R-12
0855500060	R-12
0855500070	R-12
0855500080	R-12
0855500090	R-12
0855500160	R-12
0855500170	R-12
0855500180	R-12
0855500190	R-12

Parcel Number	Current Zoning
0855500200	R-12
0855500210	R-12
0855500220	R-12
0855500230	R-12
0855500240	R-12
0855500250	R-12
0855500260	R-12
2617370010	R-4
2617370020	R-4
2617370030	R-4
2617370040	R-4
2617370050	R-4
2617370060	R-4
2617370070	R-4
2617370080	R-4
2617370090	R-4
2617370100	R-4
2617370110	R-4
2617370120	R-4
2617370130	R-4
2846200005	CB-P
2846200010	CB-P
2846200025	CB-P
2846200030	CB-P
2846200040	CB-P
2846200050	CB-P
2846200065	CB-P
2846200070	CB-P
2846200075	CB-P
2846200080	CB-P
2846200085	CB-P
2846200086	CB-P
2846200100	CB-P
2846200105	CB-P
2846200110	CB-P
2846200115	CB-P
2923039040	R-4-P
2923039068	CB-P
2923039094	CB-P
2923039106	CB-P

Parcel Number	Current Zoning
2923039113	CB-P
2923039114	CB-P
2923039117	R-12
2923039121	CB-P
2923039133	R-12-P
2923039135	CB-P
2923039136	CB-P
2923039140	R-12
2923039142	R-4-P
2923039147	CB-P
2923039148	R-4-P
2923039158	CB-P
2923039159	R-12-P
2923039160	CB-P
2923039161	CB-P
2923039167	R-12-P
2923039169	R-12
2923039170	R-12
2923039171	R-12-P
2923039172	R-12
2923039174	R-12
2923039176	R-12-P
2923039183	CB-P
2923039190	R-4-P
2923039198	CB-P
2923039199	R-12-P
2923039206	R-4
2923039277	R-12-P
2923039279	R-12-P
2923039291	CB-P
2923039295	CB-P
3023039033	R-4
3023039034	R-4-P
3023039036	CB-P
3023039038	R-4
3023039039	CB-P
3023039041	CB-P
3023039045	R-4
3023039046	R-4-P
3023039050	CB-P

Parcel Number	Current Zoning
3023039051	CB-P
3023039052	R-4-P
3023039054	CB-P
3023039056	CB-P
3023039059	R-4-P
3023039060	R-4-P
3023039061	CB-P
3023039062	CB-P
3023039066	R-4-P
3023039067	R-4-P
3023039073	CB-P
3023039090	CB-P
3023039097	CB-P
3023039103	R-4-P
3023039108	CB-P
3023039111	CB-P
3023039122	CB-P
3023039124	R-4-P
3023039125	CB-P
3023039128	R-4
3023039129	R-4
3023039132	R-4-P
3023039134	R-4
3023039135	R-4
3023039136	R-4
3023039137	R-4-P
3023039138	R-4-P
3023039141	R-4-P
3023039154	R-4
3023039160	CB-P
3023039161	CB-P
3023039163	R-4-P
3023039169	R-4-P
3023039176	R-4-P
3023039185	R-4
3023039187	CB-P
3023039194	R-4-P
3023039201	R-4-P
3023039204	CB-P
3023039206	R-4-P

Parcel Number	Current Zoning
3023039227	R-4
3023039241	R-4
3023039246	R-4
3023039247	R-4
3023039248	R-4
3123039004	CB-P
3123039005	R-4
3123039006	R-4
3123039010	CB-P
3123039011	CB-P
3123039030	CB-P
3123039033	CB-P
3123039034	R-4
3123039035	CB-P
3123039039	R-1-SO
3123039042	R-8 Potential R-12
3123039053	CB-P
3123039055	CB-P
3123039059	CB-P
3123039061	CB-P
3123039067	CB-P
3123039068	R-8 Potential R-12
3123039071	CB-P
3123039072	CB-P
3123039073	R-8 Potential R-12
3123039075	CB-P
3123039079	R-8 Potential R-12
3123039083	R-8 Potential R-12
3123039085	R-4-P
3123039086	CB-P
3123039087	CB-P
3123039088	CB-P
3123039090	R-8 Potential R-12
3123039093	R-8 Potential R-12
3123039096	R-4-SO

Parcel Number	Current Zoning
3123039099	R-4-P-SO
3123039104	R-4-P
3123039107	CB-P
3123039113	R-8 Potential R-12
3123039118	R-8 Potential R-12
3123039126	CB-P
3123039127	R-8 Potential R-12
3123039128	R-8 Potential R-12
3123039129	R-8 Potential R-12
3123039130	CB-P
3123039131	CB-P
3123039132	R-8/CB Potential R-12
3123039134	CB-P
3123039135	CB-P
3123039140	R-4
3123039142	R-4
3123039144	R-8 Potential R-12
3123039147	R-4
3123039149	R-4
3123039150	R-4
3123039169	R-8-P Potential R-12-P
3123039170	R-4-P-SO
3123039171	R-4-P-SO
3123039172	R-4-P-SO
3123039184	R-4-P-SO
3123039185	R-4-P-SO
3123039186	R-4-P-SO
3123039187	R-4
3123039188	R-4
3123039189	R-4-P
3223039016	CB-P
3223039017	CB-P
3223039018	CB-P
3223039019	CB-P

Parcel Number	Current Zoning
3223039020	CB-P
3223039021	CB-P
3223039022	CB-P
3223039023	CB-P
3223039024	CB-P
3223039026	R-4
3223039076	CB-P
3223039083	CB-P
3223039091	CB-P
3223039092	CB-P
3223039099	R-4
3223039103	CB-P
3223039106	R-4
3223039107	R-4
3223039112	CB-P
3223039113	CB-P
3223039114	CB-P
3223039119	R-4
3223039126	R-4
3223039129	R-4
3223039133	CB-P
3223039170	R-4
3223039196	R-4-SO
3223039199	R-4
3223039208	R-4
3223039214	R-4
8883500000	CB-P
8884400010	CB-P
8884400020	CB-P
8884400040	R-12-P




Apply the Special District Overlay established in Ordinance XXXXX (Proposed Ordinance 2017-0317), Section 6, to only the portion of the following parcels indicated in the chart and on the accompanying map. Make no other changes to the land use designation or zoning:

Parcel Number	Current Zoning	Portion
3223039183	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4 (access easement/pipestem only)
3023039096	CB-P and RA-5	Only on the portion that is within the Rural Town and zoned CB-P
3023039078	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3023039233	R-4-P and RA-5	Only on the portion that is within the Rural Town and zoned R-4-P
3223039025	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3223039141	R-4 and RA-5	Only on the portion that is within the Rural Town and zoned R-4
3123039015	R-4-P and R-1	Only the portion that is zoned R-4. Excludes portion zoned R-1

Effect: Amends the zoning atlas to apply the Affordable Housing Incentive Special District Overlay to all or a portion of 246 parcels within the Vashon Rural Town.

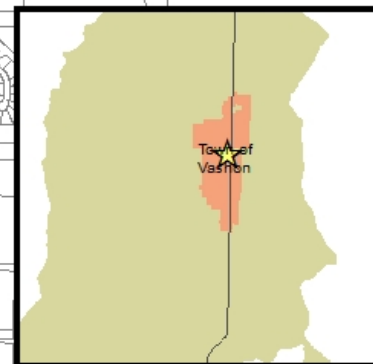
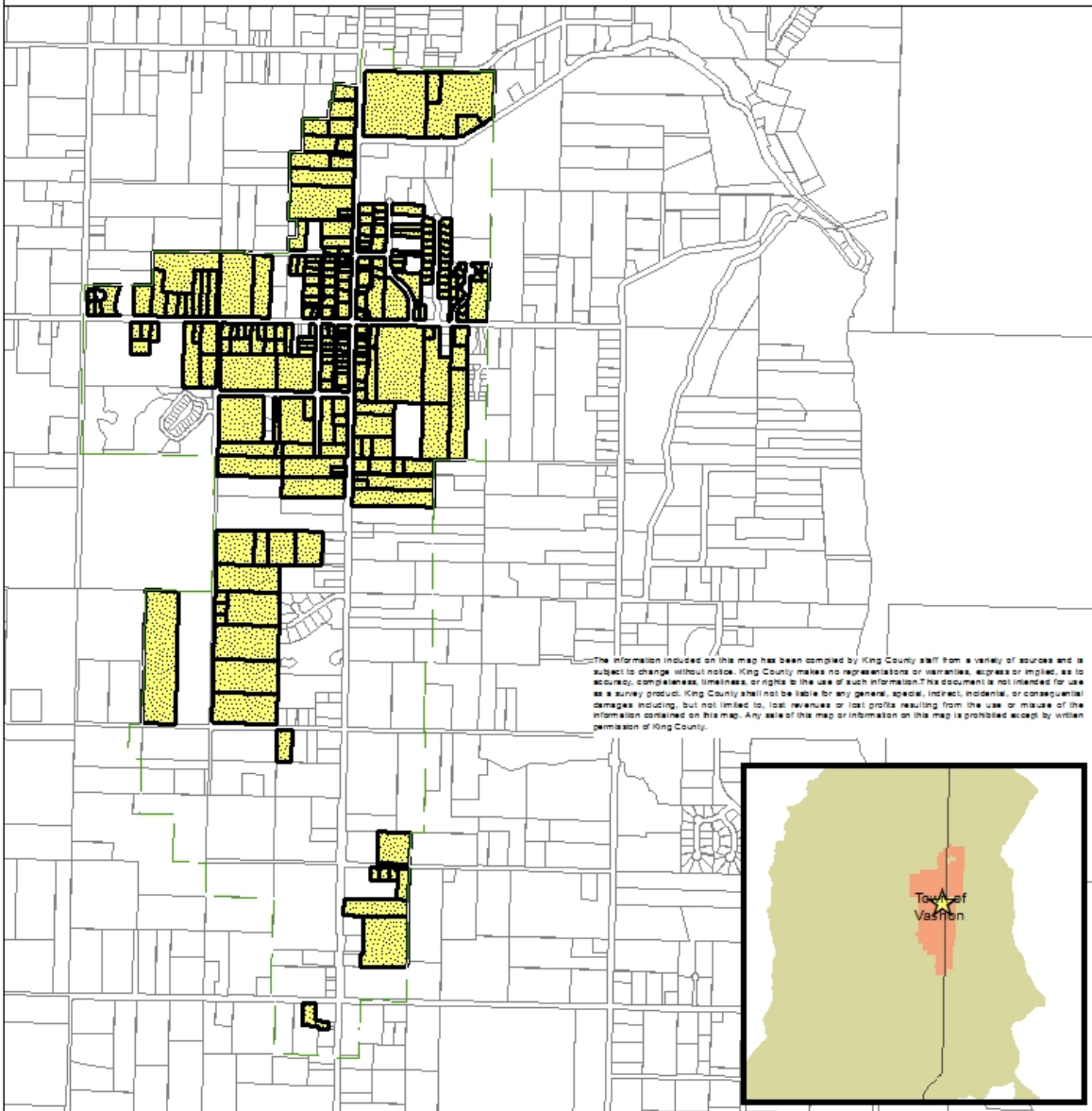
Map Amendment #3 - Affordable Housing Incentive Special District Overlay

Zoning Map Amendment

-  Rural Town - Land Use Designation
-  Parcels With SDO Applied
-  Parcels



0 500 1,000
Feet



Proposed regulations for Affordable Housing Incentive Special District Overlay (SDO) on 246 parcels in Vashon Rural Town

Excerpts from Proposed Ordinance 2017-0317.2

NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 21A.38 a new section to read as follows:

A. The purpose of the affordable housing special district overlay is to provide an optional incentive that will lead to an increase in the supply of affordable housing within the Vashon Rural Town. This special district overlay shall only apply on a voluntary basis to the parcels shown in Map Amendment #3 in Attachment B of Proposed Ordinance 2017-0317. Use of the special district overlay is voluntary and these eligible parcels retain all existing development and land use rights and may exercise those without using this special district overlay.

B. The special district overlay is eligible to be used by any residential or mixed use development that complies with the following standards:

1. A minimum of fifty percent of the units in each development shall be affordable to households with incomes at or below sixty percent of area median income, and the remainder of the units in each development shall be affordable to households with incomes up to a maximum of eighty percent of area median income;

2.a. Rents of rental units, including both rent and the average cost of essential utilities, shall be set at no greater than thirty percent of the maximum gross income for the applicable income level; or

b. The sales price of owner occupied units shall be set so that they are affordable for income and asset qualified home buyers at the applicable income level. Prices shall be restricted based on typical underwriting ratios and other lending standards;

3. The development is located on an eligible parcel as shown in Map Amendment #3 in Attachment B to this ordinance; and

4. The development adheres to all special district overlay standards listed in subsection C. of this section.

C. All development shall comply with all applicable King County development regulations, including K.C.C. Title 9, K.C.C. Title 13, K.C.C. Title 14, K.C.C. Title 16, K.C.C. Title 17, K.C.C. Title 19A, K.C.C. Title 20, K.C.C. Title 21A, K.C.C. Title 23, K.C.C. Title 27 and K.C.C. Title 27A, except as follows:

1. The maximum density shall be as follows:

a. any parcel zoned R-1 may develop up to a maximum density of four dwelling units per acre;

b. any parcel zoned R-4 may develop up to a maximum density of eight dwelling units per acre;

c. any parcel zoned R-8 or R-12 may develop up to a maximum density of eighteen dwelling units per acre;

d. any mixed use development in the Community Business (CB) zone that contains a residential component may develop up to a maximum density of eighteen dwelling units per acre;

2. To reduce the impacts of new development on potable water supplies, the development shall incorporate at least three of the following water conservation measures, and that only one of the outdoor measures from subsection C.3.a. through h. of this section may be counted toward the minimum requirement:

a. mulch landscape beds with two inches organic mulch;

- b. use grass type requiring less irrigation and minimal maintenance;
 - e. use Xeriscape landscape techniques on seventy-five percent or more of site landscaped area;
 - d. landscape with plants appropriate for site topography and soil types, emphasizing use of plants with low watering requirements, which means they are drought tolerant;
 - e. install subsurface or drip systems for irrigation with timers;
 - f. install a rainwater collection system, such as a cistern, that reduces water consumption for irrigation by fifty percent annually;
 - g. provide one-hundred percent of landscaping water use with captured precipitation or reused water purified without the use of chemicals;
 - h. install smart scheduling technology. This strategy counts for a maximum reduction of thirty percent provided all landscape water use is controlled by a soil moisture sensor control system or a weather-based irrigation control system;
 - i. reduce total indoor and outdoor water consumption by at least twenty-five percent over standard practices;
 - j. provide water submetering for each unit or entire building where central hot water system are used;
 - k. install all bathroom faucets with 1.5 gallons per minute or better;
 - l. install all showerheads not to exceed 1.75 gallons per minute;
 - m. install all kitchen faucets not to exceed two gallons per minute;
 - n. install high efficiency toilets not to exceed 1.28 gallons per flush or 1.6/1.1 for dual flush;
 - o. install no-cartridge waterless urinals or 1/8 gallon urinals and high efficiency toilets as noted above in all common areas; or
 - p. install point-source, on-demand or recirculation pump hot water systems, where appropriate;
4. All new units must connect to public water and public sewer;
 5. Affordable housing units shall remain as affordable housing for a minimum of fifty years for ownership affordable housing units and for a minimum of thirty years for rental affordable housing units, starting from the date of final certificate of occupancy for the development;
 6. Developments shall be landscaped as follows:
 - a. when seventy-five percent or more of the units in the development consists of townhouses or apartments, the development shall provide perimeter landscaping and tree retention in accordance with K.C.C. chapter 21A.16 for townhouse or apartment projects;
 - b. when less than seventy-five percent of the units in the development consists of townhouses or apartments, the development shall provide landscaping and tree retention in accordance with K.C.C. chapter 21A.16 for townhouses or apartments on the portion or portions of the development containing the units, but if buildings containing the units are more than one hundred feet from the development's perimeter, the required landscaping may be reduced by fifty percent; and
 - c. all other portions of the development shall provide landscaping or retain trees in accordance with K.C.C. chapter 21A.16;
 7. Developments shall provide one off-street parking space per unit. The director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas. Off-street parking may be reduced below one per unit, with the approval of the director, with submission of a site-specific parking study that demonstrates that parking demand is met; and
 8. All developments shall provide on-site recreation space at a minimum of fifty percent of

the levels required in K.C.C. chapter 21A.14.

D. Use of the incentive in this section requires an affordable housing covenant recorded against the property as a condition of issuance of any construction permit or recording of a subdivision.

E. The department is authorized to enforce the requirements of this section, including those pertaining to sale and rental affordability and other requirements of the covenant, through judicial action or administrative action under Title 23.

F. A preapplication meeting shall be required for developments using the special district overlay in this section.

G. As part of the preapplication process and before filing an application with the department, the applicant shall hold at least one community meeting in accordance with K.C.C. 20.20.035. In addition to the requirements of K.C.C. 20.20.035, the applicant shall:

1. Include in the mailed notice:
 - a. the name of the affordable housing developer;
 - b. the total number of planned dwelling units;
 - c. preliminary architectural renderings of buildings;
 - d. preliminary site plan;
 - e. the dates, times and locations of community informational meeting about the development;
 - f. contact information including names and phone numbers for the developer or applicant; and
 - g. a county contact person or agency;
2. Conduct the meeting or meetings in a location accessible to the public at least thirty days before the anticipated date of application. The purpose of the meeting is to provide neighboring property owners and residents with information regarding the proposed development and to answer questions regarding the proposed development; and
3. Prepare and install a four-foot by four-foot notice board that must be placed in a conspicuous location on the property proposed for development. The board shall be installed no later than the date the mailed notice for the community meeting is sent and shall remain in place until the development application is abandoned or when the permit is issued.

H. An application for a development under the special district overlay in this section shall be considered complete when the information required under K.C.C. 20.20.040, as well as the following information and studies have been submitted and are adequate to review the proposal:

1. A proposed development plan and draft covenant that includes:
 - a. the number of dwelling units that are part of the development;
 - b. a description of the affordability levels for the units;
 - c. the duration of the affordability of the units;
 - d. the number of off-street parking spaces, and documentation of the director's decision on any requests to reduce the number of spaces;
 - e. the requirements and process for income limits and income verification, in accordance with federal, state and county standards;
 - f. the specific water and energy conservation measures proposed;
 - g. the consequence of any failure to satisfy the requirements of the covenant, which consequences shall include, but not be limited to, specific performance and disgorgement of any revenue the resulted from a rental or sale price that exceed that allowed by the covenant; and
 - h. an acknowledgement that King County can enforce the covenant through a judicial action or K.C.C. Title 23; and
2. Any necessary information identified through the preapplication process.

...

SECTION 8. A. A written evaluation of the special district overlay, as adopted in section 6 of this ordinance, shall be conducted by the executive to assess the efficacy of its scope and standards in achieving the overlay's purpose of incentivizing affordable housing within the Vashon Rural Town, and shall include recommendations to retain, amend or repeal the special district overlay. The evaluation shall examine the advantages and disadvantages of the special district overlay, including a review of the relationship between the parcels that the special district overlay applies to and potable water supply. Other factors the evaluation shall consider include, but are not limited to: the public benefits and risks of retaining or repealing the special district overlay; the current need for affordable housing on Vashon-Maury Island, including for households with incomes at or below thirty percent of area median income; infrastructure capacity, including public roads and sewer; and potential impacts to affordable housing funding if the special district overlay is modified or eliminated.

B. The evaluation shall include annual reports and a final report:

1. The executive shall conduct preliminary evaluations that include the information in subsection A. of this section, as well as the following information:

a. a list and evaluation of ongoing permit applications using the special district overlay, and feedback from those permit applicants on the efficacy of the special district overlay;

b. evaluation of whether any code changes are necessary to further the purpose of the special district overlay; and

c. for the first annual report and the final report, information of other jurisdictions approaches to incentivizing development of affordable housing, and evaluation of whether those approaches would be appropriate to Vashon-Maury Island.

d. The executive shall file three preliminary evaluation reports, and either a motion accepting each report or an ordinance proposing necessary code changes to further the purposes of the special district overlay. These reports shall be filed annually no later than December 31, 2018, December 31, 2019, and December 31, 2020, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor. When the trigger for a final evaluation under subsection B.2.a. occurs, any subsequent annual reports shall not be required; and

2. A draft final evaluation shall be completed within ninety days of the occurrence of one the following, whichever comes first:

a. issuance of the first permit necessary for construction that would result in a cumulative total of one hundred twenty affordable housing units within the special district overlay; or

b. four years after the effective date of this ordinance.

C. The department shall produce a draft final evaluation including the information required in this section.

D. The department shall include a public comment period for the department's draft evaluation described in subsection A. of this section. The public comment period shall be at least forty-five days from the date of publication in the Vashon-Maury Island newspaper of record. As part of this public comment period, the department shall:

1. Publish notice of the draft evaluation's availability in the Vashon-Maury Island newspaper of record that includes locations where the draft evaluation is available;

2. Request comments of the King County water district 19 and the Vashon sewer district;

3. Request comments from any developer that has applied for approval under the special

district overlay provisions;

4. Provide a copy at the local library;
5. Provide an electronic copy on the department's website; and
6. Send electronic notice to the clerk of the council, who shall retain the original email and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

E. After the public comment period has ended, the department shall prepare a final evaluation of the special district overlay, incorporating or responding to the comments received. Within sixty days of the end of the public comment period, the executive shall file a final evaluation report, a motion accepting the report, and an ordinance that implements any proposed changes to the special district overlay, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

Excerpt from Attachment A to Proposed Ordinance 2017-0317.2

VMI¹ CSA² Workplan Action 3: Affordable Housing Incentives

The community's desire to increase opportunities for affordable housing development on the Island was one of the key themes expressed during outreach and development of the subarea plan. In response to this, the Executive's transmitted 2016 subarea plan included creation of a new Special District Overlay (SDO) to incentivize affordable housing development on 246 parcels within the Rural Town of Vashon. Council's review of the transmittal identified that the proposed SDO has similar provisions to the existing affordable housing incentives in the County's Residential Density Incentive (RDI) code in K.C.C. chapter 21A.34. This existing RDI code has been insufficient incentive, as it has not been used on Vashon-Maury Island.

This Workplan item directs the Executive to further evaluate how affordable housing could be either required or incentivized on Vashon-Maury Island. This shall include: 1) a description of the current requirements and incentives in the King County Code, or supported by King County Comprehensive Plan policy, related to affordable housing; 2) research from other jurisdictions' approaches to incentivizing development of affordable housing, including programs or proposals that are developed or implemented as a result of the Regional Affordable Housing Task Force;³ 3) evaluation of potential alternative housing models (including community land trusts and ADUs⁴) and low impact building practices that could support development of affordable housing while limiting environmental impacts, including potential impacts to water resources; 4) evaluation of whether the approaches, models, and practices evaluated in #2 and #3 above would be appropriate for Vashon-Maury Island; and 5) evaluation of the need, and potential strategies to address the need, of affordable housing for households on the Island with incomes at or below thirty percent of area median income. This report shall also evaluate the implementation of the SDO being adopted as part of the subarea plan adoption, as described in the evaluation section of Ordinance XXXXX (Proposed Ordinance 2017-0317).⁵

¹ Vashon-Maury Island

² Community Service Area

³ Motions 14754, 14873, 14874

⁴ Accessory Dwelling Units

⁵ Section 8

- *Timeline:* An Affordable Housing Incentives Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by December 31, 2018.
- *Outcomes:* Executive shall develop and file with the Council the Affordable Housing Incentives Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting to the Code as recommended in the Report.
- *Lead:* Department of Permitting and Environmental Review. Work with the Office of Performance, Strategy and Budget and the Department of Community and Human Services. The Department of Community and Human Services should be consulted to ensure that programs or proposals developed as part of the Regional Affordable Housing Task Force are evaluated as part of this initiative. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.