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**Council Meeting Date: March 31, 2021**

**Agenda Item: IV**

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**KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM**

**AGENDA TITLE: 2021 King County Countywide Planning Policy Update – Status Report**

**PRESENTED BY: Interjurisdictional Staff Team (IJT)**

**Schedule**

<b>March 31, 2021</b>	GMPC meeting: direction to release the Public Review Draft, including draft growth targets
April/May, 2021	Release of the Public Review Draft; stakeholder and community outreach (public engagement from mid-March through mid-May)
<b>May 26, 2021</b>	GMPC meeting: review of public comments, consideration of amendments, and additional GMPC comments
<b>June 23, 2021</b>	GMPC meeting: final action of the 2021 CPP Update including growth targets; final action of the Urban Growth Capacity Report
Summer, 2021	King County Council consideration of the 2021 CPP Update
Fall, 2021	City ratification of the 2021 CPP Update
<b>December 1, 2021</b>	GMPC meeting: approval of list of Candidate Countywide Centers
December 31, 2021	Deadline for King County submittal of the 2021 CPP Update to PSRC for certification
Spring, 2022	Comprehensive plan scoping process for 2024 updates, including addressing updated CPPs

## **Background**

As discussed with the GMPC over the past year, the chapters of the King County Countywide Planning Policies are proposed to be updated with amendments to existing 2012 policies and with the inclusion of new policies to align with VISION 2050 Multicounty Planning Policies.

Staff revised the policies based on input provided by the GMPC members at the February 24<sup>th</sup> meeting and the comments received from the public, to-date. Today, the IJT will share changes to the policy revisions from the previous meeting, as well as the full set of policies in anticipation of release for broader public review and comment.

## **Outreach Plan**

The IJT has already begun reaching out to people and organizations interested in reviewing the 2021 CPP Update. If the GMPC gives direction to staff to move forward with the draft 2021 CPP Policy matrix today, then staff will initiate a broader public outreach process. The policy matrix, chapter summaries, and the equity review analysis will all be posted on the [Countywide Planning Policies](#) webpage. Summary materials will be translated into all King County Tier 1 and Tier 2 languages. A new email address has been created to accept comments and questions from the public: [gmpc@kingcounty.gov](mailto:gmpc@kingcounty.gov).

Staff have presented at many city council meetings over the past year, at the Sound Cities Association, and with members of the Unincorporated Area Councils. Meetings are being scheduled with the development community, community groups, the Snoqualmie Valley Mobility Coalition, Housing Development Consortium, and with King County Equity and Social Justice groups including the Immigrant and Refugee Commission, Mobility Equity Cabinet, and the Climate Equity Community Task Force. IJT members are available to attend meetings of any organization or agency, as requested.

## **Equity Review**

An equity analysis is now available. The equity analysis of the draft Countywide Planning Policies documents the approach used to center equity within the draft policies and the effects of doing so. The equity analysis explores the context and rationale for centering equity within the Countywide Planning Policies, how the existing policies were reviewed with an equity lens, and the intended equity outcomes promoted by draft policy amendments in each chapter. An appendix includes the equity related policies from each chapter. The equity analysis was completed to accompany the draft Countywide Planning Policies during the public review and comment period and will be updated when final policy revisions are complete later in 2021.

## **Chapter Summaries**

### **1. Environment**

- Emphasize climate change by adding a new subsection.
- Update the greenhouse gas reduction goals to correspond to the goals set by the King County-Cities Climate Collaboration (K4C).
- Protect and restore natural resources that sequester and store carbon.
- Address fossil fuel facilities to protect public health, safety, and welfare; and to protect the natural ecosystem to reduce climate change.
- Address environmental justice issues across several policies including access to a healthy environment, community resilience, and reduction of pollution.
- Call for providing parks, trails, and open space within walking distance of urban residents prioritizing underserved communities.
- Call for the use of best available science when establishing and implementing environmental standards.

### **2. Development Patterns**

- Integrate social equity and public health into local and countywide planning.
- Ensure a stable urban growth area boundary.
- Codify growth target and urban growth capacity report processes.
- Link growth targets to land use assumptions in comprehensive plans.
- Address four-to-one program provisions.
- Establish a Centers Designation Framework consistent with the PSRC regional framework (note: this is related to the GMPC approved process for identifying Candidate Countywide Centers by the end of 2021. These candidates will be in effect until 2025-26, at which time GMPC will finalize the designations.)
- Develop new growth targets with a planning horizon to 2044.
- Strengthen city-county collaboration around annexation area planning, and clarify the process for reassigning potential annexation areas.
- Support the role of Cities in the Rural Area consistent with the King County Comprehensive Plan.

Please see the Appendix I to this staff report for more information on the draft 2019-2044 Growth Targets.

### **3. Housing**

In 2018, the Regional Affordable Housing Task Force (RAHTF) found that King County needs 156,000 more affordable homes today and another 88,000 affordable homes by 2040 to ensure that all low-income families in King County have a safe and healthy home that costs less than 30 percent of their income. Considering these findings, the GMPC asked the Affordable

Housing Committee (AHC) to recommend updates to the Housing Chapter of the Countywide Planning Policies (CPPs) to support efforts to address this shortfall and other housing needs.

The AHC and its staff work group, the Housing Interjurisdictional Team (HIJT), underwent an extensive year-long process to scope and develop the amendments to the Housing Chapter in close consultation with jurisdictional and non-jurisdictional stakeholders. In response to AHC and Interjurisdictional Team (IJT) guidance and stakeholder input, the proposed amendments to the Housing Chapter seek to achieve three key things:

1. Align with existing plans, including VISION 2050 and the RAHTF report;
2. Strengthen methods of local and regional accountability; and
3. Achieve health and equity outcomes.

The AHC adopted recommended amendments to the Housing Chapter for consideration by the GMPC on January 29, 2021 (Attachment 1).

For a summary of the scoping and draft development, please refer to these staff reports to the Affordable Housing Committee:

- [The January 2020 staff report](#) includes background context that informed the AHC's study sessions;
- [The September 25 staff report](#) provides a summary of scoping efforts and considerations for the Housing Chapter amendments;
- [The November 6 CPP staff report](#) includes the initial draft amendments developed by the HIJT CPP Housing Chapter Work Group in consultation with stakeholders;
- [The January 6 CPP staff report](#) includes a revised draft of the amendments reflecting AHC and stakeholder input; and
- [The January 22 CPP staff report](#) includes proposed amendments to the January 6 draft amendments.

These recommended amendments were transmitted to and discussed by the GMPC at their February 24, 2021, meeting.

Some AHC members expressed concern about the capacity of smaller jurisdictions to meet the reporting requirements listed in policy H-23 under the section titled "Jurisdictions, including the county for unincorporated areas, will report annually to the county." HIJT staff met with the King County Planning Directors on March 25, 2021 to assess the feasibility of this data reporting requirement and the inventory and analysis requirements of policy H-3. The policies in the matrix have not been modified since this conversation.

#### **4. Economy**

- Support the Regional Economic Strategy.
- Support advanced manufacturing and other good paying employment sectors throughout the county.
- Foster a supportive environment for locally owned and women and minority owned businesses.
- Reduce historic and ongoing disparities in income and employment opportunities for communities that have been economically disadvantaged.
- Call for the development of systems that provides a safety net during economic downturns.
- Prioritize a diversity of middle-wage jobs.
- Encourage the public and private sectors to incorporate environmental stewardship and social responsibility into their practices.

#### **5. Transportation**

- Emphasize creating an equitable transportation system.
- Improve the safety of the system for all users.
- Encourage alternatives to driving alone including transit and active transportation.
- Minimize displacement and impact on affected communities.
- Strengthen connections between land use and transportation.
- Promote a sustainable system by encourage transit use, active transportation and alternative fuels.

#### **6. Public Facilities and Services**

- Address impacts of climate change on fisheries and water reuse and reclamation.
- Make investments in renewable and alternative energy sources.
- Make the provision of telecommunication infrastructure a focus on broadband service to businesses and households of all income levels.
- Further continue King County's approach to school siting policy with specific RCW acknowledgement, and requirements for district-jurisdiction review meetings with reports to the GMPC.
- Establish a process for public capital facilities of regional or statewide importance to incorporate equity in determining impacts and benefits.
- Prioritize investments for affordable and equitable access to public services in this chapter.
- Consider climate change, economic and health impacts when siting and building essential public facilities.
- Establish a new Public Facility and Service Disaster Preparedness topic area to plan for such preparedness and ensure a resilience and recovery focus in facilities site selection.

### **At Today's Meeting**

The IJT will review the schedule, provide an overview of the policy matrix, review the Growth Targets table, and highlight the major topics within each chapter.

Following discussion of the policy matrix, the GMPC will be asked to take action giving direction to staff to release the policy matrix for public comment.

### **Immediate Next Steps:**

- With GMPC approval, staff will initiate the public review process:
  - Translate summary documents into multiple languages
  - Post policy matrix, equity review, plus summary documents on the Countywide Planning Policies webpage
  - Collect comments submitted to [gmpc@kingcounty.gov](mailto:gmpc@kingcounty.gov)
  - Plan outreach meetings and attend established meetings as requested
- Prior to the May 26<sup>th</sup> GMPC meeting, the IJT will update the text to provide context to the policies, revise the glossary, and update land use maps
- The IJT will review all comments, revise policies as appropriate, and prepare an updated version of the 2021 CPP Update (including text, maps, and appendices) for review by the GMPC at the May 26<sup>th</sup> meeting

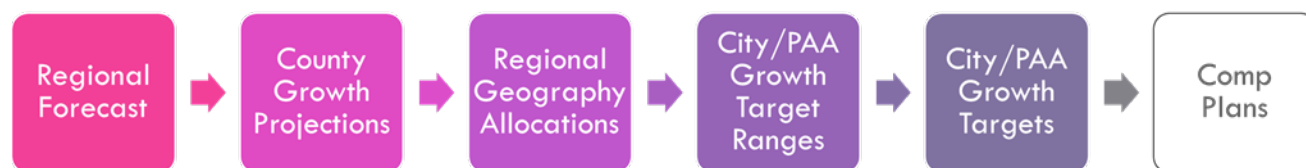
## **STAFF REPORT APPENDIX I: DRAFT 2019-2044 GROWTH TARGETS**

As a part of the Countywide Planning Policies update, King County jurisdictions will create and adopt new growth targets for the 2024-2044 planning period. All jurisdictions have a role in accommodating future growth. The growth targets are a policy statement of the amount of housing and jobs King County cities and the unincorporated urban area will plan for in their 2024 comprehensive plans. King County facilitates the development of growth targets by convening staff representatives from each city and unincorporated King County to determine a set of draft growth targets as a component of the draft Countywide Planning Policies.

### Growth Targets Development Process

Developing the growth targets has 5 key steps, before they are implemented in comprehensive plans, as illustrated in figure 1. The following discussion summarizes the targets development process.

*Figure 1: Growth targets setting process*



### *Regional Forecast*

A regional forecast provides the level of growth anticipated in VISION 2050, the Puget Sound Regional Council's growth management plan. This regional forecast is the starting point for the countywide employment projection for the growth targets, in combination with the Regional Growth Strategy. Population from the regional forecast is compared to the Office of Financial Management's population projections, to ensure it is consistent with the projection range in that series.

### *Countywide Growth Projections*

The county shares of growth in the VISION 2050 Regional Growth Strategy are applied to the regional population and employment forecasts to create a countywide projection of growth between the base year and 2044. County shares of population and employment growth from the Regional Growth Strategy are shown in table 1 below.

*Table 1: Draft VISION 2050 Regional Growth Strategy county shares of growth*

	Population	Employment
King County	50%	59%

### *Regional Geography Allocations*

The regional geography shares from the Regional Growth Strategy are applied to the countywide growth projections of employment and population to create regional geography growth allocations for groups of cities. Population is then converted to housing units by household assumptions (share of group quarters population, household size, and vacancy rates) created for each regional geography from 2018 Census data from cities averaged to regional geography.

*Table 2: Draft VISION 2050 Regional Growth Strategy regional geography shares of growth in King County*

	Population	Employment
Metro Cities	44%	46%
Core Cities	41%	45%
High Capacity Transit Communities	11%	6%
Cities and Towns	5%	3%
Urban Unincorporated	0.5%	0.1%
Rural	1%	0.3%

### *City and Potential Annexation Area Growth Target Ranges*

In the next step, regional geography allocations are translated into a range for cities and potential annexation areas using several data based factors, including existing capacity from the Urban Growth Capacity Report, number of regional growth centers, number of transit station areas, and recent growth. These factors are applied for cities relative to one another within a regional geography category, to build a potential target range for each city.

### *City and Potential Annexation Area Growth Targets*

Finally, staff representing the 39 cities and unincorporated King County are convened by their VISION 2050 Regional Geography to negotiate the set of draft growth targets. Each Regional Geography group met approximately 5 times. Groups discussed the preliminary target ranges created in the previous step, weighing the merits and relevancy of capacity, existing development, transit and transportation connections, growth rates, and other supplied data to allocate growth targets within their Regional Geography. Groups worked iteratively, collectively identifying a



baseline set of housing and employment targets from the preliminary target ranges as a starting place for negotiation, and then individually working with other jurisdictional staff and elected officials to develop a jurisdictional position on the baseline. King County staff then assembled the individual positions from jurisdictions and convened the Regional Geography groups again to collectively attempt to close any gap between the individual growth target positions and the Regional Geography growth allocation. The draft growth targets developed from this process are presented in the Countywide Planning Policies and in Table 3 below.

#### *Other Outreach and Local Engagement*

King County staff facilitating the Countywide Planning Policies and growth targets development process presented to over 15 city councils, the Sound Cities Association's Policy Issues Committee, and development industry stakeholders, from November 2020 through March 2021. Additionally, regular updates were provided at monthly King County Planning Directors meetings to maintain awareness and seek feedback on the growth targets and Countywide Planning Policies development process.

## 2019-2044 Draft Growth Targets

**Table 3: Draft King County Jurisdiction Growth Targets 2019-2044**

Table DP-1: **DRAFT** King County Jurisdiction Growth Targets 2019-2044

		Net New Units and Jobs	
Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
Metro Cities	Bellevue	27,000	54,000
	Seattle	112,000	169,500
<b>Metropolitan Cities Subtotal</b>		<b>139,000</b>	<b>223,500</b>
Core Cities	Auburn	12,000	18,420
	Bothell	5,800	9,000
	Burien	7,500	4,500
	Federal Way	11,260	20,460
	Issaquah	3,500	7,500
	Kent	10,200	30,200
	Kirkland	13,200	25,000
	Redmond	20,000	20,000
	Renton	17,000	30,000
	SeaTac	5,900	14,810
	Tukwila	6,500	15,000
<b>Core Cities Subtotal</b>		<b>112,860</b>	<b>194,890</b>
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline	1,420	1,220
	Renton PAA	1,670	370
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
<b>High Capacity Transit Communities Subtotal</b>		<b>29,932</b>	<b>25,240</b>

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		Net New Units and Jobs	
Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	700	305
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
<b>Cities and Towns Subtotal</b>		<b>16,183</b>	<b>17,468</b>
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
<b>Urban Unincorporated Subtotal</b>		<b>1,292</b>	<b>700</b>

The draft growth targets presented in Table 3 reflect King County jurisdictions' best effort to meet the countywide and Regional Geography allocations, while developing a set of targets to be used as land use assumptions in the 2024 comprehensive plan update. Table 4 compares the aggregated draft growth targets to their respective allocation control totals.

*Table 4: Comparing Draft Growth Targets to Countywide and Regional Geography Totals*

	Housing Targets	Housing Allocation Total	Difference	Job Targets	Job Allocation Total	Difference
Metro Cities	139,000	134,500	+4,500	223,500	223,500	0
Core Cities	112,900	112,900	0	194,900	222,800	-27,900
High Capacity Transit Communities	29,900	29,900	0	25,200	28,700	-3,500
Cities and Towns	16,100	14,000	+2,100	17,100	12,900	+4,200
Urban	1,300	1,300	0	700	700	0
Unincorporated						
<b>UGA total</b>	299,200	292,600	6,600	461,400	488,600	-27,200

Table 4 shows that, while Regional Geography and countywide controls were not precisely met, the pattern of growth within the Urban Growth Area reflects the VISION 2050 Regional Growth Strategy and other Multicounty Planning Policies and Actions that encourage housing capacity and growth in Metropolitan Centers (MPP-RGS-7), and the consideration of jobs housing balance in setting growth targets (RGS-Action-8). Compared to the previous 2006-2031 targets, a greater share of housing growth has been directed towards Metropolitan and Core Cities in the 2019-2044 targets.