

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

AGENDA TITLE: 2011 King County Countywide Planning Policies

PRESENTED BY: Interjurisdictional Staff Team

SUMMARY

This report provides an overview of the 2011 King County Countywide Planning Policies Final Draft, as attached. The proposed policies are ready for action by the Growth Management Planning Council (GMPC). The policies presented here were prepared by the Interjurisdictional Staff Team (IJT) with direction from GMPC and in collaboration with Puget Sound Regional Council staff; housing, economic development and public health staff; and stakeholders. The IJT has also considered broader public input throughout this update process as described in this staff report.

The policy discussion below is taken from the June 29 GMPC staff report and provides an explanation of the policy revisions made by staff to the Public Review Draft dated April 27, 2011. *Please note the staff edits made to the Housing Target Work Plan (Motion 11-1 Attachment B) as described in the report below.*

This staff report is accompanied by:

- Motion 11-1
- Motion 11-1 Attachment A: 2011 Countywide Planning Policies FINAL Draft
- Motion 11-1 Attachment B: Housing Target Work Plan
- 9/21/11 CPP Amendment Packet

Additional materials, found at www.kingcounty.gov/CPPIUpdates, include:

- 2011 Countywide Planning Policies maps
 - Urban Growth Boundary
 - Potential Annexation Areas
 - Urban Separators: North Overview

- Urban Separators: Sound Overview
- Urban Separators: Kirkland/ Willows
- PSRC- GMPC draft CPP comments, dated June 13, 2011
- CPPs, showing changes from April 27 to June 15
- Public comments

PUBLIC ENGAGEMENT

Several means of public engagement were employed throughout the CPP update process. The King County DDES website (www.kingcounty.gov/CPPUpdates) was maintained continually with update announcements, meeting materials, and contact information. The website also provided a link for public input and made available all public comments received throughout the process.

IJT staff solicited input from stakeholders and held subject-specific meetings throughout the drafting process. These meetings were attended by a broad spectrum of stakeholders, including representatives from the development community, environment community, utility districts, and community and housing organizations, among others. Further, IJT staff discussed this work program with jurisdictional staff through existing forums to ensure engagement and understanding of the CPP updates. Finally, public comment was encouraged at all GMPC meetings. These meetings were strongly attended following release of the 2011 CPP Public Review Draft.

POLICY DISCUSSION

The Final Draft of the 2011 King County Countywide Planning Policies is the culmination of two years' work by GMPC members, the public, and IJT staff. At the April GMPC meeting, staff presented the Public Review Draft for GMPC consideration. Final revisions to the Public Review Draft were made in accordance with direction from GMPC, as specified below.

Environment

One substantive revision was made to the Public Review Draft within the Environment Chapter.

Greenhouse Gas Reduction Target. Based on GMPC direction at the April 27 meeting, staff removed the reference to *meet* the statewide greenhouse gas reduction requirement in policy EN-17, which is revised from the Public Review Draft as follows:

EN-17 Establish a countywide greenhouse gas reduction target that ~~meets or~~ exceeds the statewide reduction requirement that is stated as the 2050 goals of a 50 percent reduction below 1990 levels.

Development Patterns

Four substantive revisions were made to the Public Review Draft within the Development Patterns Chapter.

Safe Routes to School. Based on GMPC direction at the April 27 meeting, staff added a new policy for local governments to use development regulations and development activity in providing safe routes to school. Policy DP-7 in the Final Draft is proposed as follows:

DP-7 Plan for development patterns that promote safe and healthy routes to and from public schools.

Compatible Land Uses Adjacent to Airports. In response to comments received from the Puget Sound Regional Council, staff added a new policy to comply with state law and VISION 2040 that addresses planning for compatible land uses adjacent to general aviation airports. Policy DP-10 in the Final Draft is proposed as follows:

DP-10 Discourage incompatible land uses from locating adjacent to general aviation airports throughout the county.

2006-2031 Jurisdiction Growth Targets 2006-2031. To account for annexation activity in Burien, Kent and Kirkland since the adoption of the 2006-2031 King County Jurisdiction Growth Targets in 2009, staff proposes the following updates to housing and job targets in Table DP-1 of the Final Draft:

<i>Table DP-1: King County Jurisdiction Growth Targets 2006-2031</i>				
	<i>Net New Units 2006-2031</i>		<i>Net New Jobs 2006-2031</i>	
	<i>Housing Target</i>	<i>Potential Annexation Area Housing Target</i>	<i>Employment Target</i>	<i>Potential Annexation Area Emp Target</i>
<i>Burien</i>	3,900 4,440		4,600 5,610	
<i>Kent</i>	7,800 9,270	1,560 90	13,200 13,280	290 210
<i>Kirkland</i>	7,200 8,570	1,370	20,200 20,850	650
<i>Core Cities Subtotal</i>	75,255		167,250	
	78,638		168,990	
<i>Potential Annexation Areas</i>	12,930 10,090		3,950 3,220	
<i>North Highline</i>	1,360 820		2,530 1,520	
<i>Urban Incorporated Subtotal</i>	15,850 12,470		10,150 8,410	

Locally Designated Centers. The Public Review Draft included two policies addressing locally designated centers. To clarify the intention of these locally designated places, staff proposes the following revision, resulting in DP-38 in the Final Draft:

~~*DP-35 Concentrate local housing and employment growth within locally designated centers.*~~

~~*DP-36 Adopt in city comprehensive plans policies that identify one or more Local Centers, such as city or town centers, neighborhood centers, transit station areas, or*~~

~~other activity nodes, that are characterized by existing and planned elements to include the following:~~

- ~~• A diversity of land uses, including commercial, residential, public facilities, and open spaces;~~
- ~~• Housing and employment densities that, while lower than most Urban Centers, are sufficient to support transit service;~~
- ~~• A range of affordable and healthy housing choices;~~
- ~~• Pedestrian and bicycle facilities that connect residential areas to commercial districts, recreation, and transit facilities;~~
- ~~• Urban design provisions that reflect the community's vision for local center development; and~~
- ~~• Parking management and other strategies that minimize trips by single-occupant vehicle, especially for commute purposes during peak hours.~~

DP-38 Identify in city comprehensive plans local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.

Housing

One substantive revision was made to the Public Review Draft within the Housing Chapter.

Affordable Housing Targets. On April 26, 2011, seven cities sent a letter to the County Executive stating concerns with the methodology for setting low-income housing targets, and requesting that staff develop a new or revised methodology that better reflects current conditions. In response, the proposed low-income targets have been amended on an interim basis in Appendix 4 of the Countywide Planning Policies. The interim targets would lower the low-income housing targets for twelve jurisdictions, and would make a corresponding increase in the targets for the other 28 jurisdictions in the county.

Staff is also proposing a work plan—as described in Attachment B to Motion 11-1—to evaluate the methodology for allocating affordable housing targets to local jurisdictions and identify alternative approaches for consideration by GMPC to replace the interim targets. ***Please note the following staff revisions made to the original work plan dated June 29:***

- Schedule change. Staff will now present an initial report to GMPC in February 2012 (amended from initial reporting in September 2011), followed by a presentation of recommendations in June and GMPC action in September 2012.
- Roles and responsibilities. The roles of the IJT staff team and the technical staff group are clarified. IJT staff will take the lead on developing alternatives and presenting recommendations to GMPC with advice from the technical staff group.
- Evaluation. IJT staff will also consider the costs of transportation in different areas of the county as a factor of housing costs (see B.3. of Motion 11-1 Attachment B).

Further, policy H-2 of the Final Draft is revised as follows:

Adopt in each jurisdiction's comprehensive plan policies and strategies that accommodate at a minimum the affordable housing targets ~~described as follows and shown below in Table H-1;~~ shown in a) and b) below. Over time, progress toward achieving targets is measured as a percentage of overall housing growth within each jurisdiction and the county as a whole.

- a. Housing affordable to moderate income households, with incomes between 50 and 80 percent of the area median household income, which is equal to 16 percent of the jurisdiction's overall housing target; and*
- b. Housing affordable to low-income and very-low income households, with incomes at or below 50 percent of area median household income, ~~which is equal to either 22 percent or 26 percent of the jurisdiction's overall housing target, as determined by the low wage jobs low cost housing indices~~ as described in Appendix 4.*

STAFF RECOMMENDATION

The Interjurisdictional Staff Team recommends adoption of the 2011 King County Countywide Planning Policies through Motion 11-1. The CPPs are found in Attachment A to the motion. Attachment B to Motion 11-1 also adopts a work plan to evaluate the methodology for allocating affordable housing targets to local jurisdictions and identify alternative approaches for consideration by the Growth Management Council to replace the interim targets.