



CHAPTER 2

URBAN COMMUNITIES

The Urban Communities chapter brings together many of the major elements that combine to make a healthy and vibrant urban community whole: ~~housing~~, culture, recreation, business centers, jobs, sustainability and human services. By merging these elements of urban life into one chapter, King County emphasizes the importance each plays as part of a livable, sustainable and equitable community. Related elements include Chapter 4: Housing and Human Services, Chapter 7: Parks, Open Space and Cultural Resources, Chapter 8: Transportation and others.

The chapter first defines the Urban Growth Area, where most growth has, will, and should continue to occur, and major land uses within it. The chapter then provides the framework to guide the development of new urban communities and redevelopment of existing communities within the unincorporated portion of the Urban Growth Area.

It is the goal of King County to work toward a model sustainable community to balance growth with natural resource protection while addressing climate change. Sustainable development creates a balance between people, economy, and environment; balancing using resources to meet current needs while ensuring future generations can benefit from equivalent resources. Sustainable development seeks to achieve this goal by addressing the impacts of the built environment in which the residents of King County live and work. To highlight the importance of sustainable development and consolidate policies applicable to both rural and urban communities, text and policies regarding sustainable development for public projects ~~have been moved to~~ can be found in Chapter ~~89~~, Section II (Facilities and Services), subpart D (Capital Facility Planning). Text and policies regarding sustainable development in the private sector have been moved to move to Chapter ~~910~~, Section V (Sustainable Development in the Private Sector).

~~Urban Land Use~~

I. Urban Communities

A critical challenge for King County and its residents is to create urban communities that provide the sense of place and the range of choices people want for a quality urban life and experience, as well as respond to the cultural and economic needs of a diverse urban communities. Urban areas need more than physical infrastructure. They also need a broad range of amenities and human services that make them attractive and safe places to work and live, while protecting ~~our~~the physical environment and maintaining the quality of life ~~we all value in our region~~. In short, they need to become and be sustained as "healthy and equitable communities." The design goals of healthy communities including making it easier for people to live healthy lives by: encouraging mixed land use and greater land density to shorten distances between housing, workplaces, transit, schools and recreation so people can choose to walk or bike more easily to them.

~~Incorporating good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic, fosters the use of non-motorized travel.~~ People are more likely to walk to their destination if the distance is less than one-half mile ("walking distance") or to bike if the distance is less than three miles ("biking distance"). Incorporating high comfort pedestrian and bicycle infrastructure for all ages and abilities, especially sidewalks and bike paths that are separated from automobile traffic, and increases the safety and frequency of bicycle, pedestrian and transit trips. Healthy communities provide opportunities for people to be physically active and socially engaged as part of their daily routine and include access to open space and parks. ~~Allowing people~~People can, if they choose, ~~to~~ age in place and remain in their community as their lifestyle changes or as they face changing physical capabilities. This contributes to a healthy community, as does ensuring access to affordable and healthy food, especially fruits and vegetables and limiting access to unhealthy substances. An integral part of a healthy community is "healthy housing," which protects residents from exposure to harmful substances and environments, and reduces the risk of injury. These goals can be achieved, in part, through implementing building practices that promote ~~indoor~~ health.

U-101 Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable, healthy housing and employment opportunities, as well as school and recreational facilities, and should be designed to protect the natural environment and significant cultural resources.

A. The Urban Growth Area

The Growth Management Act requires the county to designate an Urban Growth Area where most growth and development forecasted for King County will be accommodated. By designating an Urban Growth Area and focusing growth within it, King County and other counties in the state will:

- Limit sprawling development;
- Reduce costs by encouraging concentrated development;

- Improve the efficiency of transportation, ~~human services~~ and utilities;
- Improve equitable access to human services
- Protect the Rural Area and Natural Resource Lands;
- Enhance the preservation of open space; and
- Mitigate the impacts of climate change and adapt its effects.

The Urban Growth Area (~~UGA~~) for King County is designated on the official Land Use Map adopted with this plan. The original Countywide Planning Policies (CPP) provided the framework that the Metropolitan King County Council used when adopting the ~~UGA~~ Urban Growth Area as part of the 1994 Comprehensive Plan.¹²

The ~~UGA~~ Urban Growth Area includes all cities within the county including the Urban Growth Areas for ~~the~~ Cities in the Rural ~~City Urban Growth~~ Area, the cities' annexation areas, and land within the unincorporated part of the county characterized by urban-type growth. The ~~UGA~~ Urban Growth Area also includes the Bear Creek Urban Planned Developments east of Redmond. See Chapter 3, Rural Area and Natural Resource Lands, for additional policy guidance on growth within the ~~rural cities'~~ annexation areas of Cities in the Rural Area.

King County's total ~~UGA~~ Urban Growth Area covers 461 square miles, less than one-quarter of the county's total land area of ~~2,134~~ 2,130 square miles. Cities comprise most of the land mass of the ~~UGA~~ Urban Growth Area, at ~~404~~ 418 square miles; the unincorporated portion of the ~~UGA~~ Urban Growth Area is now about ~~57~~ 43 square miles, ~~according to the King County Annual Growth Report online~~. A general representation of the official Land Use Map is located at the end of Chapter 1.

~~RP-107~~ U-101a The Urban Growth Area is considered long-term and can only be amended consistent with the Countywide Planning Policies, and the King County Comprehensive Plan policies.

- U-102** The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential, commercial and institutional growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:
- a. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;
 - b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;

¹² As amended by Ordinance 17687.

- c. Respect topographical features that form a natural edge, such as rivers and ridge lines;
- d. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
- e. Are included within the Bear Creek Urban Planned Development sites; and
- f. Are not rural land or unincorporated agricultural or forestry lands ~~designated through the Countywide Planning Policies Plan process.~~

- U-103** **Parcels that are split by the Urban Growth Area boundary line should be reviewed for possible redesignation to either all urban or all rural taking into consideration:**
- a. Whether the parcel is split to recognize environmentally sensitive features;
 - b. The parcel's geographic features;
 - c. Whether the parcel will be added to an adjoining city's Potential Annexation Area; and
 - d. The requirements of interlocal agreements, or the requirements of King County plans.

Some cities that border the Urban Growth Area operate parks in the Rural Area. These parks may have been acquired by the city through a direct purchase or through a transfer agreement with King County. Cities can continue to operate parks in the Rural Area consistent with rural development standards. In specific circumstances, cities can request that these parks be redesignated to urban to allow future annexation by the city.

- U-104** **Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in a form satisfactory to the King County Council for park purposes and:**
- a. The property is no more than 30 acres in size and was acquired by the city prior to 1994;
 - b. The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or
 - c. The property is or was formerly a King County park and is being or has been transferred to a city.

- U-105** **Existing or proposed churches in the Rural Area may be included within the Urban Growth Area when all of the following criteria are met:**
- a. The church property must have an interior lot line as defined by 21A.06.730 that is adjacent to the original Urban Growth Area boundary as established by the 1994 King County Comprehensive Plan, excluding the ~~Rural City~~

- Urban Growth Areas of Cities in the Rural Area and excluding ~~UGA~~Urban Growth Area boundaries established through the Four-to-One Program;
- b. The church property shall not be adjacent to an Agricultural Production District or the Forest Production District;
 - c. Sewer service is required once the property is included in the ~~UGA~~Urban Growth Area;
 - d. Direct vehicular access to a principal arterial road is required; and
 - e. The church property shall be included in the Potential Annexation Area of the appropriate city at the same time it is included in the ~~UGA~~Urban Growth Area.

1. Growth in Urban Centers and the Promotion of Public Health for All

The Multicounty and Countywide Planning Policies guide the development of urban centers, which are principally located in cities, and should accommodate concentrations of housing and employment. Focusing growth into centers helps achieve the goals of a sustainable and equitable community. However, in its unincorporated urban area, King County has a small number of smaller-scale urban centers, which includes an unincorporated activity center, community business centers and neighborhood business centers. These are represented on the Urban Centers map at the end of this chapter.

Focusing development in urban areas can have a positive effect on public health while also addressing climate change. The percentage of King County residents who are overweight or obese has risen rapidly since the late 1980s. With obesity comes increased risk for diabetes, hypertension and heart disease. Evidence suggests one major reason for rising obesity is the lack of physical activity. Growth patterns in suburban areas, which discourage active transportation modes such as walking and bicycling and promote a reliance on private auto use, have contributed to this public health problem. ~~To help combat this obesity crisis, healthy communities, which~~ Communities that feature a variety of land uses, access to healthy and affordable foods, higher housing density, sidewalks, bicycle infrastructure, and street connections to nearby services, ~~encourage physical activity such as walking and bicycling~~ promote health and quality of life. Tobacco remains the leading cause of death for King County residents. Zoning regulations can be used to reduce concentrated exposure to alcohol, tobacco and marijuana by regulating the number of outlets that can sell these products and advertising that is in view of the general public. Tobacco use also creates environmental tobacco smoke, which contains more than 4,000 substances and has been classified by the Environmental Protection Agency as a Group A carcinogen. Tobacco-free area policies reduce this hazard.

While creating communities that have a positive effect on public health, ~~we are~~ the county is also creating communities that will have a positive effect on climate change. When people replace their auto trips with transit, walking or biking, they are improving their health and reducing their carbon footprint at the same time. Communities that have integrated street networks, a mix of uses, and residential densities supportive of public

transportation can reduce vehicle miles traveled because auto trips are being replaced with more walking, biking and transit use.

- U-106** Most population and employment growth should locate in the contiguous Urban Growth Area in western King County, especially in cities and their Potential Annexation Areas. Cities in the ~~Rural~~ Area should accommodate growth in accordance with adopted growth targets.
- U-107** King County should support land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, supporting access to healthy retail foods, and adding pedestrian and bicycle ~~linkages~~ facilities and connections.
- U-108** King County should support the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities; improving access to these services helps address social and economic needs of all residents, including disadvantaged communities. Strategies may include exploring opportunities for joint development or transit-oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.
- U-109** King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance. Facilities serving urban development such as new schools, institutions and commercial development, shall be located in within the Urban Growth Area.
- U-110** King County shall work with cities, especially those designated as Urban Centers, in collaborative efforts that result in transfers of development rights from the Rural Area and from Natural Resource Lands.

- U-111 Development standards for urban ~~areas~~ centers should emphasize ways to allow maximum permitted densities and uses of urban land while not compromising the function of critical environmental areas. Mitigating measures should serve multiple purposes, such as drainage control, groundwater recharge, stream protection, air quality improvement, open space preservation, cultural and historic resource protection and landscaping preservation. When technically feasible, standards should be simple and measurable, so they can be implemented without lengthy review processes.**

While there are many benefits of focusing growth into centers, one ~~An~~ impact of climate change is a greater likelihood that the frequency of hazardous heat islands in urban areas will increase. The term “heat island” refers to urban air and surface temperatures that are higher than the nearby Rural Areas and Natural Resource Lands. Heat islands form as cities replace natural land cover with pavement, buildings, and other infrastructure. The heat island effect can be reduced by requiring cool roofs, cool pavements, tree canopy and other vegetation. These tools are discussed in King County's Green Building Handbook.

- U-112 King County will work with cities, residents, and developers to design communities and development projects that employ techniques that reduce heat ~~absorption~~ islands throughout the community and the region.**

King County is successfully promoting and supporting policies and programs that focus on the health of students at school. However, the school environment is only one aspect of the overall health of the student. The environment surrounding a school and the routes a typical student travels to school or nearby school-related destinations also must be considered, including managing density of retail uses that primarily sell alcohol, tobacco and marijuana, and low-nutrition products; enhancing green space sites; creating safe areas to walk and bicycle to school; providing for transit and related facilities; and, reducing exposure to environmental toxins and other types of unsafe environments

- U-113 King County ~~should~~ shall promote children’s health by encouraging and supporting land uses in the environment surrounding a school and on travel routes to schools that complement and strengthen other formal programs, such as Safe Routes to School.**

2. Urban Growth Area Targets

The ~~Countywide Planning Policies (CPPs)~~ Growth Management Act requires the county and its cities to plan for future housing and employment growth target ranges for each jurisdiction. In 1994, the Growth Management Planning Council adopted household and job targets for each jurisdiction to distribute the expected growth in the Countywide Planning Policies.

Growth target ranges represent regional agreement on jurisdictions' policy choices regarding the amount of growth they intend to accommodate. King County and its cities have also developed targets for employment to foster a local balance between population and employment. The countywide and unincorporated King County's housing growth target and employment targets are contained in the ~~CPPs~~Countywide Planning Policies. In 2008, VISION 2040 was adopted and established a Regional Growth Strategy that provides guidance to countywide target setting; the Regional Growth Strategy built upon King County's target setting process and now requires the establishment of housing and employment targets.

In November 2009, consistent with the new guidance found in VISION 2040, a new set of housing and job growth targets were established to guide growth for the period 2006-2031. Each urban jurisdiction including unincorporated King County was assigned a growth target based on land capacity and other factors. The complete table of city growth targets approved in December 2010, and updated for annexations through 2012, is included in this chapter to provide the regional context for the unincorporated area targets.

U-114 Land use policies and regulations shall accommodate a growth target of approximately 12,470 housing units and approximately ~~9,068~~4,410 jobs by 2031, established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.

U-115 King County shall provide adequate land capacity for residential, commercial, industrial and other non-residential growth in the urban unincorporated area. ~~±~~ As required under the Growth Management Act, this land capacity shall be calculated on a countywide basis and shall include both redevelopment opportunities as well as opportunities for development on vacant lands.¹³

U-116 King County shall use housing and employment targets to implement the comprehensive plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.

U-117 (Moved to RP-105)

~~The following table, "King County Growth Targets Update", establishes a breakdown by jurisdiction and subarea of the new King County household targets for the Urban Growth Area. The targets in this table reflect annexations and incorporations that have occurred since the adoption of this plan in 1994, up through annexations in 2010 and 2011. The following Figure: King County Growth Targets Update (2006-2031), portrays housing and job growth targets for each jurisdiction, has been updated to reflect annexations that~~

¹³ As amended by Ordinance 17687.

occurred between 2010 and 2012 in the cities of Burien, Kent and Kirkland. These cities annexed large areas of unincorporated King County, shifting those areas' Potential Annexation Area (PAA) targets into the respective cities. That adjustment of Potential Annexation Area targets into cities was acknowledged by the Growth Management Planning Council, adopted by the County Council, and ratified by the cities in 2012-2013. The time horizon remains 2006-2031, and the targets for all other jurisdictions remain the same. The table further provides guidance, in the Potential Annexation Area PAA columns, for transfer of portions of growth targets into cities when annexation takes place in the future. Although they may be refined through future planning with affected communities and adjacent cities, these ranges are intended to be used as a guide for future planning of land uses and decisions on services and infrastructure.

Figure: King County Growth Targets Update (2006-2031)*

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Metropolitan Cities				
Bellevue	17,000	290	53,000	
Seattle	86,000		146,700	
Total	103,000		199,700	
Core Cities				
Auburn	9,620		19,350	--
Bothell	3,000	810	4,800	200
Burien	3,000 4,440		4,600 5,610	
Federal Way	8,100	2,390	12,300	290
Kent	7,900 9,270	1,660 90	13,200 13,280	200 210
Kirkland	7,200 8,570	1,370 0	20,200 20,850	650 0
Redmond	10,200	640	23,000	
Renton	14,835	3,895	29,000	470
SeaTac	5,800		25,300	
Tukwila	4,800	50	15,500	2,050
Total	75,255 78,635		167,250 168,990	
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290	20,000	
Kenmore	3,500		3,000	
Maple Valley**	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,000	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Total	28,050		42,800	

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Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Small Cities				
Algona	190		210	
Beaux Arts	3		3	
Black Diamond	1,900		1,050	
Carnation	330		370	
Clyde Hill	10		--	
Covington	1,470		1,320	
Duvall	1,140		840	
Enumclaw	1,425		735	
Hunts Point	1		--	
Lake Forest Park	475		210	
Medina	19		--	
Milton	50	90	160	
Newcastle	1,200		735	
Normandy Park	120		65	
North Bend	665		1,050	
Pacific	285	135	370	
Skykomish	10		--	
Snoqualmie	1,615		1,050	
Yarrow Point	14		--	
Total	10,922		8,168	
Urban Unincorporated				
Potential Annexation Areas	12,930 10,090		3,050 3,220	
North Highline	4,360 820		2,530 1,520	
Bear Creek Urban Planned Dev	910		3,580	
Unclaimed Urban Unincorp.	650		90	
Total	45,850 12,470		40,150 8,410	
King County UGA Total	233,077		428,068	

* King County Growth Management Planning Council, adopted October 2009 and ratified by cities in 2010.

Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through ~~2008~~ 2012.

** Target for Maple Valley PAA is contingent on approval of city-county joint plan for Summit Place.

B. Residential Land Use

Housing is the major use of urban land in King County, occupying well over half of the county's developed land area. This plan supports the creation of a full range of housing choices for county residents.

U-118 **New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area should have a variety of housing types and prices, including mobile home parks, multifamily development, townhouses and small-lot, single-family development.**

1. Residential Densities

The density of eight homes per acre expressed below is a long-term goal and would be an average density of single-family and multifamily developments. Single-family homes will continue to account for most of the land area used for new development in the county. This plan proposes ways to develop single-family homes and densities so that urban land is used more efficiently, homes are more affordable, more housing choices are available and densities are adequate to support effective and efficient transit services. Housing at higher densities can promote public health by creating urban communities that support public transportation and nearby services and thereby increase opportunities for walking or biking.

U-119 **King County shall seek to achieve through future planning efforts including collaborative efforts with cities, over the next twenty years, an average zoning density of at least eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.**

U-120 **King County should ~~apply limit the application of~~ the urban residential, low land use designation in limited circumstances in the unincorporated urban areas in order to protect: floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and the link these environmental features have to a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.**

U-121 New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices. Multifamily housing in ~~the Urban Growth Area~~ unincorporated urban areas should be sited as follows:

- a. In or next to unincorporated activity centers or next to community or neighborhood business centers;
- b. In mixed-use developments in centers and activity areas; and
- c. On small, scattered parcels integrated into existing urban residential areas. ~~New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices.~~ Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.

U-122 Land zoned for multifamily uses should be allowed to be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.

U-122a King County should explore zoning provisions and tools that increase housing density and affordable housing opportunities near business corridors and frequent transit, including up-zoning and form-based code.

2. Minimum Density

In accordance with Countywide Planning Policy, King County has included a minimum density requirement in its zoning regulations for all new urban residential development with a zoned density of four or more homes per acre.

U-123 King County should apply minimum density requirements to all urban residential zones of four or more homes per acre, except under limited circumstances such as the:

- a. Presence of significant physical constraints such as those noted in policy U-120, or
- b. Implementation of standards applied to a property through a property-specific development condition, special district overlay, or subarea plan.

3. Increases of Zoning Density

While King County supports higher densities in the unincorporated urban areas, increased densities that would be incompatible with existing neighborhoods or cause significant impacts on roads, services and the environment are discouraged. The following policies will guide decisions on application of densities and proposed rezones.

- U-124 Requests for increases in density of unincorporated urban residential property zoned for one dwelling unit per acre shall be considered unless the property meets the criteria low land use designation in set forth in Policy U-120.
- U-125 King County should support proposed zoning changes to increase density within the Unincorporated Urban Area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:
- a. The development will be compatible with the character and scale of the surrounding neighborhood;
 - b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet ~~GMA~~Growth Management Act concurrency requirements, including King County transportation concurrency standards;
 - c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas, either on site or in the vicinity of the proposed development;
 - d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; or
 - e. The development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities.
- U-126 King County, when evaluating rezone requests for increases in density, shall ~~work with~~ notify the city whose PAA includes the property under review; if a pre-annexation agreement exist, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.

As part of its voluntary program with the Federal Aviation Administration (FAA) to reduce aircraft noise inside ~~single family~~ residences surrounding the King County International Airport, the County completed a ~~study of noise levels resulting from airport use~~ Federal Aviation Administration Part 150 Noise and Land Use Compatibility Study. As part of ~~that the~~ study, noise contours were developed and plotted as part of a Noise Mitigation Boundary. ~~Over the course of several years and with available FAA funding, the County will oversee a program to sound-insulate homes within the various identified contours, with the homes located in the highest noise contour first~~ Over the past seven years and with available Federal Aviation Administration funding, the

County completed a residential sound mitigation program within the Noise Mitigation Boundary. The program provided a variety of noise mitigation components, including insulation, windows, and ventilation to 609 homes surrounding the airport. The program was completed in 2015.

U-127 King County shall not support requests for residential density increases or conversion of non-residential property to residential uses on lands located within the outer boundaries of the Federal Aviation Administration approved Noise Mitigation Boundary as identified by Seattle-Tacoma International Airport and King County International Airport.

Development in the Unincorporated Urban Growth Area at a greater density than permitted by the minimum zoning density, but equal to or less than the maximum zoning density allowed under the Residential Density Incentive (RDI) Program, will be allowed in exchange for public amenities such as low-income housing, preservation of designated historic features or extra energy conservation measures, or through the transfer of development rights from other parts of the county.

U-128 Density incentives should encourage private developers to: provide ~~innovative~~ affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program; locate development close to transit; participate in historic preservation; and include energy conservation measures exceeding state requirements.

4. Mixed-Use ~~Used~~ Development

Mixed-use development combines higher density residential units with retail or office uses in the same building or within an integrated development on the same lot. Quality mixed-use developments can provide convenient shopping and services to both residents of the development and those who live nearby. They can help to build a sense of community, as neighboring merchants and residents get to know each other. Mixed-use is traditional in older downtowns and commercial areas, where offices and retail typically occupy the first floor and residences are upstairs. Mixed-use developments can promote public health and help provide mitigation for climate change by providing opportunities for people to walk or bicycle to retail shopping, such as grocery stores with fresh fruits and vegetables and locally produced value-added food products, such as cheese, meats, and preserves. ~~It provides an opportunity to support disadvantaged communities by clustering~~ and public services. If people can replace some of their driving trips with walking, biking or transit, then vehicle miles traveled will decrease. Further, by placing shopping and services close to where people live, even if some of the trips are made by auto they will be shorter than if the uses had been separated.

- U-129 King County supports mixed-use developments in community and neighborhood business centers, the White Center Unincorporated Activity Center, and in areas designated commercial outside of centers.
- U-130 Design features of mixed-use developments should include the following:
- a. Integration of the retail and/or office uses and residential units within the same building or on the same parcel;
 - b. ~~Quality and appropriate~~ ground level spaces built to accommodate retail and office uses;
 - c. Off-street parking behind or to the side of the buildings, or enclosed within buildings; and
 - d. Opportunities to have safe, accessible pedestrian connections and bicycle facilities within the development and to adjacent residential developments.
- U-131 In a mixed-use development where residential and nonresidential uses are proposed in separate structures and the residential uses are proposed to be constructed prior to the nonresidential uses, ~~the initial permitting and development reviews~~ of the development should be through a process that ensures an integrated design.
- U-132 In a mixed-use development, incentives such as increases in residential density or floor area ratio should be used to encourage the inclusion of well-designed and accessible public gathering spaces in the site design.
- U-132a King County shall allow and support the development of innovative community gardens and urban agriculture throughout the public realm of residential areas and commercial areas.
- U-132b King County shall allow and support mixed-use “food innovation districts”, a district of food-related activities such as food retail, processing, distribution, business incubation and urban agriculture.

5. Urban Residential Neighborhood Design and Infill/Redevelopment

King County ~~unincorporated urban areas should be designed so that residents enjoy them~~ ~~can enjoy their urban neighborhoods~~ both for their unique character and for the amenities they provide. These areas, through local subarea planning processes and permitting and design standards, should support development that is of the same quality as adjacent cities.

The high level of amenities and development include ~~Outdoor spaces need to be that are~~ usable, attractive, comfortable, and enjoyable. The design of urban streets, including features such as parking strips, street trees, alleys and off-street parking all contribute to the character of urban neighborhoods. Careful site planning can

incorporate neighborhood features, contribute to aesthetic value, minimize site disturbance, conserve energy and, in some cases, reduce development costs. Neighborhood shopping, grocery stores with fresh fruits and vegetables, libraries, larger parks, ~~high~~ schools and public golf courses are examples of uses that provide amenities for nearby residents. Small retail establishments integrated into residential development (e.g., a laundromat) can provide convenient services and help residents reduce automobile trips. Urban areas that are interesting and safe for pedestrians and bicyclists, and that provide many necessary services close to residential developments, can promote public health by increasing opportunities for physical activity during ~~a normal day's~~ daily activities.

- U-133** **King County encourages innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive and program strategies could be considered, including:**
- a. Special development standards for infill sites;**
 - b. Assembly and resale of sites to providers of affordable and healthy housing;**
 - c. Impact mitigation fee structures that favor infill developments;**
 - d. Greater regulatory flexibility in allowing standards to be met using innovative techniques; ~~and~~**
 - e. Coordination with incentive programs of cities affiliated to annex the area;**
and
 - f. Joint public/private loan guarantee pools.**
- U-134** **Single-family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:**
- a. Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and**
 - b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per acre in the net buildable area.**
- U-135** **Urban residential neighborhood design should preserve historic structures and natural ~~characteristics-features~~ and neighborhood identity, while providing privacy, community space, and safety and mobility for pedestrians and bicyclists of all ages and abilities.**
- U-136** **Site planning tools, such as clustering, shall be permitted in order to allow preservation or utilization of unique natural features within a development.**
- U-137** **New urban residential developments should provide recreational space, community facilities and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity and ensure access to transit facilities where they exist or are planned.**

U-138 **Residential developments should provide a variety of housing types and lot patterns through lot clustering, flexible setback requirements and mixed attached and detached housing.**

U-139 **Nonresidential uses, such as schools, religious facilities, libraries and small-scale retail and personal services, should be integrated into urban residential neighborhoods to create viable neighborhoods with reduced dependence on the automobile. These uses should be sited, designed and scaled to be compatible with existing residential character and should provide convenient and safe walking and bicycling connections to neighboring residences.**

U-139a **King County shall support policy and system changes that increase access to healthy foods in neighborhoods.**

U-139b **King County shall allow the creation of local improvement districts, such as public realm landscaping and maintenance assessment districts in residential neighborhoods, and shall create a process for establishing such districts.**

Multifamily residential development is important to King County's housing supply because it uses land and energy efficiently and provides opportunities for affordable rental and ownership housing. Multifamily development is defined as one building that contains two or more separate dwelling units. Multifamily developments can be apartments, duplexes, ~~or townhouses,~~ or other innovative housing types.

U-140 **Multifamily residential development should provide common and private open space; variation in facades and other building design features that may include varying window treatments, building colors and materials; and light fixtures that will give a residential scale and identity to multifamily development.**

Generally, larger parcels of buildable vacant land in the Urban Growth Area have been preferred for development. Development of these large parcels, especially for attached units at higher densities, often provoked concerns about compatibility due to their scale and design.

As larger vacant lots become increasingly scarce, attention will turn more and more towards smaller vacant lots often located within built neighborhoods (i.e., infill) and to redevelopment. Residential development proposals on small lots and redevelopment often can be an unobtrusive and desirable means of increasing density and affordable housing within existing neighborhoods. Infill development and redevelopment are necessary to achieve growth management objectives such as maximizing the efficient use of land and increasing the variety of housing choices and prices.

- U-141 King County should support infill and redevelopment proposals in unincorporated urban areas that serve to improve the overall character of existing communities or neighborhoods. New development should consider the scale and character of existing buildings.

6. Residential Site Improvement Standards and Public Services

The following policies govern King County land use regulations and functional plans that contain improvement standards for the review of proposed rezones, residential subdivisions, short subdivisions, multifamily buildings and construction permits.

- U-142 Residential developments within the Unincorporated Urban Growth Area, including mobile home parks, shall provide the following improvements:
- a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;
 - b. Adequate parking and consideration of access to transit activity centers and transit corridors;
 - c. Street lighting and street trees;
 - d. Stormwater treatment and control;
 - e. Public water supply;
 - f. Public sewers; and
 - g. Landscaping around the perimeter and parking areas of multifamily developments.

To create sustainable neighborhoods, the design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the neighboring cities.

- U-143 Common facilities such as recreation space, internal walkways that provide convenient and safe inter- and intra-connectivity, roads, parking (including secure bicycle parking), and solid waste and recycling areas with appropriate levels of landscaping should be included in multifamily developments. Common facilities should include smoke-free areas to avoid exposure to environmental tobacco.

Neighborhood recreation space and parks are important amenities for residents. The higher the density, the more essential such amenities become to a desirable living environment. If the site of a proposed development is large enough, a park site dedication or private park site can be required as a condition of a rezone, subdivision or site plan approval.

- U-144** Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.
- U-145** Recreation spaces located within a residential development, except those for elderly or other special needs populations, shall include a child's play area that meets recommended national standards.
- U-146** Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, bicycle racks, trails and picnic tables.

C. Commercial Land Use

The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities and in urban centers, which are areas of concentrated employment and housing. The designated urban centers are to accommodate 15,000 jobs within a one-half-mile radius of a major transit stop, an average employment density of 50 jobs per gross acre and an average of 15 housing units per gross acre. All of the urban centers are designated by the Puget Sound Regional Council as Regional Growth Centers and all are located in cities.

In addition to the urban centers, cities and unincorporated urban King County have existing intensive industrial, commercial and residential areas that will continue to grow and provide employment, services, shopping and housing opportunities, but not at the same level as urban centers. Three categories of centers are established for urban unincorporated areas of King County. Higher density, more-concentrated developed industrial and commercial areas are classified as unincorporated activity centers and are intended to be the primary location for this type of commercial development. Midrange centers are called community business centers and smaller, local centers are called neighborhood business centers. The locations of these centers are shown on the Urban Centers map at the end of this chapter. This plan also recognizes existing commercial and industrial development that is outside of unincorporated activity centers, community business centers and neighborhood business centers.

- U-147** **Business/office park developments should be located in or adjacent to an unincorporated activity center. They may serve as a transition between office/retail areas and residential areas. They should be designed to take advantage of on-site or nearby structured parking and/or bus service and passenger facilities should be compatible with the objective of higher employment densities.**
- U-148** **New commercial and office development shall locate in designated unincorporated activity centers, community and neighborhood business centers, and in areas designated commercial outside of centers.**

Warehouse-style retail businesses, large retail complexes, stadiums, large churches and colleges are examples of land uses that serve as destinations from throughout the region. Such uses require a full range of urban services including transit, substantial parking, and access to arterials and freeways, and therefore should locate in the urban area, preferably in cities, where these services are available. In addition, these land uses have traffic and impervious surface impacts that are inappropriate for the Rural Area and Natural Resource Lands.

U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institutions of higher education should locate in the Urban Growth Area.

1. Unincorporated Activity Centers

Unincorporated activity centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated unincorporated activity center, as other such centers are now parts of cities. The *White Center Community Action Plan* establishes the size and mix of uses allowed in the White Center Unincorporated Activity Center.

U-150 Unincorporated activity centers in urban areas should provide employment, housing, shopping, services and leisure-time amenities to meet the needs of the ~~regional~~ local economy. The mix of uses may include:

- a. Health, human service and public safety facilities;**
- b. Retail stores and services;**
- c. Professional offices;**
- d. Business/office parks;**
- e. Multifamily housing and mixed-use developments;**
- f. Heavy commercial and industrial uses, when there is direct freeway or rail access;**
- g. Light manufacturing;**
- h. Parks and open space; and**
- i. Farmers' Markets.**

U-151 Within unincorporated activity centers, the following zoning is appropriate: Urban Residential, with a density of twelve to forty-eight dwelling units per acre; Community Business; Neighborhood Business; Office and Industrial.

U-152 King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process that should address:

- a. The relationship of the entire center to its surrounding uses including adjacent cities;**
- b. Availability of supporting public services;**

- c. The function of the center to other centers in the sub-region;
- d. The need for additional commercial and industrial development;
- e. The size and boundaries of the center; and
- f. Zoning.

U-153 The size, uses and boundaries of unincorporated activity centers should be consistent with the following criteria:

- a. More than forty acres in size, excluding land needed for surface water management or protection of environmentally critical areas;
- b. Retail space based on the amount of residential development planned for the surrounding area to provide for community and ~~regional~~local shopping needs; and
- c. Retail space should not exceed sixty acres and 600,000 square feet unless it is served by direct freeway access by a principal or minor arterial and is well served by transit.

U-154 Design features of unincorporated activity centers should include the following:

- a. Safe and attractive walkways and bicycle ~~lane~~facilities for all ages and abilities with access to each major destination including schools, community centers and commercial areas;
- b. Buildings close to sidewalks to promote walking and access to transit;
- c. Compact design with close grouping of compatible uses;
- d. Off-street parking in multistory structures located to the side or rear of buildings or underground;
- e. Public art;
- f. Public spaces, such as plazas and building atriums;
- g. Retention of attractive natural features, historic buildings and established character;
- h. Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping and traffic control;
- i. Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks and parking areas from the view of adjacent uses and from arterials; and
- j. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center.

U-155 Development within the designated White Center Unincorporated Activity Center, as shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White Center Community Action Plan.

- U-156** **The White Center Community Action Plan establishes the following zoning as appropriate within the White Center Unincorporated Activity Center: Urban Residential, with a density of twelve to forty-eight dwelling units per acre, Neighborhood Business, Community Business, Office and Industrial.**
- U-157** **In the White Center Unincorporated Activity Center, existing Industrial uses should be zoned and regulated to preserve their use into the future. Conversion of industrial properties to other uses shall be strictly limited.**

White Center was selected as one of three case study areas for ~~further~~ study as part of the King County Land Use Transportation Air Quality and Health project, ~~also now~~ known as HealthScape. Information from the study showed the types of changes in the urban form of the area and in the transportation system that can lead to an increase in public health. These results have been used to guide development in the White Center area and to prioritize capital expenditures such as the construction of the 98th Street Connector, which is a pedestrian walkway between Greenbridge and the commercial area of White Center.

- U-158** **In the White Center Unincorporated Activity Center, new major residential developments should include low-impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle facilities for all ages and abilities with access to commercial areas, schools, and community facilities; trails; and pocket parks.**

2. Community Business Centers

Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by motor vehicles or public transportation, walking or bicycling. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access. As shown on the Urban Centers map at the end of this chapter, these centers include Fairwood, Roxhill, Skyway and Top Hat.

- U-159** **Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:**
- a. Retail stores and services;**
 - b. Professional offices;**
 - c. Community and human services;**
 - d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and**

- e. Stands or small outlets that offer fresh and affordable fruit and produce and locally produced value-added food products.

U-160 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea planning process. Redevelopment and infill development of existing community business centers is encouraged.

U-161 Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.

U-162 The specific size and boundaries of community business centers should be consistent with the criteria listed below.

- a. More than ten acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas;
- b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;
- c. Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and
- d. Must be located at the intersection of two principal or minor arterials.

U-163 Design features of community business centers should include the following:

- a. Safe and attractive walkways and bicycle ~~lanes~~ facilities including secure bicycle parking;
- b. Close grouping of stores;
- c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
- d. Public art;
- e. Retention of attractive natural features, historic buildings and established character;
- f. Landscaping, which may include planters and street trees;
- g. Appropriate signage;
- h. Public seating areas; and
- i. Architectural features that provide variation between buildings or contiguous storefronts.

3. Neighborhood Business Centers

Neighborhood business centers are shopping areas offering convenience goods and services to local residents. Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian and bicycle access. As shown on the Urban Centers map at the end of this chapter, King County has eight of these centers, including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave., 64th Ave. S, Rainier Ave. S./S. 114th St., S. 117th St., Spider Lake, and Unincorporated South Park.

U-164 **Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:**

- a. **Retail stores and services;**
- b. **Professional offices;**
- c. **Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities are appropriate when the center is a walkable community, convenient to a principal arterial or well-served by transit; and**
- d. **Farmers' Markets.**

U-165 **Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers shall only be permitted through a subarea planning process. Redevelopment and infill development of existing neighborhood business centers is encouraged.**

U-166 **Within neighborhood business centers, the following zoning is appropriate: Neighborhood Business and Office.**

U-167 **The specific size and boundaries of neighborhood business centers should be consistent with the criteria listed below.**

- a. **Ten acres or less in size, excluding land needed for surface water management or protection of environmentally sensitive features;**
- b. **Designed to provide convenience shopping for a market population of 8,000 to 15,000 people;**
- c. **Located within walking distance of transit corridors or transit activity centers; and**
- d. **Located one to three miles from another neighborhood business center.**

- U-168** Design features of neighborhood business centers should include the following:
- a. Safe and attractive walkways and bicycle facilities including secure bicycle parking;
 - b. Close grouping of stores;
 - c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
 - d. Public art;
 - e. Retention of attractive natural features, historic buildings or established character;
 - f. Landscaping, which may include planters and street trees;
 - g. Appropriate signage;
 - h. Public seating areas; and
 - i. Architectural features that provide variation between buildings or contiguous storefronts.

4. Commercial Development Outside of Centers

The Commercial Outside of Center (CO) Land Use designation recognizes commercial uses predating the adoption of the county's first ~~CMA~~Growth Management Act-mandated comprehensive plan. These isolated unincorporated urban areas were and remain located outside a designated urban center (unincorporated activity center, community business center or neighborhood business center). The CO designation is also appropriate as a transitional designation within certain potential annexation areas. In these areas, the county will utilize the memorandum of understanding and applicable comprehensive plan policies to determine the appropriate zoning to implement this transitional designation.

- U-169** Stand-alone commercial developments legally established outside designated centers in the Unincorporated ~~Urban Growth~~ Area may be recognized with the CO designation and appropriate commercial zoning, including any identified potential zoning classification. An action to implement a potential zoning classification shall not require a detailed subarea plan, if the current CO designation is to remain unchanged. When more detailed subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the comprehensive plan.

- U-170** The CO designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the county for areas with a mix of urban uses and zoning in order to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential

uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea planning process with the city is completed.

5. Commercial Site Improvement Standards and Public Services

The following policy governs King County land use regulations and functional plans that contain improvement standards for the review of proposed rezones and commercial construction permits.

- U-171** **Commercial, retail and industrial developments in the Unincorporated Urban Area should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and safety. Commercial and industrial developments shall provide the following improvements:**
- a. **Paved streets;**
 - b. **Sidewalks and bicycle ~~lanes~~ facilities for all ages and abilities in commercial and retail areas;**
 - c. **Adequate parking for employees and business users including secure bicycle parking;**
 - d. **Landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance;**
 - e. **Adequate stormwater control, including curbs, gutters and stormwater retention facilities;**
 - f. **Public water supply;**
 - g. **Public sewers; and**
 - h. **Controlled traffic access to arterials and intersections.**

To create sustainable neighborhoods, the design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the neighboring cities.

- U-143** **Common facilities such as shared streets, walkways, waste disposal and recycling facilities with appropriate levels of landscaping should be included in commercial developments.**

6. Industrial Development

Maintaining a strong industrial land supply is an important factor in maintaining the county's economic base and providing family-wage jobs. The following policies assure that industrial development is supported and is also compatible with adjacent land uses while providing appropriate services for employees. In addition, King County is committed to helping return contaminated sites to productive use.

- U-172 Within the ~~UCA~~Urban Unincorporated Areas, but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.
- U-173 Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.
- U-174 Small amounts of retail and service uses in industrial areas may be allowed for convenience to employees and users.
- U-175 King County, in collaboration with cities and the development community, should create and fund a process to clean up and reclaim polluted industrial areas in order to expand the land available for industrial development.

D. Urban Planned Developments and Fully Contained Communities

The Growth Management Act allows, w~~W~~ithin the designated ~~UCA~~Urban Growth Area, development of large land ownerships that may offer the public and the property owner opportunities to realize mutual benefits when such development is coordinated through the review process as an Urban Planned Development (UPD). Possible public benefits include greater preservation of public open space, proponent contributions to major capital improvement needs, diversity in housing types and affordability, and the establishment of the specific range and intensity of uses for the entire Urban Planned Development. A property owner and the public could benefit from the efficiency of combined hearings and land use decision making, as well as the establishment of comprehensive and consistently applied project-wide mitigations guiding the review of subsequent land use approvals.

- U-176 Sites for potential new Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two Urban Planned Developments ~~UPD~~-areas have been designated by the county: the Bear Creek Urban Planned Development~~UPD~~-area, comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned Development~~UPD~~, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge) Urban Planned Development~~UPD~~, and the ~~proposed~~ Redmond Ridge East Urban Planned Development~~UPD~~; and Cougar Mountain Village Urban Planned Development~~UPD~~. Future Urban Planned Development~~UPD~~-sites in the Urban Growth Area shall be designated through a subarea planning process, or through a comprehensive plan amendment initiated by the property owner.

- U-177 The creation of Urban Planned Developments is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design, as well as providing for public benefits that shall include:**
- a. Open space and critical areas protection;**
 - b. Diversity in housing types and affordability;**
 - c. Quality site design; and**
 - d. Transit and nonmotorized transportation opportunities.**

The Bear Creek ~~Urban Planned Development~~~~UPD~~ area was first designated for urban development in 1989 in the Bear Creek Community Plan. The urban designation of this area under the ~~GMA~~Growth Management Act was established in the Countywide Planning Policies in 1992 and affirmed in 1994. The Bear Creek ~~Urban Planned Development~~~~UPD~~ area was included in the Urban Growth Area designated in the 1994 King County Comprehensive Plan. Since the adoption of the 1994 Comprehensive Plan, both Redmond Ridge and Trilogy have been approved as Urban Planned Developments and King County has entered into development agreements governing the development of these sites. The legality of these development approvals was challenged and these legal challenges have been rejected. Therefore, these sites will be, and are being, developed at urban densities.

Through the adoption of the King County Comprehensive Plan 2000 Update, King County reaffirmed its urban designation of the Bear Creek ~~Urban Planned Development~~~~UPD~~ area. In addition to the reasons that led the county (and the region) to originally include this area within the county's ~~UGA~~Urban Growth Area, when the county adopted the 2000 update, it noted that: two sites within this area had been approved for urban development after the adoption of the original ~~GMA~~Growth Management Act comprehensive plan; significant infrastructure improvements had been made at these sites; and the ultimate development of these sites was proceeding in accordance with issued permit approvals. The existence of these urban improvements further supported a conclusion that this area is characterized by urban growth within the meaning of the ~~GMA~~Growth Management Act and was therefore appropriately included within the county's ~~UGA~~Urban Growth Area.

Since the county considered and adopted the 2000 update, significant development within the Bear Creek ~~Urban Planned Development~~~~UPD~~ area has taken place. The ~~Urban Planned Development~~~~UPD~~ permits approved by the county required the construction of infrastructure needed to support urban development of the Bear Creek ~~Urban Planned Development~~~~UPD~~ area. Those infrastructure improvements have now been completed or are under construction. This includes sanitary sewer trunk lines and pump stations; water trunk lines, pump stations, and storage facilities; stormwater collection, detention, treatment and discharge facilities; other utilities; a park and open space system linked by trails; and required road improvements. In addition, King County has granted final plat approval for lots for more than 2,100 of the dwelling units approved by the Redmond Ridge and Trilogy ~~Urban Planned Development~~~~UPD~~ permits and more than 1,600 of those dwelling units have been built, are under construction, or have been permitted. Furthermore, major community facilities and services such as the 18-hole golf course and clubhouse, the Redmond Ridge Community Center, and the retail center and grocery store have been completed or are under construction. All of these developments support the conclusion that the

Redmond Ridge and Trilogy Urban Planned Development ~~UPD~~ sites are now fully characterized by and irrevocably committed to urban growth, and the county therefore reaffirms its urban designation of the Bear Creek Urban Planned Development ~~UPD~~ area.

The urban designation of the Bear Creek ~~area includes one portion of the original urban area that has not yet been approved for development. However, this area, now referred to as Redmond Ridge East, is the subject of pending applications for approval of a~~ has an approved Urban Planned Development ~~UPD~~ permit and a ~~# FCC~~ Fully Contained Community permit ~~that authorized. Those permits would authorize~~ the urban development of Redmond Ridge East. Redmond Ridge East ~~would be~~ is served by the urban infrastructure that has already been constructed to serve the Redmond Ridge and Trilogy Urban Planned Development ~~UPD~~ sites. The county reaffirms its urban designation of the Redmond Ridge East for the following reasons: this site has always been treated by King County as part of the Bear Creek Urban Planned Development ~~UPD~~ urban area; this site is adjacent to the urban development that has already occurred and that will continue to occur at Trilogy and Redmond Ridge; this site is located in relationship to the rest of the Bear Creek Urban Planned Development ~~UPD~~ area so as to be appropriate for urban growth; and this site is an area that will be served by existing urban public facilities and services that have been provided in accordance with Trilogy and Redmond Ridge Urban Planned Development ~~UPD~~ permit requirements.

The Growth Management Act allows counties to establish a process, as part of the ~~UGA~~ Urban Growth Area designation, for reviewing proposals to authorize new Fully Contained Communities ~~(FCC)~~. Criteria for approval of ~~FCC~~ Fully Contained Communities are contained in RCW 36.70A.350. If a county establishes in its comprehensive plan a process for authorizing ~~FCCs~~ Fully Contained Communities, it must adopt procedures for approving ~~FCCs~~ Fully Contained Communities in its development regulations. King County has established a ~~new FCC~~ Fully Contained Community consisting of the Bear Creek Urban Planned Development ~~UPD~~ area.

U-178 **King County has established a Fully Contained Community. This one area is designated through this plan and is shown on the Land Use Map as the urban planned community of the Bear Creek Urban Planned Development ~~UPD~~ area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond Ridge East Urban Planned Development sites. Nothing in these policies shall affect the continued validity of the approved Urban Planned Development permits for these sites. This ~~FCC~~ Fully Contained Community designation may be implemented by separate or coordinated ~~FCC~~ Fully Contained Community permits.**

U-179 **The population, household, and employment growth targets and allocations for the county's ~~UGA~~ Urban Growth Area in this plan include the Bear Creek Urban Planned Development ~~UPD~~ area. Accordingly, the requirements in Revised Code of Washington 36.70A.350 (2) that the county reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.**

U-180

The review and approval process for a Fully Contained Community (~~FCC~~) permit shall be the same as that for an Urban Planned Development (~~UPD~~) permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350:

- a. New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the ~~FCC~~Fully Contained Community consistent with the requirements of RCW 82.02.050;
- b. Transit-oriented site planning and traffic demand management programs are implemented in the ~~FCC~~Fully Contained Community. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the ~~FCC~~Fully Contained Community;
- c. Buffers are provided between the ~~FCC~~Fully Contained Community and adjacent non-~~FCC~~Fully Contained Community areas. Perimeter buffers located within the perimeter boundaries of the ~~FCC~~Fully Contained Community delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands;
- d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new ~~FCC~~Fully Contained Community. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a ~~FCC~~Fully Contained Community should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, transportation patterns, and other relevant factors affecting the proposed ~~FCC~~Fully Contained Community. Service uses in the ~~FCC~~Fully Contained Community may also serve residents outside the ~~FCC~~Fully Contained Community, where appropriate;
- e. Affordable housing is provided within the new ~~FCC~~Fully Contained Community for a broad range of income levels, including housing affordable by households with income levels below and near the median income for King County;
- f. Environmental protection has been addressed and provided for in the new ~~FCC~~Fully Contained Community, at levels at least equivalent to those imposed by adopted King County environmental regulations;
- g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to: rural zoning of adjacent Rural Areas; ~~FCC~~Fully Contained Community permit conditions requiring sizing of ~~FCC~~Fully Contained Community water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or ~~FCC~~Fully Contained Community permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the ~~FCC~~Fully Contained Community sewer and water mains or lines;

- h. Provision is made to mitigate impacts of the ~~FCC~~Fully Contained Community on designated agricultural lands, forest lands, and mineral resource lands;
~~and~~
- i. The plan for the new ~~FCC~~Fully Contained Community is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.

For purposes of evaluating a ~~FCC~~Fully Contained Community permit the following direction is provided: The term "fully contained" is not intended to prohibit all interaction between a ~~FCC~~Fully Contained Community and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public services needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the ~~FCC~~Fully Contained Community (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.

U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.

E. Urban Separators and the Four-to-One Program

The Countywide Planning Policies call for the county and cities to implement urban separators. Different from the Rural Area and Natural Resource Lands, these are low-density areas within the Urban Growth Area that create open space corridors, provide a visual contrast to continuous development and reinforce the unique identities of communities. Urban separators can play a significant role in preserving environmentally critical areas and in providing habitat for fish and wildlife. They also provide recreational benefits, such as parks and trails, and meet the Growth Management Act's requirement for greenbelts and open space in the Urban Growth Area. Urban Separators are mapped on the Land Use 2008 map in Chapter 1.

U-182 Urban separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant environmentally sensitive features, provide wildlife habitat or critical resource protection, contain

defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.

- U-183** King County should actively pursue designating urban separators in the unincorporated area and work with the cities to establish permanent urban separators within the unincorporated area that link with and enhance King County's urban separator corridors.
- U-184** Designated urban separators should be preserved through park, trail and open space acquisitions; incentive programs such as the Transfer of Development Rights program; the Public Benefit Rating System program; and regulatory measures.

While urban separators complement the regional open space system by helping to define urban communities, the King County Four-to-One Program provides an opportunity to add land to the regional open space system through the dedication of permanent open space. The Four-to-One program has been recognized as an innovative land use technique under the Growth Management¹⁴ and for King County, the purpose of the program is to create a contiguous band of open space, running north and south along the main Urban Growth Area Boundary. Since its inception in 1994, just over 1,300 acres have been added to the Urban Growth Area while nearly 4,500 acres of permanent open space have been conserved. Changes to the ~~UGA~~ Urban Growth Area through this program are processed as Land Use Amendments to the King County Comprehensive Plan, subject to the provisions in K.C.C. chapter 20.18.

- U-185** Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for ~~naturally appearing~~ drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space.

¹⁴ 36.70A.070 (5)(b) and .090 Revised Code of Washington

U-186 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their Rural Area designations and should generally be configured in such a way as to connect with open space on adjacent properties.

U-187 King County shall use the following criteria for evaluating open space in Four-to-One proposals:

- a. Quality of fish and wildlife habitat areas;
- b. Connections to regional open space systems;
- c. Protection of wetlands, stream corridors, ground water and water bodies;
- d. Unique natural, biological, cultural, historical, or archeological features;
- e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area line; and
- f. The land proposed as open space shall remain undeveloped, except for those uses allowed in U-188.

U-188 King County shall preserve the open space acquired through this program primarily as natural areas, passive recreation sites or resource lands for farming or forestry. King County may allow the following additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions such as those listed in the preceding policy:

- a. Trails;
- b. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance; and
- c. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by K.C.C. Title 21A.

U-189 Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open

space or Rrural Aarea. Drainage facilities to support the urban development shall be located within the urban portion of the development. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.

- U-190 King County shall amend the Urban Growth Area to add rural lands to the UGAUrban Growth Area consistent with Policy U-185 during the annual comprehensive plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a rural zoning or land use designation during the next annual review of the King County Comprehensive Plan.

Eastside Rail Corridor

The Eastside Rail Corridor is a railbanked corridor extending approximately 19 miles on its mainline from Renton to Woodinville with an approximately 7 mile “spur” extending from Woodinville to Redmond. King County, the cities of Redmond and Kirkland, Sound Transit, and Puget Sound Energy have acquired the property interests in the ERC formerly held by the Burlington Northern Santa Fe Railway and in 2013 formed an advisory council to foster a collaborative approach to developing the corridor to meet multiple objectives. This owners group approved a vision statement and principles in support of those objectives for a multimodal corridor that supports transit and non-motorized mobility, utilities, parks, recreation and cultural amenities, and encourages equitable access to these facilities in support of economic opportunity for all King County residents.

- U-191 King County shall collaborate with all Eastside Rail Corridor owners, adjacent and neighboring jurisdictions, and other interested and affected parties in support of achieving the vision for the corridor.

- U-192 King County shall identify and implement actions that support development of the corridor to achieve the multiple objectives of the vision, including property management and maintenance, service and capital planning and improvements, community and stakeholder engagement, securing funding to implement priority activities, and other actions.

- U-193 King County shall work within all appropriate planning venues and processes to integrate the corridor into land use plans, transportation system plans, trail system plans, utility plans, and other plans, including significant capital projects or plans that affect and relate to achieving the envisioned multiple objectives.

II. Potential Annexation Areas

The annexation of urban unincorporated areas is good public policy. The State Growth Management Act and the regionally adopted Countywide Planning Policies stipulate that counties are the appropriate providers of regional services and of local services to the Rural Area and Natural Resource Lands. For their part, cities are the appropriate providers of local urban services to all areas within the designated urban growth area boundary. This logical split of government services is in part a reflection of the greater taxing authority afforded to cities by the state Legislature. County taxing authority remains similar to what was historically adopted in the state constitution and supports regional and rural service levels. Annexation is a means to achieve the desired governmental service and land use vision set forth in regional policy and state law so that residents of urban areas receive urban level services.

King County's annexation efforts are particularly important given the impacts of historical patterns of annexation. Over time, higher tax revenue-generating areas – retail, industrial, and commercial centers and more affluent residential neighborhoods – have incorporated or annexed first, while lower income, ethnically diverse communities remained unincorporated. Given the County's limited taxing authority, promoting annexation is the best way to advance equity and socially justice outcomes for these residents.

Although it is the policy of the county to support and promote annexation, its formal ability to do so is extremely limited. State laws provide the cities, county residents and property owners with the authority to initiate the annexation process. A successful annexation initiative depends on establishing a collaborative and ongoing dialogue between the three affected interest groups: residents, the county, and the affected city. However, King County has a successful history of engaging in annexation discussions with urban unincorporated area residents. Most recently, from 2008 to 2015~~4~~, there have been ~~five~~six major annexations:

- Lea Hill and Auburn West Hill into Auburn;
- Benson Hill into Renton;
- North Highline Area X into Burien;
- Panther Lake into Kent; ~~and~~
- Juanita-Finn Hill-Kingsgate into Kirkland and
- Klahanie into Sammamish (with an expected effective date of January 1, 2016).

As a result of these and some smaller annexations, ~~in 2011~~ by 2016, King County's urban unincorporated population dropped by over ~~100~~110,000 persons from its 2007 level, to an estimated population of ~~129~~119,900 (comparable to the population of Kent~~Belleve~~, the ~~fifth~~third largest city in the ~~state~~county).

~~The land base remaining in the county's unincorporated urban areas is primarily residential, with limited amounts of commercial and retail development. Much of the urban unincorporated area is made up of geographically isolated islands surrounded by cities or adjacent to the urban growth boundary. Because these areas are scattered across the county, the provision of local services is costly. The lack of a substantive urban unincorporated area tax base exacerbates these difficulties and covering the cost of serving these areas reduces the amount of revenue available for regional services and for local services in the Rural Area. Therefore, King County has a strong fiscal interest in seeing the remaining urban unincorporated areas annexed to cities within the next several years.~~

The policies in this section are intended to guide the county's decision making on annexation-related issues to ensure the needs of ~~citizens~~ residents in the urban unincorporated area are considered, the perspective of the future annexing city is considered and that a smooth transition from county to city government occurs.

U-201 In order to meet the Growth Management Act and the regionally adopted Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area and Natural Resource Lands, King County shall encourage annexation of the remaining urban unincorporated area. The county may also act as a contract service provider where mutually beneficial.

U-201a In all urban unincorporated areas, the King County shall consider Equity and Social Justice in its planning, project development, and service delivery approach.

U-202 To help create an environment that is supportive of annexations, King County shall work with cities and ~~with Unincorporated Area Councils~~, neighborhood groups, local business organizations, public service providers and other stakeholders on annexation-related activities to move the remaining urban islands towards annexation by the city most appropriate to serve it. King County will also seek changes at the state level that would facilitate annexation of urban unincorporated areas.

- U-203 The Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated potential annexation areas (PAAs), contested areas (where more than one city claims a PAA), and those few areas that are unclaimed by any city. For contested areas, the county should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation. For areas affiliated with a city for annexation, King County should proactively use the tools at its disposal to support annexations.
- U-204 King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted PAA, and when the area is not part of a contested area.
- U-205 King County shall not support annexation proposals that would:
- a. Result in illogical service areas;
 - b. Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner;
 - c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included;
 - d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area; or
 - e. Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.
- U-206 King County shall favor annexation over incorporation as the preferred method of governance transition. King County will not support incorporations when the proposed incorporation area is financially infeasible.

U-207

King County shall work with cities to develop pre-annexation or annexation interlocal agreements to address the transition of services from the county to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the PAAs, as well as residents and property owners in the surrounding areas. ~~Pre-annexation~~ Such agreements may address a range of considerations, including but not limited to:

- a. Establishing a financing partnership between the county, city and other service providers to address needed infrastructure;
- b. Providing reciprocal notification of development proposals in PAAs, and opportunities to identify and/or provide mitigation associated with such development;
- c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the PAA, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;
- d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the county's behalf prior to annexation, as well as the feasibility and/or desirability of the county continuing to provide some local services on a contract basis after annexation;
- e. Exploring the feasibility of modifying development, concurrency and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;
- f. Assessing which county-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;
- g. Transitioning county employees to city employment where appropriate;
- h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;
- i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;
- j. Maintaining existing equestrian facilities and establishing equestrian linkages; and
- k. Establishing a timeline for service transitions and for the annexation.

~~As part of its annexation initiative, King County will explore new options for revenue generation to affiliate unincorporated urban areas with cities, and to make the provision of services to urban unincorporated such areas financially sustainable. If annexation is not occurring at a pace consistent with the intent of these policies, the county may consider utilizing its land use authority to encourage new development that will generate higher tax revenues.~~

U-208 King County ~~shall consider initiating new subarea~~ will consider joint planning processes for the urban unincorporated areas in tandem with the annexing city upon a commitment from the city to annex through an interlocal agreement. Such planning may consider land use tools such as:

- a. ~~to~~ traditional subarea plans or areawide rezoning;
- b. ~~assess the feasibility of~~ allowing additional commercial, industrial and high-density residential development through the application of new zoning;
or
- c. application of collaborative and innovative development approaches.

King County will work with the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban potential annexation areas towards annexation.

Note: Housing section moved to new Chapter 4.

((III. Housing))

