III. Land Use Pattern

A. Resource Lands: Agricultural, Forestry, and Mineral

The protection and management of resource lands in King County is a regional concern and a major objective of the Countywide Planning Policies. The vast majority of resource lands are located in unincorporated King County. These areas were identified and protected under the 1985 King County Comprehensive Plan and subsequent community plans and regulations.

FW-6 The land use pattern for the County shall protect the natural environment by reducing the consumption of land and concentrating development. Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes Countywide establishment of a policy planning boundary for the Urban Growth Area. Local jurisdictions shall establish these land use designations, based on the Countywide Planning Policies which are to be used as a framework for the adoption of the 1994 Metropolitan King County Comprehensive Plan.

LU-1 Agricultural and forest lands are protected primarily for their long-term productive resource value. However, these lands also provide secondary benefits such as open space, scenic views and wildlife habitat. All jurisdictions should encourage utilization of natural resources through methods that minimize the impacts on these secondary benefits. Resource lands also contain an abundance of critical areas that shall be protected in accordance with adopted State and local regulations.

LU-2 All jurisdictions shall protect existing resource lands within their boundaries that have long-term commercial significance for resource production. Any designated agricultural and forestry lands shall not be considered for urban development. Jurisdictions are required to enact a program authorizing the transfer or purchase of development rights for designated forest or agricultural areas within Urban Growth Areas. At the request of any city, King County will work to reinstate the King County Purchase of Development Rights Program and/or establish an interjurisdictional transfer of development rights program to protect these resource lands in accordance with the Growth Management Act.

LU-2A Designated Agricultural Production District lands shall not be annexed by cities.

LU-2B The Lower Green River Agricultural Production District is a regionally designated resource that is to remain in unincorporated King County. Preservation of the Lower Green River Agricultural Production District will provide an urban separator as surrounding Urban areas are annexed and developed. King County may contract with other jurisdictions to provide some local services to this area as appropriate.

LU-3 Existing mineral extractive and processing operations or designated sites may be annexed or incorporated to a city only if there are policies and regulations in place to protect the long-term viability for continued operation and ensure adequate reclamation and enhancement of the site once operation ceases.
LU-4 All jurisdictions shall encourage compatible land uses adjacent to natural resource areas which support utilization of the resource and minimize conflicts among uses. Each jurisdiction is responsible for implementing the plat and permit notification requirements for properties within 500 feet of the resource land, as specified in RCW 36.70A as amended. Jurisdictions will consider an increased distance for notification and notification to titles to property within or adjacent to the resource lands.

LU-5 All jurisdictions shall require mineral extraction and processing operations and agricultural practices to implement best management practices to reduce environmental impacts and mitigate any unavoidable impacts.

B. Rural Areas

The vast majority of Rural Areas are located in unincorporated King County. These areas were identified and regulated through the 1985 King County Comprehensive Plan and subsequent community plans and regulations. While counties are the jurisdictions specified by the Growth Management Act as responsible for designating and regulating Rural Areas through their comprehensive plans, the protection of King County’s Rural Area is a regional issue and a fundamental objective of the Countywide Planning Policies.

FW-7 Urban Growth Areas, Rural Areas, and resource lands shall be designated and the necessary implementing regulations adopted. This includes Countywide establishment of an Urban Growth Area. Local jurisdictions shall establish these land use designations, based on the Countywide Planning Policies.

FW-8 All jurisdictions acknowledge that Rural Areas provide an overall benefit for all residents of King County. Strategies to fund infrastructure and services in Rural Areas may be needed to support a defined rural level-of-service. Towns and cities in the Rural Areas play an important role as trade and community centers.

FW-9 A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area with its mix of forests, farms, high-quality natural environment, rural cities, unincorporated Rural Centers, and variety of low-density residential uses. The basic elements of this rural character are:

a. NATURAL FEATURES .... Such as water bodies and significant wetlands, scenic resources and habitat areas should be afforded long-term protection, minimizing long-term environmental degradation, and enhancing environmental quality where previous degradation has occurred.

b. RESOURCE-BASED INDUSTRIES .... Commercial and non-commercial farming, forestry, primary forest products manufacturing, mining and fisheries activities shall be encouraged to continue and to expand as possible.

c. RURAL TOWNS .... Valued attributes of small towns such as: public safety; historical continuity; small, independent business; and local availability of goods and services shall be encouraged to continue.

d. RURAL INFRASTRUCTURE AND SERVICES .... Rural residents outside cities should anticipate lower levels of public services and infrastructure than those available in Urban Areas, maximizing self-sufficiency and independence.

e. OPEN SPACE SYSTEM .... Significant components of King County’s Open Space System are found in Rural Areas. Trail corridors, habitat networks, recreational areas and scenic resources should be linked wherever possible to
complete the system. Active recreational facilities shall be rural in character. Where a traditional landscape of fields cleared for agricultural purposes exists, new development should be clustered at the edges of fields to minimize the consumption of agricultural land and possible conflicts with current or future farming activity.

f. RURAL HOUSING.... The Rural Areas shall offer important alternative and qualitative housing choices but shall not be considered a quantitatively significant part of the County’s residential growth capacity;

g. RURAL ECONOMY.... The Rural Areas make a unique contribution to King County’s economy. In addition to farming, fisheries and forestry, cottage industries shall be recognized as making a significant economic contribution in Rural Areas, and should be encouraged.

h. CITIES.... Rural cities shall encourage, where appropriate, business opportunities which support the full range of rural activities occurring in their adjacent Rural Areas, including support services for agriculture and forestry. Cities should also provide a place for shopping, education, social services and other community functions at a scale consistent with the maintenance of rural character as well as the cities’ household and employment target ranges.

FW-10 To achieve and maintain rural character, King County, and the cities, as appropriate, shall use a range of tools including, at a minimum: land use designations, development regulations, level-of-service standards (particularly for infrastructure), and incentives.

LU-6 Through the Countywide Planning Policy process, King County, with the cooperation of the cities, shall be responsible for designating Rural Areas consistent with Growth Management Act. In designating long-term Rural Areas, King County shall foster better use of limited public funds by allowing service providers to establish distinctly rural facility and service standards.

LU-7 Designated Rural Areas are considered to be permanent and shall not be redesignated to an Urban Growth Area until reviewed pursuant to the Growth Management Act (RCW 36.70A.130 (3)) and policy FW-1. Future growth should be accommodated to the maximum extent feasible by efficient use of existing urban land within the Urban Growth Area. Annexation of Rural Areas to cities shall be prohibited. When annexation of Rural Areas is necessary to link two Urban Areas, that intervening Rural Area shall be designated as permanent urban separator at low rural densities.

LU-8 Retention of resource-based uses and conservation of natural resource lands are important to maintaining the traditional character, environmental functions and values of the Rural Area. King County shall identify appropriate districts within the Rural Area where farming and forestry are to be encouraged and expanded. These districts shall be designated by December 31, 1995. Areas to be considered should include:

a. Large blocks of land, either identified by King County or proposed by the property owners, with resource land characteristics or agriculture or forestry production potential;

b. Land enrolled in the current use assessment program as farm and agricultural land or timber land under RCW 84.34 or enrolled for tax purposes as timber land under RCW 84.33;
c. Land in proximity to designated Agriculture and Forest Production Districts, offering mutual buffering benefits and low potential for conflicts with adjacent uses; and
d. Land with valuable environmental features such as wildlife habitat, groundwater recharge, salmonid streams, or high-value wetlands.

LU-9 Permitted land uses within designated Rural Area farming and forestry districts should be limited to residences at very low densities and farming or forestry-related uses. Institutional uses or public facilities should not be permitted except for the siting of utility lines where no feasible alternative exists and the siting of K-12 public schools and K-12 public school facilities in conjunction with K-12 Public Schools. Development of adjacent lands should be conditioned to minimize land use conflicts and conversion pressures upon these districts.

LU-10 The Rural Area shall have low densities which can be sustained by minimal infrastructure improvements, such as septic systems and rural roads. King County, cities adjacent to Rural Areas, and other agencies providing services to Rural Areas, shall adopt standards for facilities and services in Rural Areas that protect basic public health and safety, and enhance the environment, but urban facilities and services should not be provided to Rural Areas. Utilities, roads, and other infrastructure improvements may only be extended through Rural Areas to serve existing Urban Areas.

LU-11 Comprehensive plans covering nearby Urban Areas shall consider the potential impacts of urban development upon the adjacent Rural Area. Development in Urban Areas shall not significantly increase peak flows or pollution in Rural Area streams. Urban-generated traffic should not cause rural roads to be upgraded to urban standards. Where a rural arterial must be upgraded to accommodate urban-generated traffic, it should include features such as screening and limited access within the Rural Area to lessen the road’s impact on surrounding rural lands, including pressure to convert them to higher-intensity uses. Funding for such improvements should be primarily the responsibility of the benefiting jurisdiction.

LU-12 Planning for Rural Areas should comply with the following density guidelines:

a. One home per 20 acres to protect forest lands when designated in accordance with policy LU-8.
b. One home per ten acres to protect lands for small-scale farming when designated in accordance with policy LU-8;
c. One home per ten acres is also appropriate if the predominant lot size is ten acres or larger and the lands are within one-quarter of a mile of a designated Forest Production District or lower-density Agricultural Production District with livestock-based agriculture or a legally-approved long-term mineral resource extraction site, or the lands contain significant environmentally constrained areas as defined by County ordinance or Federal or State law;
d. One home per five acres where the land is physically suitable and can be supported by rural services; and
e. Development on existing sub-standard lots in the Rural Area shall be permitted when applicable development standards, such as Board of Health regulations for on-site sewage disposal, can be met.
LU-13 To maintain rural character, and to minimize the need for additional infrastructure, very large lots (five acres or more) are the preferred residential development pattern. To further the goals of rural protection, clustering of development that will sustain rural land uses, require only rural levels-of-service and be designed, scaled and sited to be consistent with Rural Area character may be required:

a. Where it would not result in a greater number of dwelling units than would be constructed under a conventional lotting pattern unless either:

1. A substantial dedication of land to King County’s Open Space System is provided and the impacts of the additional dwelling units are mitigated;
2. Permanent protection, substantially greater than that attainable through existing regulations, is secured for a significant natural resource, or
3. Substantial farming or forestry lands would be permanently protected from conversion to non-resource based uses.

b. Where clustering of development would:

1. Provide greater protection for natural resources or environmentally sensitive features;
2. Reduce the consumption of agricultural or forestry lands for residential purposes; or
3. Minimize potential conflicts between residential and resource-based activities.

LU-14 King County may allow transfer of density from Rural Area properties to other Rural or Urban Area properties in order to (1) secure a substantial dedication of significant land to the King County Open Space System; (2) provide permanent protection which is greater than that available through existing regulation to a significant natural resource; or (3) encourage retention of resource-based uses in the Rural Area. The County shall develop a mechanism to accomplish these objectives and provide that:

a. Lands dedicated are first determined to be suitable for inclusion within the King County Open Space System;
b. The protected natural resource is first determined to be of significance to King County citizens and the protection afforded is materially superior to that provided by existing regulations;
c. The resulting development is located in proximity to the lands to be dedicated to public ownership or where it can otherwise be shown that the residents of this development will share in an overriding public benefit to be derived from the preservation of the dedicated lands or the protection of the natural resource;
d. The resulting development within the Rural Area maintains rural character; and
e. There shall be no net increase in density within the Rural Area as a result of this density transfer.

LU-15 Rural Areas should retain a high proportion of undisturbed soils to maintain groundwater recharge, high water quality and river and stream base flows essential to navigation, recreation and the survival of wildlife and fish. The long-term integrity of Rural Area ecosystems should be a guiding principle in establishing the location and
intensity of land uses and public facilities in Rural Areas, the operating standards for resource-based activities, and rural facility standards.

LU-16 Rural development standards should be designed to protect the natural environment. The tools to achieve this include: seasonal and maximum clearing limits; impervious surface limits; surface water management standards that emphasize preservation of natural drainage systems and water quality, groundwater recharge and best management practices for resource-based activities.

LU-17 Rural Areas shall be recognized as significant for the recharge and storage of groundwater and as areas necessary for the maintenance of base flows in rivers and natural levels of lakes and wetlands. Measures to protect these areas shall include:

a. A rural section within the King County Surface Water Design Manual requiring runoff be infiltrated except where potential groundwater contamination cannot be prevented by pollution source controls and stormwater pretreatment, and
b. Infiltration as the preferred method of volume control, with other methods allowable only after infiltration has been ruled out for technical reasons.

LU-18 King County’s Comprehensive Plan shall include policies to preserve opportunities for mining and to assure extractive industries maintain environmental quality and minimize impacts to adjacent land uses. The goal shall be to facilitate the efficient utilization of valuable mineral, oil and gas deposits when consistent with maintaining environmental quality and minimizing impacts.

LU-19 Rural level standards for streets should be refined to minimize clearing and grading, and avoid conflicts with the natural landscape. Pavement width should be no wider than needed to meet safety considerations and accommodate designated bicycle/pedestrian routes.

LU-20 Standards for rural water service, to be developed through the rural design manual, should assure adequate quality and quantity for domestic supply consistent with low rural residential densities and existing infrastructure commitments.

LU-21 Regional public facilities which directly serve the public shall be discouraged from locating in Rural Areas.

LU-22 King County should evaluate additional ways that small-scale farming and forestry, and land and watershed stewardship can be encouraged through landowner incentive programs and community-based education. This should include:

a. Creating opportunities and incentives for voluntary cooperative management of woodlots and open space that is currently in separate ownerships;
b. Providing technical assistance and information to landowner groups and community associations seeking to implement stewardship, habitat restoration and management plans;
c. Providing outreach and assistance to small landowners wishing to participate in open space tax incentive programs;
d. Ongoing evaluation of existing tax incentive programs, including the County’s Public Benefit Rating System and the timber and agricultural current use
assessment programs, to ensure they meet the needs of rural character preservation;

e. Implementation of “right to farm” and “right to forestry” ordinances;

f. Development of expedited permit review processes and/or permit exemptions for activities complying with cooperatively developed stewardship, habitat restoration and resource management plans that include “best management practices”.

g. Cooperation with State and Tribal Agencies in expediting regulatory review and technical assistance to cooperating landowners.

LU-23 Rural Areas designated by King County shall remain rural. Additional Rural Areas shall be designated by King County through adoption of a land use map authorized by the Growth Management Planning Council. These additional areas meet at least one of the following criteria:

a. Opportunities exist for small-scale farming and forestry which do not qualify for resource land designation;

b. The rural designation serves as a buffer for designated resource lands or sensitive areas;

c. Significant environmental constraints make the area generally unsuitable for intensive urban development;

d. Major physical barriers exist to providing urban services at reasonable cost;

e. The area is contiguous to other designated Rural Areas, resource areas or sensitive areas;

f. The area has outstanding scenic, historic, and/or aesthetic value that can best be protected by rural land uses and densities; and

g. The area has limited public services, extension of full services is not planned, and infill at higher densities is not feasible or necessary to meet regional goals.

Criteria specified in LU-23(g) permits the redesignation of urban lands in King County to rural. These areas have not received a full range of services, such as sewers, and are developed at densities which are too low to support cost-effective provision of all urban services. The inclusion of these new Rural Areas will carry out regional policies by focusing new development to Urban Areas that are planned to have full urban services.

LU-24 Low-density Urban Areas meeting the criteria of LU-23(g) may be redesignated rural and zoned for rural residential densities. Legally created existing lots within the Rural Area are legal building sites as authorized in the King County Code.

LU-25 King County, in collaboration with affected governments, agencies and citizens shall prepare the following products:

a. A manual on rural infrastructure design (including an examination of alternative sewage treatment technologies), fire/wildfire protection, and service standards;

b. Recommended revisions to King County’s land development regulations to address issues such as incentives for reconsolidation of nonconforming and unbuildable lots, application of current regulations if discretionary extensions of preliminary plat approvals are allowed, and subdivision site design to minimize conflict with nearby farming and forestry activities;
c. A strategy to persuade the banking industry and its regulators to revise lending
criteria to remove obstacles to affordable housing on large lots, and to invest in
environmentally sound land management practices; and

d. A strategy to persuade the federal and state governments to devise domestic water
quality standards and monitoring requirements that protect the environment and
public health at a reasonable cost so as to avoid financial pressure to convert Rural
Areas to higher densities.

C. Urban Areas

The following policies establish an Urban Growth Area (UGA), determine the amount of housing
and employment growth to be accommodated within the UGA in the form of targets for each
jurisdiction, and identify methods to phase development within this area in order to bring
certainty to long-term planning and development within the County. All cities are included in
the UGA, with the cities in the Rural Area identified as islands of urban growth. The UGA is a
permanent designation. Land outside the UGA is designated for permanent rural and resource
uses. Countywide Policies on Rural and Resource Areas are found in Chapter IIIA, Resource
Lands, and Chapter IIIB, Rural Areas.

In accordance with the State Growth Management Act (GMA) (RCW 36.70A.110), the State
Office of Financial Management (OFM) provides a population projection to each county. The
county, through a collaborative intergovernmental process established by the Growth
Management Planning Council, allocates the population as growth targets to individual
jurisdictions. Forecasts prepared by the Puget Sound Regional Council are used to establish the
county employment projection.

The process for allocating growth targets in King County is a collaborative exercise involving
input from the county and cities. The allocations determined through this process are to be
guided by existing relevant policies at the regional, countywide, and local levels and are to take
into account best available data on factors influencing future growth in the region.

The housing and employment capacity in the UGA, based on adopted plans and regulations,
should accommodate the projected 20-year growth. Growth is to be accommodated within
permanent Urban Areas by increasing densities, as needed. Phasing should occur within the
UGA, as necessary, to ensure that services are provided as growth occurs.

FW-11 The land use pattern for King County shall protect the natural environment by
reducing the consumption of land and concentrating development. An Urban Growth
Area, Rural Areas, and resource lands shall be designated and the necessary
implementing regulations adopted. This includes Countywide establishment of a
boundary for the Urban Growth Area. Local jurisdictions shall make land use
decisions based on the Countywide Planning Policies.

FW-12 The Urban Growth Area shall provide enough land to accommodate future urban
development. Policies to phase the provision of urban services and to ensure efficient
use of the growth capacity within the Urban Growth Area shall be instituted.
FW-12(a) All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and employment forecast. Anticipated growth shall be allocated pursuant to the following objectives:

a. To plan for a pattern of growth that is guided by the Regional Growth Strategy contained in Vision 2040, the growth management, transportation, and economic development plan for the 4-county central Puget Sound region;

b. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;

c. To limit development in the Rural Areas;

d. To protect designated resource lands;

e. To ensure efficient use of infrastructure;

f. To improve the jobs/housing balance within the county;

g. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and

h. To provide sufficient opportunities for growth within the jurisdictions.

FW-12(b) The growth targets established pursuant to the methodology described in LU-25c and LU-25d shall be supported by both regional and local transportation investments. The availability of an adequate transportation system is critically important to accommodating growth. The regional responsibility shall be met by planning for and delivering county, state, and federal investments that support the growth targets and the land use pattern of the County. This includes investments in transit, state highways in key regional transportation corridors, and in improved access to the designated Urban Centers. The local responsibility shall be met by local transportation system investments that support the achievement of the targets.

FW-12(c) Ensuring sufficient water supply is essential to accommodate growth and conserve fish habitat. Due to the substantial lead-time required to develop water supply sources, infrastructure and management strategies, long-term water supply planning efforts in the Region must be ongoing.

1. Urban Growth Area

The Growth Management Act requires King County to designate an Urban Growth Area in consultation with cities. The Countywide Planning Policies must establish an Urban Growth Area that contains enough urban land to accommodate at least 20 years of new population and employment growth. The Growth Management Act states: “based upon the population forecast made for the County by the Office of Financial Management, the Urban Growth Areas in the County shall include areas and densities sufficient to permit urban growth that is projected to occur in the County for the succeeding 20-year period. Each Urban Growth Area shall permit urban densities and shall include greenbelt and open space areas.” An Urban Growth Area map is attached as Appendix 1, which guides the adoption of the 1994 Metropolitan King County Comprehensive Plan.

LU – 25a Each jurisdiction shall plan for and accommodate the housing and employment targets established pursuant to LU-25c and LU-25d. This obligation includes:

a. Ensuring adequate zoning capacity; and
b. Planning for and delivering water, sewer, transportation and other infrastructure, in concert with federal and state investments and recognizing where applicable special purpose districts; and

c. Accommodating increases in housing and employment targets as annexations occur.

The targets will be used to plan for and to accommodate growth within each jurisdiction. The targets do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

LU-25b Growth targets for each Potential Annexation Area shall be set as a proportional share of the overall Urban Unincorporated Area target commensurate with the PAA’s share of total Unincorporated Urban Area housing and employment capacity determined in the most recent Buildable Lands Report. As annexations or incorporations occur, growth targets shall be adjusted. Housing and employment targets for each jurisdiction’s potential annexation area, as adopted in Table LU-1, shall be transferred to the annexing jurisdiction or newly incorporated city as follows:

a. King County and the respective city will determine new housing and employment targets for areas under consideration for annexation prior to the submittal of the annexation proposal to the King County Boundary Review Board;

b. A city’s housing and employment targets shall be increased by a share of the target for the potential annexation area proportionate to the share of the potential annexation area’s development capacity located within the area annexed. In the case of incorporation, an equivalent formula shall be used to establish housing and employment targets for the new city. Each city will determine how and where within their corporate boundaries to accommodate target increases;

c. The County’s unincorporated Urban areas targets shall be correspondingly decreased to ensure that overall target levels in the county remain the same;

d. The housing and employment targets in Table LU-1 will be updated periodically to reflect changes due to annexations or incorporations. These target updates do not require adoption by the Growth Management Planning Council.

LU -25c The target objectives identified in FW-12a shall be realized through the following methodology for allocating housing targets:

a. Determine the additional population that must be accommodated countywide during the twenty year planning period based on the range of population projections made by the State Office of Financial Management for the county and 4-county central Puget Sound region and guided by the Regional Growth Strategy contained in Vision 2040;

b. Assign proportions of the countywide population growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands;

c. Allocate population growth to each Regional Geography as guided by Vision 2040 and also taking into account additional factors;

d. Assume that a small amount of population growth, approximately 3% to 4% of the countywide total, will occur in the Rural area;
e. Convert the projected population for each Urban Regional Geography to an estimated number of housing units needed, using projected average household sizes, group quarters population, and vacancy rates;
f. Allocate a housing target to individual jurisdictions, within each Regional Geography, based on FW-12a and considering the following factors:
   1. the availability of water and the capacity of the sewer system;
   2. the remaining portions of previously adopted household targets;
   3. the presence of urban centers and activity areas within each jurisdiction;
   4. the availability of zoned development capacity in each jurisdiction; and
   5. the apparent market trends for housing in the area.
f. Jurisdictions shall plan for housing targets as adopted in Table LU-1; and
g. Monitoring should follow the process described in policy FW-1.

A portion of the urban employment growth will occur in Activity Areas and neighborhoods in the Urban Area. This employment growth will support the Urban Centers, while balancing local employment opportunities in the Urban Area

LU - 25d The target objectives identified in FW-12a shall be realized through the following methodology for allocating employment targets:

a. Determine the number of jobs that must be accommodated during the 20-year planning period based on the most recent forecast of employment growth produced by the Puget Sound Regional Council for the four-county central Puget Sound region, and guided by the Regional Growth Strategy contained in Vision 2040.

b. Assign proportions of the countywide employment growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands;

c. Allocate employment growth to each Regional Geography as guided by Vision 2040 and also taking into account additional factors;

d. Assume that a small amount of employment growth, less than 1% of the countywide total, will occur in the Rural area;

e. Allocate an employment target to individual jurisdictions, within each Urban Regional Geography, based on FW-12a and considering the following factors:

   1. the PSRC small area forecasts;
   2. the presence of urban centers, manufacturing/industrial centers, and activity areas within each jurisdiction;
   3. the availability of zoned commercial and industrial development capacity in each jurisdiction and;
   4. the access to transit, as well as to existing highways and arterials.

f. Jurisdictions shall plan for employment targets as adopted in Table LU-1.
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* Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2008.
** Target for Maple Valley PAA contingent on approval of city - county joint plan for Summit Place.
LU-26 The lands within Urban Growth Areas shall be characterized by urban development. The Urban Growth Area shall accommodate the 20-year projection of household and employment growth with a full range of phased urban governmental services. The Countywide Planning Policies shall establish the Urban Growth Area based on the following criteria:

a. Include all lands within existing cities, including cities in the Rural Area and their designated expansion areas;

b. The Growth Management Planning Council recognizes that the Bear Creek Master Plan Developments (MPDs) are subject to an ongoing review process under the adopted Bear Creek Community Plan and recognizes these properties as urban under these Countywide Planning Policies. If the applications necessary to implement the MPDs are denied by King County or not pursued by the applicant(s), then the property subject to the MPD shall be redesignated rural pursuant to the Bear Creek Community Plan. Nothing in these Planning Policies shall limit the continued review and implementation through existing applications, capital improvements appropriations or other approvals of these two MPDs as new communities under the Growth Management Act;

c. Not include rural land or unincorporated agricultural, or forestry lands designated through the Countywide Planning Policies plan process;

d. Include only areas already characterized by urban development which 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;

e. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;

f. Respect topographical features which form a natural edge such as rivers and ridge lines; and

g. Include only areas which 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.

LU-27 Urban separators are low-density areas or areas of little development within the Urban Growth Area. Urban separators shall be defined as permanent low-density lands which protect adjacent resource lands, Rural Areas, and environmentally sensitive areas and create open space corridors within and between Urban Areas which provide environmental, visual, recreational and wildlife benefits. Designated urban separators shall not be redesignated in the future (in the 20-year planning cycle) to other urban uses or higher densities. The maintenance of these urban separators is a regional as well as a local concern. Therefore, no modifications should be made to the development regulations governing these areas without King County review and concurrence.

2. **Phasing Development within the Urban Growth Area**

*Development in the Urban Area will be phased to promote efficient use of the land, add certainty to infrastructure planning, and to ensure that urban services can be provided to urban*
development. The minimum densities required by LU-66 help ensure the efficient use of the land. Phasing will further ensure coordination of infrastructure and development. Urban Areas in jurisdictions which do not have urban services and are not scheduled to receive urban services within ten years shall be subject to phasing requirements.

LU-28 Within the Urban Growth Area, growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized such that infrastructure improvements can be easily extended; and c) last, to areas requiring major infrastructure improvements.

LU-29 All jurisdictions shall develop growth phasing plans consistent with applicable capital facilities plans to maintain an Urban Area served with adequate public facilities and services to meet at least the six-year intermediate household and employment target ranges consistent with LU-67 and LU-68. These growth phasing plans shall be based on locally adopted definitions, service levels, and financing commitments, consistent with State Growth Management Act requirements. The phasing plans for cities shall not extend beyond their potential annexation areas. Interlocal agreements shall be developed that specify the applicable minimum zoning, development standards, impact mitigation and future annexation for the potential annexation areas.

LU-30 Where urban services cannot be provided within the next ten years, jurisdictions should develop policies and regulations to:

a. Phase and limit development such that planning, siting, density and infrastructure decisions will support future urban development when urban services become available; and  
b. Establish a process for converting land to urban densities and uses once services are available.

3. Joint Planning and Urban Growth Areas around Cities

The Growth Management Act requires each County to designate Urban Growth Areas, in consultation with cities. Within the Countywide Urban Growth Area, each city will identify land needed for its growth for the next 20 years. Although the Growth Management Act does not explicitly equate Urban Growth Areas with municipal annexation areas, the Urban Growth Areas around cities may be considered potential expansion areas for cities.

FW-13 Cities are the appropriate provider of local urban services to Urban Areas either directly or by contract. Counties are the appropriate provider of most Countywide services. Urban services shall not be extended through the use of special purpose districts without the approval of the city in whose potential annexation area the extension is proposed. Within the Urban Area, as time and conditions warrant, cities should assume local urban services provided by special purpose districts.

LU-31 In collaboration with adjacent counties and cities and King County, and in consultation with residents, businesses, and other organizations in affected areas, each city shall designate a potential annexation area in the city’s comprehensive plan. After recommendation by the GMPC and ratification pursuant to policy FW-1, Step 9, the Interim Potential Annexation Area Map shown in Appendix 2 shall be amended to show each city's approved PAA. Potential annexation areas shall not overlap, except
as allowed under policy LU-32. Within the potential annexation area, the city shall adopt criteria for annexation, including conformance with Countywide Planning Policies, and a schedule for providing urban services and facilities within the potential annexation area. This process shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.

LU-32 A city may annex territory only within its designated potential annexation area as shown on Appendix 2, the Interim Potential Annexation Area Map. All cities shall phase annexations to coincide with the ability for the city to coordinate the provision of a full range of urban services to areas to be annexed.

The following applies only within the North Highline unincorporated area. Where PAAs overlap prior to January 1, 2009, the cities with the PAA overlap and the county should attempt to establish alternative non-overlapping PAA boundaries through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a PAA overlap as shown on the Interim Potential Annexation Area Map and detailed in the city’s comprehensive plan after the following steps have been taken:

1. The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city’s intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
2. The cities with the PAA overlap and the county have either:
   a. Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or;
   b. Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

LU-33 Land within a city’s potential annexation area shall be developed according to that city’s and King County’s growth phasing plans. Undeveloped lands adjacent to that city should be annexed at the time development is proposed to receive a full range of urban services. Subsequent to establishing a potential annexation area, infill lands within the potential annexation area which are not adjacent or which are not practical to annex shall be developed pursuant to interlocal agreements between the County and the affected city. The interlocal agreement shall establish the type of development allowed in the potential annexation area and standards for that development so that the area is developed in a manner consistent with its future annexation potential. The interlocal agreement shall specify at a minimum the applicable zoning, development standards, impact mitigation, and future annexation within the potential annexation area.

LU-34 Several unincorporated areas are currently considering local governance options. Unincorporated Urban Areas that are already urbanized and are within a city’s potential annexation area are encouraged to annex to that city in order to receive urban services. Where annexation is inappropriate, incorporation may be considered.
Development within the potential annexation area of one jurisdiction may have impacts on adjacent jurisdictions.

LU-35 A jurisdiction may designate a potential impact area beyond its potential annexation area in collaboration with adjacent jurisdictions. As part of the designation process the jurisdiction shall establish criteria for the review of development proposals under consideration by other jurisdictions in the impact area.

The Growth Management Act has a provision granting counties the discretion to disband Boundary Review Boards after comprehensive plans and development regulations are adopted. The following policy provides direction for considering whether to disband the Boundary Review Board for King County.

LU-36 Upon the adoption and ratification of the Countywide Policies, the King County Council shall convene a meeting with municipal elected officials to determine a process for disbanding the Washington State Boundary Review Board for King County and establishing criteria to oversee municipal and special district annexations, mergers, and incorporations in King County. Until the Washington State Boundary Review Board for King County is disbanded, it should be governed in its decisions by the interim Urban Growth Area boundary and the adopted and ratified Countywide Planning Policies. The criteria shall include, but not be limited to:

a. Conformance with Countywide Planning Policies;

b. The ability of the annexing jurisdiction to demonstrate a capability to provide urban services at standards equal to or better than the current service providers; and

c. Annexations in a manner which discourages unincorporated islands of development.

The Growth Management Act requires that city and County comprehensive plans be coordinated and consistent with one another. Consistency is required “where there are common borders or related regional issues” (RCW 36.70A.100). Joint planning is fundamental to all the framework policies.

LU-37 All jurisdictions shall cooperate in developing comprehensive plans which are consistent with those of adjacent jurisdictions and with the Countywide Planning Policies.

4. Cities in the Rural Area

The cities and unincorporated towns in the Rural Areas are a significant part of King County’s diversity and heritage. Cities in this category include: Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Snoqualmie and Skykomish. They have an important role as local trade and community centers. These cities and towns are the appropriate providers of local rural services for the community. They also contribute to the variety of development patterns and housing choices within the County. As municipalities, the cities are to provide urban services and be located within designated Urban Growth Areas. The urban services, residential densities and mix of land uses may differ from those of the large, generally western Urban Growth Area.
LU-38 In recognition that cities in the Rural Area are generally not contiguous to the Countywide Urban Growth Area, and to protect and enhance the options cities in Rural Areas provide, these cities shall be located within Urban Growth Areas. These Urban Growth Areas generally will be islands separate from the larger Urban Growth Area located in the western portion of the County. Each city in the Rural Area and King County and the Growth Management Planning Council shall work cooperatively to establish an Urban Growth Area for that city. The Urban Growth Area for cities in the Rural Area shall:

a. Include all lands within existing cities in the Rural Area;
b. Be sufficiently free of environmental constraints to be able to support rural city growth without major environmental impacts;
c. Be contiguous to city limits;
d. Have boundaries based on natural boundaries, such as watersheds, topographical features, and the edge of areas already characterized by urban development;
e. Be maintained in large lots at densities of one home per five acres or less with mandatory clustering provisions until such time as the city annexes the area;
f. Be implemented through interlocal agreements among King County, the cities and special purpose districts, as appropriate, to ensure that annexation is phased, nearby open space is protected and development within the Urban Growth Area is compatible with surrounding Rural and Resource Areas; and
g. Not include designated Forest or Agricultural Production District lands unless the conservation of those lands and continued resource-based use, or other compatible use, is assured.

D. Urban and Manufacturing/Industrial Centers

Urban Centers are envisioned as areas of concentrated employment and housing, with direct service by high-capacity transit, and a wide range of other land uses such as retail, recreational, public facilities, parks and open space.

Manufacturing/Industrial Employment Centers are key components of the regional economy. These areas are characterized by a significant amount of manufacturing, industrial, and advanced technology employment. They differ from other employment areas, such as business/office parks (see FW-16 and LU-70-74), in that a land base and the segregation of major non-manufacturing uses are essential elements of their operation.

FW-14 Within the Urban Growth Area, a limited number of Urban Centers which meet specific criteria established in the Countywide Planning Policies shall be locally designated. Urban Centers shall be characterized by all of the following:

a. Clearly defined geographic boundaries;
b. Intensity/density of land uses sufficient to support effective rapid transit;
c. Pedestrian emphasis within the Center;
d. Emphasis on superior urban design which reflects the local community;
e. Limitations on single-occupancy vehicle usage during peak hours or commute purposes;
f. A broad array of land uses and choices within those uses for employees and residents;
g. Sufficient public open spaces and recreational opportunities; and
h. Uses which provide both daytime and nighttime activities in the Center.

FW-15 Within the Urban Growth Area, the Countywide Planning Policies shall assure the creation of a number of locally determined Manufacturing/Industrial Centers which meet specific criteria. The Manufacturing/Industrial Centers shall be characterized by the following:

a. Clearly defined geographic boundaries;
b. Intensity/density of land uses sufficient to support manufacturing, industrial and advanced technology uses;
c. Reasonable access to the regional highway, rail, air and/or waterway system for the movement of goods;
d. Provisions to discourage large office and retail development; and
e. Fast-track project permitting.

FW-16 Urban and Manufacturing/Industrial Centers shall be complemented by the land use pattern outside the Centers but within the Urban Area. This area shall include: urban residential neighborhoods, Activity Areas, business/office parks, and an urban open space network. Within these areas, future development shall be limited in scale and intensity to support the Countywide land use and regional transportation plan.

1. Urban Centers Designation Process

LU-39 The location and number of Urban Centers in King County were determined through the joint local and Countywide adoption process, based on the following steps:

a. The Countywide Planning Policies include specific criteria for Urban Centers;
b. Jurisdictions electing to contain an Urban Center provided the Growth Management Planning Council with a statement of commitment describing the city’s intent and commitment to meet the Centers’ criteria defined in these Policies and a timetable for the required Centers Programmatic Environmental Impact Statement or identification of existing environmental documentation to be used; and
c. The Growth Management Planning Council reviewed the Centers nominated by local jurisdictions consistent with policy FW-1, and the following criteria:

1. The Center’s location in the region and its potential for promoting a Countywide system of Urban Centers;
2. The total number of Centers in the County that can be realized over the next 20 years, based on 20 years projected growth;
3. The type and level of commitments that each jurisdiction has identified for achieving Center goals; and
4. Review of other jurisdictional plans to ensure that growth focused to Centers is assured.
d. The Growth Management Planning Council confirmed the following Urban Centers:
Bellevue CBD
Downtown Auburn
Downtown Burien
Federal Way CBD
Kent CBD
Redmond CBD
Redmond Overlake
Renton CBD
Seattle CDD
Seattle Center
First Hill/Capitol Hill
University District
Northgate
SeaTac CBD
South Lake Union
Tukwila CBD
Totem Lake

2. Urban Centers Criteria

Urban Centers vary substantially in the number of households and jobs they contain today. The intent of the Countywide Planning Policies is to encourage the growth of each Urban Center as a unique, vibrant community that is an attractive place to live and work, that will support efficient public services including transit, and that responds to local needs and markets for jobs and housing.

Two approaches are used to set guidelines and track the growth of Urban Centers. First, the Countywide Planning Policies establish levels of households and jobs needed to achieve the benefits of an Urban Center. Some Urban Centers will reach these levels over the next 20 years, while for others the criteria set a path for growth over a longer term and provide capacity to accommodate growth beyond the 20-year horizon. Second, jurisdictions establish 20-year household and employment growth target ranges for each Urban Center. The target ranges reflect the diversity of the Centers, allowing communities to envision changes over the next 20 years and plan for needed services. The target ranges set a policy for the level of growth envisioned for each Center that not only considers land capacity but also the timing and funding of infrastructure. Reaching the target ranges will require planning, public investment, and incentives for private investments. Over time the Centers will move toward the development pattern envisioned in the Countywide Planning Policies.

Within the County, Urban Centers are expected to account for up to one-half of employment growth and one-quarter of household growth over the next 20 years. Additional capacity for household and employment growth is provided in the Urban Growth Areas outside of designated Urban Centers to ensure that, Countywide, 20-year growth projections will be accommodated.

LU-40 Each jurisdiction which has designated an Urban Center shall adopt in its comprehensive plan a definition of the Urban Center which specifies the exact geographic
boundaries of the Center. All Centers shall be up to one and a half square miles of land. Infrastructure and services shall be planned and financed consistent with the expected rate of growth. For the purposes of achieving a long-range development pattern that will provide a successful mix of uses and densities that will efficiently support high-capacity transit, each Center shall have planned land uses to accommodate:

a. A minimum of 15,000 jobs within one-half mile of a transit center;
b. At a minimum, an average of 50 employees per gross acre; and
c. At a minimum, an average 15 households per gross acre.

LU-41 In order to be designated as Urban Centers, jurisdictions shall demonstrate both that an adequate supply of drinking water is available to serve projected growth within the Urban Center and that the jurisdiction is capable of concurrent service to new development.

LU-42 Jurisdictions which contain Urban Centers, in conjunction with METRO, shall identify transit station areas and rights-of-way in their comprehensive plan. Station areas shall be sited so that all portions of the Urban Center are within walking distance (one-half mile) of a station.

LU-43 In order to reserve rights-of-way and potential station areas for high-capacity transit or transit hubs in the Urban Centers, jurisdictions shall:

a. Upon adoption of specific high-capacity transit alignments by METRO, adopt policies to avoid development which would restrict establishment of the high-capacity transit system;
b. Preserve rights-of-way controlled by the jurisdiction which are identified for potential transit use; and
c. Provide METRO an option to acquire property owned by the jurisdiction.

LU-44 To encourage transit use, jurisdictions should establish mechanisms to limit the use of single-occupancy vehicles for commuting purposes. Such mechanisms could include charging for long-term single-occupancy vehicle parking and/or limiting the number of off-street parking spaces for each Urban Center; establishing minimum and maximum parking requirements that limit the use of the single-occupant vehicle; and developing coordinated plans that incorporate Commuter Trip Reduction guidelines. All plans for Urban Centers shall encourage bicycle travel and pedestrian movement.

LU-45 Jurisdictions’ comprehensive plans for Urban Centers shall demonstrate compliance with the Urban Centers criteria. In order to promote urban growth within Centers, the Urban Center plan shall establish strategies which:

a. Support pedestrian mobility, bicycle use and transit use;
b. Achieve a target housing density and mix of use;
c. Provide a wide range of capital improvement projects, such as street improvements, schools, parks and open space, public art and community facilities;
d. Emphasize superior urban design;
e. Emphasize historic preservation and adaptive reuse of historic places;
f. Include other local characteristics necessary to achieve a vital Urban Center; and
g. Include facilities to meet human service needs.

LU-46 The system of Urban Centers shall form the land use foundation for a regional high-capacity transit system. Urban Centers should receive very high priority for the location of high-capacity transit stations and/or transit centers. (See also LU-59)

3. Incentives for Urban Centers

In order to help create Urban Centers, incentives to jurisdictions to establish Urban Centers, and to the community to build in Urban Centers, should be established.

The provision of high-capacity transit (HCT) is one such incentive. Others include funding, and streamlined permitting.

LU-47 Countywide financing strategies shall be developed by the Growth Management Planning Council or its successor, which:

a. Identify regional funding sources; and
b. Set priorities and allocate funds for urban facilities and services including social and human services, and subarea planning efforts, in Urban Centers.

LU-48 Each jurisdiction electing to contain an Urban Center shall prepare a Programmatic Environmental Impact Statement (PEIS) for each proposed Center. The PEIS shall be prepared in a comprehensive manner and shall address probable significant adverse environmental impacts from and reasonable alternatives to the proposal. These may include, but are not necessarily limited to subjects of areawide concern such as cumulative impacts, housing, schools, public utilities, and transportation. Subsequent project-specific proposals shall not be required to perform duplicative environmental review of issues which have been adequately reviewed in the PEIS, but shall provide additional environmental review of other issues. These may include, but are not necessarily limited to the direct impacts of the specific proposal, substantial changes in the nature of the proposal or information regarding impacts which indicate probable significant adverse environmental impacts which were not adequately analyzed in the PEIS. Examples of project-specific direct impacts include local traffic impacts, site aesthetics, and other issues not addressed by the PEIS.

LU-49 In support of Centers, additional local action should include:

a. Strategies for land assembly within the Center, if applicable;
b. Infrastructure and service financing strategies and economic development strategies for the Centers;
c. Establishing expected permit processing flow commitments consistent with the PEIS; and
d. Establishing a streamlined and simplified administrative appeal process with fixed and certain timelines.

LU-50 Jurisdictions should consider additional incentives for development within Urban Centers such as:

   a. Setting goals for maximum permit review time and give priority to permits in Urban Centers;
   b. Policies to reduce or eliminate impact fees;
   c. Simplifying and streamlining of the administrative appeal processes;
   d. Eliminating project-specific requirements for parking and open space by providing those facilities for the Urban Center as a whole; and
   e. Establishing a bonus zoning program for the provision of urban amenities.

4. Manufacturing/Industrial Center Designation Process

LU-51 The location and number of regional Manufacturing/Industrial Centers in King County were determined through the joint local and Countywide adoption process, based on the following steps:

   a. Countywide Planning Policies include specific criteria for Manufacturing/Industrial Centers;
   b. Jurisdictions electing to contain a Manufacturing/Industrial Center provided the Growth Management Planning Council with a statement specifying how the Center will meet the intent of the Countywide Policies, including plans to adopt criteria, incentives, and other commitments to implement Manufacturing/Industrial Centers;
   c. The Growth Management Planning Council reviewed the Manufacturing/Industrial Centers elected by local jurisdictions consistent with policy FW-1, and the following criteria:

      1. The Center’s location in the region, especially relative to existing and proposed transportation facilities and its potential for promoting a Countywide system of Manufacturing/Industrial Centers;
      2. The total number of Centers that are needed in the County over the next 20-years based on 20 years projected need for manufacturing land to satisfy regional projections of demand for manufacturing land that assume a ten percent increase in manufacturing jobs over this period;
      3. The type and level of commitments that each jurisdiction has identified for achieving Manufacturing/Industrial Center goals;
      4. Review of other jurisdictional plans to ensure that growth focused to Manufacturing/Industrial Centers is assured; and
5. The accessibility of the Center to existing or planned transportation facilities.

d. The Growth Management Planning Council confirmed the following Manufacturing/Industrial Centers: North Tukwila, Duwamish and Ballard/Interbay in Seattle, the Kent Industrial Area, and Redmond Overlake.

5. Manufacturing/Industrial Center Criteria

LU-52 Each jurisdiction which contains a regional Manufacturing/Industrial Center shall adopt in its comprehensive plan a definition of the Center which specifies the exact geographic boundaries of the Center. Jurisdictions with Manufacturing/Industrial Centers shall have zoning and detailed plans in place to achieve the following goals by the year 2010.

a. Preserve and encourage the aggregation of vacant or non-manufacturing/industrial land parcels sized for manufacturing/industrial uses;
b. Discourage land uses which are not compatible with manufacturing, industrial and advanced technology uses;
c. Accommodate a minimum of 10,000 jobs; and
d. Limit the size of offices and retail unless as an accessory use.

LU-53 All jurisdictions support the development of a regional industrial siting policy to promote industrial activity.

LU-54 Jurisdictions shall design access to the regional Manufacturing/Industrial Centers to facilitate the mobility of employees by transit, and the mobility of goods by truck, rail or waterway as appropriate. Regional comprehensive plans shall include strategies to provide capital improvement projects which support access for movement of goods.

LU-55 Jurisdictions which contain regional Manufacturing/Industrial Centers in conjunction with transit agencies, shall identify transit station areas and rights-of-way in each jurisdiction’s comprehensive plan. Where transit stations exist or are planned, jurisdictions in conjunction with transit agencies shall identify various options such as feeder systems, bicycle routes and pedestrian systems to link the Center with its transit stations.

LU-56 In order to reserve rights-of-way and potential station areas for high-capacity transit or transit hubs in the regional Manufacturing/Industrial Centers, jurisdictions shall:

a. Upon adoption of specific high-capacity transit alignments by METRO, adopt policies to avoid development which would restrict establishment of the high-capacity transit system;
b. Preserve rights-of-way controlled by the jurisdiction which are identified for potential transit use; and
c. Provide METRO an option to acquire property owned by the jurisdiction.
Transit agencies shall strive to provide convenient and economical mass transit service for the Manufacturing/Industrial Centers that will result in a decrease in single-occupancy non-commercial vehicle trips within the Centers.

Jurisdictions’ comprehensive plans for regional Manufacturing/Industrial Centers shall demonstrate compliance with the criteria. In order to promote manufacturing/industrial growth, the Manufacturing/Industrial Center plan for each jurisdiction shall establish strategies:

a. To provide capital facility improvement projects which support the movement of goods and manufacturing/industrial operations;
b. To coordinate planning with serving utilities to ensure that utility facilities are available to serve such Centers;
c. To provide buffers around the Center to reduce conflicts with adjacent land uses;
d. To facilitate land assembly; and
e. To attract the type of businesses that will ensure economic growth and stability.

Each Manufacturing Center containing a minimum of 15,000 jobs and having sufficient employment densities to support high-capacity transit should be served by high-capacity transit. It is recognized that by their nature, Manufacturing/Industrial Centers may not achieve densities necessary to make high-capacity transit service viable. Nevertheless, Manufacturing/Industrial Centers which are located on the regional high-capacity transit alignment and which meet the transit-friendly criteria in policies LU-54 through LU-58 above should receive one or more high-capacity transit stations and/or transit centers.

6. Incentives for Manufacturing/Industrial Centers

Countywide financing strategies shall be developed by the Growth Management Planning Council or its successor which:

a. Identify regional funding sources; and
b. Set priorities and allocate funds for urban facilities and services including social and human services in regional Manufacturing/Industrial Centers, and subarea planning efforts in Manufacturing/Industrial Centers.

Jurisdictions shall consider conducting detailed State Environmental Policy Act review for the regional Manufacturing/Industrial Center at the planning stage so that project-specific environmental review is minimized.

To reduce or prevent conflicts, jurisdictions shall develop policies to establish and support normal manufacturing/industrial practices such as notices on development permits for properties adjacent to a Manufacturing/Industrial Center.
E. Activity Areas

Activity Areas are envisioned as areas containing moderate concentrations of commercial development and housing that function as a focal point for the local community. Activity Areas contain a mix of land uses such as retail, recreation areas, public facilities, parks and open space. Although smaller in scale than Urban and Manufacturing/Industrial Centers, Activity Areas contain a sufficient density and mix of uses to provide similar benefits. Activity Areas are designed to 1) provide housing and employment opportunities, 2) provide retail, services and business opportunities, 3) reduce automobile use and support efficient transit service, and 4) consume less land with urban development. Encouraging compact development within Activity Areas is an important part of the Countywide Planning Policy vision promoting infill development and preventing sprawl.

Activity Areas are designated in local comprehensive plans. The size of the Activity Area and the mix and density of land uses are locally determined to meet community goals. Examples of Activity Areas include the central business districts of Kirkland, Burien, and Des Moines; East Hill in Kent; and a number of business districts in Seattle, such as Lake City, Wallingford, and West Seattle Junction.

FW-17 Within the Urban Growth Area, jurisdictions may locally designate one or more Activity Areas characterized by the following:

a. An array of land uses, including commercial development, housing, public facilities and public open spaces;
b. Intensity/density of land uses sufficient to encourage frequent transit;
c. Pedestrian emphasis within the Activity Area;
d. Emphasis on superior urban design which reflects the local community; and

e. Disincentives for single-occupancy vehicle usage for commute purposes during peak hours.

LU-63 Jurisdictions shall designate the boundaries, and uses within all Activity Areas to provide for local employment, a mix of housing types, commercial activities, public facilities and open space.

LU-64 All Activity Areas that achieve sufficient employment and household densities should receive frequent peak-hour transit service. Activity Areas may contain a high-capacity transit station or transit hub if the Activity Area:

a. Is on an high-capacity transit corridor, or can serve as a transit hub;
b. Has pedestrian, bicycle, and transit-supportive site planning, building design and road design regulations; and

c. Has parking regulations to encourage transit use.

LU-65 To encourage transit use, jurisdictions should establish minimum and maximum parking requirements that reduce dependence on the single-occupant vehicle. Jurisdictions should establish mechanisms to charge for single-occupancy vehicle...
parking and/or limit on the number of off-street parking spaces for each Activity Center. All plans for Activity Areas shall encourage bicycle travel and pedestrian activity.

F. Urban Growth Outside of Centers

A variety of land uses and concentrations of growth occur within the Urban Growth Area and outside of the Urban Centers and Manufacturing/Industrial Centers. Local land use plans will be responsible for the designation, character, and utilization of Urban Areas outside of Centers. However, Countywide Policies are presented below to provide guidance for these areas to ensure that they support the Centers growth concept. These Policies do not apply to the rural cities whose land use pattern is described by policy LU-38.

Households and employment target ranges by jurisdiction are described in this section in order to establish the ability, Countywide, to accommodate the projected 20-year population and employment growth. The Countywide population growth has been established by the State of Washington Office of Financial Management as required by the Growth Management Act. The Countywide employment growth has been derived from projections prepared by the Puget Sound Regional Council. For purposes of this section, target ranges are defined as: the commitment by each jurisdiction to ensure the ability to accommodate, at a minimum, growth within the next 20 years in housing (expressed in-households) and employment (expressed in employees). This commitment implies not only the policy and regulatory framework (comprehensive plan and zoning), but the commitment for funded infrastructure as well, consistent with the jurisdiction’s financing capacity, level-of-service standards and concurrency requirements.

1. Urban Residential Areas

Urban residential areas form the bulk of the Urban Growth Area, and are home to a large portion of the County’s population. They will contain a mix of uses and will have different characteristics in different neighborhoods. Generally, the character, form, preservation and development of these areas are the responsibility local jurisdictional responsibility. However, the residential areas need to support the Centers concept and provide sufficient opportunity for growth within the Urban Growth Area. A substantial majority of new residential units will be constructed within urban residential areas.

LU-66 In order to ensure efficient use of the land within the Urban Growth Area, provide for housing opportunities, and to support efficient use of infrastructure, each jurisdiction shall:

a. Establish in its comprehensive plan a target minimum number of net new households the jurisdiction will accommodate in the next 20 years in accordance with the adopted household growth targets identified in Table LU-1. Jurisdictions shall adopt regulations to and commit to fund infrastructure sufficient to achieve the target number;

b. Establish a minimum density (not including critical areas) for new construction in each residential zone; and
c. Establish in the comprehensive plan a target mix of housing types for new development and adopt regulations to achieve the target mix.

2. (Policies LU-67 and LU-68 were deleted by Motion 02-1, July 2002)

3. Infill Development

_Urban growth occurs both in “new” neighborhoods and in existing neighborhoods. Existing neighborhoods have a history of development patterns which have created a sense of identity. At the same time a vital neighborhood adapts to change and develops its own image. New development in these neighborhoods should build on the existing patterns in a manner which respects and enriches the neighborhood. For example in single-family neighborhoods selective permitting of accessory units and carriage houses may be more compatible than new apartment buildings._

LU-69 All jurisdictions shall develop neighborhood planning and design processes to encourage infill development and enhance the existing community character and mix of uses.

4. Business/Office Parks

_Business/office parks are areas where low-density office development is collected at locations separated from an identified retail commercial core. These parks tend to have low densities and thus tend not to be supportive of transit or pedestrian circulation. These employment opportunities generally do not require extensive land for their operations, and could be accommodated in Urban Centers. Because the further development of these areas may compete with the employment growth that is planned to support Urban Centers, significant future employment will not be encouraged in these areas._

LU-70 Office building development is directed primarily to Urban Centers. Office building development outside Urban Centers including business/office parks should occur within Activity Areas, which can be supported by and promote transit, pedestrian and bicycle uses.

LU-71 Jurisdictions where consistent with their land use plans should provide incentives for the development and redevelopment of an adequate supply of land suitable for mixed light industrial/commercial and high technology.

LU-72 All jurisdictions shall establish mechanisms to encourage transit use. Examples of potential mechanisms include a charge for single-occupancy vehicle parking and/or a limit on the number of parking spaces for single-occupancy vehicles within each existing business/office park. Bicycle and pedestrian supportive design should be encouraged.
LU-73 Jurisdictions are encouraged to site business/office parks where they can be served by adequate surface transportation and transit. Where transit is available and can result in decreased demand for parking, higher density development should be considered.

LU-74 All jurisdictions should develop planning mechanisms to assist in the conversion of business/office parks to mixed use areas. Jurisdictions should provide for inclusion of residential and neighborhood commercial land uses and open space within existing business/office parks.