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King County

**Vashon-Maury Island
Community Service Area Subarea Plan**

**Attachment A to
Proposed Ordinance 2017-0317**

October 2, 2017

**~~((Adopted by the King County Council
{Date}))~~**

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Welcome

Dear King County resident:

King County has been working with energy, purpose, and measurable success to make our county a great place to live, work, and play, and to continue to be a leader in efficient and accountable governance practices~~((it the best run county in the United States))~~.

~~By~~~~((Through))~~ mounting major initiatives such as Best Starts for Kids, ~~((rethinking and improving our management practices, and-))~~encouraging greener buildings and more flexible transit options ~~((that))~~ to lower our energy consumption, and rethinking and improving our management practices, we have made King County a national leader in improving the lives of our residents. ~~((Yet))~~Because our services are delivered at the local level, ~~((and))~~ we need to engage with the residents and business owners in our neighborhoods to learn how our programs, services, and land use policies are working and how they could be made even better.

Our services are delivered at the local level and we need to engage with the residents and business owners in our neighborhoods to learn how our programs, services, and land use policies are working and how they could be made even better.

In ~~((2016))~~2014, King County reinstated its subarea planning program for unincorporated areas, which was quite active from the 1970s through the 1990s, but had been suspended for almost two decades. Vashon-Maury Island was selected as the first community to update its subarea plan. Until this plan was drafted, the most recent County planning document~~((s))~~ specific to Vashon-Maury Island was ~~((were the 1986 Vashon Community Plan and))~~ the 1996 Vashon Town Plan. While that plan (and prior planning efforts) had ~~((those plans))~~ served the Island well and helped preserve the rural character and eclectic charm so many Islanders cherish, much of ~~its~~~~((their))~~ content is outdated and ~~therefore~~~~((y))~~ fails to address many of the new, complex challenges that Vashon-Maury Island and King County now face.

This plan, which was developed with a dedicated ~~((e))~~Community ~~((a))~~Advisory ~~((g))~~Group and several all-Island meetings, encompasses the Island's built, natural, and social environments, ~~((and lays-))~~ It outlines a series of policies and actions to protect what is most treasured and seeks to mitigate for the challenges anticipated over the next ~~((10 to-))~~20 years. A few of the critical challenges identified in the plan include the need to increase the supply of affordable housing in the Rural Town, protect the Island's sole-source aquifer, adapt to and mitigate climate change impacts, and ~~((perform a comprehensive))~~ study ~~((of-))~~ on-site sewage systems and alternative wastewater disposal solutions.

272 As your local government, King County continually seeks new, effective tools to communicate
273 with residents and business owners about local needs and priorities and to better partner with
274 you to address them. To create this plan, King County used an on-line commenting portal to
275 augment traditional engagement means, such as websites, meetings, e-mails, and newspaper
276 articles. We received strong public involvement in proposed policies and ideas, which makes
277 this even more of a community plan. We thank everyone who participated in this process.
278

279 Adoption of the Vashon-Maury Island Community Service Area Subarea Plan ~~((plan))~~ is only
280 step one. We look forward to working in partnership with you in the years ahead to help realize
281 the community's rich, dynamic, and rural vision.
282

283 Sincerely,
284

Joe McDermott
Councilmember
King County Council
District 8

Dow Constantine
King County Executive

285
286
287

Executive Summary

Vashon-Maury Island is a community grounded in its rich history, proud of its identity and distinction in the Puget Sound Region, and clear about the vision and principles that should shape its future.

The Island, which is one of King County's unincorporated areas, receives local government services directly from King County. To provide an avenue for Vashon-Maury Island and other unincorporated areas to develop long-range strategies informed and defined by their unique aspirations and values, the 2016 King County Comprehensive Plan King adopted a schedule to develop subarea plans for each of the~~((Formerly called Community Plans,))~~ Community Service Areas (CSAs) geographies over the next eight years ~~((Plans were created by King County in 2015 to provide an avenue for unincorporated areas to develop a long-range strategy informed and defined by their unique aspirations and values))~~. The Vashon-Maury Island CSA Subarea Plan replaces the ~~((1986 Vashon Community Plan and the))~~ 1996 Vashon Town Plan and is built on a set of guiding principles designed to protect the Island's diverse natural resources and maintain its rural character. The ~~((P))~~ plan envisions a **healthy, rural environment ~~((with a strong sense of community where people value))~~ and reflects the following values identified by the community during plan development:**

- ~~((i))~~ **Independence and self-sufficiency**
- ~~((n))~~ **Natural environment**
- ~~((e))~~ **Equity and diversity**
- ~~((i))~~ **Island history**
- ~~((e))~~ **Creativity and self-expression**
- ~~((s))~~ **Sustainable local employment, and**
- ~~((e))~~ **Community collaboration.**

As provided for under Washington's Growth Management Act, the ~~((CSA-P))~~ plan is an ~~((component))~~ element of the countywide King County Comprehensive Plan. It ~~((lays))~~ outlines a 20-year, integrated framework for Vashon-Maury Island, applying and implementing King County policies at a local scale. **The ~~((P))~~ plan aims to be multi-perspective, action-oriented, interconnected, anticipatory, and preventative, and to serve as a communication tool for residents and King County government alike.**

The ~~((P))~~ plan's geographic scope incorporates all **37 square miles** of Vashon~~((and))~~-Maury Island (see Map ~~((#3))~~2). In 2016, the Island had a **year-round population of 11,000 residents**. It is both older and more highly educated than much of King County. Lying outside the Urban Growth Area, the Island experiences a relatively slow growth rate and has added fewer than 1,700 people since 1990.

Preparation of the Vashon-Maury Island CSA Subarea Plan began in ~~((early))~~ 2016, when King County initiated an update to the Island's ~~((older community plans))~~ 1996 Vashon Town Plan. Several types of public involvement methods were used, including the use of a **Community Advisory Group, community-wide forums, a Strawberry Festival booth and survey, digital outreach tools, and collaboration with the Vashon-Maury Island Beachcomber**

335 **newspaper and the Voice of Vashon’s Island Crossroads radio program.** The ((P))plan was
336 developed through active and thoughtful engagement of more than 300 residents who
337 participated in the forums, completed surveys, and submitted written comments.

338
339 Introduced in ((the)) Chapter 4: Land Use, ((chapter-))but woven throughout the entire plan
340 ((document-))is a theme of paramount importance to Vashon-Maury Island’s residents,
341 environment, and economy. **The whole Island is a recharge area for a single-source aquifer**
342 **from which almost all drinking water is sourced.** The ((P))plan directs new multi-family
343 residential, commercial and industrial uses to locate in the Rural Town. It also retains low
344 density zoning on a one-mile stretch of Vashon Highway between the Vashon Town Core and
345 Vashon Center in order to create a distinct visual separation between these commercial nodes.

346
347 ((Vashon-Maury Island’s official designation as a Rural Area)) During the development of this
348 plan, community members expressed ((reflects)) a long-established ((core)) value ((of the
349 community)) to **maintain and preserve ((its))the Island’s rural character and small town**
350 **culture.** This ((is done))will be accomplished, in part, ((through))by protecting commercial
351 zoning of the Island’s ten neighborhood centers, working with property owners to promote forest
352 cover preservation, and encouraging low-impact development practices. Several **new**
353 **agricultural policies** also appear in the ((P))plan. These policies aim to foster a more vibrant
354 and ecologically-sound local food economy, including support for the Vashon Island Grower((’))s
355 Association food hub and new farmer’s market facility.

356
357 A top priority that emerged from the community engagement
358 process was to **increase the amount of housing in Vashon**
359 **Rural Town that is affordable to low-income residents.** As of
360 2017, an estimated 100 to 120 new affordable dwelling units are
361 needed to meet demand. While there was broad public
362 consensus about the affordable housing need, deciding upon
363 the best approach to address that need was the most debated
364 and controversial topic of the planning process. In the end, after
365 exploring several alternatives, the ((P))plan recommends
366 adoption of a new **Special District Overlay on a number of**
367 **parcels in the Vashon Rural Town** to offer a voluntary bonus
368 density incentive when a development provides 100((%))
369 percent affordable housing units.

Vashon-Maury Island((’s
official designation as a))
is part of King County’s
Rural Area and Natural
Resource Lands.
((reflects)) Community
members expressed a
long-established ((core))
value ((of the
community)) to maintain
and preserve ((its)) the
Island’s rural character
and small town culture.

370
371 One of the ((P))plan’s guiding principles is to “preserve and
372 protect native habitats, groundwater, shorelines, open space
373 and sensitive areas for present and future generations.” ((The))
374 Chapter 7: Environment, ((chapter)) contains ((five)) policies
375 intended to implement this principle, the most substantive being Policy E-5, which addresses
376 ((the)) **climate change ((policy in Table 18)).** Vashon-Maury Island comprises almost 50((%))
377 percent of King County’s total shoreline miles and the ((P))plan’s ((two)) recommended actions
378 ((are viewed as)) aim to be meaningful first steps to expedite climate change adaptation and
379 mitigation strategies uniquely suited to the Island.

380

381 ~~((The))~~ Chapter 8: Parks, Open Space and Cultural Resources, ~~((chapter))~~ draws upon decades
382 of environmental, historic, and cultural preservation work by King County, Island residents, and
383 local organizations. Increasing public~~((, pedestrian))~~ access to non-sensitive shoreline
384 areas is a high priority. ~~((Complimenting))~~ Complementing this action is a proposal to seek
385 funding for a ~~((Regional Trail))~~ feasibility study to analyze new off-street corridors that
386 ~~((would))~~ could potentially become a regional trail connecting Vashon's two ferry terminals and
387 Dockton Rural Neighborhood Commercial Center. The ~~((P))~~ plan envisions adding historically-
388 significant buildings to the National Historic Register, as well as community-led creation of a
389 **new Arts Master Plan**.

390
391 ~~((The))~~ Chapter 9: Transportation, ~~((chapter))~~ seeks to **develop a more sustainable and**
392 **accessible nonmotorized transportation network**. Beyond the major roadway projects listed
393 in the 2016 King County Comprehensive Plan's Transportation Needs Report, several policies
394 highlight the potential for expansion of DOT's alternative services program (called Community
395 Connections), such as the Community Van program, a mobile carpool matching service
396 ~~((and))~~ or real-time ridesharing.

397
398 ~~((The))~~ Chapter 10: Services, Facilities and Utilities, ~~((chapter takes a bird's-eye look at))~~
399 examines domestic water supply across Vashon-Maury Island, including ~~((five core))~~
400 **assumptions made during the planning process about Water District 19** and ~~((their))~~ its
401 capacity to serve new development in the Rural Town. Policy F-1 carries forward a long-
402 standing principle that discourages importing water for domestic uses from off the Island.
403 ~~((Driven by the community's strong environmental ethos and by a practical, pressing need, one~~
404 ~~of the Plan's most ambitious goals is to perform a comprehensive, Island-wide study of onsite~~
405 ~~sewage systems, with a focus on potential sea-level rise impacts for systems near shorelines.))~~

406
407 The purpose of ~~((the))~~ Chapter 11: Implementation, ~~((chapter))~~ is to outline a functional,
408 useable, action-oriented framework to translate written policies into tangible actions. ~~((Figure 15~~
409 ~~graphically shows how Plan actions are prioritized and criteria used to identify appropriate and~~
410 ~~realistic timeframes. All 78))~~ The policies and ~~((41 associated))~~ actions in the ~~((P))~~ plan are
411 summarized in this ~~((section))~~ chapter, as well as in Appendix A, along with the responsible
412 parties and the priority level assigned to each.

413
414 The Vashon-Maury Island CSA Subarea Plan reflects King County's commitment to a
415 heightened sustainable growth model that protects the Island's rural and critical area resources,
416 assists in making the community more resilient to natural hazards and climate change impacts,
417 identifies greener and more socially just approaches to growth, and ~~((lays out a practical~~
418 ~~roadmap))~~ outlines a set of actions to implement the shared community and King County vision.

419

Chapter 1 CSA Subarea Planning Framework

Community Service Area Subarea Planning in Unincorporated King County

Vibrant communities result from choice, not chance. Decisions made today – private and public, individual and corporate, intended or unintended – influence the quality, character, and health of our communities tomorrow. Just like individuals, places vary in shape, size, function and personality. While some of this variation is “genetic” and determined by climate, geography, soils, and some luck, much of it is the result of deliberative choice. And those choices often make the difference between distinctive, dynamic, forward-evolving places and those that struggle or may even devolve. This points to the essence and unique function of a community plan. These plans provide a vehicle for King County to collaborate (~~and join forces~~) with residents of a defined, unincorporated area to make choices and set priorities (~~about~~) for that community’s future.

KEY TOPICS IN THIS CHAPTER

- ~~Community~~ Subarea Planning in Unincorporated King County
- CSA Subarea Plan Purpose, Structure and Core Concepts
- CSA Subarea Plan Authority and Relationship to Other Plans
- Prior Community Plans
- Guiding Principles

What is a Community Service Area (CSA) Subarea Plan?

Community planning (~~experienced a significant shot in the arm in~~) flourished between the late 1950s (~~through~~) and the 1990s, when the U.S. Government (primarily through the Department of Housing and Urban Development and the Department of Transportation) (~~infused large amounts of cash funding into~~) funded cities and counties for research and preparation of land use, transportation, and housing plans. For the last 20 years, h(H)owever, (~~we are in a new era where the vast majority of~~) most of the resources for long-range planning (~~is derived~~) have originated from local government and private sources.

There are benefits to this shift. For example, it has redirected planning efforts to (~~its appropriate and logical focal point~~) focus on the people who live, work and (~~recreate~~) play in the community. It is at this level of society where people engage with neighbors, (~~grocers~~) local businesses, schools, parks, (~~houses~~) and natural features, such as (~~local~~) watersheds. There is no substitute to understanding the current and long-term needs of a place. Tapping into this grassroots knowledge and awareness of King County’s unincorporated communities and using this knowledge to refine tools and regulations for smaller geographies is a central motivation behind the CSA (~~S~~)subarea (~~P~~)plan (~~P~~)program.

King County had a robust community planning program that occurred in two distinct periods: (~~—~~) from 1973 through 1984 to implement the 1964 Comprehensive Plan, and from 1985 through 1994 to implement the 1984 Comprehensive Plan and then to update it with the 1994 Comprehensive Plan for compliance with the Washington State Growth Management Act. During this time, the term “community plan” was used to identify 12 large geographic areas of

466 the county that had their own detailed plans. In ~~((2014))~~2011 and 2012,¹ King County adopted a
467 new approach to the geography and communications strategy for its unincorporated areas. The
468 boundaries of the seven different Community Service Areas (CSA) ~~((shown in Figure 1))~~ were
469 established and ~~((are))~~ will be used as the framework for all local subarea plans created and
470 amended ~~((from 2014))~~ going forward.

471
472 King County's CSA subarea ~~((P))~~plans, of which this plan is the first, are intended to be long-
473 range, multidisciplinary~~((e))~~, integrated tools that apply the countywide policies from ~~((goals of))~~
474 the King County Comprehensive Plan to these seven unincorporated areas. The 2016 King
475 County Comprehensive Plan included an eight-year schedule to develop a subarea plan for
476 each CSA, each of ~~((Starting in 2017, each CSA will have its own plan,))~~ which will contain a
477 locally-inspired vision and guiding principles supported by policies and actions that are
478 prioritized to meet the unique needs and nuances of each area. Broader subarea planning for
479 the unincorporated urban areas, known collectively as the West King CSA, will also occur ~~((on~~
480 this cycle)) within this schedule, with a rotating, more detailed focus on selected areas of the
481 West King CSA once every four years.

482 483 **CSA Subarea Plan Purpose, Structure and Core Concepts**

484
485 To better understand the nature and purpose of CSA subarea plans, it helps to understand what
486 these plans are meant to accomplish and how they fit into the larger King County government
487 context. Why is a plan like this needed? Who will use it? How does it relate to other plans and
488 strategies? Today's CSA subarea plans have a distinct and more narrowly defined role than
489 prior community plans. Below are some distinguishing elements:

- 490
- 491 • **Multi-Perspective** – These plans strive to recognize and honor multiple perspectives
492 while addressing ~~((There is no panacea to))~~ complex, community-wide challenges.
493 Successful plans not only integrate divergent perspectives and present those in both a
494 practical and principled way, but also understand that diverse ~~((such))~~ perspectives are
495 ~~((an))~~ essential to developing long-term ~~((part of the))~~ solutions. Successful plans must
496 respond to a community's complexity and incorporate the many dimensions, challenges,
497 and dynamics that affect a community and its residents. ~~((Increasingly over time,~~
498 communities and local governments are appreciating the complexity of space and
499 community. To ignore the many dimensions, challenges and dynamics that affect the
500 places we live is to ensure a failed and ineffective plan.))
 - 501
502 • **Action-Oriented** – CSA subarea plans have a strong action bias and are focused on
503 achieving meaningful, on-the-ground results. They offer a vehicle for inter-departmental
504 and cross-agency collaboration to better align service delivery and long-range goals
505 within a community. Each plan has a 20-year horizon but will prioritize action items as
506 short-term, ~~((medium))~~ mid-term, and long-term priorities² and identify responsible

¹ Framework adopted in 2011 by Ordinance 17139, boundaries in 2012 by Ordinance 17415

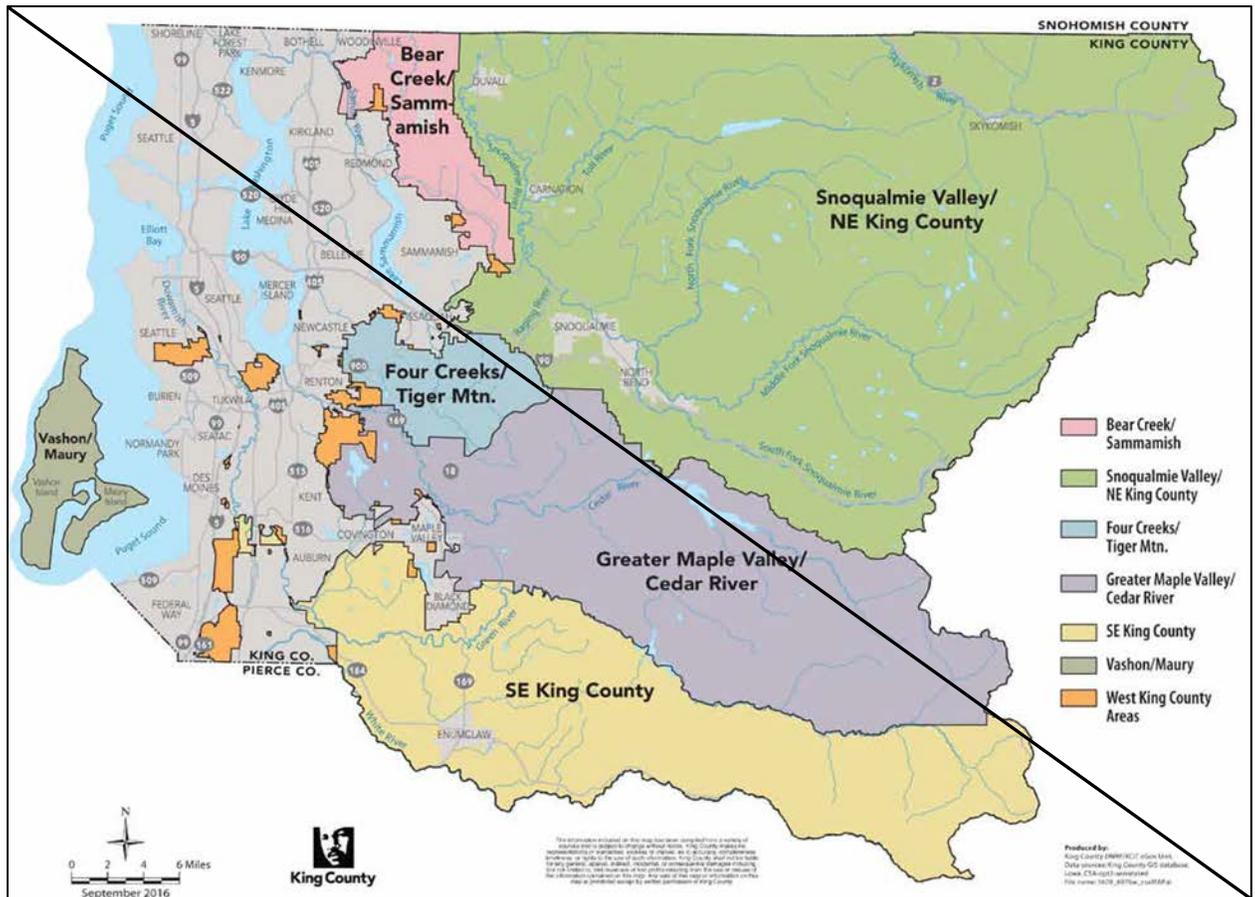
² Short-term Priority 1 actions are intended to be implemented in 2018 and 2019. Mid-term Priority 2 Actions are intended to be implemented in years 2020-2022. Long-term Priority 3 Actions are intended to be implemented in years 2023-2025. Depending on grants or funding availability, other emergent issues, or economic factors, some refinement and further prioritization of these Priority 1 actions may be warranted.

507 parties. ~~((Community-))~~ Identified projects are examined across a multi-year timeframe
508 and assessed and re-prioritized when plans are reviewed and updated on an eight-year
509 schedule.
510

- 511 • **Interconnected** – “Everything is connected” is no longer simply a mantra of ~~((just))~~
512 ecologists or physicists but is now understood to be a core principle of public investment
513 and community planning. Society has discovered the negative “downstream” impacts
514 that occur when growth happens in a vacuum and without regard for other aspects of
515 community life. A paradigm of interconnectedness ~~((is woven throughout))~~ must be
516 incorporated into these plans ~~((and recognizes))~~ to ensure that no policy or action stands
517 in isolation but is part of an integrated whole. Another aspect of interconnection is
518 internal to King County government. CSA subarea ~~((P))~~ plans identify, track, and align
519 various King County policies, programs and public services carried out within a specific
520 CSA. Why is this necessary? The costs and inefficiencies of a “siloe” government have
521 been well documented. King County ~~((’s leadership has a goal to make King County one~~
522 ~~of the best run governments in the United States))~~ aims to continue to be a leader in
523 efficient and accountable governance practices. Creating a “One King County” approach
524 that interconnects diverse departments is a key strategy to achieve this goal.
525
- 526 • **Anticipatory and Preventative** – To the degree possible, CSA subarea ~~((P))~~ plans are
527 anticipatory, meaning they combine scientific data, historical trends, and informed, local
528 observation with the community’s vision to create a relevant action plan. No plan can
529 predict the future. But it should outline a clear, ~~((broad-consensus,))~~ informed vision
530 ~~((which both citizens and King County’s leadership can embrace. Yet, more than a~~
531 ~~compendium of data, the plan is designed to))~~ that can inform and address pressing
532 needs by focusing ~~((largely))~~ on proactive and preventative measures to address social
533 ~~((ills))~~ services, infrastructure ~~((deterioration))~~ needs, environmental ~~((degradation))~~
534 preservation, and more. Strategies in the plan need to adapt to and change with a
535 community’s evolving needs.
536
- 537 • **Tool for Communication and Action** – CSA subarea ~~((P))~~ plans are a communication
538 tool ~~((, used to communicate a community’s vision and priorities to King County for use~~
539 ~~in preparing programs and budgets and used by King County to communicate how and~~
540 ~~when certain policies and priorities will be executed.))~~ used by King County to: engage
541 with a community to better understand local priorities; communicate the County’s policy
542 goals; and outline how and when King County will implement the adopted policies and
543 consider the listed actions in the development of County programs and budgets. As with
544 any effective communication, the plan cannot sit idle or static and, for this reason,
545 adopts the action bias noted above.
546
- 547 • **Budget Dependent** – Many of the policies and actions in this plan are contingent on
548 budgetary appropriation in order to be implemented. Some actions may be able to be
549 achieved through current County funding. Implementation of new actions that are not
550 able to be addressed under current resources will be subject to whether additional
551 funding can be obtained, either through Council approval of appropriations in future King
552 County budgets or from outside funding sources.
553

554 The plan's organization and structure (~~(is a reflection of being)~~) reflect that it is an ~~((component))~~
 555 ~~element~~ of the King County Comprehensive Plan. To that end, the ~~((section))~~ chapter titles of
 556 this plan mimic the chapter titles and basic content of the Comprehensive Plan. For example,
 557 the topics of agriculture and forestry in the 2016 King County Comprehensive Plan are
 558 addressed in ~~((the))~~ Chapter 3: Rural Areas and Natural Resource Lands ~~((chapter))~~. Those
 559 same topics are covered in ~~((the section of the same title in the CSA Plan))~~ this plan in Chapter
 560 5: Rural Area and Natural Resource Lands. Policies ~~((and actions))~~ for each topic area are
 561 included in each chapter. Proposed actions are organized by priority level and compiled in
 562 Chapter 11: Implementation. Proposed actions that cannot be accomplished by King County
 563 ~~(those that depend on other governments or on community-based organizations rather than~~
 564 ~~County government)~~ are listed in Appendix A. ~~((listed by section but are also compiled into a~~
 565 ~~single, composite table in the Implementation chapter)).~~ ~~((With limited exception, p))~~ Policies that
 566 appear in the King County Comprehensive Plan are not duplicated in this plan~~((the CSA Plan))~~.

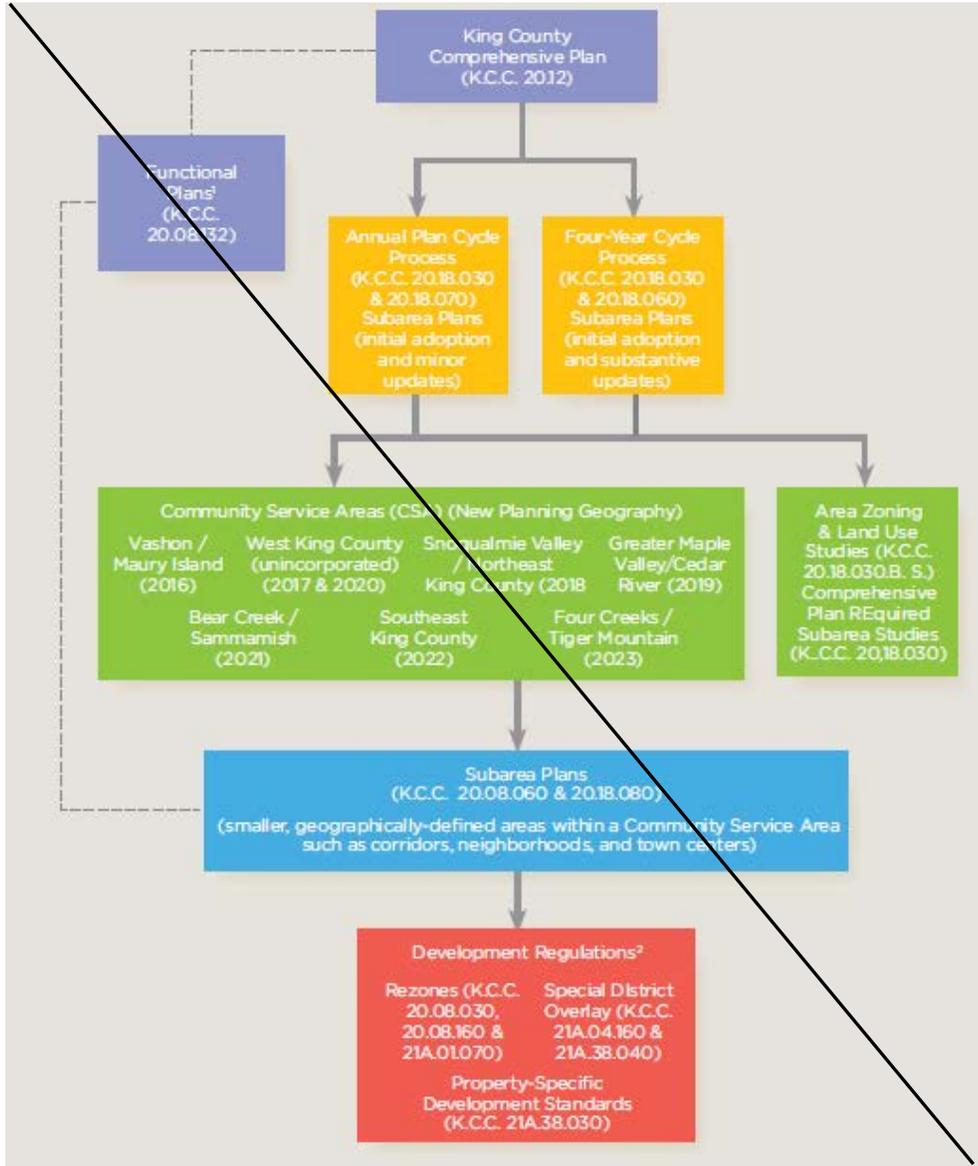
((Map 4))



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((Figure 1
 Relationship of King County Subarea Plans
 to the 2016 Comprehensive Plan and
 Development Regulations))



577
 578
 579

580 **CSA Subarea Plan Authority and Relationship to Other King County Plans and Strategies**

581
582 Since its inception, Washington’s Growth Management Act (~~((Revised Code of Washington~~
583 ~~36.70A))~~) has included a provision that (~~((comprehensive plans))~~) Comprehensive Plans may
584 include (~~((community or neighborhood plans (also referred to as “~~subarea plans~~((”)))~~) for specific
585 communities or neighborhoods, with the subarea plan required to be consistent with the
586 (~~((comprehensive plan))~~) Comprehensive Plan. As such, subarea plans are (~~((technically))~~)
587 elements of and adopted as part of the King County Comprehensive Plan, although bound as a
588 stand-alone document. (~~((Figure 1 depicts the relationship of subarea plans to the~~
589 ~~Comprehensive Plan, functional plans, and other zoning and regulatory tools used by King~~
590 ~~County.))~~)

591

592 **What a CSA Subarea Plan is Not:**

593

- 594 • **It is not a subject-area (~~((functional))~~) plan**, but it relies on subject-area (~~((functional))~~)
595 plans to inform and implement its broader policies (e.g. Metro CONNECTS long-range
596 transit plan, (~~((e))~~)Consolidated (~~((h))~~)Housing and Community Development (~~((p))~~)Plan, King
597 County (~~((e))~~)Open (~~((s))~~)Space (~~((p))~~)Plan 2016 Update, or the All Home Strategic Plan for
598 homelessness strategy).
599 ((
600 • **It is not a singular sector plan**, such as transportation, watershed, natural resources,
601 trails, or shoreline plan.))
602
603 • **It is not a social services plan.**
604
605 • **It is not a Capital Improvement Plan**, although capital projects identified in a CSA
606 subarea plan (~~((Plan))~~) (~~((typically are))~~) may in the future be implemented through King
607 County’s Capital Improvement Program.
608
609 • **It is not an architectural or community design plan**, but it may identify design themes
610 or districts where design ordinances are desired.
611 ((
612 • **It is not an ordinance amendment**, but it lays the groundwork and guides the basic
613 arch of ordinance content and outcomes.))
614
615 • **It is not a development proposal or site specific critical areas (~~((site plan))~~)**
616 **designation**, but it informs the basic framework for how those (~~((plans))~~) proposals or
617 designations may be created.

618

619 The shared vision of King County’s Equity and Social Justice Strategic Plan is, “A King County
620 where all people have equitable opportunities to thrive.” The plan outlines (~~((numerous pro-~~
621 ~~equity))~~) policies, practices, and systems to address root causes of injustice. These principles
622 cannot and should not be siloed and segmented by themselves. They are woven throughout
623 community life and culture. As such, this CSA subarea plan (~~((Plan))~~) does not contain a
624 standalone chapter to address social justice and equity goals but, rather, incorporates those
625 (~~((end))~~) objectives throughout the plan.

626

627 **Prior Vashon-Maury Island Community Plans**

628
629 Examining existing or prior community plans is one way to appreciate the commitment and long-
630 term vision of Vashon-Maury Island residents to carve out a distinctive place within King County.

631
632 In the case of Vashon-Maury Island, the most recent community plans are:

- 633
- 634 • 1986 Vashon Community Plan. This Island-wide plan was adopted in 1986,³ but was
635 then rescinded over a decade later, in 1998,⁴ due to the passage of the Washington
636 State Growth Management Act (GMA) in the early 1990s. At that time, some key policies
637 from the 1986 plan that were consistent with the GMA were incorporated into the King
638 County Comprehensive Plan. These policies remained in the Comprehensive Plan
639 through 2016 but, with the adoption of this CSA subarea plan, they have been removed
640 from the Comprehensive Plan.
 - 641
 - 642 • 1996 Vashon Town Plan.⁵ This plan focused on a smaller geography, the Vashon Rural
643 Town, and was developed consistent with the GMA. ~~((prepared on the island — the 1986~~
644 ~~Vashon Community Plan (island-wide) and the 1996 Vashon Town Plan (rural town only)~~
645 ~~— contained policies and vision statements that have retained a high degree of~~
646 ~~relevance. Selected policies from the 1986 plan were incorporated into and have~~
647 ~~continued to be a part of the Comprehensive Plan since the mid-1990s.)) The 1996~~
648 ~~Vashon Town Plan remain(s)ed active ((today)) through 2017 but, ((after relevant~~
649 ~~content is moved into)) with the adoption of the new CSA subarea plan ((Plan)), it has~~
650 ~~been ((will be)) repealed.~~
 - 651

652 This new Island-wide CSA subarea plan ((Plans are used to)) updates these prior policies and
653 consolidates them ((and update policies from existing and prior plans)) into a single((- updated))
654 document that aims to retain ((elements from previous plans that are still)) community priorities
655 while eliminating outdated and/or accomplished items. Policies and actions that are carried
656 forward are re-assessed and re-prioritized for implementation.

657
658 ~~((Even though prior plans will no longer have regulatory or policy authority upon adoption of the~~
659 ~~CSA Plan, they often contain an abundance of history, research data, and policy justifications~~
660 ~~that inform and bolster ongoing planning. In this light, Appendix A contains a list of all policies~~
661 ~~from the Vashon Community Plan and the Vashon Town Plan that are not carried forward in this~~
662 ~~plan and states the reason(s) why. The intent is to create a bridge between old and new~~
663 ~~community plans and to emphasize the historic and educational value that prior plans continue~~
664 ~~to have today.))~~

665
666
³ Ordinance 7837
⁴ Ordinance 13273
⁵ Ordinance 12395

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((Figure 2))
Vision & Guiding Principles

Vashon-Maury Island Vision

((A))This plan envisions a healthy, rural environment ((with a strong sense of community, where people value)) and reflects the following values identified by the community during plan development:

- Independence and self-sufficiency
- Natural environment
- Equity and diversity
- Island history
- Creativity and self-expression
- Sustainable local employment
- Community collaboration

These values are exhibited and sustained through ((40)) ten guiding principles:

- Maintain the rural(~~(, small town culture))~~ character of Vashon-Maury Island
- Encourage and protect the diversity of neighborhoods and affordable housing choices for all
- Guide limited growth on Vashon-Maury Island and ensure development does not over-extend basic services, public safety, and infrastructure
- Plan the Rural Town of Vashon as the mixed use and vibrant center of the community
- Preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for present and future generations
- Protect agricultural lands and support ((i))island farmers and growers
- Provide a balanced and integrated multimodal transportation system ((which)) that reflects environmental, economic, and social considerations
- Preserve historic, archeological, and cultural resources
- Promote an environment where all people can be physically active, eat nutritious food, and live in safe and healthy places
- Support and foster a diverse, dynamic, and sustainable ((island)) rural economy

Chapter 2 Demographic Profile

Demographic Overview

King County is Washington State’s most populated county and contains more than 2,100 square miles of land area. Approximately 80(%) percent of that area (1,713 square miles) is unincorporated and, as of 2015, an estimated 253,280 people reside outside the boundaries of incorporated cities. ~~((As shown in Map 1, u))~~ Unincorporated King County is divided into seven smaller geographies called Community Service Areas (CSAs). Vashon-Maury Island is one of these CSAs and comprises approximately ((2%)) two percent of King County’s total unincorporated area (37 square miles) and ((4%)) four percent of its unincorporated population (estimated 11,000 year-round population).

This plan uses the name “Vashon-Maury Island” to describe two islands connected by a narrow isthmus. There are two U.S. Census tracts, one Rural Town (Vashon), and ~~((ten))~~ 10 rural neighborhood commercial centers on the ((i))Island. All of Vashon-Maury Island is located outside of King County’s Urban Growth Area and is ~~((designated by the King County Comprehensive Plan as a))~~ intended to permanently retain designations appropriate for the Rural Area and Natural Resources Lands. King County does not allocate or target a certain percentage of growth to its Rural Areas. As noted in the County’s 2014 Buildable Lands Report, “Countywide Planning Policies (CPPs) assume only a small fraction of King County’s residential growth will occur in rural and resource areas.” In fact, between 2010 and 2015, fewer than 30 new dwelling units were constructed on the ((i))Island.

Census Data for Vashon-Maury Island

A key distinction between countywide comprehensive planning and subarea ~~((or community-based))~~ planning is scale and degree of specificity. CSA subarea plans ~~((Plans))~~ are intended to help King County to focus on the unique goals and needs of ~~((citizens))~~ residents who share common public spaces, roads, watersheds, schools, and more. Planning for such shared places needs to be pertinent and reflect the unique differences from one community to another. One

KEY TOPICS IN THIS CHAPTER

- *Demographic Overview*
- *Census Data Highlights*

QUICK STATS

Vashon-Maury Island Land Area:
 23,700 acres (37 square miles)

Population History

1990.....	9,319
2000.....	10,123
2010.....	10,624
2016 (est.).....	11,000

Median Age

2000.....	43.6
2010.....	50.2
2015.....	51.4

Employment

2014 number of business units.....	300
2014 total jobs.....	2,390

Median Household Income

1999 (2000 Census).....	\$58,300
2014 (Amer Comm Survey).....	\$72,600

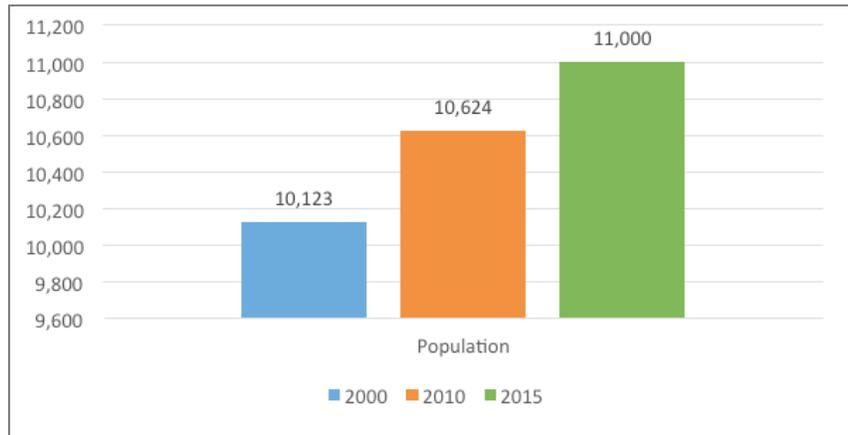
Housing

2000 Census median house value.....	\$268,600
2016 ACS Survey median house value.....	\$467,200
2000 Census median 2-bdroom rental.....	\$700
2014 ACS median 2-bdroom rental.....	\$1,000

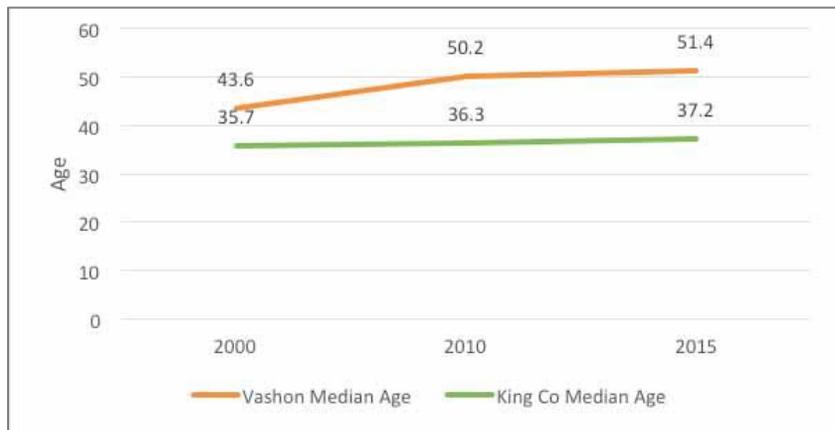
750 way to understand these unique characteristics is to collect, track, and analyze demographic
751 information pertinent to each CSA.
752

753 U.S. Census data offers more than facts and figures about a community. Viewed over time, the
754 data can be used to tell a story and, ideally, result in improved policies and decisions. King
755 County's CSA subarea plans (~~(Plans are)~~) will be updated on an (~~(routine)~~) eight-year
756 (~~(cycle)~~) schedule. The information in this chapter and in Appendix B will be used to track trends
757 and anomalies about Vashon-Maury Island as new Census information is released and plans
758 are updated. Th(~~(e))is~~ demographic data (~~(in this section is meant to serve as a feedback loop)~~)
759 will be used during the CSA subarea plan (~~(Plan)~~) review cycles to help ensure a more
760 accountable and accurate plan.
761

762 **Figure ((3))1**
763 **Vashon-Maury Island Population**
764



765
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767
768 **Figure ((4))2**
769 **Vashon-Maury Island & King County((,)) Median Age**
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774 The table(s below) in Appendix B includes several datasets of information for Vashon-Maury
 775 Island and King County (and are sourced) from the 2000 and 2010 decennial Census, as well
 776 as the 2011-2015 American Community Survey.

777
 778 Three noteworthy observations about Vashon-Maury Island are its high median age (compared
 779 with the rest of King County), the increasing percentage of Hispanic or Latino residents, and the
 780 high education level of the island's adult population.

781
 782 **High median age.** For many years, demographers, planners, and others have pointed out the
 783 need to prepare for the baby boom(er) generation's impact on our communities, especially in
 784 the areas of housing, medical, retail, and transportation. This is certainly not unique to Vashon-
 785 Maury Island. However, the (i)Island does have an especially high concentration of residents
 786 over 55 years of age. Its median age increased more than six times that of King County for the
 787 same 15-year period (2000 to 2015), (and) Vashon-Maury Island's 2015 median age of 51.4
 788 (is) was 14 years higher than (both) King County (37.2), (and) the (S)state of Washington
 789 (37.4), and the United States as a whole (37.6). (The 2015 median age for the United States
 790 was 37.6 years.)

791
 792 **Hispanic or Latino residents.** In terms of race and ethnicity, the (i)Island's Hispanic and
 793 Latino population is increasing at a higher rate than many other parts of King County. The
 794 overall percentage of Hispanic and Latino people on Vashon-Maury Island in 2015 was less
 795 than King County (5.3(%) percent compared to 9.3(%) percent), but the ((rate))level of
 796 increase on the ((i))Island (from 2.6(%) percent in 2000 to 5.3(%) percent in 2015) was ((a
 797 much)) higher than for other racial and ethnic groups((increase as compared with other races)).
 798 The percentage of the island's non-Hispanic White population declined from ((almost)) 92(%)
 799 percent in 2000 to 88(%) percent in 2015.

800
 801 **Education level.** Of Vashon-Maury Island's adult population, 55(%) percent ((of whom)) hold
 802 a Bachelor's degree or higher, compared with 48 percent for King County as a whole. ((is
 803 consistently higher than King County's ratio.)) However, for residents between 18 and 24 years
 804 old, the ((i))Island has a ((much)) lower percentage of its population with post-high school
 805 degrees. In 2015, 19.4(%) percent of this age cohort countywide had a Bachelor's degree
 806 ((ef))or higher compared with 9.1(%) percent for Vashon-Maury Island.

807
 808 Consistent with county, State and national figures, approximately two-thirds of Vashon-Maury
 809 Island's population (16+ years) are in the labor force, although the ((i))Island does tend to have
 810 more people working from home than other places.

((Table 1

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
SEX												
Total Population	40,123	100.0	1,737,034		40,624	(x)	1,931,249	(x)	11,000	100.0	2,045,756	100.0
Male	4,918	48.6	864,457	49.8	5,150	48.5	962,090	49.8	5,350	48.6	1,020,901	49.9
Female	5,205	51.4	872,577	50.2	5,474	51.5	969,159	50.2	5,650	51.4	1,024,855	50.1

**Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017**

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
AGE												
Under-5	484	4.8	105,321	6.1	409	3.8	120,294	6.2	400	3.6	126,282	6.2
5-9	656	6.5	111,162	6.4	523	4.9	113,295	5.9	510	4.6	120,439	5.9
10-14	728	7.2	109,992	6.3	711	6.7	110,789	5.7	730	6.6	114,356	5.6
15-19	673	6.6	108,261	6.2	586	5.5	117,514	6.1	580	5.3	114,940	5.6
20-24	270	2.7	116,597	6.7	284	2.7	129,822	6.7	320	2.9	134,272	6.6
25-34	766	7.6	294,443	17.0	634	6.0	312,717	16.2	650	5.9	344,357	16.8
35-44	1,774	17.5	308,823	17.8	1,189	11.2	296,790	15.3	1,220	11.1	306,778	15.0
45-54	2,319	22.9	259,136	14.9	2,075	19.5	291,132	15.1	2,150	19.5	291,710	14.3
55-59	656	6.5	83,442	4.8	1,255	11.8	126,272	6.5	1,300	11.8	134,911	6.6
60-64	470	4.6	58,085	3.3	1,086	10.2	101,945	5.3	1,150	10.4	115,351	5.6
65-74	716	7.1	88,884	5.1	1,087	10.2	71,860	5.9	1,170	10.6	138,841	6.8
75-84	479	4.7	68,348	3.9	540	5.0	64,148	3.3	560	5.1	67,696	3.3
85+	132	1.3	24,540	1.4	245	2.3	33,784	1.7	260	2.4	35,823	1.8
Median-Age	43.6	(X)	35.7	(X)	50.2	(X)	36.3	(X)	51.4	(X)	37.2	(X)
RACE												
Non-Hispanic White	9,308	91.9	1,275,127	73.4	9,556	90.0	1,251,300	64.8	9,700	88.0	1,392,513	68.1
Black or African American	44	0.5	91,789	5.3	81	0.8	116,326	6.0	100	1.0	126,806	6.2
Asian and Pacific Islander	162	1.7	195,352	11.2	177	1.7	294,097	15.2	200	2.0	334,706	16.4
Native American and other	80	0.8	18,855	1.1	73	0.6	17,619	0.9	80	0.7	15,291	0.7
Hispanic or Latino	259	2.6	95,242	5.5	434	4.1	172,378	8.9	580	5.3	189,808	9.3
Two or more race	270	2.7	60,660	3.5	303	2.9	79,529	4.1	340	3.1	119,094	5.8
HOUSING OCCUPANCY												
Total housing units	4,867	100.0	742,237	100.0	5,552	100.0	851,261	100.0	5,600	100.0	871,836	100.0
Occupied housing units	4,193	86.2	710,916	95.8	4,606	83.0	788,232	92.7	4,600	82.0	819,651	94.0
Vacant housing units	674	13.8	31,321	4.2	946	17.0	62,029	7.3	1,041	18.6	52,185	6.0
Homeowner vacancy rate (%)	1.2	(X)	1.2	(X)	1.7	(X)	2.6	(X)	1.9	(X)	1.3	(X)
Rental vacancy rate (%)	2.6	(X)	4.2	(X)	4.8	(X)	7.4	(X)	0.0	(X)	3.4	(X)
HOUSING VALUE												
Owner-occupied units	3,342	79.7	425,436	59.8	3,674	(X)	468,539	(X)	3,649	(X)	470,632	(X)
< \$50,000	0	0	2,440	0.7	18	0.5	10,277	2.2	0	0.0	14,785	3.1
\$50,000-\$99,999	48	1.9	7,007	2.0	15	0.4	4,862	1.0	15	0.4	6,006	1.3
\$100,000-\$149,999	146	5.7	42,360	11.9	48	1.3	7,300	1.6	125	3.4	13,544	2.9

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
\$150,000-\$199,999	491	19	78,262	22.0	106	2.9	17,720	3.8	124	3.4	28,917	6.1
\$200,000-\$299,999	868	33.6	115,359	32.4	285	7.8	80,976	17.3	613	16.8	93,483	19.9
\$300,000-\$499,999	789	30.6	77,165	21.7	1,517	41.3	187,925	40.1	1,595	43.7	163,148	34.7
\$500,000-\$999,999	238	9.2	27,361	7.7	1,457	39.7	132,374	28.3	1,035	28.4	125,355	26.6
\$1,000,000+	0	0	5,554	1.6	228	6.2	27,105	5.8	142	3.9	25,394	5.4
Median home value (\$)	268,600	(X)	236,900	(X)	479,600	(X)	407,700	(X)	467,200	(X)	384,300	(X)
GROSS RENT												
Occupied units paying rent	850	20.3	285,480	40.2	624	(X)	305,268	(X)	1,026	(X)	339,414	(X)
< \$500	155	19.1	41,754	14.6	57	9.2	24,246	8.0	181	17.6	22,386	6.6
\$500-\$999	426	52.5	173,037	60.7	292	46.8	128,673	42.1	354	34.5	92,418	27.2
\$1,000-\$1,499	137	16.9	48,996	17.2	104	16.7	98,140	32.1	321	31.3	118,864	35.0
\$1,500+	27	3.3	15,362	5.4	171	27.4	54,209	17.8	170	16.6	105,746	31.1
Median (\$)	692	(X)	758	(X)	963	(X)	999	(X)	975	(X)	1,204	(X)
INCOME & BENEFITS												
Total households	4,196	100.0	711,235	100.0	4,374	(X)	781,977	(X)	4,757	(X)	819,651	(X)
<\$10,000	261	6.2	45,534	6.4	163	3.7	43,103	5.5	203	4.3	45,604	5.6
\$10,000-\$49,000	142	3.4	30,146	4.2	80	1.8	28,145	3.6	85	1.8	25,916	3.2
\$15,000-\$24,999	380	9.1	66,414	9.3	231	5.3	57,052	7.3	476	10.0	55,293	6.7
\$25,000-\$34,999	368	8.8	77,320	10.9	220	5.0	62,855	8.0	404	8.5	60,295	7.4
\$35,000-\$49,999	667	15.9	111,224	15.6	649	14.8	94,460	12.1	667	14.0	89,268	10.9
\$50,000-\$74,999	901	21.5	150,548	21.2	686	15.7	138,336	17.7	665	14.0	132,026	16.1
\$75,000-\$99,999	591	14.1	96,885	13.6	745	17.0	109,540	14.0	565	11.9	104,155	12.7
\$100,000-\$149,999	484	11.5	81,613	11.5	954	21.8	134,293	17.2	842	17.7	147,066	17.9
\$150,000-\$199,999	200	4.8	24,479	3.4	289	6.6	56,323	7.2	407	8.6	73,379	9.0
\$200,000+	202	4.8	27,072	3.8	357	8.2	57,870	7.4	443	9.3	86,649	10.6
Median household income (\$)	58,261	(X)	53,157	(X)	80,000	(X)	68,965	(X)	71,820	(X)	75,302	(X)
Mean household income (\$)	72,731	(X)	(X)	(X)	97,362	(X)	90,716	(X)	96,823	(X)	101,859	(X)
Per capita income (\$)	31,983	(X)	29,521	(X)	43,298	(X)	38,211	(X)	45,809	(X)	41,664	(X)
Persons below poverty:	601	6.0	142,546	8.4	692	7.0	196,123	10.2	584	5.7	226,204	11.1

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Under 18 years	142	1.4	37,954	2.2	224	2.3	51,079	2.6	169	1.7	57,874	2.8
18-64 years	429	4.2	91,655	5.3	391	3.9	128,095	6.6	345	3.4	146,400	7.2
65 years +	30	--	129,937	--	77	--	16,949	--	70	--	21,930	--
EMPLOYMENT												
Population 16 years and over	8,111	100.0	1,389,714	100.0	8,361	(X)	1,520,352	(X)	8,848	(X)	1,662,822	(X)
In labor force	5,370	66.2	974,767	70.1	5,722	68.4	1,074,067	70.6	5,659	64.0	1,155,495	69.5
Civilian labor force	5,361	66.1	972,790	70.0	5,722	68.4	1,071,741	70.5	5,641	63.8	1,152,753	69.3
Employed	5,244	64.7	929,205	66.9	5,545	66.3	1,005,216	66.1	5,336	60.3	1,079,601	64.9
Unemployed	117	1.4	43,585	3.1	177	2.1	66,525	4.4	305	3.4	73,152	4.4
Armed Forces	9	0.1	1,977	0.1	0	0	2,326	0.2	18	0.2	2,742	0.2
Not in labor force	2,741	33.8	414,947	29.9	2,639	31.6	446,285	29.4	3,189	36.0	507,338	30.5
COMMUTING TO WORK												
Workers 16 years and over	5,144	100.0	911,677	100.0	5,328	(X)	982,438	100.0	5,200	(X)	1,059,196	(X)
Car, truck or van —drove alone	3,107	60.4	626,576	68.7	2,820	52.9	645,517	65.7	3,051	58.7	682,793	64.5
Car, truck, or van —carpooled	545	10.6	109,573	12.0	425	8.0	108,754	11.1	295	5.7	103,938	9.8
Public transportation (excluding taxi)	737	14.3	87,298	9.6	824	15.5	108,299	11.0	1,068	20.5	128,093	12.1
Walked	94	1.8	33,137	3.6	166	3.1	42,783	4.4	112	2.2	50,266	4.7
Other means	217	4.2	14,678	1.6	204	3.8	23,464	2.4	260	5.0	29,496	2.8
Worked at home	444	8.6	40,415	4.4	889	16.7	53,621	5.5	414	8.0	64,610	6.1
OCCUPATION												
Civilian employed population 16 years and over	5,244	100.0	929,205	100.0	5,545	(X)	1,005,216	100.0	5,336	(X)	1,079,601	(X)
Management, business, science, and arts	2,563	48.9	403,287	43.4	2,919	52.6	474,568	47.2	2,771	51.9	529,609	49.1
Service	717	13.7	119,770	12.9	605	10.9	144,394	14.4	745	14.0	168,456	15.6
Sales and office	965	18.4	244,903	26.4	1,171	21.1	229,902	22.9	932	17.5	227,966	21.1
Natural resources, construction, maintenance	507	9.7	66,939	7.2	425	7.7	67,358	6.7	359	6.7	60,331	5.6
Production, transportation, and material moving occupations	492	9.4	94,306	10.1	425	7.7	88,994	8.9	529	9.9	93,239	8.6
EDUCATIONAL ATTAINMENT												
Population 18 to 24 years	432	(X)	159,259	(X)	374	(X)	174,547	(X)	529	(X)	180,534	(X)

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Less than high school graduate	148	(X)	31,793	(X)	(X)	16.8	(X)	13.6	183	34.6	22,108	12.2
High school graduate	74	(X)	38,733	(X)	(X)	45.7	(X)	25.8	107	20.2	41,747	23.1
Some college or associate's degree	174	(X)	68,000	(X)	(X)	33.9	(X)	44.0	191	36.1	81,678	45.2
Bachelor's degree or higher	36	(X)	20,733	(X)	(X)	3.6	(X)	16.6	48	9.1	35,001	19.4
Population 25 years or higher	7,350	(X)	1,188,740	(X)	7,655	(X)	1,299,736	(X)	8,021	(X)	1,435,467	(X)
Less than 9 th grade	82	(X)	40,702	(X)	(X)	0.8	(X)	3.5	105	1.3	50,130	3.5
9 th to 12 th grade, no diploma	266	(X)	75,026	(X)	(X)	2.4	(X)	4.6	298	3.7	60,353	4.2
High school graduate	1,127	(X)	227,931	(X)	(X)	13.3	(X)	17.7	1,207	15.0	236,295	16.5
Some college, no degree	1,810	(X)	280,812	(X)	(X)	18.1	(X)	20.9	1,484	18.5	282,508	19.7
Associate's degree	476	(X)	89,321	(X)	(X)	7.7	(X)	8.0	489	6.1	118,760	8.3
Bachelor's degree	2,154	(X)	316,451	(X)	(X)	34.9	(X)	28.8	2,290	28.6	425,117	29.6
Graduate or professional degree	1,435	(X)	158,497	(X)	(X)	22.7	(X)	16.4	2,148	26.8	262,304	18.3
Percent high school graduate or higher	(X)	95.3	(X)	90.3	(X)	96.7	(X)	91.9	(X)	95.0	(X)	92.3
Percent bachelor's degree or higher	(X)	48.8	(X)	40.0	(X)	57.6	(X)	45.2	(X)	55.3	(X)	47.9

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Chapter 3 Community Engagement

CSA Subarea Plan Process

“Keep Vashon Vashon” is a familiar and abiding sentiment on Vashon-Maury Island. It reflects a deep-seated desire and commitment to preserve the island’s core values, natural resources, and rural identity. Understanding and incorporating these and other ((~~citizen~~))community priorities into a subarea ((~~community~~)) plan helps to ensure the plan is a representation of the general will of the community. When King County’s CSA subarea ((~~community~~)) planning program was revived in 2014, ((~~stepped-up~~)) increased public involvement ((~~and providing increased opportunity for~~)) to provide unincorporated residents ((~~to have~~)) a direct voice in long-range planning was a key motivation ((~~behind this decision~~)). As required by Washington’s Growth Management Act (RCW 36.70A.((~~130~~))140), King County’s CSA subarea plans ((~~Plans~~)) involve ((~~citizens~~))residents in “early((~~r~~)) and continuous((~~and broad~~))” public engagement.

KEY TOPICS IN THIS CHAPTER

- CSA Subarea Plan Process
- Types of Community Engagement

Types of Community Engagement

A range of public involvement strategies were used throughout the planning process, including:

Community Advisory Group (CAG). This group of 15 volunteers served in an advisory capacity to King County and represented a broad cross-section of island interests and sectors. The main areas of expertise represented on the CAG were:

“Development must be in a quantity and scale consistent with protecting our natural resources, especially for conservation alternative technology which improves sustainability.”

Participant at February 2017 community forum

- Local business
- Environmental
- Agriculture
- Historic preservation
- Ministerial and social services
- Utility and infrastructure
- Community arts
- Health
- Affordable housing
- Land developer/real estate

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858 CAG members provided valuable insights on both past and emerging local trends and met
859 monthly in an open forum to discuss community needs and make policy and action
860 recommendations. The CAG was comprised of three working groups:

861

- 862 • Natural Resources, Open Space and Agriculture
- 863 • Land Use, Housing, Community Health and Human Services
- 864 • Transportation and Infrastructure.

865

866

((Figure 5

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Community Engagement Process))



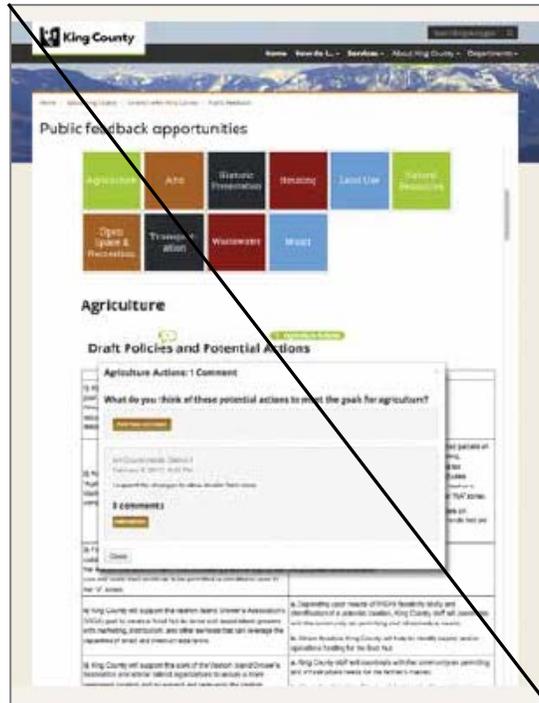
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((Figure 6
CSA Plan Website))



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876 **Community Presentations and Forums.** ((A series of f))Four community-wide forums were
877 convened between March 2016 and April 2017 with the goal of hearing directly from
878 ((citizens))residents on a variety of topics. A kick-off meeting was held in March 2016 to identify
879 opportunities and challenges. This was followed by an October 2016 forum for small group
880 discussions on ((i))Island-wide land use and climate change policies, a February 2017 forum on
881 affordable housing in the Rural Town of Vashon, and an April 2017 forum to review and
882 comment on the draft plan. More than 300 ((i))Islanders participated in these events.

883
884 **Strawberry Festival Survey and Outreach.** For more than a century, the Vashon Island
885 Strawberry Festival has celebrated the island's agricultural, historical, and cultural heritage. King
886 County hosted a booth ((during this July weekend))at the 2016 Strawberry Festival where
887 festival-goers could view((ed)) plan materials and share ((gave staff)) their ideas about the
888 community's ((Vashon's)) future. An informal, five((5))-question survey was taken by
889 approximately 85 people. (A summary of the survey results are shown in Appendix ((B))C.)

890
891 **Digital Public Engagement.** In addition to the ((in-person)) in-person public outreach
892 ((noted)) described above, online and digital tools ((also)) were employed during the
893 development of this plan. A project ((web site)) website was launched in April 2016 as a
894 platform ((for distributing)) to distribute plan documents and announcements. More than ((450

895 residents signed up)) 300 people registered to receive regular e-newsletter updates at critical
896 benchmarks throughout the process. King County also partnered with a private company, Peak

897 Democracy, which managed an online portal where draft policies and proposals were posted
898 and available for online commenting.
899

900 **Media Partnerships.** The Vashon-Maury Island Beachcomber newspaper provided regular and
901 in-depth coverage throughout the 15-month process and published numerous letters to the
902 editor from ((~~citizens~~)) residents representing diverse points of view, especially related to
903 affordable housing and groundwater supply. The “Voice of Vashon” radio also hosted two, one-
904 hour shows in September 2016 and March 2017 during which staff and ((~~citizens~~)) residents
905 discussed various aspects of the plan.
906

Chapter 4 Land Use

Context, Opportunities and Challenges

~~((“All land use policies and regulations for Vashon Island shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection.”~~

~~—2016 King County Comprehensive Plan, Policy CP-602~~

KEY TOPICS IN THIS CHAPTER

- Rural Town Land Use and Zoning Classifications
- Town Core Design
- Commercial and Industrial Uses

The policy above originated in the 1986 Vashon Community Plan, appeared in the 2008, 2012 and 2016 King County Comprehensive Plans, and)) The concept that all land use policies and regulations should reflect the fact that the whole Island is the recharge area for a single-source aquifer has been the basis for land use planning on the Island for decades and continues to set the framework for this plan((all land use planning and zoning decisions on Vashon-Maury Island)). Washington’s Growth Management Act (RCW 36.70A.070) requires that rural development ((“))protect “surface water and groundwater resources” and this policy concept ((helps)) has been used to carry out that mandate: in 1997, King County implemented a ((-The policy also led to King County Council’s adoption of a)) Special District Overlay⁶ ((in 1997 requiring)) that requires commercial and industrial projects in sensitive groundwater recharge areas to follow more restrictive building standards, such as retaining at least 40((%)) percent of a site in natural vegetation.

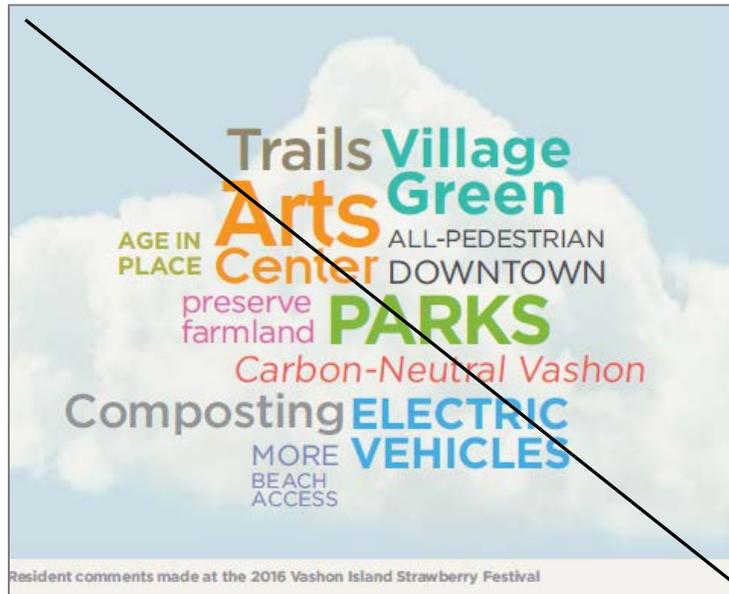
Combined with the ((i))Island’s ((designation as a Rural Area)) location outside the Urban Growth Area and its isolated geography, this long-established groundwater protection policy framework has resulted in a modest rate of growth over the past ((forty to fifty))40 years. The ((i))Island’s population has expanded from approximately 7,400 in 1980 to 11,000 in 2016, averaging 80-100 new residents per year. The Puget Sound Regional Council projects an increase of 691 people on the ((i))Island between 2010 and 2040. King County prepares housing and employment forecasts for the Urban Growth Area but not for unincorporated ((f))Rural Area and Natural ((f))Resources ((f))Lands ((areas like)) such as Vashon-Maury Island. ((Population growth forecasts are a tenuous task at best for such small geographic areas.)) The ((most substantive)) primary influence on ((i))Island growth has been and will continue to be the availability and quality of drinking water (as guided by ((the)) adopted King County land use policy ((above))) along with other topographical and transportation constraints. A key assumption of this plan is that ((a slow rate of growth and the)) drinking water and other

⁶ Ordinance 12823

951 natural limitations (~~(noted above)~~) will remain largely unchanged for ~~((the))~~ its 20-year planning
952 horizon, resulting in a continued slow rate of growth~~((of this plan))~~.

953
954 ~~((Since the mid-1990s,))~~ A review of King County building permit data since the mid-1990s
955 shows that at least three of every four new residences on Vashon-Maury Island are constructed
956 in Rural Area (RA) zones outside of the Vashon Rural Town. Although the King County Code
957 limits the number of land subdivisions in the RA zones and a small number of new building lots
958 are created, a stable, albeit limited, supply of residential building parcels is expected to
959 continue. The 2016 Washington Supreme Court case of Hirst v. Whatcom County pertaining to
960 the regulation of permit exempt water wells may have some impact on single-family residential
961 construction in these Rural Areas throughout King County, but that has yet to be seen and was
962 not a modifying factor in this plan.

963
964 **((Figure 7**
965 **Community Vision Word Cloud))**
966



967
968
969 **Land Use and Zoning Categories**
970

971 Land use on Vashon-Maury Island is governed by the King County Comprehensive Plan (which
972 sets broad, countywide policies and designates land use types through the Land Use Map) and
973 by King County Code Title 20 (Planning) and Title 21A (Zoning). Land use designations indicate
974 the basic type, intensity, and general density of land uses, while zoning regulates specific uses,
975 types of permits, setbacks and related building standards. The zoning of a property must be
976 consistent with its land use designation. ~~((Figure 8 and))~~ Map ~~((3))~~² ~~((summarize))~~ shows the
977 ~~((i))~~ Island's 2017 land use designations, and ~~((Figure 9 and))~~ Map ~~((4))~~³ ~~((summarize))~~ shows
978 the 2017 zoning ~~((districts))~~ classifications. ~~((This data))~~ The zoning and land use designations
979 reflect~~((s))~~ the predominantly ~~((residential))~~ rural character of the ~~((i))~~ Island. Amendments to
980 these maps are possible through separate Comprehensive Plan ~~((A))~~ amendments or individual

981 rezone applications, but the general distribution and ratios of each category are expected to
 982 remain similar to what is reflected ~~((below))~~ in the maps identified above.

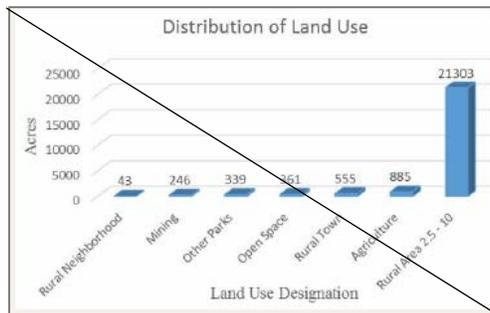
983
 984 **Rural Town Land Use and Zoning Classifications**
 985

986 As established by the King County Comprehensive Plan and as described in ~~((the))~~ Chapter 5:
 987 Rural Areas and Natural Resource Lands ~~((section))~~ of this plan, Vashon-Maury Island is home
 988 to one of King County's three Rural Towns ~~((, the three being))~~ (Vashon, Fall City and
 989 Snoqualmie Pass). The Vashon Rural Town has a defined boundary and is served with more
 990 urban-type utilities and amenities than lands outside of the Rural Town. (See the town boundary
 991 on Map ~~((2))~~ 1.) As affirmed by ~~((P))~~ policies LU-2 and LU-3, the more intensive multi-family
 992 residential, mixed-use, commercial, and industrial land uses are located here and, for this
 993 reason, the Rural Town is the main focus of this land use section.

994
 995 ~~((The town's r))~~ Retail uses are concentrated in two distinct areas of the Rural Town: ((-)) the
 996 Vashon Town Core (discussed below) and Vashon Center (near the intersection of Cemetery
 997 Road and Vashon Highway SW). All of the ~~((i))~~ Island's Community Business zoning (the primary
 998 retail and office zone) and more than 90 ~~((%))~~ percent of the ~~((i))~~ Island's Industrial zoning are
 999 located in the Rural Town.

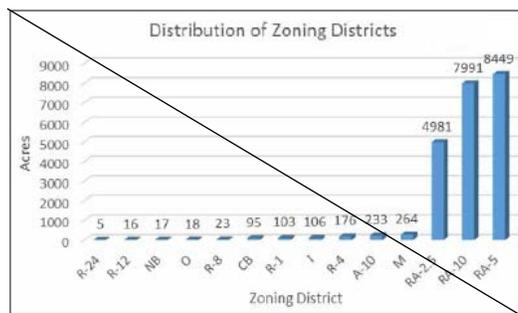
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**((Figure 8
 Land Use Designations))**



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**((Figure 9
 Zoning Classifications))**



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 1010

((Table 2

Policy No.	Policy	Implementing Action	Action Priority
LU-4	All land use policies and regulations for Vashon Island shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection.	N/A	Ongoing))

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LU-1 All land use policies and regulations for Vashon-Maury Island shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon-Maury Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination ((in the KCCP)) should receive extra protection.

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The Rural Town also contains a mix of residential zones and housing types. One helpful measure for assessing future development is a community’s inventory of vacant and underdeveloped land. ~~((As stated, limited amounts of new housing on the island are expected to locate in the Rural Area, along with some new residential growth in the Rural Town.))~~ Table 1 uses ((Using)) 2016 data from the King County Assessor’s Office((data, Table 4 shows)) to show all parcels in the Rural Town that have a “Residential” zone, including acreage estimates of vacant and underdeveloped area.

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**Table ((4))1
 Residential-Zoned Parcels in Vashon Rural Town**

Zone	Total Acres (gross)	# of Parcels	# of Vacant Parcels	Total Vacant Acres	Estimated Underdeveloped* Acres
R-1	71	59	7	12	44
R-4	132	117	30	31	65
R-8	18	18	9	16	0
R-12	8	35	12	2	0
Total	230	229	58	61	109

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**Parcels of at least ((4))one acre with existing dwelling units where a ((1/2))half acre of land is assigned to the dwelling and remaining acreage is deemed developable.*

1037 (See ~~((Policy))~~ policies H-3 and H-5 in ~~((the))~~ Chapter 6: Housing and Human Services
 1038 ~~((section))~~ of this plan for additional information about infill and affordable housing in the Rural
 1039 Town.)
 1040

1041 Policy LU-4 updates a policy in the 1996 Vashon Town Plan and is intended to protect the low-
 1042 density, rural character of the Vashon Highway SW corridor between the Vashon Town Core
 1043 and Vashon Center. The corridor is approximately one mile in length, has dense native
 1044 vegetative buffers, and contains no street lights, sidewalks, or Metro bus stops. The community
 1045 desires to maintain a distinct separation between the retail hubs of the Vashon Town Core and
 1046 Vashon Center and discourages denser multi-family, commercial or industrial uses within this
 1047 corridor.
 1048
 1049

~~((Table 3~~

Policy No.	Policy	Implementing Action	Action Priority
LU-2	In order to fully utilize existing services including sewers, Class I water, public transportation, and shopping, Vashon Rural Town is planned to accommodate the most intensive residential, commercial and industrial development on the Island.	Implemented through zoning code, Title 21	Ongoing
LU-3	Development in the Rural Town should maintain the rural nature and service orientation of Vashon and Center with compact, pedestrian-friendly development.	Implemented through zoning code, Title 21	Ongoing
LU-4	The area between the south end of Vashon Town Core and Vashon Center on Vashon Highway SW should retain the existing low density residential zones and low impact uses to create visual relief and separation between the commercial nodes, mitigate against strip-type development, and to allow for development of single-family housing in the Rural Town.	DPER will consider this policy at the time of any new development applications submitted for this area.	Ongoing))

1050
 1051
 1052 **LU-2** In order to fully utilize existing services, including sewers, Class I water,
 1053 public transportation, and shopping, the Vashon Rural Town ~~((is planned))~~
 1054 **shall plan** to accommodate the most intensive residential, commercial and
 1055 industrial development on the Island.
 1056

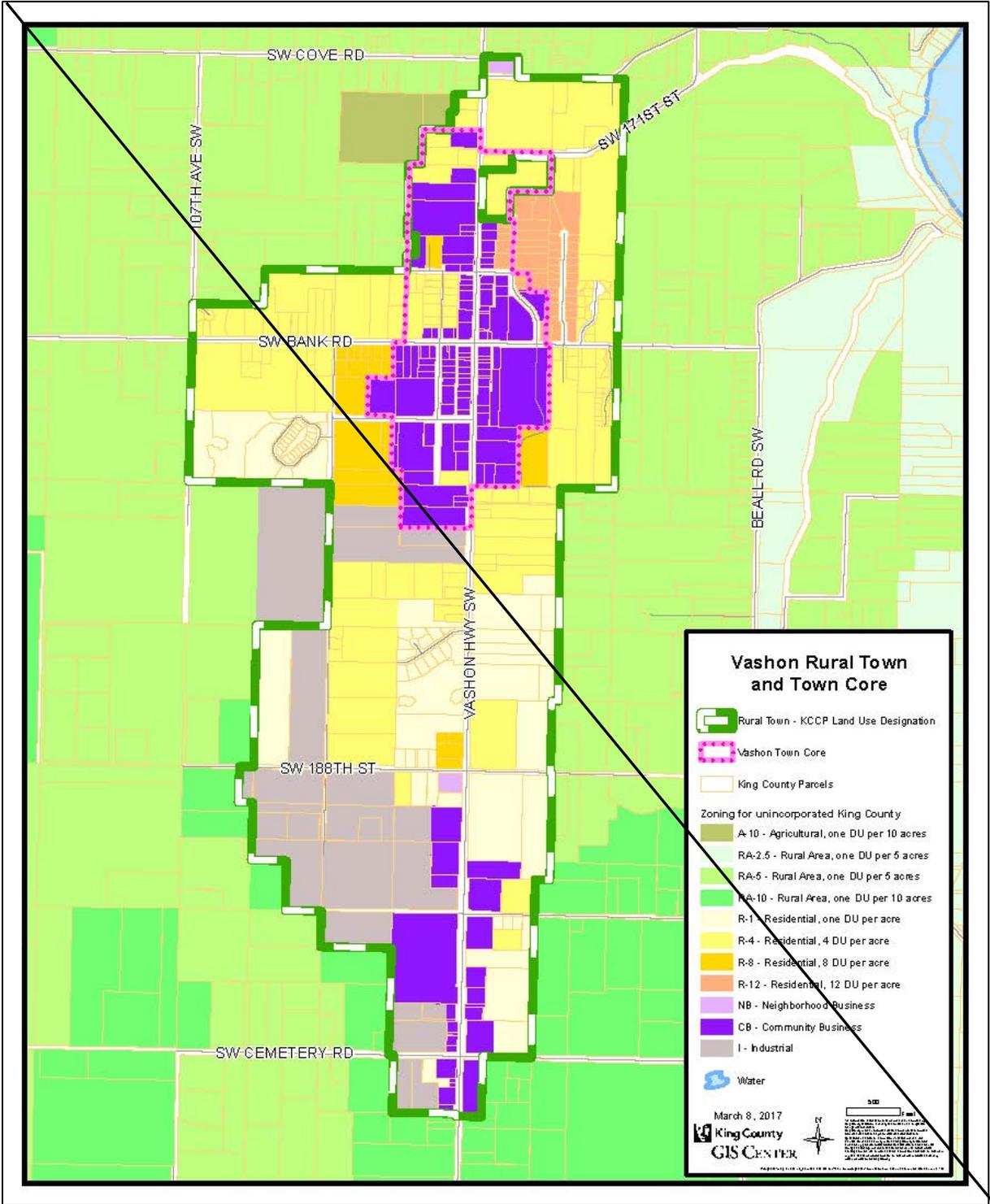
1057 **LU-3** Development in the Rural Town ~~((should))~~ **shall** maintain ~~((the rural nature))~~
 1058 **rural character** and **should support the service** orientation of the Vashon
 1059 **Town Core** and **Vashon Center** with compact, pedestrian-friendly
 1060 development.
 1061

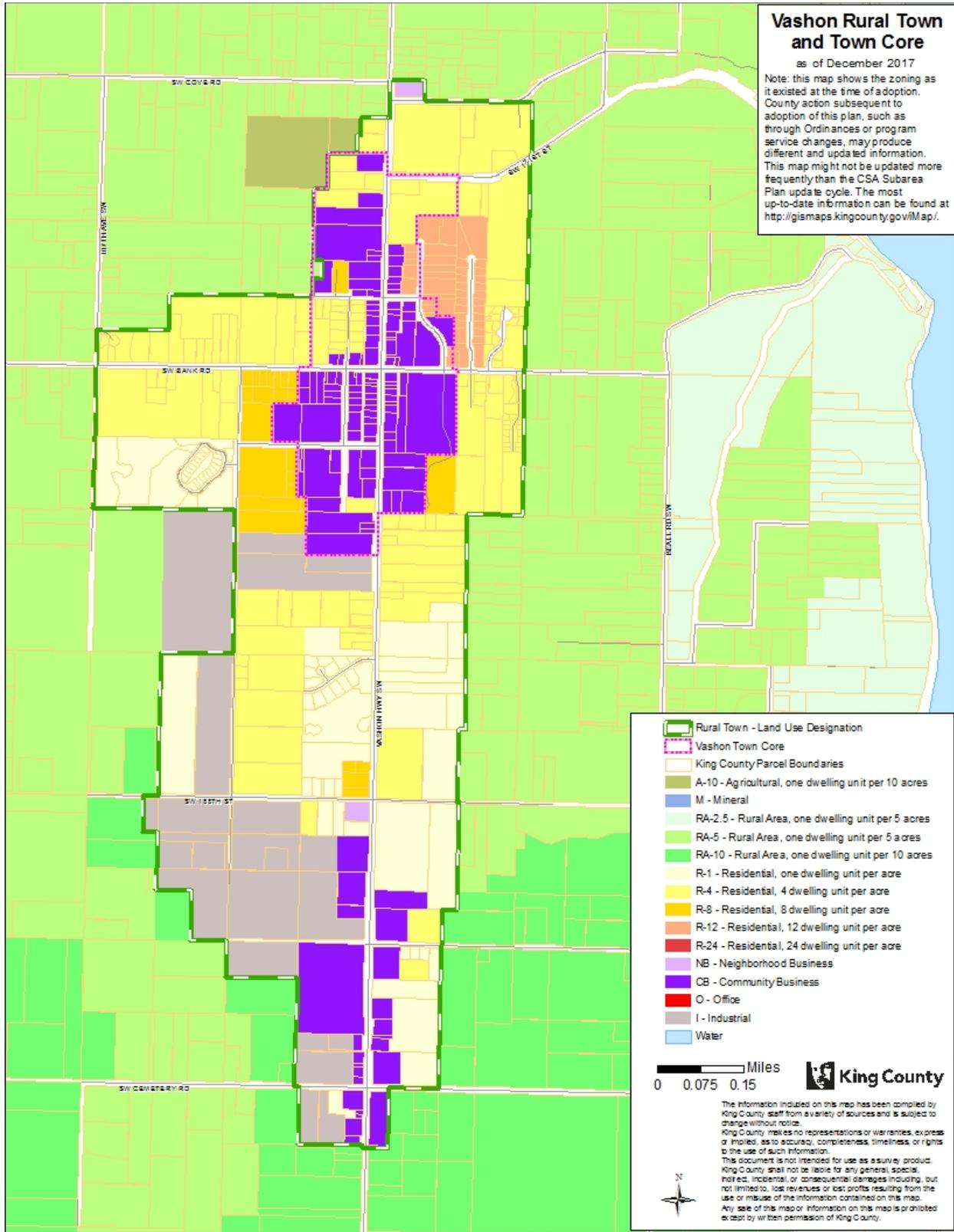
1062 **LU-4** The area between the south end of the Vashon Town Core and Vashon
 1063 Center on Vashon Highway SW should retain the existing low density
 1064 residential zones and low impact uses to create visual relief and separation
 1065 between the commercial nodes, to mitigate against strip-type development,
 1066 and to allow for development of single-family housing in the Rural Town.

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Map ((2))1
Vashon Rural Town and Town Core

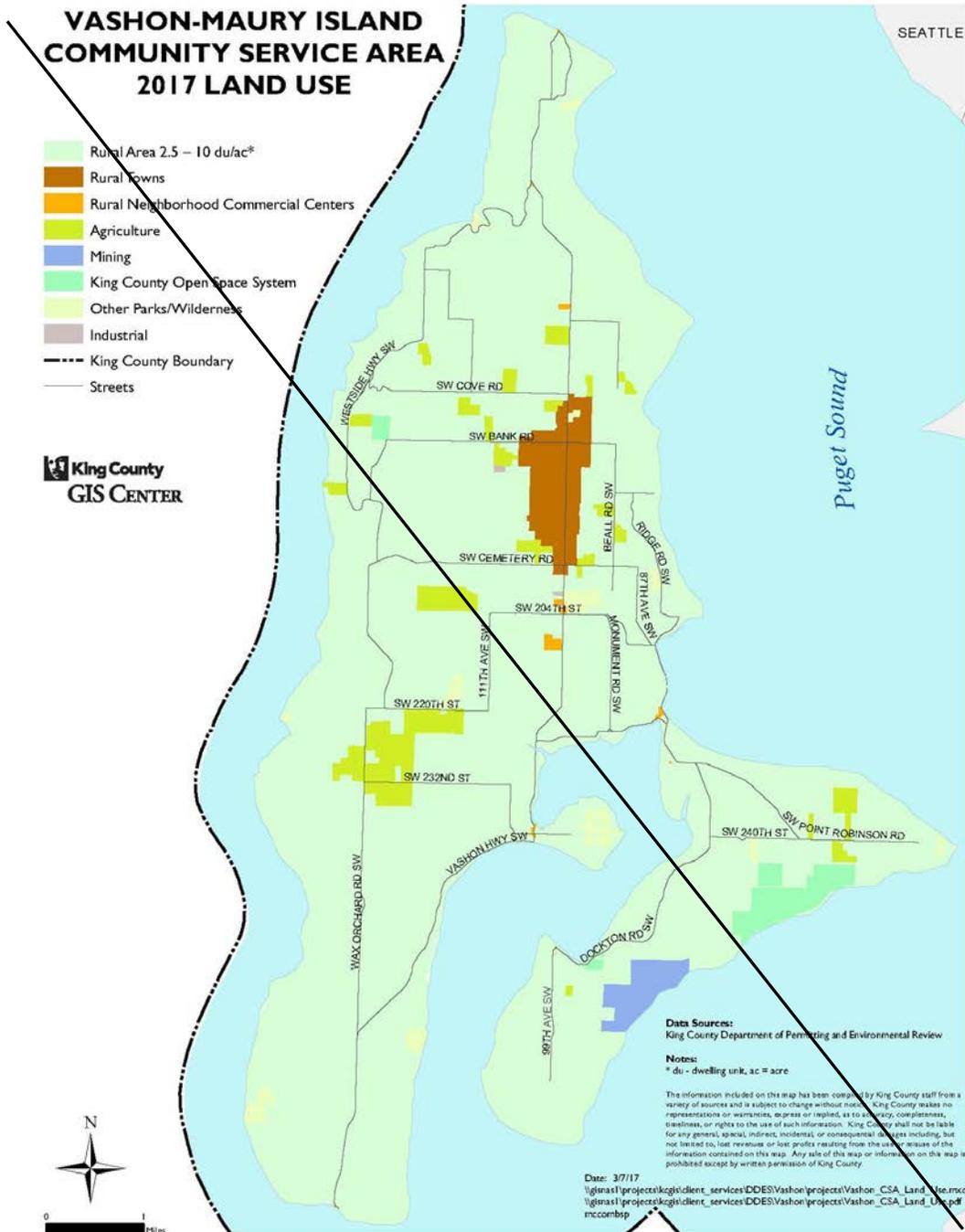
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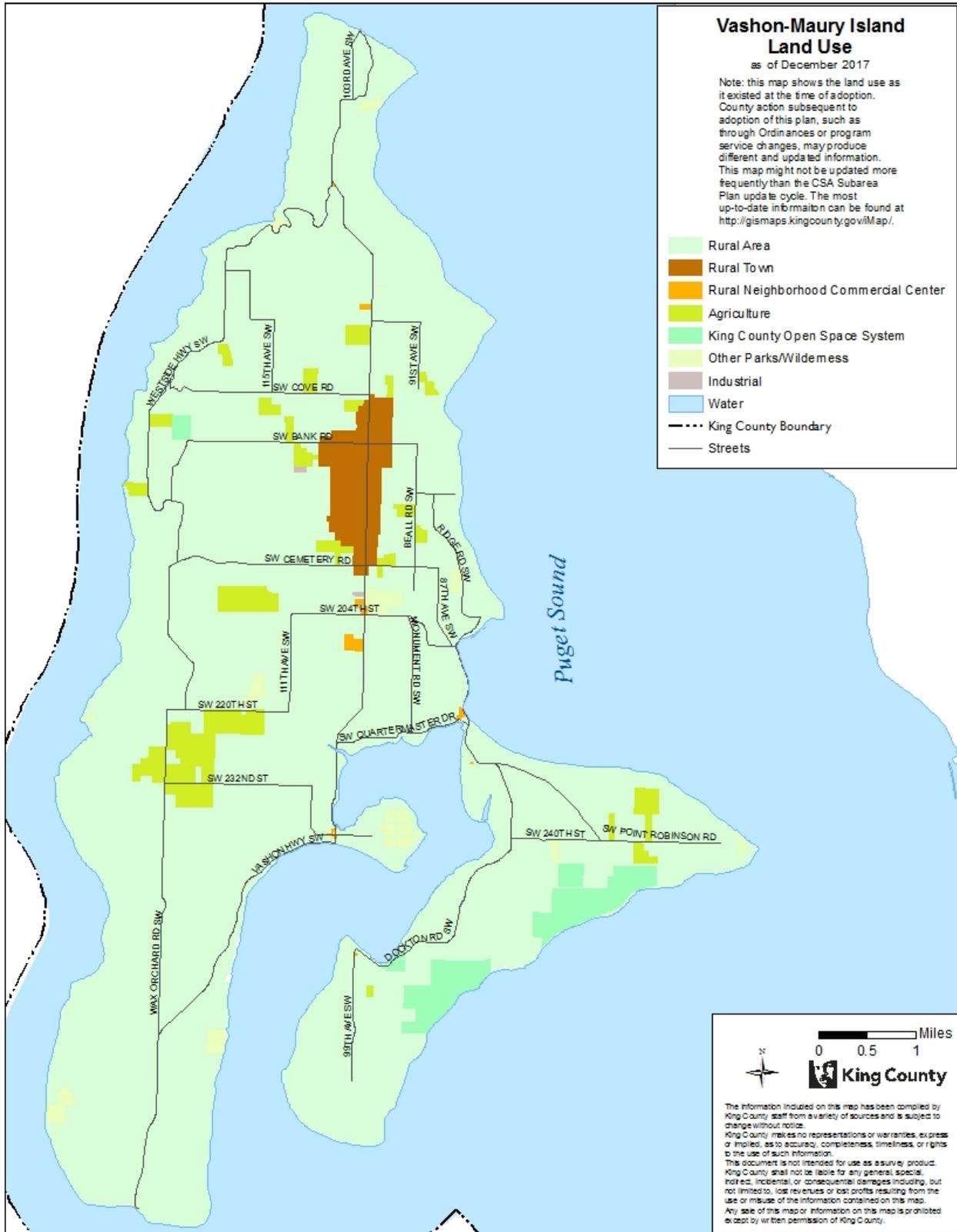


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Map ((3))2
 Vashon-Maury Island 2017 Land Use

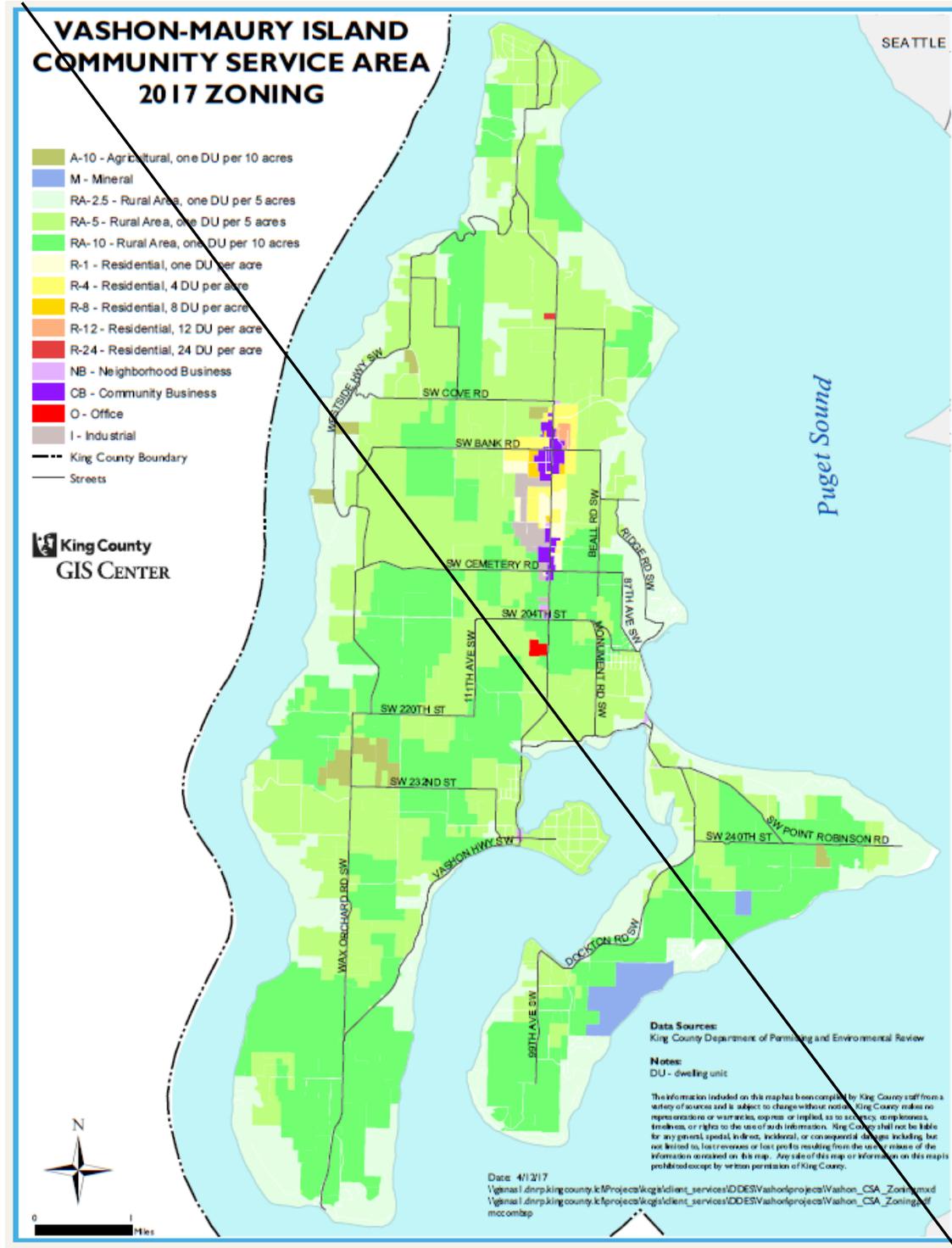


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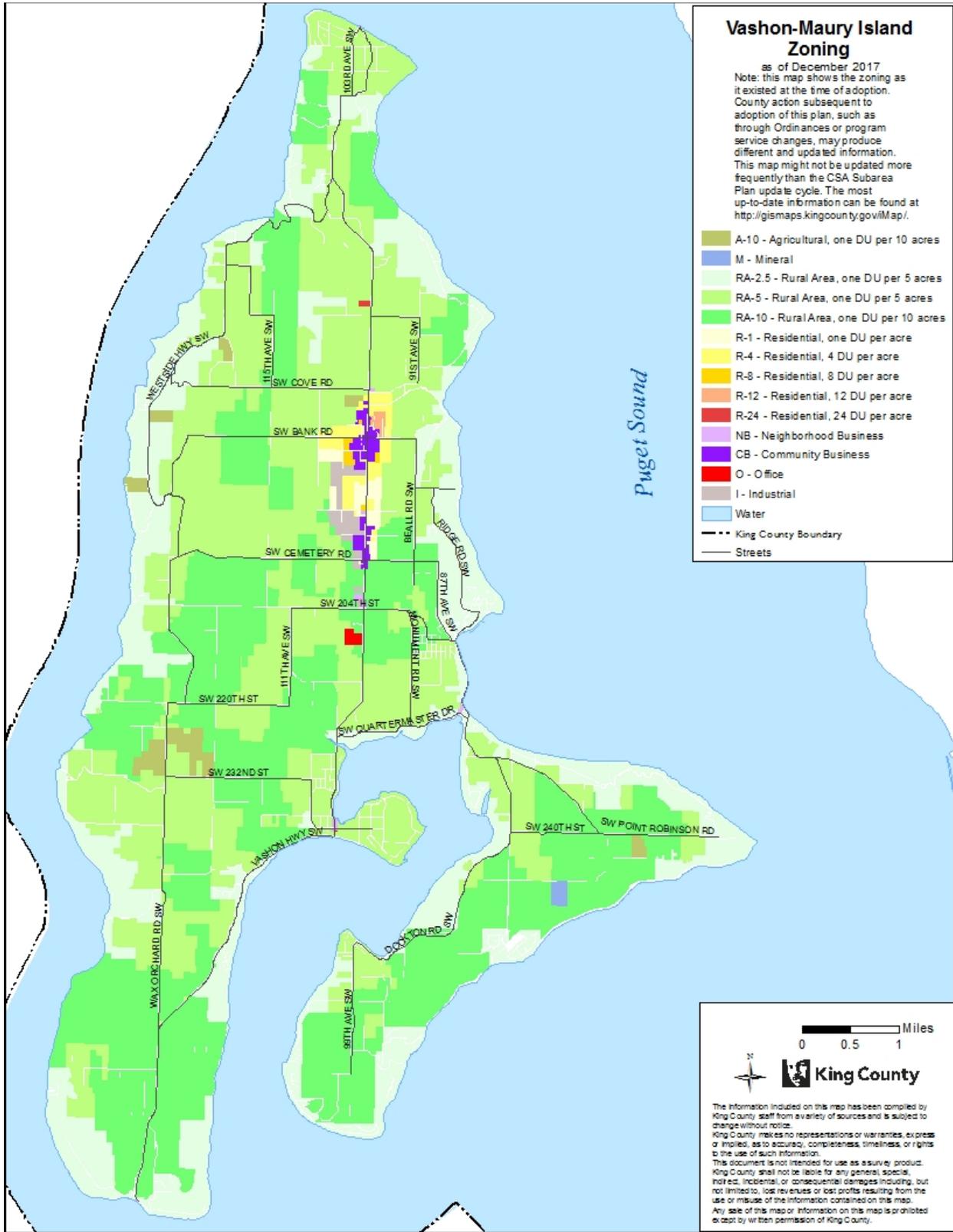


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Map ((4))3
 Vashon-Maury Island 2017 Zoning



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1083 ((Commercial land uses in the Community Business zone are regulated by property-specific
1084 development standards in a section of the zoning code called a “P-suffix.” This plan amends
1085 VS-P29, a P-suffix that expands the range of land uses that can locate and operate in the
1086 Community Business zone. This same P-suffix was amended in 2014 to reflect countywide
1087 changes related to marijuana retailing, production, and processing. This plan does not change
1088 or affect those prior amendments.))
1089

1090 **Vashon Town Core Design**

1091
1092 The Vashon Town Core is a smaller, concentrated area within the Rural Town boundary and the
1093 primary location for commercial businesses and medium to high density housing. It is the
1094 location of the ((i))Island’s largest festival and its most frequently visited destinations, such as
1095 the Post Office, library, restaurants, and grocery stores. The diverse, eclectic nature of Vashon’s
1096 commercial building stock contributes to the town’s “village charm” and appeal. ((Since 1997, P-
1097 suffix VS-P28 has contained special design requirements for the Town Core to ensure this
1098 district is highly walkable and a place that is appealing for residents and visitors alike. This plan
1099 changes VS-P28 to clarify which properties are subject to the special design standards. The
1100 design requirements do not regulate single-family houses. Policy LU-4 contains language
1101 similar to that proposed by the Land Use Sub-Committee of the Vashon-Maury Island
1102 Community Council who drafted proposed amendments to the Vashon Town Plan in 2011.))
1103

1104 Minimum off-street parking requirements often conflict with small town design, pedestrian
1105 safety, and housing affordability goals. To encourage infill development and to help reduce the
1106 need to demolish historically-valuable buildings, this plan carries forward the goals of the 1996
1107 ((1997)) Vashon Town Plan((’s)) in the Vashon Town Core 2017 Parking Reduction ((Zone))
1108 Priority Areas for the ((area designated on Figure 10)) parcels identified in Map 4. ((Off-street
1109 parking requirements for new or expanded uses on these parcels is waived, except that any
1110 waiver shall not reduce the number of existing parking spaces, as defined by King County Code,
1111 unless a site-specific parking study is filed and approved by King County Department of
1112 Permitting and Environmental Review.))
1113

1114 ((Policy LU-5 calls for King County to analyze potential impacts of expanding the Parking
1115 Reduction Zone to include multi-family housing and potentially other parcels that are outside of
1116 the Parking Reduction Zone today. It also encourages the development of specific standards for
1117 making waiver decisions.))
1118
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1120 **~~((LU-5 ——— The architectural design, height, bulk, and setbacks of both new and~~**
1121 **~~remodeled buildings within Vashon Town Core shall respect and reinforce~~**
1122 **~~the existing mix of architectural styles. No prescriptive architectural design~~**
1123 **~~and no formal building design review process should be required.~~**
1124 **~~However, basic commercial building and landscaping standards should be~~**
1125 **~~applied to new and substantially altered development projects.))~~**
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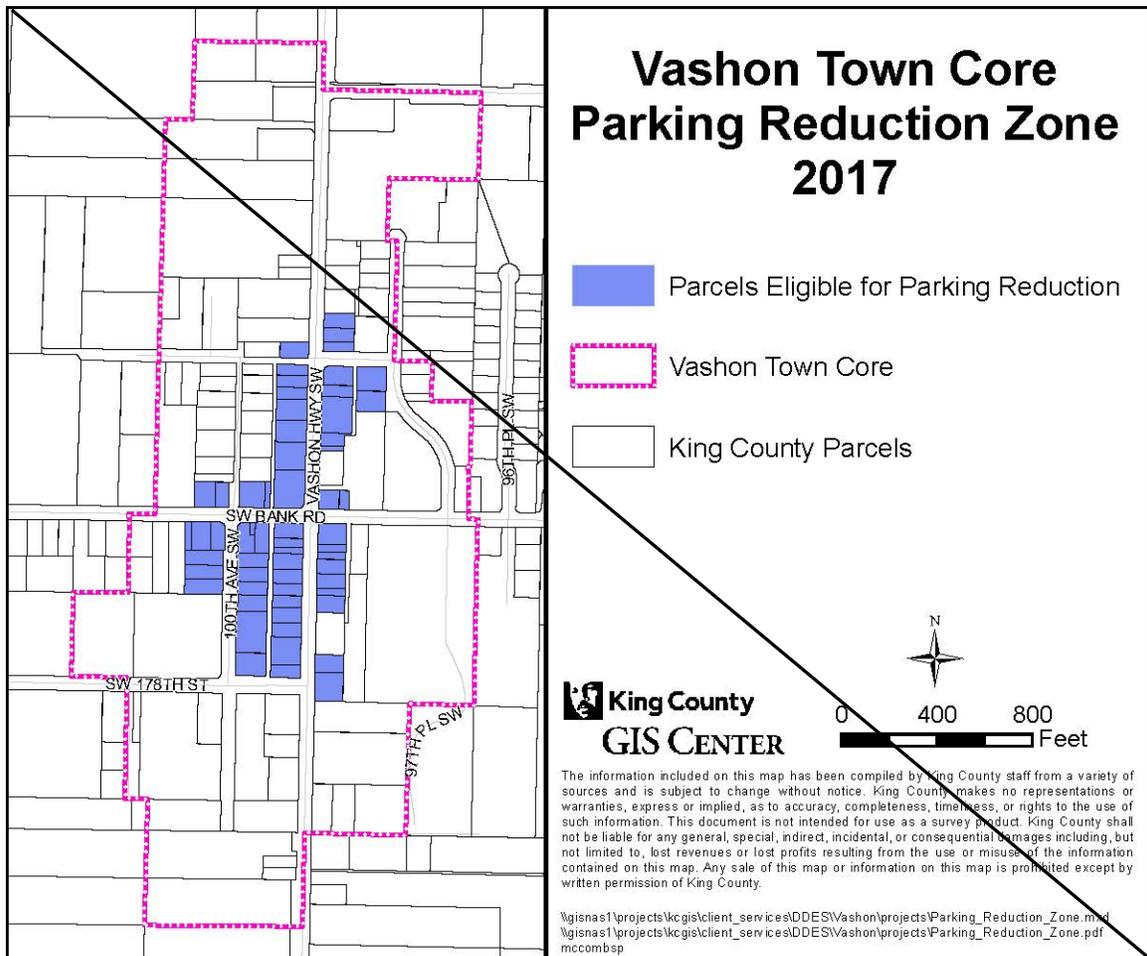
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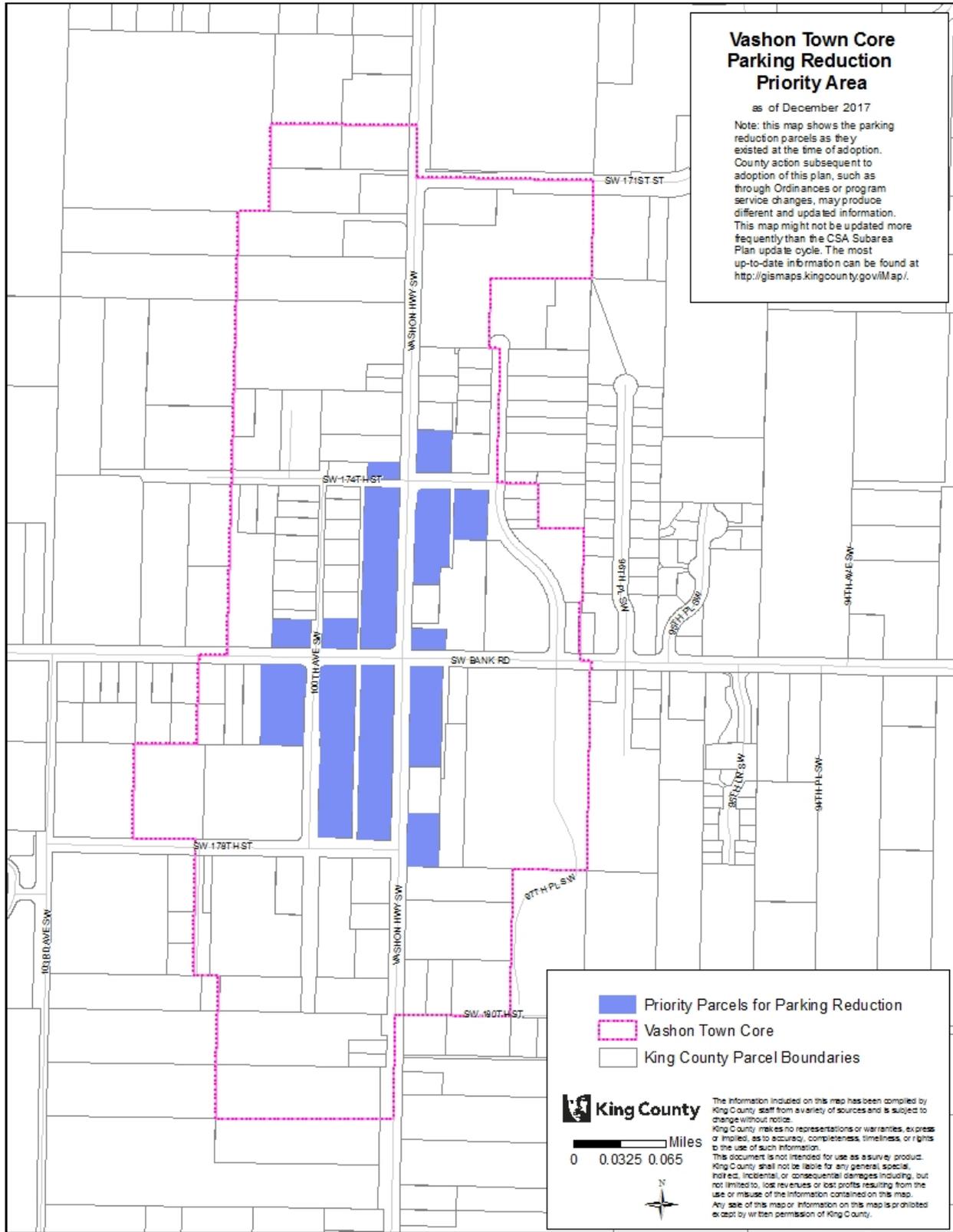
1128 ~~((LU-6))~~LU-5 In order to foster walkability and housing affordability in the Vashon Rural
1129 Town, King County ~~((will use))~~ shall consider the flexibility ~~((that is allowed~~
1130 ~~under the zoning code))~~ allowed in the King County Code when
1131 ~~((enforcing))~~ evaluating off-street parking ~~((requirements))~~ reduction
1132 waivers for the parcels identified on Map 4: Vashon Town Core 2017
1133 Parking Reduction Priority Area. Off-street parking requirements for new or
1134 expanded uses on these parcels should be waived, except that any waiver
1135 shall not reduce the number of existing parking spaces, as described by
1136 King County Code, unless a site-specific parking study is filed and
1137 approved by King County department of Permitting and Environmental
1138 Review.
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~~((Figure 10))~~
Map 4
Vashon Town Core 2017 Parking Reduction ~~((Zone))~~Priority Area

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((Table 5

Policy No.	Policy	Implementing Action	Action Priority
LU-5	The architectural design, height, bulk, and setbacks of both new and remodeled buildings within Vashon Town Core shall respect and reinforce the existing mix of architectural styles. No prescriptive architectural design and no formal building design review process should be required. However, basic commercial building and landscaping standards should be applied to new and substantially altered development projects.	King County Department of Permitting & Environmental Review will consistently enforce the provisions of P-suffix VS-P28.	Ongoing
LU-6	In order to foster walkability and housing affordability in the Vashon Rural Town, King County will use the flexibility that is allowed under the zoning code when enforcing off-street parking requirements.	Conduct an analysis of existing and projected off-street parking demands within the Vashon Rural Town to document potential impacts on road and pedestrian safety, congestion, housing affordability, and related opportunities and threats. Explore the benefits and risks of a Special District Overlay derived from the Parking Reduction Zone that reduces off-street parking requirements. Develop standard criteria and findings for making parking waiver decisions.	3))

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Commercial and Industrial Uses

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For decades, industrial zoning and land uses have clustered around the southwest quadrant of the Rural Town, south of SW 178th Street and west of Vashon Highway SW. This is the location of several major island employers, the former K2 manufacturing building, and the Open Space for Arts and Community building. ((All parcels on the island with Industrial zoning are here and t))The community has placed a priority on ensuring this area is retained, both to protect existing manufacturing businesses and jobs and to allow for potential business expansion. ((Approximately 17 acres of vacant I-zoned land are in the Rural Town as of 2017. Policy LU-7 extends this approach.)) Certain types of industrial uses, such as ((like)) material processing facilities and portable sawmills are allowed on RA-zoned land. This ((policy is not intended)) plan does not intend to preclude these uses.

((Table 6

Policy No.	Policy	Implementing Action	Action Priority
LU-7	Future industrial development on the island should occur only within the Rural Town where sewer and water service exist and/or is allowed, where there is appropriately zoned land and nearby access to Vashon Highway. Said uses should be clustered south of SW 178th St and west of Vashon Hwy SW.	N/A	Ongoing

Policy No.	Policy	Implementing Action	Action Priority
LU-8	King County supports Vashon-Maury Island residents, health care services, community-based organizations, foundations, and other agencies in their efforts to identify a long-term, stable funding source and location for a medical care facility and other social service activities on the island.	N/A	Ongoing))

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~~((LU-7))~~ **LU-6** ~~((Future i))~~ Industrial development on the island should occur only within the Rural Town where there is sewer and water service, ((exist and/or is allowed, where there is)) appropriately zoned land, and nearby access to Vashon Highway SW. ~~((Said))~~ These uses should be clustered south of SW 178th Street and west of Vashon ~~((Hwy))~~ Highway SW.

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~~((LU-8~~ King County supports Vashon-Maury Island residents, health care service, community-based organizations, foundations, and other agencies in their efforts to identify a long-term, stable funding source and location for a medical care facility and other social service activities on the island.))

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Former K2 Property: ~~((-))~~ The former K2 manufacturing site on Vashon Highway SW south of ~~the T((t))~~ own Core has been the subject of heightened community interest and concern over the years. It has sat mostly vacant for more than 20 years and, while some redevelopment proposals have been explored, the site continues to have constraints such as soil contamination and high rehabilitation costs. Community interest remains high for some type of adaptive reuse of the property, ~~((including ideas))~~ such as for multi-family housing, commercial condominium space, ~~((and))~~ or a community center. Residents have also explored various tax~~((-))~~ incentive programs to facilitate and help finance a new use. This plan contains no proposed amendments to the current Community Business zoning and P-suffix conditions for this parcel. Until a specific buyer or user is identified, it is challenging to identify the most appropriate redevelopment mechanism or tool. However, this plan does encourage King County to coordinate closely with the community and any future owner to help transition this property to a productive and sustainable use.

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Sunrise Ridge: ~~((-))~~ Easy access to health services is vital ~~((for helping))~~ to help Island residents prevent and treat medical conditions ~~((illness before it arises or worsens))~~. The recent rapid change of medical providers at the Sunrise Ridge facility south of the Vashon Rural Town underscores the need in the community and the importance of having a stable and reliable health care service on the ((i)) Island. The Sunrise Ridge property has a number of aging structures, and various options for rehabilitating the site and developing a long-range master plan have been explored. As this ~~((important and))~~ historic former Nike missile defense site changes and evolves over time, the property's social, environmental, and economic benefits and its unique relationship to the Vashon-Maury Island community should be fully recognized. Sunrise Health Services (current owner), any potential subsequent owner, and King County should coordinate closely to identify and consider the unique circumstances of the site if any land use change should occur.

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Chapter 5 Rural Area and Natural Resource Lands

Context, Opportunities and Challenges

A core value of the Vashon-Maury Island community is to maintain and preserve its rural character and small town culture. ~~((The island has been officially designated by King County as a Rural Area since 1985, but its rural))~~ Rural heritage and agricultural identity are deeply embedded in its culture, starting with the ~~((i))~~ Island's S'Homamish, Muckleshoot, and other native peoples. Its dependence on ferry service, limited water supply, and poor soils for onsite wastewater systems have been major factors in keeping the ~~((i))~~ Island rural. Beyond these natural factors, the community and ~~((e))~~ County have made clear and consistent choices to preserve and foster the rural environment.

KEY TOPICS IN THIS CHAPTER

- *Rural Area Policies and Actions*
- *Rural Neighborhood Commercial Centers*
- *Natural Resource Lands*
- *Island Agriculture and Food Economy*

There are varying definitions and interpretations of “rural.” This plan uses the Countywide Planning Policies and King County Comprehensive Plan definition of rural or rural character, which includes open space, very low-density residential development, farms, forests, ~~((fostering traditional rural lifestyles and rural-based economies,))~~ wildlife and fish habitats, and lands that foster traditional rural lifestyles and rural-based economies and do not require the extension of urban services. The 2016 King County Comprehensive Plan⁷ ((Policy R-203 also)) clarifies that King County’s Rural Area is considered to be permanent.

In addition to rural character, there are four related yet distinct terms used in this plan that warrant further clarification.

- **Rural Area:** ~~((-))~~ this is a broad land use designation that refers collectively to the geography that primarily contains Rural Town, Rural Neighborhood Commercial Centers and the Rural Area zones (see below). It distinguishes these lands from other categories like Natural Resource Lands and the Urban Growth Area.
- **Rural Town:** ~~((-))~~ this label applies to the unincorporated town of Vashon that has concentrations of higher density and economic activity and allows modest growth in order to ~~((keep))~~ remain economically viable into the future. The Rural Town ~~((is))~~ has a defined boundary within the Rural Area and is served with more urban-type infrastructure and amenities.
- **Rural Area Zoning:** ~~((-))~~ this refers to the three Rural Area (RA) zones on the ~~((i))~~ Island ~~((ef))~~ [RA-2.5, RA-5, and RA-10] ~~((which))~~ that are regulated through King County Code

⁷ Policy R-203 in 2016 King County Comprehensive Plan (KCCP), Ordinance 18427

1247 Title 21A and have specific uses, lot sizes, dimensions, and development standards
1248 associated with each zoning ~~((district))~~ classification.
1249

- 1250
- 1251 • **Rural Neighborhood Commercial Centers:** ~~((-))~~ this term applies to ~~((ten))~~ 10 different
1252 areas across the ~~((i))~~ Island that are too small to provide more than convenience
1253 shopping and services to surrounding residents. ~~These~~ ~~((y))~~ areas typically have a
1254 historic identity and include the following: Burton, Dockton, Tahlequah, Portage, Heights
1255 Dock, Jack's Corner, ~~((Vashon))~~ Valley Center, Vashon Service Center, Vashon Heights,
and Maury Island Service Center.

1256
1257 Natural Resource Lands are the other category of lands addressed in this chapter. The Growth
1258 Management Act requires cities and counties to designate Natural Resource Lands, which
1259 include the following:
1260

- 1261
- 1262 • **Agricultural lands** that have long-term significance for the commercial production of
1263 food or other agricultural products;
 - 1264 • **Forest lands** that have long-term significance for the commercial production of timber;
1265 and
 - 1266 • **Mineral resource lands** that have long-term significance for the extraction of minerals.
- 1267
1268

1269 The Rural Area geography does not include designated Natural Resource Lands, although
1270 resource activities do occur on them. Several ~~((i))~~ Island parcels have Agricultural zoning
1271 ~~((Agricultural -))~~ 10-acre minimum lot size), but the 2016 King County Comprehensive Plan
1272 does not designate ~~((Natural Resource))~~ agricultural or forest ~~((lands))~~ production districts on
1273 Vashon-Maury Island. As highlighted ~~((below))~~ later in this plan, there are three designated or
1274 potential mineral resource sites on the ~~((i))~~ Island.
1275

1276 **Rural Area Policies and Actions**

1277

1278 This plan and previous ~~((Past))~~ ~~((i))~~ Island community plans recognize ~~((and planned~~
1279 ~~development of Vashon-Maury Island as a))~~ that Vashon-Maury Island is intended to
1280 permanently retain designations appropriate for the Rural Area and Natural Resource Lands ~~((~~
1281 ~~and this plan carries that policy forward))~~. This does not exclude or prohibit some level of
1282 development – most notably in the Rural Town - but it does mean that all growth and land use
1283 changes must respect the broader rural context in which they operate.
1284

1285 ~~((All of))~~ Vashon-Maury Island is recognized for its unique ecological functions as an island
1286 within Puget Sound ~~((island))~~. Land use activities should protect the entire ecological system,
1287 including the Puget Sound shoreline, ~~((i))~~ Island habitat areas, and ground and surface water
1288 resources. King County's Public Benefit Rating System is a point-based, incentive program to
1289 preserve open space on private property by providing a tax reduction to property owners who
1290 ~~((desire))~~ commit to enhance environmental benefits on their land. Policy R-2 aims to build on
1291 the ~~((i))~~ Island's success with this program.
1292

1293 Consistent with the 2016 King County Comprehensive Plan⁸((Policies R-309)), ((i))Island
 1294 properties ((should)) will continue to be excluded as potential Transfer of Development Rights
 1295 receiving sites, easing some of the economic and market pressure to subdivide or develop on
 1296 rural lands. Similarly, King County’s Residential Density Incentive Program is not available to
 1297 properties with Rural Area zoning.

((Table 7

Policy No.	Policy	Implementing Action	Action Priority
R-1	All of Vashon-Maury Island is recognized as a Rural Area.	N/A	Ongoing
R-2	Proportionately, Vashon-Maury Island has a high percentage of acres enrolled in King County’s Public Benefit Rating System (PBRs) program. In concert with King County’s current use taxation program, public education and outreach regarding land and natural resource stewardship should be offered to PBRs enrollees to enhance environmental benefits.	Develop enhanced methods of public outreach and education to better assist Vashon-Maury Island’s PBRs participants with forestry, agricultural, and other land stewardship improvements, including topics, tools and property owner forums.	4
R-3	King County should promote preservation of at least 65% forest cover on rural residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2.5 acres in size. Dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the Rural Area.	King County will work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface area.	Ongoing
R-4	King County recognizes the important and unique role that Rural Neighborhood Commercial Centers have for islanders and encourages their economic viability and the continued historic, neighborhood-scale character of these centers.	N/A	Ongoing))

1300
 1301 **R-1** All of Vashon-Maury Island is ((recognized as a)) **intended to permanently**
 1302 **retain designations appropriate for the Rural Area and Natural Resources**
 1303 **Lands.**
 1304
 1305 **R-2** Proportionately, Vashon-Maury Island has a high percentage of acres
 1306 enrolled in King County’s Public Benefit Rating System (PBRs) program. In
 1307 concert with King County’s current use taxation program, **grant funding**
 1308 **should be sought to provide** public education and outreach regarding land
 1309 and natural resource stewardship ((should be offered)) to PBRs enrollees
 1310 to enhance environmental benefits.
 1311

1312

⁸ Policy R-309, 2016 KCCP, Ordinance 18427

1313 **R-3 King County should promote preservation of at least 65((%)) percent forest**
1314 **cover on rural-residential zoned parcels. The 65((%)) percent forest cover**
1315 **goal may be adjusted for parcels less than 2.5 acres in size. Dispersion of**
1316 **stormwater runoff from impervious surfaces into native vegetation in**
1317 **accordance with the Surface Water Design Manual shall be the preferred**
1318 **method of stormwater management in the Rural Area.**
1319

1320 **R-4 King County recognizes the important and unique role that Rural**
1321 **Neighborhood Commercial Centers have for ((i))Islanders and encourages**
1322 **their economic viability and the continued historic, neighborhood-scale**
1323 **character of these centers.**
1324

1325 Rural Neighborhood Commercial Centers

1326
1327 The 2016 King County Comprehensive Plan ((Policy R-501)) identifies ten Rural Neighborhood
1328 Commercial Centers across the ((i))Island.⁹ Examples include Burton, Dockton, Portage,
1329 ((Vashon)) Valley Center, the Heights Dock and other ((former “Mosquito Fleet” towns))
1330 communities that were served by commercial “Mosquito Fleet” water-based transit in times past.
1331 Neighborhood stores, eating establishments, and similar services are recognized as part of the
1332 past and present identity of Rural Neighborhood Commercial Centers. They serve a unique and
1333 important function in the Rural Area and help to reduce vehicle trips by providing retail and other
1334 service and civic functions. They act as neighborhood meeting places and their history as
1335 farmer’s market locations, post offices, and transportation hubs add value to these places.
1336

1337 Public comment for this plan revealed some difference of opinion as to how much development
1338 should be encouraged or permitted in these areas. There is
1339 support on Maury Island, for example, for limited expansion of
1340 existing ((n))Neighborhood ((commercial))Business zones.
1341 Others see possible negative side effects on Maury Island with
1342 increased commerce and do not want to encourage
1343 commercial rezoning. This plan does not propose any
1344 expansion or rezoning of any Rural Neighborhood Commercial
1345 Center. It does, however, support the preservation of all
1346 existing commercial zoning.
1347

“From a horticultural point of view, space will not permit the printing of the vast list of fruits and vegetables that can be raised to perfection here without irrigation. Pears, apples, plums, prunes, cherries, peaches, etc. grow to any state of perfection maintained by the horticulturist.”

(Vashon Island Washington: the gem of Puget Sound, 1916, Collins, G.A.; Van Olinda, C.F., Hansen, T.)

1348 Natural Resource Lands

1349
1350 Natural Resource Lands are lands with long-term commercial
1351 significance for farming, forestry, ((and)) or minerals.
1352 Businesses that rely on Natural ((r))Resource ((l))Lands
1353 provide jobs and products, such as food, wood, and gravel.
1354 While there are no formally designated Agricultural Production
1355 Districts or Forest lands on Vashon-Maury Island, the Island
1356 does have Agriculture-zoned (A) land. In addition, Vashon
1357 Island ((does have)) has two Potential Mineral Resource Sites

⁹ Policy R-501, text on page 3-32, and Land Use 2016 map - 2016 KCCP, Ordinance 18427

1358 totaling approximately 100 acres (Sprowls/King County and Doane Family Ltd.)(~~(-)~~) and Maury
1359 Island has one Designated Mineral Resource Site of approximately 39 acres (Ideal Cement
1360 Co./King County). Washington’s Growth Management Act requires these sites to be identified in
1361 ~~((its comprehensive plan))~~ the King County Comprehensive Plan~~((and they are shown on the~~
1362 Mineral Resources Map in the Rural Area and Natural Resources chapter (3)).¹⁰
1363

1364 ~~((A 1997 report of Beach Assessment Program documents the degradation of the shellfish~~
1365 ~~habitat from over-harvesting and increased beach use. The Public Health Seattle and King~~
1366 ~~County’s Pollution Identification and Correction program in Quartermaster Harbor has provided~~
1367 ~~a valuable body of data that supports continued public education, loans, and improved~~
1368 ~~wastewater disposal methods to help protect intertidal shellfish habitats. The intent of Policy R-5~~
1369 ~~is to reduce development impacts on the island’s shellfish habitat.))~~
1370

1371 **Island Agriculture and Food Economy**

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1373 Agriculture has been a part of Vashon-Maury Island’s heritage for generations. Popular
1374 community events ~~((like))~~ such as the Strawberry Festival, a harvest celebration that began in
1375 1909, and the Vashon Sheepdog Classic, reflect and honor this rich agricultural tradition.
1376 Building a local, resilient, and sustainable food system and economy is a high priority for the
1377 community. This focus is supported by several King County programs and initiatives, including
1378 ~~((the following))~~:
1379

- 1380 • Farmland Preservation Program
 - 1381 • Livestock Program
 - 1382 • Agricultural Drainage Assistance Program
 - 1383 • ~~((Executive’s))~~Local Food Initiative
 - 1384 • Public Benefit Rating System/Current Use Taxation
 - 1385 • King Conservation District (partner agency)
- 1386

1387 As the average parcel ~~((and))~~ farm size on Vashon-Maury Island is smaller than other areas of
1388 ~~((the e))~~King County, and because Vashon-Maury Island has a sole-source aquifer, small-scale
1389 farming plays an important role on the Island and is reflected in the policies and actions of this
1390 plan. While there is no Agricultural Production District on Vashon-Maury Island, ~~((there are))~~
1391 approximately 230 acres of land are zoned for Agriculture (A-10), which limits most uses to only
1392 agricultural activities. ~~((and another))~~ As of 2017, approximately 246 acres of land on Vashon-
1393 Maury Island are also protected under King County’s ~~((in the))~~ Farmland Preservation Program
1394 (FPP). The FPP is a voluntary program ~~((where))~~ through which owners sell their development
1395 rights and allow restrictive covenants to be placed to limit use of the property to agriculture or
1396 open space. ~~((As shown on Table 8, many different crops are raised on the island.))~~Map 5
1397 shows the existing agricultural properties on Vashon-Maury Island.
1398

1399 There are two Priority One actions affiliated with agriculture in this plan. (See Policies R-~~((9))~~7
1400 and R-~~((40))~~8.) Successful implementation of these policies will require partnership with the
1401 Vashon Island Grower~~((’))~~s Association, a nonprofit organization whose mission is to “promote
1402 farming, access to healthy food, and a sustainable agricultural economy on Vashon-Maury
1403 Island through education, advocacy, and a vibrant farmers market.”~~((-))~~ A central rationale for

¹⁰ These sites are identified in the Mineral Resources, 2016 map in the 2016 KCCP, Ordinance 18427

1404 these and related agricultural policies is to expand the opportunity for value-added products and
1405 to maximize ((maximizing this)) value-added production as an economic development tool for
1406 the ((i))Island. Food processing operations are an integral part of creating a viable local
1407 agricultural economy and are deemed compatible with the Island's rural environment. Per the
1408 2016 King County Comprehensive Plan, food processing plants of appropriate size and scale
1409 should continue to be permitted uses or conditional uses in the A zones.¹¹
1410

1411 Food hubs promote a cooperative type of food system and help to increase local production by
1412 allowing growers to dedicate more time to growing crops and raising animals. The Puget Sound
1413 Regional Council's Regional Food Policy Council 2014 report identifies a need to secure
1414 permanent locations for farmer's markets and Policy R-((10))8 aims to accomplish that end goal.
1415

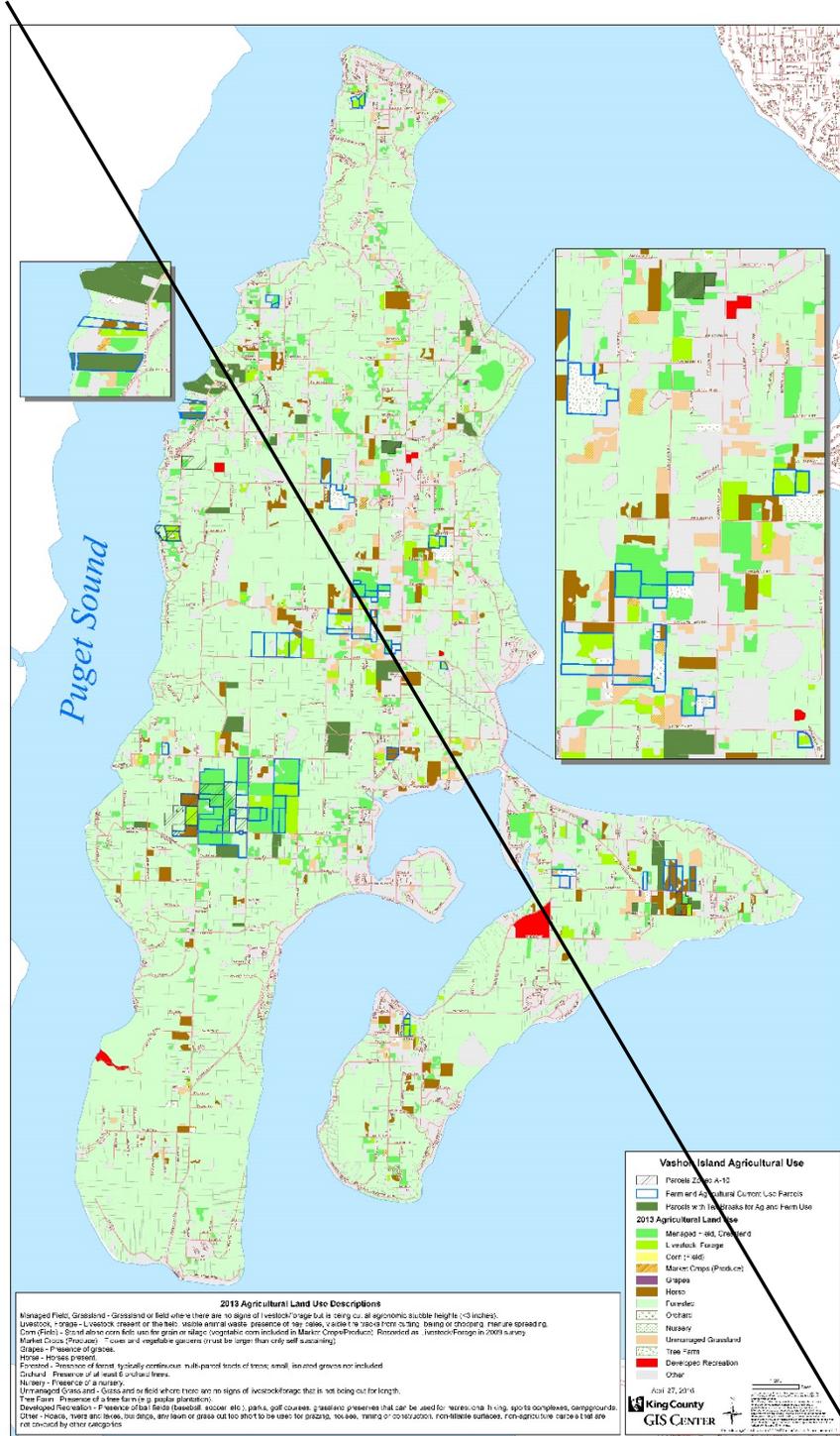
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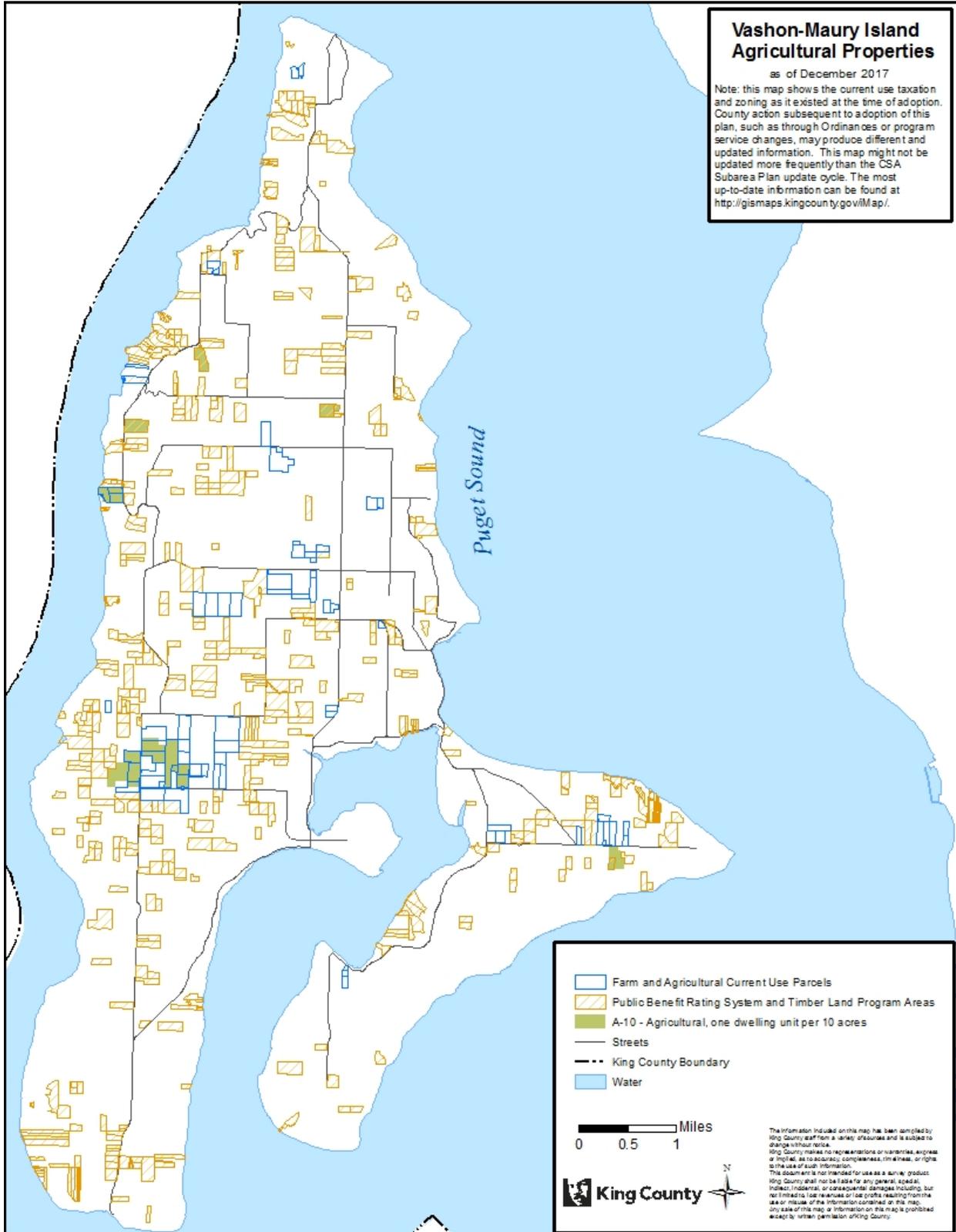
¹¹ Policy R-662, 2016 KCCP, Ordinance 18427

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Map 5
 Vashon-Maury Island 2017 Agricultural Properties

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**((Table 8
 Vashon Agricultural Land Uses (2013)**

Use / Crop Type ¹	No. of Parcels	Acres
Managed Field, Grassland	1,582	4,928
Unmanaged Grassland	1,269	4,993
Livestock, Forage	1,586	17,617
Corn (Field)	36	694
Market Crops (Produce)	283	3,158
Grapes	13	46
Horse	2,755	13,715
Forested	7,579	35,187
Orchard	148	86
Unmanaged Orchard	2	3
Nursery	87	428
Tree Farm	93	745
Sod Farm	4	365
Developed Recreation	64	979
Topsoil Production	4	35

¹Data derived from King County 2013 Agricultural Land Assessment))

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((Table 9

Policy No.	Policy	Implementing Action	Action Priority
R-5	Intertidal shellfish habitat on Vashon-Maury Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.	N/A	Ongoing
R-6	King County and the King Conservation District will	N/A	Ongoing

Policy No.	Policy	Implementing Action	Action Priority
	continue to promote environmentally sensitive agricultural practices through Farm Management Plans and other tools. This includes reducing animal load impacts on groundwater and surface water resources.		
R-7	King County should allow applications for rezones to an "Agriculture" zone on parcels down to 5 acres in size on Vashon-Maury Island when requested by property owners and where compatibility standards can be met.	a. Perform a comparative analysis of "A" and "RA" zoned parcels on the ((i)) Island, examining issues such as farm worker housing, stormwater regulations, permit timeframes, current use tax advantages, and different types of production and land uses. Consider amending the current use program to assist Vashon's predominantly small acreage operations that are within "RA" zones. b. Examine the feasibility of creating agricultural clusters on Vashon-Maury Island to designate priority agricultural lands that are outside of an Agricultural Production District.	3
R-8	Food processing operations are an integral part of creating a viable local agricultural economy and are deemed compatible with the island's rural environment. Food processing plants of appropriate size and scale shall continue to be permitted uses or conditional uses in the "A" zones.	N/A	Ongoing))

1430

1431 **R-5 Intertidal shellfish habitat on Vashon-Maury Island shall be protected for its**
 1432 **key role in the marine food chain, to protect public health, and to assure**
 1433 **long-term productivity. King County shall explore effective means to**
 1434 **protect this fisheries resource.**

1436 **R-6 King County shall and the King Conservation District ~~((will))~~ should**
 1437 **continue to promote environmentally-sensitive agricultural practices**
 1438 **through Farm Management Plans and other tools~~((This includes))~~,**
 1439 **including reducing ~~((animal load))~~ livestock impacts on groundwater and**
 1440 **surface water resources.**

1442 ~~**((R-7 King County should allow applications for rezones to an "Agriculture" zone**~~
 1443 ~~**on parcels down to 5 acres in size on Vashon-Maury Island when requested**~~
 1444 ~~**by property owners and where compatibility standards can be met.**~~

1446 ~~**R-8 Food processing operations are an integral part of creating a viable local**~~
 1447 ~~**agricultural economy and are deemed compatible with the island's rural**~~
 1448 ~~**environment. Food processing plants of appropriate size and scale shall**~~
 1449 ~~**continue to be permitted uses or conditional uses in the "A" zones.))**~~

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((Table 10

Policy No.	Policy	Implementing Action	Action Priority
R-9	King County will support the Vashon Island Grower's Association's goal to create a food hub to serve and assist island growers with marketing, distribution, and other services that can leverage the capacities of small and medium size farms.	a. Depending upon results of the Vashon Island Grower's Association feasibility study and identification of a potential location, King County staff will coordinate with the community on permitting and infrastructure needs. b. Where feasible, King County will help to identify capital and/or operations funding for the food hub.	1
R-10	King County will support the work of the Vashon Island Grower's Association and similar island organizations to secure a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible and accessible manner.	a. King County staff will coordinate with the community on permitting and infrastructure needs for the farmer's market. b. Where feasible, King County will help to identify capital and/or operations funding for the farmer's market.	1
R-11	Farmland preservation on Vashon-Maury Island requires strategies that go beyond traditional approaches to protecting agricultural lands. Parcel sizes are typically smaller and there is no Agricultural Production District. King County commits to coordinate with property owners, the Vashon Maury Island Land Trust, and other organizations to ensure productive and valuable farmland on the island remains protected.	King County's Farmland Protection Program will work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the ((i))Island's limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply.	2
R-12	As an officially designated "Rural Area" of King County where rural economic development and agricultural enterprises are intended to locate and strongly encouraged, agritourism is an industry with expansion potential for the island. King County will work with property owners, non-profit organizations, the Washington Department of Agriculture, and others to facilitate agritourism-related activities on Vashon-Maury Island that are consistent with its character and values.	a. Review King County Code 21A and other pertinent policies for opportunities to streamline and create positive incentives for agritourism activities. Ensure that special on-farm events are permitted uses. b. Support on-farm events that feature agricultural values and landscapes but do not detract from long-term commercial viability of agricultural businesses.	2
R-13	Recognize and encourage community gardens as an important use of open space resources, particularly in higher density residential areas, in small commercial centers, and in locations with less access to affordable food and other services.	Convene a planning committee of ((citizens))residents, social service providers, the WSU Master Gardeners program, and others to explore the feasibility of and possibly launch a community garden program.	3))

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- 1456 R-((9))7 King County ~~((will))~~ shall support the Vashon Island Grower~~((s))~~
1457 Association’s goal to create a food hub to serve and assist ~~((i))~~ Island
1458 growers with marketing, distribution, and other services that can leverage
1459 the capacities of small- and medium-size farms.
1460
- 1461 R-((40))8 King County ~~((will))~~ shall support the work of the Vashon Island
1462 Grower~~((s))~~s Association and similar ~~((i))~~ Island organizations to secure a
1463 more permanent location and to expand and redevelop the Vashon
1464 Farmer’s Market in a safe, compatible and accessible manner.
1465
- 1466 R-((41))9 Farmland preservation on Vashon-Maury Island requires strategies that go
1467 beyond traditional approaches to protecting agricultural lands. Parcel sizes
1468 are typically smaller and there is no Agricultural Production District. King
1469 County ~~((commits to))~~ shall coordinate with property owners, the Vashon-
1470 Maury Island Land Trust, and other organizations to ~~((ensure))~~ protect
1471 productive and valuable farmland on the ~~((i))~~ Island~~((remains protected))~~.
1472
- 1473 R-((42))10 ~~((As an officially designated “Rural Area” of King County where))~~ Rural
1474 economic development and agricultural enterprises are intended to locate
1475 and are strongly encouraged on Vashon-Maury Island.~~((, a))~~ Agritourism is
1476 an industry with expansion potential for the ~~((i))~~ Island. King County ~~((will))~~
1477 shall work with property owners, non-profit organizations, the Washington
1478 State Department of Agriculture, and others to ~~((facilitate))~~ support
1479 agritourism-related activities on Vashon-Maury Island that are consistent
1480 with its character and values.
1481
- 1482 R-((43))11 King County recognizes and encourages~~((Recognize and encourage))~~
1483 community gardens as an important use of open space resources,
1484 particularly in higher density residential areas, in small commercial
1485 centers, and in locations with less access to affordable food and other
1486 services.
1487

Other Rural Area and Natural Resource-Related Resources for Vashon-Maury Island

Below is a list of other ~~((functional))~~ plans and resources related to the provision of rural area and natural resource services on Vashon-Maury Island. ~~((These documents contain more detailed and technical information for how specific services are planned, funded and rendered.))~~
Copies of the documents are available at the respective agency office or ~~((web site))~~ website.

- 2014 Puget Sound Regional Council Regional Food Policy Council Report
- 2015 King County Local Food Initiative Kitchen Cabinet Report

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Chapter 6 Housing and Human Services

Context, Opportunities and Challenges

~~((“The Community Plan encourages development of Vashon Island as a rural community where a variety of people can afford to live.”~~

The statement above first appeared in the 1986 Vashon Community Plan and communicates a laudable and))
 Over the last several decades, community members have frequently expressed a ((broadly-supported)) vision for the ((i))Island as a rural community where a variety of people can afford to live. ((#))This vision for housing affordability complements and is consistent with community development and housing goals in Washington’s Growth Management Act, ((King County’s Strategic Plan,)) the King County Comprehensive Plan, and Countywide Planning Policies. This plan contains a Guiding Principle that echoes this theme: “Encourage and protect the diversity of neighborhoods and affordable housing choices for all.” The vision was also captured in comments made by one ((citizen))resident during the planning process:

“We need housing stock that matches the people who want to live on((-i))-Island, including those who work here.”

— October 20, 2016, community forum participant

Approximately 91((%)) percent of Vashon-Maury Island is zoned for residential use and almost 99((%)) percent of that is intended for low density, rural lot sizes.¹²

Housing and its associated uses, such as electricity, vehicular access, water use, and property management, have a ((big)) significant impact on the ((i))Island’s land and residents. The policies ((and actions of this section)) in this chapter are intended to guide the location, density, and physical design of different types of housing ((and related services)). Virtually all new housing that is attached or has multiple units is expected to locate within the Vashon Rural Town, while most large-lot, single-family dwellings are expected in one of the three Rural Area zones ((that are)) located outside ((of)) the Rural Town.

KEY TOPICS IN THIS CHAPTER

- Rural Area Housing
- Rural Town Housing
- Affordable Housing
- Healthy and Accessible Housing

QUICK STATS

Housing units
(Vashon-Maury Island), 2016.....5,600

Housing units
(Vashon Rural Town), 2016.....412

2015 median home value.....\$467,000

2015 median rent.....\$975

King County Housing Authority Section 8 voucher units, 2016.....45

King County Housing Repair Projects 19 units.....\$261,000

King County Housing Finance Projects 130 units.....\$6,435,211

¹² This figure includes all parcels with Rural Area or Residential zoning, whether or not those parcels are suitable or appropriate for building. ((RA-2.5, RA-5.0, RA-10, R-1, R-4, R-8 and R-12 zones = 21,559 acres (out of 23,700 acres on island).))

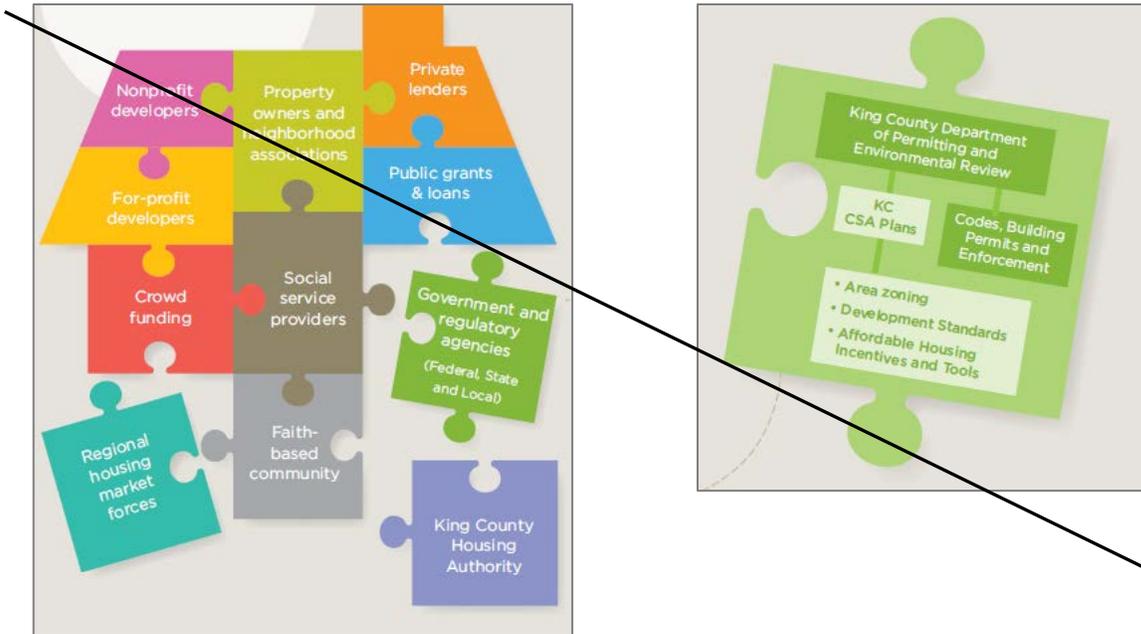
1542
1543 There is broad consensus among Puget Sound housing experts that the region is experiencing
1544 a serious housing crisis. One affordable housing professional put it this way: “We all have a
1545 housing crisis. It is most visible in the homeless populations in our urban centers. But
1546 homelessness is simply a symptom of a system which is not working. And it’s a problem that the
1547 market is not going to solve. It’s a crisis that requires cooperation between government, private
1548 and nonprofit sectors.” (Paul Purcell, President, Beacon Development Group, ((PSRC)) Puget
1549 Sound Regional Council Growth Management Policy Board meeting, ((3/2/2017)) March 2,
1550 2017)

1551
1552 ((A combination of g))Global, national, regional, and local factors contribute((s)) to the affordable
1553 housing crisis. Some factors of relevance to Vashon-Maury Island include:

1554
1555 **Regional economy.** The ((i))Island’s close proximity to Seattle and Tacoma and the region’s
1556 dramatic job growth over the past decade trigger more private wealth and investment in land
1557 and housing, putting upward pressure on ((i))Island housing prices.

1558
1559 **Rural location.** Being outside ((of an)) the Urban Growth ((Boundary)) Area presents a different
1560 set of challenges for rural communities. For example, the majority of King County housing
1561 subsidies are ((not expected to be available for Vashon since funding is)) prioritized ((toward))
1562 for projects that are within the Urban Growth ((Boundary)) Area and near high capacity transit
1563 lines, and thus are not expected to be available for Vashon-Maury Island.

1564
1565
1566 ((Figure 14
1567 **Vashon’s Affordable Housing Puzzle**))



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1570 **How does this CSA Subarea Plan relate to affordable housing?**
1571

1572 Housing is planned, built, funded, and maintained by a disparate yet connected web of private,
1573 public, and quasi-public forces. ~~((Akin to a community or neighborhood, t))~~ There are distinct
1574 and important roles held by each part yet none function entirely alone.
1575

1576 Mortgage rates, access to financing, construction material costs, land values, contract labor,
1577 and many other factors affect the price and availability of housing. This is accentuated in the
1578 arena of affordable and subsidized housing, which involve additional organizations and different
1579 types of funding ~~((where new pieces get added to the puzzle))~~. And it is often accentuated even
1580 further in a geographically-defined space ~~((like an island))~~ such as Vashon-Maury Island.
1581

1582 ~~((As with every other piece of the puzzle, t))~~The role of ~~((King County's))~~ the Vashon-Maury
1583 Island CSA Subarea Plan ~~((Plan))~~ is both unique and limited in terms of the influence it has on
1584 ~~((the larger))~~ affordable housing on the Island~~((picture))~~. The location, size, and number of
1585 residential dwellings is directly linked to zoning, which is guided by both the King County
1586 Comprehensive Plan and a community's local long-range plan and vision. In turn, the
1587 ~~((ordinances))~~ development regulations, design standards, incentives, and other tools that
1588 builders and developers of affordable housing use are also influenced by these plans.
1589

1590 In the case of Vashon-Maury Island, housing that is affordable to low-income residents is
1591 expected to locate within the Rural Town where most transit, grocery stores, public services,
1592 infrastructure, and other amenities are located.
1593

1594 **Declining resources.** Federal and State financial resources for
1595 not only housing capital but also maintenance and operations are
1596 experiencing a general downward trend. ~~((According to the~~
1597 ~~Washington Housing Trust Fund, the level of their investments~~
1598 ~~peaked in 2009.))~~
1599

1600 **Rural gentrification.** Converting or removing existing, affordable
1601 housing stock from the market and building more expensive
1602 housing is not only an urban phenomenon. Vashon-Maury Island's
1603 already limited supply of affordable housing has diminished since
1604 the mid-2000's as a result of vacation home conversions and other
1605 forms of reinvestment that result in higher rents or mortgages.
1606

“We all have a housing crisis... it’s a problem that the market is not going to solve. It’s a crisis that requires cooperation between government, private and nonprofit sectors.”

-Paul Purcell, President, Beacon Development Group

1607 Given the ~~((multi-scale))~~ complexities of the housing market, a
1608 subarea plan such as this is limited in how it can address~~((ing))~~ the ~~((causes and))~~ problem of
1609 affordable housing ~~((through a community plan such as this one are limited))~~. However, there
1610 are areas of opportunity. King County and its nonprofit and private sector partners can explore
1611 and implement innovative housing models. Other opportunities involve making homes safer and
1612 more ~~((friendly and))~~ accessible for seniors, encouraging more accessory dwelling units, and
1613 using incentives to build green and sustainable housing. ~~((As discussed in Figure 12,))~~ King
1614 County encourages the exploration and use of these and other alternative and innovative tools
1615 to house low-income households, people with special needs, and those experiencing
1616 homelessness.~~((and special needs individuals and families, including the homeless.))~~

1617 **Rural Area Housing**
 1618

1619 Table ((41))2 shows that almost 90((%)) percent of the ((i))Island's housing is ((either detached
 1620 or attached)) single-family, compared with ((-Countywide,)) less than 60((%)) percent
 1621 countywide ((of the housing stock is single-family homes)). Even more striking is the contrast
 1622 between the number of ((people who own a home)) owner-occupied units on the ((i))Island
 1623 versus King County in general. In 2015, an estimated 4,090 (83((%)) percent) of all Vashon-
 1624 Maury housing units were owned by their occupants and 830 units (17((%)) percent) were
 1625 rented. This compares to 57.4((%)) percent ((owned)) owner-occupied units and 42.6((%))
 1626 percent rented units countywide. ((Such a high level of homeownership, combined with
 1627 Vashon's higher owner occupancy rates, often contributes to neighborhoods with strong social
 1628 bonds and community trust.))

1629 Policies H-1 and H-2 aim to protect and preserve the ((i))Island's rural, residential lands and the
 1630 ((general)) rural character that exists today. ((Both policies have been in the King County
 1631 Comprehensive Plan for many years and the community desires to carry them forward.))
 1632 Geographic concentrations of housing in the Rural Area can result in environmental impacts,
 1633 and can lead to gentrification in some situations.((too much high-end housing or too much low-
 1634 end housing can have gentrifying, over-crowding, or negative social and economic
 1635 consequences.)) Policy H-1 aims to prevent such outcomes. Policy H-2 ((does not allow parcels
 1636 located in the RA-10 zone to be subdivided below the minimum lot size of 7.5 acres)) has been
 1637 in the King County Comprehensive Plan for many years, and protects community character and
 1638 water recharge areas by preserving low densities and lot sizes. ((The purpose here is to
 1639 preserve rural character and reduce the number of groundwater withdrawals from the sole
 1640 source aquifer.))
 1641
 1642

Table ((41))2
Housing Units by Type

Unit Type	Number	Percent
Single-family ((detached & attached))	5,215	89.9%
2-4 units	111	1.9%
5+ units	348	5.9
Mobile homes	108	1.9%
Total	5,782	100%

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 1647

1648 **Rural Town Housing**

1649
 1650 Consistent with the 2016 King County Comprehensive Plan¹³ (~~(policies R-506 and R-507)~~) and
 1651 the 1996 Vashon Town Plan, this plan continues to designate the Vashon Rural Town as the
 1652 priority ~~(+)~~ island location for apartments, cottages, and other forms of higher density residential
 1653 development. (See Policy H-3.) This is done, in part, because the Rural Town is served by a
 1654 higher level of services, including through the Vashon Sewer District, ~~(and)~~ King County Water
 1655 District 19, King County Metro Transit, and ~~((serve the Rural Town along with Metro bus lines~~
 1656 ~~and))~~ other essential public services.

1657
 1658 This plan uses the ~~((Comprehensive Plan))~~ following definition of residential infill~~((, which is))~~:
 1659 “development or redevelopment on small properties or groups of properties within existing built-
 1660 up areas.” Sometimes referred to as the “missing middle,” this is a type of housing ~~((product))~~
 1661 that is compatible in scale with existing neighborhoods and usually contains between three and
 1662 eight dwellings in a single structure.

1663
 1664 ~~((Policy H-4 is not meant to preclude or discourage single-family detached housing since all~~
 1665 ~~housing types are desired.))~~ Five platted, single-family subdivisions with shared access streets,
 1666 homeowner associations, common areas and other shared features ~~((are))~~ currently exist in the
 1667 Rural Town. The intent of Policy H-4 is to retain low-density zoning ~~((districts))~~ classifications
 1668 (R-1 and R-4) for these developments.

1669 **((Table 12**

Policy No.	Policy	Implementing Action	Action Priority
H-1	In the Rural Area (RA) zones, preserving a healthy diversity of housing types, sizes, and price levels helps to meet the diverse demographic needs of the island. While protecting the low density RA zones, King County shall encourage and support a wide variety of single-family residential dwellings.	N/A	Ongoing
H-2	A residential density of one home per 10 acres: a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect community character and reduce adverse impacts on the island's infrastructure; and b. Shall be applied to areas with a predominant lot size of 10 acres or greater and mapped as category I Critical Aquifer Recharge Areas.	N/A	Ongoing
H-3	Apartments, townhouses, cottages, and other types of higher density housing should locate in the Vashon Rural Town. Such multi-family uses should be incentivized as infill development where they are structurally compatible with the neighborhood and are hooked up to central sewer and Class A water	Assess the King County zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District for innovative opportunities to simplify and streamline multi-family infill development on both vacant and	3

¹³ Policies R-506 and R-507, 2016 KCCP, Ordinance 18427

Policy No.	Policy	Implementing Action	Action Priority
	systems.	underdeveloped parcels.	
H-4	King County should ensure that established, single-family residential subdivisions in the Rural Town are allowed to retain their low density character and zoning.	N/A	Ongoing))

1672

1673 **H-1** In the Rural Area (RA) zones, preserving a healthy diversity of housing
 1674 types, sizes, and price levels helps to meet the diverse demographic needs
 1675 of the ((i))Island. While protecting the low density RA zones, King County
 1676 ((shall)) encourages and supports a wide variety of single-family residential
 1677 dwellings.
 1678

1679 **H-2** A residential density of one home per 10 acres:
 1680 a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect
 1681 community character and reduce adverse impacts on the ((i))Island’s
 1682 infrastructure; and
 1683 b. Shall be applied to areas with a predominant lot size of 10 acres or
 1684 greater and mapped as category I Critical Aquifer Recharge Areas.
 1685

1686 **H-3** Apartments, townhouses, cottages, innovative housing models, and other
 1687 types of higher density housing should locate in the Vashon Rural Town.
 1688 Such multi-family uses should be incentivized as infill development where
 1689 they are structurally compatible with the neighborhood and are ((hooked-
 1690 up)) connected to central sewer and Class A water systems.
 1691

1692 **H-4** ((King County should ensure that e))Established((i)) single-family
 1693 residential subdivisions in the Rural Town ((are allowed to)) should retain
 1694 their ((low density character and)) existing land use and zoning
 1695 designations.

1696

1697 **Affordable Housing**

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 1699 The first goal identified in ((King County’s 2015–2019 Housing Plan)) the King County
 1700 Consortium Consolidated Housing and Community Development Plan for 2015-2019¹⁴ (which is
 1701 used and implemented by ((the)) Department of Community and Human Services and the
 1702 members of the King County Consortium to guide the allocation of housing funds around the
 1703 county) is to “ensure that there is decent, safe, and healthy affordable housing available to
 1704 income-eligible households throughout the Consortium.”((-) Realizing and implementing this
 1705 countywide goal at the local level is one role of a ((community)) CSA subarea plan. ((As noted in
 1706 Figure 11 the challenge is to plug a community)) The challenge is to ensure that a CSA subarea
 1707 plan and its policies ((into the rest of the)) coordinate with affordable housing funding sources.

¹⁴ Ordinance 18070

1708 programs, and opportunities for innovation (~~(puzzle pieces)~~) in a way that results in additional
1709 affordable housing(~~(for people to access)~~).

1711 **What is “affordable?”** King County uses figures from the U.S. Department of Housing and
1712 Urban Development to define levels of affordability. Housing (~~(that)~~) is affordable (~~(at)~~) if a
1713 household can pay its monthly housing costs with 30((%)) percent or less of (~~(a household’s)~~) its
1714 monthly income(~~(is the basic threshold)~~).

1716 Because people at lower income levels may have difficulty affording housing costs with 30
1717 percent or less of their monthly income, housing can be developed to be subsidized so that it is
1718 affordable to people with incomes below the median. In 2016, the Area Median Income (AMI) for
1719 one person in King County was \$63,300. This is considered 100((%)) percent of AMI and
1720 translates to no more than \$1,580 per month that should be spent on housing. In general,
1721 individuals and families who qualify for subsidized housing can earn 80((%)) percent of AMI or
1722 below (which, in this example, would be \$50,640 for one person in 2016). As the median income
1723 of a person or household decreases and housing prices increase, housing affordability becomes
1724 more and more of a challenge.

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**((Figure 12
 Alternative and Innovative Housing Approaches**

The Vashon-Maury Island community takes pride in its reputation as a place that accepts and fosters new and often unorthodox ideas. Its receptivity to experiment with unproven approaches was made evident during the affordable housing conversations held throughout this planning process. For example, the Vashon Co-housing condos and the Roseballen Community Land Trust, which both have clustered, small-scale affordable units, were frequently cited as types of housing developments with community support. Below are some alternatives to traditional, high density, and affordable multi-family residential projects advocated by the community. These were presented as being consistent with ((i))Island values and its small town character and housing that would be more accessible to the ((i))Island's low-income population. They paint a picture of a rural, flexible, and adaptable housing model that strives to minimize its environmental and carbon footprint.

LEGEND

-  Money-saving
-  Water-saving
-  Environmentally conscious
-  Social capital
-  Reduced construction time
-  High cost
-  Regulatory
-  Complex to execute

Alternative Housing Type / Model	Features / Benefits	Potential Barriers
Tiny Houses	   	
Co-Housing / Community Land Trusts		
Microhousing	  	  
Apodments	  	
Rehabilitation of nonresidential structures		 
Off-grid construction (composting toilets, rainharvesting, solar, etc.)	  	 

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As shown in Table ((43))3, in 2013 there were approximately 5,140 households on Vashon-Maury Island. Of these, 590 households (11.5((%)) percent) had incomes at or below 30((%)) percent of Area Median Income (AMI). Of these 590 households, 320 paid more than half of their income for housing.

Why does it matter? Ensuring that Vashon-Maury Island has housing stock that is safe and affordable for its residents is important for many reasons. Below are three reasons identified during the development of this plan:

- ((h))Helps the ((i))Island's labor force (which is a business interest as well);
- ((f))Reduces the number of workers who must travel off-((i))Island to find housing (which

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- has both environmental and social benefits); and
- ((c))Creates opportunity for both independence and social cohesion.

**Table ((13))3
 Household Income Distribution**

Income Distribution Overview	Owner	Renter	Total
Household Income <= 30% HAMFI*	290	300	590
Household Income >30% to <=50% HAMFI	245	165	410
Household Income >50% to <=80% HAMFI	425	330	755
Household Income >80% to <=100% HAMFI	550	80	630
Household Income >100% HAMFI	2,625	130	2,755
Total	4,135	1,005	5,140

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**HAMFI = Housing Urban Development Area Median Family Income*

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What can be done? To date, much of the ((i))Island’s affordable housing stock has been developed and managed by nonprofit housing organizations. Given the high level of community connection and effective social service providers on the ((i))Island, ((the)) low-income((, disabled and homeless)) households, people with disabilities, and those experiencing homelessness are also assisted through the public, nonprofit and faith-based network. Private developers, family members, and ((i))Island businesses also play a valuable role. King County’s role as a local government is primarily oriented to financing new and rehabilitated housing and administering and enforcing land use and zoning codes.

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The Vashon-Maury Community Advisory Group focused on alternatives related to land use and zoning that would have the highest degree of community acceptance ((combined with)) and potential impact. Options explored included rezoning specific parcels for multi-family residential, expanding the Rural Town boundary to add parcels with limited or no wetlands, upzoning parcels that were previously designated as having potential R-12 zoning, and inclusionary zoning tools to mandate that private development include affordable housing in future developments. In the end, each of these alternatives was discarded and policies H-5 and H-6 are the recommended course of action.

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Consistent with the environmental and sustainability priorities ((of islanders)) articulated in this plan, new multi-family residential housing that is affordable is expected to be built to a higher environmental standard than other housing. While this higher environmental standard is desired of all new construction on the ((i))Island long-term, it is only the affordable housing projects that use the bonus density incentive that are required to comply.

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The Vashon-Maury Island community takes pride in its reputation as a place that accepts and fosters new and often unorthodox ideas. Its receptivity to experiment with unproven approaches was made evident during the affordable housing conversations held throughout this planning

1777 process. For example, the Vashon cohousing condos and the Roseballen Community Land
 1778 Trust, which both have clustered, small-scale affordable units, were frequently cited as types of
 1779 housing developments with community support. Alternatives to traditional, high-density, and
 1780 affordable multi-family residential projects advocated by the community included rehab of
 1781 structures, tiny houses, microhousing, accessory dwelling units, cohousing, and community land
 1782 trusts. These were presented as being consistent with Island values and its small town
 1783 character and housing that would be more accessible to the Island's low-income population.
 1784 They are also examples of flexible and adaptable housing models that strive to minimize
 1785 environmental and carbon footprints. ADUs can also help expand housing affordability
 1786 options, especially on the island where transit-oriented development, homelessness counts,
 1787 and other criteria for housing subsidies often cannot be met.))
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((Table 14

Policy No.	Policy	Implementing Action	Action Priority
H-5	<p>Increasing the inventory of housing that is affordable to very-low, low, and moderate-income populations on the island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should support increasing incentives to allow for higher density residential in the Rural Town, if it meets the following criteria:</p> <ul style="list-style-type: none"> • is within a sewer and water service areas; • provides a mix of housing that is affordable to families with incomes of 80((%)) percent AMI or below, and 60((%)) percent AMI or below; • complies with KCC 20.22.150; • ensures that new ownership units remain affordable for at least 50 years and new rental units remain affordable for at least 30 years. 	<p>Expand the Residential Density Incentives for affordable housing currently listed in KCC 21A.34 for the Rural Town.</p>	4
H-6	<p>To help increase the island's inventory of affordable housing, accessory dwelling units should continue to be permitted on single family residential lots per KCC 21A.08.030 and should be allowed as either attached or detached units whenever minimum setbacks, water and wastewater standards can be met. King County should consider new options to streamline and simplify the ADU permitting process.</p>	<ul style="list-style-type: none"> a. Research and draft amendments to the ADU section of the King County Code and DPER policy on the following topics: b. Allow an applicant to request a waiver from the off-street parking requirement; c. Allow park model homes as ADUs; d. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees; and e. Allow detached ADUs on lots sizes <5k sq. ft if minimum building setbacks and maximum impervious surface area standards are met. 	-))

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1793 **H-5** Increasing the inventory of housing that is affordable to very-low, low, and
1794 moderate-income populations on the ((i))Island is a high community need
1795 and priority. One barrier to constructing affordable housing is the lack of
1796 land suitable and zoned for high density residential. King County should
1797 support increasing incentives to allow for higher density residential in the
1798 Rural Town, if it meets the following criteria:
1799 **a.** is within a sewer and water service area((s));
1800 **b.** provides a mix of housing that is affordable to families with incomes of
1801 **80((%)) percent area median income (AMI)** or below, and **60((%)) percent**
1802 **AMI or below; and**
1803 **c. ((complies with KCC 20.22.150;**
1804 **d.)) ensures that new ownership units remain affordable for at least 50**
1805 **years and new rental units remain affordable for at least 30 years.**
1806

1807 **H-6** To help increase the ((i))Island’s inventory of affordable housing,
1808 accessory dwelling units should continue to be permitted ((~~on single family~~
1809 ~~residential lots~~)) per K.C.C. 21A.08.030 and should be allowed as either
1810 attached or detached units whenever minimum setbacks, water and
1811 wastewater standards can be met. King County should consider new
1812 options to streamline and simplify the ADU permitting process.
1813

1814 **Healthy and Accessible Housing**

1815
1816 The median age of Vashon-Maury Island (50.2) is much higher than King
1817 County (37.1) and Washington State (37.3). This creates an increasing
1818 need for housing that is accessible to seniors, as well as people of all
1819 ages and physical abilities. With limited senior housing developments and
1820 assisted living options on the ((i))Island, helping seniors remain in and
1821 adapt to their existing accommodations is especially important (e.g.
1822 “aging in place”). ((~~Figure H-2~~)) Table 4 shows that the ((i))Island’s
1823 housing stock is aging and emphasis will need to be placed by both public
1824 and private sectors on ensuring this housing is maintained and remains a
1825 viable part of the inventory.
1826

With limited senior housing developments and assisted living options on the ((i))Island, helping seniors to “age in place” and adapt to their existing accommodations is especially important.

1827
 1828
 1829

**Table ((15))4
 Year Structure Built**

Unit Type	Number	Percent
Built 2014 ((or later)) to 2015	0	0.0%
Built 2010 to 2013	10	0.2%
Built 2000 to 2009	503	8.7%
Built 1990 to 1999	1,018	17.6%
Built 1980 to 1989	712	12.3%
Built 1970 to 1979	861	14.8%
Built 1960 to 1969	695	12.0%
Built 1950 to 1959	345	6.0%
Built 1940 to 1949	390	6.7%
Built 1939 or earlier	1,264	21.8%

((Source: 2011-2015 US Census, ACS, 5-Year Estimates))

1830
 1831
 1832
 1833

((Table 16

Policy No.	Policy	Implementing Action	Action Priority
H-7	King County should work with property owners, housing developers, property managers, and architects to support healthy home environments, including universal design features and similar accommodations in existing and new dwelling units.	Research universal design educational tools and partnerships and examine potential code or policy incentives to improve the accessibility of owner-occupied and rental dwellings (e.g. residential designer/contractor workshops, expedite building permits that contain universal design features, etc.).	2))

1834
 1835
 1836
 1837
 1838
 1839
 1840

H-7 King County should work with property owners, housing developers, property managers, and architects to support healthy home environments, including universal design features and similar accommodations in existing and new dwelling units.

1841 **H-8((LU-8))** King County ~~((supports))~~ **shall support** Vashon-Maury Island residents,
1842 health care service providers, community-based organizations,
1843 foundations, and other agencies in their efforts to identify a long-term,
1844 stable funding source and location for a medical care facility and other
1845 social service activities on the island.
1846

1847 **Other Housing-Related Resources for Vashon-Maury Island**
1848

1849 Below is a list of other ~~((functional))~~ plans and resources related to the provision of housing
1850 services on Vashon-Maury Island. ~~((These documents contain more detailed and technical~~
1851 ~~information for how specific services are planned, funded and rendered.))~~ Copies of the
1852 documents are available at the respective agency office or ~~((web-site))~~ website.
1853

- 1854 ● King County Consortium Consolidated Housing and Community Development Plan
1855 2015-2019
- 1856 ● All Home Strategic Plan to End Homelessness
- 1857 ● Area Plan – Area Agency on Aging for Seattle and King County, 2016-2019

Chapter 7 Environment

Context, Opportunities and Challenges

Vashon-Maury Island has ~~(There is)~~ a pristine, almost unchanging beauty that ~~((permeates Vashon-Maury Island and))~~ impresses visitors and long-time residents alike. Stewardship, protection, and preservation of the ~~((i))~~ Island’s environment is and always has been a central theme in ~~((i))~~ Island community plans and the King County Comprehensive Plan. Many of the environment-related goals and policies stem from Washington’s Growth Management Act and ~~((State Environmental Policy))~~ Shoreline Management Act and are localized in and implemented through subarea ~~((community))~~ plans such as this one. A guiding principle of this plan is to “preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for present and future generations.”

King County’s Comprehensive Plan ~~((comprehensive plan))~~ contains ~~((a list of))~~ policies ~~((and programs))~~ intended to protect, restore, and enhance watersheds, natural habitats, wildlife corridors, and open space areas. Additional protections ~~((also))~~ have also been incorporated directly into King County’s Zoning ~~((Ordinance))~~ Code, most notably its Critical Areas section in King County Code ~~((Title))~~ Chapter 21A.24. Together, these and other state and federal regulations provide a strong framework for natural resource protection in King County. For consistency and clarity, natural resource protection policies should be implemented and applied uniformly throughout the ~~((e))~~ County. Therefore, it is unnecessary to duplicate the ~~((e))~~ County’s extensive body of natural resource protection policies within a CSA subarea ~~((community))~~ plan. Instead, this chapter focuses on those aspects of the environment that are most sensitive and timely for Vashon-Maury Island to address over the next ~~((ten to twenty))~~ 20 years. Priority topics were derived primarily from the ~~((plan’s))~~ Vashon-Maury Island Community Advisory Group. ~~((A complete list of))~~ Countywide natural resource policies can be found in ~~((the))~~ Chapter 5: Environment and Chapter 3: Rural Areas and Natural Resource Lands ~~((chapters))~~ of the 2016 King County Comprehensive Plan.

Opportunities to protect and preserve the ~~((i))~~ Island’s natural environment in the coming years are expected to continue using many of the same vehicles that exist today. These include ~~((popular))~~ activities ~~((like))~~ such as volunteering at ~~((i))~~ Island nonprofit organizations, attending environmental education forums, participating in King County’s Public Benefit Rating System

KEY TOPICS IN THIS CHAPTER

- *Critical Areas*
- *Groundwater and Surface Water Resources*
- *Climate Change*
- *Hazardous Area Planning*

QUICK STATS

Miles of ((i)) Island shoreline.....	58+
Number of stream basins.....	70+
((FEMA declared disasters on island (1980-2015))	14))
Buildings in Puget Sound 100-year Floodplain (2011).....	699
Number of water basins closed to new water rights by Dept. of Ecology.....	4 ^a

^aChristiansen Creek, Fisher Creek, Judd Creek and Shinglemill Creek

1905 program, and ~~((enforcing))~~ complying with clean water and critical area regulations. As
1906 evidenced in the policies ~~((below))~~ in this chapter, the top environmental challenges expected
1907 over the next ~~((twenty))~~ 20 years revolve around climate change and its potential impacts on the
1908 ~~((i))~~Island's sole source aquifer and sea level rise effects on shoreline properties.

1909 **Critical Areas**

1910
1911 Washington's Growth Management Act requires cities and counties to designate, where
1912 appropriate, critical areas within their jurisdictions. Consistent with ~~((policy E-112a of))~~ the 2016
1913 King County Comprehensive Plan,¹⁵ this plan recognizes critical areas and the unique and
1914 important role they play in the ~~((i))~~Island's various habitats. King County Code Title 21A defines
1915 critical areas as including aquatic, critical aquifer recharge, landslide hazard, seismic hazard,
1916 wetland~~((s))~~, wildlife habitat areas, and more. Regulations are established for these areas,
1917 which are fragile or potentially threatened by development, and are enforced by King County's
1918 Department of Permitting and Environmental Review, typically at the time of application for a
1919 building permit or subdivision~~((by the Department of Permitting and Environmental Review))~~.

1920 **Habitat**

1921
1922 A 1997 report of Beach Assessment Program documents the degradation of the shellfish habitat
1923 from over-harvesting and increased beach use. The Public Health-Seattle and King County
1924 Pollution Identification and Correction program in Quartermaster Harbor has provided a valuable
1925 body of data that supports continued public education, loans, and improved wastewater disposal
1926 methods to help protect intertidal shellfish habitats.

1927 **Groundwater and Surface Water**

1928
1929 Vashon-Maury Island has a strong track record of vigorous groundwater and surface water
1930 protection. Such protection has come from an array of individual, community, and government
1931 efforts, especially since passage of the Clean Water Act in 1972. Studies and regulatory
1932 decisions of note include:

- 1933 • ~~((the-))~~Vashon-Maury Island Water Resources Study by J.R. Carr and Associates
1934 (1983);
- 1935 • ~~((the-))~~1994 decision by the US Environmental Protection Agency to designate the entire
1936 ~~((i))~~Island as a Sole Source Aquifer;
- 1937 • ~~((the-))~~Vashon-Maury Island Ground Water Management Plan (1998);
- 1938 • ~~((the-))~~Vashon-Maury Island Watershed Plan (2005);
- 1939 • ~~((the-))~~Vashon-Maury Island Hydrologic Modeling Report (2009); and
- 1940 • ~~((v))~~Various decisions made by the Washington Department of Ecology, including
1941 closure of four water basins on the ~~((i))~~Island to any new water shares.

1942
1943 A useful and significant outcome of the 1983 Water Resources Study was the mapping of
1944 aquifer recharge areas~~((;))~~ of critical importance to the ~~((i))~~Island's drinking water supplies. In
1945 1997, King County ~~((adopted Ordinance 12823, which))~~ created a Special District Overlay for

¹⁵ Policy E-112a, 2016 KCCP, Ordinance 18427

1950 groundwater protection.¹⁶ This countywide regulation (~~((used countywide)))~~) applies to hundreds
 1951 of parcels across the ((i))Island and ~~((is used to))~~ limits land uses that have the potential to
 1952 severely contaminate groundwater supplies in and around these aquifer recharge zones. An
 1953 evaluation of this overlay to ensure its continued relevance and effectiveness is identified in
 1954 Policy E-3.

1955
 1956 The ((i))Island comprises one of King County’s five Groundwater Management Areas and, since
 1957 2001, has had a Groundwater Protection Committee, organized and staffed through King
 1958 County’s Department of Natural Resources and Parks. In addition to public education, the
 1959 committee works to implement the ((i))Island’s Groundwater Management and Watershed
 1960 Plans. In 2010, the committee created a list of 12 indicators for sustainable water quality, water
 1961 quantity, and healthy ecosystem and prepared a groundwater report card and public education
 1962 mailer titled “Liquid Assets.” The mission and work of the Groundwater Protection Committee
 1963 has enjoyed broad support and ~~((they are))~~ is recognized as an important partner in the
 1964 implementation of many of this plan’s environmental policies and actions.

((Table 17

Policy No.	Policy	Implementing Action	Action Priority
E-1	This plan strongly supports the continued protection of critical areas on Vashon-Maury Island and enforcement of all federal, state, and local regulations intended to protect or mitigate damage to or by these areas.	N/A	Ongoing
E-2	The quantity and quality of Vashon-Maury Islands’ groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply, especially in areas highly susceptible to contamination or near public water supplies.	N/A	Ongoing
E-3	To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly non-intensive uses at low densities.	Assess the effectiveness of Special District Overlay 140 by examining parcels that have been developed under this provision and determine if any modifications and/or enforcement changes are needed.	Ongoing
E-4	King County, with Vashon-Maury Island Groundwater	King County should continue to	4))

¹⁶ Ordinance 12823

	Protection Committee support, should continue monitoring groundwater and surface water on Vashon-Maury Island.	expand, if feasible, the monitoring of surface water and groundwater quality. King County shall continue reporting the results of this monitoring to VMIGPC.	
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- E-1** ~~((This plan))~~ **King County** strongly supports the continued protection of critical areas on Vashon-Maury Island and enforcement of all federal, state, and local regulations intended to protect or mitigate damage to ~~((or by))~~ these areas.

- E-2** The quantity and quality of Vashon-Maury Island's⁽¹⁾ groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County ~~((shall take immediate steps to ensure))~~ **should plan for new development that does not impair the groundwater supply, especially in areas highly susceptible to contamination or near public water supplies.**

- E-3** To protect domestic water resources and watersheds, only low-density residential development and similar non-intensive uses should be allowed in areas deemed highly susceptible to groundwater contamination ~~((and watersheds should be maintained in residential or similarly non-intensive uses at low densities))~~.

- E-4** **King County, with Vashon-Maury Island Groundwater Protection Committee** ~~((support))~~ **assistance**, should continue monitoring groundwater and surface water on Vashon-Maury Island.

Both the Groundwater Protection Committee and prior plans called for land uses and development densities to be planned so that demands on the ((i))Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. To achieve this, ~~((ongoing))~~ research and monitoring ~~((as recommended by the Groundwater Protection Committee needs to be conducted))~~ **should be continued.** Individual wells and Group B public water systems (serving less than 15 connections and fewer than 25 people per day) are not required to monitor water quality or quantity. Policy E-4 is one approach to help ensure all sources of water are eventually monitored and for users to be self-aware of their usage and potential impacts to the ((i))Island's water supply.

Climate Change

Climate change is one of this generation's most complex ~~((and vexing))~~ challenges. ~~((The))~~ King County ~~((Executive and County Council have))~~ **has** identified climate change as a top priority for action, as have 13 partner cities in the King County-Cities Climate Collaboration (K4C). King County's 2015 Strategic Climate Action Plan (SCAP)¹⁷ is a five-year blueprint for County action

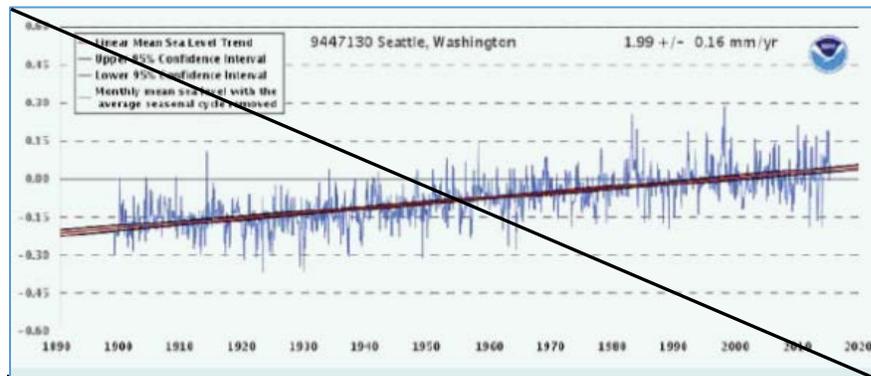
¹⁷ Motion 14449

2008 to ~~(confront and)~~ prepare for and mitigate against the ~~((local))~~ impacts of climate change. The
2009 SCAP looks at climate change through a predominantly regional lens, focusing on saving
2010 energy, minimizing energy use and greenhouse gas emissions, ~~((reduction, energy-saving,~~
2011 waste-reduction tools,)) and preparing for climate change impacts to ~~((€))~~ County-owned and
2012 managed facilities. However, there are policy implications for ~~((community-scale))~~ subarea
2013 plans, particularly for Vashon-Maury Island, which ~~((as the county's largest island with))~~ has
2014 more than 50 miles of Puget Sound shoreline.

2015
2016 As an ~~((i))~~ Island community, the issue of sea level rise is of particular interest and concern to
2017 residents. A community-specific assessment of sea level rise impacts and appropriate
2018 adaptation strategies will require detailed study. Over time, sea level rise resulting from climate
2019 change is expected to lead to increased erosion, loss of wetlands, more frequent flooding, and
2020 the permanent or periodic inundation of low-lying coastal areas. There are also anticipated
2021 economic and critical infrastructure risks across the ~~((i))~~ Island. For example, a 2011 ~~((King~~
2022 County)) study jointly funded by the King County Flood Control District and the Federal
2023 Emergency Management Agency found that there are 699 buildings and three road segments
2024 on Vashon-Maury Island within the current 100-year floodplain of Puget Sound. ~~((Figure 13~~
2025 highlights a)) A 2017 ~~((48))~~ -2018 sea level rise study being completed by King County's Water
2026 and Land Resources Division ~~((that))~~ is expected to provide ~~((i))~~ Islanders with more accurate
2027 and useful information.

2028
2029
2030
2031

**((Figure 13
Sea Level Rise Impacts**



Seattle tide gauge monthly mean sea level, 1899-2015

2032
2033 Sea level rise projections vary widely. The National Oceanographic and Atmospheric
2034 Administration (NOAA) has, however, collected data in Seattle for decades and it does
2035 confirm that sea level rise is a broadly accepted impact of climate change. Tide heights at
2036 NOAA's Seattle tide gage show an 8-inch rise in the past century.)

2037
2038
2039
2040 Until further analysis is ~~((done))~~ completed, it is unknown ~~((what))~~ how sea level rise
2041 ~~((impacts for))~~ will affect Vashon-Maury Island residents and land owners ~~((will be))~~. Beyond
2042 requiring a three-foot elevation above the 100-year flood level for new construction and
2043 major remodels, King County does not currently have a comprehensive strategy for reducing

2044 future flood risks to Puget Sound shoreline homes and businesses under its jurisdiction in
2045 the unincorporated areas, including ~~((of))~~ Vashon-Maury Island.

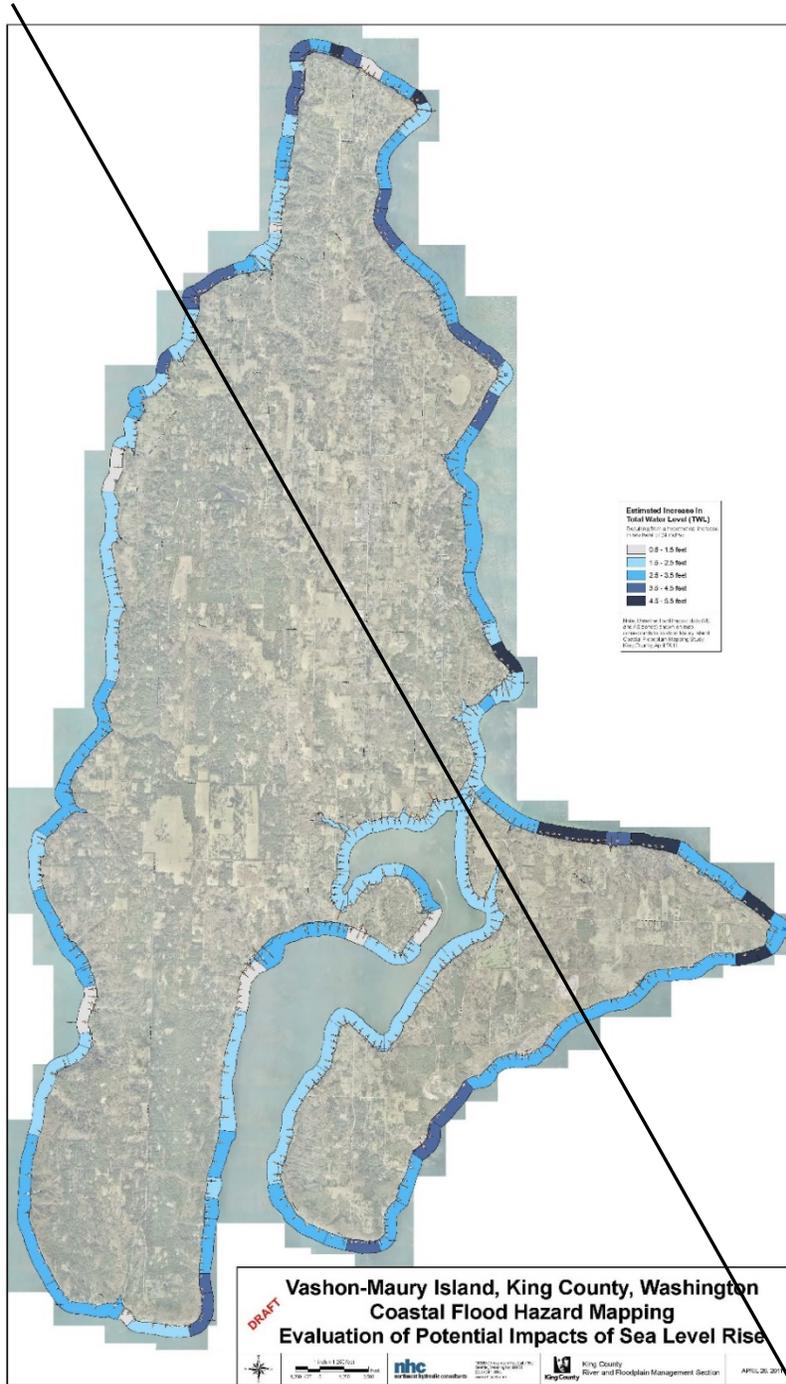
2046
2047 In 2017~~((/18))~~ and 2018, the Water and Land Resources Division is preparing a countywide,
2048 comprehensive sea level rise strategy that will address, among other topics, adaptation
2049 approaches for the Puget Sound shoreline and risks to King County infrastructure.
2050 Addressing sea level rise via permitting requirements and risk reduction activities can
2051 minimize the impacts and risks to public safety, while maintaining property rights and
2052 environmental quality. Incorporated into this ~~((strategy is))~~ effort are a robust public outreach
2053 effort and education about types of sea level rise impacts and options for risk reduction.

2054
2055 In 2011, ~~((King County))~~ the King County Flood Control District and the Federal Emergency
2056 Management Agency funded a study that mapped the 100-year floodplain for the marine
2057 shorelines throughout the county. Along with mapping the 100-year floodplain, ~~((they))~~ the
2058 Flood Control District also prepared ~~((undertook))~~ a sea level rise analysis for Vashon-Maury
2059 Island that increased water surface elevation by two feet to evaluate how the total water
2060 level would change in response that increase. ~~((Depending on shoreline orientation and~~
2061 bathymetry/topography, they found the total water level increased by 0.5 to 5.5 feet higher
2062 than the mapped 100-year floodplain)) Because of the way waves form along the shoreline
2063 and affect flooding, the County's mapping demonstrates that flooding under a two-foot rise
2064 scenario might actually be six feet higher than current flood levels in some locations.

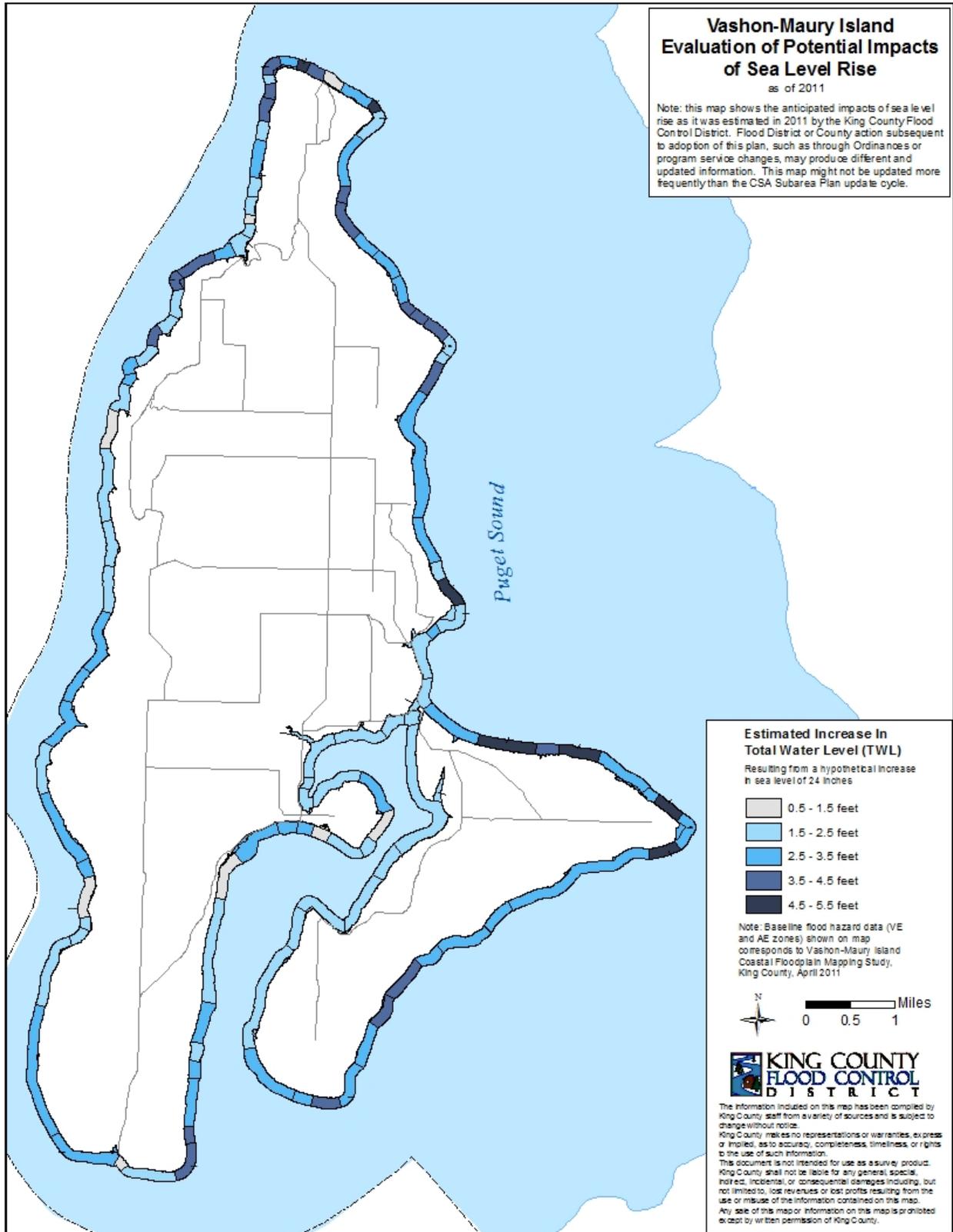
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Map 6
Vashon-Maury Island
King County Flood Control District
2011 Evaluation of Potential Impacts of Sea Level Rise



2072



2074 There are potential climate change impacts to the ((i))Island beyond that of sea level rise:
2075

- 2076 • Conclusions from the Vashon-Maury Island Hydrologic Modeling Report (2009)
2077 recommended additional study of climate change models to better understand the
2078 impacts of climate change on ((i))Island groundwater supplies.
2079
- 2080 • Extreme weather events, in which ((where)) more intense, more frequent, and longer-
2081 lasting periods of precipitation and greater wind speeds occur in tandem with extreme
2082 high tides resulting in severe flooding may also be of concern. As demonstrated by wide-
2083 scale power outages that occurred on the ((i))Island in January 2017, the temporary but
2084 potentially significant impacts of extreme storm events may occur well before sea level
2085 rise itself is noticeable.
- 2086 • Among other transportation infrastructure needs, King County's Road Services Division
2087 has examined the 100-year old Dockton Road seawall and explored various options for
2088 this section of public road as it relates to sea level rise and storm surges. Meeting
2089 existing road infrastructure needs on Dockton Road alone is estimated to cost almost
2090 \$40 million.
2091

2092

2093 Using results from the Water and Land Resources Division sea level rise study, Policy E-5
2094 targets a number of ((i))Island -specific actions for climate change adaptation and mitigation.
2095 These actions are a high community priority and implementation will be coordinated between
2096 the Department of Permitting and Environmental Review and the Department of Natural
2097 Resources and Parks Water and Land Resources Division((-WLRD)).
2098

2099

2100 **Hazardous Area Planning and Mitigation**

2101

2102 King County's Regional Hazard Mitigation Plan addresses services of the Vashon Island Fire
2103 and Rescue (Fire Protection District 13) as ((they)) these services pertain to disaster response
2104 and hazard mitigation planning. The District has adopted, and King County Office of Emergency
2105 Management has approved, an ((Vashon)) Emergency Management Plan that outlines protocol
2106 for responding to emergency situations. ((Such situations are not uncommon on the island.
2107 Since 1980, the Federal Emergency Management Agency (FEMA) has declared 14 disasters,
2108 12 of which have been severe winter storm events.)) Major regional Cascadia Subduction Zone
2109 earthquakes happen ((regularly (roughly)) approximately every 750 years((+)) and, along with
2110 smaller, "Episodic Tremor and Slip" fault-line slippages ((but closer and more frequent
2111 earthquakes)), pose the ((i))Island's most serious hazard. Residents can take practical steps to
2112 reduce consequences for most hazards though building remediation (to current building codes),
2113 making a family communication plan and storing emergencies supplies.

2114 VashonBePrepared, the FEMA-designated local
 2115 Citizen Corps Council, is a volunteer-based, nonprofit
 2116 coalition of disaster preparedness organizations.
 2117 VashonBePrepared organizations serve Vashon Island
 2118 Fire and Rescue in a supporting role by recruiting,
 2119 training, and educating ((i))Island residents.
 2120

2121 Landslide hazard areas are recognized by the
 2122 Washington State Growth Management Act and King
 2123 County Comprehensive Plan as environmentally critical
 2124 areas. ~~((In the 1986 Vashon Community Plan))~~On
 2125 Vashon-Maury Island, these and related natural
 2126 features of concern ~~((were))~~ have historically been
 2127 referred to as development limitations or sensitive
 2128 areas. King County Code Title 21A requires that such
 2129 areas undergo more scrutiny during development and
 2130 other land use changes on a property. In 2016, King
 2131 County completed a multi-year update to its landslide
 2132 hazard mapping~~((tool))~~ for the Island. Vashon-Maury
 2133 Island has experienced a ~~((large))~~ number of
 2134 landslides, some of which affect neighborhood-sized areas. Potential landslide hazards are
 2135 reviewed for all building and ~~((land-use))~~ land use permit applications, and a number are
 2136 monitored by the King County Department of Transportation, Road Services Division.
 2137

**DEFINITION OF A
 RESILIENT KING COUNTY**

“A resilient King County has the capacity to maintain the services and livelihoods that its residents rely on after a catastrophic hazard event. In the event that these services and livelihoods are disrupted, recovery within King County occurs in a systematic, defensible, and transparent manner that balances speed and opportunity.”

— (Resilient King County White Paper, Jan. 2014)

((Table 18

Policy No.	Policy	Implementing Action	Action Priority
E-5	Vashon-Maury Island comprises almost 50 ((%)) percent of King County's total shoreline miles. As such, it has a high exposure to potential impacts of sea level rise related to climate change. King County should develop a suite of climate change adaptation and mitigation strategies for the island to better prepare not only waterfront properties and infrastructure but other sensitive and vulnerable upland properties for expected climate change impacts. King County supports the development of public education, targeted communications, and regulatory tools to help achieve this objective.	<ol style="list-style-type: none"> 1. King County will coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as: <ol style="list-style-type: none"> a. Creating disincentives for new construction that is located in projected sea level rise zones; b. Determine if some flood district and flood hazard reduction tools for riverine areas can or should be applied in marine zones c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRPAWLRD staff. 2. King County will pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring will be used to support future climate change mitigation and adaptation interventions. 	4))

2140

2141 **E-5** Vashon-Maury Island comprises almost 50((%)) percent of King County's
2142 total shoreline miles. As such, it has a high exposure to potential impacts
2143 of sea level rise related to climate change. King County should develop ((a
2144 suite of)) climate change adaptation and mitigation strategies for the
2145 ((i))Island to better prepare ((not only)) waterfront properties, ((and))
2146 infrastructure, and ((but)) other sensitive and vulnerable upland properties
2147 for expected climate change impacts. King County supports the
2148 development of public education, targeted communications, and regulatory
2149 tools to help achieve this objective.

2150

2151 **E-6** King County should encourage property owners on Vashon-Maury Island
2152 to consider the estimated increase in water level reflected on the best
2153 available sea level mapping and information when constructing new
2154 structures or making substantial improvements to existing structures.

2155

2156

2157

Other Environment-Related Resources for Vashon-Maury Island

2158

2159 Below is a list of other ((functional)) plans and resources related to the provision of
2160 environmental services on Vashon-Maury Island. ((These documents contain more detailed and
2161 technical information for how specific services are planned, funded and rendered.)) Copies of
2162 the documents are available at the respective agency office or ((web site)) website.

2163

2164

2165

2166

2167

2168

- King County Strategic Climate Action Plan (2015)
- King County Shoreline Protection and Restoration Plan (2010)
- King County Shoreline Public Access Plan (2010)
- Vashon-Maury Island Watershed Plan (2005)

Chapter 8 Parks, Open Space & Cultural Resources

Context, Opportunities and Challenges

Accessible, safe, and appealing public spaces, along with arts, cultural, and heritage activities, are core attributes of any healthy, thriving community. ~~((Sometimes these))~~ Public spaces ~~((are))~~ may be passive and nature-based ~~((while others are))~~ or active and user-based, and arts and cultural opportunities may take many forms.

Vashon-Maury Island has an abundance of open space, artistic talent, diversity of heritage, and passionate residents who are committed to creating and improving their public spaces. This ~~((section))~~ chapter builds on the ~~((i))~~ Island's ~~((many))~~ past accomplishments in parks and open space preservation and on its reputation as a dynamic arts ~~((and historically significant))~~ community. It examines these attributes, the synergies between them, and identifies several new ~~((, high priority))~~ actions related to improv~~((ed))~~ing shoreline access, planning for an expanded off-street trail network, and developing a Master Arts Plan for the ~~((i))~~ Island. Three guiding principles underpin the policies in this ~~((section))~~ chapter:

- Preserve and protect native habitats, groundwater, shorelines, open space, and sensitive areas for present and future generations;
- Preserve historic, archeological, and cultural resources; and
- Promote an environment where ~~((all people))~~ residents can be physically active, eat nutritious food, and live in safe and healthy places.

The physical and environmental benefits of the ~~((i))~~ Island's parks, open space, arts, and history are visible and unmistakable. But it is often the intangible benefits of these community assets that have the most enduring impacts. These include stewardship, beauty, contributing to a sense of safety and neighborliness, creating a welcoming atmosphere, and more. Such benefits may be less visible or measurable than traditional indicators, but their impact on the social and emotional well-being of ~~((all people))~~ Island residents, workers, and visitors is important to recognize when considering these particular plan elements.

Opportunities to strengthen and improve the ~~((i))~~ Island's parks, open space, and other cultural resources over the next 20 years will require strong public-private partnerships and will rely on the continued philanthropy and volunteerism of ~~((i))~~ Islanders and local organizations. Projects such as the Vashon Center for the Arts building and the Mukai House preservation demonstrate the deep commitment ~~((i))~~ Islanders have to local culture. Strong ~~((, functional))~~ inter-agency and inter-governmental agreements are also a key ingredient to capitalize on future opportunities. Many of those relationships are already established, such as between King County and Vashon Park District, Washington State Department of Natural Resources, and Vashon-Maury Island Land Trust. But others may need to be created, especially in the area of community arts.

KEY TOPICS IN THIS CHAPTER

- *Natural Areas, Forests & Parks*
- *Shoreline Open Space*
- *Off-street Trail Network*
- *Community Art*
- *Recreation and Health*
- *Historic Preservation*

2216
2217 **Parks and Open Space**
2218

2219 In 2013, King County voters approved the 2014-2019 Parks, Trails and Open Space
2220 Replacement Levy, a \$414 million property tax levy lid-lift to fund the maintenance and
2221 development of local and regional parks, trails, and natural areas. The Conservation Futures
2222 Tax (~~Levy~~) is another principal revenue source used for passive-use (~~recreation purchases~~)
2223 open space acquisition. Levies are important for unincorporated areas (~~like~~) such as Vashon-
2224 Maury Island since the King County (~~general fund~~) General Fund no longer supports parks and
2225 recreation activities; ~~and~~ the levy provides approximately 70(~~%)~~ percent of (~~the parks~~)
2226 King County Parks' operating budget. It's expected that these or similar revenue streams will
2227 continue to play a central role for King County's parks, recreation, and open space system
2228 throughout the course of this plan.
2229

2230 A combination of private, (~~e~~)County, quasi-public, and nonprofit agencies own, maintain and
2231 administer the park and open space network on Vashon-~~and~~Maury Island(~~s~~). Maps 7 and
2232 8 show(~~s~~) the geographic distribution of (~~public land ownership~~) park and open space land
2233 across the (~~i~~)Island. (~~Policy OS-122 of the 2016 King County Park and Open Space Plan~~
2234 ~~establishes~~) The King County Open Space Plan: Parks, Trails, and Natural Areas 2016
2235 Update¹⁸ identifies five land classifications within the County's (~~park~~) open space system:
2236 Recreation, Natural Areas, Working Forest Land, Multi-use,
2237 and Regional Trail. Table (~~49~~)5 shows that King County owns
2238 and manages more than (~~1,660~~) 1,730 acres of open space
2239 land on Vashon-Maury Island, more than 50(~~%)~~ percent of
2240 which is classified as Natural Area. There are three Working
2241 Forests (Dockton Forest, Island Center Forest, and Frog Holler
2242 Forest), one Multi-use site (Maury Island Marine Park), and
2243 one Recreation Site (Dockton Park) (~~is the only Recreation~~
2244 ~~site~~). There is currently no Regional Trail designated on
2245 Vashon-Maury Island.
2246

*Strengthening the
(~~i~~)Island's parks, open
space and other cultural
resources over the next 20
years will require strong
public-private partnerships
and will rely on the
continued philanthropy and
volunteerism of
(~~i~~)Islanders and local
organizations.*

2247 The Parks and Open Space policies and actions have been
2248 categorized into three sub-topics: Natural Areas, Forests and
2249 Parks, Shoreline Open Space, and Off-street Trail(~~s~~)
2250 Network.
2251

2252 **Natural Areas, Forests and Parks**
2253

2254 Natural (~~A~~)areas are managed for their ecological value and support wetlands, riparian areas,
2255 small lakes and ponds, and other vulnerable or rare habitats. The County supports public use of
2256 these areas so long as the use does not degrade a site's natural system. The (~~2004~~
2257 ~~Programmatic Plan for Management of King County-owned Ecological Lands~~) King County
2258 Open Space Plan: Parks, Trails, and Natural Areas 2016 Update¹⁹ sets (~~clear goals for all~~)
2259 policies for King County (~~N~~)natural (~~A~~)areas, which guide(~~s~~) Policy P-1 and (~~all~~) future
2260 (~~N~~)natural (~~A~~)area acquisitions on Vashon-Maury Island, requiring that acquisitions or other

¹⁸ Policy OS-122, 2016 Open Space Plan, Ordinance 18309

¹⁹ Policies OS-127-130, 2016 Open Space Plan, Ordinance 18309

2261 conservation efforts:

- 2262
- 2263 • ~~((e))~~ Conserve and enhance the site's ecological value;
 - 2264 • ~~((f))~~ Facilitate appropriate passive recreational use that does not harm natural resources;
 - 2265 • ~~((e))~~ Engage the public in planning, development and stewardship activities; and
 - 2266 • ~~((e))~~ Employ adaptive management methods.
- 2267

2268 The last several decades have seen the acquisition of a number of valuable natural areas,
2269 including ~~((Many of the open space acquisition goals in the 1986 Vashon Community Plan have~~
2270 ~~been accomplished)) Judd Creek, Nettle/Shinglemill Creek/Fern Cove, Banks Road Marsh, and~~
2271 ~~Whispering Firs Bog. ((were identified in the 1986 plan and these areas are now protected in~~
2272 ~~perpetuity))~~ ~~((But))~~ However, several other priority, high-functioning fish and wildlife habitat sites
2273 around the ~~((i))~~ Island have yet to be protected. Since 1989, the Vashon-Maury Island Land
2274 Trust, a local nonprofit land stewardship and conservation organization, has helped to acquire
2275 and preserve approximately 2,000 acres of high quality lands. King County partners with the
2276 Land Trust on numerous initiatives and ~~((they are))~~ the Land Trust is identified as a lead or
2277 supporting agency on several proposed actions in this plan. ~~((to implement several open space~~
2278 ~~policies of this plan, especially related to Natural Area and Working Forest acquisition.))~~

2279

2280 Working forests are managed to sustain and enhance environmental benefits, demonstrate
2281 progressive forest management and research, and provide revenue for a self-supported
2282 management program. The King County Open Space Plan: Parks, Trails, and Natural Areas
2283 2016 Update²⁰ provides policy guidance on forest land conservation and management goals
2284 ~~((2003 Programmatic Plan for King County-owned Working Forest Properties sets guidelines~~
2285 ~~that establish goals for timber production, restoration of natural resources and public recreation~~
2286 ~~and education)).~~

2287

2288 In 2004 and 2005, 200 acres of Washington State Department of Natural Resources forest
2289 lands were transferred to King County to become Island Center Forest. Additional state forest
2290 lands were transferred ~~((that are now))~~ to become part of the Marjorie Stanley Natural Area and
2291 Dockton Forest. In 2016, King County acquired the ~~((sixty))~~ 60-acre Frog Holler Forest as part of
2292 a long term effort to conserve and protect ~~((ever))~~ more than 500 acres of forest on the south
2293 end of Vashon Island. King County and the Vashon-Maury Island Land Trust will continue to
2294 pursue forest conservation through fee and easement acquisition.

2295

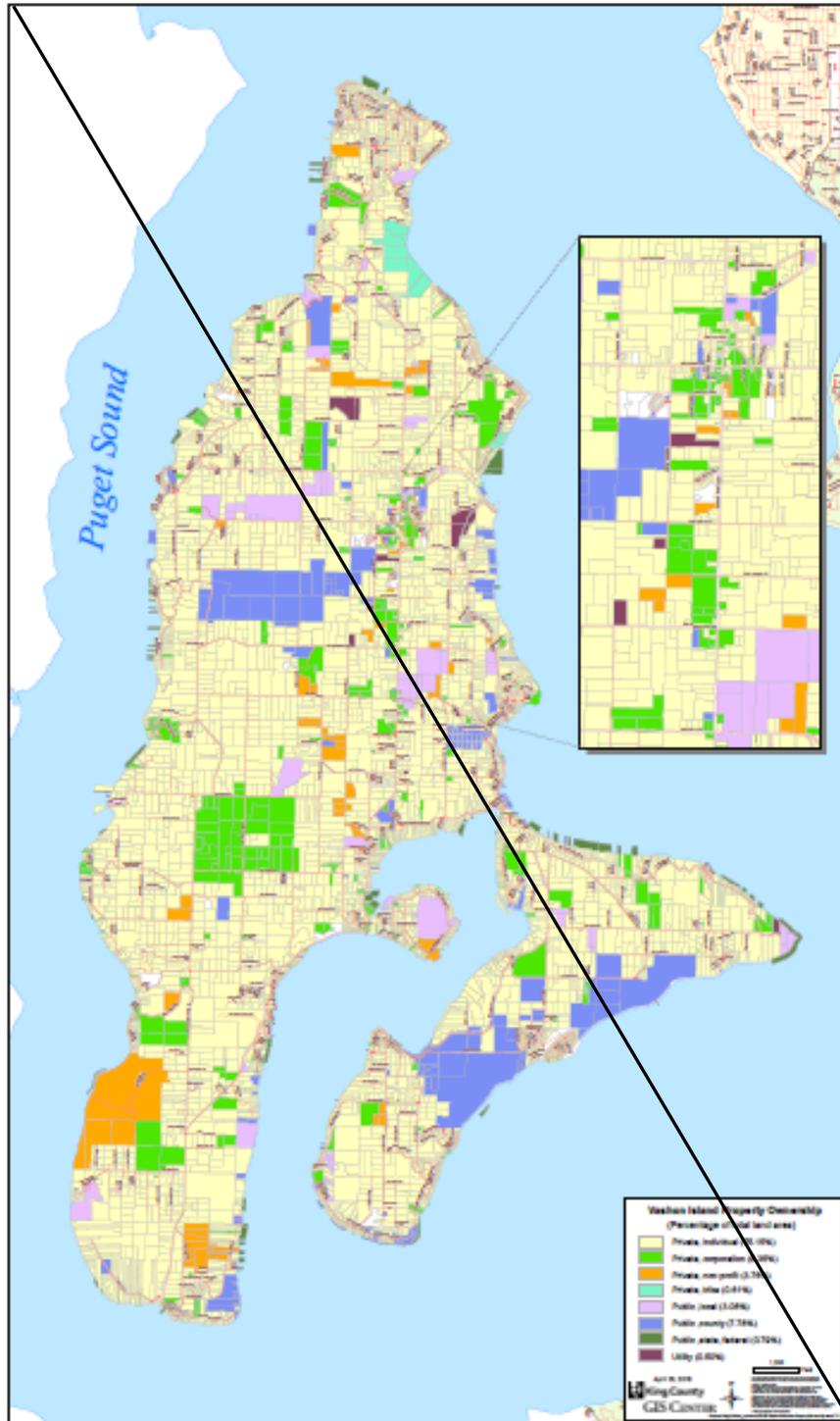
2296 Most of the ~~((i))~~ Island's ~~((R))~~ recreation sites are owned and managed by the Vashon Park
2297 District, a ~~((J))~~ junior ~~((T))~~ taxing ~~((D))~~ district ~~((providing))~~ that provides active and passive
2298 recreational opportunities to ~~((i))~~ Island residents. The ~~((y))~~ Vashon Park District ~~((are))~~ is the
2299 largest owner and operator of improved public parks and facilities on the ~~((i))~~ Island. The ~~((y))~~
2300 District owns almost 50 parcels of land and manages 18 ~~((i))~~ Island parks totaling approximately
2301 530 acres. Many of the District's assets were transferred ~~((to them))~~ from King County in the
2302 1990s and early 2000s, but there continues to be some fragmentation of ownership of public
2303 open space across the ~~((i))~~ Island, and land utilization is not always aligned to the strength or
2304 mission of each entity. Policy P-2 encourages collaboration among ~~((st))~~ King County, the
2305 Vashon-Maury Island Land Trust, and the Vashon Park District on projects ~~((where))~~ on which
2306 there is a mutual interest and benefit to the public.

²⁰ Policies OS-131-135, 2016 Open Space Plan, Ordinance 18309

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((Map 7))

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Table ((19))5
King County Park, Open Space & Natural Area Sites

Site Name	Open Space Classification	Size (approx.) (acres)
Camp Sealth Creek Natural Area	Natural Area	101 ^a
Dockton Park	Recreation	21
Dockton Forest	Working forest	((425)) 105
Dockton Natural Area	Natural Area	44
Ellis Creek Natural Area	Natural Area	<u>3.76</u>
Forest Glen Natural Area	Natural Area	4
Frog Holler Forest ^b	Working forest	60
Inspiration Point Natural Area	Natural Area	6
Island Center Forest & Natural Area	Working forest & nature preserve	439
Lost Lake Natural Area	<u>Natural Area</u>	<u>8.11</u>
Marjorie R. Stanley Natural Area	Natural Area	18
Maury Island Marine Park	Multi-use	((329)) 317
Maury Island Natural Area	Natural Area	((276)) 274
Neill Point Natural Area	Natural Area	53
Paradise Valley Natural Area	Natural Area	5 <u>79^a</u>
Piner Point Natural Area	Natural Area	14
Point Heyer Natural Area	Natural Area	50
Raab's Lagoon Natural Area	Natural Area	17
Shinglemill Creek Preserve	Natural Area	69 <u>46^a</u>
((Spring Beach Natural Area	Natural Area	24))
Total		((4,660)) <u>1,733.87</u>

2319

Source: 2016 King County Open Space Plan (~~((2016 Update))~~). This list can be expected to change with new

2320 acquisitions, easements and/or transfers.
 2321 ^aEasement
 2322 ^bFrog Holler Forest was acquired by King County in December 2016, and is not listed in the 2016 King
 2323 County Open Space Plan
 2324

2325 **Shoreline Open Space**
 2326

2327 The ((i))Island has ((approximately)) more than 50 miles of Puget Sound shoreline. Public
 2328 access to much of that shoreline land is limited since most waterfront parcels are under private
 2329 ownership and control. ((The e))Community members have ((has)) expressed interest in
 2330 expanding ((pedestrian)) public access to the shoreline, particularly in neighborhoods with no
 2331 existing public park or pier nearby. In many cases, public access and use of sensitive marine
 2332 habitats may not be appropriate. But other areas may offer the opportunity for increasing
 2333 passive use and enjoyment of these unique open spaces. King County owns several parcels
 2334 ((across)) on the ((i))Island, which extend from public roads to a shoreline, most of which are not
 2335 serving a functional purpose today and could potentially be ((divested)) acquired as part of the
 2336 open space system. Policy P-3 ((calls for an analysis of these parcels to determine)) expresses
 2337 support for determining options for improved and expanded public access to ((if any offer the
 2338 potential to provide for safe and accessible public use of more)) shoreline areas. ((This has))
 2339 Expanded access could provide secondary ((advantages)) benefits of promoting active, healthy
 2340 lifestyles and, in some areas, improving shoreline access may facilitate marine habitat
 2341 improvements. It is important that any type of shoreline area improvements be ((done))
 2342 completed in accordance with King County’s adopted Shoreline Master Program.
 2343

2344 Policy P-4((, a second tier priority,)) addresses improvements to Tramp Harbor Dock Park on
 2345 the ((i))Island’s eastern shoreline and seeks to leverage economies of scale on dock projects
 2346 through inter-agency planning and construction. This policy also works in tandem with climate
 2347 change adaptation goals to reduce structural and facility exposure to sea level rise. There were
 2348 more than 780 individual responses to a 2014 ((KCF)) King County Parks survey about the
 2349 Tramp Harbor Dock, showing strong user support of this facility.
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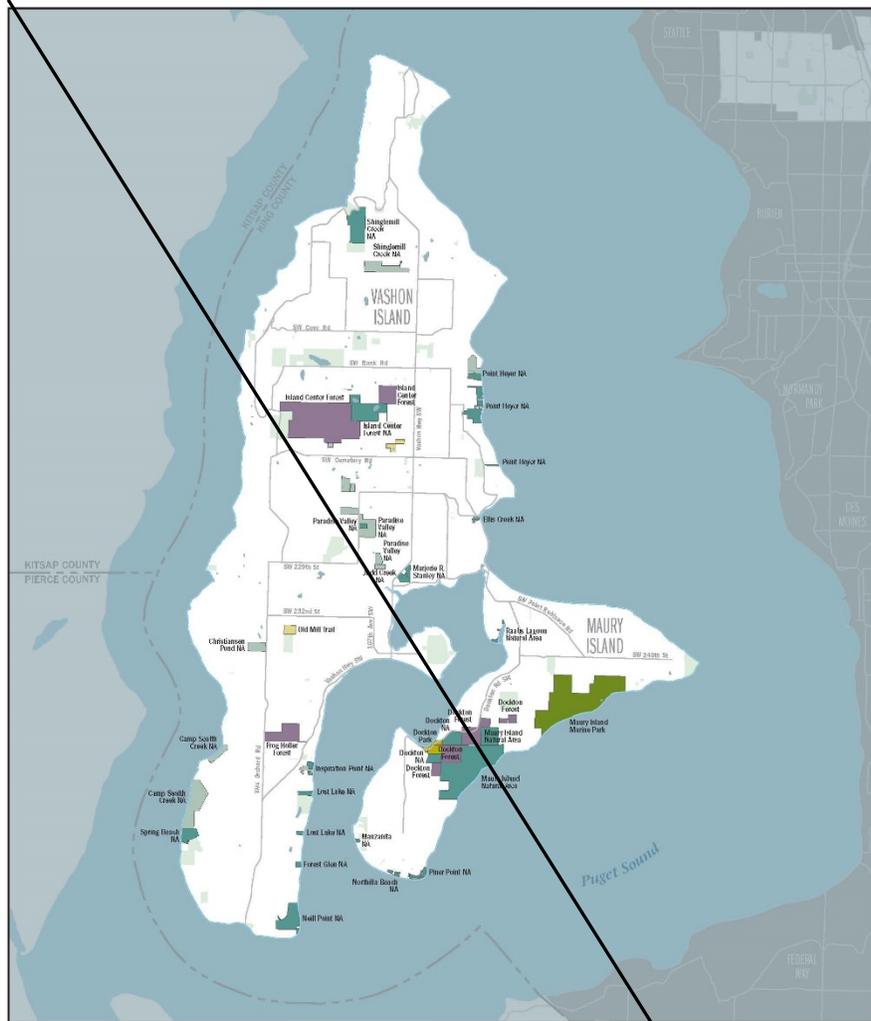
2351 **((Table 20**
 2352

Policy No.	Policy	Implementing Action	Action Priority
P-1	Working forests, critical fish and wildlife habitats, and other key natural area lands across the island will be considered for parks and/or open space acquisition by King County and other conservation organizations.	King County, the Vashon Maury Island Land Trust, and other partners will continue to explore options to accelerate habitat protection and conservation using both traditional and non-traditional tools.	Ongoing
P-2	King County supports and will continue to be an active partner with the Vashon Park District and Vashon Maury Island Land Trust in ensuring high quality public parks and recreational services and facilities continue to be provided on the island.	To consolidate ownership, improve maintenance, and provide for improved land management schemes, develop a mid-to-long-term strategy that supports mutually beneficial exchanges between Vashon Park District, the Vashon Maury Island Land Trust and King County Parks. Consider special lease agreements, underutilized parcels, and related issues.	2))

- 2353 P-1 **Priority ~~((W))~~working forests, critical fish and wildlife habitats, and other**
2354 **key natural area lands across the ~~((i))~~Island ~~((will))~~ shall be considered for**
2355 **parks and/or open space acquisition or conservation by King County and**
2356 **other conservation organizations.**
2357
- 2358 P-2 **King County supports and ~~((will))~~ shall continue to be an active partner**
2359 **with the Vashon Park District and Vashon-Maury Island Land Trust in**
2360 **ensuring high quality public parks and recreational services and facilities**
2361 **continue to be provided on the ~~((i))~~Island.**
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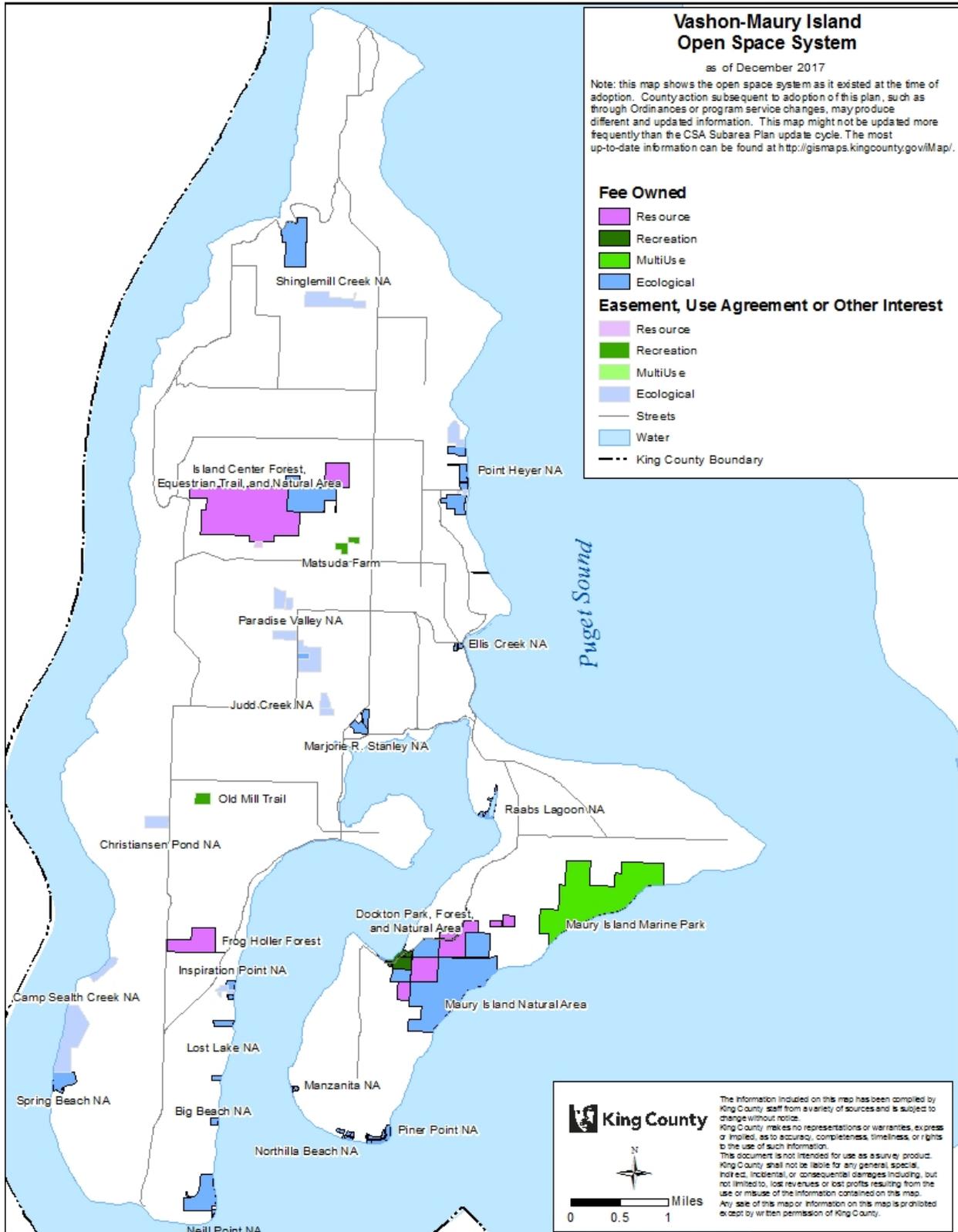
Map ((9))8
Vashon-Maury Island Open Space System



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((Table 21

Policy No.	Policy	Implementing Action	Action Priority
P-3	King County supports improved and expanded public access to the island's shoreline where sensitive habitats are not disturbed.	a. King County should analyze its publicly held property and road right-of-way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies. b. DOT/Roads and DNRP/Parks staff to develop a set of criteria to identify opportunities for appropriate shoreline access. c. Cooperate with Vashon Park District to include any District-owned parcels or surplus land in a future shoreline access analysis.	4
P-4	The Tramp Harbor dock/pier has significant historic, economic, and recreational community value. King County is supportive of Vashon Park District's ongoing maintenance of the docks in a safe, attractive, and functional state. King County should work with the Vashon Park District, Washington Department of Natural Resources, and other key stakeholders to ensure the Tramp Harbor facility is well-maintained and complies with all state and federal regulations.	a. Vashon Park District and King County Parks will continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements. b. Coordinate on lease relationships with the Washington Department of Natural Resources. c. Solicit community input on dock design and desired activities.	2
P-5	Additional water-related natural areas should be acquired along the saltwater shorelines of Vashon-Maury Island. These lands should be retained as passive, natural areas.	King County/DNRP has ongoing programs that identify parcels with high ecological value on the island and acquire them for long-term public benefit.	Ongoing
P-6	The existing public boat launch site adjacent to the State of Washington north ferry terminal should be preserved and improved to become a more functional boat launch at the north end of Vashon Island.	a. Determine the legal description and property ownership of the existing launch site, including access to the site. b. Identify partners and formalize an inter-agency agreement to assess the launch site, safety, parking and create recommendations for potential improvements.	3))

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P-3 King County supports improved and expanded public access to the ((i))Island's shoreline where sensitive habitats are not disturbed.

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P-4 ((The-))Tramp Harbor ((d))Dock((/pier)) Park has significant historic, economic, and recreational community value. King County is supportive of Vashon Park District's ongoing maintenance of the docks in a safe, attractive, and functional state. King County should ((work-with)) continue to support the work of the Vashon Park District, Washington Department of Natural Resources, and other key stakeholders to ensure the Tramp Harbor facility is well-maintained and complies with all state and federal regulations.

2384 **P-5 Additional water-related natural areas should be acquired along the**
2385 **saltwater shorelines of Vashon-Maury Island. These lands should be**
2386 **retained as passive, natural areas.**
2387

2388 **P-6 The existing public boat launch site adjacent to the State of Washington**
2389 **north ferry terminal should be preserved and improved to become a more**
2390 **functional boat launch at the north end of Vashon Island.**
2391

2392 **Off-Street Trail Network**
2393

2394 Since at least 1971, when the King County Urban Trails Plan included a regional trail
2395 recommendation for Vashon Island, the concept of an ((i))_island-wide, multi-use trail network
2396 has been discussed and debated. ~~((The 1986 Vashon Community Plan called for a~~
2397 ~~nonmotorized path to connect the north ferry and Tahlequah ferry terminals and Maury Island. It~~
2398 ~~also contained a bicycle system and parks and trails map that envisioned connecting parks,~~
2399 ~~schools, boat launch sites and nature areas across the ((i))_island.)) The 1996 Vashon Town~~
2400 Plan identified a “Green Network” that would include pedestrian walkways. Various advocacy
2401 organizations, equestrian groups, and neighborhoods have voiced a desire for better and safer
2402 routes to walk and bicycle around the ((i))_island. Community input on this plan affirmed that
2403 such an integrated, nonmotorized transportation system continues to be widely supported.
2404

2405 While a significant number of off-street trails have been constructed
2406 (e.g. Island Center Forest, Maury Island Marine Park, Dockton Forest,
2407 Shinglemill Creek), there is no “backbone” to the entire system to
2408 provide easy access to local trails and to link the system segments
2409 together. ~~((As identified in the))~~ The 2016 King County Comprehensive
2410 Plan((;)) identifies the Regional Trails System as ((is)) the centerpiece of
2411 the nonmotorized system in the Rural Area.²¹ ~~((It is-))~~ Regional trails
2412 ~~((that))~~ provide recreational opportunities and mobility options,
2413 connecting users with dedicated nonmotorized routes to parks, work,
2414 school and other destinations. These are nonmotorized facilities~~((and))~~,
2415 may be paved or soft-surface (gravel) or a combination of both, and are
2416 used for walking, jogging, cycling, skating, and, where appropriate,
2417 horseback riding.
2418

2419 Vashon-Maury Island ~~((There is, however, no))~~ does not currently
2420 include a segment of the Regional Trails System ~~((on Vashon-Maury~~
2421 Island)). One disadvantage to building a ~~((R))~~ regional ~~((T))~~ trail on
2422 Vashon-Maury Island is that, unlike many other mainland areas, the
2423 ((i))_island has no abandoned railroad grades, major water pipelines, or
2424 power line corridors in which to co-locate trail facilities. Vashon Highway
2425 SW is the only public corridor that acts like a “spine” in the ((i))_island’s
2426 transportation system, akin to a railroad or utility corridor. However, King County’s road design
2427 standards do not contain an on-street or “in public right-of-way” provision to accommodate a
2428 typical regional trail width. As such, a regional trail or similar type facility would need to be
2429 primarily outside of the King County right-of-way and cross primarily private property.

*~~((“))~~Regional Trails
~~((provide))~~ are meant
to provide
nonmotorized
recreational,
transportation and
commuting
opportunities for many
different types of
users. ~~((and may serve
a variety of user types
or may be designed for
a more limited user
group.”))~~*

*Policy OS-124 from the
King County Open
Space Plan 2016 Update*

²¹ Policy T-235, 2016 KCCP, Ordinance 28427

2430

~~((WHAT IS A HEALTHY COMMUNITY?~~

“A healthy community is one that continuously creates and improves both its physical and social environments, helping people to support one another in aspects of daily life and to develop to their fullest potential. Healthy places are those designed and built to improve the quality of life for all people who live, work, worship, learn, and play within their borders—where every person is free to make choices amid a variety of healthy, available, accessible, and affordable options.”

—((Healthy People 2010 report, U.S. Department of Health and Human Services))

Policy P-7 recommends ~~((creation of a committee))~~ coordination with the community to explore the above-mentioned challenges and to seek funding for a ~~((assess the))~~ feasibility study of how a ~~((R))~~ regional ~~((T))~~ trail on Vashon-Maury Island could be funded and conducted. The goal is to identify funding for a feasibility study that could help determine if a Regional Trail aligns with community goals and is physically and financially feasible to construct. The work of such a committee should be distinguished from ongoing, collaborative efforts between King County Parks, Vashon-Maury Island

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Land Trust, equestrians, and other trail advocates to seek funding to study the creation of ~~((create))~~ an ~~((i))~~ island-wide network of recreational, back-country trails, which is the aim of Policy P-8. This network, as envisioned on Map ~~((8))~~ Z, is outside of King County Department of Transportation public right-of-way and ~~((is being))~~ would be realized through voluntary efforts using primarily recreational easements with approval of private property owners.

Equestrian activities such as training, competitions, and trail riding are popular for a growing number of ~~((i))~~ islanders. Policies in the 2016 King County Comprehensive Plan encourage ~~((specifically call for the county’s regulations to))~~ support for equestrian activities that are compatible with their area.

~~((Table 22~~

Policy No.	Policy	Implementing Action	Action Priority
P-7	<p>The community desires a Regional Trail that provides commuters, students, and recreationalists with access to commercial areas, transit services, schools and other destinations. King County should explore the feasibility of a new Regional Trail or other active transportation facilities that connects the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes.</p> <p>Investigate the feasibility of Regional Trails or other active transportation facilities that achieve the following:</p> <ul style="list-style-type: none"> a. Connect residential, employment, and commercial centers and other important community destinations; and b. Connect the north and south ferry terminals. 	<p>Form an interdepartmental and interagency working committee to assess the physical, environmental, financial, and design feasibility for a new Regional Trail or other active transportation facility.</p>	2

Policy No.	Policy	Implementing Action	Action Priority
P-8	An island-wide network of soft-surface, multi-use, backcountry trails is envisioned for pedestrians, bicyclists and equestrians that connects several open space, park and community destinations. Trail corridors should be established and designed based upon the following criteria: a. Connect park and open space areas; b. Provide access to shoreline areas, particularly public parks; c. Incorporate views and other special features of scenic, historic, or archaeological interest.	Form a working committee to: a. Scope, identify funding for, and conduct a feasibility study to expand the existing backcountry trail network. b. Pursue voluntary public easements across private lands in order to connect public trails. c. Upgrade DNRP's current program to promote donations from willing land owners (similar to conservation easements).	2
P-9	Art, in all its forms and expressions, plays an influential role in the local culture and public image of Vashon-Maury Island. King County should support proactive integration of the arts into the island's public and private spaces as a high-priority, especially where such projects invest in and support island artists.	N/A	Ongoing
P-10	Arts Programming — To expand the role, presence, and influence of the arts throughout Vashon-Maury Island, it is important to develop an island-specific strategy which identifies talent, programs, and other arts programming opportunities. King County supports a proactive and organized initiative to develop a long-term Arts Master Plan for Vashon-Maury Island.	a. Form a committee of resident artists, a 4Culture representative and others to develop an Arts Master Plan. b. Develop a formal program matching professional island artists with apprentices wishing to develop their skills. A focus could be on mentoring and education to young people and those who cannot afford classes. c. Identify opportunities to improve diversity in arts programming.	4
P-11	Artful Signage — Incorporating artistic elements into the physical structure and/or design of signs across the island is an effective way to display local art, raise public awareness about local talent and businesses, invest in island artists, and improve wayfinding. Community-based arts organizations should pursue grants and partnerships for constructing or improving signs.	Pursue grants and partnerships for constructing or improving the following signs: <ul style="list-style-type: none"> ■ "Welcome to Vashon Island" signage at North End and Tahlequah Ferry Docks ■ Vashon Town Markers/Welcome Signs ■ Neighborhood Markers/Welcome Signs for Burton, Dockton, Ellisport and other community centers ■ Directional signs for the intersection of Bank Road and Vashon Hwy. ■ Welcome and interpretative markers/signs at parks, forests and beaches 	2
P-12	Public Art — Public art enhances community character and diversity, sparks imagination, and provides a direct cultural experience for its viewers. King County supports and encourages the creative incorporation of art into the public and private spaces of Vashon-Maury Island.	Seek out opportunities to install permanent and temporary public art, including: <ul style="list-style-type: none"> ■ Play local music on bus routes 118/119, possibly curated by Voice of Vashon Radio ■ Use creative design elements such as paint, tile and texture at public crosswalks and squares 	2

Policy No.	Policy	Implementing Action	Action Priority
		<ul style="list-style-type: none"> • Purchase and display local art inside and/or outside government facilities • Display local artist work on public library computers and screen savers • Solicit local artist involvement in the design and/or review of new or expanded government buildings • Install island art on bike racks and benches at select/visible locations 	
P-13	Community Events – King County will work with the Vashon-Maury Island community to ensure access to both public and private spaces for festivals, fairs, performing and visual arts is maintained and utilized to their full potential.	N/A	Ongoing))

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- P-7** **The community desires a Regional Trail that provides commuters, students, and recreationalists with access to commercial areas, transit services, schools and other destinations. King County should coordinate with community residents and organizations to seek funding to conduct a study to explore the feasibility of a new Regional Trail or other active transportation facilities that connects the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes. ((Investigate the feasibility of)) Such a Regional Trail((s)) or other active transportation ((facilities that)) facility should achieve the following:**
- a. Connect residential, employment, and commercial centers and other important community destinations; and
 - b. Connect the north and south ferry terminals.
- P-8** **An ((i))island-wide network of soft-surface, multi-use, backcountry trails is envisioned for pedestrians, bicyclists, and equestrians that connects several open space, park, and community destinations. King County should coordinate with community residents and organizations to seek funding to plan for ((T))rail corridors that would((should be established and designed based upon the following criteria)):**
- a. Connect park and open space areas;
 - b. Provide access to shoreline areas, particularly public parks; or
 - c. Incorporate views and other special features of scenic, historic, or archaeological interest.

2487 **Community Art**
2488

2489 The exploration, teaching, and hosting of the visual and performing arts has long been a part of
2490 Vashon-Maury Island, ~~((but they))~~ and the arts have expanded greatly over the past decade
2491 through the work of art entrepreneurs, community events and festivals, and the opening of new
2492 venues such as Vashon Open Space for Arts and Community and Vashon Center for the Arts.
2493 Studios, galleries, and home-based artists of all forms and expressions also contribute to a
2494 burgeoning art scene on the ~~((i))~~Island.
2495

2496 ~~4Culture is ((King County's))~~ a quasi-governmental cultural services agency in King County.
2497 ~~((They are))~~ 4Culture is a tax-exempt public development authority whose Board is ((nominated))
2498 appointed by the King County Executive and confirmed by the King County Council. This
2499 independent governing Board sets 4Culture's annual budget and determines how funding
2500 awards will be made through 4Culture's ((They also administer a)) competitive grant programs.
2501 ~~((, funded in large part by a \$20 million arts program launched in 2015. 4Culture and~~
2502 ~~community-based))~~ Community-based arts organizations will play the principal role in initiating
2503 and implementing the arts actions of this plan, which may be able to request funding or
2504 assistance from 4Culture. Aside from the County's Public Art Program, which directs one
2505 percent of County-funded capital project budgets to public art, King County does not fund arts
2506 and culture programs.
2507

2508 Policy P-9 ~~((lays-))~~ outlines a broad vision for supporting the role of art in the ~~((i))~~Island's culture
2509 ~~((over the next two decades)).~~ Policy P-10 ~~((calls for development of))~~ supports community-led
2510 efforts to develop an Arts Master Plan that is specific to Vashon-Maury Island ~~((and is intended~~
2511 ~~to set a clear, coordinated direction for the future of the ((i))Island's arts community while~~
2512 ~~preserving the decentralized and diverse nature of art venues and experiences that contribute to~~
2513 ~~Vashon's unique culture. This is the highest priority action since other actions will be discussed~~
2514 ~~and detailed in the Arts Master Plan. Other actions include examples of how ((i))Islanders~~
2515 ~~envision implementing the policies. All of these actions will be initiated and performed by~~
2516 ~~community-based arts organizations and associations with the assistance of 4Culture)).~~
2517

2518 Artistic signage ~~((of the genre))~~ as discussed in Policy P-11 is encouraged throughout the
2519 ~~((i))~~Island but will require participation from a private property owner since King County does not
2520 own or maintain this type of signage. Such signs must be installed outside of the public right-of-
2521 way and in a safe, attractive manner.
2522
2523

2524 **P-9 Art, in all its forms and expressions, plays an influential role in the local**
2525 **culture and public image of Vashon-Maury Island. King County ((should**
2526 **support proactive integration of the arts into the island's public and private**
2527 **spaces as a high priority,)) encourages opportunities for public attendance**
2528 **and participation in diverse arts and heritage activities and exposure on the**
2529 **Island especially where such projects invest in and support ((i))Island**
2530 **artists.**
2531

2532 P-10 ~~((Arts Programming—))~~To expand the role, presence, and influence of the
2533 arts throughout Vashon-Maury Island, ~~((it is important))~~ the community has
2534 expressed a desire to develop an ((i))Island-specific strategy ((which)) that
2535 identifies talent, programs, and other arts programming opportunities. King
2536 County supports ((a proactive and organized initiative)) community-led
2537 efforts to develop a long-term Arts Master Plan for Vashon-Maury Island.
2538

2539 P-11 ~~((Artful Signage—))~~Incorporating artistic elements into the physical
2540 structure and/or design of signs across the ((i))Island is an effective way to
2541 display local art, raise public awareness about local talent and businesses,
2542 invest in ((i))Island artists, and improve wayfinding. King County supports
2543 ((G))community-based arts organizations’ efforts to ((should)) pursue
2544 grants and partnerships for constructing or improving signs.
2545

2546 P-12 ~~((Public Art—))~~Public art enhances community character and diversity,
2547 sparks imagination, and provides a direct cultural experience for its
2548 viewers. King County ~~((supports and encourages the creative incorporation~~
2549 ~~of art into the public and private spaces of Vashon-Maury Island))~~ should
2550 integrate public art into County buildings and infrastructure in the Island.
2551 King County supports integration of public art in places on the Island
2552 developed by others that is accessible to the public.
2553

2554 P-13 ~~((Community Events—))~~King County ~~((will work with the Vashon-Maury~~
2555 ~~Island community to ensure access to both public and private spaces for))~~
2556 encourages opportunities for public attendance and participation in
2557 festivals, fairs, and performing and visual arts on the Island((is maintained
2558 and utilized to their full potential)).
2559

2561 Recreation and Health

2562
2563 The health of an individual and
2564 community ~~((at large))~~ is shaped by
2565 more than behavior or medical care.
2566 Research has shown that public
2567 infrastructure, workplaces, schools,
2568 neighborhoods, and communities all
2569 contribute to health. Decisions about
2570 land use, community design, and
2571 transportation ~~((impact))~~ affect local air
2572 quality, water quality and supply, traffic
2573 safety, physical activity, and other
2574 ~~((exposures))~~ aspects of daily life. Such
2575 decisions are linked to intractable
2576 public health problems, such as ~~((like))~~
2577 adult and childhood obesity, cancer
2578 and respiratory problems. Addressing these health challenges requires efforts among multiple
2579 groups to integrate all components of the public health system and the built environment. This

WHAT IS A HEALTHY COMMUNITY?

“A healthy community is one that continuously creates and improves both its physical and social environments, helping people to support one another in aspects of daily life and to develop to their fullest potential. Healthy places are those designed and built to improve the quality of life for all people who live, work, worship, learn, and play within their borders – where every person is free to make choices amid a variety of healthy, available, accessible, and affordable options.”

— ((Healthy People 2010 report, U.S. Department of Health and Human Services)

2580 plan weaves the vision and principle of a healthy and active Vashon-Maury Island throughout all
2581 elements rather than address it in an isolated section. Examples ~~((of where this is done))~~
2582 include:
2583

- 2584 • Promoting healthy housing;
 - 2585 • Encouraging active recreation on trails and in parks;
 - 2586 • Supporting ~~((for))~~ community gardens;
 - 2587 • Ensuring clean drinking water is available to all; and
 - 2588 • Building in a compact, mixed-use manner in the Vashon Town Core.
- 2589

2590 **Historic Preservation**

2591
2592 Preservation of Vashon-Maury Island’s built heritage is a value shared by this community.
2593 Dockton, Vashon Center, Burton, Portage, and the Vashon Rural Town were the earliest
2594 commercial areas, but about 25 “steamer landing” sites plus many other stores, old Post
2595 Offices, residences, and small neighborhoods dot the ~~((i))~~Island’s landscape today. The
2596 preservation, rehabilitation, and adaptive reuse of these historic sites are indispensable in
2597 helping to maintain neighborhood character and provide reminders of the ~~((i))~~Island’s rich
2598 history.
2599

2600 King County’s Historic Preservation Program ~~((KG))~~HPP preserves and enhances community
2601 character through identification and documentation of historic resources, landmark designation,
2602 and planning. ~~((They))~~ HPP staff identify and evaluate resources that reflect King County’s past,
2603 ~~((and))~~ develop an inventory of sites used to incorporate historic and cultural resources into
2604 ~~((e))~~County planning efforts~~((s))~~, and ~~((HPP))~~ use~~((s))~~ eligibility criteria to evaluate the
2605 significance of resources at the local, state, or national levels. These resources may be listed in
2606 the National Register of Historic Places, the Washington Heritage Register, and/or become
2607 designated King County Landmarks or Community Landmarks. Table ~~((23))~~6 lists King County’s
2608 designated Landmarks and Community Landmarks on Vashon-Maury Island, including houses,
2609 stores, bridges, historic districts, and heritage corridors. King County Code ~~((Title))~~Chapter
2610 20.62 and several policies in the 2016 King County Comprehensive Plan provide the regulatory
2611 support and framework for this preservation work.
2612

2613

2614
 2615
 2616

Table ((23))6
Vashon-Maury Island 2017 King County Landmarks

((King County Landmarks – Vashon-Maury Island (2017)))	
Burton Masonic Hall, 1894	Lisabeula School, 1925
Cedarhurst Road-Westside Highway Heritage Corridor, 1891-1936	Marjesira Inn, 1906
Colvos Store, 1923	Thomas McNair House, 1884
Dockton Road Heritage Corridor, 1907-1964	Mukai Agricultural Complex, 1926
Dockton Store and Post Office, 1908	Captain Thomas W. Phillips House, 1925
Norman Edson Studio (Community Landmark), 1890s	Schwartz-Bell House, 1930
Ferndale (Wise Mansion) (Community Landmark), 1923	Smith-Baldwin House (Fern Cove), 1912
Fuller Store, 1884	Hilmar and Selma Steen House, 1910
Harrington-Beall Greenhouse Historic District, c. 1885-1902	Vashon Hardware Store, 1890/1935
Judd Creek Bridge, 1953	Vashon Odd Fellows Hall, 1912

2617 *King County Historic Preservation Program, Department of Natural Resources and Parks, Technical Paper No. 6*
 2618

2619 The rationale for incorporating the historic preservation policies below into this plan includes:
 2620

- ((recognize))Recognizing the importance of identifying additional historic resources;
- ((promote))Promoting landmark designation;
- ((provide))Providing financial incentives that promote rehabilitation; and
- ((support))Supporting regulatory flexibility that enables owners of historic properties to adaptively reuse them.

2626
 2627
 2628

((Table 24

Policy No.	Policy	Implementing Action	Action Priority
P-14	King County will partner with the Vashon-Maury Island Heritage Association and other preservation organizations to identify sites that are deemed to be of significant historic value and to promote designation of additional historic properties to the King County Landmarks program.	Recommend eligible, historically significant structures from the "historic sites" list in Appendix C for nomination to the National and State Registers of Historic Places and/or for	2

		designation as King County Landmarks.	
P-15	Historic sites that meet national, state or county standards should be safeguarded through land use designation compatible with the site's historic character, and flexible regulations and standards that promote preservation and reuse. New construction and additions should be compatible in design, mass, and scale with the area's historic character.	Upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the island.	2
P-16	The preservation and sensitive rehabilitation of historic or culturally significant sites in the Vashon Rural Town should be encouraged in order to maintain the Town's character and to preserve tangible links to the Town's history.	N/A	Ongoing
P-17	Dockton and Burton are historically significant neighborhood centers for Vashon-Maury Island. Each of these centers has a distinct quality and scale that contributes to the cultural heritage of their locale. New development and redevelopment in these neighborhood centers should be compatible with their historic character.	N/A	Ongoing
P-18	King County supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance, including archaeological sites, so they can be protected.	N/A	Ongoing))

2629

2630 **P-14** **King County ((will partner with the Vashon-Maury Island Heritage**
 2631 **Association and other preservation organizations)) supports community**
 2632 **and preservation organizations' efforts to identify sites that are deemed to**
 2633 **be of significant historic value and to promote designation of additional**
 2634 **historic properties to the King County Landmarks program consistent with**
 2635 **designation criteria and processes outlined in K.C.C. Chapter 20.62.**
 2636

2637 **P-15** **Historic sites that meet national, state, or county standards should be**
 2638 **safeguarded through land use designation compatible with the site's**
 2639 **historic character, and flexible regulations and standards that promote**
 2640 **preservation and reuse. New construction and additions should be**
 2641 **compatible in design, mass, and scale with the area's historic character.**
 2642

2643 **P-16** **The preservation and sensitive rehabilitation of historic or culturally**
 2644 **significant sites in the Vashon Rural Town should be encouraged in order**
 2645 **to maintain the Town's character and to preserve tangible links to the**
 2646 **Town's history.**
 2647

2648 **P-17** **Dockton and Burton are historically significant neighborhood centers for**
 2649 **Vashon-Maury Island. Each of these centers has a distinct quality and scale**
 2650 **that contributes to the cultural heritage of their locale. New development**
 2651 **and redevelopment in these neighborhood centers should be compatible**
 2652 **with their historic character.**

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P-18 King County supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance, including archaeological sites, so they can be protected.

Community support for implementation of these policies is critical. These resources are tangible connections to the community’s history, but they are also nonrenewable resources that continue to be lost at accelerated rates. Several individuals and local groups (~~actively~~) currently promote protection of historic resources. The (~~Vashon-Maury~~) Vashon-Maury Island Heritage Association has been a leading voice on the ((i))Island for decades and ((they)) will continue to play a central role in implementing the historic preservation actions identified in this plan.

While many areas have been surveyed, numerous historically-significant resources across the ((i))Island have never been surveyed or considered for listing. Policy P-14 identifies this as a community priority. Some of this work is well underway. For example, volunteers from the Vashon-Maury Island Heritage Association prepared a list and mapped more than 45 historic sites in the Portage neighborhood during this planning process. An unofficial list of more than 120 historic sites is in Appendix ((G))D. This community-prepared list does not indicate an official historic designation or recognition but is intended for use in future reconnaissance or survey work. It may also be linked with ((KG))HPP’s Local Inventory List.

~~((The 1986 Vashon Community Plan included a policy recommending the nomination of))~~
Although Dockton and Burton have never been nominated as historic districts~~((These nominations were not pursued over the past 30 years and there appears to be limited community support for creation of these districts. However))~~, many property owners support new and rehabilitated buildings being consistent with the historic character of these commercial centers. (See Policy P-17.)

Other Parks and Cultural Resource-Related Resources for Vashon-Maury Island

Below is a list of other ~~((functional))~~ plans and resources related to the provision of parks, open space, and cultural resources on Vashon-Maury Island. ~~((These documents contain more detailed and technical information for how specific services are planned, funded and rendered.))~~ Copies of the documents are available at the respective agency office or ~~((web-site))~~ website.

- 2016 King County Open Space Plan: Parks, Trails, and Natural Areas ~~((2016 Update))~~
- King County Parks Levy Task Force Report (2012)
- Maury Island Natural Area Site Management Plan (2013)
- Programmatic Plan for Management of King County-owned Ecological Lands (2004)
- King County Historic Preservation Program Strategic Plan (2013-2020)

Chapter 9 Transportation

Context, Opportunities and Challenges

Transportation is an integral and vital part of community life. The fundamental purpose of any transportation system, whether urban or rural, is to provide for the safe, dependable, and efficient movement of people and goods from one point to another. As stated in ~~((the 2015 King County Strategic Plan, the county))~~ the 2015 update to the County's goals and vision,²² King County aims to "deliver a seamless network of transportation options to get people where they need to go, when they need to get there." There are several important factors that influence how a transportation system is developed and maintained, including availability of funding, sustainability, social equity, accessibility, and climate change objectives.

For decades, Vashon-Maury Island residents ~~((and community plans have aspired to))~~ have expressed the desire for a local transportation system that is more multimodal. The majority of ~~((i))~~ Islanders live in portions of the ~~((r))~~ Rural ~~((a))~~ Area where public transportation and nonmotorized travel options are either limited or unavailable. As such, the automobile continues to be the primary mode of transportation. ~~((But, as the policies of this and prior plans reflect, expansion of alternative and affordable forms of transportation remains a high priority for the community.))~~ In addition, the 2016 King County Comprehensive Plan states that transportation investments in Rural Areas and Natural Resource Lands should be compatible with the preservation of rural character and not promote urban or unplanned growth ~~((requires transportation infrastructure be consistent with rural levels of service and rural character))~~.²³ However, expansion of alternative and affordable forms of transportation remains a high priority for the community.

~~((The 1986 Vashon Community Plan identified four over-arching desires for the island's transportation system))~~ During one informal survey of approximately 85 participants, transportation was voted as the top issue the Island will face during the next 10 years. Public comments received during the plan development supported the following transportation goals:

1. No ~~((four-lane highways))~~ new major roads, capacity expansion, or other solutions characteristic of an urban or suburban area;
2. ~~((Significantly i))~~ Increase public transportation, both intra-((i))Island and to the mainland consistent with rural service levels;
3. More facilities (trails, parks, etc.) for nonmotorized transportation, such as for pedestrians, bicyclists, and ~~((horse-riders))~~ equestrians; and

KEY TOPICS IN THIS CHAPTER

- *Transportation Service Providers*
- *Public Road Network*
- *Public Transportation and Alternative Services*
- *Nonmotorized and Vashon Rural Town Transportation*
- *Airport and Marine Services*
- *Other Vashon-Maury Transportation Resources*

²² Motion 14317

²³ Policy T-202, 2016 KCCP, Ordinance 18427

2739 4. Adequate ferry service (and associated facilities) such that ((i))Islanders can reasonably
 2740 maintain employment and other activities on the mainland.
 2741

2742 ((Public comments received during the 2017 CSA Plan continue to support these and similar
 2743 objectives. During one informal survey of 85+ participants, transportation was voted as the top
 2744 issue the island will face during the next ten years.))

2745

**SNAPSHOT OF
 VASHON-MAURY ISLAND
 TRANSPORTATION SYSTEM**

Miles of King County-maintained roadway.....	139 miles
Number of public bridges.....	1
Number of signalized intersections.....	0 ^a
Number of unsignalized intersections (approx..)	465
Annual passenger trips on Washington State Ferries (2016):	
- Fauntleroy-Vashon.....	880,102
- Tahlequah-Pt. Defiance.....	338,862
Service Providers:	
- King County Department of Transportation – Metro Transit Division (Metro)	
- King County Department of Transportations – Roads Division	
- King County Department of Transportation – Marine Division (water taxi)	
- Washington State Ferries	
- Private taxi and shuttle bus services	

^aDoes not include flashers

2782

2783 responding to safety issues and caring for existing road infrastructure, and nonmotorized
 2784 improvements located outside of the road right-of-way and/or funded by sources other than the
 2785 ((e))County’s road fund.
 2786

Opportunities to enhance the ((i))Island’s transportation system over the next 20 years focus on alternatives to single-occupant vehicles, such as community vans, multi-use trails, real-time ridesharing, and, where feasible, nonmotorized modes of travel. Successful action on these opportunities will ((rely upon)) require sustainable funding, as well as collaboration across King County agencies and partnerships with private entities. Various technological innovations and use of mobile digital tools are expected to have ever-increasing roles in the ((i))Island’s transportation future.

One key transportation challenge involves meeting the travel needs of senior, low-income, and disabled populations. Social service agencies and nonprofits often assist low-income individuals and families with travel needs. This CSA subarea plan ((Plan)) does not directly address those important services, as they are addressed through other County plans, programs and services, such as through the Orca LIFT and Access paratransit programs.

Another key challenge revolves around insufficient funding to preserve and maintain the ((i))Island’s aging rural road system that is susceptible to landslides, flooding and other natural disasters. Nearly three decades of annexations, declines in gas tax revenues, and the effects of voter initiatives have led to the chronic underfunding of the ((e))County’s bridge and road system. Current funding levels for ((e))County roads and bridges are sufficient only to address critical life safety issues and a limited amount of work to maintain and preserve the existing infrastructure.

Given the significant road funding problem, transportation system investments during the plan’s 20-year timeframe are likely to focus on public transportation enhancements,

2787 **Public Road Network**

2788
2789 As in most rural areas, Vashon-Maury Island’s public road network originated from and was
2790 largely defined by historical uses, such as the mosquito fleet ~~((towns))~~ of private ferries, farm-to-
2791 market roads, and ~~((providing))~~ access points to ferries and shorelines. Vashon Highway SW is
2792 the spine of the ~~((i))~~ Island’s road network and the most heavily traveled corridor on the
2793 ~~((i))~~ Island. It carries approximately 8,400 vehicle trips per day in the vicinity of the Vashon Rural
2794 Town ~~((Center))~~ and approximately 2,500 vehicle trips per day at the north ferry dock (2013
2795 figures). It is the only road on the ~~((i))~~ Island with a principal arterial classification. (See Map
2796 ~~((11))~~ 10 for the ~~((road))~~ street functional classification map.) ~~((#))~~ Vashon Highway SW serves
2797 many of the ~~((i))~~ Island’s most popular destinations, including the Rural Town of Vashon,
2798 ~~((Center,))~~ Burton, the north Vashon and Tahlequah ferry terminals, and numerous commercial
2799 and industrial employers. It also supports the principal Metro fixed-route bus routes on the
2800 ~~((i))~~ Island. While traffic congestion does occur during large community events and peak ferry
2801 hours, per the ~~((e))~~ County’s transportation policies, road widening is not an appropriate solution
2802 for congestion mitigation in Rural Areas. ~~((Policy T-1 is consistent with King County~~
2803 ~~Comprehensive Plan transportation policies that prohibit adding new arterials or capacity.))~~

2804
2805 ~~((King County’s))~~ The Transportation Needs Report that was adopted as part of the 2016 King
2806 County Comprehensive Plan identifies road-related capital investments needed to support the
2807 ~~((e))~~ County’s land use vision. It is a 20-year needs list (distinct from the ~~((6))~~ six-year Capital
2808 Improvement Program) developed and managed by the King County Department of
2809 Transportation Road Services Division. The Roads Services Division uses a data-driven asset
2810 management approach that is aligned with policy direction in the King County Comprehensive
2811 Plan and the Strategic Plan for Road Services. The 2016 Transportation Needs Report identifies
2812 eight roadside, four roadway, two drainage, and three other project needs on Vashon-Maury
2813 Island with an estimated total cost of almost \$70 million. These projects are currently unfunded
2814 and project scopes are preliminary. If funding for a project is secured in the future, more
2815 comprehensive scoping and design efforts will take place and there will be additional
2816 opportunities for public input. The following five project needs make up the bulk of this cost:

- 2817
- 2818 • Vashon Highway SW and SW Cemetery Rd – Intersection improvements, such as
- 2819 construction of a roundabout (\$1.7 million)
- 2820 • Dockton Rd. SW from SW Ellisport Rd to Portage Way SW – replace failing seawall
- 2821 (\$37.7 million)
- 2822 • Vashon Highway SW from 115th Ave SW to SW 240th Place – replace seawall (\$18.8
- 2823 million)
- 2824 • Chautauqua Beach Rd SW and Ellisport Creek – replace undersized and failing culvert
- 2825 (\$1.1 million)
- 2826 • SW Governors Lane from 99th Ave SW to 96th Ave SW – replace failing seawall (\$3.4
- 2827 million)
- 2828

2829 **Public Transportation and Alternative Services**

2830
2831 The Transportation chapter of the 2016 King County ~~((’s))~~ Comprehensive Plan supports public
2832 transportation in Rural Areas where there are commercial centers and other areas of
2833 concentrated activity. The Puget Sound Regional Council and King County Metro Transit have
2834 identified transit activity centers throughout King County that have strategic planning importance

2835 for transit planning. The Rural Town of Vashon is one of those activity centers. Metro currently
 2836 operates two fixed-route bus lines (#118 and #119) that serve both Vashon~~((and))~~-Maury
 2837 Island ~~((as well as))~~ and West Seattle. These routes have regular weekday and reduced
 2838 weekend service~~((This is))~~ and provide a critical public service for many ~~((i))~~ Islanders. Metro's
 2839 four park and ride lots also play a central role in ~~((i))~~ Island public transportation. Policy ~~((No.))~~ T-
 2840 3 calls for continued maintenance ~~((and improvements))~~ of these facilities.

2841
 2842 Metro's ~~((Alternative Services Demonstration Project))~~ Community Connections Program seeks
 2843 to bring~~((s))~~ alternative transit service to parts of King County that don't have the infrastructure,
 2844 density, or land use patterns to support a dense network of traditional fixed-route bus service.
 2845 Alternative services may be a ~~((better and))~~ more appropriate and cost-effective match for
 2846 ~~((community))~~ transportation needs in these ~~((rural areas))~~ communities. ~~((Metro's Five Year~~
 2847 ~~Implementation Plan for Alternative Service Delivery (September 2012))~~ Community
 2848 Connections identified Vashon-Maury Island as a candidate area for a potential alternative
 2849 services demonstration project. After identifying needs with community partners, a suite of
 2850 alternative service solution concepts was developed and includes Real-Time Rideshare,
 2851 Community Van, and Community Transportation Hub (a one-stop shop location for transit
 2852 information)~~((, and, potentially, "Open Door Access" (paratransit service open to the general~~
 2853 ~~public)))~~. Metro is developing a plan for ~~((rolling out))~~ implementing these solutions on the
 2854 ~~((i))~~ Island, focusing first on the ~~((e))~~ Community ~~((t))~~ Transportation ~~((h))~~ Hub and ~~((e))~~ Community
 2855 ~~((v))~~ Van solutions. The Vashon-Maury Island Chamber of Commerce is a strategic local partner
 2856 with Metro on these efforts.

~~((Table 25~~

Policy No.	Policy	Implementing Action	Action Priority
T-4	Except in the Rural Town, new roads should not be constructed on Vashon-Maury Island until other viable multimodal alternatives have been implemented or determined infeasible.	N/A	Ongoing))

2859
 2860 **~~((T-1 ————— Except in the Rural Town, new roads should not be constructed on~~**
 2861 **~~Vashon-Maury Island until other viable multimodal alternatives have been~~**
 2862 **~~implemented or determined infeasible.))~~**

2863
 2864 **~~((Service Guidelines Task Force~~**

2865
 2866 ~~In 2010, King County formed a Regional Transit Task Force which recommended that Metro~~
 2867 ~~create objective, data-based guidelines for planning and managing transit service. Metro~~
 2868 ~~responded to this recommendation and the King County Council adopted the King County Metro~~
 2869 ~~Strategic Plan for Public Transportation and Service Guidelines in July 2011.~~

2870
 2871 ~~After Metro used these guidelines for several years in transit planning, the King County~~
 2872 ~~Executive and Council formed a new task force to further analyze how transit service is~~
 2873 ~~evaluated and allocated. A Service Guidelines Task Force developed principles and~~
 2874 ~~recommendations for modifying the guidelines.))~~

2875

2876 **Metro Long Range Plan**

2877
 2878 In January ((of)) 2017, ((the King County Council adopted King County)) Metro’s long range
 2879 plan, Metro CONNECTS, was adopted.²⁴ ((King County)) Metro worked with stakeholders,
 2880 riders, and ((the public)) community members to develop the plan, which will guide how the
 2881 transit system grows and changes over the next 25 years. Metro CONNECTS presents a
 2882 ((shared)) vision for a future public transportation system that gets people where they want to go
 2883 and helps the Puget Sound region thrive. It describes an integrated network of transportation
 2884 options, the facilities and technology needed to support those services, and the financial
 2885 requirements for building the system. It was developed in close coordination with Sound Transit
 2886 and other transportation agencies. It includes plans to enhance alternative services in areas that
 2887 cannot support a dense network of fixed-route services.

2888
 2889 **Nonmotorized and Vashon Rural Town Transportation**

2890
 2891 ((There are three key)) A number of policies in the Transportation chapter of the 2016 King
 2892 County((’s)) Comprehensive Plan ((that)) address nonmotorized transportation and guide how it
 2893 is implemented on the ((i))Island((:)). These policies focus on alternatives to single occupant
 2894 vehicles, the Regional Trails System, and improvements to nonmotorized transportation.²⁵

2895
 2896 ***~~(T-203 — As funding permits, King County should partner with jurisdictions and the~~***
 2897 ***~~private sector to spur infrastructure investments that enhance opportunities for transit,~~***
 2898 ***~~pedestrians, bicyclists, car and van pools, and other alternatives to single occupant~~***
 2899 ***~~vehicles.~~***

2900
 2901 ***~~T-235 — The King County Regional Trails System is the centerpiece of the nonmotorized~~***
 2902 ***~~system in the Rural Area and Natural Resource Lands. The county’s efforts to enhance~~***
 2903 ***~~the Rural Area and Natural Resource Lands nonmotorized network should include filling~~***
 2904 ***~~in the Regional Trails System’s missing links, coordinating road and trail projects~~***
 2905 ***~~whenever possible, considering access from roadways such as trailhead parking, and~~***
 2906 ***~~enhancing access to transit, especially park and rides and transit centers.~~***

2907
 2908 ***~~T-236 — In Rural Areas and Natural Resource Lands, nonmotorized improvements shall~~***
 2909 ***~~be consistent with providing rural levels of service, preserving rural character, and~~***
 2910 ***~~avoiding impacts to the environment and significant historic properties.~~***

2911
 2912 **Table 26**

2913

Policy No.	Policy	Implementing Action	Action Priority
T-2	Some form of public transportation service such as ridesharing, pedi-cabs, community vans, mobile vehicle matching, or on-island shuttle buses should be made available to residents who reside in remote areas	Implement the Community Van program which provides Metro vans for local prescheduled group trips that are arranged by a Community Transportation Coordinator and driven by	4

²⁴ Ordinance 18449

²⁵ Including, but not limited to, policies T-203, T-233, T-235, T-236, T-240, 2016 KCCP, Ordinance 18427

	beyond Metro's fixed-route bus lines.	volunteer drivers to meet community-identified transportation needs. Promote mobile carpool matching services that help people find one-time carpools in real-time.	
T-3	A high priority goal of this plan is to create a more sustainable island transportation system through a reduction in motorized vehicle trips. How people travel to and from the two Washington State Ferries' terminals is a key element in meeting the trip reduction goal. More incentives should be provided for passenger versus automobiles on the ferry system and Metro bus connections to and from the terminals should be continually monitored and strengthened.	Encourage use of incentives distributed through the promotion of real-time ridesharing through the Alternative Service program to reduce drive-alone rates on the island by making it easy to share the ride to/from the ferries.	Ongoing
T-4	Park-and-Ride lot maintenance should be encouraged at the Vashon facilities of Ober Park, Valley Center, Tahlequah and the North end parking lot at the ferry terminal.	Continue to perform quarterly utilization counts of King County park and ride lots on the island. Make the results of said assessments readily accessible to park and ride lot customers.	Ongoing
T-5	Metro will continue to serve and evaluate connectivity to the island's major activity centers for fixed-routes #118 and #119.	NA	Ongoing))

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T-((2))1 **Some form of public transportation service such as ridesharing, pedi-cabs, community vans, mobile vehicle matching, or on-((i))Island shuttle buses, should be made available to residents ((who reside in remote areas beyond Metro's fixed-route bus lines)) consistent with Metro's service guidelines and alternative services programs.**

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T-((3))2 **A high priority goal of this plan is to create a more sustainable ((i))Island transportation system through a reduction in motorized vehicle trips. How people travel to and from the two Washington State Ferries' terminals is a key element in meeting the trip reduction goal. ((More incentives should be provided for passenger versus automobiles on the ferry system and)) King County supports continuation and use of passenger ferry service. Metro bus connections to and from the terminals should be continually monitored and strengthened, consistent with Metro policies and plans.**

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T-((4))3 **((Park-and-Ride lot maintenance should be encouraged))King County should continue to perform maintenance at the Vashon facilities of Ober Park, Valley Center, Tahlequah and the North end parking lot at the ferry terminal.**

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T-((5))4 **Metro ((will continue to serve and evaluate connectivity)) shall continue to provide public transit connections to the ((i))Island's major activity centers ((for fixed-routes #118 and #119)) consistent with Metro's service guidelines and alternative services programs.**

2940

2941 Specific numbers of people who bicycle, walk, or use some other form of nonmotorized
2942 transportation are constantly in flux and difficult to obtain or verify. But, according to community
2943 input, biking and walking are popular activities on the Island. Creating and making
2944 automobile alternatives more readily available has been a priority of the Vashon community for
2945 decades. These activities promote an active, healthy lifestyle; contribute to a reduction in
2946 greenhouse gas emissions; and support shared goals of the Vashon-Maury Island Land
2947 Trust, local bicycle groups, and other organizations that advocate for improved
2948 connectivity of the Island trail system. Concerns have been expressed about the condition
2949 and width of certain rural road shoulders, discontinuous sidewalks in town, and potential
2950 conflicts with traffic along busier roadways that make the road network less conducive to
2951 nonmotorized travel. While immediate operational safety hazards will continue to be addressed
2952 on an ongoing basis, substantial improvements within the public rights-of-way for pathways or
2953 bicycle lanes are not planned or expected due to the road funding challenges noted
2954 earlier. Additionally, adopted King County Road Design and Construction Standards mandate
2955 different, and oftentimes reduced, development standards for rural roadways compared to urban
2956 roadways. Instead, this plan places emphasis on the use of off-road, multi-use trails and using
2957 partnerships to expand the nonmotorized network.

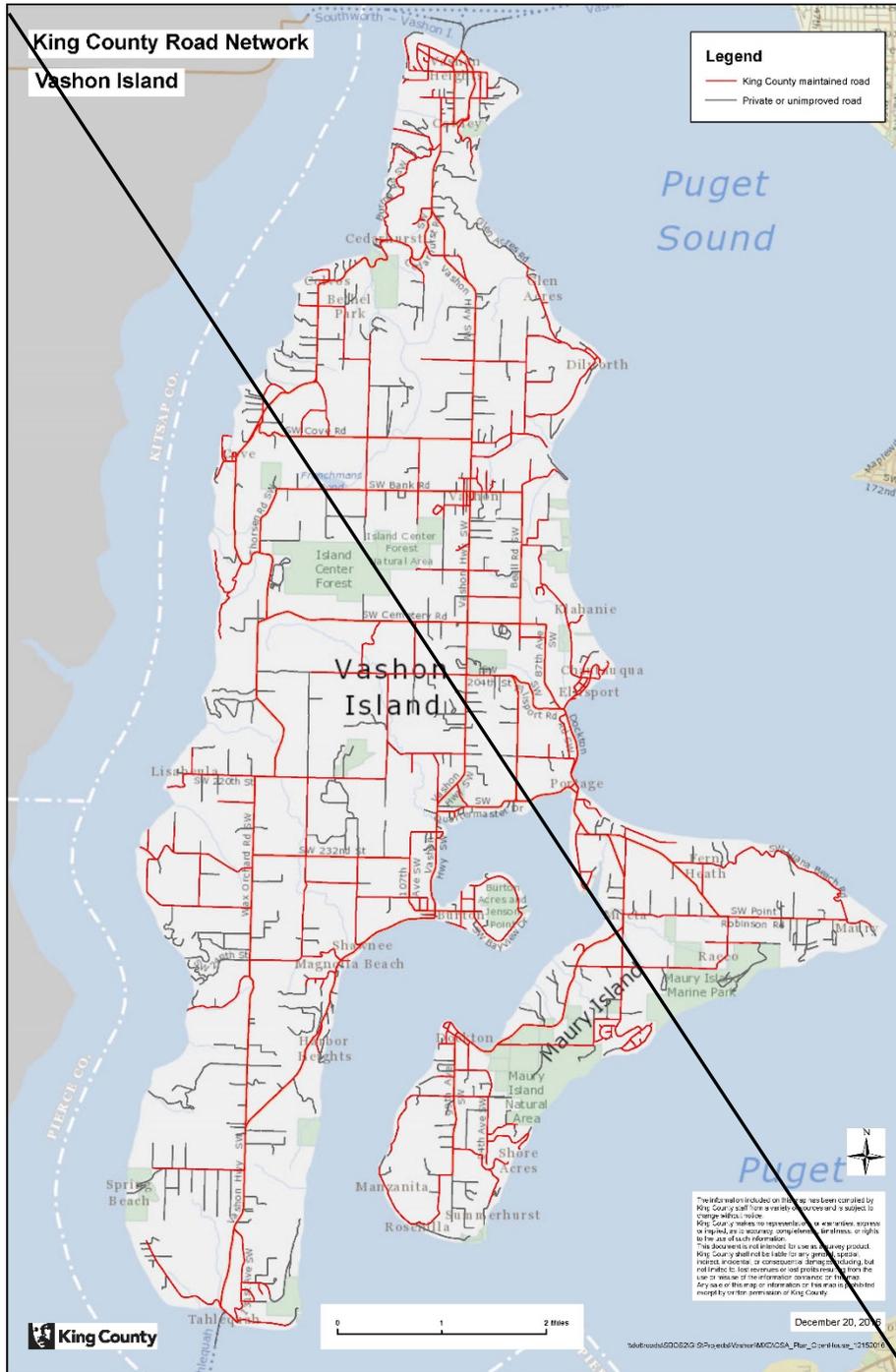
2958
2959 The Vashon Town Core is the commercial center of Vashon-Maury Island, which brings
2960 together vehicular, pedestrian, and bicycle traffic along with the Island's largest park and ride
2961 lot and busiest Metro bus stop. It is the location of the annual Strawberry Festival and numerous
2962 other music, art, and cultural events throughout the year. This plan continues the
2963 1996 Vashon Town Plan policies to have no signals or bypasses at the intersection of Vashon
2964 Highway SW and SW Bank Road, unless it becomes necessary for the safety of the traveling
2965 public. Per Policy T-8, sidewalk improvements will be made at the time of private
2966 development adjacent to the most heavily traveled roads in the Town Core. These
2967 roads are designated on Map 11.

2968
2969 There is no standalone bicycle and pedestrian circulation or improvement plan for the Vashon
2970 Rural Town. However, the 2016 Transportation Needs Report does identify two nonmotorized
2971 infrastructure needs in the Rural Town. One is for a new sidewalk on Vashon Highway SW
2972 between SW 177th Street and 98th Place SW. The other is to provide a nonmotorized facility on
2973 SW Bank Road between Vashon Highway SW and 107th Avenue SW. The implementing action
2974 for Policy T-9 calls for a review of the nonmotorized facility standards and needs
2975 as part of the 2020 Comprehensive Plan update) future countywide policy and needs
2976 analyses.

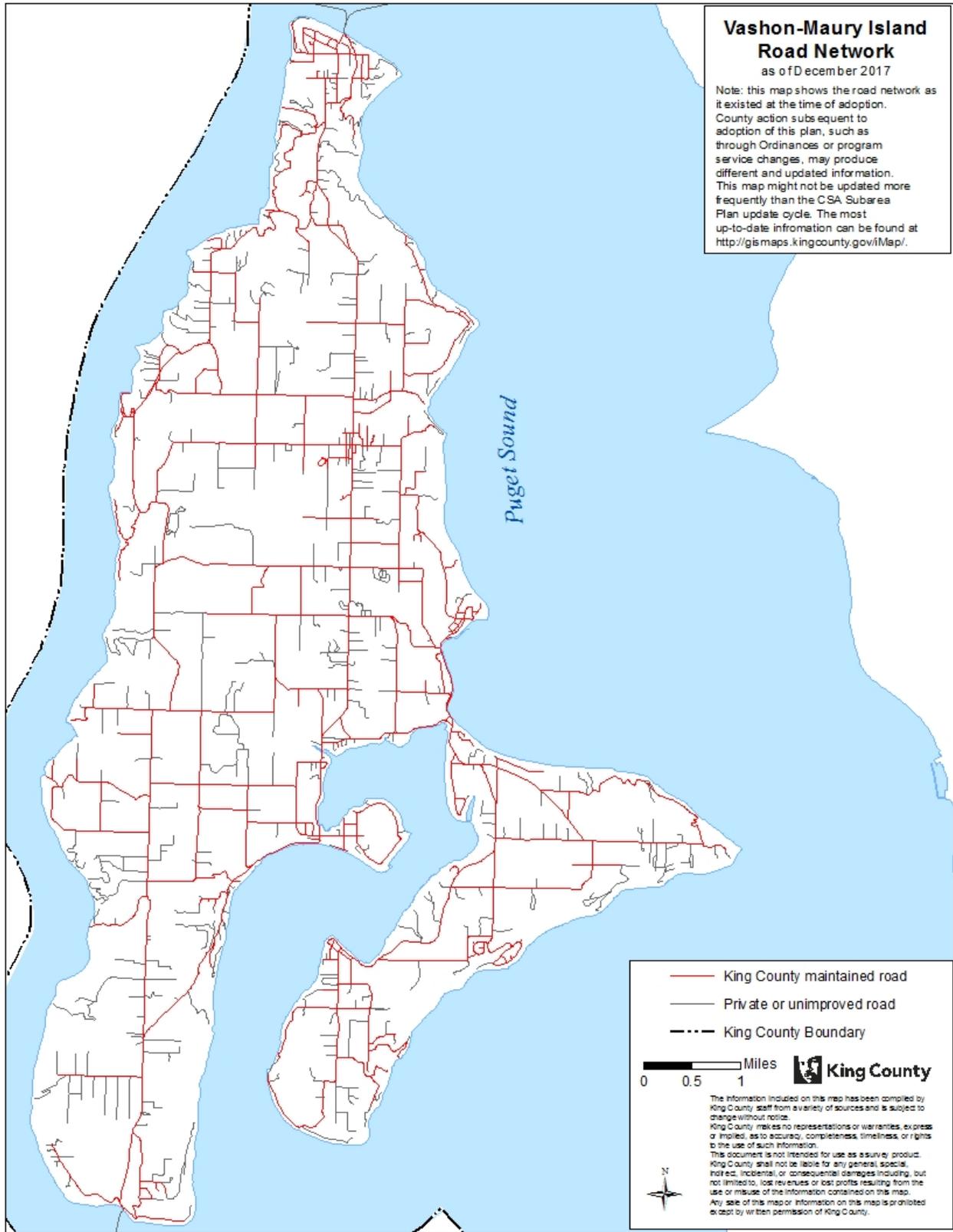
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Map ((40))9
Vashon-Maury Island 2017 Road Network

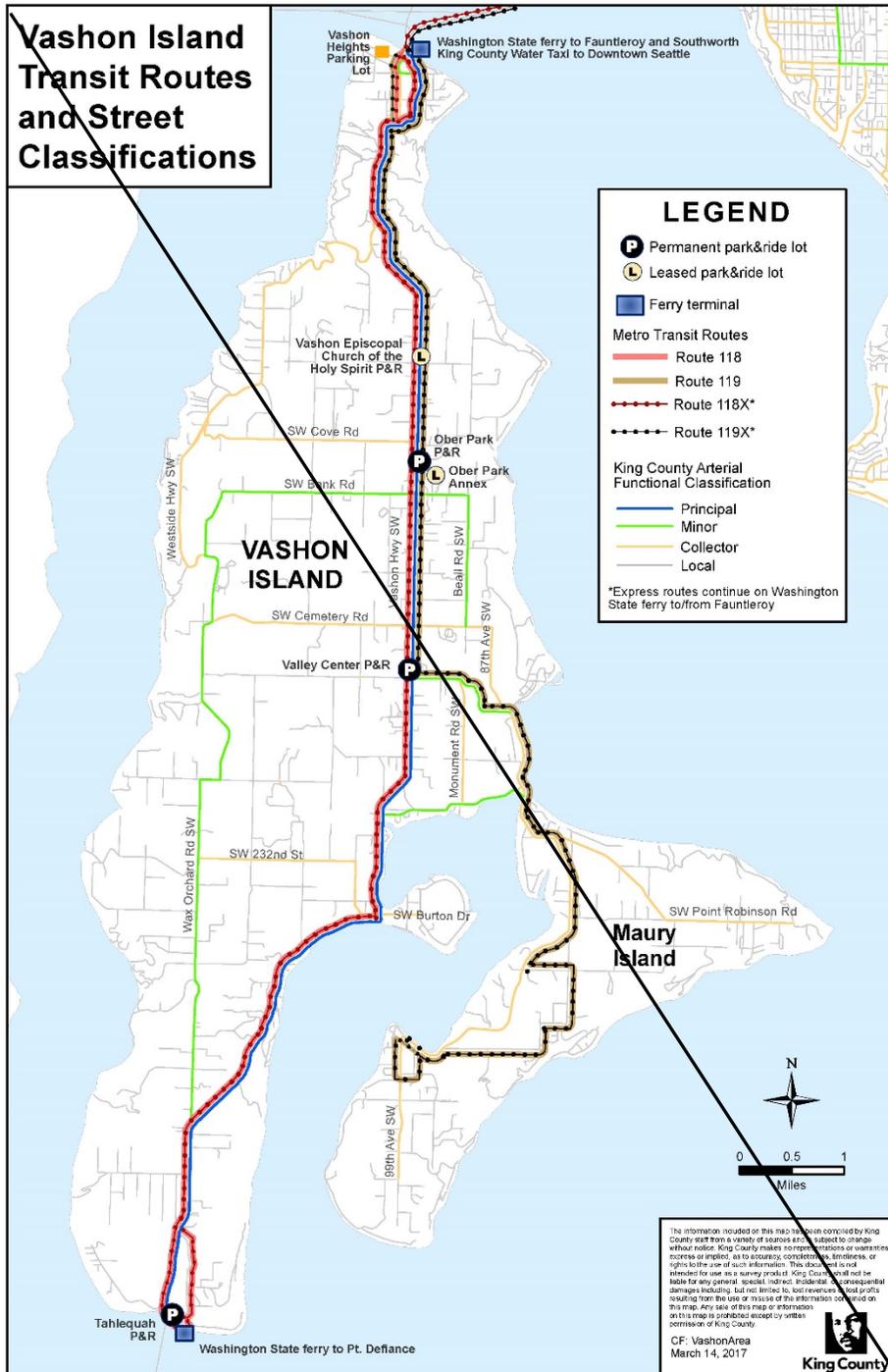


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Map ((44))10
Vashon-Maury Island 2017 Transit Routes and Street Classifications



2986



2988 **Airport and Marine Services**

2989
 2990 The King County Marine Division’s passenger-only water taxi service to Vashon-Maury Island is
 2991 a critical link in the ((i))Island-mainland transportation network, especially for Vashon-Seattle
 2992 commuters. The community has expressed a keen interest in expanding the level of water taxi
 2993 service to Vashon-Maury Island, especially for recreational, leisure, and other non-commuter
 2994 purposes. Ridership numbers have consistently risen since the water taxi service was launched.
 2995 The Marine Division reported a 2016 ridership increase of 10.7((%)) percent over the 2015
 2996 figures. Future increases in water taxi service will be reviewed consistent with direction in the
 2997 King County Ferry District Strategic Plan, 2014-2018, or successor plans or budgets.
 2998

2999 The Vashon Airfield on SW Cove Road, owned and operated by King County Airport District
 3000 ((#)) No. 1 (a non-King County government entity), offers the only mode of travel to the
 3001 ((i))Island other than the Washington State ((ferry)) Ferries and King County water taxi. It is the
 3002 only public airstrip on the ((i))Island and is an important component of the ((i))Island’s
 3003 emergency preparedness and response plans. The airstrip, which is turf and approximately
 3004 2,000 feet long, is open to the public and contains hangars. It is the base for approximately 30
 3005 aircraft and the airstrip averages 38 operations per week. The airfield is situated in a rural
 3006 residential area where flight patterns affect residences.²⁶ ((Data source: www.airnav.com)))
 3007

((Table 27

Policy No.	Policy	Implementing Action	Action Priority
T-6	Traffic calming devices as well as street landscaping, public art, and other design elements are encouraged in the Town Core where they do not negatively impact travel safety, overall traffic flow, or impede emergency vehicle access.	N/A	Ongoing
T-7	Sidewalks in the Vashon Town Core need to facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and gaps in existing sidewalk connectivity will be constructed on both sides of the roads identified on Figure 14 as part of permitting and development activity.	King County will continue to require private property owners to construct sidewalks at the time of permit application for new development or substantial redevelopment.	Ongoing
T-8	New roads or road improvements required for new development in Vashon Rural Town should be rural in character and use a rural road section consistent with the King County Road Design and Construction Standards, except in the Town Core. Roadway sections within the Town Core typically includes curb, gutter, and sidewalk. When required, the roadway drainage improvements shall meet the requirements of the King County Surface Water Design Manual.	N/A	Ongoing

²⁶ www.airnav.com

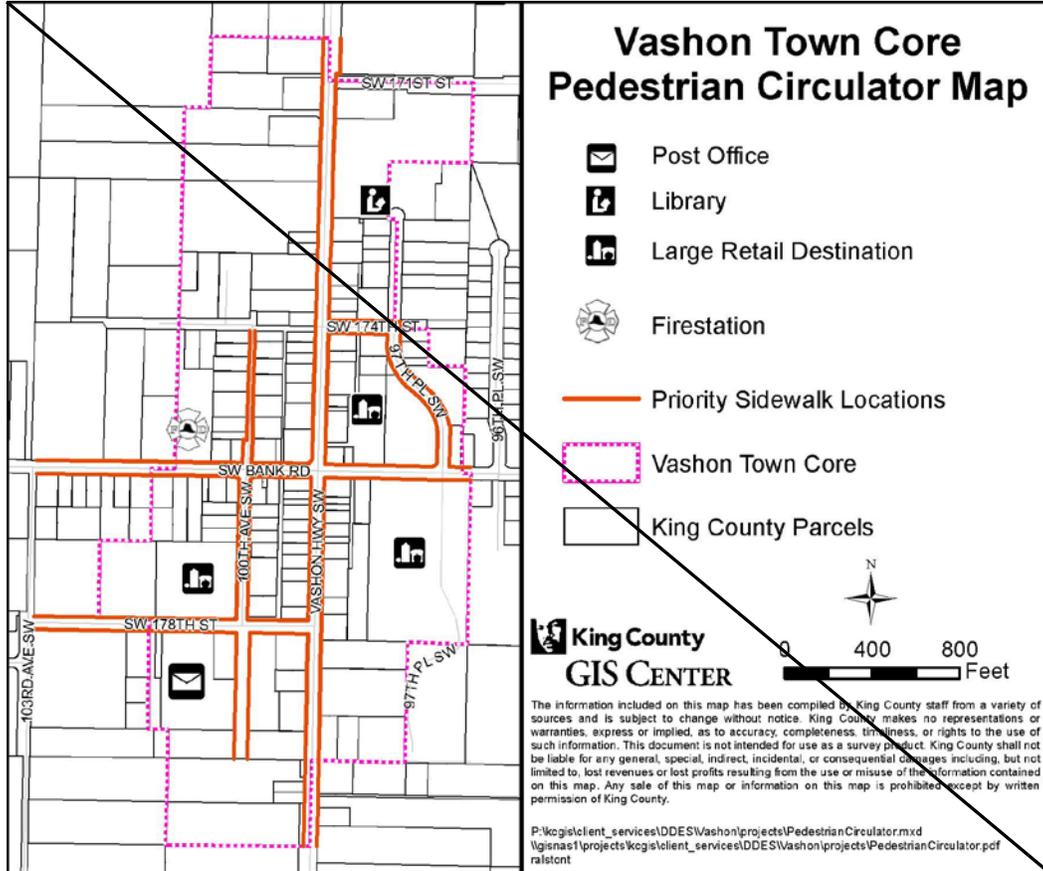
T-9	Vashon Rural Town should be designed and maintained to accommodate all modes of transportation, including nonmotorized users.	King County will review the standards for roads in the Rural Town for compatibility with nonmotorized uses and also identify potential nonmotorized infrastructure improvement needs for inclusion in the 2020 update to the Transportation Needs Report. Community input will be included in this review.	4
T-10	King County should seek opportunities to evaluate the demand, financial feasibility and operational needs of water taxi service expansion to Vashon Island.	Examine the projected demand, the financial and operational feasibility of expanding water taxi service to Vashon Island.	Ongoing
T-11	King County will strive to ensure the airfield retains its important travel and emergency planning function while balancing the safety, noise, and aesthetic interests of neighborhood residents.	In collaboration with the King County Airport District #1, perform a standard airport/land use compatibility appraisal to ensure minimum FAA guidelines and other safety precautions are in place for future development within a 1-mile radius of the runway.	Ongoing))

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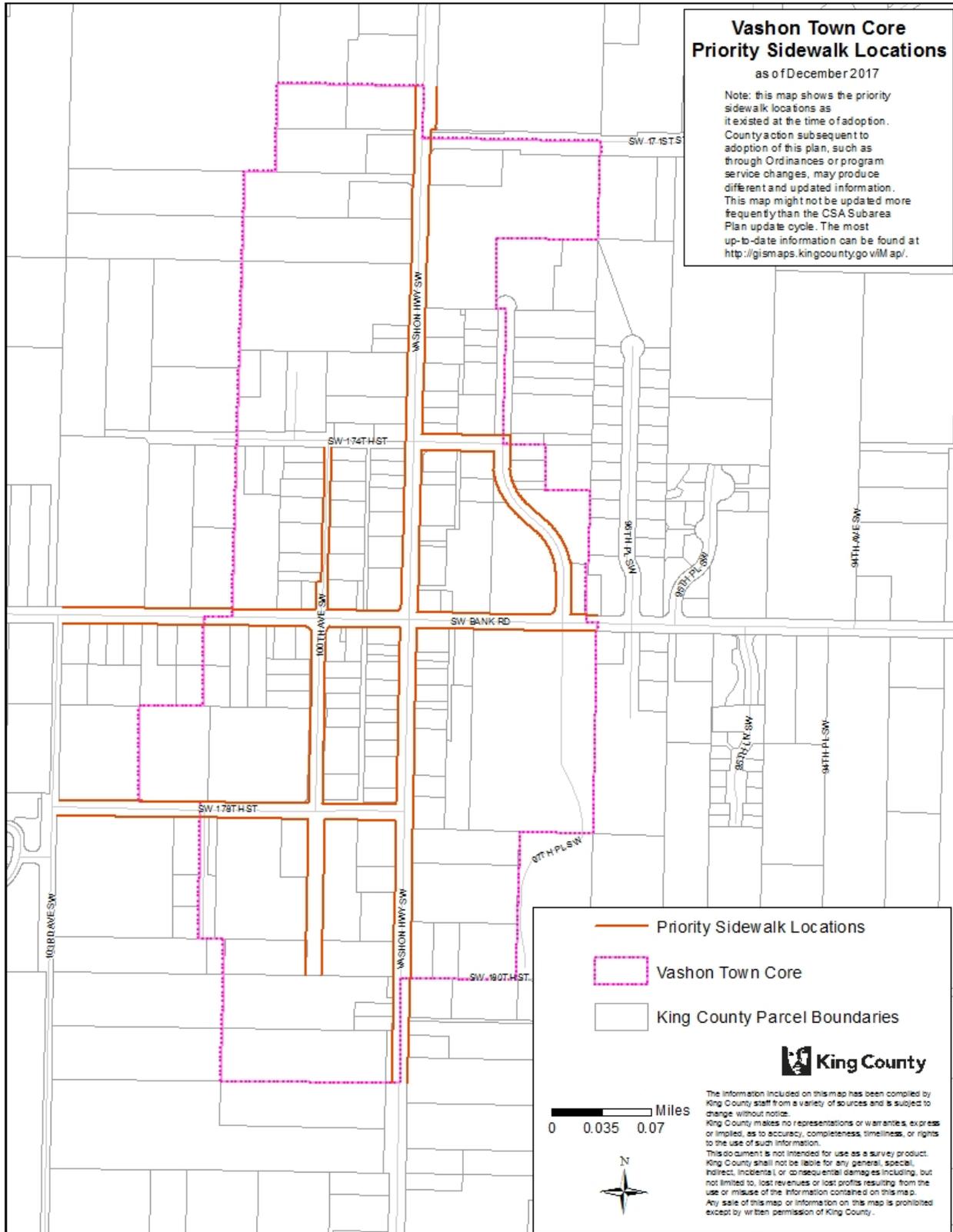
- T-((6))5** **Traffic calming devices, as well as ((street)) road landscaping, public art, and other design elements, are encouraged in the Town Core where they do not negatively impact travel safety, overall traffic flow, or impede emergency vehicle access. New devices, landscaping, public art, and other design elements shall only be installed when allowed by the King County Road Design and Construction Standards, when funding is available, and when evaluated as part of a countywide review of capital improvement project needs.**
- T-((7))6** **Sidewalks in the Vashon Town Core ((need to)) should facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and sidewalks addressing gaps in existing sidewalk connectivity ((will)) shall be constructed on both sides of the roads identified on ((Figure 14)) Map 11 as part of permitting and development activity.**

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((Figure 14))Map 11
Vashon Town Core ((Pedestrian Circulator Map)) 2017 Priority Sidewalk Locations



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3035 T-~~((8))~~7 **No new arterials, new major roads, or capacity expansions for existing**
3036 **roads shall be constructed unless consistent with King County**
3037 **Comprehensive Plan policies. New roads or road improvements required**
3038 **for new development in the Vashon Rural Town should be rural in**
3039 **character and use a rural road section consistent with the King County**
3040 **Road Design and Construction Standards(, except in the Town Core.**
3041 **Roadway sections within the Town Core typically includes curb, gutter, and**
3042 **sidewalk.)) Although the roadway sections within the Vashon Town Core**
3043 **typically include curb, gutter, and sidewalk, the residential roadway section**
3044 **throughout the Island should generally be rural in character, with**
3045 **shoulders and an open ditch/swale on both sides of the roadway. When**
3046 **required, the roadway drainage improvements shall meet the requirements**
3047 **of the King County Surface Water Design Manual.**
3048

3049 T-~~((9))~~8 **The Vashon Rural Town roadways should be designed and maintained to**
3050 **accommodate (all modes of) multimodal transportation, including**
3051 **nonmotorized users.**
3052

3053 T-~~((10))~~9 **King County should (seek opportunities to) evaluate the demand,**
3054 **financial feasibility, and operational needs of water taxi service expansion**
3055 **to Vashon Island.**
3056

3057 T-~~((11))~~10 **King County ((will)) shall strive to ensure the airfield retains its important**
3058 **travel and emergency planning function while balancing the safety, noise,**
3059 **and aesthetic interests of neighborhood residents.**
3060

Other Transportation-Related Resources for Vashon-Maury Island

3061 Below is a list of other ~~((functional))~~ plans and resources related to the provision of
3062 transportation services on Vashon-Maury Island. ~~((These documents contain more detailed and~~
3063 ~~technical information for how specific services are planned, funded and rendered.))~~ Copies of
3064 the documents are available at the respective agency office or ~~((web site))~~ website.
3065

- 3066 • ~~((DOT/Metro))~~ Strategic Plan for Public Transportation, 2011-2021
- 3067 • ~~((DOT/))~~ Metro CONNECTS Long Range Transit Plan ~~((for Public Transportation))~~
- 3068 • ~~((DOT/Marine Division -))~~ King County Ferry District Strategic Plan, 2014-2018
- 3069 • ~~((DOT/Roads))~~ Strategic Plan for Road Services (2014)
- 3070 • ~~((DOT/Roads Line of Business Plan (2016)))~~
- 3071 • ~~((DOT/Metro))~~ Alternative Services ~~((Study))~~ Program Report, 2016
- 3072 • ~~((DOT Capital Improvement Programs (multiple)))~~
- 3073 • ~~((DOT/Roads))~~ 2016 King County Comprehensive Plan Transportation Needs Report
- 3074 • ~~((2016))~~
- 3075 • 2016 King County Bridges and Roads Task Force Final Report and Recommendations
- 3076 • to the King County Executive and Council
- 3077
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Chapter 10 **Services, Facilities and Utilities**

Context, Opportunities and Challenges

The provision of local services, facilities, and utilities on Vashon-Maury Island involves a patchwork of public, quasi-public, and private parties. Many are provided directly by King County, but special purpose districts, nonprofit organizations, and/or public-private partnerships are responsible for others. Take wastewater as an example. Private property owners, Vashon Sewer District, King County, the Washington State Department of Health, engineers, and private companies all play some type of role in designing, maintaining, regulating, collecting, and treating the Island's wastewater. Similarly, the Vashon Recycling and Transfer Station is owned and managed by King County, but solid waste is ~~((picked-up))~~ collected by private companies, and consumer outreach and education is done by Zero Waste Vashon, a nonprofit organization.

Overlapping and mutually reinforcing relationships like these are also found in telecommunications, energy, emergency response, and other public services, and are particularly strategic on ~~((an island))~~ the Island, where support and redundancy of service can be limited. CSA subarea plans ~~((Plans))~~ provide a vehicle to look at the full array of public services and examine whether they are aligned with the values and meeting the needs of the community. This ~~((section))~~ chapter focuses on King County-provided services and King County-owned facilities. It's important to recognize, however, that no service or utility operates in isolation and, in fact, often relies on and partners with other providers for service delivery. Creating a resilient Vashon-Maury Island relies, in part, on a high functioning, well-coordinated service and utility network.

A guiding principle of this plan is to ensure that development does not over-extend natural resources, basic services, public safety, and infrastructure. A companion principle is to preserve and protect native habitats, groundwater, shorelines, open space and sensitive areas for

KEY TOPICS IN THIS CHAPTER	
•	<i>Domestic Water Supply</i>
•	<i>Wastewater – Rural and Shoreline Areas</i>
•	<i>Wastewater – Vashon Rural Town</i>
•	<i>Solid Waste</i>
QUICK STATS	
Group A ^a public water systems (((i)))Island-wide).....	23
Private, exempt wells (((i)))Island - wide, approx.).....	1,000
Number of Water District 19 customers (approx.)	1,500
Number of on-site sewage systems (((i)))Island -wide).....	4,941
Number of Vashon Sewer District sewer connections.....	428 ^(b)
Miles of sewer pipe in Vashon Sewer District's system.....	15
Gallons of wastewater treated per day at the Vashon Treatment Plan (approx.).....	180,000
Amount of garbage exported off (((i)))Island each week.....	140 tons
<small>^aGroup A systems serve 15 or more connections or an average of 25 or more people per day for 60 days per year ^(b)Includes Vashon, Beulah Park, Bunker Trail, and Cove Beach</small>	

3126 present and future generations. Policies in this ~~((section))~~ chapter carry~~((--))~~ out these two
3127 principles and go a step further to promote green and sustainable infrastructure for water,
3128 wastewater, and solid waste. In many respects, reducing environmental impacts of development
3129 and preserving the ~~((i))~~ Island's rural character are minimum, baseline expectations that
3130 ~~((i))~~ Islanders have of their service and utility providers. Many envision Vashon-Maury Island as
3131 a place where rainwater harvesting, composting toilets, solar energy, and other green
3132 alternatives are utilized more frequently and to raise the sustainability bar for public
3133 infrastructure and private development.

3134
3135 There are both essential and non-essential services. Washington's Growth Management Act
3136 defines an essential public facility as large, usually difficult to site facilities, such as airports,
3137 prisons, and solid waste and wastewater facilities. Solid waste and wastewater are the
3138 ~~((i))~~ Island's existing essential public facilities. There are also many critical facilities, such as
3139 domestic water supply, roads and bridges, communications, and others that are priority
3140 recovery services in a post-disaster situation. A myriad of other King County services are also
3141 provided through various offices and programs. Chapter 9: Services, Facilities and Utilities of
3142 the 2016 King County Comprehensive Plan provides more detailed background and
3143 descriptions regarding the County's services, facilities and utilities.

3144 3145 **Domestic Water Supply**

3146
3147 The amount, quality, and distribution of drinking water is one of the defining factors determining
3148 how and where growth occurs on Vashon-Maury Island. With a sole source aquifer that relies
3149 exclusively on rainwater to replenish reserves and is the primary drinking water source,
3150 ~~((i))~~ Island inhabitants have consistently and prudently sought to protect this critical resource
3151 from over-use and pollution. This local priority has and continues to be reflected in the County's
3152 plans and ~~((ordinances))~~ regulations for the ~~((i))~~ Island. Vashon-Maury Island is one of four areas
3153 in unincorporated King County declared a Critical Water Supply Area, a designation ~~((which))~~
3154 that triggers additional review and regulation by both King County and the Washington State
3155 Department of Ecology.

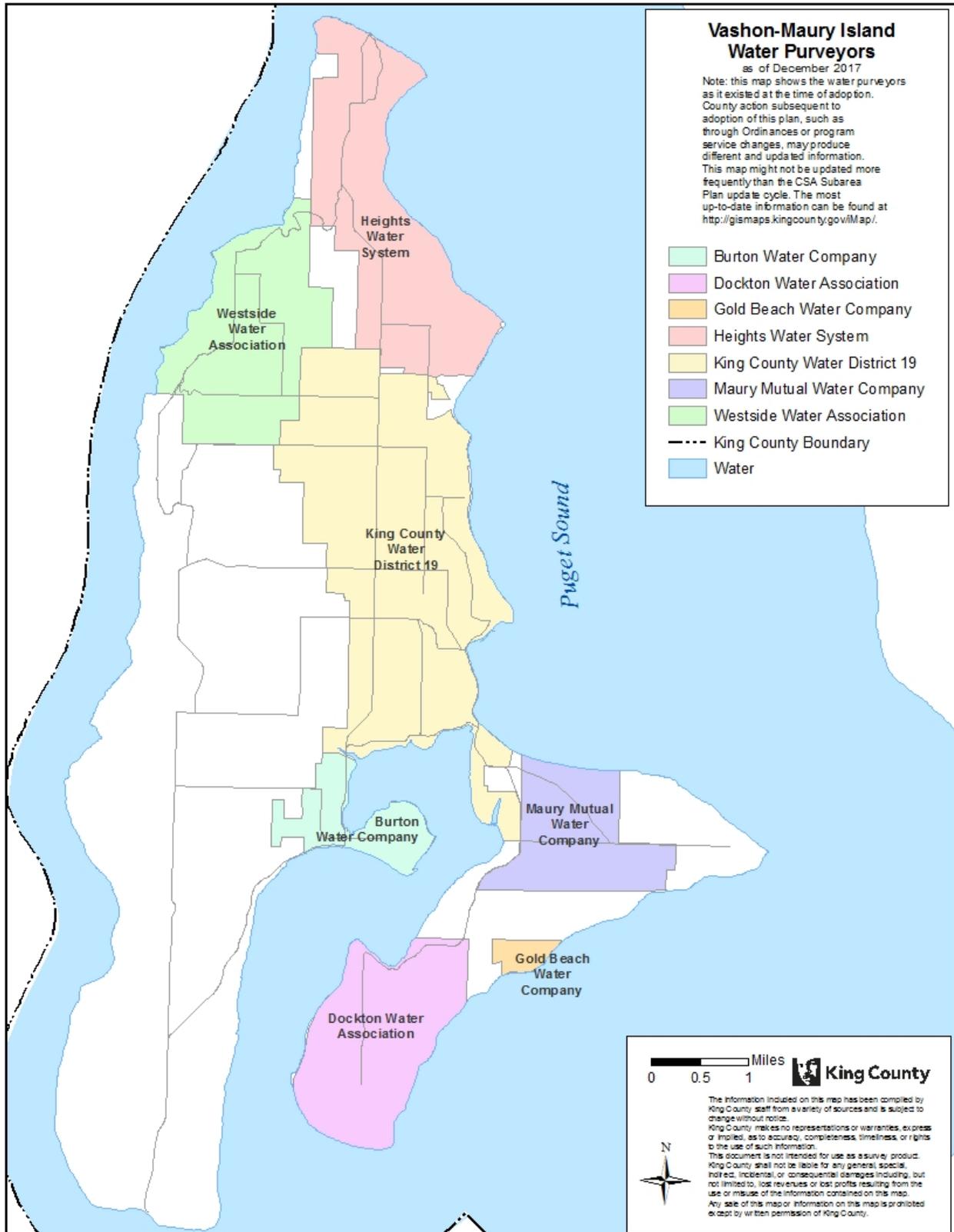
3156
3157 Drinking water is conveyed from its groundwater or surface water source through either
3158 individual or public water systems. An individual system serves only one single-family
3159 residence. There are two types of public water systems. Group A systems provide water to 15
3160 or more service connections and have comprehensive water plans written by the water purveyor
3161 that must be approved by King County. (Map 12 depicts the boundaries of the ~~((i))~~ Island's
3162 largest Group A water purveyors.) The smaller Group B systems provide water to less than 15
3163 service connections and have plans that must be approved by Washington State Department of
3164 Health. There are currently 23 Group A systems and approximately 134 active Group B systems
3165 on Vashon-Maury Island. The majority of ~~((i))~~ Island residents get their drinking water through
3166 either a Group A or Group B public water connection. Group B systems are owned and
3167 operated by property owners. Operators have the responsibility to the other consumers to
3168 provide a continuous supply of safe drinking water. Meeting the responsibilities may include
3169 sampling and resolving problems, responding to emergencies, and conducting routine
3170 maintenance. Management of Group B drinking water systems is solely the responsibility of the
3171 property owners based on the requirements of a well use agreement. No government entity
3172 provides oversight of these systems.

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Map 12
Vashon-Maury Island 2017 Water Purveyors



3176



3178 Numerous hydrological and water supply capacity studies have been completed on the
3179 ((i))Island's two major aquifers and other surface water sources. Water purveyors also have
3180 their own comprehensive water plans. (A partial list of these resources is shown at the end of
3181 this ((section)) chapter.) This plan does not attempt to duplicate or reiterate these technical
3182 documents. Rather, it addresses those policies that intersect land use, development, and
3183 domestic water supply. The Growth Management Act and Washington's Municipal Water Law
3184 require consistency between water plans and land use plans, and these policies are meant to
3185 bridge these two areas. The Vashon-Maury Island Groundwater Protection Committee plays a
3186 crucial role in helping to prioritize and execute many of these u policies and actions.
3187

3188 **King County Water District 19**

3189

3190 As the largest water purveyor on the ((i))Island and the water district that serves the Vashon
3191 Rural Town, King County Water District 19's policies and priorities have a marked influence on
3192 building and development. The District is independent of King County government, adopts and
3193 enforces ((their)) its own policies, and is subject to Washington State statutes and rules. During
3194 the formation of this plan, several core assumptions were made about Water District 19's
3195 domestic water source and delivery infrastructure:
3196

- 3197 1. The District authorizes new water connections based on historical water consumption
3198 averages for different types of users.
3199
- 3200 2. A water system declares a moratorium when insufficient water resources are available to
3201 meet expected demand. Since 1996, the District has operated with a moratorium on new
3202 water connections. Water District 19 estimates the moratorium waiting list for new water
3203 units may be served and closed out by 2023 or 2024.
3204
- 3205 3. In 2017, the District estimates capacity to provide an average of 14 new water
3206 connections per year through 2036.
3207
- 3208 4. The District policy is to gradually release water to new customers in order to allow
3209 careful monitoring of system-wide peak-day demand and to ensure adequate capacity is
3210 maintained in the system.
3211
- 3212 5. Identifying and securing new sources of drinking water beyond the District's existing
3213 wells is not anticipated within the horizon of this plan.
3214

3215 There are more than 1,000 private, exempt wells on the ((i))Island. Most of these wells are
3216 outside the boundaries of a Group A or Group B water purveyor, and it is the responsibility of
3217 each well owner to test water quality and monitor the integrity of these drinking water supplies.
3218 They also represent a critical source of information about the ((i))Island's groundwater. With the
3219 concerns surrounding the sole source aquifer, a useful amount of data about groundwater could
3220 be obtained from private wells. Unfortunately, at this time, there are not resources to complete a
3221 comprehensive study and conduct additional monitoring. Instead, Policy F-5 calls for
3222 ((expanded outreach and partnership with well owners to perform a well monitoring
3223 study))continued monitoring of private wells consistent with what is already conducted.
3224

3225 Under current Board of Health rules, rainwater catchment may be collected and used as a
3226 potable water source when an individual well is not an option and as a supplemental water
3227 source when undue hardship exists. Policy F-6 promotes expanded education about ~~((use of~~
3228 ~~harvested rainwater as an important))~~ water conservation tools, including harvesting of
3229 rainwater. Presently, desalination is not an option for individual potable water use in King
3230 County. Board of Health codes would need to be updated to allow this type of water use.
3231

3232 **Wastewater – Rural and Shoreline Areas**

3233
3234 On-site sewage (septic) systems (OSS) and public sanitary sewers are the two primary methods
3235 of wastewater disposal. On Vashon-Maury Island, ~~((OSS is))~~ on-site sewage systems are, by
3236 far, the most common method. ~~((and these))~~ On-site sewage systems are almost exclusively
3237 owned and maintained by private property owners. Vashon Sewer District, a quasi-public entity
3238 established in 1947, operates the sewer collection system which, in 2017, had 428 connections.
3239 ~~((See below))~~ later in this chapter for more discussion about Vashon Sewer District.) The 2016
3240 King County Comprehensive Plan states that on-site treatment systems in the Rural Area and
3241 Natural Resource Land areas should be designed and built as ~~((“))~~permanent methods of
3242 sewage disposal.~~((”))~~ With few exceptions, the use of public sewers in the Rural Area or on
3243 Natural Resource Lands is prohibited.²⁷ ~~((See King County Comprehensive Plan Policies F-260~~
3244 ~~and F-264.))~~
3245

3246 King County’s role with wastewater ~~((in the rural and shoreline areas))~~ on Vashon-Maury Island
3247 is the permitting and inspection of private on-site sewage systems during design and installation
3248 of a new, repair, or replacement system. The Environmental Health Services ~~((“))~~Division of
3249 Seattle-~~((and))~~King County Public Health is the lead agency for these activities. Policy~~((ies))~~ F-
3250 8 ~~((and F-9))~~ encourages King County and the Vashon-Maury Island Groundwater Protection
3251 Committee to ~~((work with the Department of Ecology and create incentives for))~~ conduct
3252 targeted public outreach on this topic, and Policy F-9 encourages King County to protect the
3253 water quality of ~~((especially in and around))~~ Quartermaster Harbor~~((and its watershed))~~.
3254

3255 **“Greening” Vashon’s Wastewater Infrastructure**

3256
3257 Depending upon soil type, groundwater level, slope, and other factors, alternatives to traditional
3258 ~~((OSS))~~ on-site sewage system disposal methods may be necessary or simply preferred on the
3259 grounds of enhanced sustainability. Community input received for this plan indicated a strong
3260 interest in the expanded use of alternative systems ~~((like))~~ such as composting and incinerating
3261 toilets. This is a long-standing environmental and public health goal on the ~~((“))~~Island, dating to
3262 the 1970s or earlier. Many alternative systems are permitted by Seattle-King County Public
3263 Health and the Washington State Department of Health ~~((and King County))~~ and are in use
3264 today.
3265

3266 Currently, 100~~((%))~~ percent of the ~~((“))~~Island’s septage (waste solids from septic tanks) is
3267 transported off-~~((“))~~Island for disposal. King County determined several years ago that the costs
3268 of transporting septage were less than upgrading the Vashon ~~((“))~~Treatment ~~((“))~~Plant. ~~((The~~
3269 ~~Department of Natural Resources and Parks/ Wastewater occasionally revisits the cost/benefit~~
3270 ~~ratio to factor in new economic realities.))~~ Policy F-10 promotes reducing the amount of septage

²⁷ Policies F-260 and F-264, 2016 KCCP, Ordinance 18427

3271 ~~transported off the Island. ((this as a routine assessment with the goal of increasing the amount~~
3272 ~~of septage that can be treated on island.))~~

3273
3274 A key opportunity identified in this plan is to create viable alternatives to individual ((OSS)) on-
3275 site sewage systems, particularly in neighborhoods outside of Vashon Sewer District's service
3276 area boundaries where lot sizes are small and systems are failing. Many of these are located
3277 within Marine Recovery Areas, which designate where shellfish growing areas are closed due to
3278 bacterial pollution. Spring Beach, Harbor Heights, Tahlequah, and Glen Acres are examples of
3279 such areas. Since 2010, Seattle-King County Public Health has been engaged in some of this
3280 work with property owners, but there is a need to further evaluate costs and locations where
3281 community on-site sewage systems or other types of systems may work. Policy F-((42))11 ((is))
3282 would highlight this need ((an ambitious but critical next step in the "greening" of how
3283 wastewater is treated along shorelines and areas of clustered housing)). Rationale for this policy
3284 ((and its action)) includes:

- 3285
3286 • The 2016 King County Comprehensive Plan ((Policy CP-1243 encourages the use of
3287 demonstrated new and alternative on-site sewage treatment technologies, with priority
3288 on Marine Recovery Areas)) states that King County should proactively work with
3289 property owners to address failing systems.²⁸
3290
- 3291 • Health codes require that community systems be maintained by a public agency.
3292 However, Vashon Sewer District is not currently capable of assuming more community
3293 systems. More alternatives need to be explored.
3294
- 3295 • The 2005 Vashon-Maury Island Watershed Plan, which was adopted by the Vashon-
3296 Maury Island Groundwater Protection Committee, calls for a public education program
3297 that supports this policy.
3298
- 3299 • Climate change is expected to ((impact)) affect many shoreline on-site sewage systems.
3300 These systems are typically limited by space and soil conditions, and their failure has a
3301 significant impact on the marine environment. Innovative solutions will be required to
3302 address these challenges.
3303
- 3304 • The Marine Recovery Area ((MRA)) includes 257 sites with on-site sewage systems. If
3305 the ((MRA)) Marine Recovery Area or other shoreline areas are downgraded by the
3306 state, due to failing systems, it triggers a requirement in state law, RCW 90.72.045, that
3307 directs ((county legislative bodies)) King County to form a Shellfish Protection District
3308 ((SPD)) and implement a shellfish protection program ((SPP)) to address the
3309 suspected causes of pollution threatening water quality over the affected shellfish beds.
3310

3311 While there is a pressing need for a comprehensive ((i)) Island-wide study, action on Policy F-
3312 ((42))11 ((is prioritized in this plan beyond the year 2021 primarily)) must be deferred because
3313 Seattle-King County Public Health's ((OSS)) on-site sewage system ((P)) program ((has no))
3314 does not currently have a sustainable funding source for its general oversight of ((OSS)) on-site
3315 sewage system ((O)) operation and ((M)) maintenance. That agency must focus its efforts on the

²⁸ Policy E-499j, 2016 KCCP, Ordinance 18427

3316 most critical ((OSS)) on-site sewage system issues that ((impact)) affect public health and the
 3317 environment.

3318
 3319
 3320

((Table 28

Policy No.	Policy	Implementing Action	Action Priority
F-1	Island water resources should continue to be the sole water supply source in the future. The plan discourages importing water for domestic uses from off the island.	N/A	Ongoing
F-2	The following conditions must be evaluated in determining the adequacy of water service for any proposed boundary adjustments to the major Water Purveyors Service Area: A Local Service Area boundary adjustment should not be allowed if the resulting development would adversely impact domestic water supplies which serve existing or previously approved uses; No boundary adjustment shall be allowed unless a Group A public water system is available and is technically adequate to serve the proposed development.	N/A	Ongoing
F-3	As an additional requirement for the comprehensive plans of public water systems on Vashon-Maury Island, King County shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users.	N/A	Ongoing
F-4	King County should include water quality monitoring and reporting in the scope of work for new low impact development projects on public properties to the maximum extent practical.	N/A	Ongoing
F-5	King County, with Vashon-Maury Groundwater Protection Committee support, should conduct a study of existing private wells on Vashon and Maury Islands. This study should consider water quantity and water quality monitoring of private wells.	Implement a study of exempt wells on island. This study should result in a more accurate estimate of the number of wells, water quality, and usage.	2
F-6	King County should develop an on-going island wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues. The education program should include alternative water supply choices such as water retention, rain water harvesting, use of gray water, deepening of wells, groundwater recharge and water rationing in emergencies.	N/A	Ongoing
F-7	The Vashon-Maury Island Groundwater Protection Committee, with King County support, should evaluate ways to provide or enhance incentives to implement water conservation.	N/A	Ongoing))

3321

- 3322 F-1 Island water resources should continue to be the sole water-supply source
3323 in the future. The plan discourages importing water for domestic uses from
3324 off the ((i))Island.
3325
- 3326 F-2 The following conditions ((must)) shall be evaluated in determining the
3327 adequacy of water service for any proposed boundary adjustments to the
3328 major Water Purveyors Service Area:
3329 a. A Local Service Area boundary adjustment should not be allowed if the
3330 resulting development would adversely impact domestic water supplies
3331 which serve existing or previously approved uses; and
3332 b. No boundary adjustment shall be allowed unless a Group A public
3333 water system is available and is technically adequate to serve the
3334 proposed development.
3335
- 3336 F-3 As an additional requirement for the comprehensive plans of public water
3337 systems on Vashon-Maury Island, King County shall ask that information
3338 be included assessing the ability of existing and potential water sources to
3339 meet anticipated population growth. Planned expansion of the water
3340 system should be prohibited if the analysis reveals a risk to the adequacy
3341 of service including quality of water being provided to current users.
3342
- 3343 F-4 King County should include water quality monitoring and reporting in the
3344 scope of work for new low impact development projects on public
3345 properties to the maximum extent practical.
3346
- 3347 F-5 King County, with Vashon-Maury Island Groundwater Protection
3348 Committee ((support)) assistance, should ((conduct a study of existing))
3349 continue monitoring private wells on Vashon and Maury Islands. This
3350 ((study)) monitoring should consider water quantity and water quality
3351 monitoring of private wells.
3352
- 3353 F-6 King County should develop an on((-))going ((i))Island-wide education
3354 program to inform Islanders about groundwater resources, drinking water
3355 supplies, water availability, and water quality issues. The education
3356 program should include alternative water supply choices such as water
3357 retention, rain water harvesting, use of ((gray water)) greywater, deepening
3358 of wells, groundwater recharge and water rationing in emergencies.
3359
- 3360 F-7 The Vashon-Maury Island Groundwater Protection Committee, with King
3361 County support, should evaluate ways to provide or enhance incentives to
3362 implement water conservation.
3363
- 3364 F-8 The Vashon-Maury Island Groundwater Protection Committee should focus
3365 on outreach and education efforts to protect water quality.
3366

3367 **F-9** **King County should protect water quality at Quartermaster Harbor**~~((should~~
3368 ~~request Ecology assistance to develop a Total Maximum Daily Load water~~
3369 ~~quality improvement plan to reduce point and nonpoint pollution sources~~
3370 ~~to Quartermaster Harbor if the harbor water quality is listed as a Category 5~~
3371 ~~polluted water body on the 2010 Washington State Water Quality~~
3372 ~~Assessment))~~**.**

3374 **Wastewater – Vashon Rural Town**

3375
3376 Both the Vashon Rural Town and the Vashon Sewer District are anomalies within
3377 unincorporated King County, in that the ~~((t))~~ Rural Town is one of only three such areas to have
3378 this land use designation and is King County's only ~~((unincorporated))~~ Rural ~~((t))~~ Town approved
3379 for public sewer service (King County Code 13.24.035.B). The Vashon Sewer District and the
3380 ~~((wastewater treatment plant))~~ Vashon Treatment Plant were established and ~~((operational))~~
3381 began operating prior to King County's earliest ~~((e))~~ Comprehensive ~~((p))~~ Plans and ~~((, as such,~~
3382 ~~are able to))~~ continue operations. ~~((That being said,))~~ However, the 2016 King County
3383 Comprehensive Plan ~~((Policies F-258 and R-508))~~ places limits on expansion of the sewer
3384 system²⁹ ~~((as stated in))~~ which is supported by Policy F-12). Rural Towns are prohibited from
3385 being enlarged to facilitate the provision of sewers.

3386
3387 ~~((There is a direct relationship between the Rural Town boundary shown on the land use map of~~
3388 ~~this plan and the service area for Vashon Sewer District.))~~ The County and the Vashon Sewer
3389 District have established a local service area for portions of Vashon-Maury Island. The purpose
3390 and intent of demarcating a local service area for sewer is to provide for a predictable sewer
3391 system over time from a land use perspective. ~~((While the District has a corporate boundary that~~
3392 ~~has existing sewer lines which extend beyond the Rural Town, the District's service area is~~
3393 ~~identical to the Rural Town area.))~~ It should be noted, however, that the identification of this
3394 local service area has no connection to sewer service actually being available, or planned for in
3395 the future ~~((, by the District))~~. Whether or not the District requires annexation of the property to
3396 the District as a condition of service is a decision of the District at the time of a sewer
3397 connection request.

3398
3399 The highest priority action related to sewer service in the Rural Town (Policy F-~~((46))~~ 14) relates
3400 to maintenance and improvements of the existing sewer lines that outflow to the ~~((treatment~~
3401 ~~plant))~~ Vashon Treatment Plant on ~~((Gorsuch Road))~~ SW 171st Street. The Vashon Sewer
3402 District is guided by a general sewer plan, which is updated on a periodic~~((al))~~ basis. The~~((se))~~
3403 ~~plan~~ ~~((s))~~ provides baseline information, such as flow monitoring, capacity needs, and condition
3404 assessment where maintenance concerns are identified. Inflow and infiltration (I/I) concerns the
3405 penetration of water into sewer pipes, which has negative impacts on the wastewater treatment
3406 plant. If significant ~~((H))~~ inflow and infiltration is identified, measures to reduce ~~((H))~~ inflow and
3407 infiltration can be implemented, freeing up capacity at the plant.

3408

²⁹ Policies F-258 and R-508, 2016 KCCP, Ordinance 18427

3409 **Solid Waste**

3410
 3411 King County's Department of Natural Resources and Parks's Solid Waste Division operates
 3412 the Vashon Recycling and Transfer Station on Westside Highway SW. The facility includes a
 3413 scalehouse, recycling area, and transfer building. Waste is collected and transported, and
 3414 recyclable materials are separated and distributed to local, national, or international markets. An
 3415 estimated 142 tons of garbage are exported from Vashon-Maury Island to the Cedar Hills
 3416 Regional Landfill near Maple Valley each week, amounting to more than 7,400 tons of waste per
 3417 year. Significant amounts (estimates are more than 70(%) percent) of both organic and
 3418 inorganic waste is disposed of, which can be more efficiently recycled, reused, or composted.

3419
 3420 The processing and transportation of waste contributes greenhouse gas emissions to the
 3421 atmosphere. The (i)Island offers a unique ((type of "petri-dish")) environment in which to study
 3422 and learn lessons about composting and solid waste stream reduction that may be applied in
 3423 other parts of King County. In October 2015, the Solid Waste Division, working with Zero Waste
 3424 Vashon (a local nonprofit organization), started a pilot program to collect yard and food waste
 3425 for composting at the transfer station.

3426
 3427 In 2016, the Solid Waste Division provided a \$30,000 grant to another organization, Impact
 3428 Bioenergy. The ((three)) objectives of this project are((, one,)) to create and utilize a software
 3429 tool to facilitate the diversion of edible and inedible food waste from disposal((, two)), to conduct
 3430 a feedstock assessment, and finally, to conduct a feasibility study for ((the design of)) a
 3431 community-digester operating system for Vashon Island. Policy F-((47))15 supports ((the use of
 3432 this County-owned facility to facilitate both citizen and organizational)) innovative uses of waste
 3433 products that are generated on the ((i)Island.

((Table 29

Policy No.	Policy	Implementing Action	Action Priority
F-8	The Vashon-Maury Island Groundwater Protection Committee should focus outreach and education efforts to protect water quality.	Implement educational programs that monitor water quality and reduce potential pollution sources. Programs may include volunteer stream invertebrate monitoring, pesticide reduction education, septic pollution, well head protection and reducing stormwater runoff.	4
F-9	King County should request Ecology assistance to develop a Total Maximum Daily Load water quality improvement plan to reduce point and nonpoint pollution sources to Quartermaster Harbor if the harbor water quality is listed as a Category-5 polluted water body on the 2010 Washington State Water Quality Assessment.	N/A	3
F-10	King County should seek to reduce the amount of septage transported off island	Perform routine evaluations of the Vashon wastewater treatment plant with a long-term goal to equip it for	Ongoing

		accepting island septage.	
F-11	The preferred reuse of wastewater is by using drip irrigation as an on-site sewage system. King County should consider development of regulations allowing the recycle and reuse of greywater from residential systems and encourage greywater use for subsurface irrigation consistent with existing State regulations.	<ul style="list-style-type: none"> a. Seek funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems b. Educate residents of existing permitted uses for greywater c. Pursue code amendments by the King County Board of Health to allow permitting of Greywater Reuse for Irrigation 	
F-12	King County should perform a comprehensive island-wide study of on-site sewage systems, evaluate the impacts of sea-level rise on shoreline septic systems, evaluate the need for community systems or other wastewater solutions, and identify a system to pump out OSS in shoreline areas that are not accessible by a pumper truck or purchase a portable pump-out trailer.	Seek grant funding to execute this septic system study. Said study should evaluate all treatment options: group systems, community systems, conveyance to Vashon Sewer District and/or the treatment plan, local package wastewater treatment systems such as MBRs, etc.	3))

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F-10 King County should seek to reduce the amount of septage transported off the ((i))Island.

~~**((F-11 The preferred reuse of wastewater is by using drip irrigation as an on-site sewage system. King County should consider development of regulations allowing the recycle and reuse of greywater from residential systems and encourage greywater use for subsurface irrigation consistent with existing State regulations.))**~~

F-((12))11 King County should perform a comprehensive ((i))Island-wide study of on-site sewage systems, evaluate the impacts of sea-level rise on shoreline septic systems, evaluate the need for community systems, ((or)) other wastewater solutions, and/or ((identify a system to pump out OSS in shoreline areas that are not accessible by a pumper truck or purchase a portable pump out trailer)) on-site sewage systems pumping options for hard to access shoreline properties.

3456

Vashon-Maury Island Services Provided by King County		
King County is responsible for providing the following services, many of which are mandated by the Washington State Constitution, and others which the County elects to provide.		
Animal and Pest Control	Environmental Health	Noxious Weeds <u>Services</u>
Assessor and Tax Incentive Programs	Farm and Agricultural Assistance	Parks and Trails
Building Permits	((Flood Management and Protection))	Public Defense
Code Enforcement	Forest Financial and Technical Assistance	Public Health
Developmental Disabilities <u>Services</u>	Groundwater Protection	((Public Safety)) <u>Law Enforcement</u>
Disease Prevention and Surveillance	Habitat Protection and Restoration	Roads
District Court Services	Health Referral Services	<u>Rural Economic Development Assistance</u>
Elections	((Housing Repair and Finance)) <u>Affordable Housing</u>	Solid Waste
Emergency Management	Medical Examiner	Transit ((/Metro))
Employment and Education Resources	Mental Health and Substance Abuse	Veterans <u>Services</u>
		Wastewater Treatment

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((Table 30

Policy No.	Policy	Implementing Action	Action Priority
F-13	The existing public sewer system in the Vashon Rural Town cannot be expanded to serve land beyond the boundaries of the town, except as provided in Comprehensive Plan Policy F-258 and as consistent with Title 57 RCW.	N/A	Ongoing
F-14	When considering future boundary adjustments to the Vashon Sewer District Service Area, demonstration shall be required that sewer service would not be made available to, or result in, adverse impacts to agricultural lands, floodplains, wetlands, or other critical areas. Under King County Code, critical areas include groundwater recharge areas and wildlife habitat areas.	N/A	Ongoing
F-15	King County should perform an evaluation of the potential uses of reclaimed water on Vashon-Maury Island rather than discharge to Puget Sound. The County should perform	N/A	3

	an evaluation of the existing wastewater treatment plant to determine how best to serve identified water reuse needs. Reuse or land application of Biosolids should also be evaluated.		
F-16	The Vashon Sewer District should evaluate inflow and infiltration (I/I) within the sewer system that conveys flows to the Wastewater Treatment Plant.	a. Seek grant funding b. The Vashon Sewer District will coordinate with King County Wastewater Treatment District to scope and conduct an I/I study.	2
F-17	King County will continue to partner with island organizations and businesses to improve public education, recycling, and waste reduction.	Analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the island's solid waste stream.	2))

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F-((13))12 The existing public sewer system in the Vashon Rural Town cannot be expanded to serve land beyond the boundaries of the town, except as provided in the King County Comprehensive Plan ((Policy F-258)) and as consistent with Title 57 RCW.³⁰

~~**((F-14** — When considering future boundary adjustments to the Vashon Sewer District Service Area, demonstration shall be required that sewer service would not be made available to, or result in, adverse impacts to agricultural lands, floodplains, wetlands, or other critical areas. Under King County Code, critical areas include groundwater recharge areas and wildlife habitat areas.))~~

F-((15))13 King County should perform an evaluation of the potential uses of reclaimed water on Vashon-Maury Island rather than discharge to Puget Sound. The County should perform an evaluation of the existing wastewater treatment plant to determine how best to serve identified water reuse needs. Reuse or land application of Biosolids should also be evaluated.

F-((16))14 King County supports efforts by the ((The)) Vashon Sewer District ((should)) to evaluate inflow and infiltration (I/I) within the sewer system that conveys flows to the Vashon Wastewater Treatment Plant.

³⁰ Policy F-258, 2016 KCCP, Ordinance 18427

3485 **F-~~(17)~~15** King County ~~((will))~~ shall continue to partner with ~~((i))~~ island organizations
3486 and businesses to improve solid waste public education, recycling, and
3487 waste reduction.
3488

3489 **Other Service, Facility and Utility-Related Resources for Vashon-Maury Island**

3490
3491 Below is a list of other ~~((functional))~~ plans and resources related to the provision of services and
3492 utilities on Vashon-Maury Island. ~~((These documents contain more detailed and technical~~
3493 ~~information for how specific services are planned, funded and rendered.))~~ Copies of the
3494 documents are available at the respective agency office or ~~((web site))~~ website.
3495

- 3496 • Vashon-Maury Island Water Resources – A Retrospective of Contributions and
3497 Highlights, 2013, King County Water and Land Resources Division ~~((WLRD))~~
- 3498 • VMI Reconnaissance Report, July 2004, WLRD Vashon-Maury Island Watershed Plan,
3499 June 2005, King County Water and Land Resources Division ~~((WLRD))~~
- 3500 • Quartermaster Harbor Nitrogen Management Study: Final Study, 2014, WLRD
- 3501 • King County On-Site Septic System Management Plan, 2007
- 3502

Chapter 11 Implementation

Context, Opportunities and Challenges

The purpose of this section is to outline a ~~((functional,))~~ useable framework to translate ~~((general))~~ the policies outlined in this plan into specific ~~((, tangible))~~ actions.

~~((Scores of worthy))~~ Many possible issues and actions emerged ~~((when thinking))~~ during the process of developing this plan about the future of ~~((a))~~ the small, diverse community ~~((like))~~ of Vashon-Maury Island.

Deciding how, when, and where to use finite resources to address those issues is the central task of

implementation, presenting both challenge and opportunity. It is a challenge because the needs are ever-present, there are competing interests, and we live in a period of reduced federal, state, and local funding for community development. But it is also an opportunity to reexamine and evaluate current programs and spending and to potentially leverage new knowledge, local assets, and creative partnerships in the years ahead.

~~((Three objectives in the King County Strategic Plan shed light on the critical role that implementation has in a community plan:~~

- ~~• Support community infrastructure and collaborative land-use planning that is responsive to the needs of residents, businesses, services, schools and cities with potential annexation areas (Strategy 3.c of Economic Growth and Built Environment goal);~~
- ~~• Provide the public with choices about which services King County delivers within existing resources and for which services they would like to provide additional funding (Objective 3 of Financial Stewardship goal); and~~
- ~~• Clearly define the services King County will provide, to whom, and at what level, focusing on quality, timeliness, and cost (Strategy 3.a of Financial Stewardship goal.)~~

CSA subarea plans ~~((Plans))~~ offer a practical vehicle to help carry out the ~~((se objectives))~~ goals and vision adopted by King County for its work as a government.³¹ This Vashon-Maury Island CSA Subarea Plan outlines policies and associated actions to address each of the goals King County adopted:

- Mobility
- Health and Human Services
- Economic Vitality
- Safety and Justice
- Accessible, Affordable Housing
- Healthy Environment

³¹ Motion 14317

KEY TOPICS IN THIS CHAPTER

- *Process and Key Terms*
- *Plan Concepts with Countywide Implications*
- *Implementation Tables*

- 3548 • Efficient, Accountable Regional and Local Government

3549
3550 The ~~(y)~~ plan will allow King County to define and potentially adjust some of the services it
3551 provides, while providing the County a way to hear from community members and understand
3552 community needs and priorities~~((and the plans also provide the community an avenue to~~
3553 ~~express and prioritize its service needs to elected officials))~~.

3554 **Process and Key Terms**

3555
3556
3557 ~~((Figure 15 shows the process used to formulate the))~~ Many of the policies and actions ~~((of))~~ in
3558 this plan are contingent on budgetary appropriation in order to be implemented. Some actions
3559 may be able to be achieved through current County funding. Implementation of new actions
3560 that are not able to be addressed under current resources will be subject to whether additional
3561 funding can be obtained, either through Council approval of appropriations in future King County
3562 budgets or from outside funding sources.. Several terms of note for the imlementation of this
3563 plan include: ~~((The graphic also explains how actions are prioritized and what criteria is used to~~
3564 ~~identify the most appropriate and realistic timeframes for each action. Other key terms in this~~
3565 ~~section are:))~~

- 3566
3567 • **Budget. ((-))** Every two years, a proposed King County budget is prepared and
3568 submitted by the County Executive to the King County Council. The Council holds ~~((the~~
3569 ~~then hold))~~ public hearings, makes amendments, and ultimately adopts a ~~((the))~~ budget.
3570 The biennial budget, which is used to ~~((set))~~ implement policy and strategic priorities for
3571 ~~((e))~~ County government, has two types of funds: dedicated funds and the General Fund.
3572 Dedicated funds are collected for a specific purpose and, by law, can only be used for
3573 those purposes. For example, bus fares must go towards paying for transit, and sewer
3574 fees towards paying for wastewater treatment. Dedicated funds account for more than
3575 80~~((%))~~ percent of the total budget. The General Fund pays for all other county services,
3576 more than 70~~((%))~~ percent of which support state-mandated criminal justice and public
3577 safety services. If new King County financial or staff resources are necessary for
3578 implementation of this plan, any proposed action ~~((in a CSA Plan must))~~ would need to
3579 be included in and supported by the budget. While the action items listed later in this
3580 chapter have been drafted to reflect current funding assumptions, ~~((D))~~ due to the current
3581 structural revenue limitations of the General Fund and ~~((the state-mandated priorities for~~
3582 ~~these monies))~~ and other dedicated levy funds, new actions in the plan that require
3583 additional ~~((General Fund))~~ spending ~~((are))~~ will be carefully scrutinized in future county
3584 budgets to determine if they are already covered by existing department programs or if
3585 new funds must be sought before they can be implemented.

- 3586
3587 • **Policy and Action. ((-))** Policies specify the intent and desired outcome of King County
3588 related to its services. ~~((while a))~~ Actions are the specific tools used and/or steps taken to
3589 execute policy. Many~~((ore than half))~~ of the ~~((policies))~~ actions in this plan are
3590 categorized as Ongoing, and link to existing King County departments, plans, or
3591 programs. Ongoing policies typically guide how or when to support activities that may
3592 occur or may be proposed at an undefined time (e.g. collaborate with Tribes on a future
3593 study) versus those activities that are planned to occur and have a discrete start and end
3594 date (e.g. perform an environmental analysis by the year 2020). ~~((For this reason, the~~
3595 ~~Ongoing items have no corresponding actions.))~~

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- **Priority. ((-))** All actions not categorized as Ongoing are prioritized in one of three ways:
 - Short-term (Priority 1) – begin implementation within two years after plan adoption in 2018 and 2019;³²
 - Mid-term (Priority 2) – begin implementation not sooner than three or later than five years after plan adoption in 2020 through 2022; or
 - Long-term (Priority 3) – begin implementation not sooner than ~~((five))~~six or later than eight years after plan adoption in 2023 through 2025.

~~((Note: Until a CSA Plan is actually adopted by the King County Council, the priorities listed should be understood as preferred or recommended priorities and may be modified by the Council depending on available staffing and budgetary resources.))~~
- **Responsible Party. ((-))** Each action has an identified lead responsible party, which is responsible for initiating and managing the action ~~((through its life cycle))~~. The majority of actions require collaborative partnerships ~~((in order to execute them))~~. Supporting parties assist the lead party, providing ~~((e))~~ research and expertise as needed, ~~((and))~~ but typically contribute less time to implement the action. The lead and supporting parties may be a specific King County division within a larger King County department (e.g. ~~((DNR/P))~~ King County Department of Natural Resources and Parks, Wastewater Treatment Division). Actions for which the proposed responsible party is a ((or another)) private or quasi-public organization that is not controlled by King County have been listed in Appendix A.

Plan Concepts with Potential Countywide Implications

Throughout the plan development process, Community Advisory Group members and others put forward new project ideas, alternative approaches to development, and/or potential code amendments that had broad appeal for Vashon-Maury Island but could not be implemented under this plan because of time constraints, financial ~~((es))~~ limitations, or other reasons. Many of the concepts require a more lengthy and comprehensive evaluation than ~~((what))~~ was possible within the scope of this type of plan. CSA subarea plans ~~((Plans))~~ are localized and have policies and actions that pertain to a single unincorporated area. Policies that apply across all of King County are ~~((houses))~~ compiled in the King County Comprehensive ~~((p))~~ Plan or regional plans and are not duplicated in CSA subarea plans ~~((Plans))~~. Similarly, the King County Code, including the International Building Code, the International Fire Code, and other ~~((ordinances))~~ regulations, also have countywide jurisdiction and application.

An example of this for Vashon-Maury Island relates to Accessory Dwelling Units (ADU). Islanders voiced strong support for amending King County’s ADU code provision in order to streamline and incentivize construction of these housing units, driven in part by the desire for increased affordable housing stock. Since the ADU provisions (located in King County Code Chapter 21A.08) are enforced countywide and changes to this code section would have implications ~~((e))~~ for all of unincorporated King County, amending this section of King County Code as a component of only the Vashon-Maury Island plan was not possible. However, ideas like this were collected and are included in Appendix ~~((D))~~ E for reference ~~((and potential~~

³² Depending on grants or funding availability, other emergent issues, or economic factors, some refinement and further prioritization of these Priority 1 actions may be warranted.

3641 review)) during the development of CSA subarea plans ((Plans)) in other areas. The premise of
3642 this exercise is to honor the creative work and ideas that emerge from a community-based
3643 conversation related to potential code or policy amendments and to have a mechanism in the
3644 CSA subarea plans ((Plans)) for recording and tracking these ideas over time. As future
3645 countywide code or policy amendments are prepared, the list in Appendix ((D))E can provide
3646 background material and context.

3647
3648 **Vashon-Maury Island (VMI) CSA Subarea Plan Workplan Items**

3649
3650 Adoption of this subarea plan occurred after almost two years of community engagement and
3651 plan development. As a result, this plan reflects the significant progress that has been made to
3652 address many of the important issues that arose during that process. However, additional work
3653 is still needed to further refine some of the planning elements and local regulations for Vashon-
3654 Maury Island. While most of those issues will be able to be addressed during the next plan
3655 update that is currently scheduled to occur in 2024, some items may need to be resolved
3656 sooner. At a minimum, the following Workplan items will continue to be reviewed by the County
3657 for possible amendment prior to the scheduled plan update.

3658
3659 Each Workplan item includes a summary description, general timeline and anticipated
3660 outcomes. When transmitting to the Council the required report, study, ordinance, and/or
3661 motion in any of the items outlined below, the transmittal shall be in the form of a paper original
3662 and an electronic copy filed with the clerk of the Council, who shall retain the original and
3663 provide an electronic copy to all Councilmembers, the Council chief of staff, the policy staff
3664 director and the lead staff for the transportation, economy and environment committee, or its
3665 successor.

3666
3667 **VMI CSA Workplan Action 1: P-suffix Conditions**

3668 During community outreach and development of the subarea plan, the need to
3669 update property specific, or p-suffix, development conditions on Vashon-Maury
3670 Island arose. Conditions VS-P28 and VS-P29, which apply to specific parcels
3671 within the Vashon Rural Town, were reviewed during plan development and the
3672 Executive's transmitted 2017 subarea plan included proposed changes to these
3673 two conditions. Council review of the proposed changes to the conditions
3674 identified several policy issues in need of further review and potential refinement.
3675 Additionally, the Council identified the need to comprehensively review all of the
3676 existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted
3677 changes to VS-P28 and VS-P29 will not be adopted in 2017.

3678
3679 Instead, this Workplan action item directs an Interbranch Team to
3680 comprehensively review, and propose updates as appropriate, all p-suffix
3681 conditions and special district overlays for Vashon-Maury Island. This review will
3682 include: 1) review of the legislative history and current status of each existing p-
3683 suffix condition and special district overlay and evaluation of its consistency with
3684 the Vashon-Maury Island subarea plan as adopted by the County, as well as
3685 other adopted laws, rules and policies, 2) evaluation of any changes needed to
3686 accommodate farmer's markets within the Rural Town, and 3) updates to
3687 conditions for marijuana uses to reflect consistency with other unincorporated
3688 areas of King County and taking into consideration the marijuana industry studies

3689 underway by the Executive required by Ordinance 18326. The review of the p-
3690 suffix conditions and special district overlays, and any proposed changes shall
3691 include community outreach to be completed by the Executive. This outreach
3692 shall specifically include notification the property owners impacted by the current
3693 p-suffix conditions and special district overlays and any proposed changes – both
3694 to the property owners of conditioned parcels and adjacent property owners.

- 3695
- 3696 • Timeline: A Vashon-Maury Island P-Suffix Conditions Report and proposed
3697 ordinance to implement the recommendations in report shall be transmitted to the
3698 Council for consideration by December 31, 2018.
- 3699
- 3700 • Outcomes: The Interbranch Team shall develop and the Executive shall file with the
3701 Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include
3702 identification of recommended amendments to the p-suffix conditions and special
3703 district overlays. The Executive shall also file with the Council an ordinance adopting
3704 updates to the p-suffix conditions and special district overlays as recommended in
3705 the Report.
- 3706
- 3707 • Lead: The Department of Permitting and Environmental Review shall lead an
3708 Interbranch Team including the Office of Performance, Strategy and Budget, Council
3709 staff, and the Prosecuting Attorney’s office. Other departments may need to
3710 participate depending on the requirement of the p-suffix condition and special district
3711 overlay requirements. Executive staff shall update and coordinate with the
3712 Councilmember office(s) representing Vashon-Maury Island throughout the
3713 community planning process.

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3716 **VMI CSA Workplan Action 2: Sewer Local Service Area**

3717 Portions of Vashon-Maury Island have an established “local service area” (LSA)
3718 that allows for the provision of sewer service within certain areas of the island.
3719 Adoption of the LSA dates back to at least 1986, with the adoption of the Vashon
3720 Community Plan in Ordinance 7837. Subsequent to the adoption of that plan,
3721 the Growth Management Act (GMA) was passed, which defined provision of
3722 sewer as an urban service. Provision of sewer service outside the urban growth
3723 boundary is tightly restricted. Because there was already sewer service on
3724 portions of Vashon-Maury Island, this existing LSA was continued in the County’s
3725 planning documents and code provisions (such as in K.C.C. Title 13). With the
3726 adoption of the Vashon-Maury Island subarea plan, as well as the adoption of the
3727 affordable housing incentive SDO, future development is anticipated, some of
3728 which would desire or rely on sewer service. However, the legislative history of
3729 the LSA is unclear, and for the Rural Town area, the LSA boundary does not
3730 match the boundaries of the Rural Town.

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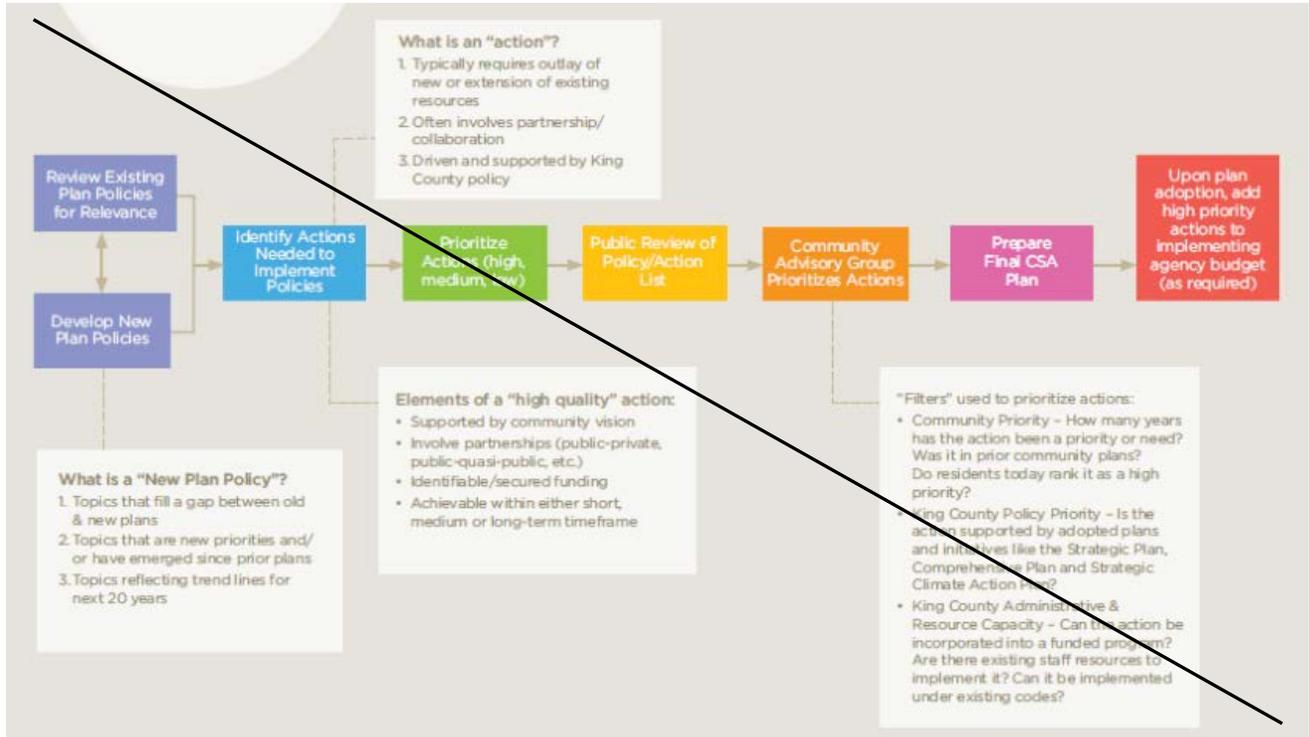
3732 This Workplan item directs an Interbranch Team to review the legislative history
3733 of the LSA on Vashon-Maury Island, and determine what the current LSA
3734 boundary is. This work shall include: 1) review of the past ordinances adopting,
3735 and/or repealing, various land use planning and sewer planning documents
3736 (including Vashon Sewer District plans), 2) evaluation of GMA and other

3737 applicable legal limitations on modifying the boundaries of the LSA and the Rural
3738 Town, 3) proposing an ordinance to officially adopt the correct LSA boundary,
3739 and 4) evaluation of the effects of this correct LSA boundary on the existing land
3740 use designations, zoning and affordable housing SDO. If review by the Utilities
3741 Technical Review Committee is required, this shall be completed by the
3742 Executive prior to transmittal of the report and accompanying proposed
3743 ordinance.

- 3744
- 3745 • Timeline: A Vashon-Maury Island Sewer Local Service Area Report and proposed
3746 ordinance to implement the recommendations in report shall be transmitted to the
3747 Council for consideration by June 30, 2019.
- 3748
- 3749 • Outcomes: The Interbranch Team shall develop and the Executive shall file with the
3750 Council the Vashon-Maury Island Sewer Local Service Area Report, which shall
3751 include identification of recommended amendments to the King County Code. The
3752 Executive shall also file with the Council an ordinance adopting updates to the Code
3753 as recommended in the Report.
- 3754
- 3755 • Lead: Department of Permitting and Environmental Review shall lead an interbranch
3756 team including the Prosecuting Attorney's office, Council staff, and the Department of
3757 Natural Resources and Parks, including coordination with the Utilities Technical
3758 Review Committee. Work with the Vashon Sewer District will be required. Executive
3759 staff shall update and coordinate with the Councilmember office(s) representing
3760 Vashon-Maury Island throughout the community planning process.
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~~((Figure 15
 Policy and Action Development Work Flow))~~



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Implementation Tables

3770 ~~((There are 78 policies and 41 associated actions in this plan. As noted in Figure 15, plan~~
 3771 ~~policies are both new and derived from the 1986 Vashon Community Plan and 1996 Vashon~~
 3772 ~~Town Plan. The)) While developing the policies and actions listed in this plan, the Community~~
 3773 ~~Advisory Group reviewed each policy from ((the)) prior ((plans)) community planning efforts~~
 3774 ~~to determine if it had been accomplished, was duplicated in the Comprehensive Plan, was no~~
 3775 ~~longer relevant or applicable, or ((if it needed to)) should be combined with a similar policy to~~
 3776 ~~prevent overlap or conflict. (((Appendix A lists all policies from the two prior plans that were not~~
 3777 ~~carried forward and the reason(s) for each decision.))) New policies were prepared for topics~~
 3778 ~~and community needs not adequately covered under prior plans and/or which address trend~~
 3779 ~~lines for the next ((ten to twenty)) 20 years.~~

3780
 3781 To better understand the priorities that emerged from the process and the relationship of the
 3782 short-, mid-, and long-term priorities to other plan topics, the following tables group ~~((all policies~~
 3783 ~~and)) the proposed actions according to their level of priority((-1, 2, 3, or Ongoing)). As noted~~
 3784 ~~above, ((There are 14 short-term or)) Priority 1 actions ((which, as noted above,)) are targeted~~
 3785 ~~to begin implementation within two years of plan adoption. Depending on grants or funding~~
 3786 ~~availability, ((weather-related disasters)) other emergent issues, or ((other)) economic factors,~~
 3787 ~~some refinement and further prioritization of these Priority 1 actions may be warranted. The~~
 3788 ~~acronyms shown in the "Responsible Party" columns are defined in the footnote at the end of~~
 3789 ~~the tables.~~

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**((Table 31
 Priority 1 Actions (Short-Term)**

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Rural Area and Natural Resource Lands	R-2	Proportionately, Vashon-Maury Island has a high percentage of acres enrolled in King County's Public Benefit Rating System (PBRS) program. In concert with King County's current use taxation program, public education and outreach regarding land and natural resource stewardship should be offered to PBRS enrollees to enhance environmental benefits.	Develop enhanced methods of public outreach and education to better assist Vashon-Maury Island's PBRS participants with forestry, agricultural, and other land stewardship improvements, including topics, tools and property owner forums.	DNRP/ WLRD	
	R-9	King County will support the Vashon Island Grower's Association's goal to create a food hub to serve and assist ((i)) island growers with marketing, distribution, and other services that can leverage the capacities of small and medium size farms.	a. Depending upon results of the Vashon Island Grower's Association feasibility study and identification of a potential location, King County staff will coordinate with the community on permitting and infrastructure needs. b. Where feasible, King County will help to identify capital and/or operations funding for the food hub.	VIGA	DPER DNRP/ WLRD
	R-10	King County will support the work of the Vashon Island Grower's Association and similar island organizations to secure a more permanent location and to expand and redevelop the Vashon Farmer's Market in a safe, compatible and accessible manner.	a. King County staff will coordinate with the community on permitting and infrastructure needs for the farmer's market. b. Where feasible, King County will help to identify capital and/or operations funding for the farmer's market.	VIGA	DPER DNRP/ WLRD
Housing and Human Services	H-5	Increasing the inventory of housing that is affordable to very low, low, and moderate income populations on the island is a high community need and priority. One barrier to constructing affordable housing is the lack of land suitable and zoned for high density residential. King County should support increasing incentives to allow for higher density residential in the Rural Town, if it meets the following	Expand the Residential Density Incentives for affordable housing currently listed in KCC 21A.34 for the Rural Town.	DPER	DCHS

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		criteria: a. is within a sewer and water service areas; b. provides a mix of housing that is affordable to families with incomes of <u>80((%)) percent</u> AMI or below and <u>60((%)) percent</u> AMI or below; c. complies with KCC 20.22.150.			
	H-6	To help increase the island's inventory of affordable housing, accessory dwelling units should continue to be permitted on single family residential lots per KCC 21A.08.030 and should be allowed as either attached or detached units whenever minimum setbacks, water and wastewater standards can be met. King County should consider new options to streamline and simplify the ADU permitting process.	Research and draft amendments to the ADU section of the King County Code and DPER policy on the following topics: a. Allow an applicant to request a waiver from the off-street parking requirement; b. Allow park model homes as ADUs; c. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees; and d. Allow detached ADUs on lots sizes <5k sq. ft if minimum building setbacks and maximum impervious surface area standards are met.	DPER* (*See Appendix D for more detail.)	
Environment	E-4	King County, with Vashon-Maury Island Groundwater Protection Committee support, should continue monitoring groundwater and surface water on Vashon-Maury Island.	King County should continue to expand, if feasible, the monitoring of surface water and groundwater quality. King County shall continue reporting the results of this monitoring to VMIGPC.	DNRP/ WLRD	VMIGPC
	E-5	Vashon-Maury Island comprises almost <u>50((%)) percent</u> of King County's total shoreline miles. As such, it has a high exposure to potential impacts of sea level rise related to climate change. King County should develop a suite of climate change adaptation and mitigation strategies for the island to better prepare not only waterfront properties and infrastructure but other sensitive and vulnerable upland properties for expected climate change	1. King County will coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as: a. Creating disincentives for new construction that is located in projected sea-level rise zones; b. Determine if some flood-district and flood hazard reduction	#1 – DPER #2 DNRP/ WLRD	

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		impacts. King County supports the development of public education, targeted communications, and regulatory tools to help achieve this objective.	<p>tools for riverine areas can or should be applied in marine zones</p> <p>c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRP/WLRD staff.</p> <p>2. King County will pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring will be used to support future climate change mitigation and adaptation interventions.</p>		
Parks, Open Space and Cultural Resources	P-2	King County supports and will continue to be an active partner with the Vashon Park District and Vashon Maury Island Land Trust in ensuring high-quality public parks and recreational services and facilities continue to be provided on the island.	To consolidate ownership, improve maintenance, and provide for improved land management schemes, develop a mid-to-long-term strategy that supports mutually beneficial exchanges between Vashon Park District, the Vashon Maury Island Land Trust and King County Parks. Consider special lease agreements, underutilized parcels, and related issues.	DNRP/ Parks	VPD VMILT
	P-3	King County supports improved and expanded public access to the island's shoreline where sensitive habitats are not disturbed.	<p>a. King County should analyze its publicly-held property and road right of way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies.</p> <p>b. DOT/Roads and DNRP/Parks staff to develop a set of criteria to identify opportunities for appropriate shoreline access.</p> <p>c. Cooperate with Vashon Park District to include any District-owned parcels or surplus land in a future shoreline access analysis.</p>	DOT/Road Services DNRP/ Parks	VMILT VPD
	P-10	Arts Programming—To expand the role, presence, and influence of the arts throughout Vashon-Maury Island, it is important to develop an island-specific strategy which identifies talent, programs, and	<p>a. Form a committee of resident artists, a 4Culture representative and others to develop an Arts Master Plan.</p> <p>b. Develop a formal program matching professional island</p>	CBO	4Culture

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		other arts programming opportunities. King County supports a proactive and organized initiative to develop a long-term Arts Master Plan for Vashon-Maury Island.	<p>artists with apprentices wishing to develop their skills. A focus could be on mentoring and education to young people and those who cannot afford classes.</p> <p>c. Identify opportunities to improve diversity in arts programming.</p>		
Transportation	T-2	Some form of public transportation service such as ridesharing, pedicabs, community vans, mobile vehicle matching, or on-island shuttle buses should be made available to residents who reside in remote areas beyond Metro's fixed-route bus lines.	<p>a. Implement the Community Van program which provides Metro vans for local prescheduled group trips that are arranged by a Community Transportation Coordinator and driven by volunteer drivers to meet community-identified transportation needs.</p> <p>b. Promote mobile carpool matching services that help people find one-time carpools in real time.</p>	DOT/Metro	
	T-9	Vashon Rural Town should be designed and maintained to accommodate all modes of transportation, including nonmotorized users.	King County will review the standards for roads in the Rural Town for compatibility with nonmotorized uses and also identify potential nonmotorized infrastructure improvement needs for inclusion in the 2020 update to the Transportation Report. Community input will be included in this review.	DPER	DOT/Road Services
Services, Facilities and Utilities	F-8	The Vashon-Maury Island Groundwater Protection Committee should focus outreach and education efforts to protect water quality.	Implement educational programs that monitor water quality and reduce potential pollution sources. Programs may include volunteer stream invertebrate monitoring, pesticide reduction education, septic pollution, well head protection and reducing stormwater runoff.	VMIGPC	DNRP/ WLRD DPER KCD))

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**((Table 32
 Priority 2 Actions (Mid-Term))**

Plan-Category	Policy No.	Policy	Implementing-Action	Responsible-Party	
				Lead	Support
Rural Area and Natural Resource Lands	R-11	Farmland preservation on Vashon-Maury Island requires strategies that go beyond traditional approaches to protecting agricultural lands. Parcel sizes are typically smaller and there is no Agricultural Production District. King County commits to coordinate with property owners, the Vashon Maury Island Land Trust, and other organizations to ensure productive and valuable farmland on the island remains protected.	King County's Farmland Protection Program will work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the island's limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply.	DNRPAW LRD	DPER KCD
	R-12	As an officially designated "Rural Area" of King County where rural economic development and agricultural enterprises are intended to locate and strongly encouraged, agritourism is an industry with expansion potential for the island. King County will work with property owners, non-profit organizations, the Washington Department of Agriculture, and others to facilitate agritourism-related activities on Vashon-Maury Island that are consistent with its character and values.	Review King County Code 21A and other pertinent policies for opportunities to streamline and create positive incentives for agritourism activities. Support on-farm events that feature agricultural values and landscapes but do not detract from long-term commercial viability of agricultural businesses.	DPER	DNRPAWLRD DPH
Housing and Human Services	H-7	King County should work with property owners, housing developers, property managers, and architects to support healthy home environments, including universal design features and similar accommodations in existing and new dwelling units.	Research universal design educational tools and partnerships and examine potential code or policy incentives to improve the accessibility of owner-occupied and rental dwellings (e.g. residential designer/contractor workshops, expedite building permits that contain universal design features, etc.).	DPER	Home builders

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Parks, Open Space and Cultural Resources	P-4	The Tramp Harbor dock/pier has significant historic, economic, and recreational community value. King County is supportive of Vashon Park District's ongoing maintenance of the docks in a safe, attractive, and functional state. King County should work with the Vashon Park District, Washington Department of Natural Resources, and other key stakeholders to ensure the Tramp Harbor facility is well-maintained and complies with all state and federal regulations.	a. Vashon Park District and King County Parks will continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements. b. Coordinate on lease relationships with the Washington Department of Natural Resources. c. Solicit community input on dock design and desired activities.	VPD	DNRP/Parks DNR
	P-7	The community desires a Regional Trail that provides commuters, students, and recreationalists with access to commercial areas, transit services, schools and other destinations. King County should explore the feasibility of a new Regional Trail or other active transportation facilities that connects the Vashon and Maury Island communities with the north and south ferry terminals and respective ferry routes. Investigate the feasibility of Regional Trails or other active transportation facilities that achieve the following: a. Connect residential, employment, and commercial centers and other important community destinations; and b. Connect the north and south ferry terminals.	Form an interdepartmental and interagency working committee to assess the physical, environmental, financial and design feasibility for a new Regional Trail or other active transportation facility.	DNRP/Parks	DOT/Road Services VMILT
	P-8	An island-wide network of soft-surface, multi-use, backcountry trails is envisioned for pedestrians, bicyclists and equestrians that connects several open space, park and community destinations. Trail corridors should be established and designed based upon the	Form a working committee to: a. Scope, identify funding for, and conduct a feasibility study to expand the existing backcountry trail network. b. Pursue voluntary public easements across private	DNRP/Parks	DNRPAWLRD VMILT CBO

Plan-Category	Policy No.	Policy	Implementing-Action	Responsible-Party	
				Lead	Support
		<p>following criteria:</p> <ul style="list-style-type: none"> a. Connect park and open space areas; b. Provide access to shoreline areas, particularly public parks; c. Incorporate views and other special features of scenic, historic, or archaeological interest. 	<p>lands in order to connect public trails.</p> <ul style="list-style-type: none"> e. Upgrade DNRP's current program to promote donations from willing land owners (similar to conservation easements). 		
	P-11	<p>Artful Signage – Incorporating artistic elements into the physical structure and/or design of signs across the island is an effective way to display local art, raise public awareness about local talent and businesses, invest in island artists, and improve wayfinding. Community-based arts organizations should pursue grants and partnerships for constructing or improving signs.</p>	<p>Pursue grants and partnerships for constructing or improving the following signs:</p> <ul style="list-style-type: none"> • “Welcome to Vashon Island” signage at North End and Tahlequah Ferry Docks • Vashon Town Markers/Welcome Signs • Neighborhood Markers/Welcome Signs for Burton, Dockton, Ellispert and other community centers • Directional signs for the intersection of Bank Road and Vashon Hwy. • Welcome and interpretative markers/signs at parks, forests and beaches 	CBO	4Culture
	P-12	<p>Public Art – Public art enhances community character and diversity, sparks imagination, and provides a direct cultural experience for its viewers. King County supports and encourages the creative incorporation of art into the public and private spaces of Vashon-Maury Island.</p>	<p>Seek out opportunities to install permanent and temporary public art, including:</p> <ul style="list-style-type: none"> • Play local music on bus routes 118/119, possibly curated by Voice of Vashon Radio • Use creative design elements such as paint, tile and texture at public crosswalks and squares • Purchase and display local art inside and/or outside government facilities • Display local artist work on public library computers and screen savers 	CBO	4Culture Various impacted agencies

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
			<ul style="list-style-type: none"> ■ Solicit local artist involvement in the design and/or review of new or expanded government buildings ■ Install island art on bike racks and benches at select/visible locations 		
	P-14	King County will partner with the Vashon-Maury Island Heritage Association and other preservation organizations to identify sites that are deemed to be of significant historic value and to promote designation of additional historic properties to the King County Landmarks program.	Recommend eligible, historically significant structures from the "historic sites" list in Appendix C for nomination to the National and State Registers of Historic Places and/or for designation as King County Landmarks.	VMIIHA	KCLC
	P-15	Historic sites that meet national, state or county standards should be safeguarded through land use designation compatible with the site's historic character, and flexible regulations and standards that promote preservation and reuse. New construction and additions should be compatible in design, mass, and scale with the area's historic character.	Upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the island.	VMIIHA	KCLC
Transportation	T-11	King County will strive to ensure the airfield retains its important travel and emergency planning function while balancing the safety, noise, and aesthetic interests of neighborhood residents.	In collaboration with the King County Airport District #1, perform a standard airport/land use compatibility appraisal to ensure minimum FAA guidelines and other safety precautions are in place for future development within a 1-mile radius of the runway.	DPER	KCAD VIF&R
Services, Facilities and Utilities	F-5	King County, with Vashon-Maury Groundwater Protection Committee support, should conduct a study of existing private wells on Vashon and Maury Islands. This study should consider water quantity and water quality monitoring of private wells.	Implement a study of exempt wells on island. This study should result in a more accurate estimate of the number of wells, water quality, and usage.	DNRPAW LRD	VMIGPC
	F-11	The preferred reuse of wastewater is by using drip	a. Seek funding opportunities to provide financial help to	DPH	DPER

Plan-Category	Policy No.	Policy	Implementing-Action	Responsible-Party	
				Lead	Support
		irrigation as an on-site sewage system. King County should consider development of regulations allowing the recycle and reuse of greywater from residential systems and encourage greywater use for subsurface irrigation consistent with existing State regulations.	<p>property owners interested in installing drip on-site sewage systems.</p> <p>b. Educate residents of existing permitted uses for greywater</p> <p>c. Pursue code development by the King County Board of Health to allow permitting of Greywater Reuse for Irrigation</p>		
	F-16	King County and the Vashon Sewer District should evaluate inflow and infiltration (I/I) within the sewer system that conveys flows to the Wastewater Treatment Plant.	<p>a. King County/WTD and Vashon Sewer District shall partner to scope and conduct an I/I study.</p> <p>b. Seek grant funding.</p>	VSD	DNRP/ Wastewater
	F-17	King County will continue to partner with island organizations and businesses to improve public education, recycling, and waste reduction.	Analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the island's solid waste stream.	DNRP/Sol id Waste	CBO))

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**((Table 33
 Priority 3 Actions (Long-Term))**

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Land Use	LU-5	In order to foster walkability and housing affordability in the Vashon Rural Town, King County will use the flexibility that is allowed under the code when enforcing off-street parking requirements.	a. Conduct an analysis of existing and projected off-street parking demands within the Vashon Rural Town to document potential impacts on road and pedestrian safety, congestion, housing affordability, and related opportunities and threats. Explore the benefits and risks of a Special District Overlay derived from the Parking Reduction Zone that reduces off-street parking requirements. b. Develop standard criteria and findings for making parking waiver decisions.	DPER	
Rural Area and Natural Resource Lands	R-4	King County recognizes the important and unique role that Rural Neighborhood Commercial Centers have for islanders and encourages their economic viability and the continued historic, neighborhood-scale character of these centers.	a. Conduct community and property owner outreach in Burton to assess the needs and benefits of rezoning parcels that are contiguous to existing Neighborhood Business zones for the purpose of eliminating nonconforming uses. b. Conduct a market analysis of the need and demand for small-scale, multi-family residential uses in Burton.	DPER	PSB
	R-7	King County should allow applications for rezones to an "Agriculture" zone on parcels down to 5 acres in size on Vashon-Maury Island when requested by property owners and where compatibility standards can be met.	a. Perform a comparative analysis of "A" and "RA"-zoned parcels on the island, examining issues such as farm worker housing, stormwater regulations, permit timeframes, current use tax advantages, and different types of production and land uses. Consider amending the current use program to assist Vashon's predominantly small acreage operations that are within "RA" zones. b. Examine the feasibility of	DPER	DNRPAWLR D DOA

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
			creating agricultural clusters on Vashon-Maury Island to designate priority agricultural lands that are outside of an Agricultural Production District.		
	R-13	Recognize and encourage community gardens as an important use of open space resources, particularly in higher density residential areas, in small commercial centers, and in locations with less access to affordable food and other services.	Convene a planning committee of ((citizens))residents, social service providers, the WSU Master Gardeners program, and others to explore the feasibility of and possibly launch a community garden program.	VSSN	VIGA CBO WSU Extension
Housing and Human Services	H-3	Apartments, townhouses, cottages, and other types of higher density housing should locate in the Vashon Rural Town. Such multi-family uses should be incentivized as infill development where they are structurally compatible with the neighborhood and are hooked up to central sewer and Class A water systems.	Assess the King County zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer District for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.	DPER	VSD WD19
Parks, Open Space and Cultural Resources	P-6	The existing public boat launch site adjacent to the State of Washington north ferry terminal should be preserved and improved to become a more functional boat launch at the north end of Vashon Island.	a. Determine the legal description and property ownership of the existing launch site, including access to the site. b. Identify partners and formalize an inter-agency agreement to assess the launch site, safety, parking and create recommendations for potential improvements.	VPD	DNR/Park s
Transportation	T-10	King County should seek opportunities to evaluate the demand, financial feasibility and operational needs of water taxi service expansion to Vashon Island.	Examine the projected demand, the financial and operational feasibility of expanding water taxi service to Vashon Island.	DOT/ Water Taxi	
Services, Facilities and Utilities	F-9	King County should request Ecology assistance to develop a Total Maximum Daily Load water quality improvement plan to reduce point and nonpoint pollution sources to Quartermaster Harbor if the harbor water quality is listed as a Category 5 polluted water body on the 2010 Washington State Water Quality Assessment.	N/A	DNRPAW LRD	DOE
	F-12	King County should perform a	Seek grant funding to execute	DPH	DNRPAW/LR

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		comprehensive island-wide study of on-site sewage systems, evaluate the impacts of sea-level rise on shoreline septic systems, evaluate the need for community systems or other wastewater solutions, and identify a system to pump out OSS in shoreline areas that are not accessible by a pumper truck or purchase a portable pump-out trailer.	this septic system study. Said study should evaluate all treatment options: group systems, community systems, conveyance to Vashon Sewer District and/or the treatment plan, local package wastewater treatment systems such as MBRs, etc.		D DNRPA/wastewater VSD
	F-15	King County should perform an evaluation of the potential uses of reclaimed water on Vashon-Maury Island rather than discharge to Puget Sound. The County should perform an evaluation of the existing wastewater treatment plant to determine how best to serve identified water reuse needs. Reuse or land application of Biosolids should also be evaluated.		DNRP/ Water Treatment Division Wastewater	VSD))

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**((Table 34
 Ongoing Policies**

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Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
Land Use	LU-1	All land use policies and regulations for Vashon Island shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection		Any affected department	
	LU-2	In order to fully utilize existing services including sewers, Class I water, public transportation, and shopping, Vashon Rural Town is planned to accommodate the most intensive residential, commercial and industrial development on the Island.		Any affected department	
	LU-3	Development in the Rural Town should maintain the rural nature and service orientation of Vashon and Center with compact, pedestrian-friendly development.		Any affected department	
	LU-4	The area between the south end of Vashon Town Core and Vashon Center on Vashon Highway SW should retain the existing low density residential zones and low impact uses to create visual relief and separation between the commercial nodes, mitigate against strip-type development, and to allow for development of single family housing in the Rural Town.		DPER	
	LU-6	Future industrial development on the island should occur only within the Rural Town where there is sewer and water service, appropriately zoned land, and nearby access to Vashon Highway. Said uses should be clustered south of SW 178th St and west of Vashon Hwy SW.		DPER	
	LU-7	King County will support Vashon-Maury Island residents, health care services, community-based organizations, foundations, and other agencies in their efforts to identify a long-term, stable funding source and location for a medical care facility and other social service activities on the island.		Any affected department	
	Rural Area and Natural Resource Lands	R-1	All of Vashon-Maury Island is recognized as a Rural Area.		Any affected department
R-3		King County should promote preservation of at least 65((%)) percent forest cover on rural residential zoned parcels. The 65((%)) percent forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of stormwater runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the Rural Area. King County will work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact		DPER	DNRPAWLR D

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		development practices that protect and enhance native vegetation and soils and reduce impervious surface area.			
	R-5	Intertidal shellfish habitat on Vashon-Maury Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.		DNRP/ WLRD	DPER
	R-6	King County and the King Conservation District will continue to promote environmentally sensitive agricultural practices through Farm Management Plans and other tools. This includes reducing animal load impacts on groundwater and surface water resources.		DNRP/ WLRD KCD	DPER
	R-8	Food processing operations are an integral part of creating a viable local agricultural economy and are deemed compatible with the island's rural environment. Food processing plants of appropriate size and scale shall continue to be permitted uses or conditional uses in the "A" zones.		DPER	
Housing and Human Services	H-1	In the Rural Area (RA) zones, preserving a healthy diversity of housing types, sizes, and price levels helps to meet the diverse demographic needs of the island. While protecting the low density RA zones, King County shall encourage and support a wide variety of single family residential dwellings.		DPER	
	H-2	A residential density of one home per 10 acres: a. Shall be maintained on areas zoned RA-10 as of 1994 to help protect community character and reduce adverse impacts on the island's infrastructure; and b. Shall be applied to areas with a predominant lot size of 10 acres or greater and mapped as category I Critical Aquifer Recharge Areas.		DPER	
	H-4	King County should ensure that established, single family residential subdivisions in the Rural Town are allowed to retain their low density character and zoning.		DPER	
Environment	E-1	This plan strongly supports the continued protection of critical areas on Vashon-Maury Island and enforcement of all federal, state, and local regulations intended to protect or mitigate damage to or by these areas.		Any affected department	
	E-2	The quantity and quality of Vashon-Maury Islands' groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply, especially in areas highly susceptible to contamination or near public water supplies.		DNRP/ WLRD DPER	VMIGPC
	E-3	To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained		DPER	DNRP/ WLRD

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		in residential or similarly non-intensive uses at low densities. Assess the effectiveness of Special District Overlay 140 by examining parcels that have been developed under this provision and determine if any modifications and/or enforcement changes are needed.			VMIGPC
Parks, Open Space and Cultural Resources	P-1	Working forests, critical fish and wildlife habitats, and other key natural area lands across the island will be considered for parks and/or open space acquisition by King County and other conservation organizations.	DNRP/ Parks		VMILT CBO
	P-5	Additional water-related natural areas should be acquired along the saltwater shorelines of Vashon-Maury Island. These lands should be retained as passive, natural areas. King County/DNRP has ongoing programs that identify parcels with high ecological value on the island and acquire them for long-term public benefit.	DNRP/ WLRD		VMILT CBO
	P-9	Art, in all its forms and expressions, plays an influential role in the local culture and public image of Vashon-Maury Island. King County should support proactive integration of the arts into the island's public and private spaces as a high priority, especially where such projects invest in and support island artists.		Any affected department	
	P-13	Community Events — King County will work with the Vashon-Maury Island community to ensure access to both public and private spaces for festivals, fairs, performing and visual arts is maintained and utilized to their full potential.		Any affected department	
	P-16	The preservation and sensitive rehabilitation of historic or culturally significant sites in the Vashon Rural Town should be encouraged in order to maintain the Town's character and to preserve tangible links to the Town's history.	VMIHA		KGLC DPER
	P-17	Dockton and Burton are historically significant neighborhood centers for Vashon-Maury Island. Each of these centers has a distinct quality and scale that contributes to the cultural heritage of their locale. New development and redevelopment in these neighborhood centers should be compatible with their historic character.	DPER		
	P-18	King County supports collaboration with the Muckleshoot and Puyallup Tribes and other groups of cultural significance on Vashon-Maury Island to identify areas of particular cultural importance, including archaeological sites, so they can be protected.		Any affected department	
Transportation	T-1	Except in the Rural Town, new roads should not be constructed on Vashon-Maury Island until other viable multimodal alternatives have been implemented or determined infeasible.	DOT/ Road Services		DPER
	T-3	A high priority goal of this plan is to create a more sustainable island transportation system through a reduction in motorized vehicle trips. How people travel to and from the two Washington State Ferries?	DOT/ Metro		

Plan Category	Policy No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		terminals is a key element in meeting the trip reduction goal. More incentives should be provided for passenger versus automobiles on the ferry system and Metro bus connections to and from the terminals should be continually monitored and strengthened. Encourage use of incentives distributed through the promotion of real-time ridesharing through the Alternative Service program to reduce drive-alone rates on the island by making it easy to share the ride to/from the ferries.			
	T-4	Park and Ride lot maintenance should be encouraged at the Vashon facilities of Ober Park, Valley Center, Tahlequah and the North end parking lot at the ferry terminal. Continue to perform quarterly utilization counts of King County park and ride lots on the island. Make the results of said assessments readily accessible to park and ride lot customers.		DOT/ Metro	
	T-5	Metro will continue to serve and evaluate connectivity to the island's major activity centers for fixed routes #118 and #119.		DOT/Metro	
	T-7	Traffic calming devices as well as road landscaping, public art, and other design elements are encouraged in the Town Core where they do not negatively impact travel safety, overall traffic flow, or impede emergency vehicle access.		Any affected department	
	T-8	New roads or road improvements required for new development in Vashon Rural Town should be rural in character and use a rural road section consistent with the King County Road Design and Construction Standards, except in the Town Core. Roadway sections within the Town Core typically includes curb, gutter, and sidewalk. When required, the roadway drainage improvements shall meet the requirements of the King County Surface Water Design Manual.		DPER DOT/ Road Services	
	T-9	Sidewalks in the Vashon Town Core need to facilitate continuous, smooth, predictable and safe pedestrian travel to key destinations such as grocery stores, the Post Office, Vashon Landing, the library, and other public services. New sidewalks and gaps in existing sidewalk connectivity will be constructed on both sides of the roads identified on Figure 14 as part of permitting and development activity. King County will continue to require private property owners to construct sidewalks at the time of permit application for new development or substantial redevelopment.		DPER DOT/ Road Services	
Services, Facilities and Utilities	F-1	Island water resources should continue to be the sole water supply source in the future. The plan discourages importing water for domestic uses from off the island.		Any affected department	
	F-2	The following conditions must be evaluated in determining the adequacy of water service for any proposed boundary adjustments to the major Water Purveyors Service Area: A Local Service Area boundary adjustment should not be allowed if the resulting development would adversely impact domestic water		Any affected department Water Purveyors	

Plan Category	Policy-No.	Policy	Implementing Action	Responsible Party	
				Lead	Support
		supplies which serve existing or previously approved uses; No boundary adjustment shall be allowed unless a Group A public water system is available and is technically adequate to serve the proposed development.			
	F-3	As an additional requirement for the comprehensive plans of public water systems on Vashon-Maury Island, King County shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users.		DPER DNRP/ WLRD	
	F-4	King County should include water quality monitoring and reporting in the scope of work for new low impact development projects on public properties to the maximum extent practical.		DPER DNRP/ WLRD	
	F-6	King County should develop an on-going island-wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues. The education program should include alternative water supply choices such as water retention, rain water harvesting, use of gray water, deepening of wells, groundwater recharge and water rationing in emergencies.		DNRP/ WLRD	VMIGPC
	F-7	The Vashon-Maury Island Groundwater Protection Committee, with King County, support should evaluate ways to provide or enhance incentives to implement water conservation.		VMIGPC	DNRP/ WLRD
	F-10	King County should seek to reduce the amount of septage transported off island. Perform routine evaluations of the Vashon wastewater treatment plant with a long-term goal to equip it for accepting island septage.		DNRP/ Wastewater	
	F-13	The existing public sewer system in the Vashon Rural Town cannot be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-258 and as consistent with Title 57 RCW.		DNRP/ WLRD DPER	VSD
	F-14	When considering future boundary adjustments to the Vashon Sewer District Service Area, demonstration shall be required that sewer service would not be made available to, or result in, adverse impacts to agricultural lands, floodplains, wetlands, or other critical areas. Under King County Code, critical areas include groundwater recharge areas and wildlife habitat areas.		DNRP/ WLRD DPER	VSD))

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Table 7
Implementation – Priority 1 Actions (Short-Term, 2018-2019)

Policy No.	Priority 1 Implementing Action – 2018-2019	Responsible Party	
		Lead	Support
Chapter 5: Rural Area and Natural Resource Lands			
R-2	King County should seek grant funding to ((D)) develop enhanced methods of public outreach and education to better assist Vashon-Maury Island's PBRs participants with forestry, agricultural, and other land stewardship improvements, including topics, tools and property owner forums.	DNRP/WLRD	--
Chapter 6: Housing and Human Services			
H-5	((Expand the Residential Density Incentives for affordable housing currently listed in KCC 21A.34 for the Rural Town.)) King County shall implement, evaluate, and report on the affordable housing incentive Special District Overlay (SDO) in K.C.C. 21A.38. King County should revise the SDO as indicated by the County's evaluation of the SDO's use, benefits, and impacts.	DPER	DCHS
H-6	((a--)) King County shall r((R)) research and consider drafting amendments to the Accessory Dwelling Unit (ADU) section of the King County Code ((and DPER policy on the following topics: b. Allow an applicant to request a waiver from the off-street parking requirement; c. Allow park model homes as ADUs; d. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees; and e. Allow detached ADUs on lots sizes <5k sq. ft if minimum building setbacks and maximum impervious surface area standards are met)).	DPER	--
Chapter 7: Environment			
E-5	1. King County ((will)) shall coordinate with island property owners, hazard mitigation specialists, engineers, and other key stakeholders to develop policy and public education tools targeted for use on Vashon-Maury Island, considering such topics as: a. Creating disincentives for new construction that is located in projected sea-level rise zones; b. ((Determine if some flood district and flood hazard reduction tools for riverine areas can or should be applied in marine zones)) In coordination with other King County departments and agencies, DPER	#1 – DPER #2 – DNRP/ WLRD	

Policy No.	Priority 1 Implementing Action – 2018-2019	Responsible Party	
		Lead	Support
	<p>shall research regulatory approaches for reducing flood hazards in marine zones; and</p> <p>c. Other Vashon-specific items derived from the sea level rise strategy being developed by DNRP/WLRD staff.</p> <p>2. King County (will) shall pursue a permanent funding source for routine monitoring of marine shoreline changes. Data collected from said monitoring (will) shall be used to support future climate change mitigation and adaptation interventions.</p>		
Chapter 8: Parks, Open Space & Cultural Resources			
P-3	<p>a. King County should analyze its publicly-held property and road right-of-way to identify any potential opportunities for increasing public shoreline access or transferring to other agencies.</p> <p>b. DOT/Roads and DNRP/Parks staff (to) shall develop a set of criteria to identify opportunities for appropriate shoreline access.</p> <p>c. King County shall c(C)operate with Vashon Park District to include any District-owned parcels or surplus land in a future shoreline access analysis.</p>	DOT/Road Services DNRP/Parks	VMILT VPD
Chapter 9: Transportation			
T- (2) <u>1</u>	<p>King County should provide additional alternative services for Island residents, such as:</p> <p>a. Implement the Community Van program which provides Metro vans for local prescheduled group trips that are arranged by a Community Transportation Coordinator and driven by volunteer drivers to meet community-identified transportation needs.</p> <p>b. Promote mobile carpool matching services that help people find one-time carpools in real time.</p>	DOT/Metro	--
Chapter 10: Services, Facilities and Utilities			
F-8	The VMIGPC should (to)implement educational programs that monitor water quality and reduce potential pollution sources. Programs may include volunteer stream invertebrate monitoring, pesticide reduction education, septic pollution, well head protection and reducing stormwater runoff.	VMIGPC	DNRP/WLRD DPER KCD
F- (47) <u>15</u>	King County shall (A)analyze results of the Impact Bioenergy assessment and feasibility study in late 2018/early 2019 and determine next steps that will have the greatest impact on reducing the (to)Island's solid waste stream.	DNPR/SWD	CBO

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Table 8
Implementation – Priority 2 Actions (Mid-Term, 2020-2022)

Policy No.	Priority 2 Implementing Action – 2020-2022	Responsible Party	
		Lead	Support
Chapter 5: Rural Area and Natural Resource Lands			
R-((44))9	King County’s Farmland Protection Program ((will)) shall work with local partners to explore opportunities for additional farmland protection on Vashon-Maury Island. Given the island’s limited groundwater supply, such a strategy should examine water rights and ensure that lands preserved for agriculture contain adequate water supply.	DNRP/WLRD	DPER KCD
R((42))10	a. King County shall ((R)) review King County Code 21A and other pertinent policies for opportunities to streamline and create positive incentives for agritourism activities. ((Ensure that special on-farm events are permitted uses.)) b. King County shall ((S)) support on-farm events that feature agricultural values and landscapes but do not detract from long-term commercial viability of agricultural businesses.	DPER	DNRP/WLRD DPH
Chapter 6: Housing and Human Services			
H-7	King County shall ((R)) research universal design educational tools and partnerships and examine potential code or policy incentives to improve the accessibility of owner-occupied and rental dwellings (e.g. residential designer/contractor workshops, expedite building permits that contain universal design features, etc.).	DPER	Homebuilders
Chapter 8: Parks, Open Space & Cultural Resources			
P-2	To consolidate ownership, improve maintenance, and provide for improved land management schemes, King County shall develop a mid-to-long-term strategy that supports mutually beneficial exchanges between Vashon Park District, the ((Vashon-Maury)) Vashon-Maury Island Land Trust and King County Parks ((-Consider)) including <u>consideration</u> of special lease agreements, underutilized parcels, and related issues.	DNRP/Parks	VPD VMILT
P-7	King County should ((F)) form an interdepartmental and interagency working committee to <u>seek funding to conduct a feasibility study that would assess the physical, environmental, financial and design feasibility for a new Regional Trail or other active transportation facility.</u>	DNRP/Parks	DOT/Road Services VMILT

Policy No.	Priority 2 Implementing Action – 2020-2022	Responsible Party	
		Lead	Support
P-8	<p>King County should f(F)orm a working committee to <u>seek funding to:</u></p> <p>a. Scope, identify funding for, and conduct a feasibility study to expand the existing backcountry trail network, <u>including reviewing whether trails are appropriate on state and County-owned land that is subject to forest management plans in areas that are logged</u>((-)); <u>and</u></p> <p>b. Pursue voluntary public easements across private lands in order to connect public trails, <u>potentially by exploring changes to existing King County conservation easement programs.</u></p> <p>((c. Upgrade DNRP's current program to promote donations from willing land owners (similar to conservation easements))).</p>	DNRP/Parks	DOT/Road Services VMILT CBO
P-12	<p>King County shall <u>evaluate</u> ((Seek out)) opportunities to install permanent and temporary public art <u>in County buildings and facilities, such as</u>((,-including)):</p> <ul style="list-style-type: none"> • ((Play local music on bus routes 118/119, possibly curated by Voice of Vashon Radio)) • Use creative design elements such as paint, tile and texture at public crosswalks and squares • Purchase and display local art inside and/or outside government facilities • ((Display local artist work on public library computers and screen savers)) • Solicit local artist involvement in the design and/or review of new or expanded government buildings • Install island art on ((bike)) <u>bicycle</u> racks and benches at select/visible locations. 	((CBO)) <u>Any affected department</u>	((4Culture))
Chapter 9: Transportation			
T- ((9)) <u>8</u>	<p>King County ((will)) <u>should</u> review the standards for roads in the Vashon Rural Town for compatibility with nonmotorized uses and ((also identify)) potential nonmotorized infrastructure improvement needs ((for inclusion in the 2020 update to the Transportation Needs Report. Community input will be included in this review)) <u>as part of future countywide policy and needs analyses.</u></p>	((DPER)) DOT/Road Services	--
T- ((44)) <u>10</u>	<p>In collaboration with the King County Airport District #1, <u>King County shall</u> perform a standard airport/land use compatibility appraisal to ensure minimum FAA guidelines and other safety</p>	DPER	KCAD VIF&R

Policy No.	<u>Priority 2 Implementing Action – 2020-2022</u>	Responsible Party	
		Lead	Support
	precautions are in place for future development within a 1-mile radius of the runway.		
Chapter 10: Services, Facilities and Utilities			
((F-11	a. Seek funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems b. Educate residents of existing permitted uses for greywater c. Pursue code amendments by the King County Board of Health to allow permitting of Greywater Reuse for Irrigation	DPH	DPER))

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Table 9
Implementation – Priority 3 Actions (Long-Term, 2023-2025)

Policy No.	Priority 3 Implementing Action – 2023-2025	Responsible Party	
		Lead	Support
Chapter 4: Land Use			
((LU-5	King County Department of Permitting & Environmental Review will consistently enforce the provisions of P-suffix VS-P28.	DPER	--))
LU- ((6))5	<p>a. King County shall develop criteria for marking parking reduction waiver decisions.</p> <p>b. King County shall develop proposed amendments to the King County Code that require a site-specific parking study when reducing existing parking spaces.</p> <p>c. King County shall ((C))conduct an analysis of existing and projected off-street parking demands within the Vashon Rural Town to document potential impacts on road and pedestrian safety, congestion, housing affordability, and related opportunities and threats. <u>The analysis should</u> ((E))explore the benefits and risks of a potential Special District Overlay derived from the Parking Reduction ((Zone)) Priority Area shown in Map 4 that reduces off-street parking requirements. <u>In addition to the parcels in Map 4, King County should evaluate inclusion of other parcels, such as multifamily housing, in the potential Special District Overlay.</u></p> <p>((Develop standard criteria and findings for making parking waiver decisions.))</p>	DPER	
((Chapter 5: Rural Area and Natural Resource Lands			
((R-7	<p>a. Perform a comparative analysis of “A” and “RA”-zoned parcels on the island, examining issues such as farm worker housing, stormwater regulations, permit timeframes, current use tax advantages, and different types of production and land uses. Consider amending the current use program to assist Vashon’s predominantly small acreage operations that are within “RA” zones.</p> <p>b. Examine the feasibility of creating agricultural clusters on Vashon-Maury Island to designate priority agricultural lands that are outside of an Agricultural Production District.</p>	DPER	DNPRWLRD DOA))
Chapter 6: Housing and Human Services			
H-3	King County shall ((A)) assess the King County ((zoning and planning ordinances as well as policies of King County Water District 19 and Vashon Sewer	DPER	VSD WD19

Policy No.	Priority 3 Implementing Action – 2023-2025	Responsible Party	
		Lead	Support
	District) Code for innovative opportunities to simplify and streamline multi-family infill development on both vacant and underdeveloped parcels.		
Chapter 9: Transportation			
T-((40))9	King County should seek funding to ((E))examine the projected demand, the financial and operational feasibility of expanding water taxi service to Vashon Island.	DOT/Marine (Water Taxi)	--
Chapter 10: Services, Facilities and Utilities			
F-6	King County should seek funding to evaluate countywide actions to further water quality education, assistance, and programs, such as: a. Seeking funding opportunities to provide financial help to property owners interested in installing drip on-site sewage systems; b. Educating residents of existing permitted uses for greywater; and c. Drafting proposed code amendments for the King County Board of Health to consider allowing greywater reuse for irrigation.	((DNRPAWLRD)) DPH	((VMIGPG)) DPER
F-((42))11	King County should ((S))seek grant funding to execute this septic system study. Said study should evaluate all treatment options, such as: group systems, community systems, conveyance to Vashon Sewer District and/or the treatment plan, and local package wastewater treatment systems such as ((MBRs)) membrane bioreactors((-ete)).	((DPH)) DNRP	((DNRPAWLRD DNRPAWTD)) VSD

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Table 10
Implementation – Ongoing Actions

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
Chapter 4: Land Use			
LU-1	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
LU-2	<u>King County shall implement policy direction through the King County Code.</u>	Any affected department	--
LU-3	<u>King County shall implement policy direction through the King County Code.</u>	Any affected department	--
LU-4	<u>King County should consider this policy when reviewing proposed changes to land use designations and/or zoning classifications.</u>	DPER	--
LU-((7)) <u>6</u>	<u>Implementation should occur through King County development regulations, permit review, and evaluation of proposed change to land use designations and/or zoning classifications.</u>	DPER	--
Chapter 5: Rural Area and Natural Resource Lands			
R-1	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
R-3	King County ((will)) <u>should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface areas.</u>	DPER	DNRP/WLRD
R-4	((a.— Conduct community and property owner outreach in Burton to assess the needs and benefits of rezoning parcels that are contiguous to existing Neighborhood Business zones for the purpose of eliminating nonconforming uses. b.— Conduct a market analysis of the need and demand for small-scale, multi-family residential uses in Burton.)) <u>Implementation should occur through ongoing King County departmental activities.</u>	DPER	PSB
R-5	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
R-6	<u>Implementation should occur through ongoing King County departmental activities, as well as through any current or future Interlocal Agreements with the King Conservation District.</u>	DNRP/WLRD ((KCD))	DPER KCD

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
((R-8	Food processing operations are an integral part of creating a viable local agricultural economy and are deemed compatible with the island's rural environment. Food processing plants of appropriate size and scale shall continue to be permitted uses or conditional uses in the "A" zones.	DPER	--))
Chapter 6: Housing and Human Services			
H-1	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
H-2	<u>King County shall implement policy direction through the King County Code and when evaluating proposed changes to zoning classifications.</u>	DPER	
H-4	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
H-8 ((LU-8))	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
Chapter 7: Environment			
E-1	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
E-2	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
E-3	King County shall ((A)) assess the effectiveness of Special District Overlay 140 by examining parcels that have been developed under this provision and determine if any modifications and/or enforcement changes are needed.	DPER	DNRP/WLRD VMIGPC
E-4	((King County should continue to expand, if feasible, the monitoring of surface water and groundwater quality.)) King County shall continue reporting the results of ((this)) <u>surface water and groundwater quality monitoring to VMIGPC.</u>	DNRP/WLRD	VMIGPC
E-6	<u>Implementation should occur through ongoing King County departmental activities.</u>	DPER	--
Chapter 8: Parks, Open Space & Cultural Resources			
P-1	King County, <u>in coordination with the Vashon-Maury Island Land Trust</u> ((?)) and other partners, shall ((will)) continue to explore options to accelerate habitat protection and conservation((using both traditional and non-traditional tools)).	DNRP/Parks	VMILT CBO
P-5	King County((/DNRP)) has ongoing programs that identify parcels with high ecological value on	DNRP/WLRD	VMILT CBO

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
	the island and acquire them for long-term public benefit.		
P-15	((Upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the island.)) <u>Implementation should occur through King County development regulations, permit review, and evaluation of proposed changes to land use designations and/or zoning classifications.</u>	DPER	--
P-17	<u>Implementation should occur through permit review and evaluation of proposed changes to land use designations and/or zoning classifications.</u>	DPER	--
P-18	<u>Implementation should occur through ongoing King County departmental activities.</u>	DPER	--
Chapter 9: Transportation			
T-((3)) <u>2</u>	a. King County should ((E))encourage ((use of incentives distributed through the)) promotion of real-time ridesharing through ((the Alternative Service program)) <u>alternative services programs</u> to reduce drive-alone rates on the island by making it easy to share the ride to/from the ferries. b. <u>King County should continue to perform quarterly utilization counts of King County park and ride lots on the Island. The results of these assessments should be made available to the public.</u>	DOT/Metro	--
T-((4)) <u>3</u>	((Continue to perform quarterly utilization counts of King County park and ride lots on the island. Make the results of said assessments readily accessible to park and ride lot customers.)) <u>Implementation should occur through ongoing King County departmental activities.</u>	DOT/Metro	--
T-((5)) <u>4</u>	<u>Implementation should occur through ongoing King County departmental activities.</u>	DOT/Metro	--
T-((6)) <u>5</u>	<u>Implementation should occur through ongoing King County departmental activities.</u>	Any affected department	--
T-((7)) <u>6</u>	King County ((will)) <u>shall</u> continue to require private property owners to construct sidewalks at the time of permit application for new development or substantial redevelopment.	DOT/Metro	--
T-((8)) <u>7</u>	<u>Implementation should occur through ongoing King County departmental activities.</u>	DOT/Metro	--

Policy No.	Ongoing Implementing Action	Responsible Party	
		Lead	Support
Chapter 10: Services, Facilities and Utilities			
F-1	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
F-2	Implementation should occur through ongoing King County departmental activities.	Any affected department	--
F-3	Implementation should occur through ongoing King County departmental activities.	DPER DNRP/WLRD	--
F-4	Implementation should occur through ongoing King County departmental activities.	DPER DNRP/WLRD	--
F-5	((Implement a study of exempt wells on island. This study should result in a more accurate estimate of the number of wells, water quality, and usage.)) Implementation should occur through ongoing King County departmental activities.	DNRP/WLRD	VMIGPC
F-7	Implementation should occur through ongoing King County departmental activities.	VMIGPC	DNRP/WLRD
F-10	((Perform routine evaluations of the Vashon wastewater treatment plant with a long term goal to equip it for accepting island septage.)) Implementation should occur through ongoing King County departmental activities.	DNRP/WTD	--
F-((43))12	Implementation should occur through ongoing King County departmental activities.	DNRP/WLRD DPER	--
((F-14	N/A	DNRP/WLRD DPER	VSD))
F-((45))13	Implementation should occur through ongoing King County departmental activities.	DNRP/WTD	--

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3835 **Responsible Party Acronyms**

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3837 4Culture = 4Culture King County Cultural Development Authority (~~Arts Organization~~)
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3839 CBO = Community-Based Organizations (i.e., Neighborhood and Business Associations(~~(-)~~),
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3841 Faith-Based Organizations, Philanthropic Organizations)
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3843 DCHS = King County Department of Community and Human Services
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3845 DNR = Washington State Department of Natural Resources
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3847 DNRP = King County Department of Natural Resources and Parks (Parks and Recreation Division, Solid
3848 Waste Division (SWD), Water and Land Resources Division (WLRD), Wastewater Treatment Division
3849 (WTD))
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3851 DOA = Department of Assessments (King County Assessor)
3852
3853 DOE = Washington State Department of Ecology
3854
3855 DOT = King County Department of Transportation (Metro Transit, Road Services Division, Marine Division
3856 (Water Taxi))
3857
3858 DPER = King County Department of Permitting and Environmental Review
3859
3860 DPH = Public Health – Seattle and King County (~~Department of Public Health~~) (Environmental Health
3861 Division)
3862
3863 KCAD = King County Airport District 1 (Vashon)
3864
3865 KCD = King Conservation District
3866
3867 KCLC = King County Landmarks Commission
3868
3869 PSB = King County Office of Performance, Strategy and Budget (~~(Office)~~)
3870
3871 VIF&R = Vashon Island Fire and Rescue
3872
3873 VIGA = Vashon Island Grower(~~(s)~~)s Association
3874
3875 VMIGPC = (~~(Vashon-Maury)~~)Vashon-Maury Island Groundwater Protection Committee
3876
3877 VMIHA = (~~(Vashon-Maury)~~)Vashon-Maury Island Heritage Association
3878
3879 VMILT = (~~(Vashon-Maury)~~)Vashon-Maury Island Land Trust
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3881 VPD = Vashon Park District
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3883 VSD = Vashon Sewer District
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3885 VSSN = Vashon Social Services Network
3886
3887 WD19 = Water District 19

APPENDICES

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**((Vashon-Maury Island CSA Plan))
 Appendix A**

Table 11
Implementation – Actions with Responsible Parties Other than King County

Policy No.	Implementing Action	Responsible Party	
		Lead	Support
Priority 1 – 2018-2019			
Chapter 5: Rural Area and Natural Resource Lands			
R-((9))7	<p><u>Implementation should occur through community-led efforts and activities.</u></p> <p><u>King County support actions are as follows:</u></p> <p>a. Depending upon results of the Vashon Island Grower((:))s Association feasibility study and identification of a potential location, King County staff ((will)) shall coordinate with the community on permitting ((and infrastructure)) needs.</p> <p>b. ((Where feasible,))King County ((will)) should help to identify capital and/or operations funding for the food hub.</p>	VIGA	<p>DPER DNPR/WLRD</p>
R-((14))8	<p><u>Implementation should occur through community-led efforts and activities.</u></p> <p><u>King County support actions are as follows:</u></p> <p>a. King County staff ((will)) shall coordinate with the community on permitting ((and infrastructure)) needs for the farmer’s market, including evaluation of potential amendments to VS-P29 that would allow farmers markets as a permitted use in the Rural Town.</p> <p>b. ((Where feasible,))King County ((will)) should help to identify capital and/or operations funding for the farmer’s market.</p>	VIGA	<p>DPER DNPR/WLRD</p>
Chapter 8: Parks, Open Space & Cultural Resources			
P-10	<p>((a. Form a committee of resident artists, a 4Culture representative and others to develop an Arts Master Plan.</p> <p>b. Develop a formal program matching professional island artists with apprentices wishing to develop their skills. A focus could be on mentoring and education to young peopleand those who cannot afford classes.</p> <p>c. Identify opportunities to improve diversity in arts programming.)</p> <p><u>Implementation should occur through community-led efforts and activities.</u></p>	CBO	<p>((4Culture))</p>

Policy No.	Implementing Action	Responsible Party	
		Lead	Support
Priority 2 – 2020-2022			
Chapter 8: Parks, Open Space & Cultural Resources			
P-4	<p>Vashon Park District and King County Parks ((will)) should:</p> <p>a. ((e)) Continue to partner to secure a state appropriation to upgrade the Tramp Harbor dock, including removal of creosote, pylon safety improvements, and other improvements((-));</p> <p>b. Coordinate on lease relationships with the Washington <u>State</u> Department of Natural Resources((-)); <u>and</u></p> <p>c. Solicit community input on dock design and desired activities.</p> <p><u>Implementation should occur through community-led efforts and activities.</u></p>	VPD	DNRP/Parks DNR
P-11	<p>Pursue grants and partnerships for constructing or improving the following signs:</p> <ul style="list-style-type: none"> • “Welcome to Vashon Island” signage at North End and Tahlequah Ferry Docks • Vashon <u>Rural</u> Town Markers/Welcome Signs • Neighborhood Markers/Welcome Signs for Burton, Dockton, Ellisport and other community centers • Directional signs for the intersection of Bank Road and Vashon Hwy. • Welcome and interpretative markers/signs at parks, forests and beaches <p><u>Implementation should occur through community-led efforts and activities.</u></p>	CBO	((4Culture))
Chapter 10: Services, Facilities and Utilities			
F- ((16)) 14	<p>((a.)) The Vashon Sewer District should ((S)) seek grant funding <u>to scope and conduct an inflow and infiltration (I/I) study. King County should provide technical assistance to support this effort.</u></p> <p>((b. The Vashon Sewer District will coordinate with King County Wastewater Treatment District to scope and conduct an I/I study))</p> <p><u>Implementation should occur through community-led efforts and activities.</u></p>	VSD	DNRP/WTD
Priority 3 – 2023-2025			
Chapter 5: Rural Area and Natural Resource Lands			
R- ((13)) 11	<p>King County supports community efforts to ((G)) convene a planning committee of ((citizens))</p>	VSSN	VIGA CBO

Policy No.	Implementing Action	Responsible Party	
		Lead	Support
	residents, social service providers, the WSU Master Gardeners program, and others to explore the feasibility of and possibly launch a community garden program. <u>Implementation should occur through community-led efforts and activities.</u>		WSU Extension
Chapter 8: Parks, Open Space & Cultural Resources			
P-6	The Vashon Park District should: a. Determine the legal description and property ownership of the existing <u>public boat launch site adjacent to the State of Washington north ferry terminal</u> , including access to the site. b. Identify partners and formalize an inter-agency agreement to assess the launch site, safety, parking and create recommendations for potential improvements. <u>Implementation should occur through community-led efforts and activities.</u>	VPD	DNRP/Parks
Ongoing			
Chapter 8: Parks, Open Space & Cultural Resources			
P-9	<u>Implementation should occur through community-led efforts and activities.</u>	((Any affected department)) CBO	--
P-13	<u>Implementation should occur through community-led efforts and activities.</u>	((Any affected department)) CBO	--
P-14	((Recommend eligible, historically significant structures from the "historic sites" list in Appendix C for nomination to the National and State Registers of Historic Places and/or for designation as King County Landmarks.)) King County supports community efforts to, upon property owner notification and consent, create a map to catalog the locations of historically significant properties on the Island. Obtaining <u>landmark designation should occur through community and preservation organizations' efforts and activities.</u> <u>Implementation should occur through community-led efforts and activities.</u>	VMIHA	KCLC
P-16	<u>Implementation should occur through community-led efforts and activities.</u>	VMIHA	KCLC DPER

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((Status of Prior Community Plan Policies

This table lists all policies and special recommendations from the 1986 Vashon Community Plan and the 1996 Vashon Town Plan that have either been accomplished since the original plan was adopted or are no longer germane due to one of the reasons identified under "Policy Status" below. All other policies and/or special recommendations from the 1986 or 1996 plans are carried forward as verbatim or amended policies in the CSA Subarea Plan.

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished / Addressed in KC Code ²	Duplicated in KC Comprehensive Plan ³	Outdated / No Longer Relevant / Not Enforceable ⁴	Merged With Another Policy ⁵
1986 Vashon Community Plan						
Land Use	V-2	Most of Vashon shall remain at low residential densities in order to maintain the Island's current rural level of development. To accommodate future growth, some of the Island's existing town centers and neighborhoods are planned for additional residential growth. The town of Vashon is planned for the most intensive residential, commercial, and industrial development.	√			√ (Land Use #1 & #5)
	V-4	A variety of residential lot sizes and housing types should be encouraged on the Island.				√ (Housing #3 & #5)
	V-5	Most of the Island's upper plateau areas are planned for low residential densities.	√			
	V-8	Some of the Island's existing towns and neighborhoods are planned for additional residential development to accommodate future growth and to continue the development of these areas as distinct communities. New residential development should be compatible with the existing density and character of these communities, and preserve the quality and quantity of Island ground water.				√ (Land Use #1 & #5)
	V-9	Burton, Dockton, and Vashon Heights are planned for single family residential development at densities which do not require sewers (less than three houses per acre).	√			
	V-14	Single family rezones for moderate income housing projects at densities up to 9 dwelling units per acre should be allowed at the Town of Vashon provided they meet other applicable community plan and county policies. These rezones should be conditioned upon HUD, Farmer's Home			√	√ (Housing #6)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
		Administration, FHA, Veteran's Home Administration or other government agency approval or they should be for government sponsored projects.				
	V-16	Intensive commercial and industrial land uses should be concentrated at the Town of Vashon and nearby areas where water, wastewater disposal and transit services are available and adequate.	√	√ (R-505)		√ (Land Use #5 & #7)
	V-17	Small commercial centers are recognized as focal points for Vashon's communities and neighborhoods. These centers are to be maintained at their current size except that a limited expansion of the Burton business area may occur during the life of the community plan.	√	√ (R-501 & R-502)		√ (Land Use #4)
	V-18	The Town of Vashon should continue to be the major commercial business center on Vashon Island.				√ (Land Use #5)
	V-19	Mixed business and residential uses are planned in the Town of Vashon surrounding the existing business center.	√			√ (Land Use #1 & #5)
	V-20	Neighborhood business areas on Vashon Island should allow for a mix of retail and residential uses.	√	√ (R-501 & R-502)		√ (Land Use #1 & #4)
	V-21	A limited neighborhood business area should be established at Valley Center.	√			√ (Land Use #4)
	V-22	A small expansion of the business district at Burton should be allowed during the six to ten year life of the plan, subject to criteria established in this plan.	√			
	V-23	Existing neighborhood grocery stores and small nodes of business are recognized as a viable part of the identity of neighborhoods on Vashon Island. These areas include: Dockton, Tahlequah, Portage Heights Dock, Maury Island Service Station, Vashon Center, and Jack's Corner. The existing small scale and neighborhood character of business uses at these locations should be maintained.		√ (R-501)		√ (Land Use #4)
	V-25	Industrial development should have adequate access to the Vashon Highway, but it should not occur in a strip along the Highway.	√			√ (Land Use #6 & #7)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
	V-26	Future industry should be developed in a manufacturing park setting and should not exceed light industrial uses.			√	
	V-27	Home occupations should continue to be allowed in residential areas on Vashon Island.	√			
	V-29	Sand and gravel extraction operations should continue to operate under appropriate zoning. Quarrying and mining-zoned property is planned for residential use when it is no longer needed for sand and gravel extraction.			√	
	V-31	Development should be minimized and carefully managed in development limitation areas. The most fragile, hazardous or valuable areas, including high recharge areas, Class III landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation.	√	√ (E-502, E-503 & E-508)		√ (Nat. Res. #1)
Natural Resources	V-32	As a method of erosion control, landslide prevention and of protecting surface water quality, the removal of native vegetation should be limited in erosion hazard areas, Class III landslide hazard areas, wetlands and along fish bearing waters.	√	√ (E-502, E-503 & E-508)		
	V-33	Protect and preserve the island's wildlife habitats.	√	√ (E-401, E-403, E-432 & E-435)		
	V-34	Where fish or wildlife habitat areas occur within a proposed short plat, subdivision or planned unit development, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat if necessary.	√	√ (E-423 & E-425)		√ (Nat. Res. #1)
	V-35	Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential county-wide significance should receive special attention. Where these occur within a proposed plat, subdivision or planned unit development, building and land development (BALD) may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to	√	√ (E-423 & E-425)		√ (Nat. Res. #1)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
		recommend specific measures to protect them.				
	V-43	As a high priority, the plan supports the nomination of two Historic districts to the national and state registers of historic places: Dockton and Burton. Redevelopment in these districts should be compatible with the historic character of these communities.			√	
Utilities	V-46	Community (alternative) sewage systems should be allowed outside the sewer local service area established in this plan. Alternative systems should be considered prior to traditional public sewers where necessary to alleviate existing or potential health hazards. Technical and economic feasibility should be evaluated before deciding to implement an alternative sewage system.	√ (ref. Washington DOE list of approved alternative systems)			
	V-49	A decision to grant a boundary adjustment to the LSA should not be made solely because the minimum lot size of a zone classification is too small to meet on-site wastewater disposal standards. Specifically, larger lot sizes than the minimum required by zoning should be considered as an alternative to a boundary adjustment.				√ (Wastewater #1)
	V-54	Protection of the ground water aquifer is of primary importance to the Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed.	√ (ref. Vashon special district overlay #140)	√ (E-494 thru E-497)		√ (Land Use #2)
	V-55	Use existing domestic water supplies and water systems efficiently.			√	
	V-56	All of Vashon Island is designated a water service area.			√	
	V-60	King County should give special attention when reviewing building permits, short plats, subdivisions, planned unit developments and rezones to ensure that extension of water service to new customers will not reduce service to existing customers below minimum state and county standards.	√			√ (Water #2)
	V-62	The Seattle King County Health Department should give special attention when establishing setbacks for septic systems and	√			

Prior Plan Category	Policy No. ¹	Policy	Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Policy Status	
					Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
		other potential pollution sources to protect domestic water supplies.				
Transportation	V-65	Public transit should be encouraged in every possible way.			↓	
	V-67	Park-and-ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, and Pt. Defiance) should be encouraged.	↓			↓ (Transportation #3)
	V-71	Street and highway improvements should be low-cost safety and maintenance projects wherever possible.			↓	
	V-72	To retain the rural environment, four-lane roads should not be built on Vashon Island.			↓	
	V-74	High-speed, passenger-only ferry service to Vashon Island should not be implemented			↓	
	V-78	The impact of expansion of ferry service, particularly the impacts on roads, neighborhoods, etc., must be considered carefully.			↓	
Parks and Recreation	V-81	A primary consideration in acquiring park sites and developing recreational facilities on Vashon Island should be the needs of Island residents.			↓	
	V-85a	Trails on Vashon should serve bicyclists, equestrian and pedestrian uses.				↓ (Parks #2)
	V-85b	Trail systems at parks and on other public lands should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved.	↓			
	V-85c	If and when county and state-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs.			↓	
	V-85e	Trails should provide multiple uses where possible, serving both recreational and commuter needs.	↓			↓ (Parks #2)
	V-87	King County should retain historical names for Vashon Island parks and consult the community before naming new parks.			↓	
	V-89	King County should explore options for trading the northeast Vashon (Winghaven) park site for another waterfront site on the Island.			↓	

Prior Plan Category	Policy No. ¹	Policy	Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Policy Status	
					Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
1996 Vashon Town Plan						
Land Use	L-3	The boundaries of the Rural Town land use (Rural Town of Vashon) shall be as described in Figure 1, amending the 1994 King County Comprehensive Plan Land Use Map.	↓	↓ (R-504)		
	L-7	Multifamily rezones for housing projects for senior or disabled citizens, or for low-income citizens, for up to twelve dwelling units per acre, should be allowed in areas zoned R-8 provided they meet other applicable Town Plan, Community Plan and Comprehensive Plan policies.	↓ (R-8 parcels in Rural Town have "Potential R-12" zoning)			↓ (Housing #6)
	L-8	Mixed business and residential uses are encouraged in the Rural Town.		↓ (R-507)		↓ (Land Use #5)
	L-11	Light industrial development should have adequate access to Vashon Highway, but is not to occur along the Highway.	↓			↓ (Land Use #6 & #7)
	L-12	Storage of heavy equipment may occur within industrially zoned land, but not along arterials.	↓			
Circulation	C-2	King County should review and consider how to help implement traffic studies which may be prepared by other agencies such as the Vashon Chamber of Commerce and the Vashon Community Council.			↓	
	C-3	A second park-and-ride facility at the southern end of Vashon should be considered, possibly along with a parcel development.				↓ (Transp. #3)
Town Green and Green Network	P-1	Along with other agencies, King County should work towards developing a Town Green as an open space focus for Vashon. The Town Green should be centrally located, walking distance from the intersection of Vashon Highway and Bank Road, at least one-half acre in size and oriented toward daylight/solar access.			↓	
	P-2	Along with other agencies and private ownerships, King County should work towards assembling a Green Network using land and/or use intensity trade-offs to secure centrally located and community benefit sites and walkways.				↓ (Transp. #1)

Prior Plan Category	Policy No. ¹	Policy	Policy Status			
			Accomplished/ Addressed in-KC Code ²	Du- plicated in-KC Compre- hensive Plan ³	Outdated /No Longer Relevant/ Not Enforce- able ⁴	Merged With Another Policy ⁵
Residential Develop- ment	R-1	New housing units, in building type and site development, should be reflective of the established development patterns of their neighborhoods.			↓	
	R-2	Only the housing types listed shall be allowed in residential zones depending on site location and layout: Single Family Detached; Single Family Attached; single family with Attached accessory Unit(s); Cottages as Accessory Units or in Clusters or Commons; Multiplexes (Duplex, Triplex, or Fourplex houses.			↓	
	R-6	New single family neighborhoods of eight or more homes should include open space oriented toward at least one street.	↓ (KC Code 21A.14. 180)			

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 3920 ¹The following policy numbers were intentionally skipped in the 1986 Vashon Community Plan and do not appear on
 3921 either the prior plan or current CSA Subarea Plan lists: V-6, V-7 and V-15.
 3922 ²"Accomplished / In King County Code" refers to policies that have been completed since they were first adopted or
 3923 have been adopted by ordinance and are now in King County Code. This includes amendments to the official Zoning
 3924 Map.
 3925 ³"Duplicated in KC Comprehensive Plan" refers to policies that duplicate a policy already in the King County
 3926 Comprehensive Plan. The number shown in parentheses is the KC Comprehensive Plan policy that addresses the
 3927 same topic.
 3928 ⁴"Outdated/No Longer Relevant/Not Enforceable" refers to policies that use outdated terms, have become irrelevant
 3929 since original adoption, or cannot be enforced by King County or another agency.
 3930 ⁵"Merged With Another Policy" refers to policies that were amended and/or combined with a similar policy in the
 3931 Vashon-Maury CSA Subarea Plan. The number shown in parentheses is the CSA Subarea Plan policy that merges
 3932 and/or incorporates the old policy.
 3933

Web Links for King County Code and Comprehensive Plan

King County Code—

http://www.kingcounty.gov/council/legislation/kc_code/24_30_Title_21A.aspx

King County Comprehensive Plan—<http://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/king-county-comprehensive-plan/2016Adopted.aspx>)

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**((Vashon-Maury Island CSA Plan))
 Appendix B**

**Table ((4))12
 Demographic Data**

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
SEX												
Total Population	10,123	100.0	1,737,034		10,624	(X)	1,931,249	(X)	11,000	100.0	2,045,756	100.0
Male	4,918	48.6	864,457	49.8	5,150	48.5	962,090	49.8	5,350	48.6	1,020,901	49.9
Female	5,205	51.4	872,577	50.2	5,474	51.5	969,159	50.2	5,650	51.4	1,024,855	50.1
AGE												
Under 5	484	4.8	105,321	6.1	409	3.8	120,294	6.2	400	3.6	126,282	6.2
5-9	656	6.5	111,162	6.4	523	4.9	113,295	5.9	510	4.6	120,439	5.9
10-14	728	7.2	109,992	6.3	711	6.7	110,789	5.7	730	6.6	114,356	5.6
15-19	673	6.6	108,261	6.2	586	5.5	117,514	6.1	580	5.3	114,940	5.6
20-24	270	2.7	116,597	6.7	284	2.7	129,822	6.7	320	2.9	134,272	6.6
25-34	766	7.6	294,443	17.0	634	6.0	312,717	16.2	650	5.9	344,357	16.8
35-44	1,774	17.5	308,823	17.8	1,189	11.2	296,790	15.3	1,220	11.1	306,778	15.0
45-54	2,319	22.9	259,136	14.9	2,075	19.5	291,132	15.1	2,150	19.5	291,710	14.3
55-59	656	6.5	83,442	4.8	1,255	11.8	126,272	6.5	1,300	11.8	134,911	6.6
60-64	470	4.6	58,085	3.3	1,086	10.2	101,945	5.3	1,150	10.4	115,351	5.6
65-74	716	7.1	88,884	5.1	1,087	10.2	71,860	5.9	1,170	10.6	138,841	6.8
75-84	479	4.7	68,348	3.9	540	5.0	64,148	3.3	560	5.1	67,696	3.3
85+	132	1.3	24,540	1.4	245	2.3	33,784	1.7	260	2.4	35,823	1.8
Median Age	43.6	(X)	35.7	(X)	50.2	(X)	36.3	(X)	51.4	(X)	37.2	(X)
RACE												
Non-Hispanic White	9,308	91.9	1,275,127	73.4	9,556	90.0	1,251,300	64.8	9,700	88.0	1,392,513	68.1
Black or African American	44	0.5	91,789	5.3	81	0.8	116,326	6.0	100	1.0	126,806	6.2
Asian and Pacific Islander	162	1.7	195,352	11.2	177	1.7	294,097	15.2	200	2.0	334,706	16.4
Native American and other	80	0.8	18,855	1.1	73	0.6	17,619	0.9	80	0.7	15,291	0.7
Hispanic or Latino	259	2.6	95,242	5.5	434	4.1	172,378	8.9	580	5.3	189,808	9.3
Two or more race	270	2.7	60,660	3.5	303	2.9	79,529	4.1	340	3.1	119,094	5.8
HOUSING OCCUPANCY												
Total housing units	4,867	100.0	742,237	100.0	5,552	100.0	851,261	100.0	5,600	100.0	871,836	100.0
Occupied housing units	4,193	86.2	710,916	95.8	4,606	83.0	788,232	92.7	4,600	82.0	819,651	94.0
Vacant housing units	674	13.8	31,321	4.2	946	17.0	62,029	7.3	1,041	18.6	52,185	6.0

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Homeowner vacancy rate (%)	1.2	(X)	1.2	(X)	1.7	(X)	2.6	(X)	1.9	(X)	1.3	(X)
Rental vacancy rate (%)	2.6	(X)	4.2	(X)	4.8	(X)	7.4	(X)	0.0	(X)	3.4	(X)
HOUSING VALUE												
Owner-occupied units	3,342	79.7	425,436	59.8	3,674	(X)	468,539	(X)	3,649	(X)	470,632	(X)
< \$50,000	0	0	2,440	0.7	18	0.5	10,277	2.2	0	0.0	14,785	3.1
\$50,000-\$99,999	48	1.9	7,007	2.0	15	0.4	4,862	1.0	15	0.4	6,006	1.3
\$100,000-\$149,999	146	5.7	42,360	11.9	48	1.3	7,300	1.6	125	3.4	13,544	2.9
\$150,000-\$199,999	491	19	78,262	22.0	106	2.9	17,720	3.8	124	3.4	28,917	6.1
\$200,000-\$299,999	868	33.6	115,359	32.4	285	7.8	80,976	17.3	613	16.8	93,483	19.9
\$300,000-\$499,999	789	30.6	77,165	21.7	1,517	41.3	187,925	40.1	1,595	43.7	163,148	34.7
\$500,000-\$999,999	238	9.2	27,361	7.7	1,457	39.7	132,374	28.3	1,035	28.4	125,355	26.6
\$1,000,000+	0	0	5,554	1.6	228	6.2	27,105	5.8	142	3.9	25,394	5.4
Median home value (\$)	268,600	(X)	236,900	(X)	479,600	(X)	407,700	(X)	467,200	(X)	384,300	(X)
GROSS RENT												
Occupied units paying rent	850	20.3	285,480	40.2	624	(X)	305,268	(X)	1,026	(X)	339,414	(X)
< \$500	155	19.1	41,754	14.6	57	9.2	24,246	8.0	181	17.6	22,386	6.6
\$500-\$999	426	52.5	173,037	60.7	292	46.8	128,673	42.1	354	34.5	92,418	27.2
\$1,000-\$1,499	137	16.9	48,996	17.2	104	16.7	98,140	32.1	321	31.3	118,864	35.0
\$1,500+	27	3.3	15,362	5.4	171	27.4	54,209	17.8	170	16.6	105,746	31.1
Median (\$)	692	(X)	758	(X)	963	(X)	999	(X)	975	(X)	1,204	(X)
INCOME & BENEFITS												
Total households	4,196	100.0	711,235	100.0	4,374	(X)	781,977	(X)	4,757	(X)	819,651	(X)
<\$10,000	261	6.2	45,534	6.4	163	3.7	43,103	5.5	203	4.3	45,604	5.6
\$10,000-\$49,000	142	3.4	30,146	4.2	80	1.8	28,145	3.6	85	1.8	25,916	3.2
\$15,000-\$24,999	380	9.1	66,414	9.3	231	5.3	57,052	7.3	476	10.0	55,293	6.7
\$25,000-\$34,999	368	8.8	77,320	10.9	220	5.0	62,855	8.0	404	8.5	60,295	7.4
\$35,000-\$49,999	667	15.9	111,224	15.6	649	14.8	94,460	12.1	667	14.0	89,268	10.9
\$50,000-\$74,999	901	21.5	150,548	21.2	686	15.7	138,336	17.7	665	14.0	132,026	16.1
\$75,000-\$99,999	591	14.1	96,885	13.6	745	17.0	109,540	14.0	565	11.9	104,155	12.7

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
\$100,000-\$149,999	484	11.5	81,613	11.5	954	21.8	134,293	17.2	842	17.7	147,066	17.9
\$150,000-\$199,999	200	4.8	24,479	3.4	289	6.6	56,323	7.2	407	8.6	73,379	9.0
\$200,000+	202	4.8	27,072	3.8	357	8.2	57,870	7.4	443	9.3	86,649	10.6
Median household income (\$)	58,261	(X)	53,157	(X)	80,000	(X)	68,065	(X)	71,820	(X)	75,302	(X)
Mean household income (\$)	72,731	(X)	(X)	(X)	97,362	(X)	90,716	(X)	96,823	(X)	101,859	(X)
Per capita income (\$)	31,983	(X)	29,521	(X)	43,298	(X)	38,211	(X)	45,809	(X)	41,664	(X)
Persons below poverty:	601	6.0	142,546	8.4	692	7.0	196,123	10.2	584	5.7	226,204	11.1
Under 18 years	142	1.4	37,954	2.2	224	2.3	51,079	2.6	169	1.7	57,874	2.8
18-64 years	429	4.2	91,655	5.3	391	3.9	128,095	6.6	345	3.4	146,400	7.2
65 years +	30	--	129,937	--	77	--	16,949	--	70	--	21,930	--
EMPLOYMENT												
Population 16 years and over	8,111	100.0	1,389,714	100.0	8,361	(X)	1,520,352	(X)	8,848	(X)	1,662,822	(X)
In labor force	5,370	66.2	974,767	70.1	5,722	68.4	1,074,067	70.6	5,659	64.0	1,155,495	69.5
Civilian labor force	5,361	66.1	972,790	70.0	5,722	68.4	1,071,741	70.5	5,641	63.8	1,152,753	69.3
Employed	5,244	64.7	929,205	66.9	5,545	66.3	1,005,216	66.1	5,336	60.3	1,079,601	64.9
Unemployed	117	1.4	43,585	3.1	177	2.1	66,525	4.4	305	3.4	73,152	4.4
Armed Forces	9	0.1	1,977	0.1	0	0	2,326	0.2	18	0.2	2,742	0.2
Not in labor force	2,741	33.8	414,947	29.9	2,639	31.6	446,285	29.4	3,189	36.0	507,338	30.5
COMMUTING TO WORK												
Workers 16 years and over	5,144	100.0	911,677	100.0	5,328	(X)	982,438	100.0	5,200	(X)	1,059,196	(X)
Car, truck or van – drove alone	3,107	60.4	626,576	68.7	2,820	52.9	645,517	65.7	3,051	58.7	682,793	64.5
Car, truck, or van – carpoled	545	10.6	109,573	12.0	425	8.0	108,754	11.1	295	5.7	103,938	9.8
Public transportation (excluding taxi)	737	14.3	87,298	9.6	824	15.5	108,299	11.0	1,068	20.5	128,093	12.1
Walked	94	1.8	33,137	3.6	166	3.1	42,783	4.4	112	2.2	50,266	4.7
Other means	217	4.2	14,678	1.6	204	3.8	23,464	2.4	260	5.0	29,496	2.8
Worked at home	444	8.6	40,415	4.4	889	16.7	53,621	5.5	414	8.0	64,610	6.1
OCCUPATION												
Civilian employed population 16 years and over	5,244	100.0	929,205	100.0	5,545	(X)	1,005,216	100.0	5,336	(X)	1,079,601	(X)
Management, business, science, and arts	2,563	48.9	403,287	43.4	2,919	52.6	474,568	47.2	2,771	51.9	529,609	49.1

Attachment A to Proposed Ordinance 2017-0317
Vashon-Maury Island Community Service Area Subarea Plan
October 2, 2017

Subject	2000				2010				2015			
	Vashon CDP*	%	King County	%	Vashon CDP	%	King County	%	Vashon CDP	%	King County	%
Service	717	13.7	119,770	12.9	605	10.9	144,394	14.4	745	14.0	168,456	15.6
Sales and office	965	18.4	244,903	26.4	1,171	21.1	229,902	22.9	932	17.5	227,966	21.1
Natural resources, construction, maintenance	507	9.7	66,939	7.2	425	7.7	67,358	6.7	359	6.7	60,331	5.6
Production, transportation, and material moving occupations	492	9.4	94,306	10.1	425	7.7	88,994	8.9	529	9.9	93,239	8.6
EDUCATIONAL ATTAINMENT												
Population 18 to 24 years	432	(X)	159,259	(X)	374	(X)	174,547	(X)	529	(X)	180,534	(X)
Less than high school graduate	148	(X)	31,793	(X)	(X)	16.8	(X)	13.6	183	34.6	22,108	12.2
High school graduate	74	(X)	38,733	(X)	(X)	45.7	(X)	25.8	107	20.2	41,747	23.1
Some college or associate's degree	174	(X)	68,000	(X)	(X)	33.9	(X)	44.0	191	36.1	81,678	45.2
Bachelor's degree or higher	36	(X)	20,733	(X)	(X)	3.6	(X)	16.6	48	9.1	35,001	19.4
Population 25 years or higher	7,350	(X)	1,188,740	(X)	7,655	(X)	1,299,736	(X)	8,021	(X)	1,435,467	(X)
Less than 9 th grade	82	(X)	40,702	(X)	(X)	0.8	(X)	3.5	105	1.3	50,130	3.5
9 th to 12 th grade, no diploma	266	(X)	75,026	(X)	(X)	2.4	(X)	4.6	298	3.7	60,353	4.2
High school graduate	1,127	(X)	227,931	(X)	(X)	13.3	(X)	17.7	1,207	15.0	236,295	16.5
Some college, no degree	1,810	(X)	280,812	(X)	(X)	18.1	(X)	20.9	1,484	18.5	282,508	19.7
Associate's degree	476	(X)	89,321	(X)	(X)	7.7	(X)	8.0	489	6.1	118,760	8.3
Bachelor's degree	2,154	(X)	316,451	(X)	(X)	34.9	(X)	28.8	2,290	28.6	425,117	29.6
Graduate or professional degree	1,435	(X)	158,497	(X)	(X)	22.7	(X)	16.4	2,148	26.8	262,304	18.3
Percent high school graduate or higher	(X)	95.3	(X)	90.3	(X)	96.7	(X)	91.9	(X)	95.0	(X)	92.3
Percent bachelor's degree or higher	(X)	48.8	(X)	40.0	(X)	57.6	(X)	45.2	(X)	55.3	(X)	47.9

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3952 *CDP=Census-designated place
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~~((Vashon-Maury Island CSA Plan))~~
 Appendix ~~((B))~~C

**2016 Strawberry Festival Community Survey Results
 July 20, 2016**

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On July 16 and 17, 2016, during regular booth hours of the 2016 Vashon-Maury Island Strawberry Festival, King County staff distributed and collected a ~~((5))~~five-question community survey to festival-goers who visited the Vashon-Maury Island Community Service Area Subarea Plan booth.

~~((86))~~Eighty-six surveys were collected during the 16 hours that the booth was open. Survey participants were not screened or questioned for place of residency.

The survey was used as a tool to inform and engage the public and to collect community input on issues addressed in the CSA subarea plan ~~((Plan))~~. It was not designed as or intended to be a scientific or statistically valid survey.

1. What do you believe are the most important issues that Vashon-Maury Island will face during the next 10 years? (Choose up to 3)

	# of responses	((%)) percent
Transportation (traffic/roads/ferry system)	41	19
Recreational improvements (parks, trails, etc.)	11	5
Preserving the island's rural, small town character	37	17
Drinking water quality & quantity	21	10
Septic & sewer issues	11	5
Providing quality businesses & jobs	14	6
Social services (youth, mental health, senior services, homelessness)	19	9
Housing affordability	31	14
Climate change	12	5
Youth & education	11	5
Other ¹	11	5

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¹ Health/medical care (5), Preservation of water taxi, relax rules for small/tiny houses, becoming more of a Seattle bedroom community than a funky place, ban on ornamental use of toxic pesticides, income inequality, employment opportunities.

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2. My top 3 priorities for investing in the island’s public infrastructure are:

	# of responses	((%)) <u>percent</u>
More facilities for walking & biking	52	27
Increase the number of access points to the shoreline	35	18
Improve roads and intersections	29	15
Expand Metro service	45	23
Expand park and ride lots	14	7
Other ²	20	10

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² Open space, transform fuel use to all electric vehicles (keep up with innovative technology), expand walk-on ferry service (2), alternative transit services, increase water taxi service on weekends and mid-day, increase reliability of ferry, medical facilities and long-term care (2), social services, sustainable health care, self-sufficiency during mass disasters, Post Office service (2), remove rumble strips, provide more transportation access for low-income and elderly at low cost, assist commercial property owners to make the business look better (architecture theme for town), ((bike))bicycle lanes, encourage bicycling (discounts on electric ((bike))bicycle kits).

3. I support increasing the amount of multifamily housing in the Town of Vashon:

	# of responses	((%)) <u>percent</u>
Strongly agree	27	33
Agree	30	37
Neutral	18	22
Disagree	3	4
Strongly disagree	3	4

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4. The area between the Town of Vashon and Center should continue to be designated for low density residential in order to separate the two commercial nodes along Vashon Highway:

	# of responses	((%)) <u>percent</u>
Strongly agree ³	16	20
Agree	19	23
Neutral	22	27
Disagree	18	22
Strongly disagree	6	7

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³ Additional note from 1 respondent: “To do otherwise could create a commercial strip – not walkable, not in keeping with character of the island.”

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5. I support increasing the amount of land in the Town of Vashon for commercial businesses:

	# of responses	((%)) percent
Strongly agree	8	10
Agree	30	38
Neutral	20	25
Disagree	14	18
Strongly disagree	7	9

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((Vashon-Maury Island CSA Plan))
Appendix ((C))D
General List of Historic Sites³³ on Vashon-Maury Island

North Vashon – Vashon Heights	
Bunker Trail	Runs from Heights Dock to Dolphin Pt
Ferncliffe - Royce Wiese	Above Heights Dock
Alexander Golding 1910	Dolphin Point (Built for Spinster sisters)
Wingehaven Park	Twickingham Estate - Cunliffe Road
Falcon's Nest	12412 Vashon Hwy SW
Peter Woeck House	11344 SW McCormick Pl
Old Vashon Highway (The Old Vashon Highway was the first paved section of road, contract was awarded to Henry Kaiser, a concrete roadway from Heights Dock to Center - 1921)	146 th to Lande's Corner (last remaining section)
August Steen House	Vashon Hwy East side, South of Harbor Sch.
Ludwig Steen House	Vashon Hwy East side, South of August Steen
Agren House	Vashon Hwy on West side North of Cove Rd
Covey Green House site 1894	91 st Ave just North of road to Dilworth

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Cedarheast – Colvos - Cove – Westside	
Shingle Mill Creek	Fern Cove (Site of first Shingle Mill)
Baldwin House 1912	Fern Cove
Terkel Hanson House	Cove Road
Steen House 1910	Cove Road (Steen Lumber Mill and Railway)
Karl Steen House	115 th
Kosir Residence	115 th
Zarth Farm 1900	115 th
John and Emma Walls	Colvos Dock area (Grandfather of Milt and Larry Walls)
Cove Norwegian Methodist Church	On Hillside above Cove
Kress Store 1923 (Colvos Store)	Colvos Westside built by Trones
Columbia School	Columbia Loop Rd

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³³ Prepared by volunteers of the Vashon-Maury Island Heritage Association in 2016-2017. This list does not represent type of official historic designation or recognition by King County.

Vashon Rural Town and Vicinity	
Gilfillan House at Cove Rd	Vashon Hwy
Steffenson House	Vashon Hwy
Fred Weiss at Gorsuch Rd	Vashon Hwy (Moved from Vashon)
Abraham T. and Conrad Tjomsland	17011 Vashon Hwy
Mukia Farm and Barreling Plant	107 th Ave West off Bank Rd
Vashon Airport	King County Airport District No. 1 - Cove Rd
Gorsuch Store 1895	Vashon (Later Weiss Grocery, and the Vashon Hardware)
Beall - Hansen Bldg.	Vashon Main Street (Later Van Olinda Building)
Kimmel Store 1925-6	Vashon Main Street
Fred Weiss Building	Vashon Main Street (Two Story Red Brick)
Lutheran Church 1907	Vashon (Heritage Museum)
Lutheran Parsonage 1907	Vashon (Heritage)
Mace Building 1909 (was two story)	Vashon (Vashon Bank, Masonic Hall)
SJ Harmeling	1904 9518 SW Bank Rd Vashon
Eernissee Farm	Island Lumber site
Eernissee House	26418 297 th Way SW (Moved)
Presbyterian Church 1908	Vashon
Methodist Church 1908	Vashon Hwy SW
Byrd Jacobs House	Soper Rd area on bluff
Charles Jacobs House	
WS Callaway 1895	Laughlin Road (Built for Danner)
Lewis Beall 1896	Beall Road (North of Greenhouses)
Wallace Beall 1902	Beall Road (Two Story East Side)
Harrington Log House 1890	Beall Road
Harrington-Beall Greenhouse District	Beall Road

4017

Vashon Center	
Matsuda Farm	Center
IOOF Hall 1907 (Blue Heron)	Center (King County Landmark)
Allison 1905	Center Cemetery Rd
Shane House (Brothers - Art, Charley)	Cemetery Road (Nut Orchards)
Fuller Store 1892 (Therkelsen Transfer)	Center on SW corner
Kinneykinick Farm	McMurray and Chautauqua Sch Campus
Pettle Family farm	
Charles Okeefe 1883	Cemetery Rd (Mann house)

Vashon Center

Dr. Cheney Log House 1890	11808 SW Cemetery Road bottom of hill
Erickson Greider 1900	Vashon Hwy South of Phone Co Bldg (Erickson dealer for Brush Automobiles)
Silvie	Vashon Hwy South of 204 (Puz House)
Oscar Miner House	Vashon Hwy South up hill (just south of Puz)
Soike House	
Francis M Sherman 1904	Paradise Valley Three Story

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Puget Sound Chautauqua – Ellisport

George Fuller Home 1885	Ellisport Hill
Judge Claypool House	Chautauqua Dr (Lou Devine)
Florence Newman 1900	Ellisport (Across from Judge Claypool) One story
Ellis Addition to Chautauqua	Tramp Harbor Drive (hill over fishing pier)

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Quartermaster

Dugway Road (Clarke Homestead)	Dugway Road
Frank Bibbins 1908	Quartermaster
Bert Christman House 1884	Quartermaster (sits on small rise)
Christopher Columbus Sherman 1880	Monument Road (Great Grandfather) 120 acre
H. A. Stanley 1902	Quartermaster (Marjorie Stanley house)
SD Sherman 1880	Quartermaster (later Billingsly)
Wiman House 1900	Quartermaster at Monument
Quartermaster School 1890	Morgan Hill (later Sargent family)

4020

Portage Isthmus (Portage area including Kingsbury Beach)

Portage Store Post Office #1 1890	Old 2 Story to West (attached)
Portage Store 1903	Portage (large box Two Story) Van Olinda
Rendall's Store - Portage	
Portage Hotel site Portage	Sherman
AB Coe	Quartermaster (House on bank)
Ed Christman 1903	Portage (barn for hotel became house Wife - Phoebe Sherman)
Fred B Sherman 1900	Portage West of Salt water marsh (Note: RFW Martin Realty was on pilings at marsh)
Rendall's Store - Portage	
Kingsbury Road, Mill, Kingsbury Dock and Lagoon,	

	Portage Isthmus (Portage area including Kingsbury Beach)	
	Shoreline road to Mileta	
4021	Burton Historic District (See KC Historic Sites Survey)	
	First Peoples Sites	Ancient people lived on and around Quartermaster Harbor and other island sites since the earliest times
	Edson House 1890	Burton
	Burton Church 1890	Burton
	Burton Store 1892	Burton
	Burton Post Office	Burton
	Burton Hotel 1890-1900	Burton
	Burton Masonic Hall 1894	Burton (Woodmen of the World)
4022	Burton Peninsula	
	Burton High School 1904	Burton (On corner at Bayview)
	Van House Residence	Burton Peninsula
	Leathers House 1890	Burton Peninsula
	Jones House 1890	Burton Peninsula 2 story East of Leathers
	Gammell 1908	Burton Peninsula
	Tonnesson House 1910	Burton Peninsula (Stonework)
	Vandevanter Home 1893	Burton Peninsula
4023	Burton Hill	
	Methodist Church Manse	Burton (North of Vashon College site)
	Vashon College and Academy site	Burton Hill overlooking the town
	Frank Carlson House 1900	Burton Hill 107th
	BP Nelson House 1900	Burton Hill (Harbor Crest Poultry Farm)
	Thomas McNair House 1884	Burton Hill
	Magnolia Beach (Many beach homes)	
	Ira Case (Marjesira Inn) 1906	Magnolia Beach Post Office and Store
4024	South Vashon - Tahlequah, Batchelor Rd, Pohl Rd	
	Spinnings House	Wax Orch. Rd (Daffodill) House moved South
	Lisabeula School No. 2 1920c	Wax Orchards Rd
	Lisabeula Resort	Lisabeula Park at beach
	MirAMar Hotel	Spring Beach

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South Vashon - Tahlequah, Batchelor Rd, Pohl Rd	
Camp Sealth Log Bldg	13900 SW Camp Sealth Rd
Maidmen Homestead	14529 SW Pohl Rd

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Maury Island	
Sutter Castle 1890	24801 SW Dockton Rd Maury Island
Blanc Villa 1940	"San Souci" (Near Sutter Castle)
Point Robinson Lighthouse 1915	
Cornelius (Kenny) Larsen House	Luana Beach
Mileta House (Miles Hatch) 1890	Maury Island
Maury Community Hall 1910 c	Corner Pt Rob Rd and 240th
Carter 1900 ©	Maury Island 2 story across from Maury Hall
Maury Grade School	Corner of Pt Rob Rd and 59 th Ave
Stadler Cabin	5313 SW 244 th St
Shane (Sisters) House	Maury Park (Moved from Vashon)
Tacoma Yacht Club site	Manzanita

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Gold Beach	
Maury Cemetery	Top of Hill at Gold Beach
Pembroke Farm (Site only)	(Crest of Hill in park property)
Dockton Historic District (Many Century homes in the town of Dockton. It is also the site of early shipbuilding, repair, lumber and fishing enterprises)	(See KC Historic Sites Survey)
Dockton Store 1908	Dockton

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Manzanita – Northhill - Rosehill	
Adams Cabin	Manzanita Beach
Hake Winery	South end of Hake Road

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~~((Vashon-Maury Island CSA Plan))~~
Appendix ~~((D))E~~
CSA Subarea Plan Concepts with Potential Countywide Implication

[The purpose of this ~~((document))~~ appendix is to record and track new project ideas, alternative approaches to development, and/or potential code amendments that emerge during a Community Service Area subarea planning process but which require a more lengthy and comprehensive assessment than what is possible within the scope of a community plan. The concepts may also have countywide (vs. subarea) application. As future countywide code or policy amendments are prepared, this list may provide background material and context to reference and potentially incorporate.]

CSA: Vashon-Maury Island

Year: 2017
Topic: Accessory Dwelling Units (ADU)
Type of Amendment: King County Code (21A.08.030 Residential land uses)
Concept Details:

Background – ADUs have been permitted by right on Vashon-Maury Island (and throughout unincorporated King County) for decades. No conditional or special use permits are required. However, they have received more attention and scrutiny over the past few years as housing affordability has become an increasing concern for a greater number of people. Many jurisdictions across the U.S. have relaxed their ADU requirements in recent years as an incentive to private property owners to construct more of them. Including a policy in the CSA subarea plan ~~((Plan))~~ that specifically supports ADUs emphasizes that this housing option is important to the Vashon-Maury Island community and ~~((they))~~ that ADUs should not only be permitted, but the permitting process should be streamlined so more property owners may consider them.

Working Group Discussion - The Land Use/Housing/Community Health working group ~~((has))~~ discussed this topic at multiple meetings. There ~~((has been))~~ was general consensus that ADUs should continue to be a permitted residential use, especially within the Rural Town. There is some difference of opinion about the level of importance and focus that ADUs should play in the ~~((i))~~Island's overall affordable housing strategy. Several members ~~((have))~~ pointed to illegal ADUs on the ~~((i))~~Island as a reason why the ADU approval process needs to be simplified. One specific barrier the group identified very early in the process was the requirement by Public Health-Seattle and King County for any ADU, regardless of size, to construct a separate onsite septic system sized for a minimum of ~~((3))~~ three bedrooms. While this requirement has limited relevance in the Rural Town where Vashon Sewer District provides service, it was identified as one of the primary concerns outside the Rural Town. Public Health reviewed this policy and has modified their process to allow for an applicant to request a waiver from the minimum ~~((3))~~ three -bedroom requirement. ~~((The matrix below was requested by the working group early in their process to help clarify King County's existing ADU requirements and the matrix reflects this change by Public Health.~~

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Accessory Dwelling Units (ADU's) on Vashon-Maury Island

ADU's	Town-Center (Rural Town w/urban-zoning)		Outside of Town-Center (Rural)	
	Attached	Detached	Attached	Detached
Lot size	Allowed	Allowed on >5,000	Allowed on parcels less than and greater than minimum lot size: <ul style="list-style-type: none"> ● RA-2.5: min. lot size =1.875 acres ● RA-5: min. lot size = 3.75 acres ● RA-10: min. lot size =7.5 acres 	Allowed only on parcels equal or more than minimum lot size: <ul style="list-style-type: none"> ● RA-2.5: min. lot size =1.875 acres ● RA-5: min. lot size = 3.75 acres ● RA-10: min. lot size = 7.5 acres
Maximum size of ADU unit	1,000-sf Code has exception if ADU is wholly contained in attic or basement).	1,000-sf	1,000-sf	1,000-sf
Limiting conditions		Lot with more than one primary dwelling must be attached.		Lot with more than one primary dwelling must be attached.
Septic/Public Health	Must connect to sewer	Must connect to sewer	A septic system separate from the primary dwelling is required for ADUs. The septic system minimum size requirement is for 3-bedroom structure. It requires a separate drain field and reserve drain field. However, for an onsite septic system (OSS) application designed to accommodate an ADU with two bedrooms, the designer may ask for a waiver of the 3-bedroom requirement by submitting a copy of the house floor plans, a District Waiver Request asking for consideration of an OSS designed for less than 3-bedroom minimum specified in 13.28.070 A, and a recorded notice on title specifying that the OSS is designed for two bedrooms only.	A septic system separate from the primary dwelling is required for ADUs. The septic system minimum size requirement is for 3-bedroom structure. It requires a separate drain field and reserve drain field. However, for an onsite septic system (OSS) application designed to accommodate an ADU with two bedrooms, the designer may ask for a waiver of the 3-bedroom requirement by submitting a copy of the house floor plans, a District Waiver Request asking for consideration of an OSS designed for less than 3-bedroom minimum specified in 13.28.070 A, and a recorded notice on title specifying that the OSS is designed for two bedrooms only.

ADU's	Town Center (Rural Town w/urban-zoning)		Outside of Town Center (Rural)	
	Attached	Detached	Attached	Detached
Water	ADU must hook-up to Water District 19	ADU must hook-up to Water District 19	(1) If primary residence is on a private well, may share private well system, subject to quality and quantity of water. (2) If primary residence is connected to a Group B system, then ADU can connect to the Group B if a connection is available.	(1) If primary residence is on a private well, may share private well system, subject to quality and quantity of water. (2) If primary residence is connected to a Group B system, then ADU can connect to the Group B if a connection is available.
Occupancy	One unit must be owner-occupied.	One unit must be owner-occupied.	One unit must be owner-occupied.	One unit must be owner-occupied.
Parking	One additional off-street parking space shall be provided.	One additional off-street parking space shall be provided.	One additional off-street parking space shall be provided.	One additional off-street parking space shall be provided.
Entrances	Only 1 entrance per street per dwelling unit.	Only 1 entrance per street per dwelling unit.	Only 1 entrance per street per dwelling unit.	Only 1 entrance per street per dwelling unit.))

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Other ADU Topics – Below is a list of other topics related to ADUs identified by Vashon CAG members and King County DPER staff and the status of these topics. The County may wish to consider amending K.C.C. 21A.08.030 to addressing these issues raised during the subarea planning process.

Topic / Concept	Code/Statute Requirement	Status
1. Allow an applicant to request a waiver from the off-street parking requirement.	K.C.C. 21A.08.030 requires every ADU to provide 1 additional off-street parking space (beyond what is required for the primary dwelling)	<ul style="list-style-type: none"> Discussed by and generally supported by working group Discussed by staff on 12/12/16 Generally support; recommend including this change as part of a countywide ADU code amendment
2. Remove the owner occupancy requirement	K.C.C. 21A.08.030 requires either the ADU or the primary dwelling to be occupied by the property owner	<ul style="list-style-type: none"> Very limited discussion by working group Very limited discussion by staff No consensus from either CAG or staff on implications Review as part of a comprehensive ADU code amendment
3. Allow park model homes as ADUs	<ul style="list-style-type: none"> State defines park models as an RV for construction purposes (vs. manufactured home). They are only allowed for temporary recreational purposes. 	<ul style="list-style-type: none"> Very limited discussion by working group Very limited discussion by staff

Topic / Concept	Code/Statute Requirement	Status
	<ul style="list-style-type: none"> • King County does not currently allow an RV as a type of ADU or permanent dwelling unit; only in RV parks • State exemption allows park models in legally recognized manufactured home parks 	<ul style="list-style-type: none"> • Requires amendment of Washington State Labor & Industries definitions and rules
<p>4. Create a suite of registered ADU plans for attached and detached ADUs to expedite the building permit process and reduce plan check fees</p>	<ul style="list-style-type: none"> • Administrative process/ decision • Applicants can currently register their own ADU plan sets but option has not been used 	<ul style="list-style-type: none"> • No discussion by working group • Discussed by DPER management and staff on 12/12/16 • Concept has support from DPER and DCHS management • King County to pursue funding to create a set of attached and detached ADU plans that any applicant can use for obtaining a basic permit

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Acknowledgements

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~~Cover Image Credit — The cover image of this plan was inspired by an original work of art by islander and King County employee Greg Wessel.)~~