

**Staff Report: Housing and Job Growth Targets Preliminary Proposed Ranges
Attachment A: Proposed CPP Text Amendments (DRAFT)**

**Growth Management Planning Council
July 15, 2009**

The following pages show an excerpt of text that appears on pages 21-26 from the Land Use Patterns chapter of the King County Countywide Planning Policies with proposed amendments shown in striker format. The purpose of this amendment is to bring the CPPs into alignment with the technical methodology and policy framework used in the allocation of proposed new growth targets. New targets would replace Table LU-1, which is not shown in this amendment draft. The final version of the growth targets update that staff will prepare for consideration and action by GMPC in September will combine the text amendments and a new target table LU-1 within one overall amendment.

C. Urban Areas

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

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

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

- ~~1. The PSRC employment forecasts are calculated for the four geographic subareas of the UGA (Sea Shore, South, East, and Rural Cities). These then become subarea employment targets.~~*
- ~~2. The jurisdictions collectively allocate the OFM population projection to the four subareas based on the projected employment for each area. A small amount of population growth is assumed to occur in the Rural area.~~*
- ~~3. The technical staff translates the population projections into projected households, taking into account different average household sizes within each subarea. These projections then become subarea household targets.~~*
- ~~4. Jurisdictions within each subarea negotiate the distribution of subarea household and employment targets using criteria based on Countywide Planning Policies.~~*

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

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

FW-12 The Urban Growth Area shall provide enough land to accommodate future urban development. Policies to phase the provision of urban services and to ensure efficient use of the growth capacity within the Urban Growth Area shall be instituted.

FW-12(a) All jurisdictions within King County share the responsibility to accommodate the 20-year population projection and job forecast. ~~The population projection shall be assigned to the four subareas of King County (Sea Shore, East, South and the Rural Cities) proportionate with the share of projected employment growth.~~ Anticipated growth shall be allocated pursuant to the following objectives:

- a. To plan for a pattern of growth that is guided by the Regional Growth Strategy contained in Vision 2040;
- b. To ensure efficient use of land within the UGA by directing growth to Urban Centers and Activity Centers;
- c. To limit development in the Rural Areas;
- d. To protect designated resource lands;
- e. To ensure efficient use of infrastructure;
- f. To improve the jobs/housing balance within the county ~~on a subarea basis;~~
- g. To promote a land use pattern that can be served by public transportation and other alternatives to the single occupancy vehicle; and
- h. To provide sufficient opportunities for growth within the jurisdictions.

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

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

1. Urban Growth Area

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

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

- a. Ensuring adequate zoning capacity; and
- b. Planning for and delivering water, sewer, transportation and other infrastructure, in concert with federal and state investments and recognizing where applicable special purpose districts; and
- c. Accommodating increases in ~~household~~ housing and employment targets as annexations occur.

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

LU-25b As annexations or incorporations occur, growth targets shall be adjusted. ~~Household~~ Housing and employment targets for each jurisdiction’s potential annexation area, as adopted in Table LU-1, shall be transferred to the annexing jurisdiction or newly incorporated city as follows:

- a. King County and the respective city will determine new housing ~~household~~ and employment targets for areas under consideration for annexation prior to the submittal of the annexation proposal to the King County Boundary Review Board;
- b. A city’s ~~household~~ housing and employment targets shall be increased by a share of the target for the potential annexation area proportionate to the share of the potential annexation area’s development capacity located within the area annexed. In the case of incorporation, an equivalent formula shall be used to establish ~~household~~ housing and employment targets for the new city. Each city will determine how and where within their corporate boundaries to accommodate target increases;
- c. The County’s unincorporated Urban areas targets shall be correspondingly decreased to ensure that overall target levels in the county remain the same;
- d. The ~~household~~ housing and employment targets in Table LU-1 will be updated periodically to reflect changes due to annexations or incorporations. These target updates do not require adoption by the Growth Management Planning Council.

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

- a. Determine the additional population that must be accommodated countywide ~~by calculating the difference between the most recent Census count and the State Office of Financial Management population projection for the end of~~ during the twenty year planning period based on the range of population projections made by the State Office of Financial Management for the county and 4-county central Puget Sound region and guided by the Regional Growth Strategy contained in Vision 2040;
- b. ~~Subtract a percentage from that number to represent the amount of growth that is assumed to occur in the unincorporated Rural Area;~~

- b. Assign proportions of the ~~urban~~ countywide population growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands ~~the four subareas (Sea Shore, South, East, and Rural Cities)~~ based on the proportion of future employment growth forecasted for each of those subareas by the Puget Sound Regional Council;
- c. Population growth allocated to each Regional Geography will be guided by Vision 2040 and also take into account additional factors;
- d. Convert the ~~estimated~~ projected population for each ~~subarea~~ Regional Geography to an estimated number of ~~households~~ housing units needed, using projected average household sizes, group quarters population, and vacancy rates that reflect the variation among those subareas observed in the most recent Census;
- e. Allocate a ~~household~~ housing target to individual jurisdictions, within each ~~subarea~~ Regional Geography, based on FW-12a and considering the following factors:
 1. the availability of water and the capacity of the sewer system;
 2. the remaining portions of previously adopted household targets;
 3. the presence of urban centers and activity areas within each jurisdiction;
 4. the availability of zoned development capacity in each jurisdiction; and
 5. the apparent market trends for housing in the area.
- f. Jurisdictions shall plan for housing ~~household~~ targets as adopted in Table LU-1; and
- g. Monitoring should follow the process described in policy FW-1.

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

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

- a. Determine the number of jobs that must be accommodated ~~in each of the four subareas of King County (Sea Shore, South, East, and the Rural Cities) in accordance with the most recent PSRC job estimates and forecasts for during the 20-year planning period based on the most recent forecast of employment growth produced by the Puget Sound Regional Council for the four-county central Puget Sound region, and guided by the Regional Growth Strategy contained in Vision 2040. To account for uncertainty in the employment forecasts, establish a range of new jobs that must be accommodated in each subarea. Unless exceptional circumstances dictate, the range should be 5% on either side of the PSRC forecast.~~
- b. Assign proportions of the countywide employment growth to each of six Regional Geographies as defined by Vision 2040 to include Metropolitan Cities, Core Cities, Larger Cities, Small Cities, Unincorporated Urban Growth Areas, and Rural and Natural Resource Lands;
- c. Job growth allocated to each Regional Geography will be guided by Vision 2040 and also take into account additional factors;
- d. Allocate a job target to individual jurisdictions, within each Regional Geography, based on FW-12a and considering the following factors:

- ~~b. For each subarea, determine the point within the range upon which jurisdictions within the subarea will base their targets and allocate employment growth targets to individual jurisdictions based on consideration of the following:~~
- ~~1. the PSRC small area forecasts;~~
 - ~~2. the presence of urban centers, manufacturing/industrial centers, and activity areas within each jurisdiction;~~
 - ~~3. the availability of zoned commercial and industrial development capacity in each jurisdiction and;~~
 - ~~4. the access to transit, as well as to existing highways and arterials.~~
- c. Jurisdictions shall plan for employment targets as adopted in Table LU-1.