



King County

Metropolitan King County Council Mobility and Environment Committee

STAFF REPORT

Agenda Item:	8	Name:	Erin Auzins Policy Staff Team
Proposed No.:	2019-0413	Date:	December 3, 2019

SUBJECT

Proposed Ordinance 2019-0413 would adopt the 2020 King County Comprehensive Plan update, which includes the Skyway-West Hill Community Service Area Subarea Plan.

SUMMARY

The 2020 King County Comprehensive Plan (KCCP) update is a midpoint update under the County's Comprehensive Planning structure. As transmitted by the Executive, changes to the KCCP are those identified in the adopted scope of work adopted by the Council in February 2019. At the previous two meetings, Executive staff briefed the Executive's proposed Skyway-West Hill Community Service Area (CSA) Subarea Plan, and the 2020 KCCP update.

At today's meeting, Council staff will cover all of the items in the Executive's transmitted Plan, and our identified key issues. Council staff analysis is ongoing, and the issues identified in this briefing may not be exhaustive of all substantive and technical issues the Council may want to consider. Those topics where Council staff have identified key issues include:

- **Four-to-One Program.** The changes proposed by the Executive generally create consistency with the existing program, between the KCCP, Countywide Planning Policies (CPPs) and the King County Code (K.C.C.). That said, the changes are policy choices for the Council to consider.
- **Agricultural Production Districts and Public Facilities.** The changes proposed by the Executive would allow for intrusion into the Agricultural Production Districts (APDs) by public facilities in certain circumstances and with appropriate mitigation. This is a policy choice for the Council to consider.
- **Non-Resource Industrial Uses.** The changes proposed by the Executive would limit where industrial zones outside the Urban Growth Area (UGA) boundary can be located. This is a policy choice for the Council to consider.

- **Transfer of Development Rights Program.** The changes proposed by the Executive would allow for urban-to-urban transfer of development rights (TDR), with certain criteria. This is a policy choice for the Council to consider, and some of the changes may go beyond what was included in the adopted scope of work.
- **Regional Affordable Housing Task Force.** The changes proposed by the Executive would include lead-in text to Chapter 4 to acknowledge the work of the Regional Affordable Housing Task Force and future work by the Affordable Housing Committee of the Growth Management Planning Council. The scope of work called for the KCCP to acknowledge approval of the Regional Affordable Housing Plan and Action Strategy, which is missing from the Executive's proposal.
- **Affordable Housing Report.** The Executive transmitted a report that lists and describes past and upcoming housing projects on County-owned property; describes the Home and Hope Initiative, and detail the plan for completing the inventory required to be transmitted by June 2020. The Council may want to consider whether the criteria for the future inventory meet the Council's policy goals, and consider whether the Council supports the Home and Hope Initiative, which the Council has not taken official action on.
- **Cottage Housing.** The Executive's transmitted update includes modest changes to the cottage housing regulations regarding site size, parking, and design standards, which are policy choices for the Council to consider.
- **Accessory Dwelling Units/Accessory Living Quarters (ADU/ALQ).** The changes proposed by the Executive would modify standards for ADUs generally intended to encourage development of ADUs in the urban area and Rural Towns, and add separate requirements for ALQs. These changes are policy choices for the Council to consider.
- **Residential Density Incentive Program.** The Executive transmitted a report that makes recommendations for modifying the Residential Density Incentive (RDI) program. Those recommendations are at a high-level and are not accompanied by code or policy changes. The Council may want to consider whether to direct further work on this, either by the Affordable Housing Committee of the Growth Management Planning Council (GMPC) or by Executive staff.
- **Sea Level Rise.** The Executive's transmitted Plan would add requirements that impact Vashon-Maury Island by establishing a sea level rise risk area and setting regulations for development within this area. These regulations would be new policy for the County.
- **Fossil Fuel Facilities.** The changes proposed by the Executive would make a series of changes, including prohibiting coal mines, separating local use of fossil fuels from larger distribution-scale fossil fuel facilities, and establishing new development regulations for fossil fuels and fossil fuel facilities. These changes are complex and interconnected and represent the largest policy change in the 2020 KCCP from a Council staff analysis perspective.
- **Organics Composting Facility Regulations.** The Executive transmitted a report that analyzes how the County regulates organic composting facilities. The Council included this item in the scope of work as an Area Zoning and Land Use Study. The Executive analyzed it as code study and noted that the study did not examine the feasibility of individual sites in the Rural Area because that is something that

occurs once a private operator selects a site and makes application for permits. The Council may wish to direct further work on this item as an Area Zoning and Land Use Study or code update, or whether to adopt any code changes identified in the code study.

- **Economic Development.** The Executive's proposal would make changes to Policy ED-604 in Chapter 10 of the KCCP, to remove examples of organizations that it will partner with on programs that strengthen the County's economy. By not identifying any organizations, it changes the policy to give it less direction. Council staff would characterize this as broader than a "data, maps and references" update, and since it was not identified in the scope of work, could not be adopted as part of the midpoint update.
- **Bear Creek UPD.** The Executive's transmitted Plan would establish permanent zoning for areas developed under development agreements that are expiring in 2020 and 2023. In addition to a series of map amendments, lead-in text in Chapter 11 would be updated. Council staff analysis of the proposed Bear Creek Map Amendments is ongoing, and some of the changes may be outside the adopted scope of work for the midpoint update.
- **KCCP Map Amendments.** The Executive proposes six map amendments related to:
 - Expanding the Snoqualmie APD
 - City of Woodinville Roundabout intrusion into the APD and outside the UGA
 - Upzoning a parcel in North Highline related to the White Center Impact Hub
 - Modifying the UGA, land use and zoning in the East Cougar Mountain Potential Annexation Area, and associated changes to a special district overlay and p-suffix condition
 - Modifying the UGA in Maple Valley for infrastructure and address split designations
- **Subarea Planning Technical Changes.** The Executive proposes changes that would reflect the focus of the CSA subarea plans on land use issues. The changes are inconsistent and not reflected throughout the KCCP and K.C.C., and are proposed in Chapter 11, which is not currently limited to land use issues and includes other topics, such as transportation, parks and open space, environment, etc.
- **Skyway-West Hill CSA Subarea Plan.** The Skyway-West Hill CSA Subarea Plan would add 15 new policies, 5 action items, and identifies 12 map amendments related to housing, commercial and industrial uses, and community character. Council staff expect to work with the Councilmember for this area in discussion of policy analysis and development of any amendments.
- **Skyway-West Hill Map Amendments.** There are 12 proposed map amendments that would:
 - Remove existing Special District Overlay (SDO) and p-suffix conditions
 - Create consistency between land use designations and zoning classifications
 - Increase residential density in two areas on Renton Avenue South
 - Modify two areas at Renton Avenue South and Martin Luther King Jr. Way South from Community Business to Neighborhood Business

- Establish a mixed-use SDO on Martin Luther King Jr. Way South
- Add a new p-suffix condition limiting existing mobile home parks to that use
- Expand the CB zoning of the Skyway Business District
- **Skyway-West Hill Code Amendments.** The Executive proposes Code changes to implement the recommendations of the Skyway-West Hill CSA Subarea Plan.
- **Skyway-West Hill (SWH) Community Center Feasibility.** The Executive transmitted Appendix C that responded to a 2019-2020 budget proviso. Council staff will continue analysis regarding whether the terms of the proviso have been met.
- **Workplan Action Items.** The Executive proposed modifications to one of the Workplan Action Items, and separately sent a letter with expected delays to at least three additional Workplan Action Items. These changes are not anticipated as part of the scope of work for the midpoint update.
- **Equity and Social Justice Impact Analysis of the 2020 Amendments to the King County Comprehensive Plan.** As required by the scoping motion, the Executive transmitted a report for an equity impact analysis. This is the first time that such an analysis has been done for the KCCP. Council staff continues to work with Executive staff to understand the analysis, and where the analysis could inform the Council's policy decisions for the 2020 KCCP update.
- **Skyway-West Hill Equity Impact Analysis Report.** Appendix E to the Skyway-West Hill CSA Subarea Plan is an equity impact analysis (EIA) completed by Berk Consulting. Berk's EIA and Council staff have identified risks with the current draft of the Subarea Plan that the Council may want to consider when deliberating on the plan, map amendments and code changes proposed by the Executive.
- **Skyway-West Hill Service Delivery and Facilities in Potential Annexation Areas Report.** Appendix D to the Skyway-West Hill CSA Subarea Plan is a report on delivery of services and facilities that compares services provided to youth, for transit and economic development as required by a 2019-2020 biennial budget proviso. Council staff will continue analysis regarding whether the terms of the proviso have been met.

BACKGROUND

Comprehensive Plan Midpoint Update

The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. In 2018, the Council approved a change to the County's Comprehensive Planning structure and schedule.¹ The restructure adopted and codified into the King County Code (K.C.C.) allows for three main types of updates to the plan: annual updates, midpoint updates, and 8-year updates.² The next 8-year update to the KCCP will be transmitted to the Council in 2022, with adoption in 2023.

¹ Ordinance 18810

² K.C.C. 20.18.030

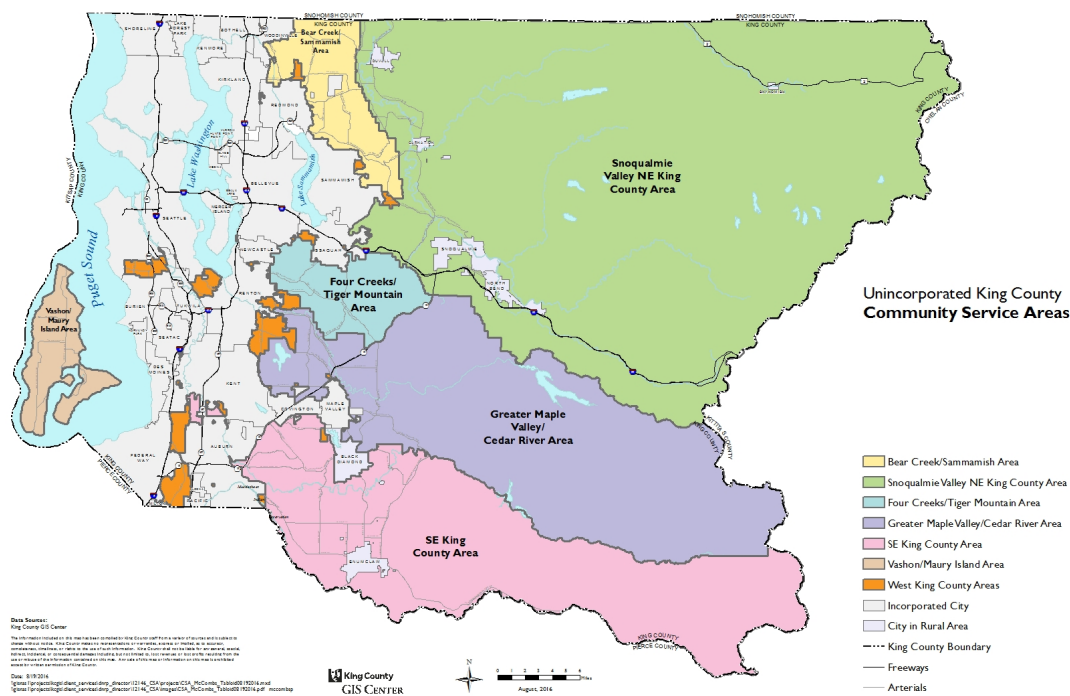
Because of the length of time between the last major update in 2016 and the next 8-year update in 2023, as part of the restructure ordinance, the Council included a requirement for the 2020 KCCP update, both in the K.C.C. and as a Workplan Action Item in the KCCP. The 2020 KCCP update is considered a midpoint update under K.C.C. 20.18.030.D.4. Midpoint updates allow substantive changes to the Comprehensive Plan, including changes to the urban growth area, if they are identified in the scoping motion.

In February 2019, the Council adopted the scoping motion for the 2020 KCCP update. Motion 15329 outlined the key issues that the Council and the Executive identified for specific consideration in the KCCP update. The scoping motion set the work plan for the 2020 KCCP update and unlike the 8-year update, topical areas, including land use and zoning changes and urban growth area changes, are limited to what is included in this scoping motion.

It is worth noting that while the 2020 KCCP update is considered a midpoint update, the Code and the KCCP would also allow changes allowed as part of an annual update. K.C.C. 20.18.030.B. states, in part: “Every year the Comprehensive Plan may be amended to address technical updates and corrections, to adopt community service area subarea plans and to consider amendments that do not require substantive changes to policy language or do not require changes to the urban growth area boundary....” K.C.C. 20.18.030.B. lists 16 categories that limit the kinds of changes that can be considered as part of what is referred to as the annual update in this section of code. Changes allowed as part of an annual update can be included as part of the ordinance that adopts the 2020 KCCP update.

Community Service Area Subarea Plan

As part of the 2016 KCCP, the Council included Workplan Action #1, Implementation of the Community Service Area (CSA) Subarea Planning Program. As part of this Workplan Action item, the County has started subarea planning using the geography of the six rural Community Service Areas, and for the five remaining large urban unincorporated potential annexation areas, as shown in the map in Chapter 11 and below.



The focus of the CSA subarea plans are on land use issues in these subarea geographies, including:

[A] regular assessment of the Community Service Area's goals, population changes, new development, employment targets and similar demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have more refined, land uses focuses on rural town centers, urban neighborhoods, or corridor approaches.

The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development. Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process.

The schedule for the CSA Subarea Plans is also found in Chapter 11. The Council review time frame is shown in the "Adoption Year" for each CSA Subarea Plan. CSA Subarea Plans are reviewed and approved as part of an annual update to the KCCP.

Schedule of Community Service Area Subarea Plans

Planning Year	Adoption Year	Geography	Other Planning
2018-19	2019-20	Skyway West Hill PAA	2020 Comprehensive Plan
2019-20	2020-21	North Highline PAA	
2020-21	2021-22	Snoqualmie Valley/NE King CSA	
2021-22	2022-23	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update
2022-23	2023-24	Greater Maple Valley/Cedar CSA	
2023-24	2024-25	Fairwood PAA	
2024-25	2025-26	Bear Creek/Sammamish CSA	
2025-26	2026-27	Southeast King County CSA	Potential Midpoint Update
2026-27	2027-28	Four Creeks/Tiger Mountain CSA	
2027-28	2028-29	East Renton PAA	
2028-29	2029-30	Federal Way PAA	
2029-30	2030-31	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update

Note: The planning year is a 12-month, July to June process. The adoption year is a 12-month, July to June process.

Vashon-Maury Island Subarea Plan. In 2017, the Council reviewed and adopted the first subarea plan created under the new CSA subarea planning program: the Vashon Maury-Island CSA Subarea Plan.³ The plan was a robust document that included adoption of many new policies across all policy areas of the KCCP: land use; rural area and natural resource lands; housing and human services; environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. An implementation matrix was also included that outlined one or more “actions” for implementation of each policy in the subarea plan. The adopted plan also included a Workplan with three action items for implementation of the subarea plan.

Council review of the plan identified several areas of substantive policy issues in the transmittal, including inconsistency with the GMA, inconsistency with adopted KCCP policies, changes to current countywide and area-specific policy direction, potential for unanticipated County responsibilities, King County budget impacts, and service implications countywide and/or for other CSA geographies. It was also apparent that the required coordination and collaboration between DPER and PSB might not have occurred as required. Partly as a result of these issues, the Council adopted the budget provisos described below.

Skyway-West Hill SWAP and West Hill Community Plan Update. In 2014, the County adopted Motion 14221, which called for a comprehensive update to the 1994 West Hill

³ Attachment A to Ordinance 18623

Community Plan.⁴ Around this same time, Executive staff were also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a series of proposed local implementation actions called the Skyway-West Hill Action Plan (SWAP). The SWAP was proposed to be adopted as an addendum to the existing 1994 Community Plan during the 2016 update of the KCCP.⁵ No policy changes to the Community Plan were included in the proposed SWAP.

The SWAP was a community-developed document, and was drafted prior to the adoption of the new subarea planning program framework in the 2016 KCCP. The SWAP process did not include comprehensive review and/or updates to the underlying Community Plan, as called for by Motion 14221 or the underlying subarea planning program goals. Additionally, a variety of policy issues, such as substantive budgetary impacts, were identified during Council review of the transmitted SWAP. As a result, the 2016 KCCP directed the Executive to work with the community to review the proposed SWAP and to comprehensively update the Community Plan within the context of the subarea planning program. The 2016 KCCP included a March 1, 2018 deadline for transmittal of the subarea plan. However, due to the adoption of the budget provisos discussed below, Executive work on development of the Skyway-West Hill subarea plan was put on hold while that work was completed.

2017-18 King County subarea planning budget provisos. Following Council review of the proposed 2016 SWAP and the transmitted 2017 Vashon-Maury Island CSA Subarea Plan, the Council identified the need for the Executive to reassess the subarea planning program, including the program's structure and schedule, the elements of subarea plans, and interdepartmental roles in the development of subarea plans. As a result, Proviso P2 of Section 5 and Proviso P3 of Section 47 of Ordinance 18602, a supplemental 2017-2018 King County Budget ordinance, were adopted in November 2017.

The two provisos restricted \$200,000 each from DPER's and PSB's budgets, and directed that no funds could be expended on subarea planning activities, unless and until the Council acts on the motion to approve the proviso response. The key elements of the subarea planning program restructure plan called for in the provisos are as follows.

- A. Consistency.** Methods to ensure subarea plans will be consistent with existing laws, policies, and adopted budget direction.
- B. DPER and PSB coordination.** Recommendations for coordination and collaboration between DPER and PSB's Regional Planning Unit in the development of subarea plans.
- C. Departmental consultation.** Methods to ensure subarea plans will be developed in consultation with and with concurrence by other County departments.
- D. Schedule.** Evaluation of potential changes to the subarea planning schedule to ensure sufficient time to complete plan development and adoption, including

⁴ Adopted in 1993 via Ordinance 11166. Only minor map and zoning amendments to the Community Plan have been adopted since 1993.

⁵ Included as Attachment J to the Executive's transmitted 2016 KCCP.

considering whether subarea plans should be developed and/or adopted at the same time as major KCCP updates are developed and/or adopted.

In May 2018, the Council adopted Motion 15142, which approved the Executive's plan to restructure the Community Service Area subarea planning program. The restructure was largely implemented through Ordinance 18810 in October 2018 as part of the 2018 KCCP update. The changes to the subarea planning structure in Ordinance 18810 include:

- Modifying the Comprehensive Plan from a 4-year update cycle to an 8-year cycle.
- Modifying the Council review time frame from a 9-month March to December review, to a 12-month July to June review. It also set a deadline for Council adoption of the KCCP at the end of each June.
- Modifying the CSA Subarea planning structure to make the approach for subarea plan development and adoption in a manner that is similar to the current KCCP process. Each subarea plan is proposed have a two-year process, where Executive development of a proposed plan would take one year, and Council review and adoption would take one year. Development of a subarea plan would be led by the Permitting Division, in coordination with PSB and other County departments through an interdepartmental team. Similar to the KCCP, the Plan proposes to include the following process for development of subarea plans.
 - Internal scoping with County departments, Councilmembers, and Council staff
 - External scoping with the community
 - Development of a Public Review Draft
 - A public comment period
 - Development of an Executive recommended plan
 - Transmittal to the Council for review and possible action
- Pausing the development of CSA subarea plans during the development of the 8-year KCCP updates.
- Narrowing the scope of the CSA subarea plans to focus on land use issues, such as review of land use designations, zoning classifications, Special District Overlays (SDOs), and property-specific (P-Suffix) development conditions. Other “built environment” topics are also proposed to be addressed, but would be done so in the context of existing functional plans, such as the Transportation Needs Report (TNR) and Regional Trail Needs Report (RTNR). Additionally, the plans are proposed to “generally rely” on the adopted policies of the KCCP; potential for new, subarea-specific policies would be limited.
- Including an implementation matrix to reflect community-identified priorities, similar to the matrix in the Vashon-Maury Island CSA Subarea Plan. Development of the “actions” in the matrix is proposed to be informed by the adopted County budget, including review of existing and planned programmatic work and funded, planned, and unfunded capital plans and projects for the subarea. The Plan states that this proposed process would have communities prioritize their interests, which would then be considered as part of future biennial budgets.

- Including monitoring the implementation of the subarea plans and using performance measures is proposed, which is expected to result in a reduction or elimination of “the need for workplan items” when adopting subarea plans.
- Modifying the schedule and geography (as described earlier in this staff report) to reflect these changes.
- Better coordination between the Permitting Division and the Regional Planning Unit in PSB, using an interdepartmental staff team, and “documenting leadership support” for proposed policies and actions within their respective departments. The Council also approved two additional FTEs as part of the 2019-2020 budget for subarea planning to implement the restructure.

Skyway-West Hill SWAP and West Hill Community Plan Update. The Skyway-West Hill CSA Subarea Plan is included in the Executive's transmittal of Proposed Ordinance 2019-0413, as Attachments F and G. The Executive's proposed plan includes a Subarea Plan, proposed Map Amendments, a community center feasibility analysis, an equity analysis of service delivery, and an equity impact review of the plan.

Public Participation

K.C.C. 20.18.160 and RCW 36.70A.140 call for “early and continuous” public engagement in the development and amendment of the comprehensive plan and any implementing development regulations. As part of that process, the Executive is required to publish a Public Review Draft (PRD) of the KCCP that allows for public input on the draft changes to the plan. For the 2020 KCCP update, the Executive issued the PRD on July 1, 2019, which was open for public comment through July 31, 2019. The Executive hosted five community meetings on the PRD, in Carnation, Skyway, Maple Valley, Vashon-Maury Island, and North Highline. An additional meeting focusing on sea level rise was held on Vashon-Maury Island on July 2, 2019. For the Skyway-West Hill CSA Subarea Plan, the Executive held four focus group meetings, three community meetings, and 22 stakeholder interviews.

Following closure of the PRD comment period, the Executive considered the public feedback and finalized the proposed 2020 KCCP update. The Executive transmitted a recommended KCCP update to the Council on September 30, 2019, as required by K.C.C. 20.18.030.D.4. The Council will review and deliberate on the Executive's proposal, with adoption expected by the end of June 2020.

ANALYSIS

Committee Review Process

At two previous briefings, Executive staff have briefed the changes proposed by the 2020 KCCP update and the Skyway-West Hill CSA Subarea Plan. At this briefing, Council staff will start to present our initial analysis of the Executive's legislation.

At today's briefing, Council staff analysis will include a description of every change in the legislation, and highlight any "key issues." Key issues may include new policy for the Council to consider; inconsistency with the adopted scope of work for the 2020 midpoint

update; inconsistency with the GMA, CPPs, KCCP or Code or with another adopted County policy; new program or service that could require additional resources to implement; and/or changes to policies that require an accompanying code change.

Council staff will also brief the Executive's ESJ analyses at this Committee meeting, and key issues identified with these analyses. The scope of work required the Executive to "complete an equity impact analysis using the tool developed by the county Office of Equity and Social Justice, to identify, evaluate and describe both the positive and negative potential equity impacts of the policy, land use, zoning and development regulations proposed in the Plan." There is an equity impact analysis included in a report for the 2020 KCCP update, a second included as Appendix E to the Skyway-West Hill CSA Subarea Plan, in compliance with the scope of work direction. There is a third level of service equity impact analysis that was required by a 2019-2020 biennial budget proviso, included as Appendix D to the Skyway-West Hill CSA Subarea Plan.

At future meetings, Council staff will brief the Committee on a few identified topics where more in-depth analysis will be presented. For those topics not briefed in Committee, Council staff will provide the analysis offline to members as desired, consistent with past reviews of the KCCP. Attachment 3 to this staff report includes the tentative Committee and Full Council review schedule for the 2020 Update.

Key Issues Analysis

The key issues analysis is organized topically, generally around which chapter of the KCCP the topic would appear in. For each topic the write-up includes a brief description of each change and any Council staff-identified key issues. At the end is a discussion of those items identified in the adopted scoping motion that were not included in the Executive's transmitted 2020 KCCP update.

Four-to-One Program

What's new in the 2020 KCCP Update?

The Four-to-One Program is one method to expand the urban growth area boundary, with the intent to create a contiguous band of open space along the original 1994 urban growth area boundary. For properties that meet the criteria, the program allows landowners to apply to have their land considered, where for every acre of land potentially added to the urban growth area, four acres of land is added as permanent open space.

The adopted 2016 KCCP contained a Workplan action item that calls for a review of the Program, and directed the Executive to work on this through the King County Growth Management Planning Council.

Changes in KCCP. Changes in Chapter 2 of the KCCP related the four-to-one program include the following changes. Some of the changes make the KCCP policies consistent with either current practice or existing Code:

- Updates to lead-in text to update the program numbers
- Modifications to policies to:

- Change the County's policy for the four-to-one program from one that the County actively pursues to one that the County may support
- Limit the use of the urban portion of proposals to residential development
- Make the recommendation for adoption more discretionary
- Require the open space portion to primarily be on-site
- Add a criteria for designation of the open space regarding the size and configuration of open space and the County's ability to maintain it
- Add a criteria for the use of the open space regarding the potential for public access
- Require all infrastructure for the urban portion be within the urban area
- Require applications to be submitted through the docket process
- Require that for proposals located adjacent to a City, the approval of the four-to-one proposal prohibits development of the urban portion of the project until it has been annexed by the City, and until an interlocal agreement is signed between the City and the County approving the project

Changes in Title 20. The changes in Title 20 include:

- Removes the option to apply for a four-to-one proposal through a site-specific land use map amendment
- Modifies the application and approval process to require:
 - Submittal of an application through the docketing process
 - A preapplication conference
 - Recording of a conservation easement after enactment of the ordinance and dedication to King County at the time of plat recording or annexation
 - Agreement from the assigned City to annex the urban portion
 - For proposals adjacent to a City, that the County and the City enter into an interlocal agreement approving the proposal and prohibiting development until after annexation
- Modifies criteria and program requirements to:
 - Prohibit land zoned forest and mineral from being part of a 4-to-1 proposal (agricultural zoned lands are already excluded)
 - Require open space to be given a land use and zoning consistent with intended use (existing code requires a rural designation)
 - Modify the open space requirement to be "primarily" on-site and remove the minimum depth of the open space buffer
 - Add criteria for the size and configuration of the open space and the County's ability to manage the property
 - Add criteria for potential for public access

Key Issues

Council staff analysis is ongoing for this issue, particularly around: 1) whether the requirements of the Workplan Action item have been met; 2) whether the proposed policy and code changes match the recommendations of the code study, and 3) whether the proposed changes are consistent with the Countywide Planning Policies.

GMPC Role in UGA Amendments

What's new in the 2020 KCCP Update?

The Executive proposes changes to two policies related to the Growth Management Planning Council's (GMPC) role in approving modifications to the urban growth area boundary. This change makes the policies consistent with current practice, where all modifications (not just expansions) require review and recommendation from the GMPC. This change was identified as part of the 4-to-1 program work.

Key Issues

None identified by Council staff.

Hirst Decision and Water Availability

What's new in the 2020 KCCP Update?

The Executive proposes changes to two chapters of the KCCP to align with recent developments stemming from the Washington State Supreme Court's decision in *Whatcom County v. Western Washington Growth Management Hearings Board* (aka Hirst) and Engrossed Substitute Senate Bill 6091.

The proposed changes discuss King County's current process and position on permit-exempt wells, but do not change any KCCP policies. Specifically, the changes:

- Amend lead-in text in Chapter 5 of the KCCP to state that King County is participating in the Department of Ecology's Watershed Restoration and Enhancement Committee (WREC) in each of the County's five Watershed Resource Inventory Areas, to develop flow restoration strategies to mitigate the consumptive use of new permit-exempt wells drilled in the next 20 years.
- Amend and add lead-in text in Chapter 9 of the KCCP to state that King County's permitting process, which includes a hierarchy of water service (with Group A water systems being the first priority), as well as its participation in the WREC process, is consistent with new state law adopted in response to Hirst. The code underlying the permitting process, K.C.C. 13.24, predates Hirst, and is not proposed to be changed with the 2020 KCCP update.

Key Issues

None identified by Council staff.

SO-230 Repeal

What's new in the 2020 KCCP Update?

The Executive's proposal is to remove Special District Overlay (SDO) SO-230 by repealing K.C.C. 21A.38.240. The recommendation to repeal is the result of the Executive's Floodplain Densities Area Zoning and Land Use Study, which was prompted by a 2018 docket request and changes made as part of the 2016 KCCP.

The SDO applies to 426 parcels that are or were previously zoned RA-5, and sets a maximum density of one dwelling unit per ten acres, rather than the standard one dwelling unit per five acres in the RA-5 zone, for any of these properties that contains a critical area. The SDO also requires subdivisions on any such property to cluster development outside of the critical area.

The Area Zoning and Land Use Study notes that, due to public ownership, parcel size below ten acres, and past annexations, only 72 of the 426 parcels would theoretically be subdividable if the SDO is removed. As critical area and floodplain regulations have strengthened since the SDO was adopted in 1997, the Executive states these areas will be adequately protected with existing regulations and the SDO is no longer needed.

Key Issues

None identified by Council staff.

Agricultural Production Districts & Public Facilities

What's new in the 2020 KCCP Update?

The Executive's proposed KCCP update would modify several policies in Chapter 3 to provide an allowance for public infrastructure intrusion into Agricultural Production Districts (APD) and establish parameters for mitigation surrounding the loss of land within APDs.

- Policy R-652 is modified to encourage King County to work with Cities adjacent to APDs to minimize impacts of public infrastructure and facilities on farming and farmlands in addition to urban development.
- Policy R-655 is modified to require the County to ensure public infrastructure intrusions minimize the disruption of agricultural activities, to establish agreements with jurisdictions or agencies, and if reduction of the total APD acreage occurs, to require the agreements to follow criteria established in new Policy R-657.
- Policy R-656 is split into two policies. Modified Policy R-656 identifies the County's role in the removal of land from the APD and establishes a new criterion allowing lands needed for public infrastructure to be removed from the APD.
- New Policy R-657 establishes criteria for off-site mitigation when land is removed from the APD, including addition of agricultural land abutting the affected APD, addition of comparable land in another APD at a rate of 1.5 times the amount removed, or mitigation through fees that restore unfarmed land into production at two times the value of the land removed if comparable land is not available in another APD.

Key Issues

Expanding options to mitigate the removal of APD land is a new policy. The proposed changes would prioritize addition of agricultural land in the same APD, followed by adding agricultural land in another APD or mitigation funding to restore unfarmed land into production.

Non-Resource Industrial Uses

What's new in the 2020 KCCP Update?

The proposed KCCP update would modify several policies to curtail expansion of non-resource related industrial uses in the Rural Area in order to reduce growth pressure, limit impacts on natural resources, and reduce the demand for infrastructure expansion. Modified policies clarify that industrial zoning is limited to existing sites (Policy R-512), corrects a limitation on industrial uses on industrial parcels (Policy R-513), and clarifies that existing legal industrial uses in the Rural Area may continue as nonconforming uses (Policy R-515).

Key Issues

- Existing criteria that address the creation of industrial lands in the Rural Area would be narrowed to only existing sites, which is a policy choice.
- Policy R-513 is modified to remove limiting new industrial uses in Rural Towns and the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston, which is a policy choice.

Transfer of Development Rights

What's new in the 2020 KCCP Update?

The Executive proposes modifications to the Transfer of Development Rights (TDR) program by amending K.C.C. chapter 21A.37 and Chapter 3 of the KCCP. The proposed changes would allow properties identified as *um* (urban residential, medium) land use and zoned R-4, R-6, R-8, or R-12 to qualify as TDR sending sites, if the property has been determined an "equity area" by the Conservation Futures Advisory Committee and has been awarded CFT funding by the County. Specifically, the proposal includes:

- Amending K.C.C. 21A.37.010 to state that urban lands located in equity areas are worthy of preservation.
- Amending K.C.C. 21A.37.020, and KCCP Policy R-316 and lead-in text in Chapter 3 to include properties with an *um* land use designation as potential sending sites, if the property is designated *um*, and zoned R-4, R-6, R-8, or R-12, is in an equity area as defined in K.C.C. 26.12 and is approved by the Council for conservation futures tax funding.
- Amending K.C.C. 21A.37.040 to establish that the amount of TDRs is based on the base density of the zone in which the land is located, and each TDR can be used for one additional unit above base density.

- Amending K.C.C. 21A.37.070 to specify that, for these urban-to-urban TDR projects, the application must include confirmation that the property is in an equity area and has received a CFT award.
- Amending K.C.C. 21A.37.100 to allow the TDR bank to acquire these new TDR properties.

The proposal would also modify K.C.C. 21A.37.020 to allow "lands that are managed by King County for purposes of residential or commercial development" to qualify as sending sites.

Key Issues

- Allowing urban-to-urban TDR projects is a policy choice.
- The scoping motion allows changes relating to the recommendations of the TDR Program Report required by Workplan Action 4. The proposed change relating to lands managed by King County (in K.C.C. 21A.37.020) is not covered by the scoping motion for the 2020 midpoint update, as it is not discussed in the TDR Program Report.

Human Services Role

What's new in the 2020 KCCP Update?

The transmitted 2020 KCCP update adds language to Policy H-201 that describes the County's regional human services roles and activities to include new work since 2016. This reflects the priority populations identified in the Veterans, Seniors, & Human Services Levy that was approved by the voters in 2017.

Key Issues

None identified by Council staff.

Vapor Products

What's new in the 2020 KCCP Update?

The Executive proposes a modification to Policy U-143 in Chapter 2 that would require areas of multifamily buildings open to the public be smoke-free and vapor-free. A new policy in Chapter 7 requires the County to ban tobacco and vaping products in King County parks, in order to advance public health and clean environments and avoid exposure to these products.

Key Issues

None identified by Council staff.

Regional Affordable Housing Task Force

What's new in the 2020 KCCP Update?

Regional Affordable Housing Task Force. The Housing section of KCCP Chapter 4 currently identifies King County as a "Regional Convener" for housing policy. The transmitted 2020 KCCP update would add language to this section referencing the work of the Regional Affordable Housing Task Force (RAHTF), including the seven goals of the Five-Year Action Plan:

1. Create and support an ongoing structure for regional collaboration;
2. Increase construction and preservation of affordable homes for households earning less than 50 percent area median income;
3. Prioritize affordability accessible within a half-mile walkshed of existing and planning frequent transit service, with a particular priority for high-capacity transit stations;
4. Preserve access to affordable homes for renters by supporting tenant protections to increase housing stability and reduce risk of homelessness;
5. Protect existing communities of color and low-income communities from displacement in gentrifying communities;
6. Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections throughout King County; and
7. Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing.

The proposed language also references the new Affordable Housing Committee of the King County Growth Management Planning Council, which serves as a regional advisory body to recommend actions and assess progress towards the Five-Year Action Plan.

Key Issues:

- The scoping motion called for the 2020 KCCP update to "reflect the approval of the Regional Affordable Housing Plan and Action Strategy." This approval occurred with Motion 15372, which declared the recommendations of the RAHTF as policy of the Council. The Executive's proposed language does not reflect Council's approval, but rather the Action Plan's goals and a status report of the Affordable Housing Committee.

Affordable Housing Report

Affordable Housing Report. The scoping motion required the Executive to transmit an affordable housing report that includes: 1) an update on all current efforts to create affordable housing on County-owned property⁶, and 2) a plan for developing an inventory of all County-owned properties and their feasibility for development of affordable housing, to be transmitted to the Council by June 1, 2020.

The Report transmitted as part of the 2020 KCCP update includes a listing and description of nine past housing projects⁷ on County-Owned property and nine additional housing projects⁸ that are currently underway.

The Report also provides a description of the “Home & Hope Initiative”. This initiative is an effort by King County, Enterprise Community Partners, City of Seattle, and the Bill and Melinda Gates Foundation to identify underutilized property owned by public or nonprofit agencies and promote the development of affordable housing and early education centers on those properties.

Following the summary of efforts currently underway, the Report details the Executive’s plan for completing an inventory of all County land with an analysis of the land’s feasibility for affordable housing. The Report indicates that the analysis would be transmitted to Council by June 1, 2020, as called for in the Scoping Motion. The properties identified based on the criteria below would then be assessed for their potential based on zoning regulations, current use, long-term operational needs and planning efforts, financial feasibility for affordable housing, potential for shared use, and potential to integrate affordable housing into future redevelopment planning.

The proposal states that land included in the inventory would be limited to those that meet all of the following conditions:

- Developable;
- In urban areas or rural towns in King County; and
- Either in high opportunity communities or in areas with close proximity to transit.

Properties that meet these three criteria would be further excluded based on several criteria, including those that are used for parks and open space, stormwater facilities, and rights-of-way, or those that have critical areas or lacked supporting infrastructure.

⁶ Note that when a property is deemed by the Facilities Management Division to be unnecessary for essential government services, King County Code 4.56 requires that the Division assess the property’s suitability for affordable housing. If the property is suitable, the County must first attempt to make it available for affordable housing before disposing of the property through other means.

⁷ The past affordable housing projects are Greenbrier Heights, Hirabayashi Place Apartments, Nolo Apartments, Public Records Building, Public Health Building, Kenmore Sheriff Building, Harborview Hall, and West Wing.

⁸ The efforts underway are SODO Interim Housing, Elliot Avenue, White Center HUB, Meridian, Eastgate, Burien Transit Center, Kenmore Park-and-Ride, Kingsgate Park-and-Ride, and Northgate Park-and-Ride.

Key Issues:

- The Report includes a reference to the Home and Hope Initiative, on which the Council has not taken an official position.
- The Council may wish to consider whether the criteria listed above are consistent with Council priorities.

Cottage Housing

What's new in the 2020 KCCP Update?

The proposed KCCP update would modify several zoning code provisions for cottage housing resulting from recommendations from a code study required by Workplan Action 8. The code study and a preceding Cottage Housing Report (transmitted in December 2018) analyzed existing zoning regulations around cottage housing and identified several recommendations.

Four code changes are proposed in this update, including:

- Removing a maximum site size
- Exempting attached garages less than 250 square feet from the maximum unit size
- Adding specific parking requirements for cottage housing, and
- Adding building design standards to create inviting streetscapes.

Key Issues

This is a new policy for the Council to consider.

Accessory Dwelling Unit/Accessory Living Quarters

What's new in the 2020 KCCP Update?

The Executive's proposal would amend the K.C.C. in accordance with the recommendations of the accessory dwelling unit (ADU) and accessory living quarter (ALQ) code study. The changes are generally intended to encourage the development of ADUs and add additional requirements for ALQs.

Specific changes for ADUs include:

- Reduce the minimum lot size to construct a detached ADU from 5,000 square feet to 3,600 square feet in the urban areas, and from the applicable minimum lot size to 3,600 square feet in Rural Towns.
- Specify that ADUs may not exceed the base height for their applicable zone.

Specific changes for ALQs include:

- Specify that the ALQ shall not include an area within the building that is intended for the preparation and storage of food.
- Limit ALQs to one per lot.

- Specify that minimum lot size to construct a detached ALQ is 3,600 square feet in the urban areas and in Rural Towns (currently no minimum).
- Limit ALQs to 1,000 square feet of heated floor area (currently no limit).
- Specify that ALQs may not exceed the base height for their applicable zone.

Key Issues

- Reducing minimum lot size requirements for detached ADUs in urban areas and rural towns is a policy choice.
- Requiring ALQs to meet additional standards, beyond what is currently in code, and limiting ALQs to one per property, is a policy choice.

Residential Density Incentive Program
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Residential Density Incentive Program. The scoping motion included a code study item to review the County's Residential Density Incentive (RDI) Program to determine if any changes are needed to increase its use and improve its effectiveness. The RDI Program is codified through K.C.C. Chapter 21A.34. The Program as it currently exists allows for increased residential densities in urban areas and rural towns in exchange for certain public benefits.

Under the current program, project developers can provide public benefits in the following categories in order to earn above base densities. The categories are:

- Affordable housing
- Open space protection
- Historic preservation
- Energy conservation
- Public art
- Cottage housing
- Compact housing
- Walkable communities

Within each category are specific benefits that can earn density bonuses of up to 200 percent of the base density.

The Report indicates that the RDI Program has been utilized only a few times since it was put into place in 1993, though the Permitting Division does not have a formal tracking mechanism for Program usage.

Executive staff's analysis as part of this code study determined that there are an additional 10,000 to 44,000 additional units that could be built if the RDI program were used on all eligible parcels at the maximum benefit of 200 percent of the base density.

The Report summarizes key themes heard in interviews with housing developers, which included:

- Incentives are only desirable if the resulting project is more profitable;

- Existing base zoning is sufficient for large multifamily projects;
- There is private market demand for increased density in lower density zones; and
- Density is only one tool for policy makers to use.

Based on the analysis conducted, the Report recommends the following changes to the RDI Program:

1. Recalibrate the affordable rental housing incentive to increase utilization and the realized public benefit;
2. Focus the RDI on activities that promote affordable housing;
3. Consider mandatory inclusionary housing;
4. Consider an in-lieu fee of on-site mandatory affordable housing;
5. Develop and fund tracking, monitoring, and enforcement policies and programs;
6. Consider strengthening incentives at lower densities;
7. Consider developing resources and tools to target smaller developers; and
8. Explore flexible or dynamic models to maximize public benefit and utilization.

Key Issues:

- The RDI Report provides high-level policy recommendations but does not go into detail on how they could be implemented. Subsequently, no code change proposal was transmitted as part of the 2020 KCCP update. The Report states that it may inform the work of the Affordable Housing Committee of the GMPC as they conduct their work. Council may wish to pursue making code changes now, or directing further work on this item, to implement the recommendations of the code study, regardless of how the Affordable Housing Committee uses the Report.

Sea Level Rise

What's new in the 2020 KCCP Update?

The proposed KCCP update would add several policies and accompanying code changes related to development potentially at risk from future sea level rise.

Changes in Chapters 5 and 6 of the KCCP related to sea level rise include:

- Modifying lead-in text to add "policy and regulations" in the County's climate change preparedness efforts.
- Adding Policy E-215c, which would require the County to implement land use regulations to increase resiliency to the anticipated impacts of climate change, including sea level rise, changing rainfall patterns and flood volumes, and extreme temperatures.
- Adding Policy E-215d, which would require the County to assess best available sea level rise projections two years prior to an 8-year KCCP update.
- Clarifying Policy S-785 and identifying the 100-year floodplain of Vashon-Maury Island as the coastal high hazard area.

Changes in Title 16 and Title 21A include:

- Creating definitions for sea level rise risk area and sea level rise protection elevation in Title 16 and Title 21A.
- Establishing additional building standards for developments within the sea level rise risk area.
- Creating a variance process from sea level rise building standards.
- Requiring a 75-foot buffer for sites with steep slopes that overlap with the sea level rise risk area or modified buffers in accordance with a study prepared by a geotechnical engineer.
- Prohibiting new wells in coastal high hazard areas.
- Requiring wells in sea level rise risk areas on Vashon-Maury Island to have testing of saltwater intrusion and requiring new wells to include surface seals.
- Requiring that the Permitting Division provide notice to applicants within a sea level rise risk area that properties may be impacted by sea level rise and that recommends voluntarily setting development further back than the minimum required.

Key Issues

This is new policy for the Council to consider. Council staff analysis of the package of changes for sea level rise is ongoing.

Shoreline Master Program

What's new in the 2020 KCCP Update?

The Executive's proposed KCCP update includes amendments to the Shoreline Master Program in regards to the County's official shoreline jurisdiction list, shoreline map, and associated code adopting the map and list.

The Executive proposes changes to the shoreline jurisdiction list to add Lake Fenwick, correct the Kimball Creek shoreline jurisdiction and other minor corrections.

The shorelines of the state map include four changes affecting 254 parcels: 1) redesignation of 180 King County Parks properties that were previously undesignated or with a designation not consistent with their current use, 2) assigning a residential designation for a group of residential properties along Lake Washington adjacent to the City of Newcastle that were previously undesignated, 3) corrections to designations for several properties on Vashon-Maury Island, and 4) assigning a residential designation for 32 residential properties adjacent to Kimball Creek near the City of Snoqualmie.

A proposed K.C.C. change would identify the official shoreline list and associated shoreline map as official documents identifying the shorelines of the state in unincorporated King County.

Key Issues

None identified by Council staff.

Mitigation Payment System

What's new in the 2020 KCCP Update?

The proposed KCCP update would also delete Policy T-229, which calls for the establishment of fees meant to mitigate growth related transportation impacts of new development and all references to the Roads Mitigation Payment System (MPS), which was repealed by the Council in 2016.⁹

According to Executive staff, the MPS did not generate significant revenue due to low development activity and that mitigating impacts to transportation can be addressed through alternative processes, including the State Environmental Protection Act (SEPA) process.

Key Issues

None identified by Council staff.

Roadways/Pathways on Unincorporated Roads

What's new in the 2020 KCCP Update?

The proposed update adds lead-in text clarifying that sidewalks are allowed in Rural Towns and, under certain circumstances, in the Rural Area.

Key Issues

None identified by Council staff.

Fossil Fuel Facilities

What's new in the 2020 KCCP Update?

The Executive proposes changes to the KCCP and the zoning code to implement new regulations for fossil fuel facilities.

Changes in KCCP. Changes in Chapter 3 of the KCCP related to fossil fuel facilities include:

- Lead-in text that differentiates minerals (gravel, sand, valuable metallic substances) from coal.
- Modifying language in lead-in text and policies to change "mining" to "mineral extraction."
- Removing one type of mineral resource sites: "Owner Identified Potential Coal Mining Sites."
- Removing coal from policies regarding mineral resources and mineral extraction.
- Removing one coal mine from the list of "Designated Mineral Resource Sites."

⁹ Ordinance 18420

Changes in Chapter 9 of the KCCP related to fossil fuel facilities include:

- Modifications to existing lead-in text to further explain how the County will manage energy use.
- Adds a new section with lead-in text explaining the fossil fuel system and the impacts of the use of fossil fuels and fossil fuel facilities.
- Adds 6 new policies related to fossil fuels and fossil fuel facilities that:
 - Establish criteria for the County's policies and regulations related to fossil fuel facilities;
 - Require a thorough review of fossil fuel facilities;
 - Establish criteria for approval of new fossil fuel facilities;
 - Require the use of the County's equity impact review tool to identify and mitigate new, modified or expanded facilities;
 - Establish a periodic review for fossil fuel facilities;
 - Prohibit exploration, establishment or expansion of new or existing coal mines.
- Modifies lead-in text and policies relating to hazardous liquid and gas transmission pipelines to further specify the type of regulations the County will adopt.
- Modifies lead-in text and policies relating to crude oil transport to include transport by vessels, and to require the Office of Emergency Management to consider potential risks from fossil fuel facilities.

There is also a proposed definition for Fossil Fuel Facility added to the Glossary.

Changes in Title 21A. The changes in Title 21A related to fossil fuel facilities include:

- Modifications to existing definitions to separate local use of fossil fuels (such as gas tanks and utility facilities) to large fossil fuel facilities; to distinguish coal from mineral resources in the Code; to distinguish facilities that generate non-hydroelectric electricity from fossil fuel facilities; and to distinguish warehouse and wholesale trade uses for fossil fuel facilities from other uses.
- New definitions for fossil fuels, fossil fuel facilities.
- Modifications to the Government/Business Services Land Use table to add development conditions for Warehousing and Wholesale Trade and Transportation Services, to exclude fossil fuel facilities.
- Modifications to the Manufacturing Land Use table to add development conditions to Petroleum Refining and Related Industries to exclude fossil fuel facilities.
- Modifications to the Resource Land Use table to prohibit coal mines.
- Modifications to the Regional Land Use table to make the following changes:

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Non-hydroelectric Generation Facility	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))	C P12 ((S))
13	Oil and Gas Extraction	S27	((C)) S27	((P)) S27	S27	((S))	((S))	((S))	((S))	S27	S27	S27	((C)) S27
* -	Fossil Fuel Facility Type I												C28
* -	Fossil Fuel Facility Type II												S28, 29

These changes allow non-hydroelectric generation facilities as a permitted use with the existing development condition regarding cogeneration, and otherwise allow the use as a conditional use (under existing code, the use would require a special use permit if not a cogeneration facility). Further oil and gas extraction would have a development condition added that would limit it in several zones to an accessory to waste management process.

Two new uses would be added: fossil fuel facility I and II, which would only be permitted in the Industrial zone, either as a conditional use or special use, and with development conditions. The development conditions would add criteria for what sorts of improvements require a CUP or SUP.

- Modifies the requirements for mineral extraction to require existing metal, coal and nonmetallic minerals uses to comply with Chapter 21A.22, which has specific requirements for permits, community meetings, periodic review, site design standards, operating conditions, reclamation, mitigation and monitoring and financial guarantees.
- Adds a new section to require periodic review of fossil fuel facilities.

Key Issues

Council staff analysis of the package of changes related to fossil fuel facilities is ongoing. This is new policy for the Council to consider, and the proposed KCCP and K.C.C. changes are complex and interconnected.

Organics Composting Facility Regulations Code Study

What's new in the 2020 KCCP Update?

Executive staff completed a code study of organics composting facility regulations in response to the adopted scope of work for the 2020 midpoint update to the 2016 King County Comprehensive Plan.¹⁰ Specifically, the scope of work directed the Executive to:

Review the potential for siting organic composting facilities. Consider sites in the rural area, including those that currently have a Mineral use designation and implementing zoning, and consider whether to modify the land use and zoning to Rural Area, either outright or with property-specific conditions that would be appropriate for organic composting facilities as a primary use. Consider modifying associated policies or development regulations associated with organic composting facilities as a materials processing use at such locations.

The study finds that the single organics composting facility currently operating in unincorporated King County is permitted as a Materials Processing Facility and that Materials Processing Facilities are allowed in the Forest, Mineral, Rural Area, and Industrial zones under certain development conditions. A Geographic Information System analysis completed as part of the code study indicated that there are hundreds of acres of Rural Area-zoned land potentially available for siting Materials Processing Facilities,

¹⁰ Motion 15329

and thousands of acres of Forest- and Mineral-zoned land for siting the facilities as an accessory use. According to the study, Material Processing Facilities are not allowed as primary uses in the Forest and Mineral zones due to the Growth Management Act provisions that prioritize primary forestry and mining uses on designated Natural Resource Lands.

The study concluded that no policy amendments are required or recommended at this time. Additionally, the study does not recommend any changes to existing development regulations for materials processing facilities. The following code amendments were considered, but ultimately not included in the KCCP transmittal:

- *Add organics composting to the definition of Materials Processing Facilities:* The study notes that this may add more clarity but is not likely to have a significant impact on siting and also could result in creating non-conforming uses, thus is not recommended.
- *Create a new standalone specific land use in the permitted uses table for organics processing facilities:* The study explains that instead of regulating composting facilities as Materials Processing Facilities, staff explored amending the code to create a new use covering the precise scope of composting facility operations, as it may lead to more clarity and could potentially aid siting. However, the study noted that stakeholder and public outreach would be required and identified this as an area for potential future study.
- *Evaluate whether interim facilities would help phase the transfer and processing of organics.* The study indicates that another option is to evaluate whether Interim Recycling Facilities, defined in K.C.C. 21A.06.640, would help with staging organics prior to being moved to composting facilities. Under this scenario, an interim facility would act like an indoor solid waste transfer station, but for organics. However, the study stated that this approach may be limited by the amount of commercial and industrial zoned land in unincorporated King County, and would likely require industry consultation, as well as stakeholder and public outreach.

The King County Organics Market Development Plan,¹¹ in response to a budget proviso in the 2019-2020 biennial budget,¹² recommended undertaking this code study as a strategy to expand and enhance the regional market for compost. The Market Development Plan was accepted by the Council on November 13, 2019.

Key Issues

- The Council included this item in the scoping motion as an Area Zoning and Land Use Study. The Executive analyzed it as a code study and noted that the study did not examine the feasibility of individual sites in the Rural Area because that is something that occurs once a private operator selects a site and makes application for permits. The Council may wish to direct further work on this item as an Area Zoning and Land Use Study.

¹¹ Proposed Motion 2019-0353

¹² Ordinance 18835, Section 102, Proviso P2

- The Council may wish to consider whether to adopt any code changes identified in the code study or to direct additional work.

Economic Development

What's new in the 2020 KCCP Update?

The Executive's proposal would make changes to Policy ED-604 in Chapter 10 of the KCCP, to remove examples of organizations that it will partner with on programs that strengthen the County's economy. The two currently referenced organizations, the Regional Food Policy Council of the PSRC and Puget Sound Fresh, no longer function as described in the Policy.

Key Issues

The current Policy language names two organizations that the County will partner with to strengthen the interdependence and linkage between rural, resource and urban economies. The scoping motion does not identify modifying Economic Development policies. The Executive describes this change under the category of updates to "dates, data, maps and references," which is identified in the scoping motion. Council staff would not characterize this as an update under this category, as the PSRC is still an organization that addresses food policy and Puget Sound Fresh is now part of the Tilth Alliance. By not identifying any organizations, it changes the policy to give it less direction.

Bear Creek Urban Planned Development

What's new in the 2020 KCCP Update?

The Bear Creek Urban Planned Development (UPD) was developed under three development agreements that will expire in the coming years: they are known as Trilogy, Redmond Ridge, and Redmond Ridge East.¹³ The Executive's proposed 2020 KCCP update includes a series of map amendments and modifications to lead-in text in Chapter 11 of the KCCP that describes the UPDs.

The map amendments include the following changes:

Map Amendment 7.a would change the land use designation of the critical area tracts, perimeter buffers, and golf course on 61 parcels within the Trilogy community from *upd* to *op*, with the intent of keeping these areas as open space.

Map Amendment 7.b would:

- Amend the land use designation of nine parcels in Trilogy from *upd* to *cb*.
- Amend the zoning classification on those nine parcels plus one additional parcel¹⁴ from UR-P-SO to CB.

¹³ Trilogy and Redmond Ridge will expire in September 2020, and Redmond Ridge East will expire in December 2023.

¹⁴ Unless otherwise specified, these additional parcels have a land use designation of *op*.

- Apply a P-suffix condition to one of the parcels, limiting the use of the parcel to self-service storage. The Executive states that this is to allow the continuation of the existing self-service storage facility.
- Apply a P-suffix condition to the remaining nine parcels, prohibiting gasoline service stations and any associated underground fuel storage tanks. The Executive states that this is intended to protect water quality in the area.

Map Amendment 7.c would:

- Amend the land use designation on six parcels in Trilogy from *upd* to *uh*.
- Amend the zoning on the six parcels and five additional parcels from UR-P-SO to R-24.

Map Amendment 7.d would:

- Amend the land use designation on all Trilogy parcels north of Novelty Hill Road, except those amended by Map Amendment 7a. from *upd* to *um*.
- Amend the zoning of all Trilogy parcels north of Novelty Hill Road from UR-P-SO to R-6
- Amend the zoning of 12 parcels south of Novelty Hill Road from UR-P-SO to R-12.

The Executive states that these changes are consistent with the current development on the parcels.

Redmond Ridge Map Amendments

Map Amendment 7.e would amend the land use designation of the critical area tracts, perimeter buffers, and private parks on 61 parcels within the Redmond Ridge community from *upd* to *op*, with the intent of keeping these areas as open space.

Map Amendment 7.f and Code Update would:

- Amend the land use designation on 19 parcels from *upd* to *i*.
- Amend the zoning on these 19 parcels and one additional parcel from UR-P-SO to I.
- Add a P-suffix condition on the 20 I-zoned parcels, prohibiting meat and packing plants, poultry slaughtering and processing, petroleum refining and related industries, and primary metal industries.
- Amend the land use designation on 17 parcels from *upd* to *cb*.
- Amend the zoning on these 17 parcels and four additional parcels from UR-P-SO to O.
- Add a special district overlay to 7 of the O-zoned parcels that are undeveloped in order to allow additional retail uses on the parcels that typically are not allowed in the O-zone. This new overlay is found in Section 53 of the ordinance.

Map Amendment 7.g would:

- Amend the land use designation on eight parcels located between Novelty Hill Road and NE Marketplace Drive from *upd* to *nb*.

- Amend the zoning on the same eight parcels and one additional parcel from UR-P-SO to NB.

Map Amendment 7.h would:

- Amend the land use designation of six parcels from *upd* to *uh*.
- Amend zoning of the four of those parcels, and an additional four parcels from UR-P-SO to R-18.
- Amend zoning of one of the six parcels from UR-P-SO to R-24.

The Executive states that this is consistent with existing development on the parcels.

Map Amendment 7.i would:

- Amend the land use designation of a large number of parcels from *upd* to *um*.
- Amend the zoning of 13 parcels from UR-P-SO to R-12. Three of the parcels are ones changed from *upd* to *um*, one was given a land use designation of *uh* through map amendment 7.h, and the rest would be designated *op* through map amendment 7.e.
- Amend the zoning of the remaining *upd* to *um* parcels, in addition to a number of *upd* to *op* parcels, from UR-P-SO to R-6.

Redmond Ridge East Map Amendments

Map Amendment 7.j would amend the land use designation of the critical area tracts, perimeter buffers, and recreation tracts on 87 parcels within the Redmond Ridge East community from *upd* to *op*, with the intent of keeping these areas as open space.

Map Amendment 7.k would amend the land use designation of one parcel on Eastridge Drive from *upd* to *uh*, and amend the zoning of the same parcel from UR-P-SO to R-24. The Executive states that this is consistent with existing development on the parcel.

Map Amendment 7.l would:

- Change the land use designation on all parcels in Redmond Ridge East, except those addressed in 7.j and 7.k. The designation would change from *upd* to *um*.
- Change the zoning of all the parcels mentioned above, as well as those proposed for an *op* designation, from UR-P-SO to R-6.

The Executive states that these changes are consistent with existing development in the area.

Removal of P-suffixes and SDOs

Map Amendment 7.m would remove p-suffix condition BC-P04 from all parcels to which it currently applies. The condition requires dedication of right-of-way along Novelty Hill Road. The Executive states that the developments within the UPD have dedicated sufficient area already. The amendment also affects parcels outside of the UPD, and the Executive states that these parcels will be held to current King County Road Design and Construction Standards.

Map Amendment 7.n would remove p-suffix BC-P05 from all parcels to which it currently applies. Like BC-P04, this p-suffix requires right-of-way improvements during development. The Executive states that the developments within the UPD have dedicated sufficient area for rights-of-way already. The amendment also affects parcels outside of the UPD, and the Executive states that these parcels will be held to current King County Road Design and Construction Standards.

Map Amendments 7.o and 7.p would remove p-suffix conditions BC-P17 and BC-P21, respectively, from all parcels to which they apply. The conditions established a review process for the development of all parcels within the Trilogy and Redmond Ridge communities. The Executive states that these review processes were related to the development agreements and no longer apply now that the development agreements will no longer be in place.

Map Amendment 7.q and Code Amendment would repeal SO-070, which applies to all parcels in the Bear Creek UPD. The SDO establishes the area as a UPD, and is proposed for removal as the area will no longer be a UPD. K.C.C. 21.38.070 is likewise repealed.

Map Amendment 7.r and Code Amendment would repeal SO-110, which applies to all parcels in the Bear Creek UPD. The SDO establishes the area as a fully-contained community. The Executive states that this designation is no longer necessary with the removal of the UPD agreements. K.C.C. 21A.38.110 is likewise repealed.

Key Issues

- Council staff analysis of the proposed Bear Creek Map Amendments is ongoing, including a review of: 1) whether the proposed zoning and land use designations are consistent for each parcel in the UPD; 2) whether nonconforming uses will be created when the development agreements expire; and 3) whether any other policy or code changes are needed to implement these map amendments.
- Map Amendments 7.m and 7.n affect parcels outside of the UPD, which is not part of the scoping motion.

KCCP Map Amendments

What's new in the 2020 KCCP Update?

The Executive proposes eight KCCP map amendments, in addition to the 18 Bear Creek Map Amendments discussed above and the 12 map amendments associated with the Skyway-West Hill CSA Subarea Plan.

Map Amendment 1 would expand the Snoqualmie APD by:

- Amending the land use designation of five parcels from *ra* to *ag*.
- Amending the zoning classification of four of those parcels from RA-10 to A-10.
- Amending the zoning of the remaining parcel from RA-10/RA-10-P to A-10/A-10-P. The existing p-suffix condition, SV-P03, which prohibits new or additional fill from being placed within the Federal Emergency Management Agency (FEMA) delineated floodway, is proposed to be retained.

- Add all five parcels to the Agricultural Production District.

All parcels are currently vacant.

Map Amendment 2 would move the UGA boundary and APD so that a roundabout constructed by the City of Woodinville would be fully within the UGA and outside of the APD. It would also mitigate for the incursion into the APD. Proposed changes include:

- Amending the land use designation from *ra* to *ag* on two parcels.
- Amending the zoning classification on those parcels from RA-2.5-P to A-10-P.
- Adding those two parcels to the APD.
- Moving the UGA boundary so that the road and right-of-way portion of the roundabout is in the urban area.
- Removing this road and right-of-way portion from the APD.

The Executive states that these changes are in accordance with an agreement with the City of Woodinville.

Map Amendment 3 would upzone one parcel in North Highline from R-6 to R-18, and accordingly change the land use designation from *um* to *uh*. The Executive states that this change is in accordance with a letter of intent signed by the County.

Map Amendment 4 would repeal SO-230, which limits allowed densities on RA-5 zoned properties to one unit per ten acres. The change affects 314 parcels. The Executive states that these restrictions are no longer needed given current critical area and floodplain regulations. This map amendment is related to the SO-230 Repeal discussed above in this staff report.

Map Amendment 5.a would make changes to the East Cougar Mountain Potential Annexation Area:

- Amending the land use designation on three parcels from *upd* to *ra*.
- Amending the zoning classification on two of those parcels from UR-P-SO to RA-5.
- Amending the zoning on the remaining parcel from R-1-P to RA-5.
- Removing all three parcels from the UGA.

These changes are recommended by the Executive after the City of Issaquah indicated that they would not annex the area. Further, the Area Zoning and Land Use Study states that location of an urban planned development in this area is not feasible due to minimum sizes for UPDs and environmental constraints.

Map Amendment 5.b would remove SO-070 from nine parcels. The SDO designates an urban planned development on these parcels. These changes are in accordance with the East Cougar Mountain PAA Area Study. The Executive states that a UPD is no longer feasible on these properties.

Map Amendment 5.c would remove NC-P01 from 73 parcels. The p-suffix condition relates to the creation of a master planned development. The Executive states that the

remaining parcels are too small to create a master planned development and thus the development condition should be removed.

Map Amendment 6 would add five parcels to the UGA adjacent to the city of Maple Valley, including:

- Changing the land use designation on five of the parcels from *ra* to *op*.
- Adding the five parcels to the UGA.

One of the parcels is currently bisected by the UGA boundary. The Executive states that three of the parcels are portions of stormwater detention ponds that are owned by the City of Maple Valley and are currently split by the UGA boundary, the fourth parcel contains a water district building and parks, and the fifth parcel is a water district water tank.

Key Issues

Council staff analysis of the map amendments is ongoing. In particular, Council staff is reviewing whether the UGA amendments are allowed by the CPPs and KCCP.

VMI Implementing Actions Report
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What's new in the 2020 KCCP Update?

The scoping motion required a report on the status of the Priority 1 and Priority 2 Action Items identified in the Vashon-Maury Island (VMI) CSA Subarea Plan. Priority 1 Actions were scheduled to begin implementation in 2018 and 2019, and Priority 2 Actions were scheduled to begin no earlier than 2020.

The scoping motion asked for four pieces of information on each action:

- The implementing action's current status,
- A determination of whether existing KCCP policies or development regulations (or any other adopted plan) require changes in order to proceed with implementation,
- Whether those changes are recommended for inclusion in the 2020 KCCP update, and
- For those items that are not currently on schedule, an explanation of why and an evaluation of when they could be completed.

All Priority 2 Actions, which were not scheduled to begin until 2020, have not yet been implemented, with the exception of the Farmland Protection Program working with farmers on VMI to explore opportunities to increase farmland protection. The report states that this action is already underway.

With regards to the Priority 1 Actions, the report states that all actions are on schedule, and that no code changes are needed or proposed. It appears that Executive staff has interpreted the question of whether "existing Comprehensive Plan policies or development regulations (or any other adopted plan) require changes in order to proceed with implementation" to mean whether they are needed immediately, rather than whether they will be needed at some point to implement the action. For instance, H-5 asks the

Executive to revise the affordable housing SDO as needed, and the 2019 report on this topic suggested that revisions will be recommended in 2020.

In other cases, changes have been proposed as part of the 2020 KCCP update but the report states that changes are not needed or proposed:

- H-6 requires the county to research and consider amendments to the ADU code. Not only will this require code changes, but the changes have been proposed as part of the 2020 update. This is not reflected in the report.
- E-5 deals with mitigating sea level rise, including "developing policy," "creating disincentives for new construction," and "researching regulatory approaches." New regulations and policies around sea level rise are proposed as part of the 2020 KCCP update.

Key Issues

None identified by Council staff.

Subarea Planning Technical Changes

What's new in the 2020 KCCP Update?

The Executive's proposed updates include terminology changes around CSA Subarea Planning. These would include various technical changes throughout the Comprehensive Plan in order to reflect subarea planning efforts on land use issues in the CSA geographies.

This is recommended to take place in four locations in the KCCP, which are laid out below:

Executive Summary: The Executive Summary includes an overview of the twelve chapters within the Comprehensive Plan. The Executive proposed a change to the summary of Chapter 11 to specify that the policies would recognize the unique *land use* characteristics of unincorporated communities.

Chapter 1: Chapter 1 includes a section on Subarea Planning, which provides some policy framework around plan development. The lead-in text introducing subarea plans includes a proposed amendment to rename them "Community Service Area Land Use Plans." Further, Chapter 1 includes a summary of each chapter of the Comprehensive Plan. In the summary of Chapter 11, Community Service Area Subarea Planning, the Executive proposes an amendment similar to the proposal for the Executive Summary referencing the County's "land use subarea planning program."

Chapter 11: In the 2018 annual update to the 2016 Comprehensive Plan, the Council approved a new line in the lead-in text for Chapter 11 stating that the focus of subarea plans will be on land use issues in subarea geographies. The Executive proposes amending the language to specify that land use is the *primary* focus on subarea plans.

Key Issues

- The Executive’s proposal in Chapter 1 to rename subarea plans as “Community Service Area Land Use Subarea Plans” is a policy choice. The Council may wish to maintain the current name of subarea plans as referenced in both the adopted Comprehensive Plan and K.C.C. 20.18.030, adopt the name proposed by the Executive in Chapter 1, or adopt a new name; the latter two options would require a change to King County Code. However, the Executive’s proposal only changes the name of subarea plans in a few places, so whichever name is chosen should be consistent throughout the Comprehensive Plan and King County Code. Also note that the relevant policy below the lead-in text is not amended accordingly.
- The Council may wish to consider whether they want Chapter 11 to describe a focus solely on land use characteristics of unincorporated communities or broader characteristics, especially since there are existing subarea plans and policies in this Chapter that are broader than the land use focus.

Skyway-West Hill CSA Subarea Plan

What’s new in the 2020 KCCP Update?

The 2020 KCCP update would include adoption of the Skyway-West Hill CSA Subarea Plan. The Executive proposed draft would repeal the 1994 West Hill Plan and replace it with the Skyway-West Hill CSA Land Use Subarea Plan (Plan). The Plan includes a vision statement, plan purpose, guiding principles, subarea history, community engagement summary, community context, policies and action items, and map amendments. Appendices in this subarea plan include community background, a community center feasibility study proviso response, service delivery equity review proviso response, equity impact analysis, and community engagement process.¹⁵

This Plan adds 15 new policies, 5 action items, and identifies 12 map amendments (discussed separately in the Skyway-West Hill Map Amendments Section) related to housing, commercial and industrial uses, and community character.

Housing Policies

- Increase residential density along transit corridors and commercial areas while retaining existing land use patterns in other residential neighborhoods.
- Encourage new development in medium-density neighborhoods.
- Retain existing multifamily zoning to continue to promote access to diverse housing choices.
- Complete an Equitable Housing Development Strategy Analysis to address the supply of affordable housing in King County with funding and policies specific to Skyway-West Hill.
- Recommending evaluation and addressing residential displacement for large development proposals.
- Support the preservation of mobile home parks and requiring redevelopment of mobile homes to include evaluation and mitigation of displacement impacts.

Housing Action Items

¹⁵ The community center feasibility study proviso response, service delivery equity review proviso response, equity impact analysis are described further elsewhere in this staff report.

- Develop an equitable housing development strategy report that will analyze strategies and tools to create and retain affordable housing.
- Evaluate the County's permit review process for public engagement and to pilot new techniques. The stated goal is to build capacity among local residents and to maintain/enhance the character of Skyway-West Hill.

Commercial and Industrial Policies

- Retain and extend the Community Business Center designation for the Skyway Business District.
- Recommend supporting and incentivizing opportunities for smaller-scale commercial development.
- Retain, and expand where appropriate, development conditions that support pedestrian-oriented community development within the Skyway Business District.
- Designate Martin Luther King Jr. Way S and Rainier Ave S as Neighborhood Business Centers.
- Require additional standards for commercial developments in the Martin Luther King Jr. Way S and Rainier Ave S Neighborhood Business Centers.
- Retain existing industrial zoning to support employment opportunities and local economic activity.

Commercial and Industrial Action Item

- Develop incentives within the Skyway Business District to support opportunities for smaller-scale commercial development and support locally owned and culturally significant businesses.

Community Character Policies

- Recommend incentivizing community-desired amenities for new developments located near commercial centers, transit corridors and parks and trails.
- Recommend involving the community to identify and potentially preserve cultural assets during permit review.

Community Character Action Items

- Develop a community-desired amenity program to provide bonuses to developers and property owners in exchange for the voluntary preservation or provision of cultural assets and community amenities.
- Engage with the City of Renton and seek to develop a joint planning or similar agreement that supports compatible development patterns and design of adjacent neighborhoods.

Key Issues

Council staff analysis of the package of changes related to the Skyway-West Hill CSA Subarea Plan, including associated map amendments and code amendments, is ongoing. This is new policy for the Council to consider.

Skyway-West Hill Map Amendments

What's new in the 2020 KCCP Update?

The Executive proposes twelve map amendments as part of the Skyway-West Hill CSA Subarea Plan:

SWH Map Amendment 1 would remove P-Suffix WH-P04, the West Hill Area Design Standards, from 4,765 parcels. The P-suffix currently applies to nearly all parcels in the subarea and was put in place as part of the 1994 West Hill Subarea Plan.

The condition contains a number of requirements relating to home orientation, waste screening, and transit-related requirements. The document states that most of these requirements exist elsewhere in code.

SWH Map Amendment 2 would remove SO-130 (adopted through K.C.C. 21A.38.140), residential infill standards, from 186 parcels in the R-8 zone. The overlay requires consolidation of individual parcels as a single development project when a subdivision application of one or more acres is made.

The SDO also requires recreation and open space to be sited adjacent to existing utility corridors or open space, and requires pedestrian access to the adjacent right-of-way corridors. The proposal would remove all of these requirements.

SWH Map Amendment 3 would change the land use designation on 30 parcels from *cb* to *uh*. The Executive characterizes this as a technical change, as the underlying zoning (R-24 and R-48) aligns with the *uh* designation rather than the *cb* designation.

SWH Map Amendment 4 is an expansion of the Renton Avenue South Community Business Center. There are three components to the amendment:

- Change the land use designation of one parcel, adjacent to the existing community business center-designated parcels, from *uh* to *cb*.
- Change the zoning on fourteen R-48 or R-24 to CB.
- Add SO-050, which applies to the existing CB parcels in the area, to the newly-zoned CB parcels. This SDO sets standards for pedestrian-oriented development.

SWH Map Amendment 5 would change the land use designation of one parcel from *uh* to *cb*. This is a technical change to create consistency with the CB zoning currently applied to the property.

SWH Map Amendment 6 would increase the residential density in the vicinity of 78th Ave South and Renton Ave South. It would:

- Amend the land use designation on 55 parcels from *um* to *uh*.
- Amend the zoning on 52 of those parcels from R-6-P to R-18.
- Amend the zoning on the remaining three parcels from R-12 to R-18.
- For all 55 parcels, apply a new P-suffix condition requiring all new development or redevelopment of multifamily buildings to provide at least 20 percent of the units

at a rate affordable for those making 60 percent or less of Area Median Income (AMI).

The P-suffix removed from the 53 parcels is WH-P04, discussed in SWH Map Amendment 1.

SWH Map Amendment 7 would downzone the Rainer Avenue South commercial area near S 166th St. It would accomplish this through three changes:

- Amend the land use designation of seventeen parcels from *co* to *nb*.
- Amend the zoning of eleven of those parcels from CB to NB.
- Amend the zoning of the remaining six parcels from CB to O.

The amendment would also add a P-suffix condition intended to improve the pedestrian environment by requiring new commercial development and redevelopment of commercial buildings to locate near or construct new sidewalks, by adding requirements for building facades, and by requiring vehicle access from the rear alley or to a single driveway from the frontage street, where such streets exist.

The Executive states that the reason for this change is that the KCCP lists this area as a neighborhood business center, and the current land use map is in error in designating this area as "commercial outside of center."

SWH Map Amendment 8 would, similar to Map Amendment 7, downzone the Martin Luther King Jr. Way South commercial area near South 129th St.

- Ten parcels would be changed from *co* to *nb* in the land use map.
- The same ten parcels would be rezoned from CB to NB.
- A new p-suffix would be added as well, adding pedestrian-oriented facade requirements, and requiring main building entrances to orient to the public street.

The Executive states that the reason for this change is that the comprehensive plan lists this area as a neighborhood business center, and the current land use map is in error in designating this as "commercial outside of center."

SWH Map Amendment 9 would increase residential density and add a mixed-use special district overlay on Martin Luther King Jr. Way South near 64th Ave South. The proposal would:

- Amend the zoning on thirteen parcels from R-24 to R-48.
- Add a P-suffix condition to the same parcels that is identical to the P-suffix condition proposed in Map Amendment 6, except the condition only applies to new multifamily projects, not redevelopment.
- Add a P-suffix condition to nine of the thirteen parcels, which is identical to the P-suffix condition in Map Amendment 8.
- Add a special district overlay to the same nine parcels which would require all development proposals to be mixed-use. Standard mixed-use regulations would apply, except:
 - Professional offices would be allowed
 - For retail and personal services uses, parking areas would be permitted within the setbacks, the site must be accessible from at least one public

street, base height must conform to that of the R-48 zone, and building illumination and lighted signs must be designed so no direct rays are projected into neighboring residences or onto any street right-of-way.

SWH Map Amendment 10 would add a P-suffix condition to seven parcels, limiting the use of the parcels to a mobile home park, which is the current use. As part of the subarea plan, the Executive has proposed that a Skyway-West Hill Equitable Housing Development Analysis Report be created, and that this report develop a process and criteria for removing this requirement from any of the parcels.

SWH Map Amendment 11 would apply to the remaining 68 CB-zoned parcels in the subarea (should Map Amendments 7 and 8 pass). The amendment would state that marijuana retail uses would only be allowed on these parcels if the total number of marijuana retailers in the subarea did not exceed four.

SWH Map Amendment 12 would change the zoning on 49 parcels along Renton Ave. S from R-6 to R-12. The Executive states that the reasoning for this change is that the parcels are close to a number of community amenities, bus stops, and the pedestrian-oriented commercial district.

Key Issues

These map amendments implement policies described in the Skyway-West Hill CSA Subarea Plan. If those policies are not adopted or are amended, the map amendments may need to be changed or removed to be consistent.

Skyway-West Hill Code Amendments

What's new in the 2020 KCCP Update?

The Executive proposes amendments to several code sections to implement the Skyway-West Hill CSA Subarea Plan. Changes include:

- Amending K.C.C. 20.12.015 to remove a reference to the West Hill Community Plan in the context of the 1994 King County Comprehensive Plan.
- Amending K.C.C. 20.12.337 to remove a reference to the West Hill Community Plan and replace it with a reference to the new subarea plan.
- Adding a Skyway-West Hill Neighborhood Business Mixed-Use Special District Overlay, in accordance with SWH Map Amendment 9. The SDO would require any development proposal on the parcels to be mixed-use development on nine parcels proposed to be upzoned from R-24 to R-48 area. The standard mixed-use requirements would apply, except:
 - Professional offices would be allowed, and
 - For retail and personal services uses, parking areas would be permitted within the setbacks, the site must be accessible from at least one public street, base height must conform to that of the R-48 zone, and building illumination and lighted signs must be designed so no direct rays are projected into neighboring residences or onto any street right-of-way.

- Amending K.C.C. 21A.38.050 related to pedestrian-oriented commercial development to do the following:
 - Include additional prohibited uses
 - Remove references to the West Hill Plan that is being repealed
 - Require existing buildings with sufficient setbacks to provide pedestrian improvements when undergoing substantial improvements
 - Remove the ability to waive landscaping requirements
 - Remove special parking requirements for the overlay.
 - Repeal 21A.38.140 (in accordance with Map Amendment 2).
 - Repeal the attachments to Ordinance 11166 (The West Hill Community Plan).

Key Issues

- Adoption of the Skyway-West Hill CSA subarea plan associated with these code changes are policy choices for the Council.
- Repeal of the West Hill Community Plan includes repeal of policies that are broader than the land use focus of the CSA Subarea Plan. Council may want to review these broader policies for potential inclusion in the KCCP if they are repealed.

Skyway-West Hill Community Center Feasibility
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What's new in the 2020 KCCP Update?

The Skyway-West Hill Community Service Area (SWH CSA) Subarea Plan includes an addendum regarding the Community Center Feasibility Study (Appendix C) as required by a 2019-2020 Biennial Budget proviso¹⁶. The proviso required the Executive to provide a "...feasibility study for a community center in Skyway-West Hill shall include, but not be limited to:

1. *Potential sites for a community center;*
2. *Cost estimates for a community center; and*
3. *Barriers to development of a community center and methods to overcome those barriers."*

The Community Center Feasibility Study was prepared by the Department of Local Services (DLS) and the Parks and Recreation Division of the Department of Natural Resources and Parks (Parks). DLS and Parks relied on the Skyway Community Center: Conceptual Design Report, commissioned by Skyway Solutions and produced by Schemata Workshop in January 2014. The 2014 design report development was informed by three community workshops conducted in the fall of 2013, site tours of other community centers in the Seattle area, and site visits to potential sites for a community center in the SWH community. The business plan for the Community Center Feasibility was developed by Impact Capital and cost estimating was performed by Project Delivery Analysts, Inc.

¹⁶ Ordinance 18835 Section 84 Proviso P5.

The following summarizes the key findings of the Executive's Community Center Feasibility Study:

1. **Potential sites for a community center.** The Feasibility Study identifies guidelines developed by surrounding Cities (Seattle and Renton) and common site characteristics of existing community centers in the Puget Sound region in order to narrow down potential sites for a community center. According to the Seattle Parks and Recreation 2011 Development Plan, "a community center should be provided within 1 ½ miles of every Seattle household."¹⁷ According to their 2011 Parks, Recreation and Natural Area Plan, the City of Renton has one facility per 8,417 residents. Common characteristics of community centers in the Puget Sound include a building size of 20,000 – 50,000 square feet, indoor and outdoor space that is largely flat, includes parking, safe ingress/egress, and proximity to public transportation.¹⁸

Four of the potential sites included in the feasibility study were identified by the community during the 2014 Conceptual Design Report engagement sessions. The two additional sites currently owned by the County were added after the community engagement completed. These sites are seen in Table 1 below. A map can be seen on page 54 of Attachment F to the Proposed Ordinance.

Table 1 – Potential Sites Identified for SWH Community Center¹⁹

Site	Owner	Location	Lot	Conditions	Current Use
Former Skyway Market property*	Thai Investments, LLC	12600 Renton Avenue S	1.34 acres	In the central business district with access to transit. Site has existing building (25,000 sf), parking lot. Possible brownfield.	Religious facility
Former Fire Station #1*	King County Fire District No. 20	11619 84th Avenue S Parcel	.50 acres	Next to Bryn Mawr Elementary. Small parcel, with existing building, former fire station (3,750 sf)	Fire district for equipment storage.
Former Operation Emergency Center*	JTA LLC	11410 Renton Avenue S	.96 acres	On main road, with access to transit, at border with Seattle. Site has existing building (2,384 sf), small parking lot.	Not currently in use.
Skyway Park*	King County	12010 71st Avenue S	22 acres	22-acre community park, no structures beyond small	Community park

¹⁷ Attachment F to PO 2019-0413, Page 53

¹⁸ Attachment F to PO 2019-0413, Page 54

¹⁹ Asterisks indicate the site was considered by the community during the 2014 Conceptual Design Report engagement sessions.

Site	Owner	Location	Lot	Conditions	Current Use
				restroom. Limited parking and access. Significant wetland constraints.	
Brooks Village	King County	Renton Ave S & 68th Ave S	.56 acres	Undeveloped land. ²⁰ Significant wetland and access constraints.	Undeveloped land
Renton/Skyway Boys & Girls Club	King County	12400 80th Ave S	4.50 acres (school complex)	Dimmitt Middle School property. Boys & Girls Club building is part of middle-school complex. Managed via partnership agreement with King County through 2023.	Dimmitt Middle School property

2. **Cost Estimates for a community center.** The Feasibility Study outlines the estimated construction costs included in the 2014 Conceptual Design Report, an estimate provided by DLS, and an estimate from the Park's capital project managers for a project similar to a community center. The cost estimates included in the 2014 Conceptual Design Report, using 2013 economics, were based on programming and support needs for a one-story facility that includes the following: flexible programming spaces for classes and small groups, basketball courts/gymnasium, swimming pool, reception hall, meeting rooms, kitchen area, administrative offices, restrooms and other building infrastructure. This estimated construction costs of approximately \$10 million, \$225 to \$240 per square foot without a pool, and \$350 per square foot with a pool.²¹ In 2019 this estimate was updated by Executive staff to reflect additional costs not considered during the development of the Skyway Community Center: Conceptual Design Report.²² This revised estimate is \$20 million for base construction costs and a total cost of \$41 million. This is within the range of \$35 to \$40 million in total project costs stated in the report as current conceptual estimates for community centers in King County.²³
3. **Barriers to development of a community center and methods to overcome those barriers.** The barriers identified in the report include:
 - a. Lack of readily available location.
 - b. Small population size for the Skyway-West Hill community²⁴ compared to YMCA established criteria of "an eight-square-mile area with approximately

²⁰ According to Executive staff this parcel was originally slated for development by King County, Dept. of Community & Human Services but is now under consideration for acquisition by DNRP due to the wetland constraints.

²¹ Skyway-West Hill Land Use Subarea Plan, Page 58

²² According to Executive staff this includes, "design, project management, permitting fees, administration, and utility hook-up fees." Page 59.

²³ Skyway-West Hill Land Use Subarea Plan, Page 58

²⁴ Approximately 18,500 residents

50,000 households as a reasonable service area to yield the level of participation necessary to sustain their facility and programs."

- c. Potentially need a conditional use permit depending on zoning.
- d. Cost of construction.
- e. Finding a service provider and/or operator to build and operate the center.
- f. Long-term operations and maintenance costs. YMCA estimated \$4 - \$5 million annual costs for a 14,000 square foot community center without a pool.

The methods to overcome barriers listed above are identified as:

- a. Increase SWH community engagement with existing nearby²⁵ community centers and existing programming.
- b. Creating a "Community-Desired Amenities Program" incentivizing developers and property owners to invest in community facilities.
- c. Achieving a conditional use permit if needed.
- d. Regional aquatics recreation feasibility study produced that will "highlight the demand, need, and priorities for aquatic facilities" that could buttress efforts to site an aquatic center in or near the SWH community.
- e. Acquiring grant funding through Federal Community Development Block Grants, Washington Recreation and Conservation Office grants, Department of Commerce grants, King County Parks' Community Partnerships and Grants, etc.
- f. Public-private partnerships for funding, construction, and operations.

Key Issues

The purpose of the Community Center Feasibility Study was to provide information regarding potential sites, cost estimates, and barriers to development of a community center, and the key findings of that analysis are included above. The key issues identified below includes additional issues that were not identified in the Community Center Feasibility Study.

- The Council may wish to consider requesting the Executive to conduct an equity analysis related to including an aquatic facility in future SWH community center planning efforts. The 2014 report by Schemata Workshop indicated that "the plan was drawn so that the pool could potentially be excluded, or included in a future phase, without having to redo the entire plan."²⁶ Construction and operational costs are higher for a community center that includes an aquatic facility.
- The Council may wish to consider requesting the Executive to conduct a more thorough analysis of organizations that serve or might consider serving SWH residents with community center-like programming in order to creatively provide activities and resources in the absence of a brick and mortar community center.

Proposed Motion 2019-0417 would acknowledge receipt of the Community Center Feasibility Study (and the Level of Service Equity Impact Analysis described below). The Proposed Motion will be heard in Committee in early 2020, and full Council staff analysis of whether this Feasibility Report complies with the terms of the proviso will be provided with that staff report.

²⁵ Within five miles of the SWH library

²⁶ Schemata Workshop, 2014 SWH Community Center Report, Page 6

Workplan Action Items

What's new in the 2020 KCCP Update?

Prior to the transmittal of the Comprehensive Plan update, the Executive sent a letter to the Council providing a status update on all action items within the Workplan adopted in the 2016 Comprehensive Plan, including items amended as part of the 2018 update. As part of the Public Review Draft, the Executive proposed modifying the transmittal deadlines and scope of work for several Workplan Action Items that lined up with the letter sent to the Council. Ultimately, the transmitted 2020 KCCP update removes the changes shown in the PRD (except one for Action Item 12), because the scope of work for the midpoint update does not specify modifications to the Workplan, and these changes would not be allowed as part of an annual update.

The letter sent by the Executive includes delays to four Workplan items. These delays are laid out in Table 2 below, which includes a history of the timelines adopted for the four action items.

Table 2 – Changes to Workplan Action Items

Action Item	Timeline in Ordinance 18247 ²⁷	Timeline in Ordinance 18810 ²⁸	Timeline in Executive's letter (and in PRD)	Item as reflected in the Transmitted PO
1. Skyway/ West Hill Subarea Plan	3/1/18	6/30/19	9/30/19 ²⁹	<i>Transmitted with 2020 KCCP update</i>
6. Alternative Housing Demonstration Project	Phase 1: Ordinance due 12/31/18 Phase 2: 12/31/20	Phase 1: Ordinance due 6/28/19 Phase 2: Report due 12/31/21	Phase 1: 12/31/19 Phase 2: within 2 years from final certificate of occupancy	<i>Phase 1: 6/28/19 Phase 2: 12/31/21</i>
12. Update Plat Ingress/Egress Requirements	Proposed amendments due 12/31/18	6/28/19	6/30/2020	<i>6/30/2020</i>
VMI CSA 2. Vashon-Maury Island Sewer	6/30/19	unchanged	12/31/19	<i>See VMI Section Below</i>

²⁷ Ordinance 18247 is the 2016 Comprehensive Plan.

²⁸ Ordinance 18810 is the 2018 update to the 2016 Comprehensive Plan.

²⁹ The Skyway/West Hill Subarea Plan was transmitted to Council as Attachment F to Proposed Ordinance 2019-0413.

Local Service Area Report ³⁰				
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The official due date is the column listed under Ordinance 18810, the amendments made in 2018 as part of the Comprehensive Planning restructure. The Executive has communicated through a letter that these four Workplan Action items will be delayed. In the Executive's proposed 2020 KCCP update there are proposed changes to Action Item 12: Update Plat Ingress/Egress Requirements, and the other three are left unchanged. Executive staff have stated that the change to Action Item 12 was transmitted in error.

Key Issues

K.C.C. 20.18.030 and KCP Policy I-203, which provides detail on what can be changed in annual and midpoint updates, only allows for amendments to the Workplan as part of the 2018 subarea planning restructure. Additionally, although the Scope of Work adopted in Motion 15329 calls for the Comprehensive Plan to be updated to reflect outcomes of work done on Workplan Action Items, it does not call for changes to the Workplan schedule or scope of work.

The Council may want to consider amending the code and KCCP to allow for amendments to the Comprehensive Workplan in annual or midpoint updates in order to reflect these proposed timeline changes (and any others as desired by the Council). The change to code could either specifically allow for changes to the Workplan in annual or midpoint updates for the purpose of amending the timelines or broadly allow for any amendments to existing Workplan items. If the Council chooses to retain the prohibition against Workplan Items being amended in a midpoint update, the Executive's proposed amendments to Action Item 12 should be removed.

Terminology and Data Updates and Corrections

What's new in the 2020 KCCP Update?

The transmitted 2020 KCCP update includes changes throughout to update terminology related to comprehensive plan updates, amendments, schedules and processes, as well as department name changes, dates, data, maps and references. Reviewing and updating this information is directed for inclusion in the 2020 KCCP update per the scoping motion. Additionally, grammatical corrections and citation corrections are incorporated throughout the transmitted 2020 KCCP update.

Key Issues

None identified by Council staff.

³⁰ This action item was one of three adopted as part of the Vashon-Maury Island Subarea Plan adopted in 2017 and amended in Ordinance 18810.

Maps in KCCP Attachment A to Proposed Ordinance

What's new in the 2020 KCCP Update?

The Executive recommended 2020 KCCP update includes eight updates or new maps within Attachment A. Substantive changes are made only to the Mineral Resources Map, which removes reference to "Owner-Identified Potential Sub-Surface Coal Sties," which are also proposed to be removed from the types of mineral resources in King County.

Key Issues

None identified by Council staff. Depending on what amendments the Council makes to the transmitted plan, modifications to these maps may be needed.

Technical Appendix C and C1 Transportation Needs Report

Technical Appendix C includes the County's Arterial Functional Classification of Roadways, the Transportation Inventory, and the Travel Forecast Summary, as well as the Transportation Needs Report (TNR) as outlined in Appendix C1.

2020 ARTERIAL FUNCTIONAL CLASSIFICATION

King County's arterial functional classification system classifies roadways based on the degree to which a roadway serves the movement of traffic or provides access to adjacent land uses. Arterial classifications can be used to guide transportation planning, roadway design and allocation of road improvement funds. King County designates three types of arterial roadways:

- Principal arterials that mostly serve "through traffic" across and between large subareas, with minimum direct service to abutting land uses;
- Minor arterials that provide for movement within the subareas and provide more direct access to abutting land uses than do principal arterials; and
- Collector arterials that link local neighborhood streets and larger arterials.

What's new in the transmitted 2020 KCCP?

Classification changes. The proposed 2020 KCCP update includes nine classification changes as shown in Table 3.

Table 3 – Arterial Functional Classification Changes

Location	Change	Rationale
154 PL NE (NE 124 St - NE 116 St)	Local to Collector	This is the main access road that connects a principal arterial (NE 124th St) to 60 Acres Park, northeast of Redmond.
Cedar Park Crescent (NE Novelty Hill Rd – Redmond Ridge Dr NE)	Local to Collector	This is the first of three road segments that form a loop connection to Novelty Hill Road (principal arterial). Serves Redmond Ridge and Redmond Ridge East developments. A portion of this segment is a T3 freight route.
NE Cedar Park Crescent (Redmond Ridge Dr NE – Eastridge Dr NE)	Local to Collector	This is the second of three road segments that form a loop connection to Novelty Hill Road (principal arterial). Serves Redmond Ridge and Redmond Ridge East developments.
Eastridge Drive NE (NE 110 St – NE Cedar Park Crescent)	Local to Collector	This is the third of three road segments that form a loop connection to Novelty Hill Road (principal arterial). Serves Redmond Ridge and Redmond Ridge East developments.
14 Ave S (Des Moines Memorial Drive S – SR 99 SB on-ramp)	Local to Minor	This South Park road connects industrial and distribution warehouse traffic to a southbound SR-99 ramp.
S 129 St/64 Ave S/68 Ave S (S 129 St – to Renton Ave S)	Collector to Minor	This Skyway road provides a connection between Renton Ave S (minor arterial) and Martin Luther King Jr Way S /SR-90 (principal arterial).). This road also serves as a lifeline route, a T3 freight route and is a King County designated snow/ice route.
68 th Ave S (SR 900 – to Renton City Limits)	Collector to Minor	This road serves as a primary connection between SR 900 (principal arterial) and a city of Renton principal arterial. This road is a T3 freight route and a snow/ice route.
S Star Lake Rd (Military Rd S to S 277 St)	Local to Collector	This Star Lake area road provides the only east-west connection between two arterials: S 272nd St and S 288th St.
55 Ave S (S 277 St – Auburn City Limits)	Collector to Minor	This road connects S 277th St (principal arterial) with S 288th St (minor arterial), east of the Star Lake area. This road serves as a lifeline route and a T3 freight route.

2020 TRANSPORTATION INVENTORY

The KCCP includes an inventory of transportation services and facilities to meet the requirements for the transportation element required by the GMA.³¹

What's new in the transmitted 2020 KCCP?

Air transportation system. The 2020 inventory identifies sixteen airports located within King County, six less than the twenty-two identified in 2016.

Marine transportation system. The 2020 inventory includes route maps for the Washington State Ferries and the King County Water Taxi which were not included in the 2016 inventory.

Land transportation system. The 2020 inventory includes updated figures for road infrastructure owned by King County. A comparison of the 2016 and 2020 figures are shown in Table 4 below.

Table 4 – 2016 and 2020 King County Transportation Infrastructure

Infrastructure Type	2016	2020
Roadways	1,469 miles	1,466 miles
Bridges	181	182
Traffic Signals	78	80
Guardrail	114 miles	114 miles
Traffic Control Signs	Over 44,000	Over 47,000
Traffic Cameras	50	54
Drainage Ditches	~ 4.7 million feet	~ 4.7 million feet
Drainage Pipe	NA	~3 million feet

The 2020 inventory removes a map of the County's maintenance facilities that was provided in 2016 and provides a web link to the map instead.

Transit services. The 2020 inventory provides updated data and informational links for King County's transit service options. The 2020 inventory also includes a new section on equity and sustainability, which references a new framework for the implementation of mobility services being developed by Metro Transit. The narrative explains the goal of this framework is to improve outcomes for priority populations and reduce greenhouse gas emissions from transportation.

2020 TRAVEL FORECAST SUMMARY

State law requires the Transportation Element of a Comprehensive Plan to include "forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth."³²

³¹ RCW 36.70A.070(6)(a)

³² RCW 70A.070(6)(a)

What's new in the transmitted 2020 KCCP?

The 2020 Travel Forecast Summary, which runs a model scenario with a forecast year of 2031, was not updated from the 2016 KCCP and thus includes the same traffic forecasts included in the 2016 forecast summary. Forecasted pm peak hour traffic volumes on state facilities and local roads forecasted to see potential congestion are highlighted in two maps which illustrated potential congestion along the same road segments identified in the 2016 forecast.

APPENDIX C1 TRANSPORTATION NEEDS REPORT (TNR)

The Transportation Needs Report (TNR) is a long-term, comprehensive list of recommended improvements for unincorporated King County. King County uses this list, together with its six-year Capital Improvement Program (CIP) and biennial operating budget, to serve as the Growth Management Act-required transportation capital facilities plan element of the KCCP.³³

What's new in the transmitted 2020 KCCP?

Deleted projects. The 2020 TNR does not include 60 projects that were in the 2016 TNR. Of these, 33 were removed because they have been completed and the remaining 27 were removed due to updated technical information and completed studies.³⁴

New projects. The proposed 2020 TNR includes 419 separate projects, totaling \$1.72 billion, including 150 new projects, totaling approximately \$333 million, not previously listed in the 2016 TNR. Table 5 shows the cost and percentage breakdown of the full TNR project list by project type.

Table 5 – 2020 TNR Projects by Project Family as a Percent of the TNR

Project Category	# of Projects	Total TNR	% of TNR
Capacity-Major	17	\$368,600,000	21%
Bridge	44	\$301,390,000	18%
Reconstruction	36	\$288,680,000	17%
Nonmotorized	73	\$269,460,000	16%
Intersection/Traffic Safety Operations	43	\$192,260,000	11%
Vulnerable Road Segments	47	\$167,430,000	10%
Drainage	99	\$113,980,000	7%
ITS	16	\$9,700,000	1%
Guardrail	44	\$9,510,000	1%
TOTAL	419	\$1,721,010,000	100%³⁵

³³ RCW 36.70A.070

³⁴ Updated technical information and completed studies may determine that a project is no longer needed, or will not be feasible within the 20-year TNR planning timeframe. In addition, some projects are re-scoped and folded in with other TNR project needs rather than identified as a standalone need.

³⁵ Totals equal over 100% due to rounding.

Table 6 below, illustrates the cost and percentage breakdown of the new projects as a percent of the total new project costs included in the 2020 TNR. The 15 new bridge projects make up the largest share of total added costs at approximately \$95 million. The 78 new drainage projects make up over half of the total of new projects added and are second only to bridge projects in total added costs at approximately \$82 million. It should be noted that whereas new capacity projects accounted for nearly \$168 million in added costs in the 2016 TNR (68 percent of total new 2016 TNR costs), the 2020 TNR includes no new capacity projects. According to Road Services Division, the Travel Forecast was not updated for the 2020 TNR, therefore there was not sufficient new information to merit adding new capacity projects at this time. The 2023 KCCP update will include new forecasting and may result in additional new capacity projects.

Table 6 – New TNR Projects by Project Family as a Percent of New TNR Costs

Project Category	New Projects	New Projects Costs	% of Total New TNR Costs
Capacity-Major	0	\$0	0%
Bridge	15	\$94,670,000	28%
Reconstruction	0	\$0	0%
Nonmotorized	18	\$40,800,000	12%
Intersection/Traffic Safety Operations	14	\$44,430,000	13%
Vulnerable Road Segments	21	\$70,970,000	21%
Drainage	78	\$82,120,000	25%
ITS	0	\$0	0%
Guardrail	4	\$460,000	.1%
TOTAL	150	\$333,450,000	100%

Project needs as a percent of TNR in 2016 and 2020. Table 7 compares costs by project family between the proposed 2020 TNR and the 2016 TNR. Drainage and Reconstruction exhibit the most significant shifts in terms of need as a percent of the total TNR funds, having increased from 3 and 10 percent in 2016 to 7 and 17 percent respectively, in 2020. Drainage and nonmotorized projects show the greatest increase in total project cost, with drainage projects having nearly quadrupled and nonmotorized projects having tripled.

Table 7 – Comparisons of Project Needs in 2016 and 2020 TNR

Project Needs	2016 TNR	Need as % of TNR	2020 TNR	Need as % of TNR	% Change 2016-2020
Capacity-Major	\$307,000,000	29%	\$368,600,000	21%	20%
Bridge	\$229,000,000	22%	\$301,390,000	18%	32%
Reconstruction	\$107,000,000	10%	\$288,680,000	17%	170%
Nonmotorized	\$84,900,000	8%	\$269,460,000	16%	217%

Project Needs	2016 TNR	Need as % of TNR	2020 TNR	Need as % of TNR	% Change 2016-2020
Intersection/Traffic Safety Operations	\$116,000,000	11%	\$192,260,000	11%	66%
Vulnerable Road Segments	\$85,900,000	8%	\$167,430,000	10%	95%
Drainage	\$31,000,000	3%	\$113,980,000	7%	267%
ITS	\$55,700,000	5%	\$9,700,000	1%	-83%
Guardrail	\$35,200,000	3%	\$9,510,000	1%	-73%
TOTAL	\$1,051,700,000	100%	\$1,721,010,000	100%³⁶	NA

Financial Analysis

Both the 2016 and the 2020 TNRs include a financial analysis intended to quantify any anticipated revenue shortfall over the twenty year period on which the TNR is based. Table 8 shows how the anticipated shortfall has increased from the 2016 TNR as anticipated revenues continue to decline relative to the cost of providing current service levels. Unless a sustainable revenue source is identified, the impact of this decline will mean that Road Fund³⁷ contributions to the roads capital program will cease by 2024, and all property taxes would be used for operating costs. As a result, the financial analysis expects that only \$77 million of the estimated \$172 million in TNR revenues will come from Roads' funding sources through 2024. From 2025 through 2039, the remaining \$95 million in anticipated revenues is expected to come from grants and other non-Road fund revenue sources.

Table 8 – Revenue Shortfall in 2016 and 2020 TNR

Item	2016-2035 (2016 TNR)	2020-2039 (2016 TNR)
Total Project Costs	\$1,051,700,000	\$1,721,010,000
Anticipated Revenue	\$289,349,991	\$172,705,000
Shortfall	\$762,350,000	\$1,548,305,000

Americans with Disabilities Act (ADA) Program. Under the ADA, regulations require that pedestrian facilities such as curb ramps and signal push buttons be upgraded to be accessible to people with disabilities whenever a roadway is altered. Though there are no stand-alone ADA projects in the 2020 TNR, certain types of roads capital projects, such as some non-motorized and paving projects, result in upgrades to ADA infrastructure.

³⁶ Totals equal over 100% due to rounding.

³⁷ The Road Fund Contribution is funded primarily by a dedicated unincorporated area property tax and gas tax distribution. Property tax revenue projections are based on the most recent approved King County, Office of Economic and Financial Analysis forecast as of July 2019.

The 2016 TNR indicated that the Road Services Division would complete an inventory of ADA location needs by the end of 2017. However, the Road Services Division determined in 2017 that it had insufficient internal staff resources to complete the ADA Transition Plan within that initial timeframe. The 2020 TNR states that, the Road Services Division completed an ADA Self Evaluation in 2019 that produced a geospatial inventory of sidewalks, pathways, curb ramps, crosswalks and signal push buttons associated with the unincorporated King County road network. The data gained from this Self Evaluation will inform the Transition Plan, which is currently under development and is set to be completed by 2020.

Roadside Maintenance and Operations. The 2020 TNR does not include a narrative section related to removing, retrofitting or re-engineering objects in the roadside clear zone that was included in the 2016 TNR Roadside Maintenance and Operations subsection of Chapter 2. According to the Road Services Division, the division no longer maintains a program dedicated to such projects and the TNR sections removal reflects the programs cessation.

Bridge and Culvert Rails. The 2020 TNR does not include a narrative section on Bridge and Culvert Rails that was included in the 2016 TNR. According to the Road Services Division, the section was removed for 2020 because underlying project priorities and needs are currently being updated. Due to budget constraints, the Roads Guardrail Program has focused, in the recent past, on new guardrail construction and retrofits and, when feasible, bridge and culvert guardrails have been upgraded or replaced as a function of other larger scale capital projects. Future updates to the TNR may include an updated narrative description of this subset of the guardrail system.

Intelligent Transportation System (ITS) Corridor Projects. The 2005 ITS Strategic Plan established criteria for prioritizing projects and using that criteria identified 34 ITS corridor projects across the County. The 2016 TNR stated that, of those 34 identified projects, seven were completed, two received partial improvements, two had construction planned for 2016-17, and nine corridors had been annexed by other jurisdictions. For the 2020 TNR, 16 projects remain to be completed only two of which are high priority projects.

Small Scope Operational Projects. The 2020 TNR removes a section on Small Scope Operational Projects that was included in the 2016 TNR as the Road Services Division no longer maintains a program dedicated to such projects. According to the Road Services Division, these small scale projects are completed through other existing programs, such as the School Safety or Traffic Safety programs. TNR projects that continue to be identified as needs and were previously categorized as 'Small Scope Operational' program are categorized within the 2020 TNR as either Nonmotorized or Intersection - Traffic Safety Operations.

Fish Passage Prioritization. The 2020 TNR references a new Culvert Replacement and Fish Passage Program which was developed by the Road Services Division to support the County's Fish Passage Restoration Program. Under the program, projects are identified in collaboration with the Water and Land Resources Division and selected based on the safety and condition of the public road system and fish passage purposes. Identified projects are included in the TNR Drainage category.

Bridge Load Rating. The 2020 TNR includes new information related to bridge weight carrying capacity. In 2013, Federal Highway Administration released new standards for calculating bridge weight-carrying capacity, thus requiring the Road Services Division to evaluate all 178 County vehicular bridges using the updated federal formula. The 2020 TNR states that a bridge load rating update program is underway, with 71 ratings complete at the year-end of 2018 and resulting in nearly 30 percent of the evaluated bridges receiving new weight restrictions. The Road Services Division estimates the load rating analysis on the remaining county vehicular bridges will be complete by 2022 and expects the number of weight restricted bridges to increase as more evaluations are completed.³⁸

Vulnerable Road Segment. A vulnerable road segment is one that is abnormally expensive to maintain and/or that requires frequent repair, as identified in a 2005 Vulnerable Road Segments Study. These segments typically involve failing infrastructure around or beneath the roadway, such as failing retaining walls or seawalls, chronic settlement problems, or roadways close to rivers with repetitive erosion problems. The 2020 TNR includes eight new vulnerable road segments (VRS) from those included in the 2016 TNR. The eight new vulnerable road segments are:

- SE David Powell Rd;
- S 272nd Way;
- 356th Dr SE;
- S Peasley Canyon Road;
- NE Tolt Hill Road;
- NE Ames Lake Road;
- SE Auburn Black Diamond; and
- NE 124 St east of 162 Way NE

The new road segments were identified after a 2019 review which incorporated more current information than the last VRS review which occurred in 2011. The 2020 TNR includes VRS projects recommended in the 2005 VRS study, as well as, the 2011 and 2019 updates.

Assessment of Current Facilities. The 2020 TNR provides an update regarding the Road Services Division's facility needs that were initially identified in the 2014 update to the Strategic Plan for Roads Services and referenced in the 2016 TNR. In 2017, the Road Services Division conducted a Regional Maintenance Facility Siting Assessment which identified candidate site alternatives for the Vashon and Cadman maintenance facilities. The 2020 TNR narrative explains that the Road Services Division intends to use proceeds of future property sales to fund the acquisition of suitable land on Vashon Island and a more centrally located facility in northeast King County. In addition, the Road Services Division, with consultant assistance, is currently updating the King County Road Services Regional Maintenance Facility Siting Assessment Report. At this time however, no other real property/acquisition activities have been initiated.

³⁸ FHWA rules required Group 1 bridges (under 200 feet) to be evaluated under the updated weight-carrying capacity formula by December 31, 2017 and Group 2 bridges (all other structures not in Group 1) by December 31, 2022.

Drainage projects. The 2016 TNR referenced a new prioritization system for drainage projects which was to be based on the benefits to water quality and was to be complete by the end of 2016. The 2020 TNR however, utilizes the same prioritization system as the 2016 TNR which rates projects based on a Field Priority Score and Habitat Evaluation. According to the 2020 TNR, the benefits to water quality evaluation system was developed using 2014 grant funding, but was insufficient to operationalize the findings and is now on hold pending additional funding. Furthermore, despite using the same methodology as 2016, the 2020 TNR includes 78 new drainage projects. According to the Road Services Division, this is the result of a subset of drainage needs not being included in the 2016 TNR due to insufficient information. This subset has now been analyzed and resulted in additional Drainage capital needs being included in the 2020 update.

Key Issues

None identified by Council staff.

Equity and Social Justice Impact Analysis of the 2020 Amendments to the King County Comprehensive Plan

What's new in the 2020 KCCP Update?

The 2020 KCCP update includes an equity impact analysis, which was requested in the scoping motion, which specified that the analysis should use the tool developed by the Office of Equity and Social Justice (OESJ) to "identify, evaluate and describe both the positive and negative potential equity impacts of the policy, land use, zoning and development regulations proposed in the Plan."

The Executive's Equity and Social Justice Impact Analysis of the 2020 Amendments to the King County Comprehensive Plan (ESJ Analysis) states that the Determinants of Equity that are most directly impacted by the 2020 KCCP update include:

- Built and Natural Environment;
- Neighborhoods;
- Housing;
- Transportation;
- Community Economic Development;
- Parks and Natural Resources; and
- Food Systems.

The Executive considered the first three phases of the OESJ equity impact review process in assessing each of the topical areas identified in the Council-adopted Scope of Work:

- Phase 1: Scope. Identify who will be affected;
- Phase 2: Assess equity and community context; and
- Phase 3: Analysis and decision process.

According to the ESJ Analysis, Phase 4: Implementation and Phase 5: Ongoing Learning will occur after adoption of the 2020 KCCP update.

Key Issues

Outreach and Engagement: Council staff has requested additional information on the community outreach processes conducted for the KCCP update. The Executive's ESJ Analysis notes that because the 2020 KCCP is a midpoint update, "departments did not use a public engagement process to develop the scope of work." Some outreach to existing stakeholders such as community and non-profit groups occurred, but no formal engagement process occurred.

Some parts of the process, including the Skyway-West Hill Land Use Plan and Bear Creek Urban Planned Development Area Study, had their own public processes that were more extensive and targeted outreach to specific communities.

According to the ESJ Analysis, meeting notifications were sent to 11,000 property owners and groups that indicated that interpretation and translation could be requested. In addition, outreach was conducted to people and organizations identified by OESJ. Council staff has requested information on what OESJ recommended and whether and how the recommendations were implemented.

The Executive's ESJ Analysis also indicates that following the public comment period, Executive staff considered the input and refined the plan. Council staff has requested information on specific changes made as a result of the public comments.

Analysis of Topical Areas: Council staff reviewed the Executive's analysis of each topical area identified in the adopted Scope of Work. The Executive's analysis and Council staff comments are summarized briefly in Table 8 below.

Table 9 – Analysis of Topical Areas

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis ³⁹	Council Staff Comments
A. Text and Policy Proposals		
Update existing demographic and economic data, maps, and references	N/A. Technical changes that do not affect any policies. ⁴⁰	No comments.
Update Plan Update Terminology	N/A. Technical changes for internal consistency.	No comments.
Update Technical Appendix C:	Determinants: Transportation; the Housing and Community	On page 17, the narrative states that "When selecting

³⁹ Note that there are some discrepancies between the determinants identified in the narrative contained in pages 15-40 and determinants identified in summary tables on pages 13-14 of the Executive's ESJ Analysis. This column includes information and analysis from both sections of the report.

⁴⁰ The Executive's ESJ Analysis indicates that the terms "N/A" or "Technical changes" indicate that the substance of the work is narrow: it references existing work, corrects errors or omissions, standardizes terminology throughout the Plan, does not propose changes, or change the policy focus in the Plan.

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis³⁹	Council Staff Comments
Transportation - Arterial Classifications, Transportation Inventory, and Transportation Needs Report	<p>Economic Development determinant may also be affected.</p> <p>This appendix describes the overall transportation system in unincorporated King County.</p>	specific projects...Roads uses the Equity Impact Review Tool...to prioritize transportation improvements." Council staff is requesting more information on how Roads utilizes the Equity Impact Review Tool.
Update Technical Appendix A: Capital Facilities	N/A. No changes proposed.	No comments.
Reflect Cessation of the County Mitigation Payment System	N/A. Technical changes for consistency with past King County Code amendments.	No comments.
Clarify Non-Resource Industrial Uses and Development Standards Policies	N/A. Technical changes to clarify existing policy intent. Positive potential equity impact of this action is clarifying County policies that were previously unclear.	No comments.
Reflect Approval of Regional Affordable Housing Plan and Action Strategy	Determinant: Housing. The amendments describe the Regional Affordable Housing Task Force work and do not change any policies.	No comments.
Update Description of the County's Regional Human Services Roles and Activities	Determinant: Housing. Technical changes to reference existing work.	The amendments are focused on describing new roles the County plays in human services. In addition to the Housing determinant, these changes also relate to the following determinants: Job Training, Health & Human Services, Community Economic Development, Law & Justice and Neighborhoods.
Address Fossil Fuel Facilities in Policies, Regulations, and Permitting Processes	<p>Determinant: Built and Natural Environment.</p> <p>The proposal would update policies to identify, avoid and mitigate impacts from fossil fuel facilities. There are no active proposals, so localized impacts are challenging to assess. According to the Executive's analysis, "[h]istorically, these types of facilities have been</p>	No comments.

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis ³⁹	Council Staff Comments
	<p>more frequently sited in lower-income areas," so there could be positive potential equity impacts. In addition, there could be potential positive impacts across the county because of complementary efforts to promote clean energy. A potential negative impact could be associated with less employment if fossil fuel companies decide not to site facilities in unincorporated King County.</p>	
<p>Develop Policy and Regulations to Prepare for Sea Level Rise</p>	<p>Determinant: Built and Natural Environment.</p> <p>This action would affect people who own and inhabit some waterfront properties on Vashon-Maury Island. Benefits may accrue to the public through less development in certain areas and protecting Vashon's drinking water supply. The potential negative impacts include increased development costs, which would have greater short-term impacts on those with lower incomes.</p>	<p>No comments.</p>
<p>Update Shoreline Master Program Regulations Consistent with State Law</p>	<p>N/A. No changes proposed.</p>	<p>No comments.</p>
<p>Update Shoreline Environment Designations and Maps</p>	<p>Technical changes to match designations to existing criteria. The potential positive impact would be to create greater consistency among shoreline designations to protect shorelines, which broadly benefits all residents. The potential negative impact could include the burden on individual homeowners to understand the designations and related impacts on development or shoreline management.</p>	<p>No comments.</p>

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis ³⁹	Council Staff Comments
Reflect State and Federal Decisions Related to Regulation of Vapor Products	<p>Determinants: Parks and Natural Resources and Built and Natural Environment.</p> <p>Common areas of multifamily buildings would be required to be vapor-free to the extent allowed by federal and state law, and it appears that the intent is to prohibit vaping in County parks. Communities identified in the Equity and Social Justice ordinance are disproportionately represented on several health indicators; lessening the potential public health impact of vapor products would potentially be beneficial to such communities.</p>	No comments.
Reflect Federal Designation of "Opportunity Zones" in Unincorporated King County	N/A. No changes proposed given the lack of authority jurisdictions have to regulate.	No comments.
Address Provision of Sidewalks/Pathways in Rural and Urban Unincorporated King County	N/A. Technical changes to better explain existing approach.	No comments.
Recognize County Local Government Roles and Responsibilities	N/A. No changes proposed.	No comments.
Update Plan to Reflect Skyway-West Hill Land Use Plan	Determinants: Built and Natural Environment, Neighborhoods, Housing, Transportation, and Community Economic Development. A specific equity analysis was conducted for this subarea plan.	The Executive identified Transportation as an affected determinant, but the scope of this subarea plan does not include transportation.
Update Plan to Reflect Outcomes of Transfer of Development Rights Program Review	Built and Natural Environment, and Parks and Natural Resources determinants. The proposal is intended to increase open space in underserved areas, which would be focused in parts of the County that have high	According to the Executive's ESJ Analysis, program staff interviewed developers to assess the viability of various potential approaches. Council staff is requesting information on the options discussed.

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis ³⁹	Council Staff Comments
	concentrations of communities identified in the Equity and Social Justice Ordinance.	
Update Cottage Housing Regulations	Housing determinant. The changes are intended to increase overall housing supply and supply of smaller units. The benefits would accrue to developers and those looking for smaller housing units. The changes could have an impact on affordability, but increasing housing supply in low-income areas can include higher risk of gentrification and displacement.	The Community and Economic Development determinant may be affected in addition to Housing.
Update Plan to Reflect Changes in Water Law Related to Permit Exempt Wells	N/A. No policy changes proposed given changes to state law following state Supreme Court ruling.	No comments.
Update Plan to Reflect Outcomes of Four-to-One Program Review	Built and Natural Environment, Housing, and Parks and Natural Resources determinants. The proposed amendments would clarify provisions, add evaluation criteria, and strengthen requirements related to annexation.	The Housing determinant may not be significantly affected. While the proposed changes could add to the urban growth area, the minimum density for areas converted to urban is not proposed to change.
Status Report on Priority 1 and Priority 2 Implementing Actions from Vashon-Maury Island Community Service Area Subarea Plan	N/A. No changes proposed – this is a status report.	No comments.
Address Agricultural Production District Offsite Mitigation Strategies	Food Systems. The proposed update would clarify requirements for mitigating loss of designated agricultural lands caused by public works projects. The benefits would be to protect agricultural lands and mitigate loss of land. The burdens would accrue to those responsible for mitigating disturbances to designated agricultural lands.	No comments.

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis ³⁹	Council Staff Comments
B. Area Zoning and Land Use Studies		
Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) Land Use and Zoning	Built and Natural Environment, Housing, Community Economic Development, Parks and Natural Resources, and Transportation. The amendments are intended to transition from the current (expiring) development agreement to standard County land use and zoning. Outreach was conducted with residents and community groups.	It is unclear how the proposed changes relate to the Community Economic Development or Transportation determinants. Staff is working to understand any potential impacts to those determinants.
Snoqualmie Valley Agricultural Production District Expansion	Food Systems. The amendments add a few parcels into the Agricultural Production District (APD), which would have area-wide benefits. The parcels are owned by Hmong farmers, giving this a positive potential impact on equity.	No comments, though Council staff is confirming the type of farming conducted to assess whether the Food Systems determinant is affected.
Sammamish Agricultural Production District Boundary, and Associated Urban Growth Area Boundary Changes	Food Systems. The proposed update would add parcels back into the APD, which has area-wide benefits.	There would not be a substantial increase to the APD, so there is no significant potential impact on the Food Systems determinant.
Mixed Use Development and Social Services Colocation on Parcels Adjacent to Dick Thurnau Memorial Park in North Highline	Housing, Neighborhoods, and Health and Human Services. The amendments would allow for the development of the White Center Hub project. The County engaged with stakeholders in developing this proposal. The benefits include low-income housing with supportive services. Negative potential impacts are associated with the direct impacts of redevelopment.	No comments.
Repeal of Special District Overlay SO-230: Flood Plain Densities	Parks and Natural Resources, Housing and the Built and Natural Environment determinants. The proposal would reduce duplicative regulations.	It is not clear how the proposal would impact the Housing determinant.

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis³⁹	Council Staff Comments
Carnation Potential Annexation Area Land Use Changes to Facilitate Annexation	N/A. No changes proposed.	No comments.
East Cougar Mountain Potential Annexation Area Urban Growth Area Changes	Housing, and Built and Natural Environment. Changes are proposed to land use designations in the potential annexation area.	No comments.
City of Maple Valley Urban Growth Area Changes	Housing. The amendments would change existing conditions as the land would transfer from the County to the City. This would potentially allow the County and City to more efficiently deliver services.	No comments.
Siting of Organic Composting Facilities	Built and Natural Environment. No amendments are proposed at this time.	No comments.
C. Code Studies and Reports		
Review Accessory Dwelling Unit Regulations to Expand their Use	Housing. The Executive's analysis involved a review of County regulations related to accessory dwelling units to determine if changes could be made to promote their use. Increasing the use of ADUs could potentially increase supply of affordable housing units.	The proposed update would amend code provisions related to ADUs and ALQs. The proposal would reduce the minimum lot size for ADUs, which could promote their use. However, the proposal would restrict the number of ALQs to one per lot.
Review Residential Density Incentive Program to Increase Use and Effectiveness	Housing determinant. No amendments are proposed at this time – there are recommendations to be considered in future updates.	No comments.
Recognize the State's 2014 Washington State Wetland Rating System	N/A. No changes proposed.	No comments.
Update Existing Subarea Plans for Consistency with Adult Beverages Ordinance	N/A. No changes proposed – pending adoption of Proposed Ordinance 2018-0241.	No comments.
Affordable Housing and County-Owned	Housing determinant. No amendments are proposed, though there is a plan to	The Executive's ESJ Analysis indicates the benefits of the planned inventory would be

Scope of Work Items	Summary of Executive-Identified Relevant Determinants and Analysis ³⁹	Council Staff Comments
Properties Report and Plan for Inventory	develop an inventory of sites that could be feasible for affordable housing, and that could lead to actions in the future.	countywide. Note that the criteria for the inventory includes that the property must be either in a "high opportunity zone" or an area with close proximity to transit, so the inventory is likely to focus on urban areas.

Skyway-West Hill Equity Impact Analysis Report

What's new in the 2020 KCCP Update?

The Skyway-West Hill Community Service Area (SWH CSA) Subarea Plan includes an addendum in Appendix E, Equity Impact Analysis Report (EIA Report). The Equity Impact Analysis was completed by a third-party consultant, BERK Consulting. The consultant reviewed and produced their analysis based on the Public Review Draft of the SWH CSA Subarea Plan and associated land use and zoning map amendments that were released for public review and comments during July 2019.

The following summarizes the key findings from BERK Consulting's Equity Analysis:

1. **Community Engagement.** The analysis evaluates the Executive's community engagement activities for each of the following stakeholder groups and population of concern: (1) Language Communities; (2) Racial and Ethnic Groups; (3) Youth; (4) Seniors and Elderly; (5) Persons with Disabilities; (6) Neighborhoods; (7) Renters and Low-Income Households; (8) Businesses; and (9) Community Service Providers. In summary, the analysis has determined that Executive staff's engagement with each stakeholder groups were not well documented and BERK Consulting could not verify whether engagement was conducted for each of the stakeholder groups and population of concern. Moreover, despite facilitating community meetings for specific stakeholder groups, the analysis could not verify whether those community meetings were attended by the targeted community members or non-targeted community members.

The analysis also stated that Executive staff did not apply the County's Equity Impact Review Tool until after most of the engagement was conducted. Therefore, efforts to reach some of the stakeholder groups were not well documented, and it is quite possible that some groups did not receive significant, or any, outreach or engagement.

2. **Need for Affordable Housing and Displacement.** The analysis states that based on King County market trends, housing costs in SWH will continue to rise which would cause increasing housing cost-burden pressures on many existing residents and continued economic displacement of vulnerable groups including

low-income, persons of color, limited English speakers, and persons with disabilities. Over 70 percent of SWH residents are people of color, of which approximately a third of residents identify as Asian, about a quarter of residents identify as Black or African American, and one in ten residents identify as Latino. The analysis states that there are significant racial disparities within SWH that impact vulnerability to land use change. For instance, about 73 percent of White households are owner-occupied compared to only 29 percent of Black households.

3. **No Guarantee of Affordable Housing.** The Subarea Plan includes new requirements to require that percentage of units in new residential buildings be affordable to low-income households, and incentives to provide additional community benefits. The analysis states that such changes are designed to influence the decisions of private developers or others who wish to build in SWH, however, the County cannot guarantee these outcomes since it is ultimately up to individual developers and landowners to decide whether to move forward with projects in SWH. The analysis also states that if the new zoning requirements and incentives are not attractive to developers, they could result in a reduction in future development activity compared to taking no action. Furthermore, comparison to neighboring jurisdictions indicates this could be a real risk and is deserving of continued analysis during the implementation phase.
4. **Implementation Phase.** The analysis states that the County would have opportunities to engage community members in activities such as identifying and mapping cultural and community assets that should be considered for protection and enhancement, and identifying community-desired amenities that can support the ability of vulnerable residents to remain in SWH and overcome barriers to success during the implementation phase. The analysis also states that it is essential that the County develop effective strategies for inclusive engagement and building the capacity of community groups and leaders to effectively advocate for community needs during the implementation phase.
5. **Youth and Cross-Generational Equity.** The County's Equity Impact Review Tool states that cross-generational equity is a key framework for equity where the "effects of current actions on the fair and just distribution of benefits and burdens would impact future generations of communities and employees. Some examples include income and wealth, health outcomes, white privilege, resource depletion, climate change and pollution, real estate redlining practices, and species extinction." The analysis states that nearly a quarter of SWH residents are younger than 18 years of age and one aspect of pursuing cross-generational equity is considering the unique needs and circumstances of children and teens.

The analysis also states that disparities in homeownership also contribute to cross-generational equity issues, as persons of color are less likely to generate wealth through homeownership that can be transferred to future generations.

6. **Bryn-Mawr and Skyway.** When viewing the demography of the two primary census tracts in the study area, there are social and economic differences between the "Mostly Skyway" tract and the "Mostly Bryn Mawr" tract. For example, the median household income for the "Mostly Bryn Mawr" tract is \$86,318 with 56

percent of the households as renters and the median household income for the “Mostly Skyway” tract is \$49,104 with 25 percent of the households as renters. The analysis states that the majority of the proposed SWH CSA Subarea land use changes are located in, or within close proximity to, the “Mostly Skyway” tract. In addition, there are three proposed amendments in the SWH CSA Subarea Plan for the Rainier Avenue South Business district that are in a third census tract located outside the “Mostly Bryn Mawr” tract in the easternmost portion of the study area.

The analysis also states that it would be important to engage with people from both census tract areas to collect input on priorities and concerns.

7. **Determinants of Equity.** The analysis evaluated the assessment of the potential direct and indirect impacts of implementing the SWH CSA Subarea Plan to the County’s Determinants of Equity⁴¹. The analysis states that the proposed SWH CSA Subarea Plan would not have direct impacts on any Determinants of Equity or directly address any community concerns. Instead, the impacts will be indirect because the County’s subarea plans are limited to consideration only of land use changes as directed by the 2018 Comprehensive Plan Work Plan Action 1 and does not include other needs identified by the community. As such, the Plan is limited in what it can offer the community that may have more direct impacts.

8. Other Equity Impacts.

- Commercial Districts – The analysis states that the most significant risk to new commercial development is the loss of existing businesses valued by community members, and a new policy to involve community members during permit and project review to identify important existing cultural assets impacted by development proposals can help to mitigate this risk.
- Community Character and Cultural Assets – The analysis states that given that the Community-Desired Amenities Incentives (SWH Action 4) are yet to be defined, BERK Consulting could not evaluate their potential effectiveness at encouraging for-profit developers to include community-desired amenities or preserve cultural assets in their development proposals.
- Community Capacity Building – The analysis states that it is difficult for community members to understand the complexity of the land use planning process, what a land use plan is, and how it may or may not influence outcomes in their own neighborhoods and lived experience. The analysis discovered that some community leaders critiqued Executive staff for conducting outreach using complex jargon, providing unclear community impacts, and providing unclear direction on how community members could

⁴¹ As per K.C.C. 2.10.210.A, "Determinants of equity" means the social, economic, geographic, political and physical environment conditions in which people in our county are born, grow, live, work and age that lead to the creation of a fair and just society. Access to the determinants of equity is necessary to have equity for all people regardless of race, class, gender or language spoken. Inequities are created when barriers exist that prevent individuals and communities from accessing these conditions and reaching their full potential. There are fourteen determinants identified in K.C.C. 2.10.210.A.

most effectively engage with the process. During the later stage of the subarea planning process, Executive staff engaged community group representatives in smaller group discussions.

Key Issues

As mentioned above, given that the purpose of the EIA Report was to analyze the equity impacts of the proposed SWH CSA Subarea Plan and the planning process, key findings of that analysis are included in the summary section above. The key issues identified below includes additional equity issues identified by Council staff that were either not identified or beyond the scope of the EIA Report.

- **No Changes Based On Equity Impact Analysis** – Council staff compared the Public Review Draft and the transmitted SWH CSA Subarea Plan and found that there were no changes made by the Executive based on the Equity Impact Analysis Report. Council staff analysis is on-going to determine how the Executive plans to use the findings of the Equity Impact Analysis Report to inform the SWH CSA Subarea Plan implementation, and how the Council could modify the plan to address the analysis in the EIA Report.
- **SWH Action Items** – The SWH CSA Subarea Plan proposes three action items (SWH Action Item 1: SWH Equitable Housing Development Strategy Report; SWH Action Item 3: Small-Scale Commercial and Business Retention Incentives Program; SWH Action Item 4: Community-Desired Amenities Incentives) that are intended to assess the needs of the community (in particular communities of color, low-income populations, and limited English proficient individuals) to inform the planning process and therefore with full use of the OESJ EIR tool, these actions would have been conducted prior to finalizing a proposal for the SWH CSA Subarea Plan. Given that the Executive has transmitted the SWH CSA Subarea Plan without conducting these action items, it could be inferred that the proposed SWH CSA Subarea Plan is incomplete. The EIA Report does not explicitly state that this is the case, but it does allude to this gap throughout the analysis.
- **Analysis Using Determinants of Equity** – As stated in the summary section, the report evaluated the assessment of the potential direct and indirect impacts of implementing the SWH CSA Subarea Plan to the County's Determinants of Equity. The analysis states that the proposed SWH CSA Subarea Plan would not have direct impacts on any Determinants of Equity or directly address any community concerns. The Determinants of Equity Report⁴² provides quantitative metrics that identify disproportionate impacts to communities of color, low-income populations, and limited English proficient individuals for each of the fourteen determinants of equity. Council staff is inquiring with Executive staff whether they could utilize these metrics to conduct a deeper analysis to determine whether there are direct impacts.

⁴² King County Determinants of Equity Report: https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/2015/The_Determinants_of_Equity_Report.

Skyway-West Hill Service Delivery and Facilities in Potential Annexation Areas Report

What's new in the 2020 KCCP Update?

The Skyway-West Hill Community Service Area (SWH CSA) Subarea Plan includes an addendum related to Service Delivery and Facilities Provided by King County in the Five Potential Annexation Areas Report (Report) in Appendix D, as required by a 2019-2020 Biennial Budget proviso⁴³. The proviso required the Executive to provide *“a description of the services and facilities provided by the county in the five potential annexation areas, which are Skyline/West Hill, North Highline, Fairwood, East Renton and Federal Way...[which shall include] and at a minimum, description of services and facilities provided in each of the five potential annexation areas for youth, transit and economic development...and other services desired by the SWH community during the planning process.”* The proviso also required that the Executive *“use the county’s Equity Impact Review tool to identify, evaluate and describe both the positive and negative potential impact of local service delivery in Skyway-West Hill.”*

The Report was completed by a third-party consultant, BERK Consulting. The Report provides an inventory of the following services provided in the five potential annexation areas:

- Youth Services, including youth programs provided by the County’s Department of Community and Human Services – Employment and Education Resources division, County contracted services for youth and young adults, County contracted services for infants and youth with developmental challenges, services provided by organizations that were awarded Best Starts for Kids (BSK) levy funds, and youth recreational facilities and parks programming;
- Transit Service and Facilities; and
- Economic Development Services.

The Report states that the SWH CSA Subarea Plan is limited to consideration only of land use changes as directed by the 2018 Comprehensive Plan Work Plan Action 1, and therefore, proposing changes to service delivery was out of scope for the SWH CSA Subarea Plan. The Report also states that given that the Equity Impact Review tool is designed for evaluating impacts of proposed policies rather than existing policies, use of the tool to evaluate the potential positive and negative impacts to youth, transit, and economic development County services in SWH, as required by the proviso, cannot be completed. As an alternative, and to satisfy the requirement of the proviso, BERK Consulting evaluated the County services and their potential impacts in SWH for each of the fourteen Determinants of Equity⁴⁴.

Key Issues

⁴³ Ordinance 18835 Section 84 Proviso P5.

⁴⁴ As per K.C.C. 2.10.210.A, "Determinants of equity" means the social, economic, geographic, political and physical environment conditions in which people in our county are born, grow, live, work and age that lead to the creation of a fair and just society. Access to the determinants of equity is necessary to have equity for all people regardless of race, class, gender or language spoken. Inequities are created when barriers exist that prevent individuals and communities from accessing these conditions and reaching their full potential. There are fourteen determinants identified in K.C.C. 2.10.210.A.

- **No Changes Based On the Service Delivery and Facilities Report** – Council staff compared the Public Review Draft and the transmitted SWH CSA Subarea Plan and found that there were no changes made by the Executive based on the Report. Council staff analysis is on-going to determine how the Executive plans to use the findings of the Report to inform changes, if any, to the SWH CSA Subarea Plan or to services in SWH.
- **Analysis Using Determinants of Equity** – As stated in the summary section, the Report provides a broad evaluation of potential impacts to SWH for some County services with respect to each determinant of equity. The Determinants of Equity Report⁴⁵ provides quantitative metrics that identify disproportionate impacts to communities of color, low-income populations, and limited English proficient individuals for each of the fourteen determinants of equity. Council staff is inquiring with Executive staff whether they could utilize these metrics to conduct a deeper analysis to determine whether existing youth, transit and economic development County services to SWH would have positive or negative impact on those metrics, in order to better comply with the proviso requirements.

The quantitative findings could be combined with findings from the completed SWH CSA Subarea Plan action items (SWH Action Item 1: SWH Equitable Housing Development Strategy Report; SWH Action Item 3: Small-Scale Commercial and Business Retention Incentives Program; SWH Action Item 4: Community-Desired Amenities Incentives) to identify proposals to modify existing and/or establish new youth, transit, and economic development County services to positively impact communities of color, low-income populations, and limited English proficient individuals of the SWH community.

Scoping Motion Items Not Included

The scoping motion included several topics that were not ultimately included in the transmitted 2020 KCCP update. They include the following topics, with Council staff's understanding of why they were not included with the transmitted Update.

I. Text and Policy Proposals

1. Update technical appendices to reflect new projects, changes in service providers, and other minor updates. This includes: Appendix A: Capital Facilities.⁴⁶

Executive staff note that this was excluded because a "listing of all types of implementation plans is not required under GMA. In the review process, numerous issues were raised about timing, adoption, status, and more. Given the number of issues, and the optional nature, the list was removed."

⁴⁵ King County Determinants of Equity Report:
https://www.kingcounty.gov/~media/elected/executive/equity-social-justice/2015/The_Determinants_of_Equity_Report.

⁴⁶ Appendix C and C1, as identified in the scoping motion, were transmitted and are discussed elsewhere in this staff report.

2. As necessary, update Comprehensive Plan to reflect federal designation of "Opportunity Zones" in unincorporated King County.

Executive staff note that because the opportunity zones are "just one designation under federal tax law, and not subject to County regulation, it was not necessary to update the KCCP to incorporate opportunity zones.

3. In recognition of the county's local government role and responsibilities, updates to improve coordination, accountability, and service delivery in unincorporated areas at rural or urban service levels."

Executive staff note that they "considered this scope item and proposed no changes in the transmitted 2020 KCCP update related to this item."

III. Code Studies

1. Update any P-suffix conditions or special district overlays adopted as part of existing subarea plans to be consistent with the changes ultimately made by the winery, brewery and distillery ordinance (Proposed Ordinance 2018-0241).

Proposed Ordinance 2018-0241, up for full Council public hearing on December 4, 2019, made the changes called for by this scoping motion item. No changes to the KCCP are needed.

Key Issues

None identified by Council staff.

INVITED

- Ivan Miller, Comprehensive Plan Manager, Regional Planning Unit, PSB

ATTACHMENTS

Each Councilmember has been provided with a binder that includes the Proposed Ordinance and all attachments. The materials will not be included in each staff report. Other materials are available online at the link provided below.

1. Transmittal Letter
2. Fiscal Note
3. 2020 Comprehensive Plan Update Schedule, as of November 25, 2019
4. Motion 15329 – Scope of Work for 2020 Update

LINKS

All components of the transmitted 2020 update to the 2016 KCCP, as well as additional information about the Council's review of the proposal, can be found at:

The components of the proposed legislation and their attachments include:

- Proposed Ordinance 2018-0153
 - Attachment A - 2020 Update to the 2016 King County Comprehensive Plan
 - Attachment B - Appendix C: Transportation
 - Attachment C - Appendix C1: Transportation Needs Report
 - Attachment D - Amendments to Land Use and Zoning Maps
 - Attachment E - Amendments to Shorelines of the State Map
 - Attachment F - Skyway-West Hill Land Use Subarea Plan
 - Attachment G - Skyway-West Hill Land Use Subarea Plan Amendments to Land Use and Zoning Maps
 - Attachment H - Attachment K to the Shoreline Master Program
 - Attachment I - Appendix S: Public Participation Summary for 2020 Update

Also included are supporting documents included in the transmittal package, which do not get adopted as part of the legislation, but provide useful information:

- Transmittal Letter
- Regulatory Note
- Fiscal Note
- Plain Language Summary
- Policy I-207 Amendment Analysis Matrix
- Area Land Use and Zoning Studies
- Code Studies and Reports
- Public Comment and Response

There is related legislation, a motion acknowledging receipt of the community center feasibility and local services equity impact analysis report. The reports are included as Appendices C and D in Attachment F to Proposed Ordinance 2019-0415.

- Proposed Motion 2019-0417

September 30, 2019

The Honorable Rod Dembowski
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember Dembowski:

This letter transmits an ordinance adopting the 2020 update to the 2016 King County Comprehensive Plan (2020 update). In 2018, the County restructured its comprehensive planning program, moving to an 8-year statutory update schedule and allowing a midpoint review every four years. Because of the timing of the next statutory update in 2023, the Council directed a midpoint review in 2020, via Workplan Action 14 in Ordinance 18810 and King County Code 20.18.030.

The process began on January 1, 2019 with submittal of the Scope of Work to the King County Council. King County Motion 15329 adopted the scope on February 27, 2019 and serves as the foundation for the 2020 update. The unique timing of the 2020 update meant that the typical scoping and public review processes were shorter than usual. Several land use and code studies were conducted, as directed; the outcomes of these studies are included with this transmittal.

The 2020 update would advance planning in King County through the following proposals.

- Establish regulations for fossil fuel facilities to protect public health and safety.
- Establish policy and regulatory changes to prepare for sea level rise impacts.
- Implement recommendations from the 2018 Marijuana Report in Proposed Motion 2019-0012.
- Establish new zoning for the Bear Creek Urban Planned Development.
- Make changes to reflect the Regional Affordable Housing Plan and Action Strategy.

The 2020 update also includes the Skyway-West Hill Community Service Area Land Use Subarea Plan, which replaces the existing 1994 West Hill Community Plan. This subarea plan, led by the Permitting Division of the Department of Local Services, will be the first conducted under the restructured subarea planning process adopted by the Council in Ordinance 18810.

While the 2020 update does not include any substantive expansions of the Urban Growth Area, there are minor technical changes in some areas, and the plan includes a proposed contraction of the Urban Growth Area for a portion of the area known as the East Cougar Mountain Potential Annexation Area (PAA).

This transmittal package includes the following documents.

- Ordinance adopting amendments to the King County Code.
- Comprehensive Plan and King County Code Amendments.
- Comprehensive Plan Policy I-207 Analysis.
- Plain Language Summary of Code Amendments.
- Forty-two Land Use and Zoning Map Amendments.
- Eight Area Land Use and Zoning Studies.
- Ten Code Studies and Reports.
- Public Participation Report.
- Other Miscellaneous Items.

As in past updates, a State Environmental Policy Act (SEPA) review and threshold determination will be completed in advance of final action by the King County Council.

The 2020 update is consistent with the King County Strategic Plan. By addressing public health and safety, housing, environmental, and other issues, it responds to the Strategic Plan's vision statement that the County is a diverse and dynamic community with a healthy economy and environment where all people, businesses, and organizations have the opportunity to thrive.

The County's Comprehensive Plan and development regulations are a core element of the County's climate action strategy. By focusing new development in urban areas served by high capacity transit, and protecting working farms and forests the sequester carbon, the county curbs growth in greenhouse gas emissions as the region grows. Consistent with the county's Strategic Climate Action Plan, this 2020 update hold the line on sprawl and strengthens protection of public health and safety from risk of fossil fuel facilities and mining. This 2020 update also proposes new development standards to reduce risks of sea level rise. The amendments in the 2020 update align with the goals related to Accessible and Affordable Housing, a Healthy Environment, and others.

It is estimated that this report required approximately 10,300 staff hours to produce, costing approximately \$770,000.

I urge your careful consideration of the proposed plan and implementing regulations. Together, they will help to ensure that our region continues to manage growth effectively while ensuring the County's compliance with the Growth Management Act.

The Honorable Rod Dembowski
September 30, 2019
Page 3

If you have any questions about this transmittal, please contact Lauren Smith, Director, Regional Planning, at 206-263-9606.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
 ATTN: Carolyn Busch, Chief of Staff
 Melani Pedroza, Clerk of the Council
Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)
Lauren Smith, Director, Regional Planning, PSB

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2019-2020 FISCAL NOTE

Ordinance No. 2019-XXXX

Title: 2020 Update to the 2016 Comprehensive Plan

Affected Agency and/or Agencies: Executive Office

Note Prepared By: Ivan Miller

Date Prepared: 9/3/2019

Note Reviewed By: Chris McGowan

Date Reviewed: 9/5/2019

Description of request:

This legislation adopts the proposed changes to King County Comprehensive plan.

Revenue to:

Agency	Fund Code	Revenue Source	2019-2020	2021-2022	2023-2024
			0	0	0
TOTAL			0	0	0

Expenditures from:

Agency	Fund Code	Department	2019-2020	2021-2022	2023-2024
			0	0	0
			0	0	0
TOTAL			0	0	0

Expenditures by Categories

	2019-2020	2021-2022	2023-2024
	0	0	0
TOTAL	0	0	0

Notes and Assumptions:

Although adoption of the Comprehensive Plan does not itself have any effect on the fiscal affairs of King County, some of the policy changes within the plan may result in unpredictable future changes to revenues and expenditures.

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Proposed Ordinance 2019-0413
2020 King County Comprehensive Plan Update and Skyway-
West Hill CSA Subarea Plan

King County Council committee review and adoption schedule
As of November 25, 2019 – subject to change

<i>Date</i>	<i>Event</i>
September 30, 2019	Executive's Transmittal of 2020 King County Comprehensive Plan Update
October 15 1:30 p.m.	Briefing in Mobility and Environment Committee <ul style="list-style-type: none"> Executive staff brief Skyway-West Hill CSA Subarea Plan <i>Opportunity for public comment</i>
November 5 1:30 p.m.	Briefing in Mobility and Environment Committee <ul style="list-style-type: none"> Executive staff brief 2020 Update <i>Opportunity for public comment</i>
November 19 1:30 p.m.	Briefing in Mobility and Environment Committee <ul style="list-style-type: none"> Deferred <i>Opportunity for public comment</i>
December 3 1:30 p.m.	Briefing in Mobility and Environment Committee <ul style="list-style-type: none"> Key Issues Overview <i>Opportunity for public comment</i>
January 7, 2020 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
January 21 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
February 4 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
March 3 1:30 p.m.	Briefing in Mobility and Environment Committee <ul style="list-style-type: none"> Review of striking amendment Review of individual amendments <i>Opportunity for public comment</i>
March 17	Possible vote in Mobility and Environment Committee

1:30 p.m.	<ul style="list-style-type: none"> • Consideration of amendments • Vote on Committee recommendation on proposed 2020 King County Comprehensive Plan Update and Skyway-West Hill CSA Subarea Plan <i>Opportunity for public comment</i>
June 10 9:30 a.m.	Public Hearing at full Council <i>Public Hearing at full Council & opportunity for public comment</i>
June 17 9:30 a.m.	Possible vote at full Council <ul style="list-style-type: none"> • Consideration of amendments • Vote on final adoption of proposed 2020 King County Comprehensive Plan Update and Skyway-West Hill CSA Subarea Plan

All meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Motion 15329

Proposed No. 2019-0015.3

Sponsors Upthegrove

1 A MOTION relating to comprehensive planning, specifying
2 the scope of work for the proposed amendment to the King
3 County Comprehensive Plan in 2020 in accordance with
4 K.C.C. 20.18 and 2018 King County Comprehensive Plan
5 Workplan Action 14.

6 WHEREAS, King County enacted the 1994 King County Comprehensive Plan
7 ("the plan") to meet the requirements of the Washington State Growth Management Act,
8 and

9 WHEREAS, K.C.C. chapter 20.18.060 establishes a process for amending the
10 plan and a program for public participation and states that every eight years, beginning in
11 2021, the county shall complete a comprehensive review of the plan and consider
12 substantive amendments to the plan, and

13 WHEREAS, K.C.C. chapter 20.18.030 allows, if adopted by motion, for a limited
14 update to the plan at the midpoint of the eight-year cycle, and

15 WHEREAS, the 2018 amendment to the plan included workplan Action 14,
16 directing a 2020 Comprehensive Plan Midpoint Update, and

17 WHEREAS, while K.C.C. chapter 20.18.030 allows the 2020 update to consider
18 substantive amendments, the update is a discretionary action by the county and does not
19 serve as the statutory update as required by RCW 36.70A.130;

20 NOW, THEREFORE, BE IT MOVED by the Council of King County:
21 The scope of work for the 2020 King County Comprehensive Plan Midpoint
22 Update in Attachment A shall proceed as established by this motion and be the basis for
23 developing amendments to the plan, and for performing the associated environmental
24 analysis.
25

Motion 15329 was introduced on 1/14/2019 and passed as amended by the
Metropolitan King County Council on 2/27/2019, by the following vote:

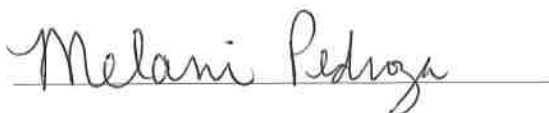
Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr.
McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and
Ms. Balducci
No: 1 - Mr. Dunn
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Rod Dembowski, Chair

ATTEST:



Melani Pedroza, Clerk of the Council



Attachments: A. King County Comprehensive Plan 2020 Midpoint Update, dated February 27, 2019

**King County Comprehensive Plan
2020 Midpoint Update**

Scope of Work

*In accordance with King County Code 20.18.030 and 20.18.060,
and 2018 Comprehensive Plan Workplan Action 14*

A. Background

In 2018, King County restructured its long-range planning processes and shifted from a Four-Year "Major" Update cycle to an Eight-Year Statutory Update cycle. In moving to an Eight-Year Cycle, the County created the option for a limited scope "Four-Year Midpoint Update" Cycle wherein a smaller-range of substantive changes to policies and amendments to the urban growth area boundary may be considered only as established by motion.

The 2018 update to the King County Comprehensive Plan, in workplan action #14, directs that the scope of the 2020 update include: (a) changes as called for by applicable workplan action items in the Comprehensive Plan, (b) any policy changes or land use proposals that should be considered prior to the 2023 statutory update, (c) review and inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next "major" update, (d) aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates, and (e) reviewing and updating the terminology to consistently describe the various updates. While the 2020 update may consider substantive amendments, the update is a discretionary action by the County and does not serve as the statutory update required by 36.70A.130 Revised Code of Washington.

B. Topical Areas

The following topics are to be considered in the 2020 Midpoint Update. For the 2020 Midpoint Update, the Executive shall complete an equity impact analysis using the tool developed by the county office of equity and social justice, to identify, evaluate and describe both the positive and negative potential equity impacts of the policy, land use, zoning and development regulations proposed in the Plan. This impact analysis shall

be transmitted with the 2020 Midpoint update, and included within the Comprehensive Plan if appropriate.

I. Text and Policy Proposals

- As necessary to be addressed prior to the 2023 Statutory Update, update demographic and economic data, maps, and references (including references to plans, program, and departmental restructures such as the Department of Local Services, Metro, etc.).
- Updates to terminology to consistently describe what is allowed during annual, midpoint and eight-year updates.
- Update technical appendices to reflect new projects, changes in service providers, and other minor updates. This includes Appendix C: Transportation, Appendix C1: Transportation Needs Report, and Appendix A: Capital Facilities.
- Amend Transportation chapter to reflect the County's cessation of the Mitigation Payment System, consistent with adopted changes to the King County Code.
- Update Rural Area and Natural Resource Land chapter policies and text related to non-resource industrial uses and development standards in the Rural Area to clarify uses compared to sites, and clarify the parcels to which the policies apply (this is an outcome of the 2018 Cedar River Rural Industrial Study).
- Update Comprehensive Plan to reflect the approval of the Regional Affordable Housing Plan and Action Strategy.
- Update Housing and Human Services chapter policies that describe the County's regional human services roles and activities to include new work since 2016.
- Review Comprehensive Plan policies, and associated development regulations and permitting processes, to ensure that the range of impacts from the extraction, processing, production, transport, storage, and use of fossil fuels, including the impacts from construction and operation of fossil fuel infrastructure, are identified, avoided and mitigated, in order to protect public health and safety, air and water quality, habitats, natural resource lands, and other resources and functions.
- In recognition of the growing risks of sea level rise to homes, businesses, and infrastructure in coastal areas, develop policy and regulatory changes to prepare

for these impacts. This will include evaluation of regulations that address development in and adjacent to areas at risk to flooding and erosion damage.

- Updates to the Shorelines chapter, including associated Shoreline Master Program regulations to ensure consistency with state requirements, and related updates to Shoreline Environment Designations and maps.
- As necessary, update Comprehensive Plan to reflect state and federal decisions related to regulation of vapor products, as defined at 70.345 Revised Code of Washington
- As necessary, update Comprehensive Plan to reflect federal designation of "Opportunity Zones" in unincorporated King County.
- Review and update policies and development regulations (including road standards) and related provision of sidewalks/pathways in rural and urban unincorporated King County, with a focus on improving public safety and improving physical fitness. Include evaluation of providing sidewalks/pathways in conjunction with other planned improvements.
- In recognition of the county's local government role and responsibilities, updates to improve coordination, accountability, and service delivery in unincorporated areas at rural or urban service levels.
- Update the Plan to reflect outcomes from work done on the 2018 Comprehensive Plan Workplan Action Items, as follows:
 - Action 1: Community Service Area Subarea Planning Program.
 - Action 4: Transfer of Development Rights (TDR) Program Review and Study.
 - Action 8: Cottage Housing Regulations Review.
 - Action 13: Water Availability and Exempt Wells.
 - Action 18: Review of the Four-to-One Program.
- Review the Priority 1 and Priority 2 implementing actions from the Vashon-Maury Island CSA Subarea Plan and provide either a report or recommended policy or code changes to: 1) determine the implementing actions current status, 2) determine whether existing Comprehensive Plan policies or development regulations (or any other adopted plan) requires changes in order to proceed with implementation, 3) whether those changes are recommended for inclusion in the

2020 KCCP Update, and 4) for those items that are not currently on schedule, an explanation why and an evaluation of when they could be completed.

- Review of existing policies and regulations related to the design and siting of public infrastructure and/or facilities within and adjacent to APDs to identify potential offsite mitigation strategies. Examples of such strategies could include in-lieu fee programs, transfer of development rights or restoration of existing APD lands to return them to agriculture production capable land.

II. Area Zoning and Land Use Proposals

- In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.
- Consider expansion of the Agricultural Production District (APD) boundary to increase opportunities for farming, including areas near the Snoqualmie APD – Fall City area and Carnation area, and the Enumclaw APD.
- As mitigation for the encroachment of the NE 171st Street roadway and roundabout intrusion into the APD: (1) consider changes to the Sammamish Agricultural Production District (APD) boundary to include portions of parcels identified or agreed to by the County for potential acquisition or easement by the City of Woodinville; and (2) consider changes to the urban growth area boundary to incorporate the additional right-of-way on NE 171st Street.
- Review land use designations and implementing zoning on parcels adjacent to the northern edge of Dick Thurnau Memorial Park in North Highline to evaluate their potential as a mixed use site, allowing the co-location of affordable housing units, non-residential buildings with social services, co-working spaces, and other potential non-residential uses.
- Analyze deletion of Special District Overlay SO-230: Flood Plain Densities on all parcels to which it applies (this is an outcome of a 2018 Docket Request).
- Work with the City of Carnation to identify options, processes and timelines for potential land use changes to facilitate annexation.
- Work with the City of Issaquah, the City of Bellevue, and residents in the East Cougar Mountain Potential Annexation Area on potential land use changes and

urban growth area boundary changes (this is an outcome of the 2016 Comprehensive Plan and a 2017 Docket Request).

- Work with the City of Maple Valley to consider amendments to the Urban Growth Area boundary for five parcels adjacent to the Maple Woods Subdivision to facilitate transference of city- or water-district owned parcels with stormwater detention ponds or water tanks into the City's corporate boundary.
- Review the potential for siting organic composting facilities. Consider sites in the rural area, including those that currently have a Mineral use designation and implementing zoning, and consider whether to modify the land use and zoning to Rural Area, either outright or with property-specific conditions that would be appropriate for organic composting facilities as a primary use. Consider modifying associated policies or development regulations associated with organic composting facilities as a materials processing use at such locations.

III. Code Studies

- Review the County's regulations related to accessory dwelling units to determine if changes can be made to make this housing option more widely used (this is an implementation action from the Vashon-Maury Island Community Service Area Subarea Plan).
- Review the County's Residential Density Incentive Program at King County Code 21A.34 to determine if any changes are needed to increase its use and improve its effectiveness.
- Technical updates to critical areas and shoreline regulations to recognize the 2014 Washington State Wetland Rating System for Western Washington, and to consider other proposed amendments deemed necessary for consistency with state guidance.
- Update any P-suffix conditions or special district overlays adopted as part of existing subarea plans to be consistent with the changes ultimately made by the winery, brewery and distillery ordinance (Proposed Ordinance 2018-0241).

IV. Reports

As part of the transmittal package for the 2020 Comprehensive Plan update, the Executive will include an affordable housing report that includes 1) an update on all current efforts to create affordable housing on County-owned property, and 2) a plan for

developing an inventory of all County-owned properties and their feasibility for development of affordable housing, to be completed by June 1, 2020.

C. Public Outreach Plan

King County Regional Planning staff, along with staff from the Executive Departments, will conduct a multi-phased approach to public outreach for the 2020 King County Comprehensive Plan.

Scoping. The first phase will occur following transmittal of the scope to the County Council during the period of January and February. Stakeholders will have the opportunity to comment during the Council's review and adoption of the scope.

CSA Outreach. The second phase will occur through participation at the Community Service Area outreach activities that have typically occurred during the period of April through June. Comments will be solicited and accepted as part of these outreach activities.

Public Comment Period. The third phase will take place from approximately July 1 to July 31, 2019 as part of a public comment period on the Public Review Draft. A series of open houses specifically focused on the Comprehensive Plan will be held during this comment period.

Council Review and Adoption Period. An Executive Recommended Plan will be transmitted to the County Council on September 30, 2019. The Council will conduct additional public outreach as part of committee meetings, a public hearing, and other processes as managed by Council.

General Outreach. Throughout the entire process, the Comprehensive Plan website will be updated, stakeholders on the Comprehensive Plan mailing list will be notified at key milestones, and public comments will be accepted.

In addition to the Comprehensive Plan mailing list, outreach will occur through the Community Service Area Unincorporated Area Newsletter, other Department of Local Services engagement process, the Office of Equity and Social Justice's outreach mechanisms, and through County Commissions.

D. State Environmental Policy Act Analysis

SEPA analysis for the 2020 update will commence with the release of the public review draft in the summer 2019, and continue through the review of the draft by the assigned King County Council committee. SEPA will be concluded in advance of action by the full King County Council. This is scheduled to occur in summer 2020.