



**King County**

**Metropolitan King County Council  
Local Services and Land Use Committee**

**STAFF REPORT**

<b>Agenda Item:</b>	5, 6, 7	<b>Name:</b>	Erin Auzins Andy Micklow Jenny Ngo
<b>Proposed No.:</b>	2023-0438 2023-0439 2023-0440	<b>Date:</b>	February 7, 2024

**SUBJECT**

A discussion of the 2024 King County Comprehensive Plan. Today's meeting will include a staff briefing on the Chapters 1 and 2 of the Comprehensive Plan, and the Growth Targets and Urban Growth Area Appendix.

**SUMMARY**

The 2024 King County Comprehensive Plan (2024 KCCP) is the first opportunity where the entire plan will be open for review and update since 2016. Additionally, it will also serve as the Growth Management Act (GMA) mandated periodic review and update. The Executive transmitted the Executive's Recommended 2024 KCCP to the Council on December 7, 2023, and the Council has referred the 2024 KCCP to the Local Services and Land Use (LSLU) Committee.

Review of the 2024 KCCP will be led by the LSLU Chair, consistent with past updates, and will include Committee briefings on the substance of the Executive's Recommended 2024 KCCP, analysis of each substantive change by policy staff, public outreach, development of a LSLU Chair's striking amendment, line amendments by LSLU Committee members, and a vote in LSLU in June 2024. Full Council adoption is expected in December 2024, after a formal public hearing on November 19, 2024.

Today' staff presentation will cover:

- Chapter 1: Regional Growth Management Planning;
- Chapter 2: Urban Communities; and
- Appendix D1: Growth Targets and the Urban Growth Area.

## **BACKGROUND**

**King County Comprehensive Planning.** The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to the KCCP on an annual, midpoint, or ten-year update schedule.<sup>1</sup> The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the K.C.C.

**Scoping Motion.** K.C.C. 20.18.060 requires the County to approve a scope of work for the ten-year KCCP update, known as the scoping motion. The scoping motion establishes the baseline issues that the County proposes to consider in the development of the 2024 KCCP; additional issues beyond what is in the scope of work may also be addressed in the ten-year update. The Council approved the scoping motion, as well as the State Environmental Policy Act (SEPA) work program and public participation plan, as part of Motion 16142 in June 2022. The scope of work included three focus areas: Pro-Equity, Housing, and Climate Change and the Environment. It also adopted a General category to cover other required and priority items for the County.

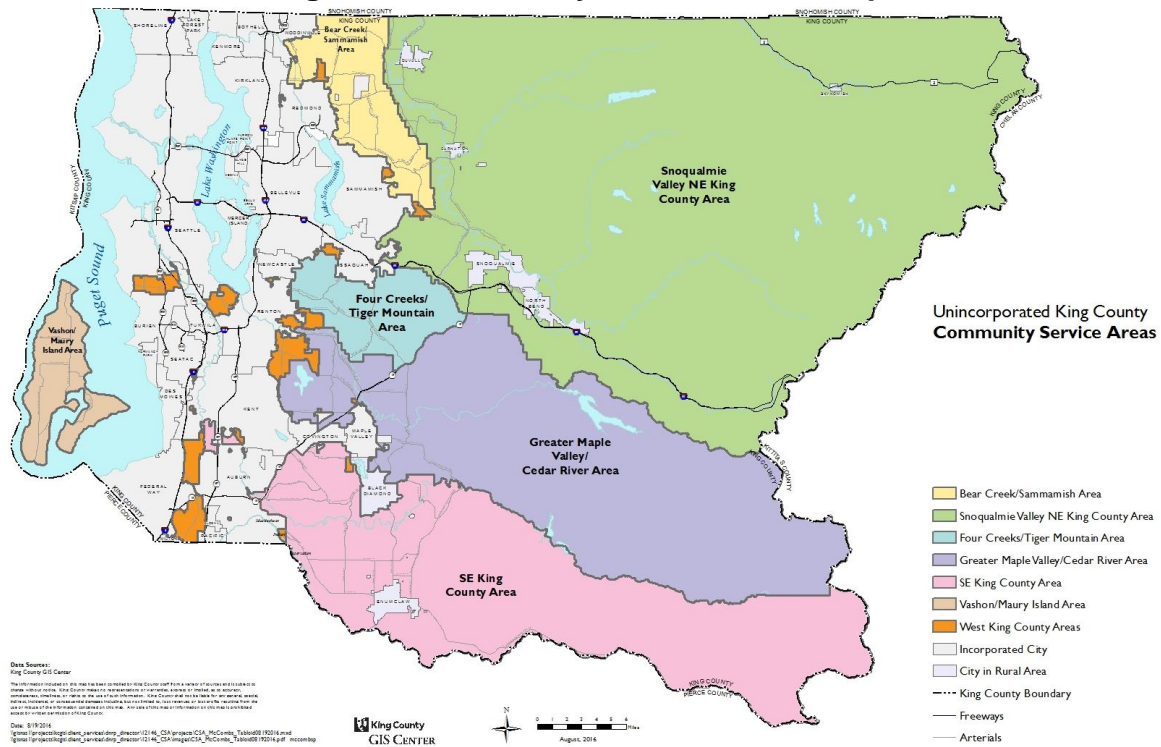
**SEPA Environmental Impact Statement.** The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

**Subarea Planning.** 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 will conduct subarea planning using the geography of the six rural CSAs, and the five remaining large urban unincorporated potential annexation areas (PAAs), as shown in the map in Chapter 11 of the 2024 KCCP and below in Figure 1.

---

<sup>1</sup> K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.

**Figure 1. Community Services Area Map**



Since the implementation of the Subarea Planning Program in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Executive's proposed Snoqualmie Valley/NE King County (SVNE) subarea plan will be taken up concurrently with the 2024 KCCP and the remaining subarea plans will later be taken up in the following order: Greater Maple Valley/Cedar River CSA, Fairwood PAA, Bear Creek/Sammamish CSA, Southeast King County CSA, Four Creeks/Tiger Mountain CSA, East Renton PAA, and Federal Way PAA.

**2020 Changes to the Subarea Planning Program.** As part of the 2020 KCCP, policy and code changes were made regarding the Subarea Planning Program. Generally, the changes required that subarea plans: be developed based on an established scope of work, use equity impact tools and resources in plan development, have more robust community engagement, and be monitored through performance measures and evaluation. K.C.C. 2.16.055.B. requires the Department of Local Services (DLS), in coordination with the regional planning unit and the Councilmember office representing the geography, to manage the CSA subarea planning program, and requires that each subarea plan:

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring,

including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

*Community Needs List.* As part of the 2020 KCCP, the Council established a Community Needs List (CNL) for each of the CSA geographies in the subarea planning program. Each CNL is intended to be consistent with its respective subarea plan by identifying potential services, programs, facilities, or improvements that respond to community-identified needs. Development of the CNLs, including community engagement, must use tools from the County’s Office of Equity and Racial and Social Justice (formerly OESJ). CNLs are required to be submitted with transmittal of the applicable subarea plan, and with each county budget, via ordinance.

**Council Review Process.** LSLU will meet on the 1<sup>st</sup> and 3<sup>rd</sup> Wednesdays of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024 committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in Committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the Committee review process, and then heard with the striking amendment at the end of the Committee review process.

The schedule takes into account a number of factors, including the EIS process; LSLU Committee meeting dates; public comments; lead time to analyze and produce amendments; minimum noticing timeframes; and the state deadline for adoption. The schedule assumes one meeting solely for briefing the striking amendment and one meeting to vote on the underlying ordinance, the striking amendment, and all line amendments.

Special LSLU Evening Meetings. The Committee is expected to hold five special evening LSLU meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. At this time, staff is anticipating that the King County Council Chambers and the Covington City Hall are the only venues that can accommodate remote participation and testimony. If KCTV determines that remote participation and livestreaming capabilities are feasible at other locations, these options will be provided.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100 Covington	KCCP Overview

Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by Councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

Chair Striking Amendment. The Committee Chair is expected to sponsor and lead development of the Committee striking amendment. Policy staff will prepare analysis and potential options that will be distributed to all Committee members' offices for their consideration in advance of the amendment request deadline.

Regular briefings for district staff will be provided, and policy staff will be available to brief Councilmembers individually.

Amendment deadlines. The review schedule, Attachment 1 to this staff report, includes the established amendment deadlines. The attached schedule also includes the amendment deadlines for full Council.

Key Committee review dates include:

<b>Date</b>	<b>Deadline</b>
<b>March 29</b>	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
<b>April 5</b>	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
<b>April 12</b>	Amendment requests for Striking Amendment due – Critical Area Regulations
<b>April 19</b>	Substantive direction deadline for Striking Amendment – Critical Area Regulations
<b>May 14</b>	Striking Amendment released
<b>May 22</b>	Line amendment direction due
<b>May 31</b>	Public line amendments released

## **ANALYSIS**

**Executive Transmittal.** The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are 3 proposed ordinances in the Executive's transmittal to the Council.

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
  - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
  - Proposed land use designation and zoning map amendments;
  - I-207 matrices and Plain Language Summary;
  - Equity Analysis; and
  - Other supporting materials (Public Participation Summary, area zoning and land use studies, code studies, best available science summary<sup>2</sup>).
- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

**How the Analysis Section is Organized.** As noted previously, each committee meeting will be dedicated to specific chapters of the 2024 KCCP. The analysis in this staff report focuses on the following items in the 2024 KCCP:

- 2024 KCCP (PO 2023-0440):
  - Chapter 1: Regional Growth Management Planning;
  - Chapter 2: Urban Communities; and
  - Appendix D1: Growth Targets and the Urban Growth Area.

Analysis of other chapters in the Executive's Recommended 2024 KCCP will be provided at subsequent LSLU meetings, as noted in the schedule attached to the staff report. Staff analysis of each component includes identification of each change and discussion of any policy issues or inconsistencies with adopted policies and plans.

One continuous theme throughout the KCCP chapters is a significant reduction in the amount of lead-in text, and reorganization with and across chapters to better group

---

<sup>2</sup> The required best available science and critical area regulations update will be transmitted to the Council on March 1, 2024, for the Council to incorporate into the LSLU striking amendment.

topics. The staff analysis will not address those, except when they represent a substantive change.

### **2024 KCCP Chapter 1: Regional Growth Management Planning<sup>3</sup>**

Chapter 1 of the KCCP describes and includes policies related to public participation, various levels of planning (multicounty, countywide, subarea, comprehensive, functional), and guiding principle policies providing a set of goals that guide the rest of the Comprehensive Plan.

Key themes in the Executive's Transmittal for Chapter 1 include policy changes addressing:

- Housing for all income levels;
- Equitable public engagement;
- Coordination with Indian tribes;
- Coordination with cities, particularly on impacts of city development on the rural area and natural resource lands;
- Equity and racial and social justice in County planning; and
- Climate change impacts.

Attachment 3 to this staff report provides the staff analysis on the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

### **2024 KCCP Chapter 2: Urban Communities<sup>4</sup>**

Chapter 2 of the KCCP includes policies regarding the Urban Growth Area, residential densities and site design, commercial land use and site design, urban separators, the Four-to-One Program, and potential annexation areas.

Key themes in the Executive's Transmittal for Chapter 2 include policy changes addressing:

- Housing for all income levels;
- Health disparities;
- Heat island impacts;
- Updated growth targets for urban unincorporated areas;
- Middle housing policies that allow for duplexes, triplexes, and quadplexes in most cases in Residential zones; and
- The Four-to-One Program.

---

<sup>3</sup> Attachment 2 to this Staff Report

<sup>4</sup> Attachment 4 to this Staff Report

Attachment 5 to this staff report provides the staff analysis on the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. The Four-to-One Program changes have been removed from this matrix and will be briefed at a later date.

At today's meeting, policy staff will brief the new policy and substantive policy changes.

## 2024 KCCP Appendix D1: Growth Targets and the Urban Growth Area<sup>5</sup>

Technical Appendix D1 includes an analysis of the amount of growth King County and the cities in King County should plan for within the Urban Growth Area (UGA) for the 20-year planning period of the 2024 Comprehensive Plan, and the capacity available to accommodate the projected growth. This section of the staff report will describe sections of the appendix and highlight the proposed changes.

**Background.** This section of the Appendix provides a brief discussion of the Growth Management Act (GMA) requirements related to the UGA and population projections/growth targets. Under the GMA, lands in King County are required to be designated as urban, rural, or natural resource lands. These areas are delineated through the establishment of a UGA. The County is also required to plan for 20 years of population growth in the King County Comprehensive Plan (KCCP).<sup>6</sup>

What's new in the transmitted 2024 KCCP? One paragraph was added at the beginning of the background section. The new paragraph discusses the role of the UGA and lands held and governed by Indian tribes. Changes to the remaining six paragraphs are clarifying or technical edits.

**Size of the Urban Growth Area.** The section includes two subsections. The first subsection is "Growth to be Accommodated." It discusses projected countywide growth, allocation of population, housing, and job growth within King County, and allocation of projected growth to cities and urban unincorporated King County.

The second subsection is "Land Capacity in the UGA." This subsection summarizes the findings of the 2021 Urban Growth Capacity Report.<sup>7</sup> The Report includes development and capacity information for each jurisdiction in King County, an assessment of countywide and regional geography trends, and data on growth target planned density achievement.

What's new in the transmitted 2024 KCCP? There are several new subsections in the 2024 KCCP:

*Growth to be Accommodated.* This subsection was updated to reflect the 2021 countywide growth target-setting process. Growth targets are policy statements about the amount of housing units and jobs the County and cities are required to plan for in this comprehensive plan update. King County facilitates the development of growth targets

---

<sup>5</sup> Attachment 6 to this Staff Report

<sup>6</sup> RCW 36.70A.110(2)

<sup>7</sup> RCW 36.70A.215



by convening staff representatives from each city and unincorporated King County. The process used in 2021 was comparable to the process used to develop the growth targets in the currently adopted Comprehensive Plan. The 2021 process is summarized below.

*2021 Growth Target-Setting Process.* The 2021 growth target-setting process began with Puget Sound Regional Council's Regional Forecast. The Regional Forecast provides the level of growth anticipated in the VISION 2050 planning period. County shares of growth in the Regional Growth Strategy were applied to the regional population and employment forecasts to create a countywide projection of growth between the base year and 2044.

The regional geography shares from the Regional Growth Strategy were applied to the countywide growth projections of employment and population to create regional geography growth allocations for groups of cities. Regional geographies include Metro Cities, Core Cities, High Capacity Transit Communities, Cities and Towns, Urban Unincorporated, and Rural.<sup>8,9</sup> Population is converted to housing units using household size assumptions.

In the next step, regional geography allocations were translated into a range for the cities and Potential Annexation Areas using several data-based factors, such as existing capacity from the Urban Growth Capacity Report, number of regional growth centers, number of transit station areas, and recent growth. Staff representing the 39 cities and unincorporated King County were then convened by their VISION 2050 Regional Geography to negotiate the set of draft growth targets. Following this process, draft growth targets were brought to the Growth Management Planning Council (GMPC) for consideration and recommendation. The GMPC-recommended growth targets were adopted by the King County Council as part of the 2021 King County Countywide Planning Policy update by Ordinance 19384 and ratified by the cities.

As shown in Table 1 and Table 2, growth targets for urban unincorporated King County are divided across two Regional Geographies. Growth targets for the Federal Way PAA, North Highline, and Renton PAA are in the High Capacity Transit Communities Regional Geography, reflecting the planned transit investments in these areas. Targets for other PAAs and unaffiliated urban areas are included in the Urban Unincorporated Regional Geography.

**Table 1 – High Capacity Transit Communities Growth Targets**

	2019-2044 Housing Target	2019-2044 Jobs Target
Federal Way PAA	1,020	720
North Highline PAA	1,420	1,220
Renton PAA - East Renton	170	0
Renton PAA – Fairwood	840	100
Renton PAA - Skyway/West Hill	670	600

<sup>8</sup> Regional geographies were updated by PSRC in VISION 2050.

<sup>9</sup> Growth Targets are not set for the Rural Area. However, the Regional Growth Strategy includes Rural Area growth of 4,200 Housing Units and 2,150 Jobs in King County. For purposes of the Growth Targets and Urban Growth Area Appendix, Rural includes Natural Resource Lands.

**Table 2 – Urban Unincorporated Growth Targets**

	<b>2019-2044 Housing Target</b>	<b>2019-2044 Jobs Target</b>
Auburn PAA	12	0
Bellevue PAA	17	0
Black Diamond PAA	328	0
Issaquah PAA	35	0
Kent PAA	3	300
Newcastle PAA	1	0
Pacific PAA	134	0
Redmond PAA	120	0
Sammamish PAA	194	0
Unaffiliated Urban Unincorporated <sup>10</sup>	448	400

*Land Capacity in the UGA.* This subsection was updated with the findings of the 2021 Urban Growth Capacity Report. The Urban Growth Capacity Report found that King County has capacity<sup>11</sup> for over 400,000 housing units and 600,000 jobs within the UGA. This is sufficient to accommodate the projected growth under the 2019-2044 growth targets.

The appendix also added a discussion of the cities in King County that lacked sufficient capacity for projected growth or were not growing at a rate to achieve their target. The cities identified are Burien, Pacific, Sammamish,<sup>12</sup> Shoreline, and Tukwila. Following the adoption of their respective city comprehensive plans in 2024, each city will be required to monitor progress toward resolving the inconsistency, with regular reporting to the GMPC.

The updated findings for unincorporated King County demonstrated sufficient capacity for the remaining portion of the prior 2006-2035 housing growth targets, with a shortfall of capacity for the remaining employment target. The 2006-2035 urban unincorporated employment targets included a target of over 4,000 jobs for the Bear Creek Urban Planned Development. The target reflected estimates of commercial space planned for the community. However, the Bear Creek community only added 1,100 jobs between 2006 and 2020, and additional growth is not expected. The overall 2019-2044 growth targets reflect reduced expectations for employment growth in the urban unincorporated area, more in line with the land supply and capacity for employment growth, and to remedy the capacity shortfall.

<sup>10</sup> Unaffiliated urban unincorporated includes the Redmond Ridge Area, and a Muckleshoot Tribal property, the Fivemile Lake development, the South Trout Lake development near the Pierce County border.

<sup>11</sup> Development capacity is calculated for each zoning classification and is the product of a zone’s assumed density and the area of land supply, minus a percent of land for right-of-way and public purposes. Assumed densities are based on the achieved densities (dwelling units per acre or Floor Area Ratio) from 2012-2018. Land supply refers to an inventory of land suitable for development.

<sup>12</sup> The observed inconsistency for the City of Sammamish related to an infrastructure deficiency that has since been resolved.

For the 2019-2044 planning period, King County is planning for a total of 5,412 housing units and 3,340 jobs in the urban unincorporated area. The land capacity analysis performed in support of the development of the 2024 update to the KCCP found capacity for 29,600 housing units and 62,900 jobs under current zoning at base densities. The land capacity analysis is separate from the Urban Growth Capacity Report, though both are used as inputs to the KCCP.

### Council Staff Analysis

*Consistency with Previous Council Actions.* This appendix includes an analysis of the amount of growth King County and the cities in King County should plan for within the UGA for the 20-year planning period of the 2024 Comprehensive Plan (i.e., growth targets), and the capacity available to accommodate the projected growth.

The Council has previously acted on both the growth targets and the Urban Growth Capacity Report. The Council adopted the 2019-2044 growth targets that are shown in this appendix with Ordinance 19384 in December 2021. The Council adopted the 2021 Urban Growth Capacity Report with Ordinance 19369 in December 2021.

*Countywide Planning Policy Requirements.* This appendix responds to the requirements in the Countywide Planning Policies<sup>13</sup> that jurisdictions 1) use the adopted growth targets as the land assumption for local comprehensive plans and 2) ensure adopted comprehensive plans and zoning regulations provide sufficient capacity at appropriate densities for residential, commercial, and industrial uses that are sufficient to meet 20-year growth targets, allocated housing needs, and are consistent with the desired growth pattern described in VISION 2050.

### ATTACHMENTS

1. Council's Review Schedule for 2024 KCCP, updated January 29, 2024
2. Proposed Ordinance 2023-0440 – Chapter 1 of the KCCP
3. Council staff analysis of Chapter 1
4. Proposed Ordinance 2023-0440 – Chapter 2 of the KCCP
5. Council staff analysis of Chapter 2
6. Proposed Ordinance 2023-0440 – Appendix D1 of the KCCP

### INVITED

- Lauren Smith, Director of Regional Planning Unit, Office of Performance, Strategy and Budget
- Chris Jensen, Comprehensive Planning Manager, Office of Performance, Strategy and Budget

### LINKS

---

<sup>13</sup> 2021 King County Countywide Planning Policy DP-14 [\[Link\]](#)

**All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:**  
[kingcounty.gov/CouncilCompPlan](http://kingcounty.gov/CouncilCompPlan)

#### **Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan**

- Attachment A – 2024 King County Comprehensive Plan
- Attachment B – Capital Facilities and Utilities
- Attachment C – Housing Needs Assessment
- Attachment D – Transportation
- Attachment E – Transportation Needs Report
- Attachment F – Regional Trail Needs Report
- Attachment G – Growth Targets and the Urban Growth Area
- Attachment H – Vashon-Maury Island Subarea Plan Amendments
- Attachment I – Land Use and Zoning Map Amendments

#### Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix
- Equity Analysis
- Area Land Use and Zoning Studies
- Middle Housing Code Study
- Vashon-Maury Island P-Suffix Conditions Report
- Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- Update on Best Available Science Critical Area Ordinance Review
- Public Participation Summary

#### **Proposed Ordinance 2023-0439 – Snoqualmie Valley/Northeast King County Subarea Plan**

- Attachment A – Supplemental Changes to the Comprehensive Plan
- Attachment B – Snoqualmie Valley/Northeast King County Subarea Plan
- Attachment C – Land Use and Zoning Map Amendments
- Attachment D – Fall City Moratorium Report

#### Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix

#### **Proposed Ordinance 2023-0438 – Countywide Planning Policy Update**

- Attachment A – GMPC Motion 23-4 Relating to the Four-to-One Program

#### Supporting Materials

- Transmittal Letter
- Fiscal Note

## 2024 King County Comprehensive Plan

Proposed Ordinance 2023-0438, 2023-0439, 2023-0440

### King County Council Committee Review and Adoption Schedule As of January 29, 2024 - subject to change

Date	Event
December 7, 2023	Executive Recommended Plan Transmitted
December 12	Referral to Local Services and Land Use (LSLU) Committee
January 17 9:30am Council Chambers	<b>LSLU Committee - Briefing 1</b> <ul style="list-style-type: none"> <li>- Overview, Schedule, Process</li> <li>- Snoqualmie Valley/Northeast King County Subarea Plan</li> <li>- Vashon-Maury Island Subarea Plan changes</li> <li>- Chapter 11: Community Service Area Subarea Planning</li> <li>- Map Amendments</li> <li>- Equity Analysis Summary</li> <li>- Equity Work Group Presentation</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
January 18 6:30pm Council Chambers	<b>LSLU Special Committee Meeting</b> <ul style="list-style-type: none"> <li>- Public Hearing on Draft Environmental Impact Statement</li> <li>- Public Comment on Executive's Recommended Plan</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
February 7 9:30am Council Chambers	<b>LSLU Committee - Briefing 2</b> <ul style="list-style-type: none"> <li>- Chapter 1: Regional Growth Management Planning</li> <li>- Chapter 2: Urban Communities</li> <li>- Growth Targets and the Urban Growth Area Appendix</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
February 8 6:30pm Covington City Hall	<b>LSLU Special Committee Meeting</b> <ul style="list-style-type: none"> <li>- Public Comment on Executive's Recommended Plan</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
February 21 9:30am Council Chambers	<b>LSLU Committee - Briefing 3</b> <ul style="list-style-type: none"> <li>- Chapter 5: Environment</li> <li>- Chapter 6: Shorelines</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
March 6 9:30am Council Chambers  Joint Meeting with Health and Human Services Committee	<b>LSLU Committee - Briefing 4</b> <ul style="list-style-type: none"> <li>- Chapter 4: Housing and Human Services</li> <li>- Housing Needs Assessment Appendix</li> </ul> <i>Opportunity for Public Comment - Remote and In-Person</i>
March 7 6:30pm Riverview Educational Center, Duvall	<b>LSLU Special Committee Meeting</b> <ul style="list-style-type: none"> <li>- Public Comment on Executive's Recommended Plan</li> </ul> <i>Opportunity for Public Comment - In-Person only</i>

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
<b>March 20</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 5</b> - Chapter 3: Rural Areas and Natural Resource Lands  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>March 29</b>	Amendment requests for Striking Amendment due - Except for Critical Area Regulations
<b>April 3</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 6</b> - Chapter 7: Parks, Open Space, and Cultural Resources - Regional Trails Needs Report Appendix - Chapter 8: Transportation - Transportation Appendix - Transportation Needs Report Appendix  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>April 4</b> <b>5:30pm</b> <b>Vashon Center for the Arts</b>	<b>LSLU Special Committee Meeting</b> - Public Comment on Executive's Recommended Plan  <i>Opportunity for Public Comment - In-Person only</i>
<b>April 5</b>	Substantive direction deadline for Striking Amendment - Except for Critical Area Regulations
<b>April 12</b>	Amendment requests for Striking Amendment due - Critical Area Regulations
<b>April 17</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 7</b> - Chapter 9: Services, Facilities, and Utilities - Capital Facilities and Utilities Appendix - Chapter 10: Economic Development  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>April 19</b>	Substantive direction deadline for Striking Amendment - Critical Area Regulations
<b>May 1</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee - Briefing 8</b> - Chapter 12: Implementation, Amendments, and Evaluation - Development Regulations - Four-to-One Program  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>May 14</b>	Striking Amendment released
<b>May 15</b> <b>9:30am</b> <b>Council Chambers</b>	<b>LSLU Committee Briefing</b> - Briefing on the Striking Amendment  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>May 16</b> <b>6:30pm</b> <b>Skyway VFW</b>	<b>LSLU Special Committee Meeting</b> - Public Comment on Committee Striking Amendment  <i>Opportunity for Public Comment - In-Person only</i>
<b>May 22</b>	Line amendment direction due
<b>May 31</b>	Public Line Amendments released
<b>June 5</b> <b>9:30am</b> <b>Council Chambers</b>	<b>Local Services and Land Use Committee</b> - Review and consideration of striking and line amendments - <b>Vote</b> on Committee recommendation  <i>Opportunity for Public Comment - Remote and In-Person</i>
<b>June 14</b>	<b>Council amendment concept deadline</b> for FEIS and public hearing notice
<b>June 21</b>	Substitute Ordinance, Public Hearing Notice concepts, to Exec for FEIS

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
<b>September 19 to ~Thanksgiving (November 28)</b>	Budget Standdown
<b>October 14 to 18 October 21 to 25</b>	Public Hearing Notice Prepared by Council staff Public Hearing Notice Issued
<b>October 4</b>	Substantive direction needed on Striking Amendment
<b>October 28</b>	Striking Amendment distributed to Councilmembers
<b>November 1</b>	Line amendment direction due
<b>November 12</b>	Public Amendments released
<b>November 6 November 6 to 13</b>	FEIS Issued - last possible date for hearing on November 19 7 day waiting period for FEIS
<b>November 19 1:30pm Council Chambers</b>	<b>Public Hearing at full Council</b> <i>Opportunity for Public Testimony - Remote and In-Person</i>
<b>December 3 1:30pm Council Chambers</b>	<b>Possible vote at full Council</b> <ul style="list-style-type: none"> <li>• Consideration of amendments</li> <li>• <b>Vote</b> on final adoption of proposed 2022 King County Comprehensive Plan Update</li> </ul>
<b>December 10 1:30pm Council Chambers</b>	<b>Back up vote if 1-week courtesy delay</b>

For more information on the Council's Review of the 2024 Comprehensive Plan, please visit the website: <https://kingcounty.gov/CouncilCompPlan>.

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions



1  
2  
3  
4  
5  
6

## CHAPTER 1

# REGIONAL GROWTH MANAGEMENT PLANNING

---

King County has some of the most beautiful scenery in the country, some of the most productive farmlands, and one of the most vibrant economies. The ~~((2016))~~ King County Comprehensive Plan establishes a vision that preserves this incredible diversity while ~~((continuing to acknowledge))~~ acknowledging that residents want options ~~((as to))~~ for where they live, work, and play.

The Comprehensive Plan responds to requirements in state growth management planning laws that require jurisdictions to guide growth and development throughout the unincorporated areas of the county and establishes King County's position on major issues such as transportation, annexations, regional water supply, and environmental protection.

7  
8



## 9 ~~((I.))~~ About King County

### 10 **King County Geography**

11 King County, covering 2,130 square miles, is the size of the state of Delaware, but much more geographically  
12 diverse. It extends from Puget Sound in the west to 8,000-foot Mt. Daniel at the Cascade crest to the east. King  
13 County's various landforms include saltwater coastline, river floodplains, plateaus, ~~((slopes))~~ hills, and  
14 mountains, punctuated with lakes and salmon streams. Lake Washington, covering 35 square miles, and Lake  
15 Sammamish with ~~((8))~~ eight square miles are the two largest bodies of fresh water. Vashon-Maury Island in  
16 Puget Sound and Mercer Island in Lake Washington provide different island environments.

### 17 18 **King County Jurisdictions**

19 In 1994, when King County's first Comprehensive Plan under the Growth Management Act was adopted, the  
20 county had 34 cities with 1,116,000 people. More than a third of annual new residential development was  
21 occurring in unincorporated areas. Since December 1994, five new cities have incorporated and numerous  
22 annexations have occurred, shifting more than 220,000 people into city limits. As of ~~((2015))~~ 2023, there are 39  
23 cities ranging in size from Seattle with more than ~~((660,000))~~ 762,500 people to Skykomish and Beaux Arts with  
24 fewer than 350 each. King County's 39 cities now cover 418 square miles, or 20~~((%))~~ percent of the county's total  
25 land area. Unincorporated King County~~((, the territory))~~ (areas outside any city), now has ~~((about 253,000))~~  
26 over 248,000 people, or ~~((13%))~~ 11 percent of the county's population.

### 27 28 **King County Demographics**

29 In ~~((2015))~~ 2023, with more than ~~((2,050,000))~~ 2,320,000 people, King County is the largest county in  
30 Washington State and the ~~((13<sup>th</sup>))~~ 12<sup>th</sup> largest in the nation. King County exhibits growing diversity~~((: more than  
31 one third))~~; nearly half of the population is now ((persons of color)) Black, Indigenous, or other People of Color.  
32 ~~((As of 2010, 65% of the population is non-Hispanic white, 15% Asian or Pacific Islander, 7.7%  
33 African American, 1% Native American and 8.9% Latino (2010 census data).))~~ As of 2020, 54 percent of the  
34 population is non-Hispanic white, 20 percent Asian, seven percent Black or African American, one percent  
35 Native American, one percent Native Hawaiian or Pacific Islander, and 8.9 percent Hispanic or Latino/a/x  
36 (2020 census data).

### 37 38 **King County Housing Needs**

39 The number of housing units in King County is growing ~~((faster than its population))~~ but struggled to keep pace  
40 with the need induced by population growth and a strong economy. The ~~((2010))~~ 2020 Census counted more  
41 than ~~((851,000))~~ 969,000 houses, apartment and condominium units, and mobile homes. The number of  
42 housing units has increased by ~~((159,000 units (23%) since 1994))~~ 118,000 units (14 percent) since 2010, driven  
43 largely by growth in multifamily units. Household size has ~~((stabilized after declining in the 1970s and 1980s and  
44 is now))~~ increased slightly after the Great Recession of 2008 and is estimated at ((2.39)) 2.42 persons per  
45 household ~~((the same as in 2000)).~~ ~~((A slight))~~ Owing to the aging of the population, a decline in household  
46 size is anticipated in coming years to about 2.26 in ((2031)) 2044.

47

48 King County must plan for and accommodate 5,412 net new housing units in urban unincorporated King  
 49 County between 2020-2044, including 1,034 net new emergency housing/shelter beds. The County adopted  
 50 development regulation changes with the 2024 Comprehensive Plan to create sufficient zoning capacity to  
 51 accommodate all of these housing needs and types.

52

### 53 **King County Economy**

54 King County is truly the economic engine of Washington State, with more than ((4-2)) 1.3 million workers  
 55 employed at ((nearly 80,000)) over 66,000 business firms, excluding sole proprietorships. King County's ((87))  
 56 \$142 billion payroll is ((52%)) 67 percent of Washington State's ((167)) \$214 billion payroll and over three-  
 57 ((fourths)) quarters of the four-county region's payroll.

58

59 King County has a cyclical economy, with booms and recessions. ((Since 2000, the region has had two major  
 60 recessions, a boom, and recovery. The result is that as of 2010 the number of jobs was the same as it was in 2000:  
 61 about 1.1 million. Since 2010, job growth has been substantial. Manufacturing employment remains important,  
 62 but, since 2006, growth has been in the trade, business services and information sectors. The economy has  
 63 diversified from its traditional aerospace and resource bases to high tech, services and trade, both local and  
 64 international. Given the county's complement of healthy, innovative businesses and its industrial diversification,  
 65 its future unemployment rates should be lower than in the state and the nation.)) After the Great Recession,  
 66 King County's diverse economy rebounded quickly compared to the pace of national recovery, owing largely to  
 67 strong growth in the information technology and services sectors, supported by retail and construction sector  
 68 growth. Progressive increases in the minimum wage in several cities in King County raised incomes for the  
 69 county's lowest wage earners, although the county's prosperity has not been shared by all. With the arrival of  
 70 the global COVID pandemic in 2020, unemployment soared, particularly for retail and service sector employees,  
 71 shuttering businesses and amplifying King County's economic, social, and health inequities. While employment  
 72 has rebounded from initial losses, many workers have permanently left the workforce or remain under-  
 73 employed. The pandemic has changed the nature of work from increased telework to the types of jobs that are  
 74 now most available. The long-term impacts from the COVID pandemic, as well as the rising effects from climate  
 75 change discussed later in the plan, will imprint on the King County economy for next 20 years and beyond.

76

## 77 **((H.)) King County Planning Framework**

78 Prompted by residents concerned about sprawl, King County adopted its first comprehensive land use plan in  
 79 1964. Two decades later, the 1985 comprehensive land use plan was the first to identify an urban growth  
 80 boundary line to limit urban growth to areas with the infrastructure needed for facilities and services. It also  
 81 established policies to protect the Rural Area, conserve the natural environment, and designate resource lands for  
 82 long-term agriculture and forest production.

83

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

84 King County’s first Comprehensive Plan under the Washington State Growth Management Act was adopted in  
85 1994. The Growth Management Act directs the state's most populous and fastest growing counties and their  
86 cities to prepare comprehensive land use plans that anticipate growth over a 20((-))-year horizon and provide for  
87 it in a managed manner.

88

89 There is a hierarchy of growth management planning in the county with consistency between the levels. Some  
90 issues, such as the establishment of the Urban Growth Area, are best decided at the countywide level, while  
91 others, such as the amount of commercial space needed in a neighborhood, are best determined at the subarea  
92 plan level. At a broader scale, the Growth Management Act requires development of Multicounty Planning  
93 Policies by ~~((the counties of))~~ King, Kitsap, Pierce, and Snohomish Counties, as well as the development of  
94 Countywide Planning Policies by King County and its 39 cities. These ~~((documents are to be used solely))~~  
95 policies are used for establishing a countywide framework from which county and city comprehensive plans are  
96 developed and adopted.

97

98 **((A.)) Public Participation in Planning**

99 At the core of King County's planning is the goal of ~~((providing))~~ advancing equitable outcomes that support a  
100 high quality of life for all county residents. This can only be achieved by actively ~~((soliciting public~~  
101 ~~participation))~~ and equitably engaging the public to help shape ~~((its))~~ County plans, including strategic,  
102 comprehensive, functional, and subarea plans, and ~~((use))~~ by using these planning processes to strengthen  
103 communities and improve access to the Determinants of Equity.<sup>1</sup>

104

105 Unfortunately, previous planning processes have excluded and harmed those who are Black, Indigenous, and  
106 other People of Color; immigrants; refugees; and living with low or no incomes. King County is working to  
107 ensure that the perspectives of these historically underrepresented groups and those who have been  
108 disproportionally harmed by previous planning efforts are engaged by the County and centered throughout  
109 planning processes.

110

111 Additionally, while the Growth Management Act requires the coordination of local plans, Indian tribes have  
112 historically not been included because of their independent sovereign status and unique rights to self-governance.  
113 However, King County also recognizes that the lands addressed by the Comprehensive Plan are those that are  
114 the traditional territory of the Coast Salish peoples that have lived here since time immemorial. Recognizing  
115 this, King County will coordinate with Indian tribes as part of the County's planning processes and will seek  
116 opportunities to work together to advance key issues, such as environmental stewardship, treaty fishing rights,  
117 and protecting cultural heritage.

118

119 **RP-101** King County shall strive to provide a high quality of life for all of its residents by:  
120 working with cities, special purpose districts, and residents to develop attractive,

---

<sup>1</sup> Defined in King County Code 2.10.210

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

121 safe, and accessible communities at appropriate urban and rural service levels;  
122 ~~((retain))~~ retaining rural character and rural neighborhoods; planning for and  
123 accommodating housing affordable to all income levels; ((support)) supporting  
124 economic development; ~~((promote))~~ promoting equity and racial and social  
125 justice; ~~((preserve and maintain))~~ preserving and maintaining resource and open  
126 space lands; ~~((preserve))~~ preserving the natural environment; and ((protect))  
127 protecting significant cultural and historic resources.

128

129 **RP-102** In its planning processes, including the development, update, and  
130 implementation of King County plans, ((King)) the County shall use equitable  
131 engagement strategies to actively solicit public participation from a wide variety  
132 of sources, particularly from populations historically underrepresented or  
133 excluded from planning processes ((in its planning processes, including the  
134 development, update, and implementation of its plans)).

135

136 **RP-103** King County shall ~~((seek comment from))~~ coordinate with Indian tribes during its  
137 planning processes in a manner that respects their sovereign status, promotes  
138 tribal self-determination and self-governance, and honors past and present  
139 agreements.

140

141 ~~((R-102))~~ **RP-103a** King County ~~((will))~~ shall continue to support the diversity and richness of its  
142 rural communities and their distinct character by working with its rural  
143 constituencies through its Community Service Areas program to sustain and  
144 enhance the rural character of Rural Area and Natural Resource Lands.

145

## 146 **~~((B.))~~ Multicounty Planning**

147 The Puget Sound Regional Council is a regional planning agency with specific responsibilities under federal and  
148 state law for transportation planning, economic development, and growth management. ~~((In April 2008, t))~~The  
149 general assembly of the Puget Sound Regional Council ~~((adopted VISION 2040—containing))~~ adopts a  
150 ~~((numeric))~~ Regional Growth Strategy and the Multicounty Planning Policies~~((—as an update to the earlier~~  
151 Vision 2020 regional plan)), which are most recently reflected in VISION 2050 ("VISION"). Multicounty  
152 Planning Policies address those issues that benefit from greater consistency across jurisdictions and those that are  
153 of a ~~((countywide or))~~ regional nature.

154

155 VISION ~~((2040))~~ is a regional strategy to accommodate the population and job growth expected by ~~((2040))~~ 2050  
156 in the four-county Puget Sound region. As an integrated, long-range vision for maintaining a healthy region,  
157 promoting economic vitality, a healthy environment, and well-being of people and communities, VISION  
158 ~~((2040))~~ provides clear direction to regional, county, and local governments on topics such as setting priorities for  
159 transportation investment, stimulating economic development, planning for open space, making ~~((city and~~  
160 town)) local jurisdictions' centers more suitable for transit and walking, and improving transportation safety and

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

161 mobility. ~~((VISION 2040 promotes a triple-bottom line approach to decision-making that seeks to promote  
162 social, economic and environmental benefits in all projects, programs and plans.))~~

163  
164 As part of VISION ~~((2040))~~, the Regional Growth Strategy looks at how the region can distribute ~~((forecast))  
165 forecasted~~ growth, primarily within the designated urban growth area. The strategy is a description of a  
166 preferred pattern of urbanization that has been designed to minimize environmental impacts, support economic  
167 prosperity, promote adequate and affordable housing, improve mobility, and make efficient use of existing  
168 infrastructure. The strategy provides regional guidance for counties~~((s))~~ and cities ~~((and towns))~~ to use as they  
169 develop ~~((new))~~ local population and employment growth targets and update local comprehensive plans.

170

171 **RP-104** King County's planning ~~((should))~~ shall include multicounty, countywide, and  
172 subarea levels of planning. Working with planning partners, such as residents,  
173 special purpose districts ((and)), cities, and Indian tribes ((as planning partners)),  
174 the ((c))County shall strive to balance the differing needs identified across or  
175 within plans at these geographic levels.

176

### 177 **~~((C.))~~ Countywide Planning**

178 State law requires that planning be coordinated on a countywide level, and that ~~((the))~~ King ((e))County itself  
179 adopt a comprehensive plan to regulate those areas for which it has direct responsibility. The Countywide  
180 Planning Policies are required by the state Growth Management Act and provide a countywide framework to  
181 coordinate local comprehensive plans and implement VISION ~~((2040))~~. King County and all cities ~~((and towns  
182 ef))~~ in King County are responsible for ensuring that their respective comprehensive plans are consistent with  
183 and implement the Countywide Planning Policies.

184

185 ~~The ((Growth Management Planning Council is the))~~ formal body charged with developing the Countywide  
186 Planning Policies ~~((and then sending a recommendation to the King County Council for its review and approval.  
187 The Growth Management Planning Council)),~~ is the Growth Management Planning Council, which is a  
188 representative body consisting of elected officials from King County, Seattle, Bellevue, the Sound Cities  
189 Association, and ~~((the City of Bellevue))~~ special purpose districts.<sup>(2)</sup> Recommended Countywide Planning  
190 Policies are sent to King County for its review and approval and then provided to the cities for ratification.

191

192 ~~((The Countywide Planning Policies were first adopted by King County and ratified by the cities within the  
193 county in 1992. In response to VISION 2040, the county and the cities within the county approved a major  
194 overhaul and update to the Countywide Planning Policies in 2013. These revised))~~ The Countywide Planning  
195 Policies implement ~~((the regional and countywide vision))~~ VISION by providing a countywide framework to  
196 plan for job growth and new development, including housing, commercial, institutional, and other  
197 non-residential uses. The Countywide Planning Policies provide broad direction to individual jurisdiction's

---

<sup>(2)</sup> As amended by Ordinance 17687.

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

198 comprehensive plans, including the King County Comprehensive Plan. The goals of the policies include:  
 199 promoting a compact and centers-focused growth pattern that uses land and infrastructure efficiently, protecting  
 200 the Rural Area and Natural Resource Lands, providing affordable housing throughout the county,<sup>3</sup> and  
 201 coordinating protection and restoration of the natural environment in King County.<sup>((3))</sup>

202

203 **RP-105** King County ~~((should))~~ shall work with the Growth Management Planning Council  
 204 to adopt Countywide Planning Policies that support ~~((annual ratifications to))~~  
 205 allocated housing and employment growth targets for cities and the county,  
 206 approve designations of countywide centers, and address other countywide  
 207 planning topics.

208

209 **RP-106** ~~((Except for Four-to-One proposals,))~~ King County shall not amend the Urban  
 210 Growth Area prior to the Growth Management Planning Council taking action on  
 211 the proposed amendment to the Urban Growth Area.

212

213 **RP-107** King County shall not forward to the Growth Management Planning Council for  
 214 its recommendation any proposed amendment to the Urban Growth Area unless  
 215 the proposal was:

- 216 a. Included in the scoping motion for a King County Comprehensive Plan  
 217 update;
- 218 b. ~~((An))~~ Subject to area zoning study ~~((of the proposal))~~ that was included  
 219 in the public review draft of a proposed King County Comprehensive  
 220 Plan update; or
- 221 c. Subjected to the hearing examiner process for site specific map  
 222 amendments as ~~((contemplated))~~ established by the King County Code.

223

224 **RP-108** King County shall implement the Countywide Planning Policies through its  
 225 Comprehensive Plan and through Potential Annexation Area, preannexation,<sup>1</sup> and  
 226 other interlocal agreements with ~~((its))~~ cities.

227

228 **~~((D. — Sub-Regional)) Subregional Planning and Partnerships~~**

229 King County engages with partners in subareas of the county in ~~((sub-regional))~~ subregional planning programs  
 230 and partnerships that are related to the Comprehensive Plan. These activities are guided by the policies in the  
 231 Comprehensive Plan as well as the other components of the overall King County ~~((P))~~ planning ~~((F))~~ framework  
 232 noted in this chapter. ~~((Some key activities are noted below.))~~

233

---

<sup>3</sup>As amended by Ordinance 17687.)

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

- 234 **RP-109** King County should establish and/or participate in regional and subregional  
235 partnerships to advance the objectives of the Comprehensive Plan(~~, such as:~~  
236 a. ~~— The King County Cities Climate Collaboration (the "K4C") to confront~~  
237 ~~climate change,~~  
238 b. ~~— The Puget Sound Regional Council's Regional Transit Oriented~~  
239 ~~Development Program to advance transit-oriented development around~~  
240 ~~transit stations and hubs,~~  
241 c. ~~— The Eastside Rail Corridor Regional Advisory Council, or successor~~  
242 ~~groups, to support a vision that includes dual use (recreation trail and~~  
243 ~~public transportation) and multiple objectives, consistent with its federal~~  
244 ~~railbanked status, and~~  
245 d. ~~— The Regional Code Collaboration to collaborate on development of and~~  
246 ~~updates to green building codes.))~~

247

248 These programs are described in greater detail, and where appropriate additional policies (~~(added)~~) included, in  
249 the relevant subsequent chapters of the Comprehensive Plan.

250

- 251 **RP-109a** **Upon notification from a city that abuts the Rural Area or Natural Resource lands**  
252 **regarding proposed large, mixed-use developments, King County shall**  
253 **coordinate the city to ensure that the development review process mitigates**  
254 **impacts on the surrounding Rural Area and Natural Resource Lands.**

255

## 256 **((E.)) Comprehensive Planning**

257 ~~((The 2016 update is the fifth major review of the King County Comprehensive Plan.))~~ In accordance with the  
258 Growth Management Act, ~~((#))~~ the Comprehensive Plan is designed to manage growth so that development is  
259 directed to designated urban areas and away from the Rural Area and Natural Resource Lands. The Growth  
260 Management Act also requires King County to designate and protect critical areas and commercially significant  
261 forestry, agriculture, and mining areas. The Growth Management Act requires a comprehensive plan to adhere  
262 to a set of ~~((fourteen))~~ goals and to include ~~((the following))~~ mandatory plan elements~~((:))~~, such as land use,  
263 housing, capital facilities, utilities, rural, shorelines, and transportation elements. The ~~((King County))~~  
264 Comprehensive Plan provides a legal framework for managing growth and making decisions about land use in  
265 unincorporated King County. Public and private agencies, property owners, developers, community groups, and  
266 King County staff use the Comprehensive Plan in several ways.

267

268 The Comprehensive Plan provides guidance to ~~((e))~~ County officials for decisions on proposals such as zoning  
269 changes and developments. It also ~~((gives))~~ provides the public ~~((direction on))~~ the ~~((e))~~ County's position on  
270 proposed changes in land use or zoning, environmental regulations, or broader policy issues. ~~((The Plan))~~ It also  
271 serves as a framework for other plans and regulations such as subarea plans and the King County Code that  
272 govern the location and density of land uses in unincorporated King County. The Comprehensive Plan provides  
273 a basis for decisions about public spending on facilities and services. Finally, ~~((the Plan))~~ it presents other

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

274 agencies, such as cities and special purpose districts, with King County's position on large-scale matters such as  
275 annexation, use of resource lands, environmental protection, service provision, and others.

276

277 **RP-110** King County's planning should strengthen communities by addressing all the  
278 elements, resources and needs that make a community whole, ~~((including:))~~ such  
279 as housing affordable to all income levels, economic growth and the built  
280 environment, environmental sustainability, regional and local mobility, health and  
281 human potential, and justice and safety.

282

283 **RP-111** King County shall integrate mandated responses to the listings under the  
284 Endangered Species Act into future planning, economic development efforts, and  
285 resource management programs to achieve, where consistent with the  
286 Endangered Species Act, a balance between environmental, social, and  
287 economic goals and objectives. King County shall collaborate with others to  
288 conserve species and their habitats in order prevent future listings under the  
289 Endangered Species Act.

290

291 ~~((RP-112 King County shall incorporate approaches to reduce greenhouse gas emissions  
292 and prepare for the impacts of climate change into its land use and  
293 transportation planning, economic development efforts, and natural resource  
294 management.))~~

295

296 **RP-113** The King County Comprehensive Plan Land Use Map is adopted as part of ~~((this))~~  
297 the Comprehensive Plan. ~~((It))~~ The Land Use Map shall depict((s)) the ((Urban  
298 Growth Area;)) Urban Growth Area ((B))boundary((:)); land use designations for  
299 unincorporated urban areas, the Rural Area, and Natural Resource Lands; and  
300 other ((land uses)) appropriate information. The official Land Use Map shall be  
301 maintained in the King County Geographic Information System, and the Land Use  
302 Map at the end of this chapter generally represents the official ((Comprehensive  
303 Plan Land Use M))map.

304

305 ~~((Property Rights: The Growth Management Act requires cities and counties to balance a variety of goals in the  
306 implementation of growth management. One of the goals of Growth Management Act is to provide for the  
307 protection of private property rights in relation to the comprehensive planning process of the county. In support  
308 of this goal, King County undertakes a review process designed to assess its regulatory and administrative  
309 actions to avoid unconstitutional takings of private property.))~~

310

311 **RP-114** When updating the Comprehensive Plan, King County shall ((continue its  
312 process of reviewing county regulatory and administrative actions)) review  
313 proposals so as to avoid unconstitutional takings of private property.

314



**315 ((F-)) Subarea Planning**

316 ~~((Community Service Area))~~ Subarea plans, ~~((as well as other community plans and basin plans))~~ such as but not  
 317 limited to Community Service Area Subarea Plans (see Chapter 11, Community Service Area Subarea  
 318 Planning), focus the policy direction of the Comprehensive Plan to a smaller geographic area ~~((See Chapter 11~~  
 319 ~~Community Service Area Subarea Planning, for information on large scale subarea land use plans for rural and~~  
 320 ~~urban unincorporated areas in King County)).~~ Smaller scale studies, known as area zoning and land use studies,  
 321 per King County Code,<sup>4</sup> are focused on adoption or amendment of land use and zoning maps on an area wide  
 322 basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans  
 323 and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City Subarea  
 324 Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development of  
 325 subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive Plan  
 326 and provisions in the King County Code.<sup>5</sup>)

327

- 328 **RP-115** ~~((Subarea plans, including area zoning studies, provide detailed land use plans~~  
 329 ~~for local geographic areas.))~~ Subarea plans implement and shall be elements of  
 330 the King County Comprehensive Plan and shall be consistent with the Plan's  
 331 policies, development regulations, and Land Use Map. ~~((The s))~~Subarea plans  
 332 should be consistent with functional plans' facility and service standards. ~~((The~~  
 333 ~~s))~~Subarea plans may include, but are not limited to:
- 334 a. Identification of policies in the Comprehensive Plan that apply to the  
 335 subarea;
  - 336 b. Review and update of applicable ~~((e))~~Community Service Area Subarea  
 337 ~~((p))~~Plan policies;
  - 338 c. Specific land uses and implementing zoning, consistent with the  
 339 Comprehensive Plan;
  - 340 d. Identification of the boundaries of Unincorporated Activity Centers,  
 341 countywide centers, and Rural Towns;
  - 342 e. Recommendations for the establishment of new Unincorporated Activity  
 343 Centers~~((,))~~ and Regional, Community, and Neighborhood Business  
 344 Centers, if appropriate;
  - 345 f. Recommendations for additional Open Space designations and park  
 346 sites;
  - 347 g. Recommendations for capital improvements~~((, the means and schedule~~  
 348 ~~for providing them and amendments to functional plans))~~ to support  
 349 planned land uses and community priorities;
  - 350 h. Resolution of land use and service issues in Potential Annexation Areas;
  - 351 i. Identification of new issues that need resolution at a countywide level;

---

<sup>(4)</sup> Per King County Code 20.08.030 Area Zoning))

<sup>(5)</sup> Per King County Code 20.08.060 Subarea plan))

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 352                   j.           **Identification of all necessary implementing measures needed to carry**  
353                                   **out the plan;**
- 354                   k.           **Specific land uses and zoning that encourage healthy, livable**  
355                                   **communities by promoting physical activity of walking and bicycling;**  
356                                   **and**
- 357                   l.           **Identification of locations and conditions for special overlay districts.**

358

359 ~~((The passage of Ordinance 17319 and 17415 in 2011 replaced the Unincorporated Area Councils with the~~  
360 ~~Community Service Area geography. As described more fully in Chapter 11, Community Service Area Subarea~~  
361 ~~Planning, this geography will be used as the guiding structure for subarea planning starting in 2015.~~

362

363 ~~To the extent practicable, subarea plans in unincorporated King County should be developed in close~~  
364 ~~coordination between the community and county staff that may have a lead or partial role in implementing the~~  
365 ~~plans to ensure clearer expectations on how and whether community recommendations in a subarea plan are~~  
366 ~~feasible for implementation and within what type of timeframe. This type of coordination, supported by the~~  
367 ~~financial analysis noted in the following policy, is critical to all subarea and functional plans in order to evaluate~~  
368 ~~the resources required and the time frame necessary for full implementation. Plan alternatives and costs should~~  
369 ~~be clearly understood and plans should be financially achievable.~~

370

371 ~~**RP-116** \_\_\_\_\_ **King County should identify the financial costs and public benefits of proposed**~~  
372 ~~**subarea and functional plans prior to adoption to ensure that implementation can**~~  
373 ~~**be appropriately prioritized.**~~

374

375 ~~In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes~~  
376 ~~other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the~~  
377 ~~establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility~~  
378 ~~of zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific areas of the~~  
379 ~~County, but do not look at the range of issues that a subarea plan would include. In some cases, an area zoning~~  
380 ~~and land use study may suffice to meet the requirements of the policies. In addition, there are Site Specific Land~~  
381 ~~Use Amendments<sup>6</sup> and Zone Reclassifications,<sup>7</sup> which are site specific processes that involve County staff review~~  
382 ~~and recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County~~  
383 ~~Council. These must be consistent with the Comprehensive Plan or be proposed with a Plan update.))~~

384

### 385 **~~(G.)~~ Functional Planning**

386 Functional plans are detailed plans for facilities and services ~~((and also include)), as well as~~ action plans and  
387 programs for other governmental activities. Some functional plans are operational or programmatic and guide

---

~~((<sup>6</sup> Per King County Code 20.08.170 Site Specific Land Use Amendments))~~

~~((<sup>7</sup> Per King County Code 20.08.160 Reclassification))~~

**~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~**

388 daily management decisions. Others include specific details of facility design and location. Functional  
389 ~~((P))~~plans ~~((that guide specific siting of facilities))~~ help implement and must be consistent with the  
390 Comprehensive Plan. ~~((Functional plans are prepared by King County, independent special purpose districts or  
391 other public and private agencies.))~~ Examples of functional plans ~~((in King County))~~ include~~((the Strategic  
392 Climate Action Plan, Juvenile Justice Operational Master Plan, Open Space Plan, Regional Wastewater Services  
393 Plan, Strategic Plan for Road Services, and Strategic Plan for Public Transportation))~~ the King County Open  
394 Space Plan and King County Flood Hazard Management Plan.

395  
396 ~~((Capital improvements are important components of functional plans. Capital facilities and spending on  
397 improvements and new facilities are closely linked to availability of funds. Functional plans must identify costs  
398 and services of needed facilities and distinguish between improvements needed for new growth verses those  
399 needed to support existing public health and welfare needs.))~~

400

401 **RP-117**

**Functional plans for facilities and services ~~((should))~~:**

- 402 a. **Shall ~~((B))~~be consistent with the Comprehensive Plan and subarea ~~((and  
403 neighborhood))~~ plans;**
- 404 b. ~~((Define required))~~ **Shall be consistent with service levels that are  
405 appropriate for the Urban Growth Area, Rural Area, and Natural  
406 Resource Lands;**
- 407 c. **May ~~((P))~~provide standards for location, design, and operation of public  
408 facilities and services;**
- 409 d. **Should ~~((S))~~specify adequate, stable, and equitable methods of pay for  
410 public facilities and services;**
- 411 e. **May ~~((B))~~be the basis for scheduling needed facilities and services  
412 through capital improvement programs; and**
- 413 f. **Should ~~((P))~~plan for maintenance of existing facilities.**

414

415 ~~**((RP-118) Existing functional plans that have not been adopted as part of this  
416 Comprehensive Plan shall remain in effect and continue as official county policy  
417 until reviewed and revised to be consistent with the Comprehensive Plan, or until  
418 repealed or replaced. In case of conflict or inconsistency between applicable  
419 policies in existing community and functional plans and the Comprehensive  
420 Plan, the Comprehensive Plan shall govern.**~~

421

422 **RP-119**

~~**King County shall prepare functional plans to identify countywide facility and  
423 service needs and define ways to fund these consistent with the King County  
424 Comprehensive Plan. Independent special purpose districts and other public  
425 agencies also prepare functional plans that should be considered by King  
426 County.))**~~

427

**Other Planning**

There are also other plans not adopted as part of the Comprehensive Plan, such as implementation plans and strategic plans, that King County relies on to help implement and inform the Comprehensive Plan. These plans are typically focused on a specific policy area, able to provide more detailed planning within topic, and updated on a more frequent basis than the Comprehensive Plan. Given this, sometimes those plans are updated to be consistent with Comprehensive Plan updates, and sometimes the Comprehensive Plan is updated to help advance new initiatives and desired outcomes originating from those other planning efforts. Examples of these plans include the Strategic Climate Action Plan, the Strategic Plan for Road Services, the King County Metro Strategic Plan for Public Transportation, and the King County International Airport Strategic Plan. The County also uses issue-specific studies and reports to inform and help implement Comprehensive Plan updates, such as area zoning and land use studies, outcomes of Comprehensive Plan Work Plan action items (see Chapter 12, Implementation, Amendments, and Evaluation), and responses to King County budget provisos.

**((H.)) Comprehensive Plan Review and Amendment**

The Growth Management Act allows updates to comprehensive plans once each year. In King County, the annual update allows limited changes. The ~~((eight))~~ 10-year update, which aligns the timing with Growth Management Act periodic review and update requirements, allows substantive changes to policies and amendments to the Urban Growth Area boundary ~~((to be proposed and adopted))~~. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also be considered at the midpoint of the ~~((eight))~~ 10-year update schedule, but only if authorized by motion. These provisions are detailed in Chapter 12, Implementation, Amendments, and Evaluation, and King County Code ~~((Title))~~ Chapter 20.18. ~~((Additional information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.))~~

As part of its review of the Comprehensive Plan, King County, together with ~~((its))~~ cities, ~~((published))~~ publishes the ~~((2007))~~ King County Urban Growth Capacity Report (previously known as the Buildable Lands Report). ~~((and updated it in 2014. Ratified in 2015, t))~~ The report fulfills the requirements of the Growth Management Act for the ~~((e))~~ County and ~~((its))~~ cities to evaluate patterns of development every ~~((eight))~~ 10 years to determine whether there is sufficient suitable land to accommodate the projected countywide population. The ~~((Buildable Lands))~~ Urban Growth Capacity Report ((represents a mid-course check on)) is one of the methods to evaluate achievement of Growth Management Act goals. The focus of the evaluation is on the designated urban areas of King County and growth targets for those areas as established in the Countywide Planning Policies.

~~((Based on data from 2006 through 2011, the 2014 Buildable Lands Report evaluated the actual housing constructed, densities of new residential development, and the amount of actual land developed for commercial and industrial uses within the Urban Growth Area. Based on that data, it projected that there is a sufficient amount of land within the Urban Growth Area to accommodate housing, commercial and industrial uses through 2031 and beyond. Additional discussion and policies can be found in Chapter 12, Implementation, Amendments and Evaluation.))~~

467  
 468 ~~((Docket Request Process:))~~ Another key element of the Comprehensive Plan review and update process is the  
 469 Docket ~~((R))~~request ~~((P))~~process. As required by the Growth Management Act, King County maintains an  
 470 annual docket for recording comments on suggested changes to the King County Comprehensive Plan and  
 471 associated development regulations from any interested person, such as permit applicants, residents, and staff of  
 472 other jurisdictions or agencies. The process and requirements are detailed in ~~((the))~~ King County Code ~~((at))~~  
 473 Chapter 20.18((-140)). The County reviews all requests, communicates with docket submitters, ~~((and))~~ makes  
 474 County Executive recommendations to the County Council ~~((by the first day of December. The docket report~~  
 475 ~~includes an Executive recommendation for each item)), and provides information on requests and~~  
 476 recommendations to the public.

477  
 478 Additional Comprehensive Plan review and assessment actions are discussed in Chapter 12, Implementation,  
 479 Amendments, and Evaluation.

480

#### 481 ~~((I.))~~ **Managing Performance**

482 As part of a growing national movement at all levels of government, King County is embracing performance  
 483 measurement and management. Performance measurement is measuring and reporting performance data while  
 484 performance management is using performance information to inform management decisions. Successful  
 485 organizations rely on performance management to inform leadership about how well they are reaching their  
 486 goals and where improvements can be made. With adoption of the King County Strategic Plan (discussed  
 487 below), King County committed to the development of a unified and meaningful measurement framework to  
 488 manage performance at all levels of government.

489

490 The policies in the King County Strategic Plan ensure that appropriate monitoring of the Countywide Planning  
 491 Policies and Comprehensive Plan will contribute to this measurement framework. King County is carrying out  
 492 performance management to:

- 493 • ~~Ensure county goals are being met;~~
- 494 • ~~Improve county services, where necessary;~~
- 495 • ~~Serve as both a local and a regional government;~~
- 496 • ~~Increase transparency with the public;~~
- 497 • ~~Increase use of data for more informed public discussion and decision making;~~
- 498 • ~~Increase accountability at all levels of government; and~~
- 499 • ~~Increase attention to effective performance measurement as called for in the King County Strategic~~  
 500 ~~Plan.~~

501

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

502 ~~RP-120~~ ~~King County will measure and assess agency performance and the achievement~~  
503 ~~of Countywide Planning Policies and Comprehensive Plan goals.~~

504

505 ~~RP-121~~ ~~Using best management practices, King County shall develop assessment and~~  
506 ~~review tools to ensure that health, equity, social, and environmental justice~~  
507 ~~impacts are considered in the development, implementation and funding of~~  
508 ~~county projects and programs.~~

509

510 ~~Additional information and provisions related to monitoring can be found in Chapter 12, Implementation,~~  
511 ~~Amendments and Evaluation.~~

512

### 513 ~~J.~~ ~~King County Strategic Plan~~

514 ~~In 2010, the King County Council adopted the “King County Strategic Plan, 2010-2014: Working Together for~~  
515 ~~One King County” through Ordinance 16897. The Strategic Plan was developed to serve as the framework for~~  
516 ~~countywide priority setting, business planning, budget development, resource allocation, and leadership and~~  
517 ~~managerial accountability. The Strategic Plan represented a significant countywide effort that obligated all~~  
518 ~~departments and agencies to work together as a single county government.~~

519

520 ~~In 2015, the King County Council passed Motion 14317, which adopted new goals and initiated an update of the~~  
521 ~~Strategic Plan. Motion 14317 outlines goals and guiding principles that address topics in the Growth~~  
522 ~~Management Act and other locally defined priorities. These are as follows:~~

523

#### 524 ~~King County’s Goals~~

525 ~~• Mobility: Deliver a seamless network of transportation options to get people where they need to go,~~  
526 ~~when they need to get there.~~

527 ~~• Health and Human Services: Improve the health and well-being of all people in the community.~~

528 ~~• Economic Vitality: Increase access to family wage job opportunities throughout the county.~~

529 ~~• Safety and Justice: Provide for a safe and just community through proactive law enforcement and an~~  
530 ~~accessible and fair justice system, while implementing alternatives to divert people from the criminal~~  
531 ~~justice system.~~

532 ~~• Accessible, Affordable Housing: Increase access to quality housing that is affordable to all.~~

533 ~~• Healthy Environment: Preserve open space and rural character while addressing climate change.~~

534 ~~• Efficient, Accountable Regional and Local Government: Ensure that County government operates~~  
535 ~~efficiently and effectively and is accountable to the public.~~

536

#### 537 ~~Guiding Principles that Direct our Efforts~~

**~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~**

- 538       • ~~Equitable and Fair: Address the root causes of inequities to provide for equal access to opportunities for~~  
539           all.
- 540       • ~~Financially Sustainable: Align funding, policy and operational goals of King County government.~~
- 541       • ~~Regionally Collaborative: Engage with partners, stakeholders, and public and private organizations to~~  
542           achieve goals.
- 543       • ~~Quality Local Government: Provide effective, efficient local governance and services to unincorporated~~  
544           areas.

- 545  
546       **~~RP-122~~**               **~~Planning in King County shall be consistent with the King County Strategic Plan~~**  
547                               **~~by:~~**
- 548                               **~~a. Encouraging vibrant, economically thriving and sustainable~~**  
549                               **~~communities;~~**
- 550                               **~~b. Enhancing the county's natural resources and the environment;~~**
- 551                               **~~c. Supporting safe communities; and~~**
- 552                               **~~d. Providing equitable opportunities for all individuals.)~~**

553

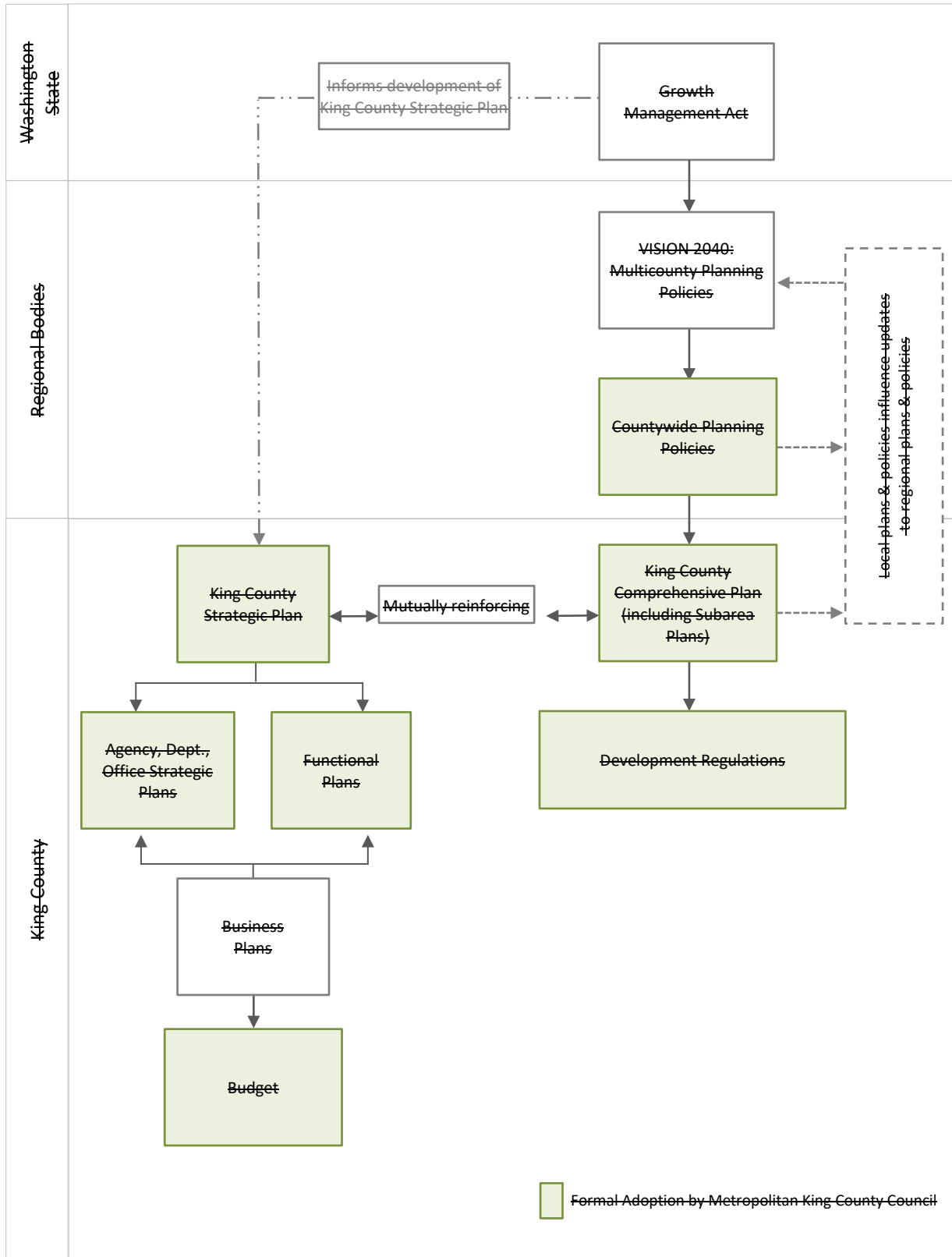
554       **Planning Framework Hierarchy**

555       ((These)) The planning processes and structures discussed in this section respond to Growth Management Act,  
556       Multicounty Planning Policy, and Countywide Planning Policy requirements and goals and reflect local  
557       circumstances and priorities. This complex framework is illustrated in the following graphic.

558

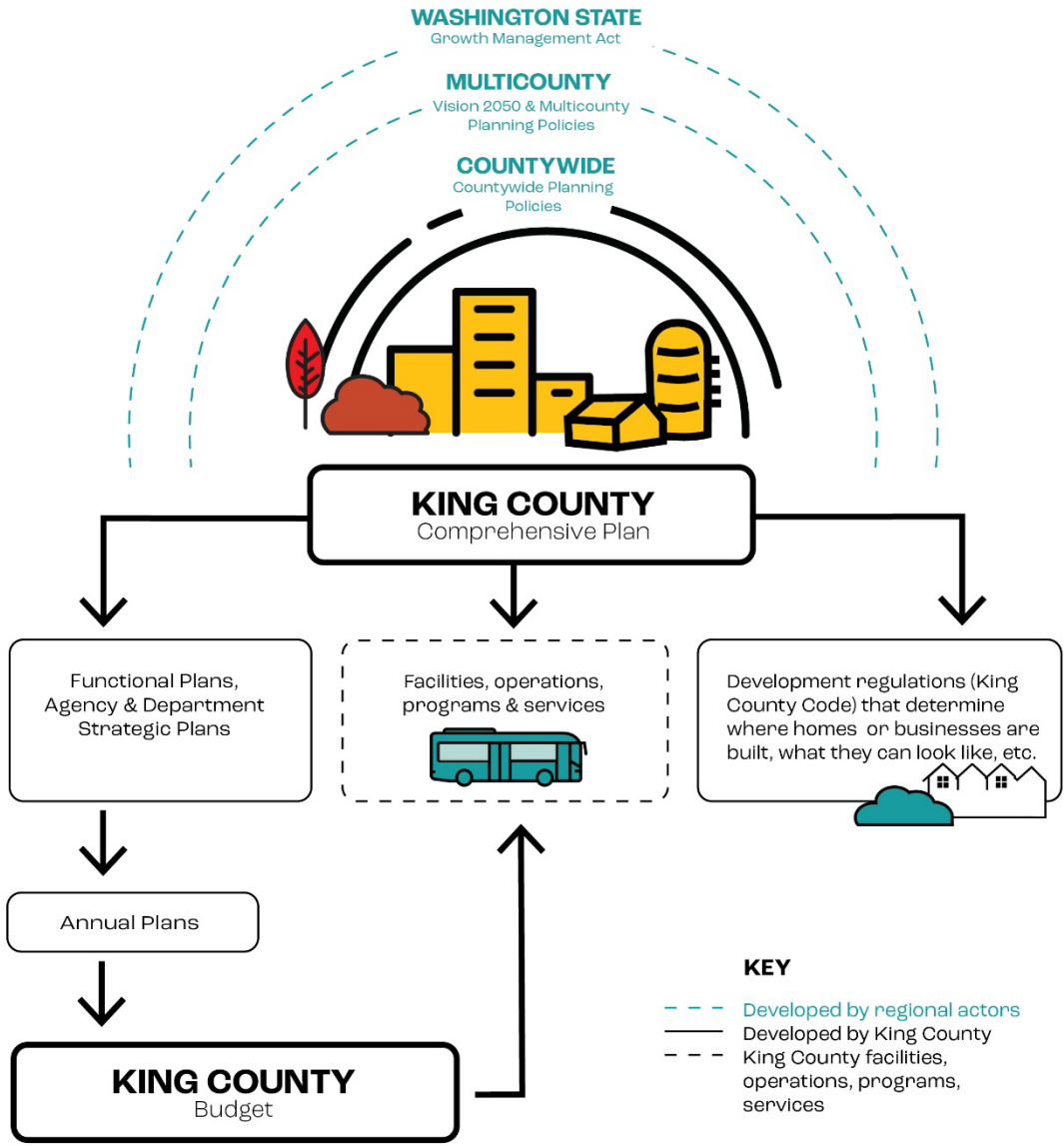
559

560 **Figure: Planning Hierarchy Relationship to Growth Management Planning**  
 561  
 562





**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**



## 564 ~~((H.))~~ King County Guiding Principles

565 The Comprehensive Plan is based on the principles of creating sustainable neighborhoods, preserving open  
566 space, farmland, and rural communities, directing development toward existing communities, addressing climate  
567 change, and providing a variety of transportation choices. These **guiding principles** are consistent with the  
568 ((Washington State)) Growth Management Act and guide funding decisions, creation and operation of programs  
569 and projects, and how the County interacts with local, state, and federal agencies. The impact of implementing  
570 these principles has been to:

- 571 • create higher urban densities by directing ~~((96%))~~ 99 percent of the growth into the urban cores of the
- 572 region (Urban Growth Area),
- 573 • preserve irreplaceable resource lands, parks and critical areas,
- 574 • improve mobility by making transit service more accessible,
- 575 • sustain a vibrant economy,
- 576 • serve in the capacity of both a local and a regional government, and
- 577 • improve water quality and manage stormwater runoff((,
- 578 ~~• improve air quality and particulate emissions, and~~
- 579 ~~• reduce per capita greenhouse gas emissions)).~~

## 581 Guiding Principles

### 582 ~~((A.))~~ Creating Sustainable Neighborhoods

583 Neighborhoods are the backbone of any community. Creating sustainable neighborhoods may mean using  
584 incentives, programs, or regulations to help create new neighborhoods((,)) and support existing neighborhoods.  
585 Encouraging mixed land use and making access to jobs, shopping, and schools easier establishes the  
586 cohesiveness of a neighborhood. Having opportunities for physical activity and providing for people, if they  
587 choose, to age in place and remain in their neighborhood as their lifestyle changes or they face changing physical  
588 capabilities establishes the stability of a neighborhood. All of these factors contribute to creating a sustainable  
589 neighborhood.

590  
591 Sustainable neighborhoods are important areas where housing affordable to all economic segments of the  
592 populations can and should be located. Sustainability of a neighborhood also relates to the impact the  
593 neighborhood has on the environment. Incorporation of sustainable development practices into the design,  
594 construction and maintenance of the neighborhood can reduce greenhouse gas emissions, reduce pollution,  
595 reduce the use of natural resources, reduce energy and other maintenance costs, and enhance property values.

596

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

597 **RP-201** In its policies and regulations, King County shall ~~((strive to))~~ promote sustainable  
598 and equitable neighborhoods and communities. King County shall seek to  
599 ensure that the benefits and impacts of the ~~((e))~~ County's activities are equitably  
600 distributed among all segments of the population.  
601

602 **~~((B.))~~ Preserving and Maintaining Open Space and Natural Resource Lands**

603 The people of King County have long recognized that open space lands are essential to what makes this county  
604 unique. ~~((Since the inception of the Countywide Planning Policies, p))~~ Preserving open space, including  
605 enhancing working resource lands such as farmlands and forests, ~~((has been))~~ continues to be a priority of the  
606 County and ~~((its 39))~~ cities, as reflected in the Countywide Planning Policies. It is also a cornerstone of the  
607 Growth Management Act.  
608

609 The Growth Management Act requires the County and ~~((its))~~ the cities in King County to form linkages between  
610 and within population centers with lands useful for recreation, trails, wildlife habitat, and connection of critical  
611 areas. To fulfill that mandate, King County operates a regional and local open space system consisting of parks,  
612 trails, natural areas, working resource lands, and flood hazard management lands. These open spaces provide  
613 multiple benefits and functions, including visual variety and relief from developed areas, protection of  
614 environmental and ecological processes, provision of wildlife habitat, promotion of mental and physical health,  
615 and creating opportunities for outdoor recreation. However, preserving open space requires careful planning and  
616 management to ensure compatibility and long-term viability of these benefits and functions.  
617

618 **RP-202** King County shall pursue opportunities to preserve and maintain remaining high-  
619 priority forest, agriculture, and other open space lands.  
620

621 **~~((C.))~~ Directing Development Toward Existing Communities**

622 Beginning in the 1940s, a sprawling pattern of low-density development emerged in King County. This sprawl  
623 resulted in the accelerated conversion of forests and farms to subdivisions and made it increasingly expensive to  
624 provide water, schools, sewer connections, streets, and other services. In addition, zoning codes tended to  
625 separate the differing types of land uses, with jobs and stores in one location, homes in another, and schools and  
626 parks in yet another.  
627

628 The separate land uses were served by a roadway system of wide streets, with infrequent crosswalks, designed to  
629 accommodate cars, but not people. This pattern did not support using transit, bicycling, or walking to meet daily  
630 transportation needs, thus leading to an overburdening of the roadway system and a loss of regional and personal  
631 mobility. Low-density patterns that emerged relied on driving alone for many trips, contributing to persistent air  
632 pollution problems and increasing greenhouse gas emissions.  
633

634 Reducing sprawl by focusing development into existing urban areas is one of the statutory goals of the ~~((state's))~~  
635 Growth Management Act. To achieve that goal, in the 1990s, King County and the cities worked to ~~((steering))~~

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

636 steer growth to already developed communities (both within urban areas and, at much smaller scales, in Rural  
637 Areas and Natural Resource Lands, in a system of central places) with existing infrastructure and services can  
638 result in (1) protecting Rural Areas, (2) conserving natural resources, and (3) providing more economical and  
639 equitable services and facilities. Work to maintain those growth patterns and limit new sprawl from happening  
640 continues today, as it is critical to supporting efficient and sustainable communities and protecting rural  
641 character, the environment, and natural resources.

642

643 ~~((This broader approach does not mean that all new urban development will be high density. In many cases,~~  
644 ~~existing moderate density locations, especially single family neighborhoods, will not significantly change.~~  
645 ~~Rather, King County will work to better integrate the locations where people work, shop, live, and play in a~~  
646 ~~manner that uses public and private resources more efficiently.))~~

647

648 **RP-203** King County shall continue to ~~((support the reduction of))~~ **limit sprawl by**  
649 **focusing growth and future development in the Urban Growth Area, consistent**  
650 **with adopted growth targets.**

651

652 **~~((D-))~~ Providing a Variety of Transportation Choices**

653 Transportation is critically important to King County and the surrounding region, ~~((facilitating))~~ which facilitates  
654 access to jobs, education, services, recreation, and housing. King County plays a central role in the region's  
655 transportation sector, supporting a variety of ~~((motorized and nonmotorized))~~ travel modes, involving ground,  
656 air, and marine transportation. The ~~((e))~~ County has direct responsibility for (1) the unincorporated area road  
657 network, (2) public transit services and facilities throughout the county, and (3) operation of the King County  
658 International Airport ~~((and (4) operation of passenger only ferry service to Vashon Island and West Seattle)).~~  
659 King County's services and facilities affect not only the local bus ~~((passenger))~~ rider but also the jumbo airliner  
660 loaded with cargo and bound for destinations overseas.

661

662 The ability to access various transportation modes has a profound effect on quality of life for ~~((this county's))~~  
663 county residents and the vitality of ~~((its))~~ the economy. The ~~((e))~~ County's transportation system must be  
664 designed, operated and maintained in a manner that (1) provides access to mobility options for a wide range of  
665 users, including historically ~~((disadvantaged))~~ underserved populations, (2) contributes to safe communities, (3)  
666 reduces impacts on the county's natural resources and environment, and (4) fosters a vibrant community.

667

668 **RP-204** King County shall continue to promote an efficient multimodal transportation  
669 **system that provides residents with a range of transportation choices that**  
670 **respond to community needs and reduce impacts on the natural environment.**

671

672

673 **~~(E.)~~ Addressing Health, Equity, and Racial, Social, and Environmental Justice**

674 Despite broad economic and social gains in society and in this country in recent history, inequities exist and  
 675 continue to persist for significant segments of the population—particularly for communities of color and people  
 676 living ~~((in poverty))~~ with low or no incomes—across the continuum of measures of social and economic health  
 677 and well-being. In some cases, inequities are worsening over time. King County is not immune to ~~((national  
 678 trends and statistics))~~ these inequalities, despite its location in the relatively prosperous Puget Sound area. In the  
 679 United States and in King County, children and adults ~~((who live at the bottom of the social and economic  
 680 ladder face life threatening and debilitating conditions, and lack access to opportunities, far more often than  
 681 those in the middle, who in turn are more at risk than those at the top))~~ experience marginalization and/or  
 682 oppression.

683

684 On average, ~~((p))~~ People of ~~((e))~~ Color and people living ~~((in poverty))~~ with low or no incomes have ~~((lower levels  
 685 of))~~ less access to quality education; are more likely to be unemployed or underemployed; are more likely to pay  
 686 too much of their income for housing costs and other necessities; and are more likely to experience adverse  
 687 health outcomes, such as obesity, diabetes, or asthma, that can have the effect of reducing life expectancy. These  
 688 challenges affect specific communities and, in turn, the entire region, resulting in a number of adverse  
 689 socioeconomic consequences, including, for example, unfilled high-skilled jobs, higher levels of homelessness,  
 690 and higher health care costs.

691

692 ~~((Promoting economic opportunity for areas with fewer assets is a key goal of the Growth Management Act. In  
 693 2010, King County adopted Ordinance 16948, which defined and established))~~ King County Code Chapter 2.10  
 694 establishes ~~((the "Fair and Just" principle in the County's Strategic Plan. This transformed the work on equity  
 695 and social justice from an initiative to))~~ an integrated effort that intentionally applies ~~((this))~~ the "Fair and Just"  
 696 principle to all work ~~((in order))~~ to achieve equitable opportunities for all people and communities. A key  
 697 component of this ~~((ordinance was defining))~~ work are the "Determinants of Equity," which are the social,  
 698 economic, geographic, political, and physical environment conditions in which people in the county are born,  
 699 grow, live, work, and age that lead to a just and thriving society. Access to the determinants of equity is  
 700 necessary to have equity for all people regardless of race, class, gender, or language spoken. Inequities are  
 701 created when structural barriers exist that prevent individuals and communities from accessing these conditions  
 702 and reaching their full potential.

703

704

705 **Figure: Determinants of Equity<sup>8</sup>**

706

707

708 There is a clear relationship between the majority of the Determinants of Equity and the long-range planning role  
 709 of the King County Comprehensive Plan. Land use patterns and transportation investments play key roles in  
 710 making communities healthier, more connected, and more equitable. Well-planned neighborhoods have features  
 711 such as connected street networks, nearby shopping, walking paths, and transit service. Access to healthy and  
 712 culturally relevant food and the protection of agricultural lands affect the rate of obesity, food insecurity, and  
 713 malnutrition. These amenities reduce dependence on cars, increase opportunities to be physically active,  
 714 decrease the likelihood to be overweight, improve air quality, and create opportunities for residents to access  
 715 jobs, services, and other key destinations that provide a path toward a higher quality of life.

716

---

<sup>8</sup> King County Office of Equity and Racial and Social Justice

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

717 ~~((As noted previously, t))~~The Comprehensive Plan plays multiple roles related to land use planning – a  
718 countywide collaborative role in how growth is accommodated in the county and region, and a local land use  
719 regulatory role for how growth occurs in unincorporated areas. This dual role is important to recognize given  
720 the geographic distribution of communities that are the focus of the County's ~~((E))~~equity and racial and  
721 ~~((S))~~social ~~((J))~~justice work.

722

723 King County is committed to working to reduce inequities and address concerns of social justice by  
724 incorporating the values of the ~~((e))~~County's ~~((E))~~equity and racial and ~~((S))~~social ~~((J))~~justice work into the daily  
725 practice of developing policies and programs, ~~((making))~~ informing funding decisions and delivering services.  
726 Further, King County ~~((will))~~ continues to identify and address the conditions at the root of disparities, engage  
727 communities to have a strong voice in shaping their future, and raise and sustain the visibility of ~~((E))~~equity and  
728 racial and ~~((S))~~social ~~((J))~~justice. The goal is to start by focusing on prevention and addressing the fundamental  
729 causes of the inequities ~~((in order))~~ to have a greater overall impact.

730

731 ~~((In order t))~~To achieve this, the County uses ~~((the E))~~equity ~~((I))~~impact ~~((R))~~reviews ~~((Tool))~~ as a process to  
732 identify, evaluate and communicate the potential equity impact – both positive and negative – of a proposed  
733 policy, program, or service. The ~~((E))~~equity ~~((I))~~impact ~~((R))~~review ~~((Tool))~~ process merges empirical  
734 (quantitative) data and community engagement findings (qualitative) to inform planning, decision-making and  
735 implementation of actions which affect equity in King County. Data are developed and compiled through a  
736 number of efforts ~~((, and published in a number of sources, including King County's January 2015 report, The~~  
737 ~~Determinants of Equity; the King County Performance Dashboard; the public-private Communities Count~~  
738 ~~initiative; and the Public Health Community Health Indicators Project. Data from these sources and others))~~  
739 and should be disaggregated when possible, combined with qualitative data from communities, and analyzed  
740 carefully to ensure that equity impacts are rigorously and holistically considered and advanced in the design and  
741 implementation of a proposed action (plan, policy, and program development; service delivery; operations  
742 modification; capital programs and projects, etc.).

743

744 **RP-205** King County ~~((will))~~ shall, when implementing and evaluating its land use  
745 policies, programs, investments and practices, ~~((seek to reduce health~~  
746 inequities)) identify and proactively address issues of equity~~((,)); racial, social,~~  
747 and environmental justice; disparate health outcomes; and physical, economic,  
748 and cultural displacement ~~((when evaluating and implementing its land use~~  
749 policies, programs, and practices)).

750

### 751 **~~((F.))~~ Achieving Environmental Sustainability**

752 King County can influence environmental sustainability through its land use and transportation policies and  
753 plans, investments in capital projects and facilities, economic development initiatives, and day-to-day operations.  
754 To be effective, sustainability actions need to be taken at many scales: in unincorporated land use regulations; in

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

755 coordination with neighboring local governments, across county departments((,)); and through the day-to-day  
756 actions of individual employees.

757

758 ~~((The county's approach to mitigation of and adaption to the effects of climate change have evolved over the last  
759 four years. Responding to climate change is an important element of the broader concept of environmental  
760 sustainability. This means meeting the needs of the current generation without compromising the capacity of the  
761 environment to support future generations.))~~

762

763

764 **RP-206** King County ~~((will))~~ **shall** protect, restore and enhance its natural resources and  
765 environment((,)) **and** encourage sustainable agriculture and forestry~~((, reduce  
766 climate pollution and prepare for the effects of climate change, including  
767 consideration of the inequities and disparities that may be caused by climate  
768 change))~~.

769

770 **Climate Change**

771 Climate change is a paramount challenge with fundamental and far-reaching consequences, a threat  
772 multiplier exacerbating inequities and intensifying natural hazards – flooding, wildfires, and extreme heat –  
773 that put the County’s people, economy, and environment at risk. The County’s approach to climate action  
774 has three core elements: (1) reducing greenhouse gas emissions, both from government operations and at the  
775 countywide scale; (2) advancing climate equity and community-driven climate policy, especially for frontline  
776 communities; and (3) preparing for the impacts of climate change while increasing climate resilience. The  
777 following guiding principles for climate action formalize the County’s commitment to lead on climate action,  
778 while also integrating and highlighting principles that guide County climate action.

779

780 **RP-207** **King County shall reduce greenhouse gas emissions, advance climate equity,**  
781 **and prepare for climate change impacts. The following principles shall guide and**  
782 **be integrated in County climate action:**  
783 **a. Act with urgency and intention;**  
784 **b. Lead with racial justice and equity;**  
785 **c. Respond to community needs and priorities;**  
786 **d. Use and develop a comprehensive and data- and science-driven**  
787 **approach;**  
788 **e. Seek systemic solutions;**  
789 **f. Build partnerships;**  
790 **g. Lead through local action;**  
791 **h. Prioritize health and co-benefits; and**  
792 **i. Be transparent and accountable.**

793



## 794 ~~((IV. Summary of the King County Comprehensive Plan~~

795 The Comprehensive Plan contains twelve chapters that address all of the requirements of the Growth  
796 Management Act, Countywide Planning Policies and Multicounty Planning Policies. They are as follows:

797

### 798 ~~Chapter 1: Regional Growth Management Planning~~

799 The vision and goals of this Plan are based on the 14 planning goals specified in the Washington State Growth  
800 Management Act, the Countywide Planning Policies, the region's VISION 2040 and the values voiced by the  
801 residents of King County. The official King County Land Use Map is included in this chapter.

802

### 803 ~~Chapter 2: Urban Communities~~

804 The Urban Communities chapter focuses on the importance of creating and sustaining livable communities. A  
805 major tenet of the Growth Management Act is to focus growth in the urban areas. The policies in this chapter  
806 facilitate urban development where infrastructure and facilities exist or can be readily provided.

807

### 808 ~~Chapter 3: Rural Areas and Natural Resource Lands~~

809 Protecting Rural Areas, Natural Resource Lands and rural communities in King County is a major focus of the  
810 Comprehensive Plan in compliance with both the Growth Management Act and the King County Strategic Plan.  
811 This chapter delineates the county's approach to conserving Rural Areas and Natural Resource Lands,  
812 supporting rural communities and their heritage, and supporting the agriculture, forestry, and mining economies.  
813 Integral to these efforts are incentive tools such as the Transfer of Development Rights program that ensure the  
814 protection of environmental quality and wildlife habitat, while respecting economic values and property rights.

815

### 816 ~~Chapter 4: Housing and Human Services~~

817 The availability of adequate and affordable housing has become one of the most pressing issues facing King  
818 County today. Similarly, partnering with other organizations and jurisdictions to deliver human services is a  
819 critical component for creating sustainable communities and supporting environmental justice. In the 2016  
820 Comprehensive Plan update, policies on these topics were consolidated into a new chapter.

821

### 822 ~~Chapter 5: Environment~~

823 King County includes a rich and valuable array of land and water resources ranging from lowland lakes, rivers,  
824 and wetlands in highly urbanized areas, to saltwater shorelines, to nearly pristine landscapes in the foothills of  
825 the Cascades. This chapter establishes policies to ensure future protection of the environment and its  
826 contribution to the quality of life in King County. King County's programs for protecting its environment  
827 include some of the most progressive in the country. The policies in this chapter will help to ensure that the  
828 environment is protected and sustained, and that the healthy environment goal of the Strategic Plan is achieved.

829

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

830 King County seeks to combat climate change through actions to reduce greenhouse gas emissions and make the  
831 natural and built environment more resilient in the face of a changing climate. King County policies and  
832 programs support habitats for native plant and animal species, including those listed as threatened under the  
833 Endangered Species Act. The Environment Chapter includes policies guiding King County's actions to protect  
834 critical areas, improve water quality, and manage invasive species. The county uses a combination of habitat  
835 restoration, incentives, education, technical assistance, and regulations to protect the natural environment. This  
836 chapter also reflects the role of the Puget Sound Partnership in coordinating environmental management,  
837 including providing leadership for a coordinated and comprehensive environmental monitoring program across  
838 Puget Sound.

839

#### 840 **Chapter 6: Shorelines**

841 King County adopted its first Shoreline Master Program in 1977. In November, 2010, King County approved an  
842 update to the Shoreline Master Program. This update incorporated the shoreline policies in the Comprehensive  
843 Plan for the first time and was approved by the Department of Ecology in 2014.

844

#### 845 **Chapter 7: Parks, Open Space and Cultural Resources**

846 Protecting and enhancing King County's environment and quality of life through the stewardship and  
847 enhancement of its open space system of parks, trails, natural areas and working resource lands along with its  
848 valued cultural resources continues to be the central focus of this chapter. Furthering the regional trail system  
849 will be guided by the Regional Trails Needs Report (Technical Appendix C2).

850

#### 851 **Chapter 8: Transportation**

852 This chapter sets the policy framework that guides efficient provision of vital transportation infrastructure and  
853 services that support a vibrant economy, thriving communities, and the county's participation in critical regional  
854 transportation issues. The chapter reflects the goals of the King County Strategic Plan and the priorities  
855 established in the strategic plans for public transportation, airport and road services. It also reflects the county's  
856 continuing transition to becoming a road service provider for a primarily rural road system, and speaks to the  
857 challenges of providing transportation services and infrastructure in a time of growing need and severely  
858 constrained financial resources.

859

860 The chapter promotes an integrated, multimodal transportation system that provides mobility options for a wide  
861 range of users, including historically disadvantaged populations. It also emphasizes safety, options for healthful  
862 transportation choices, and support for greenhouse gas emissions reduction goals. Additional policy focus is  
863 provided on maintaining and preserving existing services and infrastructure, implementing clear service priorities  
864 and guidelines, using transportation resources wisely and efficiently, and developing sustainable funding sources  
865 to support the level of services needed by communities.

866

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

867 **Chapter 9: Services, Facilities and Utilities**

868 This chapter guides service provision in King County, while recognizing the different service levels within the  
869 Urban Growth Area and the Rural Area and Natural Resource Lands. The Growth Management Act requires  
870 coordinated planning so that the services required by new residents and their homes and businesses are available  
871 as growth occurs. This chapter addresses a wide range of facilities and services provided by the county consistent  
872 with specific operational plans, such as the Flood Hazard Management Plan and the Strategic Climate Action  
873 Plan, and recognizes that the county is both a regional and a local service provider. The chapter also clarifies the  
874 County's intent regarding water supply planning.

875

876 **Chapter 10: Economic Development**

877 This chapter supports the county's long term commitment to a prosperous, diverse, and sustainable economy by  
878 promoting public programs and actions that create the foundation for a successful economy whether within the  
879 Urban Growth Area, the Rural Area or on Natural Resource Lands. A successful economy is one in which the  
880 private, nonprofit, and public sectors can thrive and create jobs compatible with the environment and  
881 community and land use expectations. King County understands that a successful and diverse economy  
882 contributes to a strong and stable tax base and a high quality of life for all residents. This chapter recognizes  
883 businesses and the workforce as customers of an economic development system and supports actions and  
884 programs that promote the strength and health of both groups.

885

886 **Chapter 11: Community Service Area Subarea Planning**

887 This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea  
888 planning program that offers long range planning services to unincorporated communities. The majority of King  
889 County's community plans are no longer in effect as separately adopted plans. In many cases, however, the  
890 plans contain valuable historical information about King County's communities and often provide background  
891 for the land uses in effect today. Policies from the community plans were retained as part of the Comprehensive  
892 Plan to recognize the unique characteristics of each community and to provide historical context. This chapter  
893 will be updated, where appropriate, to reflect the new Community Service Area subarea plans as they are  
894 adopted.

895

896 **Chapter 12: Implementation, Amendments and Evaluation**

897 The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have  
898 been adopted to achieve the growth management objectives of King County and the region. This chapter  
899 describes the County's process for updating the Comprehensive Plan and outlines and distinguishes the annual,  
900 midpoint, and the eight year cycle updates. The chapter identifies a series of major Workplan actions that will be  
901 undertaken between the eight year updates to implement or refine provisions within the Plan. This chapter  
902 further explains the relationship between planning and zoning.

903

904 **~~V. Technical Appendices~~**

905 Integral to the vision and goals of the Comprehensive Plan are the detailed inventories, forecasts, finance plans  
906 and Urban Growth Area analysis required by the Growth Management Act. Four technical appendices (Volume  
907 1) are adopted as part of the plan to implement these Growth Management Act requirements (RCW 36.70A.070,  
908 36.70A.110, 36.70A.130). Technical Appendices A, B, C, and D were updated in 2008, 2012, 2016, and 2020.

909  
910 **Volume 1**

911 Technical Appendix A. — Capital Facilities and Services

912 Technical Appendix B. — Housing

913 Technical Appendix C. — Transportation

914       C1. Transportation Needs Report

915       C2. Regional Trail Needs Report

916 Technical Appendix D. — Growth Targets and the Urban Growth Area

917

918 Additional important information also supports the vision and goals of the Comprehensive Plan. Nine technical  
919 appendices (Volume 2) were prepared to provide supporting documentation to the 1994 plan:

920

921 **Volume 2 (1994)**

922 Technical Appendix D. — Growth Targets and the Urban Growth Area

923 Technical Appendix E. — Washington State Laws

924 Technical Appendix F. — History of Planning in King County

925 Technical Appendix G. — Economic Development

926 Technical Appendix H. — Natural Resource Lands

927 Technical Appendix I. — Natural Environment

928 Technical Appendix J. — Potential Annexation Areas

929 Technical Appendix K. — King County Functional and Community Plans

930 Technical Appendix L. — Public Involvement Summary

931

932 Information that supported amendments subsequent to 1994 is included as follows:

933

934 **Volume 3**

935 Technical Appendix M. — Public Participation Summary 2000

936

937 ~~Volume 4~~

938 ~~Technical Appendix N. — Public Participation Summary 2004~~

939

940 ~~Volume 5~~

941 ~~Technical Appendix O. — Public Participation Summary 2008~~

942

943 ~~Volume 6~~

944 ~~Technical Appendix P. — Public Participation Summary 2012~~

945 ~~Technical Appendix Q. — School Siting Task Force Report~~

946

947 ~~Volume 7~~

948 ~~Technical Appendix R. — Public Participation Summary 2016~~

949 ~~Technical Appendix S. — Public Participation Summary 2020~~

950

951

952 ~~**VI. The Regulations**~~

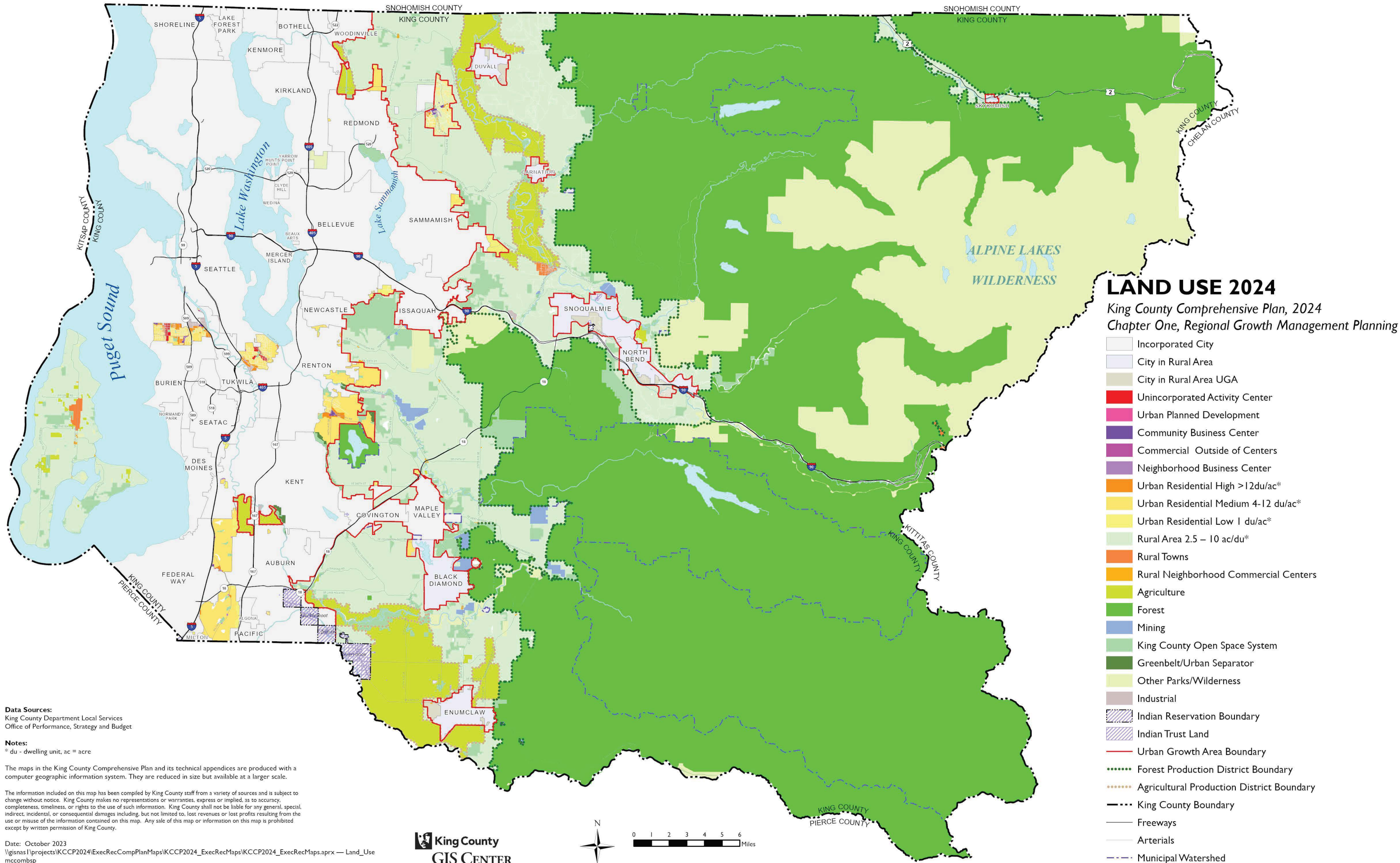
953 ~~The King County Comprehensive Plan is implemented through regulations adopted as part of the King County~~  
954 ~~Code. All development proposals in King County must meet the requirements of the Code. Additional~~  
955 ~~information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.~~

956

957 ~~**VII. For More Information**~~

958 ~~Please visit the web site of the King County Department of Performance, Strategy and Budget at~~  
959 ~~<http://www.kingcounty.gov/compplan> for current information on planning in King County and to view~~  
960 ~~electronic versions of the plan and related documents.))~~

961



PAGE INTENTIONALLY LEFT BLANK

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
RP-101 King County shall strive to provide a high quality of life for all of its residents by: working with cities, special purpose districts, and residents to develop attractive, safe, and accessible communities at appropriate urban and rural service levels; <del>((retain)) retaining</del> rural character and rural neighborhoods; planning for and accommodating housing affordable to all income levels; <del>((support)) supporting</del> economic development; <del>((promote)) promoting</del> equity and racial and social justice; <del>((preserve and maintain)) preserving and maintaining</del> resource and open space lands; <del>((preserve)) preserving</del> the natural environment; and <del>((protect)) protecting</del> significant cultural and historic resources.	Substantive change	Updated to reflect 2022 <a href="#">House Bill 1220</a> and Countywide Planning Policy housing mandates  Clarifying edits to reflect existing intent	County actions support development of, and access to, housing affordable to all incomes	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory (K.C.C)</li> <li>Description of proposed regulations: <ul style="list-style-type: none"> <li>Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>Streamline permitting processes for, and incentivize development of, middle housing.</li> <li>Streamline permitting processes for emergency housing.</li> </ul> </li> <li>Anticipated resource need: none identified</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Added language is consistent with recent changes in state and countywide requirements for affordable housing planning.</li> <li>The policy format could be clarified by numbering the subsections.</li> </ul>
RP-102 <del>In its planning processes, including the development, update, and implementation of King County plans, ((King)) the County shall use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes ((in its planning processes, including the development, update, and implementation of its plans)).</del>	Substantive change	To improve equitable planning framework and address Countywide Planning Policies about prioritizing needs of underrepresented communities in access to services/process. To move beyond public participation, to not only engagement, but equitable engagement.	Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans	Countywide Planning Policies, FW-6 and FW-8  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. There is a work plan action (#2) in Chapter 12 related to the changes in this policy. As noted in the Executive's information here and in the Equity Analysis, additional resources would be needed to implement this policy.</li> </ul>
RP103 King County shall <del>((seek comment from)) coordinate with Indian tribes during its planning processes in a manner that respects their sovereign status, promotes tribal self-determination and self-governance, and honors past and present agreements.</del>	Substantive change	Policy amendment for consistency with 2022 <a href="#">House Bill 1717</a> , and to clarify the manner in which the County will coordinate with Indian tribes consistent with existing practices.	Improved coordination with Indian tribes	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Exec staff note that the new language was in the Public Review Draft and the Tulalip, Squamish, and Snoqualmie Tribes were individually emailed about the release of the PRD.</li> </ul>
<del>((R-102))</del> RP-103a King County <del>((will)) shall</del> continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
RP-104 King County's planning <del>((should)) shall</del> include multicounty, countywide, and subarea levels of planning. Working with planning partners, such as residents, special purpose districts <del>((and))</del> , cities, and Indian tribes <del>((as planning partners))</del> , the <del>((e))</del> County shall strive to balance the differing needs identified across or within plans at these geographic levels.	Substantive change	Reflects current mandates for, and scope of, County land use planning.  Reoriented to a "such as" list, as this may not be the full range and it may vary in certain instances.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to change the "should" to a "shall." The change is consistent with current practice, as well as state and regional planning requirements.</li> </ul>



Chapter 1 Regional Growth Management Planning  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
		Including Indian tribes to align with RP-103			<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
RP-105 King County <del>((should))</del> shall work with the Growth Management Planning Council to adopt Countywide Planning Policies that support <del>((annual ratifications to))</del> allocated housing and employment growth targets for cities and the county, <u>approve designations of countywide centers, and address other countywide planning topics.</u>	Substantive change	Reflects current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to change the "should" to a "shall." The change is consistent with current practice.</li> <li>According to Exec staff, "other countywide planning topics" could include: <ul style="list-style-type: none"> <li>CPP or UGA amendments that are not related to growth targets;</li> <li>coordination with PSRC on regional planning issues;</li> <li>review and recommendation on urban growth area amendments;</li> <li>reporting and coordination on implementing the school siting policies; and</li> <li>involvement in review of city comprehensive plan housing-related provisions.</li> </ul> </li> </ul> <p>These other topics are consistent with the CPPs and the GMPC is the appropriate venue for addressing these topics.</p>
RP-106 <del>((Except for Four-to-One proposals,))</del> King County shall not amend the Urban Growth Area prior to the Growth Management Planning Council taking action on the proposed amendment to the Urban Growth Area.	Substantive change	To align with existing mandates in the Countywide Planning Policies, current practice, and Growth Management Planning Council Four-to-One program review recommendations	No change; reflects existing practice and requirements	Countywide Planning Policy DP-16	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Flag for Four-to-One Program review.</li> </ul>
RP-107 King County shall not forward to the Growth Management Planning Council for its recommendation any proposed amendment to the Urban Growth Area unless the proposal was: <ol style="list-style-type: none"> <li>Included in the scoping motion for a King County Comprehensive Plan update;</li> <li><del>((An))</del> Subject to area zoning study <del>((of the proposal))</del> that was included in the public review draft of a proposed King County Comprehensive Plan update; or</li> <li>Subjected to the hearing examiner process for site specific map amendments as <del>((contemplated))</del> <u>established</u> by the King County Code.</li> </ol>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Flag for Four-to-One Program review.</li> </ul>
RP-108 King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, preannexation, and other interlocal agreements with <del>((its))</del> cities.	Clarification of existing policy intent	"Its" inaccurately implies ownership of/jurisdiction over the cities by the County	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
RP-109 King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan <del>((, such as:))</del>	Substantive change	List is not necessary and is also not reflective of all the [policy] areas the County does this, which could result in a very long list. As noted in the narrative following this	No change; the "should" directive in this	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear what the underlying policy adds to the comprehensive plan that is not required or not covered by another policy.</li> </ul>

Chapter 1 Regional Growth Management Planning  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><del>a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,</del></p> <p><del>b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,</del></p> <p><del>c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual use (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and</del></p> <p><del>d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.)</del></p>		policy, these issues are addressed throughout the Comp Plan.	policy will continue		<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	Councilmembers could consider deleting this policy.
<p>RP-109a Upon notification from a city that abuts the Rural Area or Natural Resource lands regarding proposed large, mixed-use developments, King County shall coordinate the city to ensure that the development review process mitigates impacts on the surrounding Rural Area and Natural Resource Lands.</p>	New policy	Addresses Countywide Planning Policy change concerning rural-adjacent cities with proposed large developments adjacent to rural area need to coordinate to mitigate impacts.	Help to ensure that development impacts on the rural area and natural resource lands are considered during the development review process.	Countywide Planning Policy DP-11	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>CPP DP-11 puts the burden on permitting cities to collaborate with the County during the review process. The language proposed is different in scope than CPP DP-11 and the County does not have jurisdiction over other cities' development review processes. Councilmembers may want to consider a revision to more accurately reflect the policy direction from the CPP.</li> </ul>
<p>RP-110 King County's planning should strengthen communities by addressing all the elements, resources and needs that make a community whole, <del>((including:))</del> such as housing affordable to all income levels, economic growth and the built environment, environmental sustainability, regional and local mobility, health and human potential, and justice and safety.</p>	Substantive change	<p>Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates</p> <p>Clarifying edits to reflect existing intent</p>	County actions support development of and access to housing affordable to all	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>((RP-112 King County shall incorporate approaches to reduce greenhouse gas emissions and prepare for the impacts of climate change into its land use and transportation planning, economic development efforts, and natural resource management.))</del></p>	Clarification of existing policy intent	Redundant to other policies, including new climate change Guiding Principle in RP-207	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>RP-113 The King County Comprehensive Plan Land Use Map is adopted as part of <del>((this))</del> the Comprehensive Plan. <del>((#))</del> The Land Use Map shall depict<del>((s))</del> the <del>((Urban Growth Area,))</del> Urban Growth Area <del>((B))</del> boundary<del>((,))</del>; land use designations for unincorporated urban areas, the Rural Area, and Natural Resource Lands; and other <del>((land uses))</del> appropriate information. The official Land Use Map shall be maintained in the King County Geographic Information System, and the Land Use Map at the end of this chapter generally represents the official <del>((Comprehensive Plan Land Use M))</del> map.</p>	Clarification of existing policy intent	Edited for accuracy and to reflect policy direction, as these are currently written as statements.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>RP-114 When updating the Comprehensive Plan, King County shall <del>((continue its process of reviewing county regulatory and administrative actions))</del> review proposals so as to avoid unconstitutional takings of private property.</p>	Substantive change	To reflect current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The proposed change would limit the scope of when the County considers takings to only comprehensive plan updates, rather than all updates and actions. Further, this is a constitutional requirement, and this</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
						policy is unnecessary and could be deleted.
<p>RP-115 (<del>Subarea plans, including area zoning studies, provide detailed land use plans for local geographic areas.</del>) Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the Plan's policies, development regulations, and Land Use Map. (<del>The s</del>)Subarea plans should be consistent with functional plans' facility and service standards. (<del>The s</del>)Subarea plans may include, but are not limited to:</p> <p>a. Identification of policies in the Comprehensive Plan that apply to the subarea;</p> <p>b. Review and update of applicable (<del>e</del>)Community Service Area Subarea (<del>p</del>)Plan policies;</p> <p>c. Specific land uses and implementing zoning, consistent with the Comprehensive Plan;</p> <p>d. Identification of the boundaries of Unincorporated Activity Centers, <u>countywide centers</u>, and Rural Towns;</p> <p>e. Recommendations for the establishment of new Unincorporated Activity Centers(<del>r</del>) <u>and Regional</u>, Community, and Neighborhood Business Centers, if appropriate;</p> <p>f. Recommendations for additional Open Space designations and park sites;</p> <p>g. Recommendations for capital improvements(<del>, the means and schedule for providing them and amendments to functional plans</del>) to support planned land uses <u>and community priorities</u>;</p> <p>h. Resolution of land use and service issues in Potential Annexation Areas;</p> <p>i. Identification of new issues that need resolution at a countywide level;</p> <p>j. Identification of all necessary implementing measures needed to carry out the plan;</p> <p>k. Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling; and</p> <p>l. Identification of locations and conditions for special overlay districts.</p>	Substantive change	<p>Countywide centers is added to the "may be included in subarea plans:" in sub-d to reflect the Countywide Planning Policies states that the center should be identified in the comprehensive plan, and that planning for the center can be, but does not have to be, a part of a subarea or center plan, or as a part of the comprehensive plan.</p> <p>Includes clarifying edits to reflect existing intent and to remove a statement that is redundant to the narrative.</p>	Allows for subarea plans, including but not limited to, Community Service Area subarea plans, to consider planning supportive of potential countywide center designations in the Countywide Planning Policies	Countywide Planning Policies Appendix 6 (Part 2.A.1 and Part 2.B.1)	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Right before the subsections (subs), the sentence could be changed to provide policy direction, by changing "may", to "should".</li> <li>In sub e. "Regional" could be removed. King County has a regional business zone, but not a regional business center. There are no corresponding code changes to implement this change.</li> <li>In sub j., the CSA subarea plans do not identify all implementation measures. This bullet could be reworded to reflect the implementation approach currently in the CSA subarea plans, or could be deleted. The subs are "should/may" statements, and while technically there could be another type of subarea plan (outside the CSA planning program) that could include implementation measures, one has not been done for over a decade, so this sub could be misleading as currently written.</li> <li>In sub l., P-suffix conditions and demonstration project areas could be added.</li> </ul>
<p>RP-117 Functional plans for facilities and services (<del>should</del>):</p> <p>a. <del>Shall</del> (<del>B</del>)be consistent with the Comprehensive Plan and subarea (<del>and neighborhood</del>) plans;</p> <p>b. (<del>Define required</del>) <del>Shall be consistent with</del> service levels that are appropriate for the Urban Growth Area, Rural Area, and Natural Resource Lands;</p> <p>c. <del>May</del> (<del>P</del>)provide standards for location, design, and operation of public facilities and services;</p> <p>d. <del>Should</del> (<del>S</del>)specify adequate, stable, and equitable methods of pay for public facilities and services;</p> <p>e. <del>May</del> (<del>B</del>)be the basis for scheduling needed facilities and services through capital improvement programs; and</p> <p>f. <del>Should</del> (<del>P</del>)plan for maintenance of existing facilities.</p>	Substantive change	Updated to reflect nuance of what the current adopted plans do and what possible future plans might do	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice for Councilmembers to retain "should" in sub a and b. or make the change to "shall."</li> </ul>
<p><del>RP-118 Existing functional plans that have not been adopted as part of this Comprehensive Plan shall remain in effect and continue as official county policy until reviewed and revised to be consistent with the Comprehensive Plan, or until repealed or replaced. In case of conflict or inconsistency between applicable</del></p>	Clarification of existing policy intent	The County reviewed all functional plans and have updated the Code to reflect current applicability. Given this, this policy is no longer needed.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Chapter 1 Regional Growth Management Planning  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>policies in existing community and functional plans and the Comprehensive Plan, the Comprehensive Plan shall govern.</del>					<ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<del>RP-119 King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans that should be considered by King County.)</del>	Substantive change	This is not current/applicable to the current functional planning framework. This was based on a robust functional planning approach in the 1994 Comprehensive Plan. The County now only has two functional plans, and instead has other non-functional plans that address the intent of this policy. But those are implementation/ strategic plans and are not formally part of the Comprehensive Plan. See new "other planning" subsection in Chapter 1.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<del>RP-120 King County will measure and assess agency performance and the achievement of Countywide Planning Policies and Comprehensive Plan goals.</del>	Clarification of existing policy intent	Duplicative of I-301	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<del>RP-121 Using best management practices, King County shall develop assessment and review tools to ensure that health, equity, social, and environmental justice impacts are considered in the development, implementation and funding of county projects and programs.</del>	Clarification of existing policy intent	These tools have been developed. The policy is no longer needed	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<del>RP-122 Planning in King County shall be consistent with the King County Strategic Plan by: a. Encouraging vibrant, economically thriving and sustainable communities; b. Enhancing the county's natural resources and the environment; c. Supporting safe communities; and d. Providing equitable opportunities for all individuals.)</del>	Clarification of existing policy intent	Global edit throughout the Comprehensive Plan to remove King County Strategic Plan references, consistent with Ordinance 19540.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
RP-201 In its policies and regulations, King County shall <del>((strive to))</del> promote sustainable and equitable neighborhoods and communities. King County shall seek to ensure that the benefits and impacts of the <del>((e))</del> County's activities are equitably distributed among all segments of the population.	Substantive change	Updated to reflect current practice and equity goals	Improved equitable outcomes for priority populations, including more accessible housing	Countywide Planning Polices H-18, H-19  King County Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li>• <u>Description of proposed regulations:</u> <ul style="list-style-type: none"> <li>○ Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>○ Streamline permitting processes for and incentivize development of middle housing.</li> <li>○ Streamline permitting processes for emergency housing.</li> </ul> </li> <li>• <u>Anticipated resource need:</u> No</li> </ul>	<ul style="list-style-type: none"> <li>• It is a policy choice to remove "strive to." The change would strengthen the policy and is consistent with the CPPs, county equity goals, and other policies in the KCCP.</li> <li>• Councilmembers may wish to define equitable neighborhoods and communities in the glossary.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
RP-203 King County shall continue to <del>((support the reduction of))</del> limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.	Clarification of existing policy intent	Streamlining and to reflect current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Anticipated timeline: Ongoing</li> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to remove "support the reduction of." This change would strengthen the policy from "supporting reduction" to "limit." This change is consistent with the language in CPP DP-17.</li> </ul>
RP-205 King County <del>((will))</del> shall, when implementing and evaluating its land use policies, programs, investments and practices, <del>((seek to reduce health inequities))</del> identify and proactively address issues of equity <del>((,));</del> racial, social, and environmental justice; disparate health outcomes; and physical, economic, and cultural displacement <del>((when evaluating and implementing its land use policies, programs, and practices))</del> .	Substantive change	<p>Reflects current practice of evaluating equity and racial and social justice impacts, and Countywide Planning Policies about community investment strategies, engagement activities and planning, and addressing health disparities through land use strategies.</p> <p>Additional edits for clarity, and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	Ensure impacts are more fully considered in planning practices, which can result in more equitable outcomes for priority populations	<p>Countywide Planning Policy DP-6</p> <p>King County Equity and Social Justice Strategic Plan.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to define "displacement" in the glossary. The CPPs have a definition of displacement that includes physical, economic, and cultural components.</li> </ul>
RP-206 King County <del>((will))</del> shall protect, restore and enhance its natural resources and environment <del>((,))</del> and encourage sustainable agriculture and forestry <del>((, reduce climate pollution and prepare for the effects of climate change, including consideration of the inequities and disparities that may be caused by climate change))</del> .	Clarification of existing policy intent	<p>Climate elements addressed in new Guiding Principle RP-207</p> <p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>RP-207 King County shall reduce greenhouse gas emissions, advance climate equity, and prepare for climate change impacts. The following principles shall guide and be integrated in County climate action:</p> <p>a. Act with urgency and intention;</p> <p>b. Lead with racial justice and equity;</p> <p>c. Respond to community needs and priorities;</p> <p>d. Use and develop a comprehensive and data- and science-driven approach;</p> <p>e. Seek systemic solutions;</p> <p>f. Build partnerships;</p> <p>g. Lead through local action;</p> <p>h. Prioritize health and co-benefits; and</p> <p>i. Be transparent and accountable.</p>	New policy	<p>Consolidates climate elements from RP-206, with updates to:</p> <ul style="list-style-type: none"> <li>align with the three main sections and guiding principles of the Strategic Climate Action Plan;</li> <li>reflect new climate change Growth Management Act planning goal; and</li> <li>address directives of the Countywide Planning Policies.</li> </ul>	Advances the County's work to establish a framework for its climate change-related work and to improve implementation and related community outcomes.	<p>Countywide Planning Policies DP-5, DP-6, EN-5, and EN-28</p> <p>Strategic Climate Action Plan</p> <p>2023 <a href="#">House Bill 1181</a></p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Recent updates to county green building standards in K.C.C. Title 18</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Climate change impacts are already occurring. "Prepare for" could be changed to "Respond to". The 2020 SCAP uses "prepare for," so a change here may also lead to a change in the 2025 SCAP.</li> <li>The subs to this policy are strategies, not policy intent. These could be moved to the lead-in text or deleted.</li> </ul>



1  
2  
3  
4  
5  
6  
7

## CHAPTER 2

# URBAN COMMUNITIES

---

The Urban Communities chapter brings together many of the major elements that combine to make a healthy and vibrant urban community whole: culture, recreation, business centers, jobs, and sustainability. By merging these elements of urban life into one chapter, King County emphasizes the importance each plays as part of a livable, sustainable, and equitable community.

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

~~((Related components in the plan include Chapter 4, Housing and Human Services, Chapter 7, Parks, Open Space and Cultural Resources, Chapter 8, Transportation and others.~~

8  
9  
10  
11  
12

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

13 It is the goal of King County to work toward a model sustainable community to balance growth with natural  
 14 resource protection while addressing climate change. Sustainable development creates a balance between  
 15 people, economy, and environment, balancing using resources to meet current needs while ensuring future  
 16 generations can benefit from equivalent resources. Sustainable development seeks to achieve this goal by  
 17 addressing the impacts of the built environment in which the residents of King County live and work. To  
 18 highlight the importance of sustainable development and to consolidate policies applicable to both Rural Areas  
 19 and Natural Resource Lands as well as urban communities, text and policies regarding sustainable development  
 20 for public projects can be found in Chapter 9, Services, Facilities and Utilities, Section II (Facilities and  
 21 Services), subpart D (Capital Facility Planning). Text and policies regarding sustainable development in the  
 22 private sector can be found in Chapter 10, Economic Development, Section V (Sustainable Development in the  
 23 Private Sector:))  
 24

## 25 **((+)) Urban Communities**

26 A critical challenge for King County ((and its residents)) is to ((create)) encourage urban communities that  
 27 provide ((the sense of place and the range of choices people want for a quality urban life and experience, as well  
 28 as to respond to the cultural and economic needs of diverse urban communities. Urban areas need more than  
 29 physical infrastructure. They also need a broad range of amenities and human services that make them attractive  
 30 and safe places to work and live, while protecting the physical environment and maintaining the region's quality  
 31 of life. In short, they need to become and be sustained as healthy and equitable communities. The design goals  
 32 of healthy communities include making it easier for people to live healthy lives by encouraging mixed)) a  
 33 healthy, safe built environment for people from all backgrounds at all stages of life, as well as accommodate  
 34 housing affordable to all income levels. Components of such a community include: cultivating a sense of place;  
 35 responding to cultural and economic needs; supporting access to affordable and healthy food and housing;  
 36 providing a broad range of amenities; and planning for a mix of land uses and greater land density to shorten  
 37 distances between housing, workplaces, transit, schools, and recreation so people can choose to ((walk or  
 38 bicycle)) use active transportation to more easily ((to)) these destinations. The County can meet this challenge  
 39 through periodic review and updates to its development regulations and functional and long-range plans.  
 40

41 People are more likely to walk to their destination if the distance is less than one-half mile ("walking distance")  
 42 or to bicycle if the distance is less than three miles ("bicycling distance"). Incorporating high comfort pedestrian  
 43 and bicycle infrastructure for all ages and abilities, especially sidewalks and bicycle paths that are separated from  
 44 ((automobile)) vehicle traffic, can increase the safety and frequency of bicycle, pedestrian, and transit trips.  
 45 ((Healthy communities provide opportunities for people to be physically active and socially engaged as part of  
 46 their daily routine and include access to open space and parks. People can, if they choose, age in place and  
 47 remain in their community as their lifestyle changes or as they face changing physical capabilities. This  
 48 contributes to a healthy community, as does ensuring access to affordable, healthy food, especially fruits and  
 49 vegetables, and limiting access to unhealthy substances. An integral part of a healthy community is "healthy

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

50 housing," which protects residents from exposure to harmful substances and environments, and reduces the risk  
51 of injury. These goals can be achieved, in part, through implementing building practices that promote health.))

52  
53 **U-101**                      **Development within the Urban Growth Area should create and maintain safe,**  
54 **healthy, and diverse communities. These communities should contain a range of**  
55 **affordable, healthy housing, and employment opportunities, as well as school**  
56 **and recreational facilities, and should be designed to protect the natural**  
57 **environment and significant cultural resources.**  
58

59 **((A.)) The Urban Growth Area**

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

- 63 • Limit sprawling development;
- 64 • Improve efficiencies and ((R))reduce costs of service provision by encouraging concentrated  
65 development;
- 66 • ((Improve the efficiency of transportation and utilities;
- 67 • Improve equitable access to human services;)
- 68 • Protect the Rural Area and Natural Resource Lands;
- 69 • Enhance the preservation of open space; and
- 70 • ((Mitigate the impacts of climate change and adapt to its effects)) Reduce greenhouse gas emissions by  
71 creating walkable, transit-oriented communities that are less reliant on single-occupant vehicles.

72  
73 The Urban Growth Area for King County is designated on the official Land Use Map ((adopted with this  
74 Comprehensive Plan)), which is generally depicted at the end of Chapter 1, Regional Growth Management  
75 Planning. The original Countywide Planning Policies provided the framework that the Metropolitan King  
76 County Council used when adopting the Urban Growth Area as part of the 1994 Comprehensive Plan.((<sup>†</sup>))  
77

78 The Urban Growth Area includes all cities within the county, including the Urban Growth Area((s)) for Cities in  
79 the Rural Area, the cities' Potential ((a))Annexation ((a))Areas, and other land within the unincorporated part of  
80 the county characterized by urban-type growth((–The Urban Growth Area also includes the Bear Creek Urban  
81 Planned Developments)) such as the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods east of  
82 Redmond. ((See Chapter 3, Rural Areas and Natural Resource Lands, for additional policy guidance on growth  
83 within the annexation areas of Cities in the Rural Area.

---

((<sup>†</sup>As amended by Ordinance 17687.))



**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

84

85 King County's total Urban Growth Area covers 461 square miles, less than one quarter of the county's total land  
86 area of 2,130 square miles. Cities comprise most of the land mass of the Urban Growth Area, at 418 square  
87 miles; the unincorporated portion of the Urban Growth Area is now about 43 square miles. A general  
88 representation of the official Land Use Map is located at the end of Chapter 1, Regional Growth Management  
89 Planning.))

90

91 The Urban Growth Area is also where King County plans for and accommodates housing need for  
92 unincorporated King County, consistent with housing need allocations in the Countywide Planning Policies;  
93 policies in Comprehensive Plan Chapter 4, Housing and Human Services; and analysis in Appendix B, Housing  
94 Needs Assessment.

95

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

99

100 **U-102**                    **The Urban Growth Area designations shown on the official Land Use Map include**  
101 **enough land to provide the countywide capacity, as required by the Growth**  
102 **Management Act, to accommodate residential (including housing affordable to all**  
103 **income levels), commercial, and institutional growth expected ~~((over the period~~**  
104 **2006-2034)) between 2019 and 2044. These lands should include only those**  
105 **lands that meet the following criteria:**

- 106                            **a.1.**    **Are characterized by urban development that can be efficiently**  
107 **and cost effectively served by roads, water, sanitary sewer and**  
108 **storm drainage, schools, and other urban governmental**  
109 **services within the next 20 years;**
- 110                            ~~((b.))~~ **2.**    **Do not extend beyond natural boundaries, such as watersheds,**  
111 **which impede provision of urban services;**
- 112                            ~~((c.))~~ **3.**    **Respect topographical features that form a natural edge, such**  
113 **as rivers and ridge lines;**
- 114                            ~~((d.))~~ **4.**    **Are sufficiently free of environmental constraints to be able to**  
115 **support urban growth without major environmental impacts,**  
116 **unless such areas are designated as an urban separator by**  
117 **interlocal agreement between jurisdictions;**
- 118                            ~~((e.))~~ **Are included within the Bear Creek Urban Planned Development**  
119 **sites; and**
- 120                            ~~f.))~~ **5.**    **Are not Rural Area or Natural Resource Lands; and**  
121 **6. Are not within the 100-year floodplain of any river or river**  
122 **segment that has a mean annual flow of 1,000 or more cubic feet**  
123 **per second as determined by the Washington State Department**

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

124 of Ecology, unless otherwise exempted under Chapter 36.70A  
 125 Revised Code of Washington; or

126 **b. Are included within the Redmond Ridge, Redmond Ridge East, and**  
 127 **Trilogy neighborhoods.**

129 **U-103** **Parcels that are split by the Urban Growth Area boundary ((line)) should be**  
 130 **reviewed for possible redesignation to either all urban area or all Rural Area or**  
 131 **Natural Resource Lands taking into consideration:**  
 132 **a. Whether the parcel is split to recognize ((environmentally sensitive**  
 133 **features)) critical areas;**  
 134 **b. The parcel's geographic features;**  
 135 **c. Whether the parcel will be added to an adjoining city's Potential**  
 136 **Annexation Area; and**  
 137 **d. The requirements of interlocal agreements, or the requirements of King**  
 138 **County plans.**

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

146 **U-104** **Rural zoned properties that are immediately adjacent to a city and are planned or**  
 147 **designated for park purposes by that city may be redesignated to urban when the**  
 148 **city has committed to designate the property in perpetuity in ((a form satisfactory**  
 149 **to)) an interlocal agreement or conservation easement adopted by the King**  
 150 **County Council for park purposes and:**  
 151 **a. The property is ((no more)) less than 30 acres in size and was acquired**  
 152 **by the city prior to 1994; or**  
 153 **b. ((The property is no more than 30 acres in size and receives county**  
 154 **support through a park or recreation facility transfer agreement between**  
 155 **King County and a city; or**  
 156 **e-)) The property is ((or was formerly)) a King County park and is being ((or**  
 157 **has been)) transferred to a city.**

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

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

- 165 ~~excluding Urban Growth Area boundaries established through the~~  
166 ~~Four to One Program;~~  
167 ~~b. The church property shall not be adjacent to an Agricultural Production~~  
168 ~~District or the Forest Production District;~~  
169 ~~c. Sewer service is required once the property is included in the Urban~~  
170 ~~Growth Area;~~  
171 ~~d. Direct vehicular access to a principal arterial road is required; and~~  
172 ~~e. The church property shall be included in the Potential Annexation Area~~  
173 ~~of the appropriate city at the same time it is included in the Urban~~  
174 ~~Growth Area.~~  
175

176 **L.) Growth in Urban Centers and the Promotion of Public Health for All**

177 The Multicounty and Countywide Planning Policies guide the development of urban centers, which are  
178 principally located in cities, and should accommodate concentrations of housing and employment. Focusing  
179 growth into centers helps achieve the goals of a sustainable and equitable community. However, in its  
180 unincorporated urban area, King County has a ~~((small))~~ number of smaller-scale urban centers, which includes  
181 ~~((an))~~ unincorporated activity centers, community business centers, and neighborhood business centers. These  
182 are represented on the Urban Centers map at the end of this chapter. The two unincorporated activity centers  
183 (Skyway and White Center) meet the criteria for countywide center designation in the Countywide Planning  
184 Policies. King County intends to apply for this designation following adoption of the 2024 Comprehensive Plan.

185  
186 Focusing development in urban areas can have a positive effect on public health while also addressing climate  
187 change. The percentage of King County residents who are overweight or obese has risen rapidly since the late  
188 1980s. With obesity comes increased risk for diabetes, hypertension, and heart disease. Evidence suggests one  
189 major reason for rising obesity is the lack of physical activity. Growth patterns in suburban areas, which  
190 discourage active transportation modes such as walking and bicycling and promote a reliance on private ~~((auto))~~  
191 vehicle use, have contributed to this public health problem.

192  
193 Communities that feature a variety of land uses; access to healthy, affordable foods; higher housing density;  
194 sidewalks; bicycle infrastructure; and street connections to nearby services promote health and quality of life.  
195 Tobacco remains a major contributor to the leading cause of death for King County residents. Zoning  
196 regulations ~~((can be used to reduce concentrated exposure to alcohol, tobacco and marijuana by regulating the~~  
197 ~~number of outlets that can sell these products and))~~ support equitable outcomes when they limit circumstances  
198 where tobacco and cannabis retail activities, including advertising that is in view of the general public, are  
199 disproportionately located in areas with a high percentage of youth and/or Black, Indigenous, and other People  
200 of Color residents. Tobacco use also creates environmental tobacco smoke, which contains more than 4,000  
201 substances and has been classified by the Environmental Protection Agency as a Group A carcinogen. Tobacco-  
202 free area policies reduce this hazard.

203

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

204 While creating communities that have a positive effect on public health, the ((e))County is also ((creating))  
 205 supporting the creation of communities that will have a positive effect on climate change. When people replace  
 206 their ((auto)) vehicle trips with transit, walking, or biking, they are improving their health and reducing their  
 207 carbon footprint at the same time. Communities that have integrated street networks, a mix of uses, and  
 208 residential densities supportive of public transportation can reduce vehicle miles traveled because ((auto)) vehicle  
 209 trips are being replaced with more walking, biking, and transit use.

210

211 **U-106** Most population and employment growth should locate in the contiguous Urban  
 212 Growth Area in western King County, especially in cities and their Potential  
 213 Annexation Areas. Cities in the Rural Area should accommodate growth in  
 214 accordance with adopted growth targets.

215

216 **U-107** King County should support ~~((land use and zoning))~~ actions that promote public  
 217 health ~~((by increasing opportunities for every resident to be more physically~~  
 218 ~~active))~~; address racially and environmentally disparate outcomes; support safe  
 219 and convenient daily physical activity and social connectivity; protect from  
 220 exposure to harmful substances and environments; increase life opportunities  
 221 and access to employment; and support housing in high-opportunity areas~~((-~~  
 222 ~~Land use and zoning actions include))~~, through activities such as:

223 a. \_\_\_\_((e))Concentrating growth, infrastructure, and services into the Urban  
 224 Growth Area;

225 b. \_\_\_\_((p))Promoting urban centers;

226 c. \_\_\_\_((a))Allowing mixed-use developments;

227 d. \_\_\_\_((s))Supporting access to healthy, affordable retail foods; and

228 e. \_\_\_\_((a))Adding pedestrian and bicycle facilities and connections.

229

230 ~~((U-108~~ King County should support the development of Urban Centers to meet the  
 231 region's needs for housing, jobs, services, culture and recreation and to promote  
 232 healthy communities; improving access to these services helps address social  
 233 and economic needs of all residents, including disadvantaged communities.  
 234 Strategies may include exploring opportunities for joint development or  
 235 transit-oriented development, siting civic uses in mixed-use areas, and  
 236 leveraging or utilizing existing county assets in urban centers.

237

238  
 239 ~~U-109~~ King County should concentrate facilities and services within the Urban Growth  
 240 Area to make it a desirable place to live and work, to increase the opportunities  
 241 for walking and biking within the community, to more efficiently use existing  
 242 infrastructure capacity and to reduce the long-term costs of infrastructure  
 243 maintenance.

244

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

245 ~~U-109a~~ ~~King County should encourage development, facilities and policies that lead to~~  
246 ~~compact communities that transit can serve efficiently and effectively. As~~  
247 ~~funding permits, King County should partner with jurisdictions and the private~~  
248 ~~sector to spur development of compact communities and infrastructure~~  
249 ~~investments that enhance alternatives to single-occupant vehicles such as~~  
250 ~~transit, safe walking paths and trails, bicycle facilities, car and van pools, and~~  
251 ~~other modes.))~~

252

253 **U-110** King County shall work with cities, especially those designated as Urban  
254 Centers, in collaborative efforts that result in transfers of development rights  
255 from the Rural Area and Natural Resource Lands.

256

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

265

266 ~~((U-132a))~~ **U-111a** King County shall allow and support the development of ~~((innovative))~~  
267 community gardens and urban agriculture throughout ~~((the public realm of))~~  
268 residential and commercial areas.

269

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

278

279 **U-112** King County ~~((will))~~ shall work with cities, communities, residents, and  
280 developers to ~~((design communities and development projects that))~~ employ  
281 green infrastructure and other ~~((techniques))~~ approaches that help reduce heat  
282 islands ~~((throughout the community and the region))~~ and the health effects of  
283 extreme heat on residents, particularly in frontline communities and historically  
284 underserved neighborhoods with less tree canopy and open spaces.

285

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

286 ((King County is successfully promoting and supporting policies and programs that focus on the health of  
287 students at school. However, the school environment is only one aspect of the overall health of the student.))  
288 The environment surrounding a school and the routes a typical student travels to school or nearby school-related  
289 destinations ((also must be considered, including)) can affect health outcomes of youths. Strategies to improve  
290 these factors include managing density of retail uses that primarily sell alcohol, tobacco ((and marijuana)),  
291 cannabis, and low-nutrition products; enhancing green space sites; creating safe areas to walk and bicycle to  
292 school; providing for transit and related facilities; and((,)) reducing exposure to environmental toxins and other  
293 types of unsafe environments

294

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

299

300 **((2,)) Urban Growth Area Targets**

301

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

306

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

314

315 In November 2009, consistent with the new guidance found in VISION 2040, a new set of housing and job  
316 growth targets were established to guide growth for the period 2006-2031. Each urban jurisdiction including  
317 unincorporated King County was assigned a growth target based on land capacity and other factors. The  
318 complete table of city growth targets approved in December 2010, and updated for annexations through 2016, is  
319 included in this chapter to provide the regional context for the unincorporated area targets.)) Growth targets are  
320 adopted in the Countywide Planning Policies for each city and unincorporated urban area in King County. The  
321 targets are updated on timelines consistent with the state's 10-year comprehensive planning periodic update  
322 schedule to incorporate current demographic data and to align with the current Regional Growth Strategy  
323 adopted in VISION. Jurisdictions must then reflect the adopted targets in their local comprehensive plans.

324

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

325 The following Figure, Table DP-1 King County Jurisdiction Growth Targets 2019-2044, portrays the housing  
 326 and job growth targets for each jurisdiction as adopted in the Countywide Planning Policies. The complete  
 327 table, including city growth targets, is included here to provide regional context for the unincorporated area  
 328 targets.

329

330 The table includes targets for Potential Annexation Areas with development capacity. Portions of growth targets  
 331 for Potential Annexation Areas will transfer into cities when annexation takes place in the future. Although they  
 332 may be refined through future planning with affected communities and adjacent cities, these urban  
 333 unincorporated targets are intended to be used as a guide for future planning of land uses and decisions on  
 334 services and infrastructure.

335

336 **Figure: Table DP-1: King County Jurisdiction Growth Targets 2019-2044**

	<b>Jurisdiction</b>	<b>Net New Units and Jobs</b>	
		<b>2019-2044 Housing Target</b>	<b>2019-2044 Jobs Target</b>
<u>Metro Cities</u>	<u>Bellevue</u>	<u>35,000</u>	<u>70,000</u>
	<u>Seattle</u>	<u>112,000</u>	<u>169,500</u>
<b><u>Metropolitan Cities Subtotal</u></b>		<b><u>147,000</u></b>	<b><u>239,500</u></b>
<u>Core Cities</u>	<u>Auburn</u>	<u>12,000</u>	<u>19,520</u>
	<u>Bothell</u>	<u>5,800</u>	<u>9,500</u>
	<u>Burien</u>	<u>7,500</u>	<u>4,770</u>
	<u>Federal Way</u>	<u>11,260</u>	<u>20,460</u>
	<u>Issaquah</u>	<u>3,500</u>	<u>7,950</u>
	<u>Kent</u>	<u>10,200</u>	<u>32,000</u>
	<u>Kirkland</u>	<u>13,200</u>	<u>26,490</u>
	<u>Redmond</u>	<u>20,000</u>	<u>24,000</u>
	<u>Renton</u>	<u>17,000</u>	<u>31,780</u>
	<u>SeaTac</u>	<u>5,900</u>	<u>14,810</u>
	<u>Tukwila</u>	<u>6,500</u>	<u>15,890</u>
<b><u>Core Cities Subtotal</u></b>		<b><u>112,860</u></b>	<b><u>207,170</u></b>
<u>High Capacity Transit Communities</u>	<u>Des Moines</u>	<u>3,800</u>	<u>2,380</u>
	<u>Federal Way PAA*</u>	<u>1,020</u>	<u>720</u>
	<u>Kenmore</u>	<u>3,070</u>	<u>3,200</u>
	<u>Lake Forest Park</u>	<u>870</u>	<u>550</u>
	<u>Mercer Island</u>	<u>1,239</u>	<u>1,300</u>
	<u>Newcastle</u>	<u>1,480</u>	<u>500</u>
	<u>North Highline PAA*</u>	<u>1,420</u>	<u>1,220</u>
	<u>Renton PAA* - East Renton</u>	<u>170</u>	<u>0</u>
	<u>Renton PAA* – Fairwood</u>	<u>840</u>	<u>100</u>
	<u>Renton PAA* - Skyway/West Hill</u>	<u>670</u>	<u>600</u>
	<u>Shoreline</u>	<u>13,330</u>	<u>10,000</u>

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

		<b>Net New Units and Jobs</b>	
<b>Jurisdiction</b>		<b>2019-2044 Housing Target</b>	<b>2019-2044 Jobs Target</b>
<u>Woodinville</u>		<u>2,033</u>	<u>5,000</u>
<b>High Capacity Transit Communities Subtotal</b>		<b>29,942</b>	<b>25,570</b>
<u>Cities and Towns</u>	<u>Algona</u>	<u>170</u>	<u>325</u>
	<u>Beaux Arts</u>	<u>1</u>	<u>0</u>
	<u>Black Diamond</u>	<u>2,900</u>	<u>680</u>
	<u>Carnation</u>	<u>799</u>	<u>450</u>
	<u>Clyde Hill</u>	<u>10</u>	<u>10</u>
	<u>Covington</u>	<u>4,310</u>	<u>4,496</u>
	<u>Duvall</u>	<u>890</u>	<u>990</u>
	<u>Enumclaw</u>	<u>1,057</u>	<u>989</u>
	<u>Hunts Point</u>	<u>1</u>	<u>0</u>
	<u>Maple Valley</u>	<u>1,720</u>	<u>1,570</u>
	<u>Medina</u>	<u>19</u>	<u>0</u>
	<u>Milton</u>	<u>50</u>	<u>900</u>
	<u>Normandy Park</u>	<u>153</u>	<u>35</u>
	<u>North Bend</u>	<u>1,748</u>	<u>2,218</u>
	<u>Pacific</u>	<u>135</u>	<u>75</u>
	<u>Sammamish</u>	<u>2,100</u>	<u>728</u>
	<u>Skykomish</u>	<u>10</u>	<u>0</u>
<u>Snoqualmie</u>	<u>1,500</u>	<u>4,425</u>	
<u>Yarrow Point</u>	<u>10</u>	<u>0</u>	
<b>Cities and Towns Subtotal</b>		<b>17,583</b>	<b>17,891</b>
<u>Urban Unincorporated</u>	<u>Auburn PAA*</u>	<u>12</u>	<u>0</u>
	<u>Bellevue PAA*</u>	<u>17</u>	<u>0</u>
	<u>Black Diamond PAA*</u>	<u>328</u>	<u>0</u>
	<u>Issaquah PAA*</u>	<u>35</u>	<u>0</u>
	<u>Kent PAA*</u>	<u>3</u>	<u>300</u>
	<u>Newcastle PAA*</u>	<u>1</u>	<u>0</u>
	<u>Pacific PAA*</u>	<u>134</u>	<u>0</u>
	<u>Redmond PAA*</u>	<u>120</u>	<u>0</u>
	<u>Sammamish PAA*</u>	<u>194</u>	<u>0</u>
	<u>Unaffiliated Urban Unincorporated</u>	<u>448</u>	<u>400</u>
<b>Urban Unincorporated Subtotal</b>		<b>1,292</b>	<b>700</b>
<b>Urban Growth Area Total</b>		<b>308,677</b>	<b>490,831</b>

\*PAA means Potential Annexation Area

337

338

339 U-114

340

**Land use policies and regulations shall accommodate a growth target of approximately ((11,140)) 5,412 housing units and approximately ((6,840)) 3,340**



**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

341 jobs by ((2034)) 2044, as established in the Countywide Planning Policies for the  
342 unincorporated portion of the Urban Growth Area.

343 **a. As part of accommodating the housing growth target, King County shall**  
344 **plan for and accommodate its jurisdictional housing need, as**  
345 **established in the Countywide Planning Policies; and**

346 **b. The targets allocated to urban unincorporated King County shall be**  
347 **monitored and may be refined through future planning that includes the**  
348 **community, adjacent cities, and service providers.**

349

350 **U-115** King County shall provide adequate land capacity for residential **(including to**  
351 **plan for and accommodate housing affordable to all income levels),** commercial,  
352 industrial, and other non-residential growth in the urban unincorporated area. As  
353 required under the Growth Management Act, this land capacity shall:

354 **a. ((b))Be calculated on a countywide basis and be consistent with the**  
355 **Countywide Planning Policies; and**

356 **b. ((shall-i))Include both redevelopment opportunities as well as**  
357 **opportunities for development on vacant lands.((<sup>2</sup>))**

358

359 ~~**((U-116) King County shall use housing and employment targets to implement the**~~  
360 ~~**Comprehensive Plan in urban communities. The targets allocated to subareas of**~~  
361 ~~**unincorporated King County will be monitored and may be refined through future**~~  
362 ~~**planning that includes communities, affected cities and service providers.**~~

363

364 The following Figure: King County Growth Targets Update: Revised Table DP 1 – adjusted 2015, portrays  
365 housing and job growth targets for each jurisdiction. It has been updated to reflect annexations that occurred  
366 between 2010 and 2016 in the cities of Burien, Kent, Kirkland, Bellevue, Bothell, Sammamish and Tukwila.  
367 These cities annexed large areas of unincorporated King County, shifting those areas' Potential Annexation Area  
368 (PAA) targets into the respective cities. That adjustment of Potential Annexation Area targets into cities was  
369 acknowledged by the Growth Management Planning Council, adopted by the County Council, and ratified by  
370 the cities in 2012-2013 and adjusted again in 2015. The time horizon remains 2006-2031, and the targets for all  
371 other jurisdictions remain the same.

372

373 The table further provides guidance, in the Potential Annexation Area columns, for transfer of portions of  
374 growth targets into cities when annexation takes place in the future. Although they may be refined through  
375 future planning with affected communities and adjacent cities, these ranges are intended to be used as a guide for  
376 future planning of land uses and decisions on services and infrastructure.

377

---

((<sup>2</sup>As amended by Ordinance 17687.))

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

378 *Figure: King County Growth Targets Update: Revised Table DP-1—adjusted 2015*

<b>Regional Geography</b>	<b>Housing Target</b>	<b>PAA Housing Target</b>	<b>Employment Target</b>	<b>PAA Emp. Target</b>
— City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
<b>Metropolitan Cities</b>				
— Bellevue	17,290		53,000	
— Seattle	86,000		146,700	
<b>Total</b>	<b>103,290</b>		<b>199,700</b>	
<b>Core Cities</b>				
— Auburn	9,620		19,350	—
— Bothell	3,810	810	5,000	
— Burien	4,440		5,610	
— Federal Way	8,100	2,390	12,300	290
— Kent	9,270	90	13,280	210
— Kirkland	8,570	0	20,850	0
— Redmond	10,200	640	23,000	—
— Renton	14,835	3,895	29,000	470
— SeaTac	5,800		25,300	
— Tukwila	4,850	50	17,550	0
<b>Total</b>	<b>79,495</b>		<b>170,590</b>	
<b>Larger Cities</b>				
— Des Moines	3,000		5,000	
— Issaquah	5,750	110	20,000	
— Kenmore	3,500		3,000	
— Maple Valley**	1,800	1,060	2,000	
— Mercer Island	2,000		1,000	
— Sammamish	4,180	350	1,800	
— Shoreline	5,000		5,000	
— Woodinville	3,000		5,000	
<b>Total</b>	<b>28,230</b>		<b>42,800</b>	
<b>Small Cities</b>				
— Algona	190		210	
— Beaux Arts	3		3	
— Black Diamond	1,900		1,050	
— Carnation	330		370	
— Clyde Hill	10		—	
— Covington	1,470		1,320	
— Duvall	1,140		840	
— Enumclaw	1,425		735	
— Hunts Point	1		—	

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

<b>Regional Geography</b>	<b>Housing Target</b>	<b>PAA Housing Target</b>	<b>Employment Target</b>	<b>PAA Emp. Target</b>
— City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
— Lake Forest Park	475		210	
— Medina	19		—	
— Milton	50	90	160	
— Newcastle	1,200		735	
— Normandy Park	120		65	
— North Bend	665		1,050	
— Pacific	285	135	370	
— Skykomish	10		—	
— Snoqualmie	1,615		1,050	
— Yarrow Point	14		—	
<b>Total</b>	<b>10,922</b>		<b>8,168</b>	
<b>Urban Unincorporated</b>				
— Potential Annexation Areas	8,760		970	
— North Highline	820		2,170	
— Bear Creek Urban Planned Dev	910		3,580	
— Unclaimed Urban Unincorp.	650		90	
<b>Total</b>	<b>11,140</b>		<b>6,810</b>	
<b>King County UGA Total</b>	<b>233,077</b>		<b>428,068</b>	

\* King County Growth Management Planning Council, adopted October 2009 and ratified by cities in 2010. These were re-adopted with the countywide planning policies in 2012 and ratified in 2013.

— Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2016.

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

379

## 380 **((B-)) Residential Land Use**

381 ((Housing is the major use of urban land in King County, occupying well over half of the county's developed  
382 land area. This plan supports the creation of a full range of housing choices for county residents.)) The  
383 Comprehensive Plan supports planning for and accommodating housing that is affordable to all economic  
384 segments of the population, promoting a variety of residential densities and types, and encouraging preservation  
385 of existing housing stock.

386

387 **U-118**                    **New residential development in the Urban Growth Area should occur where**  
388 **facilities and services can be provided at the lowest public cost and in a timely**  
389 **fashion. The Urban Growth Area ((should have)) shall include zoning that**  
390 **provides for a variety of housing types and prices, including mobile home parks,**

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

391 ~~((multifamily development))~~ **apartments, middle housing, townhouses, and**  
 392 **small-lot((;)) single((-family)) detached home development.**  
 393

394 **~~((1.)) Residential Densities~~**

395 ~~((The density of eight homes per acre expressed below is a long term goal and would be an average density of~~  
 396 ~~single family and multifamily developments. Single family homes will continue to account for most of the land~~  
 397 ~~area used for new development in the county. This pl)) The Comprehensive Plan proposes ways to develop  
 398 single((-family)) detached homes and densities so that urban land is used more efficiently, homes are more  
 399 affordable, more housing choices are available, and densities are adequate to support effective and efficient  
 400 transit services. Housing at higher densities can promote public health by creating urban communities that  
 401 support public transportation and nearby services and thereby increase opportunities for walking or biking.  
 402~~

403 **U-119 King County shall seek to achieve through future planning efforts, over the next**  
 404 **20 years, including collaborative efforts with cities, an average zoning density of**  
 405 **at least eight homes per acre in the Urban Growth Area through a mix of**  
 406 **densities and housing types. A lower density zone may be used to recognize**  
 407 **existing subdivisions with little or no opportunity for infill or redevelopment.**

408 **U-120 King County should apply the urban residential, low land use designation in**  
 409 **limited circumstances in unincorporated urban areas ((in order)) to protect((;))**  
 410 **floodplains, critical aquifer recharge areas, high function wetlands and unstable**  
 411 **slopes from degradation, and the link these environmental features have to a**  
 412 **network of open space, fish and wildlife habitat, and urban separators. The**  
 413 **residential density for land so designated should be maintained at one unit per**  
 414 **acre, and lands that are sending sites under the Transfer of Development Rights**  
 415 **Program may transfer density at a rate of at least four units per acre.**  
 416

417 **U-121 New multifamily housing should be built to the scale and design of the existing**  
 418 **community or neighborhood, while contributing to an area-wide density and**  
 419 **development pattern that supports transit and allows for a range of housing**  
 420 **choices. Multifamily housing in unincorporated urban areas should be sited as**  
 421 **follows:**  
 422  
 423 **a. In or next to unincorporated activity centers or next to community or**  
 424 **neighborhood business centers;**  
 425 **b. In mixed-use developments in centers and activity areas; and**  
 426 **c. On small, scattered parcels integrated into existing urban residential**  
 427 **areas. Over time, zoning should encourage a larger proportion of**  
 428 **multifamily housing to be located on small, scattered sites rather than on**  
 429 **larger sites.**  
 430

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

431 ~~((U-122~~ Land zoned for multifamily uses should be allowed to be converted to  
432 nonresidential zone categories only after new multifamily sites are identified and  
433 rezoned to replace the multifamily housing capacity lost due to the conversion.))  
434

435 U-122a King County ~~((should))~~ shall explore zoning policies and provisions and tools  
436 that increase housing density and affordable housing opportunities within  
437 unincorporated urban ~~((growth))~~ areas, with a focus on areas near frequent  
438 transit and commercial areas.  
439

## 440 ~~((2.))~~ Minimum Density

441 In accordance with the Countywide Planning Policies, King County has included a minimum density  
442 requirement in its zoning regulations for all new urban residential development with a zoned density of four or  
443 more homes per acre.  
444

445 U-123 King County should apply minimum density requirements to all unincorporated  
446 urban residential zones of four or more homes per acre, except under limited  
447 circumstances such as the:  
448 a. Presence of significant physical constraints such as those noted in  
449 policy U-120, or  
450 b. Implementation of standards applied to a property through a  
451 property-specific development condition~~((;))~~ or special district overlay~~((;))~~  
452 ~~or subarea study)).~~  
453

## 454 ~~((3.))~~ Increases of Zoning Density

455 While King County supports higher densities in unincorporated urban areas, increased densities that would be  
456 incompatible with existing neighborhoods or cause significant impacts on roads, services and the environment  
457 are discouraged. The following policies will guide decisions on application of densities and proposed rezones.  
458

459 U-124 Requests for increases in density of unincorporated urban residential property  
460 zoned for one dwelling unit per acre shall be considered unless the property  
461 meets the criteria for low land use designation in set forth in Policy U-120.  
462

463 U-125 King County should support proposed zoning changes to increase density within  
464 the unincorporated urban area when consistent with the King County  
465 Comprehensive Plan Land Use Map and when the following conditions are  
466 present:  
467 a. The development will be compatible with the character and scale of the  
468 surrounding neighborhood;  
469 b. Urban public facilities and services are adequate, consistent with  
470 adopted levels of service and meet Growth Management Act

~~((2016))~~ **2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 471 concurrency requirements, including King County transportation  
 472 concurrency standards;
- 473 c. The proposed density change will not increase unmitigated adverse  
 474 impacts on environmentally critical areas or increase unmitigated  
 475 adverse displacement impacts on residents or businesses, either on site  
 476 or in the vicinity of the proposed development;
- 477 d. The proposed density increase will be consistent with or contribute to  
 478 achieving the goals and policies of ~~((this))~~ the ((e)) Comprehensive  
 479 ~~((p)) Plan((,))~~ and the subarea plan ((or subarea study)) for that  
 480 geography, if applicable((,or));
- 481 e. ~~((t))~~ The development is within walking distance of transit corridors or  
 482 transit activity centers, retail and commercial activities, and is accessible  
 483 to parks and other recreation opportunities; and
- 484 ~~((e-))~~ f. An equity impact analysis has been completed that identifies all potential  
 485 equity impacts and displacement risk to residents or businesses located  
 486 on or adjacent to the site proposed for zoning reclassification:
- 487 1. For ~~((area zoning or))~~ zoning reclassifications initiated by the  
 488 County in a subarea plan or area zoning and land use study, the  
 489 analysis shall include, at a minimum, ~~((use of the County's Equity~~  
 490 ~~Impact Review tool))~~ an equity impact review.
  - 491 2. For zoning reclassifications not initiated by the County, a  
 492 community meeting shall be held that meets the requirements of  
 493 ~~((K.C.C.))~~ King County Code 20.20.035 prior to submittal of the  
 494 application. Notice of the community meeting should be provided,  
 495 at a minimum, in the top six languages ~~((identified by the tier map of~~  
 496 ~~limited-English-proficient persons maintained by the office of equity~~  
 497 ~~and social justice and the county demographer))~~ spoken in that  
 498 community.

500 **U-126** King County, when evaluating rezone requests, shall consult with the city whose  
 501 Potential Annexation Area includes the property under review; if a  
 502 pre-annexation agreement exists, King County shall work with the city to ensure  
 503 compatibility with the city's pre-annexation zoning for the area. King County  
 504 shall also notify special purpose districts and local providers of urban utility  
 505 services and should work with these service providers on issues raised by the  
 506 proposal.

507  
 508 ~~((As part of its voluntary program with the Federal Aviation Administration to reduce aircraft noise inside~~  
 509 ~~residences surrounding the King County International Airport, the County completed a Federal Aviation~~  
 510 ~~Administration Part 150 Noise and Land Use Compatibility Study. As part of the study, noise contours were~~  
 511 ~~developed and plotted as part of a Noise Mitigation Boundary. Over the past seven years and with available~~

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

512 ~~Federal Aviation Administration funding, the County completed a residential sound mitigation program within~~  
 513 ~~the Noise Mitigation Boundary. The program provided a variety of noise mitigation components, including~~  
 514 ~~insulation, windows, and ventilation to 609 homes surrounding the airport. The program was completed in~~  
 515 ~~2015.))~~

516

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

522

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

528

529 ~~**U-128 Density incentives should encourage private developers to: provide affordable**~~  
 530 ~~**housing, significant open space, trails and parks; use the Transfer of**~~  
 531 ~~**Development Rights Program, Low Impact Development and Green Building;**~~  
 532 ~~**locate development close to transit; participate in historic preservation; and**~~  
 533 ~~**include energy conservation measures.))**~~

534

#### 535 **((4.)) Mixed-Use Development**

536 Mixed-use development combines higher density residential units with retail or office uses in the same building  
 537 or within an integrated development on the same lot. Quality mixed-use developments can provide convenient  
 538 shopping and services to both residents of the development and those who live nearby. They can help to build a  
 539 sense of community, as neighboring merchants and residents get to know each other.

540

541 Mixed-use is traditional in older downtowns and commercial areas, where offices and retail typically occupy the  
 542 first floor and residences are upstairs. Mixed-use developments can help meet projected housing needs, promote  
 543 public health, and help provide mitigation for climate change by providing opportunities for people to walk or  
 544 bicycle to retail shopping, such as grocery stores with fresh fruits and vegetables and locally produced  
 545 value-added food products, such as cheese, meats, and preserves. It provides an opportunity to support  
 546 ~~((disadvantaged))~~ historically underserved communities by clustering public services. If people can replace some  
 547 of their driving trips with walking, biking, or transit, then vehicle miles traveled will decrease. Further, by  
 548 placing shopping and services close to where people live, even if some of the trips are made by ~~((auto))~~ vehicle,  
 549 they will be shorter than if the uses had been separated.

550

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

551 **U-129** King County ~~((supports))~~ should allow mixed use developments in the urban area  
 552 in community and neighborhood business centers, unincorporated activity  
 553 centers, and in areas designated commercial outside of centers.

554

555 **U-130** Design features of mixed-use developments should include the following:  
 556 a. Integration of the retail and/or office uses and residential units within the  
 557 same building or on the same parcel;  
 558 b. Quality and appropriate ground level spaces built to accommodate retail  
 559 and office uses;  
 560 c. Off-street parking behind or to the side of the buildings, or enclosed  
 561 within buildings; and  
 562 d. Opportunities to have safe, accessible pedestrian connections and  
 563 bicycle facilities within the development and to adjacent residential  
 564 developments.

565

566 **U-131** In a mixed-use development where residential and nonresidential uses are  
 567 proposed in separate structures and the residential uses are proposed to be  
 568 constructed prior to the nonresidential uses, permitting and development  
 569 reviews should be through a process that ensures an integrated design.

570

571 **U-132** In a mixed-use development, incentives such as increases in residential density  
 572 or floor area ratio should be used to encourage the inclusion of well-designed  
 573 and accessible public gathering spaces in the site design.

574

575 ~~((U-132a) King County shall allow and support the development of innovative community  
 576 gardens and urban agriculture throughout the public realm of residential and  
 577 commercial areas.))~~

578

579 **U-132b** King County shall allow and support mixed-use food innovation districts  
 580 supportive of affordable, healthy local food.

581

582 **~~((5.))~~ Urban Residential Neighborhood Design and Infill/Redevelopment**

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

586

587 The high level of amenities and development include outdoor spaces that are usable, attractive, comfortable, and  
 588 enjoyable. The design of urban streets, including features such as parking strips, street trees, alleys and off-street  
 589 parking all contribute to the character of urban neighborhoods. Careful site planning can incorporate  
 590 neighborhood features, contribute to aesthetic value, minimize site disturbance, conserve energy, reduce urban



**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

591 heat, and, in some cases, reduce development costs. Neighborhood shopping, grocery stores with fresh fruits  
592 and vegetables, libraries, larger parks, schools, and public golf courses are examples of uses that provide  
593 amenities for nearby residents.

594

595 Small retail establishments integrated into residential development (~~((e.g.,))~~ such as a laundromat) can provide  
596 convenient services and help residents reduce ~~((automobile))~~ vehicle trips. Urban areas that are interesting and  
597 safe for pedestrians and bicyclists, and that provide many necessary services close to residential developments,  
598 can promote public health by increasing opportunities for physical activity during daily activities.

599

600 **U-133** King County shall encourage ~~((s))~~ affordable, innovative, quality infill  
601 development and redevelopment in existing unincorporated urban areas. A  
602 variety of regulatory, incentive, and program strategies ~~((euld))~~ should be  
603 considered, including:  
604 a. Special development standards for infill sites;  
605 b. Assembly and resale of sites to providers of affordable and healthy  
606 housing;  
607 c. ~~((Impact mitigation fee structures that favor infill developments;~~  
608 ~~d.))~~ Greater regulatory flexibility in allowing standards to be met using  
609 innovative techniques;  
610 ~~((e.))~~ d. Coordination with incentive programs of cities affiliated to annex the  
611 area;  
612 ~~((f.))~~ e. Green ~~((B))~~ building techniques that create sustainable development; and  
613 ~~((g.))~~ f. Joint public/private loan guarantee pools.

614

615 **U-134** Single ~~((family))~~ detached homes, accessory dwelling units, townhomes,  
616 ~~((duplexes))~~ middle housing, and apartments shall be allowed in all urban  
617 residential zones, provided that apartments, duplexes, triplexes, and fourplexes  
618 shall not be:  
619 a. ~~((Apartments shall not be a))~~ Allowed in the R-1 zone unless 50 ~~((%))~~  
620 percent or more of the site is environmentally constrained; and  
621 b. ~~((Apartments in R-1, R-4, R-6 and R-8 shall not be d))~~ Developed at  
622 densities in excess of 18 units per acre in the net buildable area in the R-  
623 1, R-4, R-6, or R-8 zone.

624

625 **U-135** Urban residential neighborhood design should preserve historic structures,  
626 natural features and neighborhood identity, while accommodating housing  
627 affordable to all income levels and providing privacy, community space, and  
628 safety and mobility for pedestrians and bicyclists of all ages and abilities.

629

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 630     **U-136**                    Site planning tools, such as clustering, shall be permitted ~~((in order))~~ to allow  
631                                    preservation or utilization of unique natural features within a development.  
632
- 633     **U-137**                    New urban residential developments should provide recreational space,  
634                                    community facilities, and neighborhood circulation for pedestrians and bicyclists  
635                                    to increase opportunities for physical activity and ensure access to transit  
636                                    facilities where they exist or are planned.  
637
- 638     **U-138**                    Residential developments should provide a variety of housing types and lot  
639                                    patterns through lot clustering, flexible setback requirements, and mixed  
640                                    attached and detached housing.  
641
- 642     **U-139**                    Nonresidential uses, such as schools, ~~((religious facilities))~~ places of worship,  
643                                    libraries, and small-scale retail and personal services, should be integrated into  
644                                    urban residential neighborhoods to create viable neighborhoods with reduced  
645                                    dependence on ~~((the automobile))~~ vehicles. These uses should be sited,  
646                                    designed, and scaled to be compatible with existing residential character and  
647                                    should provide convenient and safe walking and bicycling connections to  
648                                    neighboring residences.  
649
- 650     **U-139a**                   King County shall support policy and system changes that increase access to  
651                                    affordable, healthy foods in neighborhoods.  
652
- 653     **U-139b**                   King County should allow the creation of local improvement districts, where  
654                                    required to carry out important public functions that are not otherwise able to be  
655                                    carried out by existing local governments.  
656
- 657     Multifamily residential development is important to King County's housing supply because it uses land and  
658     energy efficiently and provides opportunities for affordable rental and ownership housing. Multifamily  
659     development is defined as one building that contains two or more separate dwelling units. Multifamily  
660     developments can be apartments, ~~((duplexes))~~ middle housing, townhouses, or ~~((other))~~ innovative housing  
661     types.
- 662
- 663     **U-140**                    **Multifamily residential development should provide common and private open  
664                                    space; variation in facades and other building design features that may include  
665                                    varying window treatments, building colors, and materials; and light fixtures that  
666                                    will give a residential scale and identity to multifamily development.**  
667
- 668     ~~((Generally, larger parcels of buildable vacant land in the Urban Growth Area have been preferred for  
669     development. Development of these large parcels, especially for attached units at higher densities, often  
670     provoked concerns about compatibility due to their scale and design.~~

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

671

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

678

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

683

684 **~~(6.)~~ Residential Site Improvement Standards and Public Services**

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

688

689 **U-142 Residential developments within the unincorporated urban area, including mobile**  
 690 **home parks, shall provide the following improvements:**

- 691 a. Paved streets (and alleys if appropriate), curbs and sidewalks, and  
 692 internal walkways when appropriate;
- 693 b. Adequate parking and consideration of access to transit activity centers  
 694 and transit corridors;
- 695 c. Street lighting and street trees;
- 696 d. Stormwater treatment and control;
- 697 e. Public water supply;
- 698 f. Public sewers; and
- 699 g. Landscaping around the perimeter and parking areas of multifamily  
 700 developments.

701

702 The design and construction quality of development in unincorporated urban  
 703 areas should meet or exceed the quality in the area's designated annexation city.

704

705 **U-143 Common facilities such as recreation space, internal walkways that provide**  
 706 **convenient and safe inter- and intra-connectivity, roads, parking (including**  
 707 **secure bicycle parking), and solid waste and recycling areas with appropriate**  
 708 **levels of landscaping should be included in multifamily developments. Areas of**  
 709 **multifamily buildings that are open to the public (such as common hallways and**  
 710 **elevators) shall be smoke-free and vapor-product free to the extent allowed by**

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

711 state and local regulations to avoid exposure to secondhand tobacco smoke and  
712 emissions from electronic smoking and vaping devices.

713

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

718

719 **U-144** Recreation space based on the size of the developments shall be provided on  
720 site, except that in limited cases, fee payments for local level park and outdoor  
721 recreation needs may be accepted by King County.

722

723 **U-145** Recreation spaces located within ~~((a residential))~~ the following developments,  
724 except those for elderly or other special needs populations, shall include a  
725 child's play area:  
726 a. single detached subdivisions;  
727 b. apartment, townhouse, and mixed-use developments, of more than four  
728 units in the UR and R-4 through R-48 zones; and  
729 c. stand-alone townhouse developments in the NB zone of more than four  
730 units on property designated commercial outside of center in the urban  
731 area.

732

733 **U-146** Recreation spaces located in residential developments in the Urban Area should  
734 include amenities such as play equipment, open grassy areas, barbecues,  
735 benches, bicycle racks, trails, and picnic tables.

736

## 737 **((C.)) Commercial Land Use**

738 The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities and  
739 in ~~((urban))~~ regional and countywide growth centers, which are areas of concentrated employment and housing.  
740 ~~((The designated urban centers are to accommodate 15,000 jobs within a one-half mile radius of a major transit~~  
741 ~~stop, an average employment density of 50 jobs per gross acre and an average of 15 housing units per gross~~  
742 ~~acre.))~~ Criteria related to densities, planning, and infrastructure for growth centers are included in the  
743 Multicounty Planning Policies and Countywide Planning Policies. ~~((All of the urban))~~ Regional centers are  
744 designated by the Puget Sound Regional Council ((as Regional Growth Centers)) and all are located in cities.  
745 Countywide centers are designated by the Growth Management Planning Council and are located in both  
746 incorporated and unincorporated areas. The County's two unincorporated activity centers (Skyway and White  
747 Center) meet the criteria for countywide center designation. King County intends to apply for this designation  
748 following adoption of the 2024 Comprehensive Plan.

749

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

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

760

761 **U-147 Business((/)) and office park developments should be located in or adjacent to an**  
762 **unincorporated activity center. They may serve as a transition between office((/))**  
763 **and retail areas and residential areas. They should be designed to take**  
764 **advantage of on-site or nearby structured parking, and/or bus service and**  
765 **passenger facilities should be compatible with the objective of higher**  
766 **employment densities.**

767

768 **U-148 New commercial and office development shall locate in designated**  
769 **unincorporated activity centers, community and neighborhood business centers,**  
770 **and in areas designated commercial outside of centers.**

771

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

777

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

781

## 782 **((1.)) Unincorporated Activity Centers**

783 Unincorporated activity centers are the primary locations for commercial and industrial development in urban  
784 unincorporated King County. White Center and Skyway are the only designated unincorporated activity  
785 centers. ((The North Highline Community Service Area Subarea Plan establishes the size of, and mix of uses  
786 allowed in, the White Center Unincorporated Activity Center. The Skyway West Hill Community Service Area  
787 Subarea Plan establishes the size and mix of uses in the Skyway Unincorporated Activity Center.)) The Land  
788 Use Map designates unincorporated activity centers. The North Highline Community Service Area Subarea

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

789 Plan and Skyway-West Hill Community Service Area Subarea Plan establishes policy direction for development  
790 and uses in each respective activity center.

791

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

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

805

806 **U-151**                    **Within unincorporated activity centers, the following zoning is appropriate:**  
807 **Urban Residential, with a density of ((twelve)) 12 to ((forty-eight)) 48 dwelling**  
808 **units per acre; Community Business; Neighborhood Business; Office; and**  
809 **Industrial.**

810

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

- 814                    a.        **The relationship and role of the ((entire)) center to its surrounding uses,**  
815                                **including adjacent cities, and to other nearby centers;**  
816                    b.        **Availability of supporting public services;**  
817                    c.        **~~((The function of the center to other centers in the sub-region;~~**  
818 **~~d.))~~        **The need for additional commercial and industrial development;**  
819 **~~((e.))~~ d.        **The size and boundaries of the center; and**  
820 **~~((f.))~~ e.        **Zoning.********

821

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

- 824                    a.        **Be ((M))more than ((forty)) 40 acres in size, excluding land needed for**  
825 **surface water management or protection of environmentally critical**  
826 **areas;**  
827                    b.        **Include ((R))retail space based on the amount of residential development**  
828 **planned for the surrounding area to provide for community and local**  
829 **shopping needs; and**

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

830 c. Limit ((R))retail space ((should not exceed)) to a maximum of 60 acres  
 831 and 600,000 square feet unless ((it is served by direct freeway access  
 832 by)) located on a principal or minor arterial that connects directly to a  
 833 freeway and the retail space is well served by transit.

834

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

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

855

856 **U 158** New major residential, commercial, and mixed-use developments in  
 857 unincorporated activity centers should include low impact design features and  
 858 should promote public health by increasing opportunities for physical activity in  
 859 daily life. The development should include: safe walkways and bicycle facilities  
 860 for all ages and abilities with access to commercial areas, schools, and  
 861 community facilities; trails; and pocket parks.

862

863 **~~(2.)~~ Community Business Centers**

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

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

870

871 **U-159**

Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:

876

a. Retail stores and services;

877

b. Professional offices;

878

c. Community and human services;

879

d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and

881

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

883

884 **U-160**

Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea plan or area zoning and land use study. Redevelopment and infill development of existing community business centers is encouraged.

889

890 **U-161**

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

892

893 **U-162**

The specific size and boundaries of community business centers should be ~~((consistent with the criteria listed below))~~;

895

a. More than 10 acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas;

896

b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;

899

c. Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and

904

d. ~~((Must be 1))~~ Located at the intersection of two principal or minor arterials.

906

907 **U-163**

Design features of community business centers should include the following:

908

a. Safe and attractive walkways and bicycle facilities for all ages and abilities;

909

b. Close grouping of stores;



~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

- 911 c. Off-street parking behind or to the side of buildings, or enclosed within  
912 buildings;  
913 d. Public art;  
914 e. Retention of attractive natural features, historic buildings, and  
915 established character;  
916 f. Landscaping, which may include planters and street trees;  
917 g. Appropriate signage;  
918 h. Public seating areas; and  
919 i. Architectural features that provide variation between buildings or  
920 contiguous storefronts.  
921

922 **((3.)) Neighborhood Business Centers**

923 Neighborhood business centers are shopping areas offering convenience goods and services to local residents.  
924 Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often  
925 are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they  
926 consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian  
927 and bicycle access.  
928

929 As shown on the Urban Centers map at the end of this chapter, King County has seven of these centers,  
930 including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60<sup>th</sup> Ave.-64<sup>th</sup>  
931 Ave. S, Rainier Ave. S./S. 114<sup>th</sup> St.-S. 117<sup>th</sup> St., and Spider Lake.  
932

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

- 937 a. Retail stores and services;  
938 b. Professional offices;  
939 c. Multifamily housing as part of a mixed-use development with residential  
940 densities up to 12 units per acre when convenient to a minor arterial.  
941 Higher densities are appropriate when the center is a walkable  
942 community, convenient to a principal arterial or well-served by transit;  
943 and  
944 d. Farmers Markets.  
945

946 **U-165 Designated neighborhood business centers are shown on the Comprehensive  
947 Plan Land Use Map. Expansion of existing or the designation of new  
948 neighborhood business centers shall only be permitted through a subarea plan**

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

949 **or area zoning and land use study.** Redevelopment and infill development of  
950 existing neighborhood business centers is encouraged.

951

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

954

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

- 957 a. Ten acres or less in size, excluding land needed for surface water  
958 management or protection of **((environmentally sensitive features))**  
959 **critical areas**;
- 960 b. Designed to provide convenience shopping for a market population of  
961 8,000 to 15,000 people;
- 962 c. Located within walking distance of transit corridors or transit activity  
963 centers; and
- 964 d. Located one to three miles from another neighborhood business center.

965

966 **U-168** Design features of neighborhood business centers should include the following:

- 967 a. Safe and attractive walkways and bicycle facilities for all ages and  
968 abilities;
- 969 b. Close grouping of stores;
- 970 c. Off-street parking behind or to the side of buildings, or enclosed within  
971 buildings;
- 972 d. Public art;
- 973 e. Retention of attractive natural features, historic buildings, or established  
974 character;
- 975 f. Landscaping, which may include planters and street trees;
- 976 g. Appropriate signage;
- 977 h. Public seating areas; and
- 978 i. Architectural features that provide variation between buildings or  
979 contiguous storefronts.

980

981 **((4.)) Commercial Development Outside of Centers**

982 The Commercial Outside of Center **((COC))** Land Use designation recognizes commercial uses predating the  
983 adoption of the **((e))** County's first Growth Management Act -mandated Comprehensive Plan. These isolated  
984 unincorporated urban areas were and remain located outside a designated urban center (unincorporated activity  
985 center, community business center, or neighborhood business center). The **((COC)) Commercial Outside of**  
986 **Center** designation is also appropriate as a transitional designation within certain potential annexation areas. In  
987 these areas, the **((c))** County will utilize the memorandum of understanding and applicable Comprehensive Plan  
988 policies to determine the appropriate zoning to implement this transitional designation.

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

989

990 U-169

Stand-alone commercial developments legally established outside designated centers in the unincorporated urban area may be recognized with the ((CQ)) Commercial Outside of Center designation and appropriate commercial zoning, including any identified potential zoning classification. An action to implement a potential zoning classification shall not require ((a detailed subarea)) an area zoning or land use study, if the current ((CQ)) Commercial Outside of Center designation is to remain unchanged. When ((more detailed)) subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the Comprehensive Plan.

1000

1001 U-170

The ((CQ)) Commercial Outside of Center designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the ((C))County for areas with a mix of urban uses and zoning ((in order)) to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea plan or area zoning and land use study ((with the city)) is completed in consultation with the city.

1011

**((5.)) Commercial Site Improvement Standards and Public Services**

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

1015

1016 U-171

Commercial, retail and industrial developments in the unincorporated urban area should foster community, create enjoyable outdoor areas, and balance needs of ((automobile)) vehicle movement with pedestrian and bicycle mobility and safety. Commercial and industrial developments shall provide the following improvements:

1020

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 1021 a. Paved streets;
- 1022 b. Sidewalks for all ages and abilities and bicycle facilities in commercial
- 1023 and retail areas;
- 1024 c. Adequate parking for employees and business users;
- 1025 d. Landscaping along or within streets, sidewalks, and parking areas to
- 1026 provide an attractive appearance;
- 1027 e. Adequate stormwater control, including curbs, gutters, and stormwater
- 1028 retention facilities;
- 1029 f. Public water supply;
- 1030 g. Public sewers;
- 1031 h. Controlled traffic access to arterials and intersections; and
- 1032 i. Where appropriate, in commercial areas, common facilities, such as
- 1033 shared streets, walkways, and waste disposal and recycling with
- 1034 appropriate levels of landscaping.
- 1035
- 1036 The design and construction quality of development in unincorporated urban
- 1037 areas should meet or exceed the quality in the area's designated annexation city.
- 1038

1039 **((6.)) Industrial Development**

1040 Maintaining a strong industrial land supply is an important factor in maintaining the county's economic base and

1041 providing family-wage jobs. The following policies assure that industrial development is supported and is also

1042 compatible with adjacent land uses while providing appropriate services for employees. In addition, King

1043 County is committed to helping return contaminated sites to productive use.

1044

1045 **U-172** Within the Urban Growth Area(~~(, but outside unincorporated activity centers,))~~)

1046 properties with existing industrial uses shall be protected. The ((e))County may

1047 use tools such as special district overlays to identify them for property owners

1048 and residents of surrounding neighborhoods.

1049

1050 **U-173** Industrial development should have direct access from arterials or freeways.

1051 Access points should be combined and limited in number to allow smooth traffic

1052 flow on arterials. Access through residential areas should be avoided.

1053

1054 **U-174** Small amounts of retail and service uses in industrial areas may be allowed for

1055 convenience to employees and users.

1056

1057 **U-175** King County, in collaboration with cities and the development community, should

1058 create and fund a process to clean up and reclaim polluted industrial areas ((in

1059 order)) to expand the land available for industrial development.

1060

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1061 **~~((D-))~~ Urban Planned Developments and Fully Contained Communities**

1062 The Growth Management Act allows, within the designated Urban Growth Area, development of large land  
1063 ownerships that may offer the public and the property owner opportunities to realize mutual benefits when such  
1064 development is coordinated through the review process as an Urban Planned Development. ~~((Possible public  
1065 benefits include greater preservation of public open space, proponent contributions to major capital improvement  
1066 needs, diversity in housing types and affordability, and the establishment of the specific range and intensity of  
1067 uses for the entire Urban Planned Development. A property owner and the public could benefit from the  
1068 efficiency of combined hearings and land use decision making, as well as the establishment of comprehensive  
1069 and consistently applied project wide mitigations guiding the review of subsequent land use approvals.))~~ In the  
1070 mid-1990s, King County approved the Bear Creek Urban Planned Developments (also referred to as the Novelty  
1071 Hill Urban Planned Developments) in the communities of Redmond Ridge, Redmond Ridge East, and Trilogy.

1072  
1073 The Growth Management Act also allows counties to establish a process, as part of the Urban Growth Area  
1074 designation, for reviewing proposals to authorize new Fully Contained Communities. The Bear Creek Urban  
1075 Planned Developments were also approved as Fully Contained Communities.

1076  
1077 The Bear Creek Urban Planned Development agreements and Fully Contained Community approvals expired in  
1078 2020 and 2023. At that time, the former Urban Planned Development and Fully Contained Community areas  
1079 were redesignated in the Comprehensive Plan consistent with their developed conditions. Their zoning was also  
1080 changed to ensure the areas could continue to be used in a manner consistent with the Comprehensive Plan land  
1081 use designations.

1082  
1083 At this time, there are no longer large, undeveloped unincorporated urban areas that would be suitable for future  
1084 designation and development of additional Urban Planned Developments or Fully Contained Communities.

1085  
1086 ~~**((U-176) Sites for potential new Urban Planned Developments may be designated within  
1087 the established Urban Growth Area to realize mutual benefits for the public and  
1088 the property owner. Two Urban Planned Developments areas have been  
1089 designated by the county: the Bear Creek Urban Planned Development area,  
1090 comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned  
1091 Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge)  
1092 Urban Planned Development, and the Redmond Ridge East Urban Planned  
1093 Development; and Cougar Mountain Village Urban Planned Development. Future  
1094 Urban Planned Development sites in the Urban Growth Area shall be designated  
1095 through a subarea planning process, or through a Comprehensive Plan  
1096 amendment initiated by the property owner.**~~

1097

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 1098 ~~U-177~~ ~~\_\_\_\_\_~~ ~~The creation of Urban Planned Developments is intended to serve as a model for~~  
 1099 ~~achieving a mix of uses, appropriate development patterns, and high quality~~  
 1100 ~~design, as well as providing for public benefits that shall include:~~  
 1101 ~~a. \_\_\_\_\_ Open space and critical areas protection;~~  
 1102 ~~b. \_\_\_\_\_ Diversity in housing types and affordability;~~  
 1103 ~~c. \_\_\_\_\_ Quality site design; and~~  
 1104 ~~d. \_\_\_\_\_ Transit and nonmotorized transportation opportunities.~~

1105

1106 ~~The Bear Creek Urban Planned Development area was first designated for urban development in 1989 in the~~  
 1107 ~~Bear Creek Community Plan. The urban designation of this area under the Growth Management Act was~~  
 1108 ~~established in the Countywide Planning Policies in 1992 and affirmed in 1994. The Bear Creek Urban Planned~~  
 1109 ~~Development area was included in the Urban Growth Area designated in the 1994 King County Comprehensive~~  
 1110 ~~Plan. Since the adoption of the 1994 Comprehensive Plan, both Redmond Ridge and Trilogy have been~~  
 1111 ~~approved as Urban Planned Developments and King County has entered into development agreements~~  
 1112 ~~governing the development of these sites. The legality of these development approvals was challenged and these~~  
 1113 ~~legal challenges have been rejected. Therefore, these sites will be, and are being, developed at urban densities.~~

1114

1115 ~~Through the adoption of the 2000 King County Comprehensive Plan update, King County reaffirmed its urban~~  
 1116 ~~designation of the Bear Creek Urban Planned Development area. In addition to the reasons that led the County~~  
 1117 ~~(and the region) to originally include this area within the County's Urban Growth Area, when the County~~  
 1118 ~~adopted the 2000 update, it noted that: two sites within this area had been approved for urban development after~~  
 1119 ~~the adoption of the original Growth Management Act Comprehensive Plan; significant infrastructure~~  
 1120 ~~improvements had been made at these sites; and the ultimate development of these sites was proceeding in~~  
 1121 ~~accordance with issued permit approvals. The existence of these urban improvements further supported a~~  
 1122 ~~conclusion that this area is characterized by urban growth within the meaning of the Growth Management Act~~  
 1123 ~~and was therefore appropriately included within the County's Urban Growth Area.~~

1124

1125 ~~Since the county considered and adopted the 2000 update, significant development within the Bear Creek Urban~~  
 1126 ~~Planned Development area has taken place. The Urban Planned Development permits approved by the county~~  
 1127 ~~required the construction of infrastructure needed to support urban development of the Bear Creek Urban~~  
 1128 ~~Planned Development area. Those infrastructure improvements have now been completed or are under~~  
 1129 ~~construction. This includes sanitary sewer trunk lines and pump stations; water trunk lines, pump stations, and~~  
 1130 ~~storage facilities; stormwater collection, detention, treatment and discharge facilities; other utilities; a park and~~  
 1131 ~~open space system linked by trails; and required road improvements. In addition, King County has granted final~~  
 1132 ~~plat approval for lots for more than 2,100 of the dwelling units approved by the Redmond Ridge and Trilogy~~  
 1133 ~~Urban Planned Development permits and more than 1,600 of those dwelling units have been built, are under~~  
 1134 ~~construction, or have been permitted. Furthermore, major community facilities and services such as the 18-hole~~  
 1135 ~~golf course and clubhouse, the Redmond Ridge Community Center, and the retail center and grocery store have~~  
 1136 ~~been completed or are under construction. All of these developments support the conclusion that the Redmond~~  
 1137 ~~Ridge and Trilogy Urban Planned Development sites are now fully characterized by and irrevocably committed~~

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1138 to urban growth, and the county therefore reaffirms its urban designation of the Bear Creek Urban Planned  
1139 Development area.

1140

1141 The urban designation of the Bear Creek, now referred to as Redmond Ridge East, has an approved Urban  
1142 Planned Development permit and a Fully Contained Community permit that authorized the urban development  
1143 of Redmond Ridge East. Redmond Ridge East is served by the urban infrastructure that has already been  
1144 constructed to serve the Redmond Ridge and Trilogy Urban Planned Development sites.

1145

1146 The county reaffirms its urban designation of the Redmond Ridge East for the following reasons: this site has  
1147 always been treated by King County as part of the Bear Creek Urban Planned Development urban area; this site  
1148 is adjacent to the urban development that has already occurred and that will continue to occur at Trilogy and  
1149 Redmond Ridge; this site is located in relationship to the rest of the Bear Creek Urban Planned Development  
1150 area so as to be appropriate for urban growth; and this site is an area that will be served by existing urban public  
1151 facilities and services that have been provided in accordance with Trilogy and Redmond Ridge Urban Planned  
1152 Development permit requirements.

1153

1154 The Growth Management Act allows counties to establish a process, as part of the Urban Growth Area  
1155 designation, for reviewing proposals to authorize new Fully Contained Communities. Criteria for approval of  
1156 Fully Contained Communities are contained in Revised Code of Washington (RCW) 36.70A.350. If a county  
1157 establishes in its comprehensive plan a process for authorizing Fully Contained Communities, it must adopt  
1158 procedures for approving Fully Contained Communities in its development regulations. King County has  
1159 established a Fully Contained Community consisting of the Bear Creek Urban Planned Development area.

1160

1161 **~~U-178~~ King County has established a Fully Contained Community. This one area is  
1162 ~~designated through this Comprehensive Plan and is shown on the Land Use Map~~  
1163 ~~as the urban planned community of the Bear Creek Urban Planned Development~~  
1164 ~~area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond~~  
1165 ~~Ridge East Urban Planned Development sites. Nothing in these policies shall~~  
1166 ~~affect the continued validity of the approved Urban Planned Development permits~~  
1167 ~~for these sites. This Fully Contained Community designation may be~~  
1168 ~~implemented by separate or coordinated Fully Contained Community permits.~~**

1169

1170 **~~U-179~~ The population, household, and employment growth targets and allocations for  
1171 ~~the county's Urban Growth Area in this plan include the Bear Creek Urban~~  
1172 ~~Planned Development area. Accordingly, the requirements in Revised Code of~~  
1173 ~~Washington 36.70A.350(2) that the county reserve a portion of the 20-year~~  
1174 ~~population projection for allocation to new Fully Contained Communities has~~  
1175 ~~been satisfied.~~**

1176

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 1177 **U-180** ~~—————~~ ~~The review and approval process for a Fully Contained Community permit shall~~  
 1178 ~~be the same as that for an Urban Planned Development permit, except the~~  
 1179 ~~following additional criteria shall be met, pursuant to the provisions of RCW~~  
 1180 ~~36.70A.350:~~  
 1181 ~~a. ———~~ ~~New infrastructure (including transportation and utilities infrastructure)~~  
 1182 ~~is provided for and impact fees are established and imposed on the Fully~~  
 1183 ~~Contained Community consistent with the requirements of RCW~~  
 1184 ~~82.02.050;~~  
 1185 ~~b. ———~~ ~~Transit-oriented site planning and traffic demand management programs~~  
 1186 ~~are implemented in the Fully Contained Community. Pedestrian, bicycle,~~  
 1187 ~~and high-occupancy vehicle facilities are given high priority in design~~  
 1188 ~~and management of the Fully Contained Community;~~  
 1189 ~~c. ———~~ ~~Buffers are provided between the Fully Contained Community and~~  
 1190 ~~adjacent non-Fully Contained Community areas. Perimeter buffers~~  
 1191 ~~located within the perimeter boundaries of the Fully Contained~~  
 1192 ~~Community delineated boundaries, consisting of either landscaped~~  
 1193 ~~areas with native vegetation or natural areas, shall be provided and~~  
 1194 ~~maintained to reduce impacts on adjacent lands;~~  
 1195 ~~d. ———~~ ~~A mix of uses is provided to offer jobs, housing, and services to the~~  
 1196 ~~residents of the new Fully Contained Community. No particular~~  
 1197 ~~percentage formula for the mix of uses should be required. Instead, the~~  
 1198 ~~mix of uses for a Fully Contained Community should be evaluated on a~~  
 1199 ~~case-by-case basis, in light of the geography, market demand area,~~  
 1200 ~~demographics, transportation patterns, and other relevant factors~~  
 1201 ~~affecting the proposed Fully Contained Community. Service uses in the~~  
 1202 ~~Fully Contained Community may also serve residents outside the Fully~~  
 1203 ~~Contained Community, where appropriate;~~  
 1204 ~~e. ———~~ ~~Affordable housing is provided within the new Fully Contained~~  
 1205 ~~Community for a broad range of income levels, including housing~~  
 1206 ~~affordable by households with income levels below and near the median~~  
 1207 ~~income for King County;~~  
 1208 ~~f. ———~~ ~~Environmental protection has been addressed and provided for in the~~  
 1209 ~~new Fully Contained Community, at levels at least equivalent to those~~  
 1210 ~~imposed by adopted King County environmental regulations;~~  
 1211 ~~g. ———~~ ~~Development regulations are established to ensure urban growth will not~~  
 1212 ~~occur in adjacent nonurban areas. Such regulations shall include but~~  
 1213 ~~are not limited to: rural zoning of adjacent Rural Areas; Fully Contained~~  
 1214 ~~Community permit conditions requiring sizing of Fully Contained~~  
 1215 ~~Community water and sewer systems so as to ensure urban growth will~~  
 1216 ~~not occur in adjacent nonurban areas; and/or Fully Contained~~  
 1217 ~~Community permit conditions prohibiting connection by property~~



~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

- 1218 owners in the adjacent Rural Area (except public school sites) to the  
1219 Fully Contained Community sewer and water mains or lines;  
1220 h. ~~Provision is made to mitigate impacts of the Fully Contained Community~~  
1221 ~~on designated agricultural lands, forest lands, and mineral resource~~  
1222 ~~lands; and~~  
1223 i. ~~The plan for the new Fully Contained Community is consistent with the~~  
1224 ~~development regulations established for the protection of critical areas~~  
1225 ~~by King County pursuant to RCW 36.70A.170.~~

1226  
1227 ~~For purposes of evaluating a Fully Contained Community permit the following~~  
1228 ~~direction is provided: The term "fully contained" is not intended to prohibit all~~  
1229 ~~interaction between a Fully Contained Community and adjacent lands but to limit~~  
1230 ~~impacts on adjacent lands and contain them within the development site as much~~  
1231 ~~as possible. "Fully contained" should be achieved through the imposition of~~  
1232 ~~development conditions that limit impacts on adjacent and nearby lands and do~~  
1233 ~~not increase pressures on adjacent lands for urban development. "Fully~~  
1234 ~~contained" is not intended to mandate that all utilities and public services~~  
1235 ~~needed by an urban population both start and end within the property (since~~  
1236 ~~sewer, water, power, and roads, are of such a nature that the origin and/or outfall~~  
1237 ~~cannot reasonably exist within the property boundaries), but that the costs and~~  
1238 ~~provisions for those utilities and public services that are generated primarily by~~  
1239 ~~the Fully Contained Community (schools, police, parks, employment, retail~~  
1240 ~~needs) be reasonably accommodated within its boundaries and not increase~~  
1241 ~~pressure for more urban development on adjacent properties.))~~

1242  
1243 U-181 ~~((Except for existing Fully Contained Community designations, n))~~ No new Urban  
1244 Planned Developments or Fully Contained Communities shall be designated or  
1245 approved in King County.  
1246

## 1247 ~~((E.)) Urban Separators and the Four-to-One Program~~

1248 The Countywide Planning Policies call for the ~~((e))~~ County and cities to implement urban separators. Different  
1249 from the Rural Area and Natural Resource Lands, these are low-density areas within the Urban Growth Area  
1250 that create open space corridors, provide a visual contrast to continuous development, and reinforce the unique  
1251 identities of communities. Urban separators can play a significant role in preserving environmentally critical  
1252 areas and in providing habitat for fish and wildlife. They also provide recreational benefits, such as parks and  
1253 trails, and meet the Growth Management Act's requirement for greenbelts and open space in the Urban Growth  
1254 Area. Urban Separators are ~~((mapped on the Land Use 2008 map in))~~ designated in the Countywide Planning  
1255 Policies and are shown in the Land Use Map at the end of Chapter 1, Regional Growth Management Planning.  
1256

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1257 **U-182** Urban separators are corridors of land that define community or municipal  
 1258 identities and boundaries, provide visual breaks in the urban landscape, and link  
 1259 parks and open space within and outside the Urban Growth Area. These urban  
 1260 corridors should include and link parks and other lands that contain significant  
 1261 ~~((environmentally sensitive features))~~ **critical areas**, provide wildlife habitat or  
 1262 critical resource protection, contain defining physical features, or contain  
 1263 historic resources. The residential density for land so designated should be  
 1264 maintained at one unit per acre, and lands that are sending sites under the  
 1265 Transfer of Development Rights Program may transfer density at a rate of at least  
 1266 four units per acre.

1268 **U-183** King County should ~~((actively pursue designating urban separators in the  
 1269 unincorporated area and))~~ work with the cities to establish **and maintain**  
 1270 permanent urban separators within the incorporated area that link with and  
 1271 enhance King County's urban separator corridors.

1273 **U-184** Designated urban separators should be preserved through park, trail, and open  
 1274 space acquisitions; incentive programs such as the Transfer of Development  
 1275 Rights Program; the Public Benefit Rating System Program; and regulatory  
 1276 measures.

1278 While urban separators complement the regional open space system by helping to define urban communities, the  
 1279 King County Four-to-One Program provides an opportunity to add land to the regional open space system  
 1280 through the dedication of permanent open space. The Four-to-One Program has been recognized as an  
 1281 innovative land use technique under the Growth Management Act<sup>(3)</sup> and for King County, the purpose of the  
 1282 program is to create a contiguous band of open space, running north and south along the ~~((main))~~ Urban Growth  
 1283 Area ~~((B))~~ boundary. Since its inception in 1994, just over ~~((1,300))~~ **360** acres have been added to the Urban  
 1284 Growth Area while nearly ~~((4,500))~~ **1,300** acres of permanent open space have been conserved **through the Four-**  
 1285 **to-One Program**. Changes to the Urban Growth Area through this program are processed as ~~((L))~~ land ~~((U))~~ use  
 1286 ~~((A))~~ amendments to the King County Comprehensive Plan, subject to the provisions in King County Code  
 1287 ~~((e))~~ Chapter 20.18.

1289 **U-185** Through the Four-to-One Program, King County shall actively pursue dedication  
 1290 of open space along the original Urban Growth Area ~~((line))~~ **boundary** adopted in  
 1291 the 1994 King County Comprehensive Plan. Through this program, one acre of  
 1292 Rural Area zoned land may be added to the Urban Growth Area in exchange for a  
 1293 dedication to King County of four acres of permanent open space. ~~((Land added  
 1294 to the Urban Growth Area for drainage facilities that are designed as mitigation to~~

---

<sup>(3)</sup> 36.70A.070(5)(b) and .090 Revised Code of Washington)

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1295 ~~have a natural looking visual appearance in support of its development, does not~~  
 1296 ~~require dedication of permanent open space.))~~

1297

1298 **U-186** King County shall evaluate Four-to-One proposals for both quality of open space  
 1299 and feasibility of urban development and annexation. The highest-quality  
 1300 proposals shall be recommended for adoption as amendments to the Urban  
 1301 Growth Area. Lands preserved as open space shall retain their Rural Area  
 1302 designations ((and should)); generally be configured in such a way as to connect  
 1303 with open space on adjacent properties; include half of the site in dedicated open  
 1304 space; and fully buffer the new urban area from surrounding Rural Area lands  
 1305 and Natural Resource Lands.

1306

1307 **U-187** King County shall use the following criteria for evaluating open space in  
 1308 Four-to-One proposals:  
 1309 a. Quality of fish and wildlife habitat areas;  
 1310 b. Connections to regional open space systems;  
 1311 c. Protection of wetlands, stream corridors, ground water and water  
 1312 bodies;  
 1313 d. Unique natural, biological, cultural, historical, or archeological features;  
 1314 e. Size of proposed open space dedication and connection to other open  
 1315 space dedications along the Urban Growth Area ~~((line))~~ boundary; and  
 1316 f. The land proposed as open space shall remain undeveloped, except for  
 1317 those uses allowed in ~~((U-488))~~ in King County Code 20.18.180.

1318

1319 **U-188** King County shall preserve the open space acquired through the Four-to-One  
 1320 Program primarily as natural areas, passive recreation sites, or resource lands  
 1321 for farming or forestry. King County may allow ~~((the following))~~ additional uses  
 1322 only if located on a small portion of the open space, provided that these uses are  
 1323 found to be compatible with the site's natural open space values and functions,  
 1324 such as those listed in ~~((the preceding policy:~~  
 1325 a. ~~Trails;~~  
 1326 b. ~~Compensatory mitigation of wetland losses on the urban designated~~  
 1327 ~~portion of the project, consistent with the King County Comprehensive~~  
 1328 ~~Plan and the Critical Area Ordinance; and~~  
 1329 c. ~~Active recreation uses not to exceed five percent of the total open space~~  
 1330 ~~area. Support services and facilities for the active recreation uses may~~  
 1331 ~~locate within the active recreation area only, and shall not exceed five~~  
 1332 ~~percent of the active recreation area. An active recreation area shall not~~  
 1333 ~~be used to satisfy the active recreation requirements for the urban~~  
 1334 ~~designated portion of the project as required by)) King County Code~~  
 1335 ~~((Title 24A))~~ King County Code 20.18.180.

~~((2016))~~ **2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD  
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1336

1337 **U-189**

Land added to the Urban Growth Area under the Four-to-One Program shall:

1338

a. Not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One Program;

1339

1340

b. Be limited to residential development and have a minimum density of ((four)) eight dwellings per acre ((and));

1341

1342

c. ((shall be)) Be ((physically contiguous)) adjacent to the original Urban Growth Area boundary adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas((- and));

1343

1344

1345

d. ((shall be)) Be able to be served by sewers and other efficient urban services and facilities(;;), provided that such sewer and other urban services and facilities shall be provided directly from the urban area and ((shall)) not cross the open space or Rural Area or Natural Resource Lands((-);

1346

1347

1348

1349

e. ((Drainage facilities to s)) Support the urban development ((shall be)) with drainage facilities that are located within the urban portion of the development((-);

1350

1351

1352

f. ((In some cases, lands must m)) Meet affordable housing requirements under this program((-); and

1353

1354

1355

g. ((The total area)) Not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ((policy shall not exceed 4,000 acres)) program.

1356

1357

1358

1359 **U-190**

~~((King County shall amend))~~ Amendments to the Urban Growth Area to add Rural Area lands to the Urban Growth Area ((consistent with Policy U-185)) through the Four-to-One Program may be made during the annual, midpoint, or 10-year Comprehensive Plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a Rural Area land use designation and associated zoning during the next annual ((review of)) update to the King County Comprehensive Plan.

1360

1361

1362

1363

1364

1365

1366

1367

1368

1369 **U-190a**

For Four-to-One proposals adjacent to an incorporated area, development proposals and/or activities shall not be allowed until the land added to the Urban Growth Area is annexed into a city.

1370

1371

1372

### ~~((F.)) Eastside Rail Corridor~~

1373

1374

The Eastside Rail Corridor is a former freight rail facility railbanked under the National Trails System Act, 16 USC 1247(d), extending approximately 19 miles on its mainline from Renton to Woodinville with an

1375

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1376 approximately seven mile “spur” extending from Woodinville to Redmond. King County, the cities of Redmond  
 1377 and Kirkland, Sound Transit, and Puget Sound Energy have acquired Burlington Northern Santa Fe Railway’s  
 1378 (BNSF) property interests in the Eastside Rail Corridor and have established a shared policy goal of dual use  
 1379 (recreational trail and public transportation), supporting mobility through transit, nonmotorized and active  
 1380 transportation, including access to transit outside the corridor, consistent with its federal railbanked status. The  
 1381 owners share other multiple objectives for the corridor, including accommodating utilities, parks, recreation and  
 1382 cultural amenities, and encouraging equitable access to these facilities, and to housing and jobs, in support of  
 1383 economic opportunity for all King County residents.

1384

1385 **~~U-191~~ King County shall collaborate with all Eastside Rail Corridor owners, adjacent**  
 1386 **~~and neighboring jurisdictions, and other interested and affected parties in~~**  
 1387 **~~support of achieving a vision for the corridor that includes dual use (recreational~~**  
 1388 **~~trail and public transportation) and supports multiple objectives, consistent with~~**  
 1389 **~~federal railbanking.~~**

1390

1391 **~~U-192~~ King County shall identify and implement actions that support development of**  
 1392 **~~the Eastside Rail Corridor to include dual use (recreational trail and public~~**  
 1393 **~~transportation), consistent with federal railbanking, and to achieve multiple~~**  
 1394 **~~objectives, such as actions to include property management and maintenance,~~**  
 1395 **~~service and capital planning and improvements, community and stakeholder~~**  
 1396 **~~engagement, securing funding to implement priority activities, and other actions.~~**

1397

1398 **~~U-193~~ King County shall work within all appropriate planning venues and processes to**  
 1399 **~~integrate the Eastside Rail Corridor into land use plans, transportation system~~**  
 1400 **~~plans, trail system plans, utility plans, and other plans, including significant~~**  
 1401 **~~capital projects or plans that affect and relate to dual use (recreational trail and~~**  
 1402 **~~public transportation), consistent with federal railbanking, and achieving multiple~~**  
 1403 **~~objectives for the corridor.))~~**

1404

## 1405 **~~((H.))~~ Potential Annexation Areas**

1406 The annexation of urban unincorporated areas is good public policy. The ((State)) Growth Management Act  
 1407 and the regionally adopted Countywide Planning Policies stipulate that counties are the appropriate providers of  
 1408 regional services and of local services to the Rural Area and Natural Resource Lands. For their part, cities are  
 1409 the appropriate providers of local urban services to all areas within the designated Urban Growth Area  
 1410 ((B))boundary. This logical split of government services is in part a reflection of the greater taxing authority  
 1411 afforded to cities by the state Legislature. Annexation is a means to achieve the desired governmental service  
 1412 and land use vision set forth in regional policy and state law so that residents of urban areas receive urban level  
 1413 services.

1414

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1415 King County’s annexation efforts are particularly important given the impacts of historical patterns of  
 1416 annexation. Over time, higher tax revenue-generating areas – retail, industrial, and commercial centers and  
 1417 more affluent residential neighborhoods – have incorporated or annexed first, while lower income, ethnically  
 1418 diverse communities remained unincorporated. Given the County’s limited taxing authority, promoting  
 1419 annexation of these areas into cities, where a higher level of service can be provided, is ~~((the best way to advance~~  
 1420 equity)) will foster more equitable and socially just outcomes for residents in unincorporated urban areas.

1421  
 1422 Although it is the policy of the County to support and promote annexation, its formal ability to do so is  
 1423 extremely limited. State laws provide the cities, county residents and property owners with the authority to  
 1424 initiate the annexation process. A successful annexation initiative depends on establishing a collaborative and  
 1425 ongoing dialogue between the three affected interest groups: residents, the County, and the affected city.  
 1426 However, King County has a successful history of engaging in annexation discussions with urban  
 1427 unincorporated area residents. ~~((Most recently, from 2008 to 2019, there have been six major annexations:~~

- 1428 • ~~Lea Hill and Auburn West Hill into Auburn;~~
- 1429 • ~~Benson Hill into Renton;~~
- 1430 • ~~North Highline Area X into Burien;~~
- 1431 • ~~Panther Lake into Kent;~~
- 1432 • ~~Juanita Finn Hill Kingsgate into Kirkland; and~~
- 1433 • ~~Klahanie into Sammamish.~~

1434  
 1435 ~~As a result of these and some smaller annexations, by 2016, King County's urban unincorporated population~~  
 1436 ~~dropped by more than 110,000 persons from its 2007 level, to an estimated population of 119,900 (comparable to~~  
 1437 ~~the population of Kent, the third largest city in the county).))~~

1438  
 1439 Much of the remaining urban unincorporated area is made up of geographically isolated islands surrounded by  
 1440 cities or adjacent to the ~~((u))Urban ((g))Growth Area~~ boundary. Because these areas are scattered across the  
 1441 county, the provision of local services is costly. ~~((Covering the cost of serving these areas reduces the amount of~~  
 1442 ~~revenue available for regional services and for local services in the Rural Area and Natural Resource Lands.~~  
 1443 ~~Therefore, King County has a strong fiscal interest in seeing the remaining urban unincorporated areas annexed~~  
 1444 ~~to cities within the next several years.))~~

1445  
 1446 The policies in this section are intended to guide the ~~((e))County's~~ decision making on annexation-related issues  
 1447 to ensure the needs of residents in the urban unincorporated area are considered, the perspective of the future  
 1448 annexing city is considered, and that a smooth transition from ~~((e))County~~ to city government occurs.

1449  
 1450 **U-201** ~~((In order to))~~ **To meet the Growth Management Act and ((the regionally-adopted))**  
 1451 **Countywide Planning Policies goal of becoming a regional service provider for all**

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1452 county residents and a local service provider in the Rural Area and Natural  
 1453 Resource Lands, King County shall encourage annexation of the remaining  
 1454 urban unincorporated area. The ((e))County may also act as a contract service  
 1455 provider where mutually beneficial.  
 1456

1457 **U-201a** In all urban unincorporated areas, King County shall consider equity and racial  
 1458 and social justice in its planning, project development, and service delivery  
 1459 approach.  
 1460

1461 **U-202** To help create an environment that is supportive of annexations, King County  
 1462 shall work with cities and with neighborhood groups, local business  
 1463 organizations, public service providers, and other ((stakeholders)) affected  
 1464 parties on annexation-related activities to move the remaining urban islands  
 1465 towards annexation by the city most appropriate to serve it. King County ((will))  
 1466 shall also seek changes at the state level that would facilitate annexation of  
 1467 urban unincorporated areas.  
 1468

1469 **U-202a** The County should seek state legislative authority to impose taxes in  
 1470 unincorporated urban areas consistent with the taxing authorities and rates of  
 1471 cities, and seek to impose rates consistent with the city to improve service  
 1472 delivery and infrastructure levels.  
 1473

1474 **U-203** The Potential Annexation Areas Map adopted by the Growth Management  
 1475 Planning Council illustrates city-designated ((p))Potential ((a))Annexation  
 1476 ((a))Areas ((PAAs)). This may include contested areas (where more than one  
 1477 city claims a ((PAA)) Potential Annexation Area), and those few areas that are  
 1478 unclaimed by any city. For contested areas, the ((e))County should attempt to  
 1479 help resolve the matter, or to enter into an interlocal agreement with each city for  
 1480 the purpose of bringing the question of annexation before voters. For unclaimed  
 1481 areas, King County should work with adjacent cities and service providers to  
 1482 develop a mutually agreeable strategy and time frame for annexation. For areas  
 1483 affiliated with a city for annexation, King County should proactively support  
 1484 annexations.  
 1485

1486 **U-204** King County shall support annexation proposals that are consistent with the  
 1487 Countywide Planning Policies and the Washington State Growth Management  
 1488 Act, when the area proposed for annexation is wholly within the annexing city's  
 1489 officially adopted ((PAA)) Potential Annexation Area, and when the area is not  
 1490 part of a contested area.  
 1491

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 1492     **U-205**                   King County shall not support annexation proposals that would:
- 1493                   a.       Result in illogical service areas;
- 1494                   b.       Create unincorporated islands, unless the annexation is preceded by an
- 1495                               interlocal agreement in which the city agrees to pursue annexation of the
- 1496                               remaining island area in a timely manner;
- 1497                   c.       Focus solely on areas that would provide a distinct economic gain for
- 1498                               the annexing city at the exclusion of other proximate areas that should
- 1499                               logically be included;
- 1500                   d.       Move designated Agricultural and/or Forest Production District lands
- 1501                               into the Urban Growth Area, except as allowed in Policies R-656 and R-
- 1502                               656a; or
- 1503                   e.       Apply zoning to maintain or create permanent, low-density residential
- 1504                               areas, unless such areas are part of an urban separator or are
- 1505                               environmentally constrained, rendering higher densities inappropriate.
- 1506
- 1507     **U-206**                   King County shall favor annexation over incorporation as the preferred method
- 1508                   of governance transition. King County ~~((will))~~ shall not support incorporations
- 1509                   when the proposed incorporation area is financially infeasible.
- 1510
- 1511     **U-207**                   King County shall work with cities to develop pre-annexation or annexation
- 1512                   interlocal agreements to address the transition of services from the ~~((e))~~ County
- 1513                   to the annexing cities. The development of such agreements should include a
- 1514                   public outreach process to include but not be limited to residents and property
- 1515                   owners in the Potential Annexation Areas, as well as residents and property
- 1516                   owners in the surrounding areas. Such agreements may address a range of
- 1517                   considerations, including but not limited to:
- 1518                   a.       Establishing a financing partnership between the ~~((e))~~ County, city, and
- 1519                               other service providers to address needed infrastructure;
- 1520                   b.       Providing reciprocal notification of development proposals in Potential
- 1521                               Annexation Areas, and opportunities to identify and/or provide
- 1522                               mitigation associated with such development;
- 1523                   c.       Supporting the city's desire, to the extent possible, to be the designated
- 1524                               sewer or water service provider within the Potential Annexation Area,
- 1525                               where this can be done without harm to the integrity of existing systems
- 1526                               and without significantly increasing rates;
- 1527                   d.       Assessing the feasibility and/or desirability of reverse contracting in
- 1528                               order for the city to provide local services on the ~~((e))~~ County's behalf
- 1529                               prior to annexation, as well as the feasibility and/or desirability of the
- 1530                               ~~((e))~~ County continuing to provide some local services on a contract
- 1531                               basis after annexation;



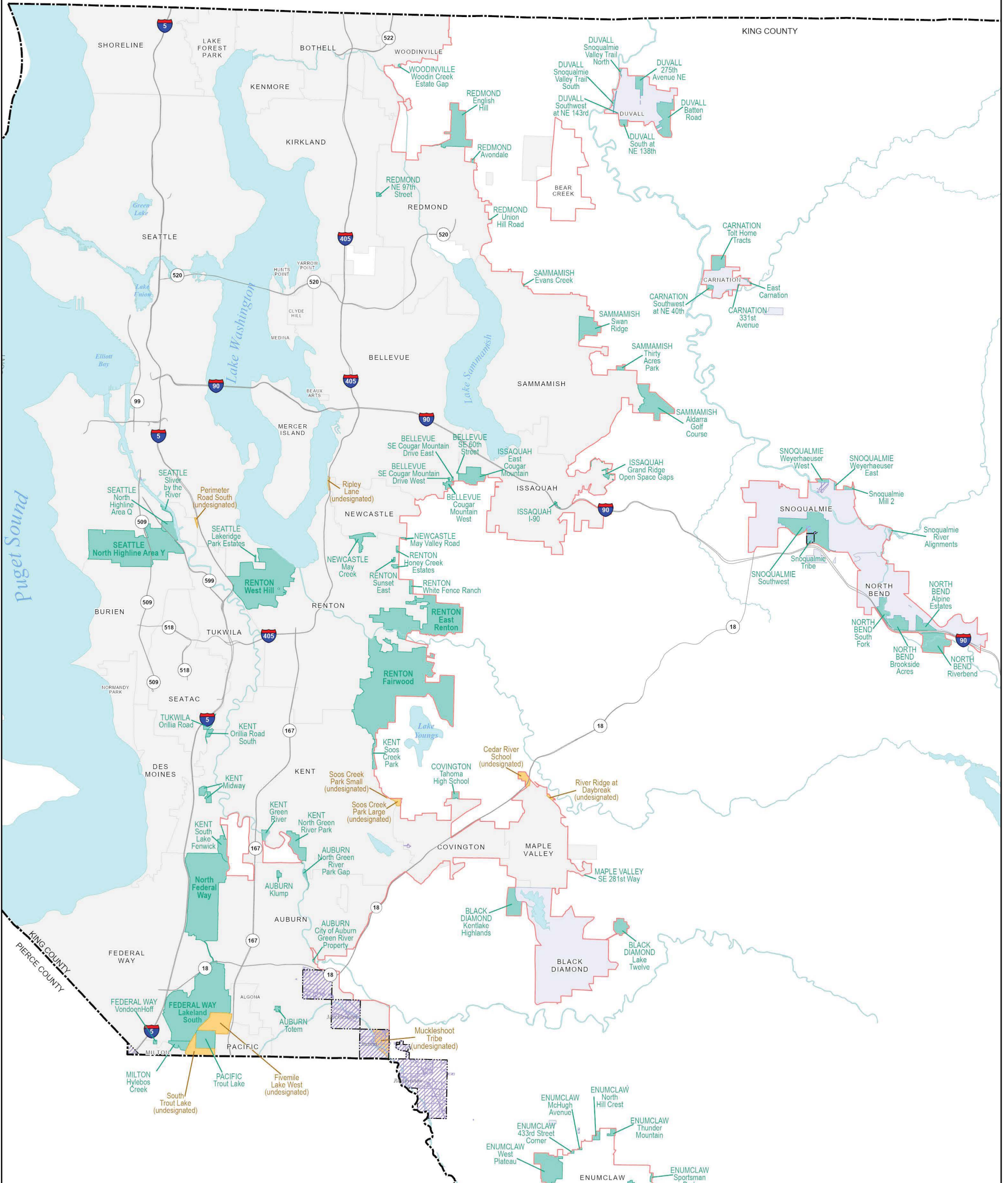
**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 1532 e. Exploring the feasibility of modifying development, concurrency, and  
1533 infrastructure design standards prior to annexation, when a specific and  
1534 aggressive annexation timeline is being pursued;
- 1535 f. Assessing which ((e))County-owned properties and facilities should be  
1536 transferred to city control, and the conditions under which such  
1537 transfers should take place;
- 1538 g. Transitioning ((e))County employees to city employment where  
1539 appropriate;
- 1540 h. Ensuring that land use plans for the annexation area are consistent with  
1541 the Countywide Planning Policies with respect to planning for urban  
1542 densities and efficient land use patterns; provision of urban services,  
1543 affordable housing, and transportation; the protection of critical areas;  
1544 and the long-term protection of urban separators;
- 1545 i. Continuing equivalent protection of cultural resources, and county  
1546 landmarks and historic resources listed on the King County Historic  
1547 Resource Inventory;
- 1548 j. Maintaining existing equestrian facilities and establishing equestrian  
1549 linkages; and
- 1550 k. Establishing a timeline for service transitions and for the annexation.

1551

1552 King County will explore new options to affiliate unincorporated urban areas with cities, and to make the  
1553 provision of services to such areas financially sustainable.

- 1554
- 1555 **U-208** King County should engage in joint planning processes for the urban  
1556 unincorporated areas with the area’s designated annexation city. Alternatively,  
1557 upon a commitment from the city to annex through an interlocal agreement, King  
1558 County ((will)) shall engage in joint planning processes for the urban  
1559 unincorporated areas in tandem with the annexing city. Such planning may  
1560 consider land use tools such as:
- 1561 a. ~~((traditional s))~~Subarea plans(~~(, subarea studies))~~ or area ~~((rezoning))~~  
1562 zoning and land use studies;
- 1563 b. ~~((a))~~Allowing additional commercial and high-density residential  
1564 development through the application of new zoning;
- 1565 c. Transfers of Development Rights that add units to new development  
1566 projects; and
- 1567 d. ~~((a))~~Application of collaborative and innovative development  
1568 approaches, such as design standards.
- 1569
- 1570 ~~((King County will work through the Growth Management Planning Council to  
1571 develop a plan to move the remaining unincorporated urban Potential Annexation  
1572 Areas towards annexation.))~~



**King County's  
Urban Potential Annexation Areas and  
City in Rural Area Potential Annexation Areas**  
King County Comprehensive Plan, 2024  
Chapter 2, Urban Communities

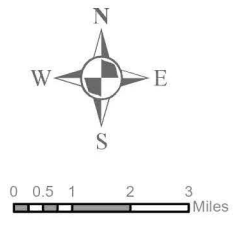
- Designated City PAAs
- Undesignated PAAs
- Urban Growth Area Boundary
- King County Boundary
- Incorporated City
- City in Rural Area
- Indian Reservation Boundary
- Indian Trust Land



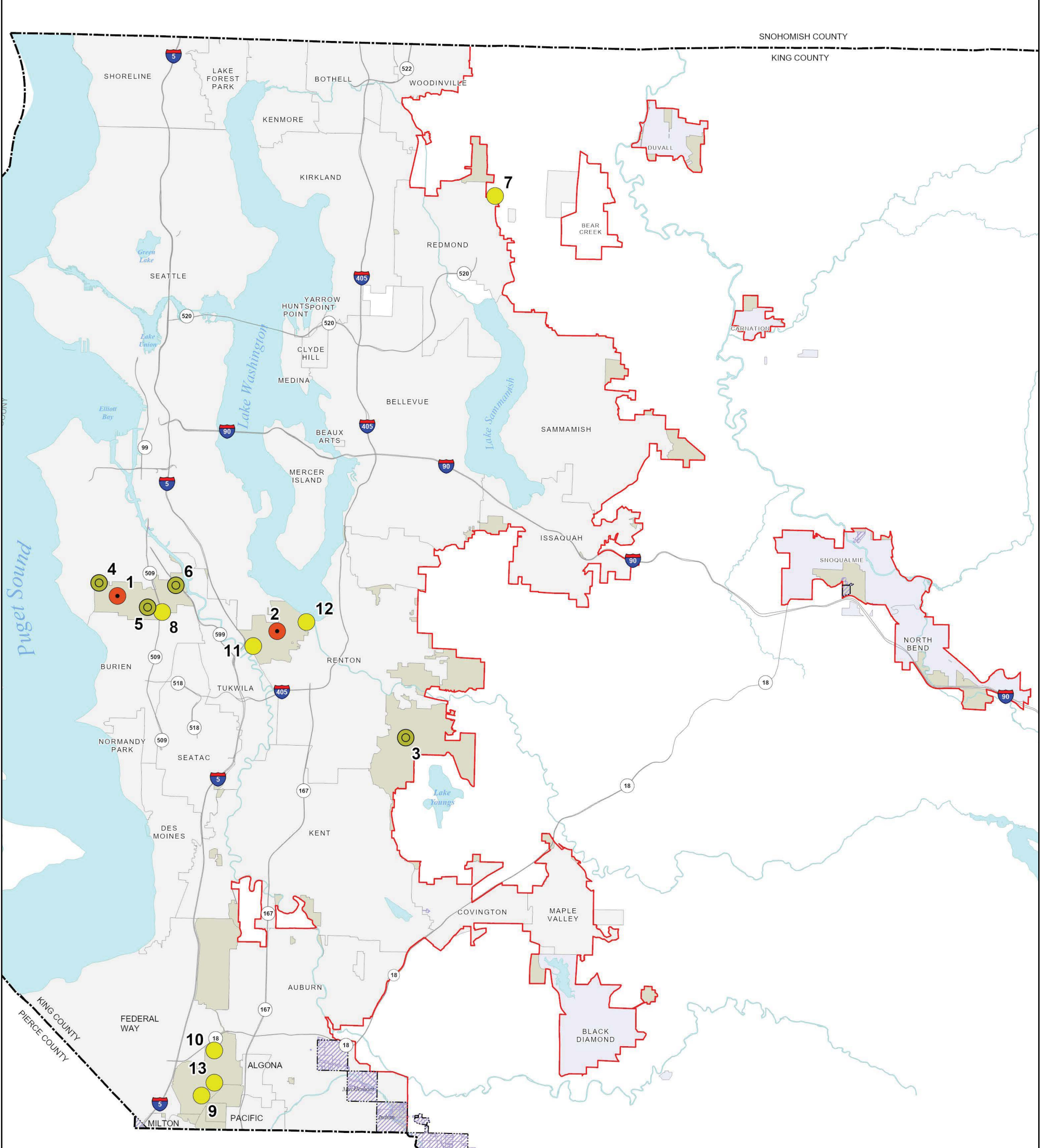
**Data Sources:**  
King County Department Local Services  
Office of Performance, Strategy and Budget

**Notes:**  
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



PAGE INTENTIONALLY LEFT BLANK



# URBAN CENTERS 2024

King County Comprehensive Plan, 2024  
Chapter Two, Urban Communities

- Unincorporated Activity Center
- 1 White Center
- 2 Skyway
- Community Business Centers
- 3 Fairwood
- 4 Roxhill
- 5 Top Hat
- 6 Glendale
- Neighborhood Business Centers
- 7 Avondale Corner
- 8 Beverly Park
- 9 Jovita
- 10 Lake Geneva
- 11 Martin Luther King Jr. Way/60th Ave.-64th Ave. S
- 12 Rainier Ave. S/S. 114th St.-S. 117th St.
- 13 Spider Lake

- Incorporated City
- Potential Annexation Areas
- City in Rural Area
- Indian Reservation Boundary
- Indian Trust Land
- Urban Growth Area Boundary
- King County Boundary
- Freeways



**Data Sources:**  
King County Department Local Services  
Office of Performance, Strategy and Budget

**Notes:**  
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

Date: October 2023  
mccombsp

\\gisnas\projects\KCCP2024\ExecRecCompPlanMaps\KCCP2024\_ExecRecMaps\KCCP2024\_ExecRecMaps.aprx — Urban\_Centers

PAGE INTENTIONALLY LEFT BLANK

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential (including housing affordable to all income levels), commercial, and institutional growth expected <del>((over the period 2006-2031))</del> between 2019 and 2044. These lands should include only those lands that meet the following criteria:</p> <p>a.1. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools, and other urban governmental services within the next 20 years;</p> <p><del>((b-))</del> 2. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;</p> <p><del>((c-))</del> 3. Respect topographical features that form a natural edge, such as rivers and ridge lines;</p> <p><del>((d-))</del> 4. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;</p> <p><del>((e- Are included within the Bear Creek Urban Planned Development sites; and</del></p> <p><del>f-))</del> 5. Are not Rural Area or Natural Resource Lands; and</p> <p>6. Are not within the 100-year floodplain of any river or river segment that has a mean annual flow of 1,000 or more cubic feet per second as determined by the Washington State Department of Ecology, unless otherwise exempted under Chapter 36.70A Revised Code of Washington; or</p> <p>b. Are included within the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods.</p>	<p>Substantive change</p>	<p>Updated to reflect 2022 <a href="#">House Bill 1220</a> and Countywide Planning Policy housing mandates</p> <p>Sub-a.6. is added to address requirements in RCW 36.70A.110(8)</p> <p>Clarifies existing intent: This is an "and" list – meaning that Urban Growth Area lands need to meet all of the things on this list, which is not the case for current sub-e, as there are urban lands outside of the former- Urban Planned Developments. Restructured and added the former- Urban Planned Developments using their current names as a separate "or" in sub-b. to address this exception.</p>	<p>Ensures there is enough zoned capacity for housing needs and urban lands are free from extreme flood hazards</p>	<p>Countywide Planning Policies H-1, H-15</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-103 Parcels that are split by the Urban Growth Area boundary <del>((line))</del> should be reviewed for possible redesignation to either all urban area or all Rural Area or Natural Resource Lands taking into consideration:</p> <p>a. Whether the parcel is split to recognize <del>((environmentally sensitive features))</del> critical areas;</p> <p>b. The parcel's geographic features;</p> <p>c. Whether the parcel will be added to an adjoining city's Potential Annexation Area; and</p> <p>d. The requirements of interlocal agreements, or the requirements of King County plans.</p>	<p>Clarification of existing policy intent</p>	<p>Reflect current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-104 Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in <del>((a form satisfactory to))</del> an interlocal agreement or conservation easement adopted by the King County Council for park purposes and:</p> <p>a. The property is <del>((no more))</del> less than 30 acres in size and was acquired by the city prior to 1994; or</p> <p>b. <del>((The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or</del></p> <p><del>e-))</del> The property is <del>((or was formerly))</del> a King County park and is being <del>((or has been))</del> transferred to a city.</p>	<p>Substantive change</p>	<p>To align with existing mandates in the Countywide Planning Policies.</p> <p>Updates form of implementing vehicle to for clarity to reflect the legal options to enforce this</p>	<p>No change; reflects existing practice and requirements</p>	<p>Countywide Planning Policy DP-17</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicate that the intent is to require an interlocal to be approved by the Council, and for conservation easements to be approved administratively. The language could be updated to reflect this (which is also current practice).</li> <li>This policy is also being reviewed as part of the Four-to-One program and CPP changes (to be provided in a separate matrix)</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><del>((U-105 Existing or proposed churches in the Rural Area may be included within the Urban Growth Area when all of the following criteria are met:</del></p> <p><del>a. The church property must have an interior lot line as defined by King County Code 21A.06.730 that is adjacent to the original Urban Growth Area boundary as established by the 1994 King County Comprehensive Plan, excluding the Urban Growth Areas of Cities in the Rural Area and excluding Urban Growth Area boundaries established through the Four to One Program;</del></p> <p><del>b. The church property shall not be adjacent to an Agricultural Production District or the Forest Production District;</del></p> <p><del>c. Sewer service is required once the property is included in the Urban Growth Area;</del></p> <p><del>d. Direct vehicular access to a principal arterial road is required; and</del></p> <p><del>e. The church property shall be included in the Potential Annexation Area of the appropriate city at the same time it is included in the Urban Growth Area.</del></p>	<p>Clarification of existing policy intent</p>	<p>Outdated policy that has since been implemented and is no longer needed</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>[Lead-in text on Page 2-6] The two unincorporated activity centers (Skyway and White Center) meet the criteria for countywide center designation in the Countywide Planning Policies. King County intends to apply for this designation following adoption of the 2024 Comprehensive Plan.</p>						<ul style="list-style-type: none"> <li>Exec staff state that engagement on potential designation as Countywide Centers began during the subarea planning process and was discussed again during the 2024 Comprehensive Plan Update process. The 2024 KCCP engagement included dedicated outreach and engagement with North Highline and Skyway-West Hill community members, including through the White Center CDA, through social media, at a monthly Skyway leaders meeting, at Nia Fest, and at a WHCA Community Quarterly Meeting. Based on that engagement and associated input, the proposal to apply to designate the areas as countywide centers was retained as a mechanism to potentially bring more resources for needed infrastructure.</li> </ul>
<p>U-107 King County should support <del>((land use and zoning))</del> actions that promote public health <del>((by increasing opportunities for every resident to be more physically active));</del> address racially and environmentally disparate outcomes; support safe and convenient daily physical activity and social connectivity; protect from exposure to harmful substances and environments; increase life opportunities and access to employment; and support housing in high-opportunity areas<del>((Land use and zoning actions include)), through activities such as:</del></p> <p><del>a. ((e)) Concentrating growth, infrastructure, and services into the Urban Growth Area;</del></p> <p><del>b. ((p)) Promoting urban centers;</del></p> <p><del>c. ((a)) Allowing mixed-use developments;</del></p> <p><del>d. ((s)) Supporting access to healthy, affordable retail foods; and</del></p>	<p>Substantive change</p>	<p>Addresses Countywide Planning Policies regarding addressing health disparities through land use strategies, including but beyond physical activity.</p> <p>Also consolidates Comprehensive Plan Policies U108, U-109, and U-109a.</p>	<p>Improved health outcomes for priority populations.</p>	<p>Countywide Planning Policy DP-6</p> <p>King County Equity and Social Justice Strategic Plan.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear what “environmentally disparate” and “high-opportunity area” mean in the context of this policy, as these terms are not defined or described in the Comprehensive Plan. It appears that these terms come from VISION 2050 and the Countywide Planning Policies, where <i>environmentally disparate</i> outcomes relate to disparate health outcomes that vary by race and place, and <i>high opportunity areas</i> is a reference to places indicated as high opportunity</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
e. <del>(a)</del> Adding pedestrian and bicycle facilities and connections.						areas by PSRC's opportunity mapping. Councilmembers may wish to clarify the terminology used in this policy.
<del>((U-108 King County should support the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities; improving access to these services helps address social and economic needs of all residents, including disadvantaged communities. Strategies may include exploring opportunities for joint development or transit-oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.</del>	Clarification of existing policy intent	Consolidated in U-107	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-109 King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance.</del>	Clarification of existing policy intent	Consolidated in U-107	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-109a King County should encourage development, facilities and policies that lead to compact communities that transit can serve efficiently and effectively. As funding permits, King County should partner with jurisdictions and the private sector to spur development of compact communities and infrastructure investments that enhance alternatives to single occupant vehicles such as transit, safe walking paths and trails, bicycle facilities, car and van pools, and other modes.)</del>	Clarification of existing policy intent	Consolidated in U-107	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified</li> </ul>
U-111 Development standards for urban areas should emphasize ways to allow maximum permitted densities and uses of urban land while not compromising the function of critical environmental areas. Mitigating measures should serve multiple purposes, such as drainage control, groundwater recharge, stream protection, air quality improvement, open space preservation, cultural and historic resource protection and landscaping preservation. When technically feasible, standards should be simple and measurable, so they can be implemented without lengthy review processes.	Policy staff flag				<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>The existing policy includes language that is duplicative of other policies and does not provide further clarification. This policy could be simplified by removing language on mitigation measures, which is addressed elsewhere in both the Comprehensive Plan and in the King County Code. It is unlikely that a reader would turn to this policy to review mitigation measures.</li> </ul>
<del>((U-132a))</del> U-111a King County shall allow and support the development of <del>((innovative))</del> community gardens and urban agriculture throughout <del>((the public realm of))</del> residential and commercial areas.	Substantive change	<p>Changes to related to 2016 Work Plan Action 5 – Implementation Needs.</p> <p>Relocated to reflect original intent; previous location in "mixed use development" section implied it was limited to mixed use development, which it was not meant to</p> <p>"Innovative" is unclear what it would entail. Allowing urban agriculture in residential and commercial zones is a new substantive change as it is. It's unknown what being more innovative beyond that would entail.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: Revise the zoning code related to growing and harvesting crops and agricultural activities in Sections 108 and 128 of the Proposed Ordinance</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Corresponding changes are proposed to be made to the King County Code.</li> </ul>



Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
		<p>"Public realm" is unclear. This could/should be both for common areas of urban residential and urban commercial developments, but also as standalone uses in urban residential and urban commercial zones. It is not necessary for the policy.</p> <p>Note that, as an outstanding Work Plan Action 5 item, this also has related Code changes proposed in K.C.C. Title 21A to implement policy amendments adopted in 2016</p>				
<p>U-112 King County <del>((will))</del> shall work with cities, communities, residents, and developers to <del>((design communities and development projects that))</del> employ green infrastructure and other <del>((techniques))</del> approaches that help reduce heat islands <del>((throughout the community and the region))</del> and the health effects of extreme heat on residents, particularly in frontline communities and historically underserved neighborhoods with less tree canopy and open spaces.</p>	Substantive change	<p>Changes address Countywide Planning Policies regarding creating and protecting green infrastructure systems and prioritizing neighborhoods with green infrastructure underinvestment.</p> <p>Clarifying change: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	Improve built environments and thereby improve health outcomes.	<p>Countywide Planning Policy DP-43</p> <p>Strategic Climate Action Plan</p> <p>King County Equity and Social Justice Strategic Plan.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-114 Land use policies and regulations shall accommodate a growth target of approximately <del>((41,440))</del> 5,412 housing units and approximately <del>((6,840))</del> 3,340 jobs by <del>((2034))</del> 2044, as established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.</p> <p>a. As part of accommodating the housing growth target, King County shall plan for and accommodate its jurisdictional housing need, as established in the Countywide Planning Policies; and</p> <p>b. The targets allocated to urban unincorporated King County shall be monitored and may be refined through future planning that includes the community, adjacent cities, and service providers.</p>	Substantive Change	<p>Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates</p> <p>Consolidates U-116</p>	Ensures there is enough zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: <ul style="list-style-type: none"> <li>Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>Streamline permitting processes for and incentivize development of middle housing.</li> <li>Streamline permitting processes for emergency housing.</li> </ul> </li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear how the addition of subsection (sub) a. is substantially different than the existing text. Exec staff state that the intent of this sub is to acknowledge that the County will confirm its growth target is consistent with and in alignment with its housing need. Further, the Exec staff indicate that housing need and growth targets are separate but related policies in the Countywide Planning Policies, with the <i>growth targets</i> as the overall number of units King County is planning to accommodate and the <i>jurisdictional housing need</i> as the types of housing needed to house King County households by income over the same planning period, totaling to the housing growth target. The policy is intending to address revised Countywide Planning Policies DP-12, DP-13, and DP-14, which were ratified in late 2023 and which require jurisdictions to plan for both the growth target and the jurisdictional housing need.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
U-115 King County shall provide adequate land capacity for residential <u>(including to plan for and accommodate housing affordable to all income levels)</u> , commercial, industrial, and other non-residential growth in the urban unincorporated area. As required under the Growth Management Act, this land capacity shall: a. <del>((b))</del> Be calculated on a countywide basis <u>and be consistent with the Countywide Planning Policies</u> ; and b. <del>((shall i))</del> Include both redevelopment opportunities as well as opportunities for development on vacant lands. <del>((+))</del>	Substantive Change	Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates  Edits for clarity	Ensures there is enough zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: <ul style="list-style-type: none"> <li>Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>Streamline permitting processes for and incentivize development of middle housing.</li> </ul> </li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policy U-115 and U-114 still overlap and could be combined.</li> </ul>
<del>((U-116 King County shall use housing and employment targets to implement the Comprehensive Plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.</del>	Clarification of existing policy intent	Consolidated in U-114	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-118 New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area <del>((should have))</del> shall include zoning that provides for a variety of housing types and prices, including mobile home parks, <del>((multifamily development))</del> apartments, middle housing, townhouses, and small-lot <del>((;))</del> single <del>((family))</del> detached home development.	Substantive change	Updated to reflect current mandates and regulations, and to use current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The statement “a variety of housing types and prices” could be changed to include housing size and reflect affordability instead of price, to encompass different housing considerations.</li> <li>This policy breaks out multifamily into specific types, but later policies retain the use of that term. The policies could be changed to be consistent with terminology.</li> </ul>
U-119 King County shall seek to achieve through future planning efforts, over the next 20 years, including collaborative efforts with cities, an average zoning density of at least eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.	Policy staff flag					<ul style="list-style-type: none"> <li>Councilmembers may wish to clarify the intent in Policy U-119. The policy could apply exclusively to urban unincorporated areas rather than countywide. Additionally, language on lower density zones is not necessary for clarification, as the policy sets an average.</li> </ul>
U-120 King County should apply the urban residential, low land use designation in limited circumstances in unincorporated urban areas <del>((in order))</del> to protect <del>((;))</del> floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and the link these environmental features have to a network of open space, fish and wildlife habitat, and urban separators. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

~~((+As amended by Ordinance 17687.))~~

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-121 New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices. Multifamily housing in unincorporated urban areas should be sited as follows:</p> <ol style="list-style-type: none"> <li>In or next to unincorporated activity centers or next to community or neighborhood business centers;</li> <li>In mixed-use developments in centers and activity areas; and</li> <li>On small, scattered parcels integrated into existing urban residential areas. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.</li> </ol>	Policy staff flag					<ul style="list-style-type: none"> <li>This policy addresses two concepts – the character and scale of multifamily housing, and where multifamily housing should be located. Policies U- 150, U-159 and U-164 address the location of multifamily housing as mixed-use in unincorporated activity centers, community business and neighborhood business centers. This policy could be streamlined with other policies.</li> <li>Executive staff state the intent of the sub items is to show how the County sees multifamily housing developing over time.</li> </ul>
<p><del>((U-122 Land zoned for multifamily uses should be allowed to be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.))</del></p>	Substantive change	To reflect current practice. The County considers a wide variety of impacts of any zoning change; this specific direction is unnecessary.	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-122a King County <del>((should))</del> shall explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban <del>((growth))</del> areas, with a focus on areas near frequent transit and commercial areas.</p>	Substantive change	To reflect current practice, and edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Regulatory</li> <li><u>Description of proposed regulations:</u> "a higher maximum density in the R-1 thru R-48 for duplex, triplex, fourplex, and townhouse development with 9 or fewer units when located within a half mile of high capacity or frequent transit was proposed. This is a higher density than ordinarily allowed. (See PO line 6021.) The proposed expanded inclusionary housing program also achieves these goals, as well as the associated Work Plan item to explore mandatory inclusionary housing and community preference further."</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy language in U-122a is similar to U-121. U-121 is a "should" policy, while U-122a is a "shall" policy. These two policies could be consolidated, by making U-121 a "shall" policy, and adding "near...commercial areas" to U-121.</li> </ul>
<p>U-123 King County should apply minimum density requirements to all unincorporated urban residential zones of four or more homes per acre, except under limited circumstances such as the:</p> <ol style="list-style-type: none"> <li>Presence of significant physical constraints such as those noted in policy U-120, or</li> <li>Implementation of standards applied to a property through a property-specific development condition<del>((;))</del> or special district overlay<del>((, or subarea study))</del>.</li> </ol>	Clarification of existing policy intent	"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced.	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
		<p>Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case of sub-b, property standards that would diverge from the minimum lot area above would only be imposed via a p-suffix or special district overlay; such standards are not set via an area zoning and land use study nor a subarea plan. So, the reference should just be removed.</p>				
<p>U-124 Requests for increases in density of unincorporated urban residential property zoned for one dwelling unit per acre shall be considered unless the property meets the criteria for low land use designation in set forth in Policy U-120.</p>	<p>Technical change</p>	<p>Grammar correction</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-125 King County should support proposed zoning changes to increase density within the unincorporated urban area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:</p> <p>a. The development will be compatible with the character and scale of the surrounding neighborhood;</p> <p>b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet Growth Management Act concurrency requirements, including King County transportation concurrency standards;</p> <p>c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas or increase unmitigated adverse displacement impacts on residents or businesses, either on site or in the vicinity of the proposed development;</p> <p>d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of <del>(this) the</del> <del>(e) Comprehensive Plan</del> and the subarea plan <del>(or subarea study) for that geography</del>, if applicable <del>(or)</del>;</p> <p>e. <del>(f)</del> The development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities; and</p> <p><del>(e-)</del> f. An equity impact analysis has been completed that identifies all potential equity impacts and displacement risk to residents or businesses located on or adjacent to the site proposed for zoning reclassification:</p> <ol style="list-style-type: none"> <li>For <del>(area zoning or)</del> zoning reclassifications initiated by the County in a subarea plan or area zoning and land use study, the analysis shall include, at a minimum, <del>(use of the County's Equity Impact Review tool)</del> an equity impact review.</li> <li>For zoning reclassifications not initiated by the County, a community meeting shall be held that meets the requirements of <del>(K.C.C.)</del> King County Code 20.20.035 prior to submittal of</li> </ol>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case of sub-d, subarea plans have goals and policies, but area zoning and land use studies do not. So, subarea study is removed, and reliance on the Comprehensive Plan and subarea plans is retained; and adding area zoning and land use studies would not be appropriate.</p> <p>Sub-f is updated to reflect current terminology: "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time.</p> <p>Other edits for clarity, consistent with existing intent</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to consider making edits to this policy for clarity. For example, in some cases "the development" could refer to "the proposed density change", as development may not be a part of a zoning change proposal, environmental impacts could be changed from "unmitigated adverse impact" to "no net loss" consistent with the County's critical areas regulations</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
the application. Notice of the community meeting should be provided, at a minimum, in the top six languages ((identified by the tier map of limited-English-proficient persons maintained by the office of equity and social justice and the county demographer)) spoken in that community.						
U-126 King County, when evaluating rezone requests, shall consult with the city whose <u>Potential Annexation Area</u> includes the property under review; if a pre-annexation agreement exists, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.	Technical change	To spell out acronyms	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-128 Density incentives should encourage private developers to provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures.</del> )	Substantive change	Removing to reflect repeal of the Residential Density Incentive Program, which is being replaced by the Inclusionary Housing Program. Replacement language here is not appropriate as: 1) the program is substantively addressed in Chapter 4 Housing, and 2) the program applies to both urban unincorporated areas and two of the Rural Towns, which goes beyond the scope of this chapter.	Affordable housing, one of the biggest issues facing King County residents, is prioritized in regulatory incentives, which can help spur new development and access to housing that is affordable to all	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Proposed repeal of the Residential Density Incentive Program in K.C.C. Chapter 21A.34 and expansion of the Inclusionary Housing program in K.C.C. Chapter 21A.48</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-129 King County ((supports)) should allow mixed use developments in the <u>urban area in</u> community and neighborhood business centers, unincorporated activity centers, and in areas designated commercial outside of centers.	Substantive change	To move from a statement to policy direction and to reflect urban scope of the policy, as some of these centers also occur in rural areas.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Exec staff describe that the intent of the policy changes is to ensure mixed-use developments would not be applied to commercial areas in the rural area outside of rural towns. Councilmembers may wish to add a policy in Chapter 3 to better address this policy intent.</li> <li>Mixed-use is required in some of these areas, not just allowed.</li> </ul>
U-133 King County shall encourage((s)) <u>affordable</u> , innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive, and program strategies ((could)) <u>should</u> be considered, including: a. Special development standards for infill sites; b. Assembly and resale of sites to providers of affordable and healthy housing; c. ((Impact mitigation fee structures that favor infill developments; d.)) Greater regulatory flexibility in allowing standards to be met using innovative techniques; ((e-)) d. Coordination with incentive programs of cities affiliated to annex the area; ((f-)) e. Green ((B))building techniques that create sustainable development; and	Clarification of existing policy intent	"Encourages" is a statement, not policy direction. "Shall encourage" is consistent with current practice and other policy goals and current inclusionary housing regulations, as is the addition of "affordable" infill.  Sub-c is removed as the County only has school impact fees. If implementing this, it would have fiscal impacts for schools, as they would have to cover the unpaid difference, which is outside the scope of the current interlocal agreement with the school districts.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: Sustainable communities and housing demonstration project in K.C.C. 21A.55 and middle housing incentives</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy overlaps with Policy U-141, which is about supporting infill and redevelopment proposals. Councilmembers may wish to consolidate these policies together.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>((g-)) f.</del> Joint public/private loan guarantee pools.						
U-134 Single( <del>(-family))</del> detached homes, <u>accessory dwelling units</u> , townhomes, ( <del>(duplexes))</del> <u>middle housing</u> , and apartments shall be allowed in all urban residential zones, provided that <u>apartments, duplexes, triplexes, and fourplexes shall not be:</u> a. <del>((Apartments shall not be a))</del> Allowed in the R-1 zone unless 50( <del>(%)</del> ) percent or more of the site is environmentally constrained; and b. <del>((Apartments in R-1, R-4, R-6 and R-8 shall not be d))</del> Developed at densities in excess of 18 units per acre in the net buildable area <u>in the R-1, R-4, R-6, or R-8 zone.</u>	Clarification of existing policy intent	Updated to reflect middle housing terminology proposed in the K.C.C., consistent with existing intent (which is that duplexes, triplexes, and fourplexes are currently allowed as "apartments" and "townhomes" in the Code, and thus already subject to these limitations)  Uses current terminology in the code for single detached homes, and policy restructured for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The subs could be in the Code, not in policy, and maintain the policy language at a higher level. Other policies discuss the character and limitations to that already.</li> <li>If the subs are retained in the policy, Council may want to consider whether limiting density to the net buildable area meets their policy goals.</li> </ul>
U-135 Urban residential neighborhood design should preserve historic structures, natural features and neighborhood identity, while <u>accommodating housing affordable to all income levels and providing privacy, community space, and safety and mobility for pedestrians and bicyclists of all ages and abilities.</u>	Substantive change	Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates	Development of and access to housing affordable to all	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-136 Site planning tools, such as clustering, shall be permitted ( <del>(in order))</del> to allow preservation or utilization of unique natural features within a development.	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-139 Nonresidential uses, such as schools, ( <del>(religious facilities))</del> <u>places of worship, libraries, and small-scale retail and personal services</u> , should be integrated into urban residential neighborhoods to create viable neighborhoods with reduced dependence on ( <del>(the automobile))</del> <u>vehicles</u> . These uses should be sited, designed, and scaled to be compatible with existing residential character and should provide convenient and safe walking and bicycling connections to neighboring residences.	Technical change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Code could be amended to support and allow the uses identified in this section.</li> </ul>
U-139a King County shall support policy and system changes that increase access to affordable, healthy foods in neighborhoods.	Policy staff flag					<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-140 Multifamily residential development should provide common and private open space; variation in facades and other building design features that may include varying window treatments, building colors, and materials; and light fixtures that will give a residential scale and identity to multifamily development.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be changed to include mixed-use development, which typically has the same features as in multifamily development.</li> </ul>
U-141 King County should support infill and redevelopment proposals in unincorporated urban areas that serve to improve the overall character of existing communities or neighborhoods. New development should consider the scale and character of existing buildings.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy is weaker than the infill policy at U-133. RP-203 also encourages infill. U-141 could be deleted.</li> </ul>
U-142 Residential developments within the unincorporated urban area, including mobile home parks, shall provide the following improvements: a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be consolidated with U-171 or deleted, as these requirements are elsewhere in code.</li> </ul>

**Chapter 2 Urban Communities**  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>b. Adequate parking and consideration of access to transit activity centers and transit corridors;</p> <p>c. Street lighting and street trees;</p> <p>d. Stormwater treatment and control;</p> <p>e. Public water supply;</p> <p>f. Public sewers; and</p> <p>g. Landscaping around the perimeter and parking areas of multifamily developments.</p> <p>The design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the area's designated annexation city.</p>						
<p>U-137 New urban residential developments should provide recreational space, community facilities, and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity and ensure access to transit facilities where they exist or are planned.</p> <p>U-144 residential developments should provide recreation space, community facilities, and neighborhood circulation for pedestrians and bicyclists access to transit where they exist or are planned. Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.</p> <p>U-146 Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, bicycle racks, trails, and picnic tables.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>Policy U-137 and U-144 address recreational space in new developments. These policies could be combined in U-146.</li> </ul>
<p>U-145 Recreation spaces located within <del>((a residential))</del> the following developments, except those for elderly or other special needs populations, shall include a child's play area:</p> <p>a. single detached subdivisions;</p> <p>b. apartment, townhouse, and mixed-use developments, of more than four units in the UR and R-4 through R-48 zones; and</p> <p>c. stand-alone townhouse developments in the NB zone of more than four units on property designated commercial outside of center in the urban area.</p>	Clarification of existing policy intent	This is an existing requirement in K..C.C. 21A.14.190; policy is updated to be clear and consistent about where this is required	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive's proposed edits make this more of a regulation than a policy. Councilmembers may wish to combine this policy with U-146 (regarding amenities in recreation areas), delete this policy, and move the Executive's proposed edits into the zoning code (if the code does not already include these standards).</li> </ul>
<p>U-147 Business<del>((/))</del> and office park developments should be located in or adjacent to an unincorporated activity center. They may serve as a transition between office<del>((/))</del> and retail areas and residential areas. They should be designed to take advantage of on-site or nearby structured parking, and/or bus service and passenger facilities should be compatible with the objective of higher employment densities.</p>	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be edited for clarity, including removing the second sentence related to design features and focusing the policy on location instead. Design features could apply to other types of commercial development and could potentially moved into a policy that more broadly covers commercial development.</li> </ul>
<p>U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities, and</p>	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

**Chapter 2 Urban Communities**  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>((institutions of))</del> higher education <u>institutions</u> should locate in the Urban Growth Area.					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	
U-151 Within unincorporated activity centers, the following zoning is appropriate: Urban Residential, with a density of <del>((twelve))</del> 12 to <del>((forty-eight))</del> 48 dwelling units per acre; Community Business; Neighborhood Business; Office; and Industrial.	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
U-152 King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process that should address: a. The relationship <u>and role</u> of the <del>((entire))</del> center to its surrounding uses, including adjacent cities, <u>and to other nearby centers</u> ; b. Availability of supporting public services; c. <del>((The function of the center to other centers in the sub-region;</del> <del>d.))</del> The need for additional commercial and industrial development; <del>((e.))</del> d. The size and boundaries of the center; and <del>((f.))</del> e. Zoning.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
U-153 The size, uses, and boundaries of unincorporated activity centers should <del>((be consistent with the following criteria))</del> : a. <u>Be</u> <del>((M))</del> more than <del>((forty))</del> 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas; b. <u>Include</u> <del>((R))</del> retail space based on the amount of residential development planned for the surrounding area to provide for community and local shopping needs; and c. <u>Limit</u> <del>((R))</del> retail space <del>((should not exceed))</del> to a maximum of 60 acres and 600,000 square feet unless <del>((it is served by direct freeway access by))</del> <u>located on</u> a principal or minor arterial <u>that connects directly to a freeway</u> and <u>the retail space</u> is well served by transit.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
U-154 Design features of unincorporated activity centers should include the following: a. Safe and attractive walkways and bicycle facilities for all ages and abilities with access to each major destination, including schools, community centers, and commercial areas; b. Buildings close to sidewalks to promote walking and access to transit; c. Compact design with close grouping of compatible uses; d. Off-street parking in multistory structures located to the side or rear of buildings or underground; e. Public art; f. Public spaces, such as plazas and building atriums; g. Retention of attractive natural features, historic buildings, and established character; h. Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping, and traffic control;	Policy staff flag					<ul style="list-style-type: none"> <li>• U-154, U-158, U-163 and U-168 address similar design features in urban unincorporated areas, community business centers, and neighborhood business centers. This language is duplicative across the policies and could be consolidated into one policy.</li> </ul>



Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>i. Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks, and parking areas from the view of adjacent uses and from arterials; and</p> <p>j. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center.</p> <p>U 158 New major residential, commercial, and mixed-use developments in unincorporated activity centers should include low impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle facilities for all ages and abilities with access to commercial areas, schools, and community facilities; trails; and pocket parks.</p> <p>U-163 Design features of community business centers should include the following:</p> <ol style="list-style-type: none"> <li>Safe and attractive walkways and bicycle facilities for all ages and abilities;</li> <li>Close grouping of stores;</li> <li>Off-street parking behind or to the side of buildings, or enclosed within buildings;</li> <li>Public art;</li> <li>Retention of attractive natural features, historic buildings, and established character;</li> <li>Landscaping, which may include planters and street trees;</li> <li>Appropriate signage;</li> <li>Public seating areas; and</li> <li>Architectural features that provide variation between buildings or contiguous storefronts.</li> </ol> <p>U-168 Design features of neighborhood business centers should include the following:</p> <ol style="list-style-type: none"> <li>Safe and attractive walkways and bicycle facilities for all ages and abilities;</li> <li>Close grouping of stores;</li> <li>Off-street parking behind or to the side of buildings, or enclosed within buildings;</li> <li>Public art;</li> <li>Retention of attractive natural features, historic buildings, or established character;</li> <li>Landscaping, which may include planters and street trees;</li> <li>Appropriate signage;</li> <li>Public seating areas; and</li> <li>Architectural features that provide variation between buildings or contiguous storefronts.</li> </ol>						
<p>U-159 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>The policy could be updated to reference mixed-use development instead of multifamily housing, as this how the use is permitted in code.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<ul style="list-style-type: none"> <li>a. Retail stores and services;</li> <li>b. Professional offices;</li> <li>c. Community and human services;</li> <li>d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and</li> <li>e. Stands or small outlets that offer fresh, affordable fruit and produce and locally produced value-added food products.</li> </ul>						<ul style="list-style-type: none"> <li>• The policy does not completely align with code requirements, which does not provide density bonuses based on transit service. Councilmembers may wish to remove this language for consistency, although it is a "should" policy so complete alignment is not required.</li> <li>• U-159, that covers community business centers, and U-164, covering neighborhood business centers use the same language "Industrial and heavy commercial uses should be excluded." However, more manufacturing uses are permitted in CB zones than in NB zones. Different language could be used to differentiate what is allowed in each of these centers.</li> </ul>
<p>U-160 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea <u>plan or area zoning and land use</u> study. Redevelopment and infill development of existing community business centers is encouraged.</p>	Clarification of existing policy intent	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, expansions of community business centers or designations of new ones could happen via either a subarea plan or an area zoning and land use study.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This policy could be refocused and streamlined by deleting the first and last sentence. The first sentence, identifying locations on the land use map, is not a policy and shown in lead-in text. The last sentence, on redevelopment and infill, is addressed in the redevelopment and infill section.</li> </ul>
<p>U-162 The specific size and boundaries of community business centers should be <del>((consistent with the criteria listed below.))</del>;</p> <ul style="list-style-type: none"> <li>a. More than 10 acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas;</li> <li>b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;</li> <li>c. Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and</li> <li>d. <del>((Must be 1))</del> Located at the intersection of two principal or minor arterials.</li> </ul>	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-164 Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:</p> <ul style="list-style-type: none"> <li>a. Retail stores and services;</li> <li>b. Professional offices;</li> <li>c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities are appropriate when the center is a walkable community, convenient to a principal arterial or well-served by transit; and</li> <li>d. Farmers Markets.</li> </ul>	Policy staff flag					<ul style="list-style-type: none"> <li>• U-159, that covers community business centers, and U-164, covering neighborhood business centers use the same language "Industrial and heavy commercial uses should be excluded." However, more manufacturing uses are permitted in CB zones than in NB zones. Different language could be used to differentiate what is allowed in each of these centers.</li> </ul>
<p>U-165 Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers shall only be permitted through a subarea plan or area zoning and land use study. Redevelopment and infill development of existing neighborhood business centers is encouraged.</p>	Clarification of existing policy intent	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, expansions of neighborhood business centers or designations of new ones could happen via either a subarea plan or an area zoning and land use study.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This policy could be refocused and streamlined by deleting the first and last sentence. The first sentence, identifying locations on the land use map, is not a policy and shown in lead-in text. The last sentence, on redevelopment and infill, is addressed in the redevelopment and infill section.</li> </ul>
<p>U-167 The specific size and boundaries of neighborhood business centers should be <del>((consistent with the criteria listed below.))</del>:</p> <ul style="list-style-type: none"> <li>a. Ten acres or less in size, excluding land needed for surface water management or protection of <del>((environmentally sensitive features))</del> critical areas;</li> <li>b. Designed to provide convenience shopping for a market population of 8,000 to 15,000 people;</li> <li>c. Located within walking distance of transit corridors or transit activity centers; and</li> <li>d. Located one to three miles from another neighborhood business center.</li> </ul>	Clarification of existing policy intent	Edits for clarity, streamlining, and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>U-169 Stand-alone commercial developments legally established outside designated centers in the unincorporated urban area may be recognized with the <del>((CO))</del> Commercial Outside of Center designation and appropriate commercial zoning, including any identified potential zoning classification. An action to implement a potential zoning classification shall not require <del>((a detailed subarea))</del> an area zoning or land use study, if the current <del>((CO))</del> Commercial Outside of Center</p>	Clarification of existing policy intent	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a</p>	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Policy direction could be added, by changing "may" to "should."</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>designation is to remain unchanged. When <del>((more detailed))</del> subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the Comprehensive Plan.</p>		<p>subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, an area zoning study would be the typical vehicle that this sort of change occurs under, unless it is for potential zoning that retains the associated Commercial Outside of Center land use designation.</p> <p>Spells out acronyms.</p>				
<p>U-170 The <del>((C))</del> Commercial Outside of Center designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the <del>((e))</del> County for areas with a mix of urban uses and zoning <del>((in order))</del> to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea plan or area zoning and land use study <del>((with the city))</del> is completed in consultation with the city.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, this type of change could happen via either a subarea plan or an area zoning and land use study.</p> <p>Spells out acronyms.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policy direction could be added, by changing "may" to "should."</li> </ul>
<p>U-171 Commercial, retail and industrial developments in the unincorporated urban area should foster community, create enjoyable outdoor areas, and balance needs of <del>((automobile))</del> vehicle movement with pedestrian and bicycle mobility and safety. Commercial and industrial developments shall provide the following improvements:</p> <ol style="list-style-type: none"> <li>Paved streets;</li> <li>Sidewalks for all ages and abilities and bicycle facilities in commercial and retail areas;</li> <li>Adequate parking for employees and business users;</li> <li>Landscaping along or within streets, sidewalks, and parking areas to provide an attractive appearance;</li> <li>Adequate stormwater control, including curbs, gutters, and stormwater retention facilities;</li> </ol>	<p>Technical change</p>	<p>Reflects current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be consolidated with U-142 or deleted, as these requirements are elsewhere in code.</li> <li>Exec staff indicate that they understand that edits made to this policy in 2016 led to code changes in this update, and they would prefer that the policy is retained.</li> <li>Landscaping requirements can cover more than the site perimeter and parking areas. This language could be removed to broaden the scope.</li> </ul>

**Chapter 2 Urban Communities**  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>f. Public water supply; g. Public sewers; h. Controlled traffic access to arterials and intersections; and i. Where appropriate, in commercial areas, common facilities, such as shared streets, walkways, and waste disposal and recycling with appropriate levels of landscaping.</p> <p>The design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the area's designated annexation city.</p>						
<p><del>U-172 Within the Urban Growth Area(, but outside unincorporated activity centers,))</del> properties with existing industrial uses shall be protected. The <del>((e))</del>County may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.</p>	Substantive change	<p>The goals of this policy apply to I zoned properties both within and outside of unincorporated activity centers, consistent with existing mandates to accommodate industrial employment growth in the Multicounty Planning Policies and the Countywide Planning Policies</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The second sentence is a different policy intent than the first sentence. It could be separated into another policy or deleted.</li> </ul>
<p>U-175 King County, in collaboration with cities and the development community, should create and fund a process to clean up and reclaim polluted industrial areas <del>((in order))</del> to expand the land available for industrial development.</p>	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It appears that the County does not currently collaborate with the cities or development community nor fund clean-ups for industrial areas at this time. This policy could be revised or deleted.</li> </ul>
<p><del>((U-176 Sites for potential new Urban Planned Developments may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two Urban Planned Developments areas have been designated by the county: the Bear Creek Urban Planned Development area, comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge) Urban Planned Development, and the Redmond Ridge East Urban Planned Development; and Cougar Mountain Village Urban Planned Development. Future Urban Planned Development sites in the Urban Growth Area shall be designated through a subarea planning process, or through a Comprehensive Plan amendment initiated by the property owner.</del></p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>U-177 The creation of Urban Planned Developments is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design, as well as providing for public benefits that shall include:</del></p> <p><del>a. Open space and critical areas protection;</del> <del>b. Diversity in housing types and affordability;</del> <del>c. Quality site design; and</del> <del>d. Transit and nonmotorized transportation opportunities.</del></p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>U-178 King County has established a Fully Contained Community. This one area is designated through this Comprehensive Plan and is shown on the Land Use Map as the urban planned community of the</del></p>	Clarification of existing policy intent	Edits made throughout the plan to reflect that:	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

**Chapter 2 Urban Communities**  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>Bear Creek Urban Planned Development area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond Ridge East Urban Planned Development sites. Nothing in these policies shall affect the continued validity of the approved Urban Planned Development permits for these sites. This Fully Contained Community designation may be implemented by separate or coordinated Fully Contained Community permits.</p>		<ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>			<ul style="list-style-type: none"> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	
<p>U-179 The population, household, and employment growth targets and allocations for the county's Urban Growth Area in this plan include the Bear Creek Urban Planned Development area. Accordingly, the requirements in Revised Code of Washington 36.70A.350(2) that the county reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-180 The review and approval process for a Fully Contained Community permit shall be the same as that for an Urban Planned Development permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350:</p> <p>a. New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the Fully Contained Community consistent with the requirements of RCW 82.02.050;</p> <p>b. Transit-oriented site planning and traffic demand management programs are implemented in the Fully Contained Community. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the Fully Contained Community;</p> <p>c. Buffers are provided between the Fully Contained Community and adjacent non-Fully Contained Community areas. Perimeter buffers located within the perimeter boundaries of the Fully Contained Community delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands;</p> <p>d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new Fully Contained Community. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a Fully Contained Community should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, transportation patterns, and other relevant factors affecting the proposed Fully Contained Community. Service uses in the Fully Contained Community may also serve residents outside the Fully Contained Community, where appropriate;</p> <p>e. Affordable housing is provided within the new Fully Contained Community for a broad range of income levels, including housing</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>affordable by households with income levels below and near the median income for King County;</p> <p>f. Environmental protection has been addressed and provided for in the new Fully Contained Community, at levels at least equivalent to those imposed by adopted King County environmental regulations;</p> <p>g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to: rural zoning of adjacent Rural Areas; Fully Contained Community permit conditions requiring sizing of Fully Contained Community water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or Fully Contained Community permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the Fully Contained Community sewer and water mains or lines;</p> <p>h. Provision is made to mitigate impacts of the Fully Contained Community on designated agricultural lands, forest lands, and mineral resource lands; and</p> <p>i. The plan for the new Fully Contained Community is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.</p> <p>For purposes of evaluating a Fully Contained Community permit the following direction is provided: The term "fully contained" is not intended to prohibit all interaction between a Fully Contained Community and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public services needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the Fully Contained Community (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.)</p>						
<p>U-181 ((Except for existing Fully Contained Community designations, n)) No new Urban Planned Developments or Fully Contained Communities shall be <u>designated or</u> approved in King County.</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

**Chapter 2 Urban Communities**  
2/7/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
U-182 Urban separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant ((environmentally sensitive features)) critical areas, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.	Technical change	To reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates lead-in text that introduces the urban separator concept. This could be removed from the policy and maintained in the lead-in text.</li> </ul>
U-183 King County should ((actively pursue designating urban separators in the unincorporated area and)) work with the cities to establish and maintain permanent urban separators within the incorporated area that link with and enhance King County's urban separator corridors.	Clarification of existing policy intent	To reflect that the County has already established urban separators in Unincorporated King County	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Policies U-185 through U-190a concern to the Four-to-One Program.						<ul style="list-style-type: none"> <li>These policies are being reviewed along with other Four-to-One changes in the CPPs and the zoning code in the Four-to-One Review Matrix</li> </ul>
<del>U-191 King County shall collaborate with all Eastside Rail Corridor owners, adjacent and neighboring jurisdictions, and other interested and affected parties in support of achieving a vision for the corridor that includes dual use (recreational trail and public transportation) and supports multiple objectives, consistent with federal railbanking.</del>	Clarification of existing policy intent	Redundant to policy P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-192 King County shall identify and implement actions that support development of the Eastside Rail Corridor to include dual use (recreational trail and public transportation), consistent with federal railbanking, and to achieve multiple objectives, such as actions to include property management and maintenance, service and capital planning and improvements, community and stakeholder engagement, securing funding to implement priority activities, and other actions.</del>	Clarification of existing policy intent	Redundant to policy P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-193 King County shall work within all appropriate planning venues and processes to integrate the Eastside Rail Corridor into land use plans, transportation system plans, trail system plans, utility plans, and other plans, including significant capital projects or plans that affect and relate to dual use (recreational trail and public transportation), consistent with federal railbanking, and achieving multiple objectives for the corridor.)</del>	Clarification of existing policy intent	Redundant to policy P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-201 ((In order to))To meet the Growth Management Act and ((the regionally adopted)) Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area and Natural Resource Lands, King County shall encourage annexation of the remaining urban unincorporated area. The ((e))County may also act as a contract service provider where mutually beneficial.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
U-201a In all urban unincorporated areas, King County shall consider equity and racial and social justice in its planning, project development, and service delivery approach.	Technical	To reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-202 To help create an environment that is supportive of annexations, King County shall work with cities and with neighborhood groups, local business organizations, public service providers, and other ((stakeholders)) affected parties on annexation-related activities to move the remaining urban islands towards annexation by the city most appropriate to serve it. King County ((will)) shall also seek changes at the state level that would facilitate annexation of urban unincorporated areas.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Includes edits to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates some of the language in Policy U-201. Councilmembers may wish to consolidate the policies into one.</li> </ul>
U-203 The Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated ((p))Potential ((a))Annexation ((a))Areas ((PAAs)). This may include contested areas (where more than one city claims a ((PAA)) Potential Annexation Area), and those few areas that are unclaimed by any city. For contested areas, the ((e))County should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation. For areas affiliated with a city for annexation, King County should proactively support annexations.	Clarification of existing policy intent	Edits for clarity and to spell out acronyms	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The last sentence, "For areas affiliated with a city for annexation, King County should proactively support annexations" duplicates Policy U-201. This sentence could be removed to reduce duplication.</li> <li>The GMPC does not adopt, they approve their recommendations. The County Council adopts (and ratifies on behalf of UKC) and the cities ratify. This language could be modified to reflect that process.</li> </ul>
U-204 King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted ((PAA)) Potential Annexation Area, and when the area is not part of a contested area.	Technical	To spell out acronyms	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-205 King County shall not support annexation proposals that would: a. Result in illogical service areas; b. Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner; c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included; d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area, except as allowed in Policies R-656 and R-656a; or e. Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.	Clarification of existing policy intent	Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth Area under policies R-656 and R-656a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-206 King County shall favor annexation over incorporation as the preferred method of governance transition. King County ((will)) shall	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
not support incorporations when the proposed incorporation area is financially infeasible.					<ul style="list-style-type: none"> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<p>U-207 King County shall work with cities to develop pre-annexation or annexation interlocal agreements to address the transition of services from the ((e))County to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the Potential Annexation Areas, as well as residents and property owners in the surrounding areas. Such agreements may address a range of considerations, including but not limited to:</p> <p>a. Establishing a financing partnership between the ((e))County, city, and other service providers to address needed infrastructure;</p> <p>b. Providing reciprocal notification of development proposals in Potential Annexation Areas, and opportunities to identify and/or provide mitigation associated with such development;</p> <p>c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the Potential Annexation Area, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;</p> <p>d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the ((e))County's behalf prior to annexation, as well as the feasibility and/or desirability of the ((e))County continuing to provide some local services on a contract basis after annexation;</p> <p>e. Exploring the feasibility of modifying development, concurrency, and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;</p> <p>f. Assessing which ((e))County-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;</p> <p>g. Transitioning ((e))County employees to city employment where appropriate;</p> <p>h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;</p> <p>i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;</p> <p>j. Maintaining existing equestrian facilities and establishing equestrian linkages; and</p> <p>k. Establishing a timeline for service transitions and for the annexation.</p>	Technical	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-208 King County should engage in joint planning processes for the urban unincorporated areas with the area's designated annexation city. Alternatively, upon a commitment from the city to annex through an interlocal agreement, King County ((will)) shall engage in joint planning processes for the urban unincorporated	Substantive change	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Unclear what traditional (vs nontraditional) would mean for subarea planning.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>areas in tandem with the annexing city. Such planning may consider land use tools such as:</p> <ul style="list-style-type: none"> <li>a. <del>((traditional s))</del> Subarea plans <del>((, subarea studies))</del> or area <del>((re zoning))</del> zoning and land use studies;</li> <li>b. <del>((a))</del> Allowing additional commercial and high-density residential development through the application of new zoning;</li> <li>c. Transfers of Development Rights that add units to new development projects; and</li> <li>d. <del>((a))</del> Application of collaborative and innovative development approaches, such as design standards.</li> </ul> <p><del>((King County will work through the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban Potential Annexation Areas towards annexation.))</del></p>		<p>Referencing subarea plans in general is more appropriate.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case of sub-a, subarea plans and area zoning and land use studies covers the examples of this set of land use tools.</p> <p>"Area zoning" is old terminology; updated to current "area zoning and land use study" defined term.</p> <p>For the last statement, reflects current practice, as without action from the state there are limited options to substantively advance annexation.</p>				

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19

**Appendix D1: Growth Targets and the Urban Growth Area**

---

December 2023



**King County**

20  
21  
22

# Table of Contents

23

24

25

26 **I. Abstract ..... 3**

27 **II. Background..... 3**

28 **III. Size of the Urban Growth Area ..... 5**

29     A. Growth to be Accommodated..... 5

30         1. Projected Countywide Growth..... 5

31         2. Allocation of Population, Housing, and Job Growth within King County..... 7

32         3. Allocation of Projected Growth to Cities and Urban Unincorporated King County ..... 8

33         4. 2019-2044 Urban Unincorporated Growth Targets..... 10

34     B. Land Capacity in the UGA..... 11

35         1. Countywide ..... 11

36         2. Unincorporated King County ..... 13

37 **IV. Conclusion ..... 14**

38

39

40

41

42

43

44

## 45 I. Abstract

46  
47 This appendix provides an analysis of the amount of growth King County and cities in King  
48 County are planning for within the Urban Growth Area (UGA) for the 20-year planning period of  
49 the 2024 Comprehensive Plan, and the capacity available to accommodate it. It also provides a  
50 similar analysis for urban unincorporated King County. The purpose of these analyses is to  
51 ensure that the UGA is appropriately sized to accommodate the housing and employment  
52 projected during the planning period of the Comprehensive Plan.

53  
54 Appendix D was originally prepared for the 1994 Comprehensive Plan in support of the creation  
55 of King County's UGA Boundary and has been supplemented with new appendices in periodic  
56 and major updates since 2004, including this 2024 Appendix. Those supplements incorporate  
57 the 1994 Appendix D by reference but does not address issues already covered by the original,  
58 such as delineation of the Urban Growth Area. Therefore, they supplement but does not replace  
59 the 1994 Appendix D.

60  
61 The key inputs to the analysis in this appendix are housing and employment growth projections  
62 adopted as growth targets in Table DP-1 of the 2021 King County Countywide Planning Policies  
63 and estimates of developable capacity contained in the 2021 King County Urban Growth  
64 Capacity Report.<sup>1</sup> The growth targets adopted in the Countywide Planning Policies are  
65 consistent with the Growth Management Population Projections developed by the Washington  
66 State Office of Financial Management (OFM), and the Puget Sound Regional Council's VISION  
67 2050 Regional Growth Strategy.<sup>2</sup> The Urban Growth Capacity Report contains the required  
68 review of the UGA and of urban patterns of development compared to planning objectives and  
69 goals, and was accepted by the Washington State Department of Commerce in June 2021.<sup>3</sup>

70  
71 King County's UGA is sized to adequately accommodate projected growth while also accounting  
72 for unpredictable circumstances that could alter the calculated supply of urban growth capacity  
73 or the number of housing units needed to accommodate projected population growth. The  
74 location of the UGA includes areas of the county that already have urban services or have solid  
75 commitments for future urban services, and as a result, would be inconsistent with the criteria  
76 for rural or Natural Resource Lands. The most recent developable capacity information,  
77 analyzed in the King County Urban Growth Capacity Report affirms the adequacy of the existing  
78 UGA to accommodate all the county's projected growth through 2044 and beyond. This is true  
79 both for the entire UGA and for the unincorporated portions of the UGA.

80

## 81 II. Background

82  
83 A foundational element of growth management planning in Washington state is the designation  
84 of urban, rural, and natural resource lands. Urban land is composed primarily of incorporated  
85 cities and towns, and secondarily of un-annexed portions of unincorporated King County.  
86 Certain mapped urban lands may also be subject to the sovereign governmental authority of  
87 Indian tribes. Rural and natural resource lands are portions of unincorporated King County,  
88 certain sub-portions of which are owned by, or held in trust for, Indian tribes. The Growth

---

<sup>1</sup> 2021 King County Countywide Planning Policies [\[LINK\]](#); 2021 King County Urban Growth Capacity Report, ratified 2022 [\[LINK\]](#)

<sup>2</sup> Washington State Office of Financial Management, Growth Management Act County Projections, 2022 [\[LINK\]](#); Puget Sound Regional Council, VISION 2050 [\[LINK\]](#)

<sup>3</sup> Required by Revised Code of Washington (RCW) 36.70A.215 [\[LINK\]](#), and RCW 36.70A.130 [\[LINK\]](#)

89 Management Act requires the delineation of urban lands by establishment of the urban growth  
90 area (UGA), and of rural and natural resource lands by designation pursuant to comprehensive  
91 land use and zoning. While the Growth Management Act requires coordination of local plans,  
92 and population and employment projections are tacitly inclusive of tribal growth, Indian tribes  
93 have historically not been included in discussions about allocating urban growth within King  
94 County. King County recognizes that urban, rural, and natural resource lands are inclusive of  
95 certain lands held and governed by Indian tribes, and King County will coordinate with Indian  
96 tribes as a part of County and countywide planning processes.

97  
98 The 1992 Countywide Planning Policies established a framework UGA for King County. The  
99 County initially designated the UGA in its 1994 Comprehensive Plan based on this framework.  
100 Each city or town within King County is responsible for determining, through its comprehensive  
101 plan, land use within its borders, including accommodating the broad range of residential and  
102 nonresidential uses associated with urban growth. King County is responsible for establishing  
103 land use in the unincorporated portion of the UGA through its comprehensive plan.

104  
105 Key factors used in setting the UGA size include population and employment projections,  
106 growth targets, and land capacity. Population and employment projections are predictions about  
107 likely future growth based on past trends. Growth targets are a jurisdiction's policy statement on  
108 the quantity of net new housing units and jobs it plans to accommodate over the 20-year  
109 planning period based on projections and the jurisdiction's role with the regional growth  
110 strategy. Land capacity is derived from an estimate of vacant land plus the redevelopment  
111 potential of land already partially developed or underutilized. Discount factors are applied to the  
112 estimate of land capacity to account for probable constraints and likelihood of developing the  
113 land over the 20-year planning period.

114  
115 Population and employment projections are useful as an indicator of the potential future demand  
116 for land capacity. Growth targets follow the development of specific goals and objectives for  
117 future growth, and under the Growth Management Act (GMA), they must be supported by  
118 commitments of funds, incentives, and regulations. Discounted capacity is a market-constrained  
119 estimate of how much growth may be accommodated in a geographic area.

120  
121 Under the GMA, each county is required to plan to accommodate 20 years of population growth  
122 in its comprehensive plan. Counties are to establish a UGA "within which urban growth shall be  
123 encouraged and outside of which growth can occur only if it is not urban in nature."<sup>4</sup> Further,  
124 based on OFM population projections, the GMA requires the UGA to "include areas and  
125 densities sufficient to permit the urban growth that is projected to occur in the county for the  
126 succeeding twenty-year period."<sup>5</sup> As part of the county's planning, it must accommodate  
127 housing and employment growth targets, including institutional and other nonresidential uses.  
128 All cities are places for urban growth and, by law, must be included within the UGA.<sup>6</sup> In addition,  
129 unincorporated areas may be included within the UGA "only if such territory already is  
130 characterized by urban growth or is adjacent to territory already characterized by urban  
131 growth."<sup>7</sup> The UGA must also include greenbelt and open space areas. Several GMA goals,  
132 such as those dealing with affordable housing, economic development, open space, recreation,  
133 and the environment, also have an important bearing on these UGA requirements. These goals

---

<sup>4</sup> RCW 36.70A.110(1) [\[LINK\]](#)

<sup>5</sup> RCW 36.70A.110(2) [\[LINK\]](#)

<sup>6</sup> RCW 36.70A.110(1) [\[LINK\]](#)

<sup>7</sup> RCW 36.70A.110(2) [\[LINK\]](#)

134 need to be balanced with those which encourage efficient urban growth and discourage urban  
135 sprawl.

136  
137 The concurrency goal for public facilities and services in the GMA directs jurisdictions to ensure  
138 that "those public facilities and services necessary to support development shall be adequate to  
139 serve the development at the time the development is available for occupancy without  
140 decreasing current service levels below locally established minimum standards."<sup>8</sup> Ensuring  
141 adequate land capacity for industrial and commercial development and providing enough land  
142 capacity to allow for choices in where people live can help advance economic development and  
143 maintain housing affordability. If the UGA is adequately sized, then pressures to develop on  
144 environmentally constrained land and on areas set-aside for open space are reduced.

### 145 III. Size of the Urban Growth Area

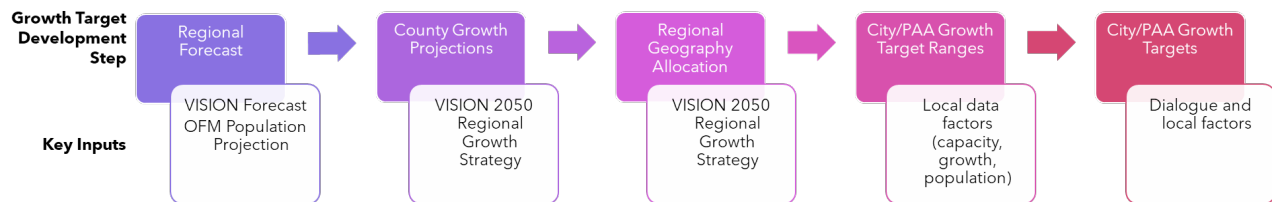
146

#### 147 A. Growth to be Accommodated

148 As shown in Figure 1 below, establishing the amount of population, housing, employment  
149 growth to be accommodated countywide and in individual King County jurisdictions begins with  
150 countywide and regional forecasts. Growth is allocated to King County and to groups of  
151 jurisdictions called "Regional Geographies" via VISION 2050's Regional Growth Strategy, and  
152 population growth is then converted to housing growth. Finally, jurisdictions grouped by  
153 Regional Geography collaboratively determine jurisdictional-level housing and employment  
154 growth targets based on local factors and input.

155

156 *Figure 1: Growth Targets Development Process*



157

158 *PAA means Potential Annexation Area*

159

#### 160 1. Projected Countywide Growth

161 The GMA requires Washington State counties to accommodate forecasted population growth, to  
162 allocate that growth among and in consultation with their jurisdictions, and to designate urban  
163 and rural areas. In King County, the allocation takes the form of "growth targets" for housing unit  
164 and job growth over an approximately 20-year planning period. The first set of growth targets  
165 was enacted by King County through the Countywide Planning Policies in 1994.

166

167 Forecasted population growth is generally sourced from the most recent OFM growth  
168 management population projections, which are prepared at a countywide level. The OFM  
169 projections from 2017 were the most current forecast available during the target setting process  
170 in 2020 and 2021. The OFM projections contain "high," "medium," and "low" series of projected  
171 growth. King County has planned for the medium-series population growth projections in past  
172 Comprehensive Plan updates. In December 2022, OFM published a new population projection  
173 based on updated Census data and forecast assumptions. The 2022 medium series is

<sup>8</sup> RCW 36.70A.020(12) [\[LINK\]](#)



174 approximately 1,000 persons greater from the 2017 medium series in the year 2044 (the last  
175 year in the planning period). Because of the limited differences between the 2017 and 2022  
176 projections, the current countywide growth allocations adopted in the Countywide Planning  
177 Policies and the Comprehensive Plan are consistent with the 2022 projections.

178  
179 In 2017, in preparation of VISION 2050, the Puget Sound Regional Council (PSRC) produced a  
180 regional forecast for its jurisdiction, which includes King, Kitsap, Pierce, and Snohomish  
181 Counties, forecasting population and employment through 2050. This forecast was used as the  
182 source for projected employment growth in past Comprehensive Plan updates. The PSRC  
183 forecasted population is comparable to the 2017 OFM population projection medium series for  
184 the four-county PSRC region. Because of the similar population projection, the use of the PSRC  
185 employment forecast for determining employment growth targets, and the primacy of VISION  
186 2050's Regional Growth Strategy in allocating growth within the region, King County utilized the  
187 PSRC forecast as the source for countywide growth allocations in developing 2019-2044 growth  
188 targets.

189  
190 As the PSRC forecast is at a regional scale, countywide shares of population and employment  
191 growth are applied to the regional totals to project growth for King County alone. These shares  
192 derive from VISION 2050's Regional Growth Strategy.<sup>9</sup> The resulting population and job growth  
193 form King County's projected countywide growth allocations for the 2019-2044 period. Figure 2  
194 below shows how countywide growth allocations were determined.

195  
196 *Figure 2: Countywide Population and Employment Projections*

Scale	Step	Calculation	Population	Employment	Explanation and Sources	
Regional	A	2019 Estimate	N/A	4,203,400	2,295,608	Base year estimates <i>Sources: OFM Population Estimates, PSRC Total Employment Estimates</i>
	B	2044 Projection	N/A	5,525,074	3,180,060	Horizon year projections <i>Source: PSRC Macroeconomic Forecast</i>
	C	2019-2044 Projection	A - B	1,321,674	884,452	Regional projection for the planning period
Countywide	D	Regional Growth Strategy Share of King County Growth	N/A	50%	59%	<i>Source: PSRC VISION 2050 Regional Growth Strategy for King County</i>
	E	2019-2044 Initial Countywide Growth	C * D	660,837	520,756	Regional Growth Strategy shares are applied to regional projection to create King County projection
	F	Share of Construction/Resource jobs	N/A	N/A	5.7%	Construction/Resource employment are removed from total as jobs generally do not have fixed worksites <i>PSRC Total Employment Estimates</i>
	G	2019-2044 Countywide Growth	E * (1-F)	660,837	490,854	Countywide population projection

197  
198 VISION 2050's Regional Growth Strategy apportions 50 percent of the region's population  
199 growth and 59 percent of the region's employment growth to King County. For comparison, in  
200 2020, King County housed 53 percent of the region's population and 67 percent of the region's  
201 jobs.<sup>10</sup> The Regional Growth Strategy shares reflect King County's role within the region and  
202 includes policy choices aimed to improve the regional balance of jobs and housing among the

<sup>9</sup> Puget Sound Regional Council, VISION 2050 Regional Growth Strategy [\[LINK\]](#)

<sup>10</sup> US Census Bureau, Decennial Census 2020; Puget Sound Regional Council, Covered Employment Estimates, 2020 [\[LINK\]](#)

203 four PSRC counties. The Regional Growth Strategy disperses employment growth traditionally  
204 concentrated in King County but retains a similar share of population growth.

205  
206 Finally, before sub-county allocations are made, the countywide employment growth number is  
207 adjusted to remove construction and resource sector employment. While the contributions from  
208 these sectors are essential to King County’s economy, construction and resource jobs are less  
209 likely to have a fixed worksite, e.g., an office or storefront, and resource sector jobs are  
210 generally less urban. These jobs are removed from the countywide allocation.

## 211 2. Allocation of Population, Housing, and Job Growth within King County

212 With the countywide population and employment growth allocations established, the next step is  
213 to allocate population, housing, and jobs to jurisdictions within King County. Growth is allocated  
214 to VISION 2050 Regional Geographies before being allocated to individual jurisdictions.  
215 Regional Geographies are groups of cities and urban unincorporated areas that have similar  
216 characteristics, such as designated regional growth centers or high-capacity transit  
217 infrastructure.<sup>11</sup>

218  
219 The policy goals of VISION 2050 and the 2021 Countywide Planning Policies define how growth  
220 is allocated to Regional Geographies. Metropolitan and Core Cities have regional growth  
221 centers and existing or planned high-capacity transit investments, and collectively are planned  
222 to accommodate the greatest share of projected growth. High Capacity Transit Communities are  
223 cities and urban unincorporated areas with planned high-capacity transit investments that will  
224 allow these jurisdictions to accommodate a larger share of future growth.<sup>12</sup> Cities and Towns  
225 and the Urban Unincorporated areas accommodate the least amount of projected growth as  
226 they lack high-capacity transit and growth centers or are surrounded by the rural area. Rural  
227 King County is included in the countywide distribution but does not receive a growth target.  
228 Figure 3 lists the six Regional Geography categories and their associated growth shares from  
229 VISION 2050 that were used to sub-allocate the countywide growth allocations.

230  
231 *Figure 3: Share of Growth by Regional Geography*

Regional Geography	Share of Countywide Population	Share of Countywide Employment
Metropolitan Cities	44%	46%
Core Cities	40%	45%
High Capacity Transit Communities	11%	6%
Cities and Towns	5%	3%
Urban Unincorporated	0.5%	0.1%
Rural	0.7%	0.4%

232  
233 The shares in Figure 3 were applied to the 2019-2044 countywide growth from Figure 2 to  
234 create Regional Geography level population and employment growth. Population was then  
235 converted to housing units to support the development of housing targets. The conversion used  
236 household assumptions (share of group quarters population, household size, and vacancy

<sup>11</sup> Puget Sound Regional Council, VISION 2050 Regional Growth Strategy [\[LINK\]](#)

<sup>12</sup> In King County, the High Capacity Transit Communities regional geography includes the Potential Annexation Areas (PAAs) for Federal Way, Renton, and Seattle (North Highline). These areas were selected because a portion of each PAA falls within a ½-mile of a future light rail station or contains an existing or planned bus rapid transit stop.

237 rates) created for each regional geography from jurisdiction-level 2018 American Community  
238 Survey and OFM population estimates, averaged to regional geography, and then adjusted to  
239 reflect forecasted trends in reduced household size and longer-term vacancy rates. Figure 4  
240 shows the housing, employment, and population initially allocated to Regional Geographies.  
241

242 *Figure 4: Allocated Growth by Regional Geography*

Regional Geography	2019-2044 Population Growth	2019-2044 Housing Growth	2019-2044 Employment Growth
Metropolitan Cities	288,407	134,500	223,508
Core Cities	261,912	112,859	222,789
High Capacity Transit Communities	69,641	29,933	28,747
Cities and Towns	33,307	13,985	12,936
Urban Unincorporated	3,028	1,292	719
Rural	4,542	4,211	2,156
Urban King County	656,295	292,569	488,698
King County Total	660,837	296,780	490,854

243

### 244 3. Allocation of Projected Growth to Cities and Urban Unincorporated King County

245 The final phase of the growth target setting process allocated growth to cities and potential  
246 annexation areas in urban unincorporated King County. This was a two-step process. First,  
247 Regional Geography allocations were apportioned into an initial range of growth target  
248 scenarios for individual cities and PAAs. Each scenario within the range is based on a  
249 proportional allocation of Regional Geography growth to cities and potential annexation areas  
250 based on relevant data, including existing capacity from the Urban Growth Capacity Report,  
251 existing development and recent growth, the number of regional growth centers, and number of  
252 transit station areas.

253

254 The initial growth target ranges provided the foundation for the second step of this stage of the  
255 process, where planning staff representing the 39 cities and unincorporated King County were  
256 convened by their VISION 2050 Regional Geography to negotiate the set of draft growth  
257 targets. Each Regional Geography group met approximately five times. Groups discussed the  
258 preliminary target ranges created in the previous step, weighing the merits and relevancy of  
259 capacity, existing development, transit and transportation connections, growth rates, and other  
260 supplied data to allocate growth targets within their Regional Geography. Groups worked  
261 iteratively, collectively identifying a baseline set of housing and employment targets from the  
262 preliminary target ranges as a starting place for negotiation, and then individually working with  
263 other jurisdictional staff and elected officials to develop a jurisdictional position on the baseline.  
264 King County staff then assembled the individual positions from jurisdictions and convened the  
265 Regional Geography groups again to collectively review and attempt to close any gap between  
266 the individual growth target positions and the Regional Geography growth allocation.  
267

268 The ultimate result of this process are the growth targets adopted by the King County Council  
269 and ratified by the cities in the 2021 King County Countywide Planning Policies.<sup>13</sup> Figure 5  
270 displays the adopted housing and employment growth targets for 2019-2044.

271  
272 *Figure 5: King County Jurisdiction Growth Targets 2019-2044*

		Net New Units and Jobs	
Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
<b>Metropolitan Cities Subtotal</b>		<b>147,000</b>	<b>239,500</b>
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
	Tukwila	6,500	15,890
<b>Core Cities Subtotal</b>		<b>112,860</b>	<b>207,170</b>
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA*	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA*	1,420	1,220
	Renton PAA* - East Renton	170	0
	Renton PAA* – Fairwood	840	100
	Renton PAA* - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
<b>High Capacity Transit Communities Subtotal</b>		<b>29,942</b>	<b>25,570</b>
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450

<sup>13</sup> GMPC Motion 21-1 initially adopted by Ordinance 19384 [\[LINK\]](#), and amended in 2022 by GMPC Motion 22-1 adopted by Ordinance 19553 [\[LINK\]](#)

	Jurisdiction	Net New Units and Jobs	
		2019-2044 Housing Target	2019-2044 Jobs Target
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	2,100	728
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
<b>Cities and Towns Subtotal</b>		<b>17,583</b>	<b>17,891</b>
Urban Unincorporated	Auburn PAA*	12	0
	Bellevue PAA*	17	0
	Black Diamond PAA*	328	0
	Issaquah PAA*	35	0
	Kent PAA*	3	300
	Newcastle PAA*	1	0
	Pacific PAA*	134	0
	Redmond PAA*	120	0
	Sammamish PAA*	194	0
	Unaffiliated Urban Unincorporated	448	400
<b>Urban Unincorporated Subtotal</b>		<b>1,292</b>	<b>700</b>
<b>Urban Growth Area Total</b>		<b>308,677</b>	<b>490,831</b>

273

## 274 4. 2019-2044 Urban Unincorporated Growth Targets

275 As shown in Figure 5, growth targets for urban unincorporated King County are divided across  
276 two Regional Geographies. Growth targets for the Federal Way PAA, North Highline, and  
277 Renton PAA are in the High Capacity Transit Communities Regional Geography, reflecting the  
278 planned transit investments in these areas.<sup>14</sup> Targets for other PAAs and unaffiliated urban  
279 areas are included in the Urban Unincorporated Regional Geography. Per the Countywide  
280 Planning Policies, growth targets were allocated to PAAs in the Urban Unincorporated Regional

<sup>14</sup> The Puget Sound Regional Council assigned the entirety of an affiliated PAA to its VISION 2050 Regional Geographies. While Fairwood and East Renton do not have planned high-capacity transit investments during this planning period, they are in the High Capacity Transit Communities geography because the Renton PAA was assigned to it.

281 Geography proportionately based on their relative capacity.<sup>15</sup> Growth targets for the PAAs in the  
282 High Capacity Transit Communities geography were also allocated relative to their existing  
283 capacity to be consistent with the intent of the Countywide Planning Policies, but not directly  
284 proportional to the capacity of urban unincorporated King County given the other jurisdictions in  
285 the group.  
286

## 287 **B. Land Capacity in the UGA**

### 288 1. Countywide

289 The GMA requires King County and the cities in King County to include land area and densities  
290 sufficient to accommodate projected growth over the 20-year planning period within the UGA.<sup>16</sup>  
291 Through the review and evaluation program, King County ensures that sufficient urban capacity  
292 for growth persists during the planning period and beyond, ensuring a stable UGA boundary. In  
293 2021, King County completed the Urban Growth Capacity Report, its fourth edition of the  
294 required evaluation.<sup>17</sup> King County's previous reports have consistently reported sufficient  
295 capacity within the UGA for projected growth.  
296

297 The Urban Growth Capacity Report assesses patterns of development within the UGA and uses  
298 assumptions to estimate a more "market-based" capacity for growth, to test whether capacity is  
299 realistically available for future development.<sup>18</sup> Available land supply is identified by its likeliness  
300 to re-develop. Densities used to calculate capacity are informed by recent development in a  
301 zone, rather than the base or maximum densities expressed in zoning. A "market factor" is  
302 applied to the calculated capacity to discount capacity unlikely to develop during the planning  
303 period. Therefore, capacity calculated under the Urban Growth Capacity Report is generally a  
304 more conservative estimate than the total amount allowed by zoning.  
305

306 The Urban Growth Capacity Report found that King County had capacity for over 400,000  
307 housing units and 600,000 jobs within the UGA.<sup>19</sup> This was ample capacity to accommodate the  
308 remaining projected growth from the previous, 2006-2035 growth targets, and sufficient to  
309 accommodate the projected growth under the 2019-2044 growth targets, as reported in Figure  
310 5.  
311

312 Amendments to the GMA in 2017 ushered in new requirements for the review and evaluation  
313 program.<sup>20</sup> The amendments formalized how assumptions about infrastructure gaps and market  
314 factors should be considered and expanded the purview for when "reasonable measures" would  
315 be required to correct for measured inconsistencies to include the achievement of growth  
316 targets and urban densities. The Urban Growth Capacity Report reported on these additional  
317 indicators, as a part of its assessment of the patterns of development with the UGA.  
318

319 The Urban Growth Capacity Report analyzed progress made by cities and urban unincorporated  
320 King County towards achieving 2006-2035 growth targets. Because past reports had not  
321 focused on this specific outcome before, the 2021 report examined growth since 2006 and  
322 through 2018. Over this period, urban King County grew at a rate to achieve its adopted growth  
323 targets. Approximately 41 percent of the previous target period had elapsed between 2006-

<sup>15</sup> 2021 King County Countywide Planning Policy DP-12g [\[LINK\]](#)

<sup>16</sup> RCW 36.70A.110 [\[LINK\]](#)

<sup>17</sup> King County, 2021 King County Urban Growth Capacity Report, ratified 2022 [\[LINK\]](#)

<sup>18</sup> Patterns of development analysis required by RCW 36.70A.130 [\[LINK\]](#)

<sup>19</sup> King County, 2021 King County Urban Growth Capacity Report, ratified 2022 [\[LINK\]](#)

<sup>20</sup> Engrossed Second Substitute Senate Bill 5254, 2017 [\[LINK\]](#)

324 2018. Urban King County achieved 47 percent of its housing and employment targets during the  
325 period, growing slightly faster than this prorated pace.  
326

327 Countywide, development trends analyzed under the Urban Growth Capacity Report showed  
328 that urban densities were being achieved within the UGA. While there is not a stated definition  
329 of “urban” growth stated as a density goal, 70 percent of residential development during the  
330 period analyzed by the report was developed at densities of at least 48 dwelling units per acre,  
331 and about 17 percent of development occurred at densities less than 10 dwelling units per acre.  
332 98 percent of residential development was over four dwelling units per acre.  
333

334 While the Urban Growth Capacity Report found that sufficient capacity was available in the UGA  
335 for projected growth, that urban densities were being achieved, and that urban King County was  
336 on track to achieve its 2006-2035 growth targets, a small number of cities lacked sufficient  
337 capacity for projected growth or were not growing at a rate to achieve their targets. The Urban  
338 Growth Capacity Report noted the cities where inconsistencies were identified and  
339 recommended that the cities evaluate whether reasonable measures were required to be taken  
340 in the 2024 periodic update to comprehensive plans to correct for the inconsistency. Figure 6  
341 lists these cities and the observed inconsistencies. Some inconsistencies may have been  
342 corrected by adopting revised growth targets for the 2019-2044 planning period. The observed  
343 inconsistency for the City of Sammamish related to an infrastructure deficiency that has since  
344 been resolved. Following the adoption of comprehensive plans in 2024, each jurisdiction will be  
345 required to monitor progress toward resolving the inconsistency, with regular reporting to the  
346 Growth Management Planning Council.  
347  
348

349 *Figure 6: Recommendations for Adoption of Reasonable Measures from the 2021 Urban Growth Capacity Report*

Jurisdiction	Inconsistency Identified
Burien	<ul style="list-style-type: none"> <li>• Insufficient employment capacity</li> <li>• Employment growth inconsistent with target</li> </ul>
Pacific	<ul style="list-style-type: none"> <li>• Insufficient employment capacity</li> </ul>
Sammamish	<ul style="list-style-type: none"> <li>• Insufficient housing capacity</li> </ul>
Shoreline	<ul style="list-style-type: none"> <li>• Insufficient employment capacity</li> </ul>
Tukwila	<ul style="list-style-type: none"> <li>• Housing growth inconsistent with target</li> <li>• Employment growth inconsistent with target</li> </ul>

350

## 351 2. Unincorporated King County

352 The Urban Growth Capacity report found sufficient capacity for the remaining portion of the  
353 previous housing growth targets, with a shortfall of capacity for the remaining employment  
354 target. The evaluation revealed capacity for 7,383 housing units and 2,207 jobs, with 7,339  
355 housing units and 4,343 jobs remaining of the previous period's 2006-2035 growth targets. The  
356 2006-2035 urban unincorporated employment targets included a target of over 4,000 jobs for  
357 the Bear Creek Urban Planned Development, a fully contained community surrounded by the  
358 rural area. The target was a reflection of estimates of commercial space planned for the  
359 community. As the development built out in Bear Creek in the last decade, the community  
360 added 1,100 jobs between 2006 and 2020, approximately a quarter of the anticipated growth  
361 there.<sup>21</sup> Because of the nature of the development in a fully contained community constrained  
362 by developer agreements and subdivision controls, additional growth is not expected to reach  
363 the originally targeted level. The 2019-2044 growth targets reflect reduced expectations for  
364 employment growth in the urban unincorporated area, more in line with the land supply and  
365 capacity for employment growth, to remedy the apparent capacity shortfall.

366

367 For the 2019-2044 planning period, King County is planning for a total of 5,412 housing units  
368 and 3,340 jobs in the urban unincorporated area. The land capacity analysis performed to  
369 support the development of the 2024 update to the Comprehensive Plan found capacity for  
370 29,600 housing units and 62,900 jobs under current zoning at base densities.

371

372 Zoned capacity is higher than the capacity calculated in the Urban Growth Capacity Report,  
373 particularly for employment. This reflects the differences seen in recent development, which  
374 strongly influenced the capacity calculated in the Urban Growth Capacity Report, and what is  
375 allowed under the zoning code. The significant difference in non-residential capacity also owes  
376 to the imprecision in estimating a job-based capacity, as the quantity of employees varies  
377 across businesses and workplace types and is not directly controlled by the zoning code or land  
378 use designations.

379

380

<sup>21</sup> Puget Sound Regional Council, Covered Employment Estimates, 2020 [\[LINK\]](#)



**381 IV. Conclusion**

382

383 The UGA is sized appropriately to accommodate the projected growth in housing and  
384 employment over the 2019-2044 planning period. As demonstrated in the 2021 King County  
385 Urban Growth Capacity Report, patterns of development within the UGA have been urban in  
386 nature and growth has been occurring at a rate to achieve growth targets. Urban unincorporated  
387 King County has sufficient capacity under the current zoning to accommodate its growth targets  
388 for the 2019-2044 period.

389