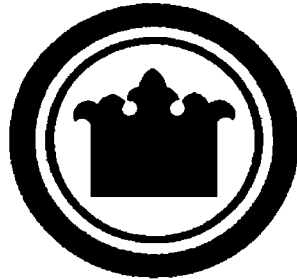


**ORDINANCE NO. 15028
ATTACHMENT A**



2004 King County Comprehensive Plan

Metropolitan King County Council

**Adopted
September 27, 2004**

Introduction

King County Comprehensive Plan 2004

A. About King County

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 King County Comprehensive Plan 2004 establishes a vision that preserves this incredible diversity while continuing to acknowledge that citizens want options as to where they live, work and play. The plan guides growth and development throughout the unincorporated areas of the county and establishes King County's position on major issues such as annexations, regional water supply and environmental protection.

King County Geography

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

The north-south trending shapes of the lakes and hills make east-west travel more difficult than north-south travel. Four major river basins with salmon-bearing streams are separated by step-sided plateaus whose slopes are subject to landslides and erosion.

King County Jurisdictions

As of 2004, there are 39 cities ranging in size from Seattle with 572,000 people to Skykomish and Beaux Arts with less than 350 each. Since December 1994, five new cities have incorporated, shifting 120,000 people into city limits. King County's 39 cities cover 383 square miles, or 18% of the county's total land area. The incorporated population has increased by a total of 327,000 since 1994, primarily due to new cities and large annexations as well as growth within existing boundaries.

Unincorporated King County, the territory outside any city, now has about 352,000 people or 20% of the county's population, on 82% of its land area. The unincorporated population has decreased by 148,000 since the 1994 Comprehensive Plan was initially adopted, chiefly through the incorporation of new cities.

King County Demographics

In 2004, with more than 1,779,000 people, King County is the largest county in Washington State and the 13th largest in the nation. As a populous large county with a major central city, King County constitutes the majority of the "Seattle-Bellevue-Everett" metropolitan area of nearly 2.5 million persons. King County exhibits growing diversity: 73% of the population is non-Hispanic white, 11% Asian or Pacific Islander, 5% African-American, 1% Native American and ((4%))5.5% Latino (2000 census).

King County's population has grown by 11% since 1994, a modest rate compared with Sunbelt metro areas and nearby Puget Sound counties. However, given the large population already here, the growth numbers are significant. The population increase since 1994 equals the total existing population of the cities of Bellevue and Renton. King County is forecasted to grow by an additional 270,000 persons (15%) to about 2,049,000 by 2022.

The number of housing units in King County is growing at about the same rate as its population. Now estimated at 775,000 houses, apartment and condominium units and mobile homes, housing has increased by 83,000 units (12%) since 1994. Household size has stabilized after declining in the 1970s and 1980s, and is now estimated at 2.39 persons per household. A slight decline in household size is anticipated in coming years, to about 2.30 in 2022.

King County Economy

More than 1.1 million workers are employed within the borders of King County, at nearly 84,000 business establishments. With more than 40% of Washington state's jobs and payroll, the county is truly the economic engine of Washington and the Pacific Northwest. With a 2002 payroll exceeding \$52 billion, the King County economy is larger than that of several U.S. states.

King County has a cyclical economy, with booms and recessions typically on a ten-year cycle. During the 1990s, the number of jobs grew by 26% to almost 1.2 million, then edged downward after 2001. Manufacturing employment remains important, but aerospace, the largest sector, has lost 12,000 jobs since 2001. The economy has diversified from the traditional aerospace and resource bases to high tech, services and trade, both local and international. Unemployment has recently increased after several years of historic lows. However, long-term prospects are favorable for a return to healthy economic growth and further increases in jobs.

B. Planning in King County

King County's comprehensive land use planning dates back to 1964. Its first comprehensive plan under the State Growth Management Act (GMA) was adopted in 1994. The GMA, passed by the Washington State Legislature in 1990, seeks to further protect the quality of life in the Pacific Northwest. The GMA directs the state's most populous and fastest growing counties and their cities to prepare comprehensive land use plans that anticipate growth for a 20-year horizon. Comprehensive plans adopted in accordance with GMA must manage growth so that development is directed to designated urban areas and away from rural areas. The GMA also requires jurisdictions to designate and protect critical areas and commercially significant forestry, agriculture, and mining areas. The GMA requires each comprehensive plan to adhere to a set of thirteen goals and to include the following elements: land use, housing, capital facilities, utilities, rural, and transportation. The King County Comprehensive Plan 2000 represented the first major review and the first set of substantive changes since the county's current comprehensive plan was initially adopted in 1994. The 2004 update is the second major review. The 2004 update also satisfies a state requirement that the county's urban growth area be reviewed every ten years.

The King Countywide Planning Policies (CPPs) set the framework for the county's and cities' comprehensive plans. The CPPs, adopted by the county and cities in 1992, establish an Urban

Growth Area (UGA) within the western one-third of King County where most growth and development is targeted. The goals of the policies include: reducing urban sprawl, protecting rural areas, providing affordable housing throughout the county and coordinating protection of environmentally sensitive areas.

C. Summary of the King County Comprehensive Plan

How the Plan is Used

The King County Comprehensive Plan provides a legal framework for making decisions about land use in unincorporated King County. Public and private agencies, property owners, developers, community groups and King County staff use the comprehensive plan in several ways.

First, the plan is the framework for other plans and regulations such as subarea plans and the King County Code that govern the location and density of land uses. It provides guidance to county officials for decisions on proposals such as zoning changes and developments. It also gives the public direction on the county's position on proposed changes in land use or zoning, environmental regulations, or broader policy issues. The plan also provides a basis for decisions about public spending on facilities and services. And, the plan presents other agencies, such as cities and special purpose districts, with King County's position on large-scale matters such as annexation, use of resource lands, environmental protection and others.

The GMA allows local comprehensive plan amendments to be considered once each year. In King County, those annual amendments allow technical changes only, except for once every four years. Then, during the "Four-Year Cycle review process," substantive changes to policies, land use designations and the Urban Growth Area boundary can be proposed and adopted.

Following is a summary, by chapter, of the plan:

Chapter One: Regional Planning

The vision and goals of this plan are based on the 13 planning goals specified in the Washington State Growth Management Act, the Countywide Planning Policies and the values voiced by the citizens of King County. The official King County Land Use is included in this chapter. This chapter also describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle and the four-year-cycle amendments.

Chapter Two: Urban Communities

The Urban Communities chapter brings together several of the major elements necessary to make a community whole: housing, business centers, economic development and human services. By merging these elements into one chapter, King County emphasizes the importance each plays as a part of a livable community. A major tenet of the GMA is to target growth in the urban areas, so the policies in this chapter better facilitate urban development where infrastructure and facilities exist or can be readily provided.

Chapter Three: Rural Legacy

Protecting a rural way-of-life in King County is a major thrust of the plan. Conserving King County's rural and natural resource lands integral to providing diversity in lifestyle choices, continuing farming and forestry economies, protecting environmental quality and wildlife habitat, and maintaining a link to King County's resource-based heritage.

Chapter Four: Environment

With Chinook salmon and Puget Sound and Coastal Bull trout now listed as threatened species under the Endangered Species Act, and other species about to join the list, protecting the environment is a priority. King County's programs for protecting the environment are some of the most advanced in the country. Protecting and restoring air quality, water resources, soils, and plant, fish and animal habitats are among King County's primary goals. This chapter establishes policies to protect the environment and enhance the region's high quality of life.

Chapter Five: Parks, Open Space and Cultural Resources

Protecting and enhancing King County's communities through public funding while encouraging continued stewardship for county parks, open spaces, recreation, and cultural resources is the central focus of Chapter Five.

Chapter Six: Transportation

King County will continue to promote a transportation system that provides residents with a range of transportation choices that respond to both community needs and environmental concerns.

Chapter Seven: Service, Facilities and Utilities

The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications. King County does provide services such as regional wastewater treatment, regional solid waste management, and local stormwater management. This chapter guides service provision.

Chapter Eight: Community Planning

King County's community plans (except for the Vashon Town Plan, West Hill, and White Center) are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the community plans were retained as part of the comprehensive plan to recognize the unique characteristics of each community.

Chapter Nine: Implementation

The comprehensive plan policies, development regulations and countywide planning policy framework have been adopted to achieve the growth management objectives. This chapter explains the relationship between planning and zoning.

D. Technical Appendices

Integral to the vision and goals of the comprehensive plan are the detailed inventories, forecasts, finance plans and Urban Growth Area analysis required by the Growth Management Act.

~~((Three))~~Four technical appendices (Volume 1) are adopted as part of the plan to implement these Growth Management Act requirements (RCW 36.70A.070, 36.70A.110), 36.70A.130). *These appendices were updated in 2004. Beginning with 2004, Technical Appendix D was moved to Volume 1.*

Volume 1

Technical Appendix A. Facilities and Services *
 Technical Appendix B. Housing
 Technical Appendix C. Transportation *

Technical Appendix D. Growth Targets and the Urban Growth Area 2004

Additional important information also supports the plan vision and goals. Nine technical appendices (Volume II) were prepared to provide supporting documentation to the 1994 plan:

Volume 2

Technical Appendix D. Growth Targets and the Urban Growth Area
 Technical Appendix E. Washington State Laws
 Technical Appendix F. History of Planning in King County
 Technical Appendix G. Economic Development
 Technical Appendix H. Natural Resource Lands
 Technical Appendix I. Natural Environment
 Technical Appendix J. Potential Annexation Areas
 Technical Appendix K. King County Functional and Community Plans
 Technical Appendix L. Public Involvement Summary

Information that supported amendments subsequent to 1994 are included as follows:

Volume 3

Technical Appendix M. Public Participation Summary 2000 *

Volume 4

Technical Appendix N. Public Participation Summary 2004

E. The Regulations

The King County Comprehensive Plan is implemented through the adopted regulations. These include the King County Zoning Code and other code titles such as Water and Sewer Systems, Roads and Bridges, and Land Segregation. All development proposals in King County must meet the requirements of the code.

F. For More Information

Copies of the plan are available in all King County libraries. Please visit the website of the King County Department of Development and Environmental Services at <http://www.metrokc.gov/ddes/complan> for current information on planning in King County and to view electronic versions of the plan and related documents.

As required by the GMA, King County maintains a docket for recording comments on the King County Comprehensive Plan and associated development regulations. Comments logged on the docket are reviewed by the county and made available for review by the public. The docket is available on the King County Website at <http://www.metrokc.gov/ddes/complan>.

Chapter One

Regional Planning

Passage of the Growth Management Act (GMA) in 1990 by the State Legislature was the first critical step in the development of rational policies to sustain growth in Washington. For the first time in the state's history, all urban counties and their cities were required to develop and adopt comprehensive plans and regulations to implement these plans. To ensure comparable planning efforts, the Growth Management Act requires that comprehensive plans address specific issues including, but not limited to: land use, transportation, housing, facilities and services, utilities, natural environment, and economic development.

To achieve coordinated planning efforts, the Growth Management Act further requires that counties and cities develop a set of framework policies to guide development of each jurisdiction's comprehensive plan. In order to implement the Growth Management Act, King County conducts planning on five different levels. These levels of planning encompass land areas ranging in size from small neighborhoods to multiple counties.

Five Levels of Planning for King County		
Level	Purpose	Examples
Multi-county	Most frequently, multi-county planning is conducted by the Puget Sound Regional Council and includes King, Pierce, Snohomish, and Kitsap Counties. This level of planning is needed to address issues that affect the entire Central Puget Sound region.	<ul style="list-style-type: none"> • Metropolitan Transportation Plan • Regional Benchmarks • Multi-county Economic Development Strategy • Multi-county Planning Policies
Countywide	This level of planning is conducted by King County in cooperation with the cities to address a wide range of issues that affect the entire county.	<ul style="list-style-type: none"> • Countywide Planning Policies • King County Comprehensive Plan • Action Plan for Affordable Housing
Subarea	This level of planning, previously called community plans and basin plans, brings the policy direction of the comprehensive plan to a smaller geographic scale.	<ul style="list-style-type: none"> • Duwamish Coalition Project • Fall City Subarea Plan
Functional	This level of planning is conducted by King County, special purpose districts or other agencies. Some plans cover the entire county, while others pertain to specific areas. Functional plans focus on the delivery of services or facilities.	<ul style="list-style-type: none"> • Parks, Recreation and Open Space Plan • Regional Wastewater Services Plan • Six-Year Transit Development Plan
Neighborhood	These local plans address issues of concern to individual communities.	<ul style="list-style-type: none"> • White Center Action Plan • Vashon Town Plan • Aurora Corridor Study

The Growth Management Act also provides for re-evaluation of the comprehensive plan to address emerging land use and regulatory issues. The act also calls for jurisdictions to evaluate progress towards the implementation of respective comprehensive plans and countywide planning policies.

I. Defining Regional Objectives

Prompted by citizens, King County adopted its first comprehensive plan to manage growth in 1964. Two decades later, the 1985 Comprehensive Plan identified an urban growth boundary line to limit urban growth to areas with the infrastructure needed for facilities and services. It also established policies to preserve rural areas, conserve the natural environment and designate resource lands for long-term agriculture and forest production.

King County played a key role in the development of *Vision 2020*, a long-range growth management, economic and transportation strategy for the central Puget Sound region. *Vision 2020*, developed by the Puget Sound Regional Council (PSRC), outlines a growth management and transportation strategy under state and federal laws. Member counties and cities of the PSRC adopted *Vision 2020* in 1990.

The Growth Management Act (GMA), adopted by the state legislature in 1990, requires urban counties to develop comprehensive land use plans addressing growth. The GMA also requires counties and cities to work together to develop framework policies to guide the comprehensive plan development. These Countywide Planning Policies (CPP), first adopted in 1992, establish a vision for the future of King County – its cities, unincorporated urban areas, rural areas, and farms and forests. Under the CPP vision for the year 2022, King County will boast a diversified sound regional economy and high quality of life with a defined rural area, busy urban centers linked by a high capacity transit system and preservation of many natural areas.

King County's comprehensive plan builds on this vision for the unincorporated part of the county. The county's first comprehensive plan under the GMA was adopted in 1994. The 2004 update continues to be based on not only the mandates of the law, but also the goals voiced by citizens during the 1994 plan process and repeated during the plan update process.

The policies in this plan support the following objectives, which reflect the GMA goals, the CPP and public opinion:

- **Preserve the high quality of life** by balancing infrastructure needs with social, cultural, educational, recreational, civic, health and safety needs.
- **Spend money wisely and deliver services efficiently by:**
 - Concentrating infrastructure investments and service delivery to support the regional development pattern near cities where a full range of local services are located or can be made available;
 - Solving service deficiencies within the county to meet existing service needs and phasing service improvements for the needs of future growth;
 - Looking to King County to provide countywide facilities and services; and
 - Relying primarily upon cities and special purpose districts as the providers of local facilities and services appropriate to serve those local needs, except where the county is the local service provider (e.g., rural area).
- **Continue our economic prosperity** by promoting a strong and diverse economy for King County residents through policies and programs that encourage new business opportunities, increase family wage jobs and create a predictable regulatory environment for businesses and citizens.
- **Increase the housing choices for all residents** by permitting a wide variety of home styles and by increasing the housing opportunities for all residents in locations closer to jobs.
- **Ensure that necessary transportation facilities and services are available to serve development at the time of occupancy and use** by targeting road and transit investments where growth is desired and for equitable contributions to the transportation system by new development.

- **Balance urban uses and environmental protection** through careful site planning that maximizes developable land while respecting natural systems.
- **Preserve rural, resource and ecologically fragile areas for future generations** by maintaining low residential densities in the rural areas and in areas containing regionally and nationally important ecosystems for fish and wildlife and by recognizing that resource lands, such as farms and forests, provide economic, social and environmental benefits.

To help achieve these goals, this King County Comprehensive Plan 2004 Update:

- Includes strategies to address the problems of growth;
- Renews emphasis on environmental protection in light of listings of Chinook salmon and bull trout as threatened species under the federal Endangered Species Act;
- Calls for the county to continue to work with its citizens and other jurisdictions to tackle issues and develop solutions consistent with community values; and
- Brings together the elements needed to guide growth and development in unincorporated King County toward the goal of a thriving, healthy and environmentally sound county.

The general policies in this section call on King County to strive to provide a high quality of life, actively solicit citizen participation, and use its planning processes to strengthen communities.

RP-101	King County shall strive to provide a high quality of life for its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, maintain resource lands and preserve the natural environment.
RP-102	King County shall actively solicit citizen participation from individuals and organized groups, including Unincorporated Area Councils, in the development and implementation of its plans.
RP-103	King County shall seek comment during its planning processes from federally-recognized tribes.
RP-104	King County's planning should strengthen communities by addressing all the issues, resources and needs that make a community whole, including land use, transit, health, human services, natural environment and the provision of infrastructure and other services.
RP-105	King County shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives.

RP-106 The Urban Growth Area line is considered long-term and can only be amended consistent with Countywide Planning Policy FW-1, and comprehensive plan policies contained in this plan.

RP-107 The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, rural area, natural resource lands and other land uses. The Land Use Map at the end of this chapter generally represents the official Comprehensive Plan Land Use Map.

II. Planning Framework

There is a hierarchy of planning in the county with consistency between the levels. Some issues, such as the establishment of the Urban Growth Area (UGA), are best decided at the countywide level, while others, such as the amount of commercial space needed in a neighborhood, are best determined at the subarea plan level. The county will move over time to become both a regional and a rural government, without responsibility for land use planning on a local level with the UGA. This transition will be gradual, depending on the desires of local communities and the ability of cities to provide services to newly annexed areas.

RP-201	King County's planning should include multi-county, countywide, subarea and neighborhood levels of planning. Working with citizens, special purpose districts and cities as planning partners, the county shall strive to balance the differing needs identified across or within plans at these geographic levels.
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A. Multi-County Planning

The Growth Management Act states that multi-county planning must be done for the four-county region encompassing King, Pierce, Snohomish, and Kitsap Counties. This requirement was fulfilled by the Puget Sound Regional Council (PSRC) through the creation of the Multi-county Planning Policies. Multi-county planning will continue to be conducted under the auspices of the Puget Sound Regional Council with participation by the four counties. Other examples of multi-county planning include the Regional Transportation Plan, Regional Benchmarks and the Multi-county Economic Development Strategy.

B. Countywide Planning

Countywide planning is conducted by King County in cooperation with the cities to address a wide range of issues that affect the entire county. State law requires that planning be coordinated on a countywide level, and that the county itself adopt a comprehensive plan to regulate those areas it has director responsibility for. The Countywide Planning Policies, adopted by the Metropolitan King County Council and ratified by the cities within the county in 1992, are revised on an ongoing basis to implement the Growth Management Act and to meet the state requirement for countywide planning.

The Countywide Planning Policies describe an overall vision for the cities and unincorporated portions of King County, and provide general strategies and approaches to be used by local jurisdictions, acting individually and cooperatively, to achieve that vision. The Countywide Planning Policies were developed by a formal body, the Growth Management Planning Council (GMPC) which consists of elected officials from Seattle, the suburban cities and King County with ex-officio members from the special purpose districts from the Port of Seattle. The GMPC meets regularly to review issues of countywide significance and propose amendments to the Countywide Planning Policies.

King County, the City of Seattle, Bellevue, and the other cities and towns of King County are responsible for ensuring that their respective comprehensive plans are consistent with and implement the Countywide Planning Policies. As the regional government, King County provides leadership on issues of countywide importance. The county should continue to emphasize implementation of the Countywide Planning Policies when engaged in planning and negotiating activities with cities and other service providers. Examples of such opportunities include Potential Annexation Area, preannexation, and other interlocal agreements.

The King County Comprehensive Plan provides policy guidance for unincorporated King County. The comprehensive plan addresses all of the mandatory and several of the optional elements of the State Growth Management Act. The plan serves as a vital guide to the future and provides a framework for managing change.

RP-202	King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, preannexation and other interlocal agreements with the cities.
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C. Subarea Planning

Subarea planning, previously called community planning and basin planning, focuses the policy direction of the comprehensive plan to a smaller geographic area. Examples include the Fall City Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the comprehensive plan.

RP-203	Subarea plans provide detailed land use plans for local geographic areas. 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. The subarea plans should be consistent with functional plans' facility and service standards. The subarea plans may include, but are not limited to:
	a. Identification of policies in the comprehensive plan that apply to the subarea;
	b. Review and update of applicable community plan policies;
	c. Specific land uses and implementing zoning, consistent with the comprehensive plan;
	d. Identification of the boundaries of Unincorporated Activity Centers and Rural Towns;
	e. Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate;
	f. Recommendations for additional Open Space designations and park sites;
	g. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;
	h. Resolution of land use and service issues in Potential Annexation Areas;
	i. Identification of new issues that need resolution at a countywide level; and,
	j. Identification of all necessary implementing measures needed to carry out the plan.

D. Functional Planning

Functional plans are detailed plans for facilities and services and also include action plans and programs for other governmental activities. Some functional plans are operational or programmatic and guide daily management decisions. Others include specific details of facility design and location. Plans that guide specific siting of facilities must be consistent with the comprehensive plan. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. The Regional Wastewater Services Plan, which plans for conveyance, treatment and disposal of sewage, is an example of a functional plan. The Six-Year Transit Development Plan, which guides transit service throughout King County, is another example of a functional plan.

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

RP-204 Functional plans for facilities and services should:

- a. Be consistent with the comprehensive plan and subarea and neighborhood plans;
- b. Define required service levels for the Urban Growth Area, Rural Area and Natural Resource Lands;
- c. Provide standards for location, design and operation of public facilities and services;
- d. Specify adequate, stable and equitable methods of pay for public facilities and services;
- e. Be the basis for scheduling needed facilities and services through capital improvement programs; and
- f. Plan for maintenance of existing facilities.

RP-205 Existing functional plans which 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 policies in existing community and functional plans and the comprehensive plan, the comprehensive plan shall govern.

RP-206 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 which should be considered by King County.

E. Neighborhood Planning

Neighborhood planning is intended to address issues of concerns to individual communities. They will frequently address highly detailed planning issues, such as overlay district conditions, local improvement districts or business improvement areas. Examples of neighborhood planning include the White Center Action Plan, Westhill Plan, the Preston Village Plan and the Vashon Town Plan. Development of neighborhood plans is guided by the following policy and other applicable policies of this comprehensive plan. Reference to subarea plans at other places in this document could be considered to be subarea plans or neighborhood plans.

RP-207	Neighborhood plans should provide detailed land use, infrastructure, and development plans for neighborhoods which are generally less than two square miles in size. These plans shall be elements of and consistent with the comprehensive plan. These plans should also be consistent with functional plans' facility and service standards. Neighborhood plans may include, but are not limited to:
	a. Identification of policies in the comprehensive plan and applicable Community Plan that apply to the neighborhood;
	b. Specific land uses and implementing zoning, consistent with the comprehensive plan;
	c. Identification of locations and conditions for special overlay districts;
	d. Recommendations for additional open space designations and park sites;
	e. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;
	f. Identification of new issues that need resolution at a countywide level; and
	g. Identification of all necessary implementing measures needed to carry out the plan.
	h. Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling.

III. Comprehensive Plan Amendments

In the process of implementing the comprehensive plan, there may be a need for amendments to address emerging land use and regulatory issues. The county has established the comprehensive plan amendment process to enable individual citizens, businesses, community groups, cities, county departments and others to propose changes to existing comprehensive plan policies and development regulations. This process provides for continuous and systematic review of comprehensive plan policies and development regulations in response to changing conditions and circumstances impacting growth and development throughout King County.

The comprehensive plan amendment process includes an annual cycle and a four-year cycle. The annual cycle generally is limited to those amendments that propose technical changes. The four-year cycle is designed to address amendments that propose substantive changes. This amendment process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By allowing annual amendments, the process provides sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early and continuous public involvement and necessitates meaningful public dialogue.

King County has established a docket process to facilitate public involvement and participation in the comprehensive plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing changes to existing comprehensive plan policies, development regulations, land use designations, zoning, or other components of the plan can obtain and complete a docket form outlining the proposed amendment. Docket forms are available via the King County Web site at: <http://www.metrokc.gov/ddes/compplan/>.

RP-301	The amendment process shall provide continuing review and evaluation of comprehensive plan policies and development regulations.
RP-302	Through the amendment process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an annual cycle and a four-year cycle in accordance with RCW 36.70A.130 (1) and (2).

- RP-303 The annual cycle shall consider proposed amendments which do not require substantive changes to comprehensive plan policies and development regulations, or which do not alter the Urban Growth Area (UGA) Boundary. If the proposed amendments are necessary for the protection and recovery of threatened and endangered species, then subarea plans and proposals for a 4 to 1 project can be considered as part of the annual cycle.
- RP-304 The four-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to comprehensive plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policy FW-1.
- RP-305 In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable, King County shall ensure public participation in the amendment process for comprehensive plan policies and development regulations. King County shall disseminate information regarding public involvement in the comprehensive plan amendment process, including, but not limited to, the following: description of

procedures and schedules for proposing amendments to comprehensive plan policies and development regulations; guidelines for participating in the docket process; public meetings to obtain comments from the public or other agencies; provision of public review documents; and dissemination of information relating to the comprehensive plan amendment process on the Internet or through other methods.

The following policies guide the preparation of amendments and their review by King County.

RP-306	Amendments to the Comprehensive Plan Land Use Map are subject to the requirements listed in policies RP-307 and RP-308.
RP-307	Proposed amendments each calendar year shall be considered by the Metropolitan King County Council concurrently so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following elements:
	a. A detailed statement of what is proposed to be changed and why;
	b. A statement of anticipated impacts of the change, including geographic area affected and issues presented;
	c. A demonstration of why existing comprehensive plan guidance should not continue in effect or why existing criteria no longer apply;
	d. A statement of how the amendment complies with the Growth Management Act's goals and specific requirements;
	e. A statement of how the amendment complies with the Countywide Planning Policies;
	f. A statement of how functional plans and capital improvement programs support the change; and
	g. Public review of the recommended change, necessary implementation (including area zoning if appropriate) and alternatives.
RP-308	Proposed amendments to the comprehensive plan policies should be accompanied by any changes to development regulations, modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the plan.

A financial analysis is critical to all subarea, functional and neighborhood plans in order to evaluate the resources required and the time frame necessary for full implementation. Plan alternatives and costs should be clearly understood and plans should be financially achievable.

RP-309	King County should identify the financial costs and public benefits of proposed subarea, functional and neighborhood plans prior to adoption to ensure that implementation can be appropriately prioritized.
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IV. Review and Evaluation

In accordance with the Growth Management Act (GMA), King County and its cities have developed a Review and Evaluation Program in order to collect and review information relating to a variety of critical land use planning issues. The purpose of the Review and Evaluation Program is to provide policy makers, business leaders, cities, other agencies, and the public with information to evaluate the progress made by jurisdictions on the implementation of the respective comprehensive plan and Countywide Planning Policies.

The Review and Evaluation Program involves a combination of implementation, monitoring, and reporting or information relating to critical countywide measures and indicators. This information is furnished through annual publications such as *The King County Annual Growth Report* and *The King County Benchmark Report*. King County collects and reviews information relating to and including, but not limited to, the following:

- Urban densities;
- Remaining land capacity (buildable lands);
- Growth and development assumptions, targets, and objectives;
- Residential, commercial, and industrial development;
- Transportation;
- Affordable housing;
- Economic development; and
- Environmental quality.

Working in cooperation with the Growth Management Planning Council and the cities, King County evaluates data collected countywide and publishes the King County Annual Growth Report and the King County Benchmark Report. In addition, on an on-going basis, King County prepares and transmits progress reports to the Washington State Department of Community, Trade and Economic Development.

Some of the objectives of the Review and Evaluation Program include:

- Determining whether a county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.
- Determining whether there is sufficient suitable land to accommodate applicable county-wide population projections;
- Determining the actual density of housing constructed within the UGA since the adoption of, or since the most recent evaluation of the comprehensive plan;
- Determining the actual amount of land developed for commercial and industrial uses within the UGA since the adoption of, or since the most recent evaluation of the comprehensive plan;
- Reviewing commercial, industrial, and housing needs by type and density range to determine the amount of land needed for commercial, industrial, and housing for the remaining portion of the twenty-year planning period used in the most recently adopted comprehensive plan; and
- Adopting and implementing measures intended to promote consistency between estimates of available land capacity, measures of actual development by type, and goals and objectives of city and county comprehensive plan policies, development regulations, and Countywide Planning Policies. Such measures include, but are not limited to possible amendments to Countywide Planning Policies as determined necessary by the county and the cities.

GMUAC Recommendation (7-20-04)

RP-401	King County shall, in conjunction with the cities in accordance with the Countywide Planning Policies, conduct a Review and Evaluation Program to determine whether it is achieving needed urban densities within the Urban Growth Area. If necessary, the evaluation should also identify measures, other than adjusting the UGA, that can be taken to comply with the GMA.
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Chapter Two

Urban Communities

The Urban Communities chapter brings together the major elements that combine to make a community whole: housing, business centers, economic development and human services. By merging these elements into one chapter, King County emphasizes the importance each plays as part of a livable community.

The chapter first defines the Urban Growth Area, where most growth will 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.

I. Urban Land Use

A. Urban Communities

The challenge for King County and its residents is to create urban communities which provide the places and choices for people and how they want to live, as well as respond to the cultural and economic diversity of our communities. Urban areas need more than physical infrastructure. They also need a broad range of amenities and human services that make them attractive and safe places to work and live, while protecting our physical environment and maintaining the quality of life we all value.

U-101	Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.
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1. The Urban Growth Area

The Growth Management Act requires the county to designate an Urban Growth Area where most growth and development forecasted for King County will be accommodated. By designating an Urban Growth Area, King County and other counties in the state will:

- Limit sprawling development;
- Reduce costs by encouraging concentrated development;
- Improve the efficiency of human services, utilities and transportation;
- Protect rural areas and resource lands; and
- Enhance open space.

The Urban Growth Area (UGA) for King County is designated on the official Land Use Map adopted with this plan. The Countywide Planning Policies (CPP) provide the framework which the Metropolitan King County Council used when adopting the UGA as part of the 1994 Comprehensive Plan.

The UGA includes all cities within the county including the cities in the Rural Area, the cities' annexation areas, and land within the unincorporated part of the county characterized by urban-type growth. The UGA also includes the Bear Creek Urban Planned Developments east of Redmond. See Chapter 3, Rural Legacy and Natural Resource Lands, for additional policy guidance on growth within the rural cities annexation areas.

King County's total UGA covers 460 square miles, less than one-quarter of the county's total area of 2,134 square miles. Cities comprise most of the land mass of the UGA, at 383 square miles; the unincorporated portion of the UGA is now about 77 square miles, according to the *2003 King County Annual Growth Report*.

- U-102** **The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period 2001-2022. These lands should include only those lands that meet the following criteria.**
- a. **Are characterized by urban development which can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;**

- b. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
- c. Respect topographical features which form a natural edge such as rivers and ridge lines;
- d. 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;
- e. Are included within the Bear Creek Urban Planned Development (UPD) sites; and
- f. Are not rural land or unincorporated agricultural or forestry lands designated through the Countywide Planning Policies Plan process.

U-103 **Parcels which are split by the Urban Growth Area boundary line should be redesignated to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, or the requirements of interlocal agreements or King County plans.**

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

U-104 **Rural 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 a form satisfactory to the King County Council for park purposes and:**

- a. The property is no more than 30 acres in size and was acquired by the city prior to 1994; or
- b. 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
- c. The property is or was formerly a King County park and is being or has been transferred to a city.

U-105 **Except for the Blakely Ridge and Redmond Ridge Fully Contained Communities designations, no new Fully Contained Communities shall be approved in King County.**

2. Growth in Cities and Urban Centers and the Promotion of Public Health

The King County Comprehensive Plan directly affects land use planning decisions only in unincorporated King County. The cities, however, contain most of the county's economic base and much of its urban population and provide urban services to adjacent unincorporated areas. In addition, many public services vital to urban growth are provided to unincorporated areas by independent special purpose districts. The Countywide Planning Policies guide the development of urban centers, which are located in cities and should accommodate concentrations of housing and employment. The significant role of the cities and districts therefore must be recognized in county decision-making and through future planning efforts.

Focusing development in urban areas can have a positive effect on public health. The percentage of King County residents who are overweight or obese has risen rapidly since the late 1980s. With obesity comes increased risk for diabetes, hypertension and heart disease. Evidence suggests one major reason for rising obesity is the lack of physical activity. Growth patterns in suburban areas, which discourage walking and promote a reliance on private auto use, have contributed to this public health problem.

Communities that feature many land uses, higher housing density, sidewalks and street connections and nearby services encourage physical activity such as walking and bicycling.

- U-106** **Most population and employment growth should locate in the contiguous Urban Growth Area in western King County, especially in cities and their Potential Annexation Areas.**
- U-107** **King County supports land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, and adding pedestrian linkages.**
- U-108** **King County supports the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote health. 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.**
- 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.**
- U-110** **King County shall work with cities, especially those designated as urban centers, in collaborative efforts that result in transfers of density from the Rural Area.**
- 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, 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.**

3. Urban Growth Area Targets

The Countywide Planning Policies (CPPs) require the county and its cities to plan for future household and employment growth target ranges for each jurisdiction. In 1994, the Growth Management Planning Council adopted household and job targets for each jurisdiction to distribute the expected growth.

Growth target ranges represent jurisdictions' policy choices regarding the amount of growth they intend to accommodate. King County and its cities have also developed targets for employment to foster a local balance between population and employment. The countywide and unincorporated King County's household growth target and employment targets are contained in the CPPs.

In November 2002, a new set of household and job growth targets were established to guide growth for the period 2001-2022. Each urban jurisdiction including unincorporated King County was assigned a growth target based on land capacity and other factors. The complete table of city growth targets, "Adopted 22-Year Household Growth Targets," is included in this chapter to provide the regional context for the unincorporated area targets.

- U-112** **Land use policies and regulations shall accommodate a growth target of approximately 13,400 households and approximately 7,900 jobs by 2022, established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.**

- U-113** King County shall provide adequate land capacity for residential, commercial and industrial growth in the urban unincorporated area. This land capacity shall include both redevelopment opportunities as well as opportunities for development on vacant lands.
- U-114** King County shall use household 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.

The following table, "Household Growth Targets by Sub-region" establishes a breakdown by subarea of the new unincorporated King County household targets for the Urban Growth Area. The targets in this table reflect annexations and incorporations that have occurred since the adoption of this plan in 1994. The table further provides guidance for transfer of portions of growth targets into cities when annexation takes place in the future. Although they may be refined through future planning with affected communities and adjacent cities, these ranges are intended to be used as a guide for future planning of land uses and decisions on services and infrastructure.

HOUSEHOLD GROWTH TARGETS BY SUB-REGION

Unincorporated King County, 2001-2022

Adopted Household Growth Target 2001-2022

Sub-Region	Unincorporated King County			Cities' Targets	Sub-Region Totals
	Total	In designated Potential Annexation Areas	Outside PAAs		
East King County	6,801	2,702	4,099 *	40,844	47,645
South King County	4,935	4,343	592	37,420	42,355
Sea-Shore (North Highline)	1,670	0	1,670	54,699	56,369
Rural Cities ** (Expansion area)	0	0	0 **	5,563	5,563
Urban Area Total	13,406	7,045	6,361	138,526	151,932
Rural Area Total	6,000	***		0	6,000
King County Total	19,406			138,526	157,932

NOTES:

* The 4, 099 target outside East County PAAs consists of the Bear Creek UPD/FCC.

** Rural-city target numbers include their unincorporated expansion areas.

*** Targets apply to Urban areas only. The rural area does not have a growth target.
Growth in rural areas is forecast to be 6,000 households or 4% of countywide total growth.

Source: Growth Management Planning Council Motion 02-2, November 2002

Adopted 22-year Household Growth Targets King County and its Cities, 2001 - 2022 Household Growth Target to be accommodated by local jurisdiction plans and regulations Between January 2001 and 2022					
	A	B	C	D	E
	1990 Households	Original 1992- 2012 Growth Target	2000 Households	Adopted H'hold Target 2001-2022	PAA H'hold Target
Jurisdiction					
Algona	587	404	845	298	
Auburn	13,357	8,088	16,108	6,003	815
Beaux Arts	119	0	121	3	
Bellevue	35,756	8,727	45,836	10,117	178
Black Diamond	541	1,624	1,456	1,099	
Bothell	4,807	1,951	6,401	1,751	584
Burien	12,000	1,796	13,399	1,552	
Carnation *	439	404	636	246	
Clyde Hill	1,063	12	1,054	21	
Covington	3,400	1,493	4,398	1,373	
Des Moines	7,054	2,154	11,337	1,576	2
Duvall *	946	1,661	1,596	1,037	
Enumclaw *	2,936	2,425	4,317	1,927	
Federal Way	25,705	15,239	31,437	6,188	1,161
Hunts Point	187	4	165	1	
Issaquah	3,170	3,380	4,840	3,993	802
Kenmore	n.a.	n.a.	7,307	2,325	
Kent	16,246	9,075	31,113	4,284	546
Kirkland	17,211	5,837	20,736	5,480	747
Lake Forest Park	1,488	451	5,029	538	
Maple Valley	2,250	1,539	4,809	300	
Medina	1,129	17	1,111	31	
Mercer Island	8,007	1,122	8,437	1,437	
Milton	266	29	339	50	33
Newcastle	2,000	833	3,028	863	1
Normandy Park	2,570	135	2,609	100	
North Bend *	1,044	1,527	1,841	636	
Pacific	1,707	1,212	1,992	721	39
Redmond	14,153	11,617	19,102	9,083	390
Renton	18,219	8,960	21,708	6,198	1,739
Sammamish	n.a.	n.a.	11,131	3,842	
Seattle	236,702	53,877	258,499	51,510	
SeaTac	9,611	5,525	9,708	4,478	0
Shoreline	n.a.	2,559	20,716	2,651	
Skykomish	103	27	104	20	
Snoqualmie *	611	2,784	632	1,697	
Tukwila	5,639	5,388	7,186	3,200	8
Woodinville	3,000	1,797	3,512	1,869	
Yarrow Point	371	18	379	28	
City Total:	454,400	163,683	584,974	138,526	7,045
Unincorp. KC:	123,400	33,501	125,942	19,406	6,361
- urban	123,400	26,501	79,042	13,406	6,361
- rural **	38,000	7,000	46,900	6,000	n.a.
Urban Area Total:	577,800	190,184	664,016	151,932	n.a.
King County Total	615,800	197,184	710,916	157,932	n.a.

NOTES: Column D indicates the approximate number of households each jurisdiction is expected to accommodate during the 22-year period 2001-2022. These growth targets were adopted by the King County Growth Management Planning Council in 2002, and amended in 2004. The targets replace the earlier 1992-2012 numbers which are shown as Column B. Column E shows the unincorporated household targets associated with designated Potential Annexation Areas (PAAs) of selected cities. * Targets of five rural cities include surrounding growth areas. ** Rural-designated areas do not have a target. They are expected to grow by no more than 6,000 households during the 22-year period.

B. Residential Land Use

Housing is the major use of urban land in King County, occupying well over half of the county's developed land area. This plan supports the creation of a full range of housing choices for county residents.

U-115	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 should have a variety of housing types and prices, including mobile home parks multifamily development, townhouses and small-lot, single-family development.
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1. Residential Densities

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

U-116	King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least seven to 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.
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U-117	King County should apply the urban residential, low land use designation: to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into 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, provided that lands that are sending sites under the Transfer of Density Program may transfer density at a rate of at least four units per acre.
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U-118	Multifamily housing in the Urban Growth Area should be sited as follows:
	a. In or next to unincorporated activity centers or next to community or neighborhood business centers;
	b. In mixed-use developments in centers and activity areas; and
	c. On small, scattered parcels integrated into existing urban residential areas. New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density that supports transit and allows for a range of housing choices. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.

U-119	Land zoned for multifamily uses should 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.
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2. Minimum Density

In accordance with Countywide Planning Policy LU-66(b), King County has included a minimum density requirement in its zoning regulations for all new urban residential development with a zoned density of four or more homes per acre.

U-120	King County should apply minimum density requirements to all urban residential zones of four or more homes per acre, except under limited circumstances such as the:
	a. Presence of significant physical constraints, or
	b. Implementation of standards applied to a property through a property-specific development condition, special district overlay, or subarea plan.

3. Increases of Zoning Density

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

U-121	Requests for increases in density of urban residential property zoned for one dwelling unit per acre must include a demonstration that the property does not meet the criteria of Policy U-117.
U-122	King County shall not approve proposed zoning changes to increase density within the Urban Area unless:
	a. The development will be compatible with the character and scale of the surrounding neighborhood;
	b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;
	c. The proposed density change will not increase unmitigated adverse impacts on environmentally sensitive areas, either on site or in the vicinity of the proposed development;
	d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; and
	e. The proposal is consistent with the adopted city comprehensive plan for the Potential Annexation Area where the rezone is located if the proposed density exceeds eight dwelling units per acre. If the city is not planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies, then this paragraph shall not apply.
U-123	King County, when evaluating rezone requests for increases in density, shall notify adjacent cities, special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.
U-124	King County supports increases in urban residential density through a rezone or a proposal to increase density through the density transfer or density incentive programs when the proposal will help resolve traffic, sewer, water, parks or open space deficiencies in the immediate neighborhood or will help promote physical activity by providing trail linkages and connections to services.
U-125	King County shall not support requests for residential density increases on lands located within the outer boundaries of the Noise Remedy Area as identified by Seattle-Tacoma International Airport.

Development in the Urban Growth Area at a higher density than normally permitted by zoning will be allowed in exchange or public amenities such as low-income housing, preservation or designated historic

features or extra energy conservation measures, or through the transfer of density credits from other parts of the county.

U-126	Density incentives should encourage private developers to provide innovative affordable housing, significant open space, trails and parks; to locate close to transit; to participate in historic preservation; and to include energy conservation measures exceeding state requirements.
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4. Mixed-Used Development

Mixed-use development combines higher density residential units with retail or office uses in the same building or within an integrated development on the same lot. Quality mixed-use developments can provide convenient shopping and services to both residents of the development and those who live near by. They can help to build a sense of community, as neighboring merchants and residents get to know each other. Mixed use is traditional in older downtowns and commercial areas, where offices and retail typically occupy the first floor and residences are upstairs. Mixed-use developments can promote public health by providing opportunities for people to walk or bicycle to retail and public services. People are more likely to walk to their destination if the distance is less than one-half mile or to bike if the distance is less than two miles.

U-127	King County supports mixed-use developments in community and neighborhood business centers, the White Center Unincorporated Activity Center, and in areas designated commercial outside of centers.
U-128	Design features of mixed-use developments should include the following:
a.	Integration of the retail and/or office uses and residential units within the same building or on the same parcel;
b.	Ground level spaces built to accommodate retail and office uses;
c.	Off-street parking behind or to the side of the buildings, or enclosed within buildings; and
d.	Opportunities to have safe, accessible pedestrian connections and bicycle facilities within the development and to adjacent residential developments.
U-129	In a mixed-use development where residential and nonresidential uses are proposed in separate structures and the residential uses are proposed to be constructed prior to the nonresidential uses, the initial review of the development should be through a process that ensures an integrated design.
U-130	In a mixed-use development, incentives such as increases in residential density or floor area ratio should be used to encourage the inclusion of public gathering spaces in the site design.

5. Urban Residential Neighborhood Design and Infill/Redevelopment

King County residents can enjoy their urban neighborhoods both for their unique character and for the amenities they provide. Outdoor spaces need to be usable, attractive, comfortable, and enjoyable. The design of urban streets, including features such as parking strips, street trees, alleys and off-street parking all contribute to the character of urban neighborhoods. Careful site planning can incorporate neighborhood features, contribute to aesthetic value, minimize site disturbance, conserve energy and, in some cases, reduce development costs. Neighborhood shopping, libraries, larger parks, high schools and public golf courses are examples of uses that provide amenities for nearby residents. Small retail establishments integrated into residential development (e.g., a laundromat or video rental store) can provide convenient services and help residents reduce automobile trips. Urban areas that are interesting and safe for pedestrians and bicyclists, and that provide many necessary services close to residential

developments, can promote public health by increasing opportunities for physical activity during a normal day's activities.

U-131	King County encourages innovative, quality infill development and redevelopment in existing urban areas. A variety of regulatory, incentive and program strategies could be considered, including:
	a. Special development standards for infill sites;
	b. Assembly and resale of sites to providers of affordable housing;
	c. Impact mitigation fee structures that favor infill developments;
	d. Greater regulatory flexibility in allowing standards to be met using innovative techniques; and
	e. Joint public/private loan guarantee pools.
U-132	Single-family detached homes, townhomes, duplexes and apartments shall be allowed in all urban residential zones, provided that:
	a. Apartments shall not be allowed in the R-1 zone unless fifty percent or more of the site is environmentally constrained; and
	b. Apartments in R-1, R-4, R-6 and R-8 shall not be developed at densities in excess of 18 units per acre in the net buildable area.
U-133	Urban residential neighborhood design should preserve historic and natural characteristics and neighborhood identity, while providing privacy, community space, and safety and mobility for pedestrians and bicyclists.
U-134	Site planning tools, such as clustering, shall be permitted in order to allow preservation or utilization of unique natural features within a development.
U-135	New urban residential developments should provide recreation space, community facilities and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity.
U-136	Residential developments should provide a variety of housing types and lot patterns through lot clustering, flexible setback requirements and mixed attached and detached housing.
U-137	Nonresidential uses, such as schools, religious facilities, libraries and small-scale retail and personal services should be integrated into urban residential neighborhoods to create viable neighborhoods with reduced dependence on the automobile. These uses should be sited, designed and scaled to be compatible with existing residential character and should provide convenient walking and bicycling connections to neighboring residences.

Multifamily residential development is important to King County's housing supply because it uses land and energy efficiently and provides opportunities for affordable rental and ownership housing. Multifamily development is defined as one building that contains two or more separate dwelling units. Multifamily developments can be apartments, duplexes, or townhouses.

U-138	Multifamily residential development should provide common and private open space, variation in facades and other building design features which may include varying window treatments, building colors and materials, and light fixtures that will give a residential scale and identity to multifamily development.
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Generally, larger parcels of buildable vacant land in the Urban Growth Area have been preferred for development. Development of these large parcels, especially for attached units at higher densities, often provoked concerns about compatibility due to their scale and design.

As larger vacant lots become increasingly scarce, attention will turn more and more towards smaller vacant lots often located within built neighborhoods (i.e., infill) and to redevelopment. Residential

development proposals on small lots and redevelopment often can be an unobtrusive and desirable means of increasing density within existing neighborhoods. Infill development and redevelopment are necessary to achieve growth management objectives such as maximizing the efficient use of land and increasing the variety of housing choices and prices.

U-139	King County should support infill and redevelopment proposals that serve to improve the overall character of existing communities or neighborhoods.
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6. Residential Site Improvement Standards and Public Services

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

U-140	Residential developments within the Urban Growth 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;
	b. Adequate parking and consideration of access to bus service and passenger facilities;
	c. Street lighting and street trees;
	d. Stormwater control;
	e. Public water supply;
	f. Public sewers; and
	g. Landscaping around the perimeter and parking areas of multifamily developments.
U-141	Common facilities such as recreation space, internal walkways that provide inter- and intra-connectivity, roads, parking, solid waste and recycling areas should be included in multifamily developments.

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

U-142	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.
U-143	Recreation spaces located within a residential development, except those for elderly or other special needs populations, shall include a child's play area.
U-144	Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, trails and picnic tables.

C. Commercial Land Use

The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities and in urban centers, which are areas of concentrated employment and housing. The designated urban centers are to accommodate 15,000 jobs within a one-half-mile radius of a major transit stop, an average employment density of 50 jobs per gross acre and an average of 15 housing units per gross acre. All of the urban centers are in cities.

In addition to the urban centers, cities and unincorporated urban King County have existing intensive industrial, commercial and residential areas that will continue to grow and provide employment, services, shopping and housing opportunities, but not at the same level as urban centers. Three categories of centers are established for urban unincorporated areas of King County. Higher density, more-concentrated developed industrial and commercial areas are classified as unincorporated activity centers. Midrange centers are called community business centers and smaller, local centers are called neighborhood business centers. The locations of these centers are shown on the Urban Centers map at the end of this chapter. This plan also recognizes existing commercial and industrial development that is outside of unincorporated activity centers, community business centers and neighborhood business centers.

U-145	Business/office park developments should be located in or adjacent to an unincorporated activity center. They may serve as a transition between office/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.
U-146	New commercial and office development shall locate in designated unincorporated activity centers, community and neighborhood business centers, and in areas designated commercial outside of centers.

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

U-147	New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institution of higher education should locate in the Urban Area.
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1. Unincorporated Activity Centers

Unincorporated activity centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated unincorporated activity center, as other such centers are now parts of cities. The *White Center Community Action Plan* establishes the size and mix of uses allowed in the White Center Unincorporated Activity Center.

U-148	Unincorporated activity centers in urban areas should provide employment, housing, shopping, services and leisure-time amenities to meet the needs of the regional economy. The mix of uses may include:
	a. Health, human service and public safety facilities;
	b. Retail stores and services;
	c. Professional offices;
	d. Business/office parks;
	e. Multifamily housing and mixed-use developments;
	f. Heavy commercial and industrial uses, when there is direct freeway or rail access;
	g. Light manufacturing; and
	h. Parks and open space.
U-149	Within unincorporated activity centers, the following zoning is appropriate: Urban Residential with a density of twelve to forty-eight dwelling units per acre; Regional Business; Community Business; Neighborhood Business; Office and Industrial.

U-150	King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process which should address:
	a. The relationship of the entire center to its surrounding uses;
	b. Availability of supporting public services;
	c. The function of the center to other centers in the sub-region;
	d. The need for additional commercial and industrial development;
	e. The size and boundaries of the center; and
	f. Zoning.
U-151	The size, uses and boundaries of unincorporated activity centers should be consistent with the following criteria:
	a. More than forty acres in size, excluding land needed for surface water management or protection of environmentally sensitive areas;
	b. Retail space based on the amount of residential development planned for the surrounding area to provide for community and regional shopping needs; and
	c. Retail space should not exceed sixty acres and 600,000 square feet unless it is served by direct freeway access by a principal or minor arterial and is well served by transit.
U-152	Design features of unincorporated activity centers should include the following:
	a. Safe and attractive walkways and bicycle lanes 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;
	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
	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.
U-153	Development within the designated White Center Unincorporated Activity Center, as shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White Center Community Action Plan.
U-154	The White Center Community Action Plan establishes the following zoning as appropriate within the White Center Unincorporated Activity Center: Urban Residential with a density of twelve to forty-eight dwelling units per acre, Neighborhood Business, Community Business, Office and Industrial.
U-155	In the White Center Unincorporated Activity Center, existing Industrial uses should be zoned and regulated to preserve their use into the future. Conversion of industrial properties to other uses shall be strictly limited.

White Center was selected as one of three case study areas for further study as part of the King County Land Use Transportation Air Quality and Health project. Information from the study will show which types

of changes in the urban form of the area or in the transportation system will lead to an increase in public health. These results should be used to guide development in the White Center area and to prioritize capital expenditures. Additionally, the redevelopment of Park Lake Homes was selected as a demonstration project for low-impact development in the county.

U-156	In the White Center Unincorporated Activity Center, new major residential developments 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 lanes with access to commercial areas, schools, and community facilities; trails; and pocket parks.
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2. Community Business Centers

Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by automobile or public transportation. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access.

U-157	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:
	a. Retail stores and services;
	b. Professional offices;
	c. Community and human services; and
	d. Multifamily housing as part of a mixed-use development, with residential densities of 12 to 48 units per acre when well served by transit.
U-158	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 planning process. Redevelopment of existing community business centers is encouraged.
U-159	Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business and Office.
U-160	The specific size and boundaries of community business centers should be consistent with the criteria listed below.
	a. More than ten acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally sensitive areas;
	b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;
	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
	d. Must be located at the intersection of two principal or minor arterials.
U-161	Design features of community business centers should include the following:
	a. Safe and attractive walkways and bicycle lanes;
	b. Close grouping of stores;
	c. Off-street parking behind or to the side of buildings, or enclosed within buildings;
	d. Public art; and

	e.	Retention of attractive natural features, historic buildings and established character.
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3. Neighborhood Business Centers

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

U-162	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:	
	a.	Retail stores and services;
	b.	Professional offices; and
	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 of 12 to 18 units per acre are appropriate when the center is convenient to a principal arterial.
U-163	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 planning process. Redevelopment of existing Neighborhood neighborhood business centers is encouraged.	
U-164	Within neighborhood business centers, the following zoning is appropriate: Neighborhood Business and Office.	
U-165	The specific size and boundaries of neighborhood business centers should be consistent with the criteria listed below.	
	a.	Ten acres or less in size, excluding land needed for surface water management or protection of environmentally sensitive features;
	b.	Designed to provide convenience shopping for a market population of 8,000 to 15,000 people;
	c.	Located on a minor arterial with adequate traffic capacity;
	d.	Serviced by intersections free of traffic congestion caused by topography or poor road design; and
	e.	Located one to three miles from another neighborhood business center.
U-166	Design features of neighborhood business centers should include the following:	
	a.	Safe and attractive walkways and bicycle lanes;
	b.	Close grouping of stores;
	c.	Off-street parking behind or to the side of buildings, or enclosed within buildings;
	d.	Public art;
	e.	Retention of attractive natural features, historic buildings or established character;
	f.	Landscaping, which may include planters and street trees;
	g.	Appropriate signage;
	h.	Public seating areas; and
	i.	Architectural features which provide variation between buildings or contiguous storefronts.

4. Commercial Development Outside of Centers

The Commercial Outside of center (CO) Land Use designation recognizes commercial uses predating this plan that were located outside a designated center. The CO designation is also appropriate as a transitional designation within certain potential annexation areas. In these areas, the county will utilize the memorandum of understanding and applicable comprehensive plan policies to determine the appropriate zoning to implement this transitional designation.

U-167	Stand-alone commercial developments legally established outside designated centers in the Urban Growth Area may be recognized with the CO designation and appropriate commercial zoning. 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.
U-168	The CO designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the 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 planning process with the city is completed.

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.

U-169	Commercial, retail and industrial developments should foster community, create enjoyable outdoor areas and balance needs of automobile movement with pedestrian and bicycle mobility and comfort. Commercial and industrial developments shall provide the following improvements:
	a. Paved streets;
	b. Sidewalks and bicycle lanes in commercial and retail areas;
	c. Adequate parking for employees and business users;
	d. Landscaping along or within streets, sidewalks and parking areas to provide an attractive appearance;
	e. Adequate stormwater control, including curbs, gutters and stormwater retention facilities;
	f. Public water supply;
	g. Public sewers; and
	h. Controlled traffic access to arterials and intersections.

6. Industrial Development

Maintaining a strong industrial land supply is an important factor in maintaining the county's economic base and providing family wage jobs. The following policies assure that industrial development is compatible with adjacent land uses while providing appropriate services for employees. In addition, King County is committed to helping return contaminated sites to productive use.

U-170	Within the UGA but outside unincorporated activity centers, properties with existing industrial uses shall be protected. The county may use tools such as special district
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	overlays to identify them for property owners and residents of surrounding neighborhoods.
U-171	Industrial development should have direct access from arterials or freeways. Access points should be combined and limited in number to allow smooth traffic flow on arterials. Access through residential areas should be avoided.

U-172 Small amounts of retail and service uses in industrial areas may be allowed for convenience to employees and users.

U-173 King County, in collaboration with cities and the development community, should create and fund a process to clean up and reclaim polluted industrial areas in order to expand the land available for industrial development.

D. Urban Planned Developments (UPDs) and Fully Contained Communities (FCCs)

Within the designated UGA, development of large land ownerships may offer the public and the property owner opportunities to realize mutual benefits when such development is coordinated through the review process as an Urban Planned Development (UPD). Possible public benefits include greater preservation of public open space, proponent contributions to major capital improvement needs, diversity in housing types and affordability, and the establishment of the specific range and intensity of uses for the entire Urban Planned Development. A property owner and the public could benefit from the efficiency of combined hearings and land use decisionmaking, as well as the establishment of comprehensive and consistently applied project-wide mitigations guiding the review of subsequent land use approvals.

U-174	Sites for potential Urban Planned Developments (UPDs) may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two UPD areas have been designated by the county: the Bear Creek UPD area, comprised of Redmond Ridge (formerly known as Northridge) UPD, Trilogy at Redmond Ridge (formerly known as Blakely Ridge) UPD, and the proposed Redmond Ridge East UPD; and Cougar Mountain Village UPD. Future UPD 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.
U-175	The creation of Urban Planned Developments (UPDs) 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 which shall include:
	a. Open space and critical areas protection;
	b. Diversity in housing types and affordability;
	c. Quality site design; and
	d. Transit and nonmotorized transportation opportunities.

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

Through the adoption of the King County Comprehensive Plan 2000 Update, King County reaffirmed its urban designation of the Bear Creek UPD area. In addition to the reasons that led the county (and the region) to originally include this area within the county's UGA, when the county adopted the 2000 update,

