



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Wednesday, March 23, 2022

2:00 PM

Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or
Seattle Channel online.

Dan Strauss, Chair
Tammy J. Morales, Vice-Chair
Teresa Mosqueda, Member
Sara Nelson, Member
Alex Pedersen, Member

Chair Info: 206-684-8806; Dan.Strauss@seattle.gov

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<http://seattle.gov/cityclerk/accommodations>.



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March 23, 2022 - 2:00 PM

Public Hearing

Meeting Location:

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

Committee Website:

<https://www.seattle.gov/council/committees/land-use>

This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Pursuant to Washington State Governor's Proclamation No. 20-28.15 and Senate Concurrent Resolution 8402, this public meeting will be held remotely. Meeting participation is limited to access by the telephone number provided on the meeting agenda, and the meeting is accessible via telephone and Seattle Channel online.

Register online to speak during the Public Comment and Public Hearing period at the 2:00 p.m. Land Use Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Land Use Committee meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment and Public Hearing period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at Dan.Strauss@seattle.gov

Sign-up to provide Public Comment at the meeting at <http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at <http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

Please Note: Times listed are estimated

A. Call To Order**B. Approval of the Agenda****C. Public Comment**

(10 minutes)

D. Items of Business

1. [CB 120265](#) **AN ORDINANCE relating to land use regulation of home occupations; extending for six months interim development controls established by Ordinance 126293 to allow home-based businesses to operate with fewer limitations during the COVID-19 civil emergency; and ratifying and confirming certain prior acts.**

Supporting Documents:

[Summary and Fiscal Note](#)

[Presentation on C.B. 120001 \(2/24/21\)](#)

[Central Staff Memo on C.B. 120001 \(3/10/21\)](#)

[Central Staff Memo \(3/23/22\)](#)

Public Hearing, Briefing, Discussion, and Possible Vote

Presenter: Ketil Freeman, Council Central Staff

2. [CB 120207](#) **AN ORDINANCE** relating to land use and urban forestry; adding a tree service provider registration procedure and requirement; adding a new Section 25.11.095 to the Seattle Municipal Code; and amending Sections 25.11.020, 25.11.050, 25.11.090, and 25.11.100 of the Seattle Municipal Code.

Attachments: [Full Text: CB 120207 v1](#)

Supporting

Documents: [Summary and Fiscal Note](#)
[Central Staff Memo](#)
[SDCI Implementation Memo](#)
[Presentation \(3/23/22\)](#)
[Substitute 1](#)
[Amendment 3](#)
[Amendment 4](#)

Briefing, Discussion, and Possible Vote (30 minutes)

Presenter: Yolanda Ho, Council Central Staff

3. [Res 32048](#) **A RESOLUTION** approving and ratifying the decision of the Metropolitan King County Council to adopt a revised set of Countywide Planning Policies.

Attachments: [Attachment A – 2021 Countywide Planning Policies](#)

Supporting

Documents: [Summary and Fiscal Note](#)
[Central Staff Memo](#)
[Presentation \(3/23/22\)](#)

Briefing, Discussion, and Possible Vote (20 minutes)

Presenter: Eric McConaghy, Council Central Staff

4. **Industrial and Maritime Strategy Report**

Supporting Documents:

[Presentation](#)

[Industrial and Maritime Strategy Report](#)

Briefing and Discussion (20 minutes)

Presenters: Geoff Wentandt and Jim Holmes, Office of Planning and Community Development

E. Adjournment



Legislation Text

File #: CB 120265, **Version:** 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

AN ORDINANCE relating to land use regulation of home occupations; extending for six months interim development controls established by Ordinance 126293 to allow home-based businesses to operate with fewer limitations during the COVID-19 civil emergency; and ratifying and confirming certain prior acts.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The City Council makes the following legislative findings of fact and declarations:

A. The Council incorporates by reference the findings of fact contained in Ordinance 126293, with the exception of Section 1(H) of that ordinance.

B. In March 2021, the City Council passed Ordinance 126293, establishing interim development controls relaxing certain restrictions on the operation of home occupations during the ongoing COVID-19 civil emergency and adopting a work program for the Seattle Department of Construction and Inspections, in consultation with the Office of Economic Development, to develop and propose permanent modification of land use regulations for home occupations.

C. Although the City has worked to develop permanent regulations, the work has not been completed and the City Council is unlikely to act upon any proposed permanent regulations, or for those regulations to be effective, until after the expiration of the interim development controls on April 21, 2022.

D. If the City Council does not adopt permanent regulations that are effective before the expiration of the interim development controls, the Seattle Department of Construction and Inspections would be limited to enforcing restrictions on home occupations that existed prior to the pandemic. If this were to occur, home-based small businesses, which have relocated from storefronts or commercially leased locations due to the decline in

commercial activity during the pandemic, may no longer be able to operate out of their current home locations. This is contrary to the public interest as described in the findings of fact contained in Ordinance 126293.

E. Revised Code of Washington (RCW) 36.70A.390 authorizes the City to extend the duration of interim development regulations by ordinance for one or more six-month periods.

Section 2. Section 2 of Ordinance 126293 shall be extended and in effect for a period of six months from the effective date of this ordinance.

Section 3. Any act relating to the application or enforcement of regulations for home occupations consistent with the authority of this ordinance, taken after its passage and prior to its effective date, is ratified and confirmed.

Section 4. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the _____ day of _____, 2022, and signed by me in open session in authentication of its passage this _____ day of _____, 2022.

President _____ of the City Council

Approved / returned unsigned / vetoed this _____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Monica Martinez Simmons, City Clerk

(Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
LEG	Ketil Freeman / 48178	n/a

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title:

AN ORDINANCE relating to land use regulation of home occupations; extending for six months interim development controls established by Ordinance 126293 to allow home-based businesses to operate with fewer limitations during the COVID-19 civil emergency; and ratifying and confirming certain prior acts.

Summary and background of the Legislation:

This legislation would extend for six months interim development controls initially established by Ordinance 126293. Those interim controls relax certain land use restrictions on home-based businesses that may have relocated from leased commercial locations due to economic conditions caused by the COVID-19 pandemic. Generally, the interim controls remove the following requirements that currently apply to home occupations:

- Customer visits are by appointment only;
- There shall be no evidence of the home occupation visible from the exterior of the structure;
- No more than two persons who are not residents of a dwelling unit on the lot may work in a home occupation, regardless of whether the persons work full or part-time or are compensated; and
- The home occupation shall not cause a substantial increase in on-street parking congestion or a substantial increase in traffic within the immediate vicinity

In addition, the interim controls (1) allow a home business to operate in a required parking space provided that no changes are made that would prevent the space from being used for parking in the future and (2) allow home businesses to install a nonilluminated sign up to 720 square inches bearing the name of the home occupation.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes X No

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes X No

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No

Is there financial cost or other impacts of *not* implementing the legislation?

No

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?**
Yes, the Seattle Department of Construction and Inspections and the Office of Economic Development.
- b. Is a public hearing required for this legislation?**
A public hearing is required.
- c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**
Yes, hearing notice is required in the Daily Journal of Commerce.
- d. Does this legislation affect a piece of property?**
This legislation affects home occupations on properties in many areas of the city.
- e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**
This legislation will allow home occupation businesses to operate with fewer limitations during the COVID-19 civil emergency. Limitations on business and economic activity disproportionately impact small businesses, which are less likely to have financial reserves to withstand extended periods of closure or limited operations and likely disproportionately impacts small business owned by black, indigenous, and people of color. As an example, Seattle has over 4,000 active business licenses for restaurants, caterers, and other businesses in the food industry; the 2016 Annual Survey of Entrepreneurs estimates that nearly 48 percent of the firms in the accommodation and food services industry in the Seattle metropolitan area are owned by black, indigenous, and people of color.
- f. Climate Change Implications**
- 1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**
No.

- 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

Not applicable.

List attachments/exhibits below:



SEATTLE CITY COUNCIL
CENTRAL STAFF

Council Bill 120001 – Home Occupations: Interim Land Use Regulations for the COVID Civil Emergency



KETIL FREEMAN, LEGISLATIVE ANALYST

LAND USE AND NEIGHBORHOODS COMMITTEE

FEBRUARY 24, 2021

Purpose

Provide temporary regulatory flexibility for home-based businesses to...

- Allow home-based businesses, including those that may have once operated out of a storefront, to operate with fewer restrictions during the COVID civil emergency.
- Allow small businesses to remain operating to speed the economic recovery after civil emergency restrictions are lifted.

How does the Land Use Code regulate home occupations?

(See [Home Business Rules - SDCI | seattle.gov](#))

Home occupations are currently allowed as an accessory use to a residential use in all zones, subject to restrictions on the operation of the home occupation, which include:

- Limitations on the number of commercial vehicle deliveries and pick-ups;
- Appointment-only customer visits;
- The residential appearance must be maintained;
- No more than two non-residents of the dwelling may work at the home occupation;
- The home occupation cannot substantially increase traffic and on-street parking in the vicinity;
- Signs identifying the business cannot exceed 64 square inches in size;
- Outdoor storage cannot be associated with the home occupations; and
- Limitations on noise, odor, dust, light, glare and other impacts.

What would change?

On an interim basis (one year), home occupations would not be subject to limitations on:

- The number of employees;
- The type of customer visits; and
- Increased traffic and parking demand.

Additionally, home occupations would be allowed to:

- Have a larger (720 square inches) non-illuminated sign and
- Use space for required parking for the home-occupation.

Next Steps

- If approved, the Land Use and Neighborhoods Committee would hold a hearing on the bill within 60 days after Full Council action.
- The bill would approve a work plan for the Seattle Department of Construction and Inspections to propose permanent changes to regulations for home occupations in the fourth quarter of 2021.

Questions?

March 5, 2021

MEMORANDUM

To: Land Use and Neighborhood Committee
From: Ketil Freeman, Analyst
Subject: Council Bill 120001 – Interim Development Regulations for Home Occupations

On March 10, 2021, the Land Use and Neighborhoods Committee (Committee) will discuss and may vote on [Council Bill \(CB\) 120001](#), which would relax regulations for home occupations on an interim basis – up to one year. The bill is intended to allow home-based businesses to operate with fewer restrictions during the COVID civil emergency. This may allow more small businesses to remain operating during the pandemic and speed the economic recovery once pandemic restrictions are lifted.

This memo: (1) provides some background information on how home occupations are regulated, (2) describes what CB 120001 would do, and (3) details procedural next steps.

Background

According to the Census Bureau, since the 1990s more people have been working from home.¹ Local governments have modified regulations for home-based businesses to reflect that change. Nationwide, regulations for home occupations range from prohibiting home occupations - to requiring permits for most home occupations - to mitigating the impacts of home occupations through performance standards.² Seattle most recently approved major updates to home occupation regulations in 2006.³ Seattle's regulations are generally more permissive than those of peers jurisdictions.

How Does Seattle Regulate Home Occupations?

City regulations currently allow home occupations as an accessory use to a residential use in all zones. Home occupations do not require a land use permit, although the use may require construction permits and permissions from governments with regulatory authority over the type of business, such as Seattle/King County Public Health. Home occupations are regulated primarily by operating standards that are intended to minimize the impact of the home-occupation on neighbors. These include:

- Limitations on the number of commercial vehicle deliveries and pick-ups;
- Limitations on the size of vehicles associated with the home occupation, not including vehicles that make deliveries to the business;

¹ [Home-Based Workers in the United States: 2010 \(census.gov\)](#)

² For a description of the range of zoning controls applicable to home occupations see Beale, Henry. (2004). [Home-Based Business and Government Regulation](#). Pages 71-88. United States Small Business Administration.

³ [Ordinance 122311](#).

- Appointment-only customer visits;
- The residential appearance must be maintained;
- No more than two non-residents of the dwelling may work at the home occupation;
- The home occupation cannot substantially increase traffic and on-street parking in the vicinity;
- Signs identifying the business cannot exceed 64 square inches in size;
- Outdoor storage cannot be associated with the home occupation; and
- Limitations on noise, odor, dust, light, glare and other impacts.⁴

How Do Other Jurisdictions Regulate Home Occupations?

Portland, Oregon distinguishes two types of home occupations and requires a permit, with notice to neighbors, for home occupations that have a non-resident employee or have up to eight customer visits per day.¹ Austin, Texas prohibits certain uses as home occupations and specifies performance standards for home occupations, such as limiting commercial vehicle trips and parking associated with home occupations.² San Diego, California primarily utilizes performance standards to regulate home occupations but allows for home occupations to deviate from those standards through a permit process with notice to neighbors.³ Staff has not identified any other jurisdictions that have modified home occupation regulations due the pandemic.

What CB 120001 Would Do

CB 120001 would relax certain performance standards for home occupations for up to one year. Those standards are limitations on:

- The number of employees;
- The type of customer visits;
- Increased traffic and parking demand; and
- The non-commercial appearance of home occupations.

Additionally, the bill would allow home occupations to have a larger sign, up to 720 square inches, and utilize any required off-street parking for the home occupation.

⁴ See [Seattle Municipal Code Section 23.42.050](#). For a plain language description see also, [Home Business Rules - SDCI | seattle.gov](#).

¹ [Home Occupation Permits - Running a Business Out of Your Home | Portland.gov](#)

² [What are the regulations and limitations for a Home Occupation? | AustinTexas.gov](#)

³ City of San Diego Development Services. [How to Obtain a Neighborhood Use Permit for a Home Occupation, Information Bulletin 540](#).

Because CB 120001 would be adopted pursuant to [RCW 36.70A.390](#), which allows jurisdictions to approve interim development controls, the bill includes a work program for the Seattle Department of Construction and Inspections to analyze and propose more permanent changes to home occupation regulations. The bill does not prescribe what those recommendation would be but they could include making permanent the changes in the current bill, specifying additional performance standards, or implementing a permitting requirement to allow modifications to performance standards under specified circumstances.

Next Steps

The Committee will discuss and may vote on CB 120001 on March 10th. If a Councilmember wants to consider any amendments, such as modifications to or the addition of interim performance standards, please contact me by close of business on Monday. Because the bill would be enacted pursuant to RCW 36.70A.390, the public hearing required for changes to land use regulations may occur within 60-days after passage of the bill.

cc: Dan Eder, Interim Central Staff Director
Aly Pennucci, Policy and Budget Manager

March 18, 2022

MEMORANDUM

To: Land Use Committee
From: Ketil Freeman, Analyst
Subject: Council Bill 120265 – Extension of Home Occupation Interim Controls

On March 23, the Land Use Committee (Committee) will hold a public hearing and may make a recommendation to City Council on [Council Bill \(CB\) 120265](#), which would extend for six months interim development standards for home occupations in residential zones that were originally established through [Ordinance \(ORD\) 126293](#).

This memorandum: (1) describes the interim development standards and (2) describes what CB 120265 would do.

Interim Development Standards Established by ORD 126293

In March 2021, Council passed ORD 126293, which modified for one year development standards applicable to home occupations in residential zones.¹ The modifications are intended to allow home-based businesses to operate with fewer restrictions during the COVID civil emergency, which may result in more small businesses remaining in operation during the pandemic and speed the economic recovery once pandemic restrictions are lifted.

Specifically, the interim controls relax certain performance standards for home occupations. Those standards are limitations on:

- The number of employees (would otherwise be limited to no more than two non-residents);
- The type of customer visits (would otherwise require visits by appointment);
- Use of accessory parking by the home occupation (would otherwise require that accessory parking be utilized for the residential use);
- Increased traffic and parking demand (would otherwise prohibit substantial increases in traffic and parking demand); and
- The non-commercial appearance of home occupations (would otherwise require that non-commercial appearance be maintained).

Additionally, the ordinance allows home occupations to have a larger sign, up to 720 square inches, which is five square feet, and utilize any required off-street parking for the home

¹ A memorandum detailing how the City regulated home occupations prior to the interim controls with a discussion of how other jurisdictions regulate home occupations is in the [legislative record to Ordinance 126293](#).

occupation. The ordinance maintains a prohibition on home occupations operating as a drive-in business and requires that automotive retail sales and services home occupations not cause an increase in parking or traffic congestion.

The legislation also sets out a work program for the Seattle Department of Construction and Inspections (SDCI) and the Office of Economic Development (OED) to propose permanent changes to development standards for home occupations. SDCI and OED have not yet proposed permanent modifications to home occupation development standards.

What Would CB 120265 Do?

CB 120265 would extend for six months the interim development standards initially implemented by ORD 126293. The extension would allow SDCI and OED additional time to develop and propose permanent modifications to development standards for home occupations while also allowing business operating under the interim standards additional time to remain in their current locations.

Next Steps

The interim development standards established by ORD 126293 will expire on April 21, 2022. On March 23, 2022, the Committee will hold a public hearing on CB 120265 and may make a recommendation to the City Council. The earliest the City Council could consider the bill would be at its regularly scheduled meeting on March 29, 2022.

cc: Aly Pennucci, Deputy Director
Yolanda Ho, Lead Analyst



Legislation Text

File #: CB 120207, **Version:** 1

AN ORDINANCE relating to land use and urban forestry; adding a tree service provider registration procedure and requirement; adding a new Section 25.11.095 to the Seattle Municipal Code; and amending Sections 25.11.020, 25.11.050, 25.11.090, and 25.11.100 of the Seattle Municipal Code.

Full text of the legislation is attached.

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and urban forestry; adding a tree service provider registration procedure and requirement; adding a new Section 25.11.095 to the Seattle Municipal Code; and amending Sections 25.11.020, 25.11.050, 25.11.090, and 25.11.100 of the Seattle Municipal Code.

..body

WHEREAS, the City has no single department with authority over conservation of the City’s urban forest resources; and

WHEREAS, the City has repeatedly recognized that all trees bigger than 6 inches in diameter at a height of 4 1/2 feet above the ground (also known as “diameter at breast height” or “DBH”) are a significant resource as part of Seattle’s urban forest; and

WHEREAS, the City has different requirements for persons who may evaluate, care for, remove, and plant trees within the City, with the Department of Transportation requiring registration of tree service providers who do tree work on City rights-of-way, and the Seattle Department of Construction and Inspections having no registration requirements to support the implementation of standards for tree removal or major pruning of trees on privately-owned land; and

WHEREAS, land development has the potential to greatly impact the conservation or loss of urban forest resources on both private and public land; and

WHEREAS, the lack of a City-wide arborist registration requirement is resulting in considerable loss and damage to the City’s urban forest resources including disparate impacts on communities already impacted by climate change; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

1 Section 1. The City Council finds and declares that:

2 A. City Comprehensive Plan Policy EN 1.2 calls for an “increase [of] citywide tree
3 canopy coverage to 30 percent by 2037 and to 40 percent over time.”

4 B. The current condition of Seattle’s urban forest reflects a history of environmental
5 injustice with disparate climate change impacts and other harmful public health outcomes (Benz
6 and Burney (July 2021), “Widespread Race and Class Disparities in Surface Urban Heat
7 Extremes Across the United States” (<https://doi.org/10.1029/2021EF002016>); Hoffman, et al.
8 (January 2020), “The Effects of Historical Housing Policies on Resident Exposure to Intra-Urban
9 Heat: A Study of 108 US Urban Areas” (<https://doi.org/10.3390/cli8010012>), Wolf, et al. (2020)
10 “Urban Trees and Human Health: A Scoping Review ([https://www.mdpi.com/1660-
11 4601/17/12/4371](https://www.mdpi.com/1660-4601/17/12/4371))).

12 C. The City is experiencing numerous losses of significant trees and areas of its urban
13 forest canopy, both through the land subdivision and development permitting processes and
14 through legal and illegal removal of large significant and exceptional trees (2016 Seattle Tree
15 Canopy Assessment; 2017 Tree Regulations Research Project; May 12, 2021 letter from Urban
16 Forestry Commission to the Director of the Seattle Department of Construction and Inspections).

17 D. City registration and regulation of persons and entities who are empowered to
18 significantly impact Seattle’s urban forest would result in more accurate evaluations and
19 consideration of the health and protection of the City’s urban forest resources.

20 E. A City requirement that registered arborists be involved in the land subdivision and
21 development processes would further the policies of Seattle Municipal Code Sections 23.22.054
22 and 23.24.040 that developments be “designed to maximize the retention of existing trees.”

1 F. City-required registration and regulation of arborists is likely to result in fewer
2 incidents of illegal tree removal.

3 Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

4 **25.11.095 Tree service provider registration**

5 A. Applicability

6 1. This Section 25.11.095 establishes a public registration system for tree service
7 providers operating within Seattle.

8 2. Within 90 days of the effective date of this ordinance, the Director shall
9 establish a tree service provider registration application process and public registry. Starting 90
10 days after the Director has established the application process and public registry, no tree service
11 provider may conduct commercial tree work unless it is listed on the City’s tree service provider
12 public registry. The Director may promulgate rules as needed to support administration of the
13 application process and public registry.

14 3. Any commercial tree work must be done by a registered tree service provider.

15 4. This Section 25.11.095 does not regulate commercial tree work under the
16 jurisdiction and oversight of the Department of Transportation, the Seattle Parks and Recreation
17 Department, the Department of Finance and Administrative Services, Seattle Public Utilities, or
18 the City Light Department.

19 B. Tree service provider registration required. A tree service provider must be registered
20 by the Director before it may conduct commercial tree work unless otherwise provided in
21 subsection 25.11.095.A. A tree service provider registration shall be valid for one year from the
22 date of issuance. The Director shall publish a registry of registered tree service providers on a
23 City web page available to the public. Registered tree service providers are required to renew

1 their registration annually. Annual registration renewals shall require submittal to the Director of
2 documentation of continued compliance with this Chapter 25.11, provided that renewal may be
3 denied pursuant to any rules administering this Section 25.11.095 or as provided in Section
4 25.11.100. A tree service provider registration shall be issued by the Director to each applicant
5 meeting the following requirements:

- 6 1. Possesses a current and valid Seattle business license;
- 7 2. Has at least one employee who is a currently credentialed International Society
8 of Arboriculture (ISA) certified arborist trained and knowledgeable to conduct work in
9 compliance with American National Standards Institute (ANSI) Standard A-300 or its successor
10 standard;
- 11 3. Has at least one employee who is currently credentialed with an ISA Tree Risk
12 Assessment Qualification if engaging in commercial tree work involving hazardous trees;
- 13 4. Acknowledges in writing knowledge of City codes applicable to commercial
14 tree work;
- 15 5. Is not currently under suspension from registration under Section 25.11.100 and
16 does not have any outstanding fines or penalties related to commercial tree work activities owed
17 to The City of Seattle;
- 18 6. Possesses a current and valid Washington State contractor registration under
19 chapter 18.27 RCW; and
- 20 7. Possesses a current certificate of insurance with an amount of insurance
21 coverage determined by the Director.

1 C. Tree service provider activities

2 1. A registered tree service provider shall comply with the following public notice
3 requirements prior to conducting commercial tree work:

4 a. Post at least three days in advance of conducting any commercial tree
5 work in a safe location at or adjacent to the commercial tree work site in a manner clearly visible
6 from the public right-of-way, a copy of the tree service provider registration under which the
7 commercial tree work is being conducted; and

8 b. Include a brief description of the commercial tree work the registered
9 tree service provider is conducting that exceeds normal and routine pruning operations and
10 maintenance or that involves removal of any trees 6 inches or greater diameter at breast height
11 and identify whether said tree meets the City's definition of exceptional.

12 2. A registered tree service provider is responsible for complying with best
13 practices applicable to the particular commercial tree work for which they are retained,
14 including:

15 a. Determination of the commercial tree work needed to justify removal or
16 pruning outside of the routine pruning operations and maintenance in order to meet the
17 objectives of the hiring entity; and

18 b. Maintaining adequate supervisory control over workers conducting
19 commercial tree work under their direct supervision.

20 Section 3. Section 25.11.020 of the Seattle Municipal Code, last amended by Ordinance
21 124919, is amended as follows:

1 **25.11.020 Definitions**

2 “Commercial tree work” means any of the following actions conducted within the City of
3 Seattle in exchange for financial or other remuneration or personal benefit: major pruning as
4 defined in Section 15.02.046; removal of trees larger than 6 inches DBH; the planting of trees to
5 replace removed trees larger than 6 inches DBH; and the assessment of the health or hazard risk
6 of trees larger than 6 inches DBH. Normal and routine pruning operations that do not meet the
7 definition of major pruning are not commercial tree work.

8 “Diameter at breast height” or “DBH” means the diameter of a tree trunk measured at 4.5
9 feet above ground. Diameter at breast height is equivalent to “diameter at standard height” or
10 “DSH.”

11 * * *

12 “Tree removal” means removal of a tree(s) or vegetation, through either direct or indirect
13 actions including, but not limited to, clearing, topping or cutting, causing irreversible damage to
14 roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation,
15 grading, or trenching in the dripline area of a tree which has the potential to cause irreversible
16 damage to the tree, or relocation of an existing tree to a new planting location.

17 “Tree service provider” means any person or entity engaged in commercial tree work.

18 * * *

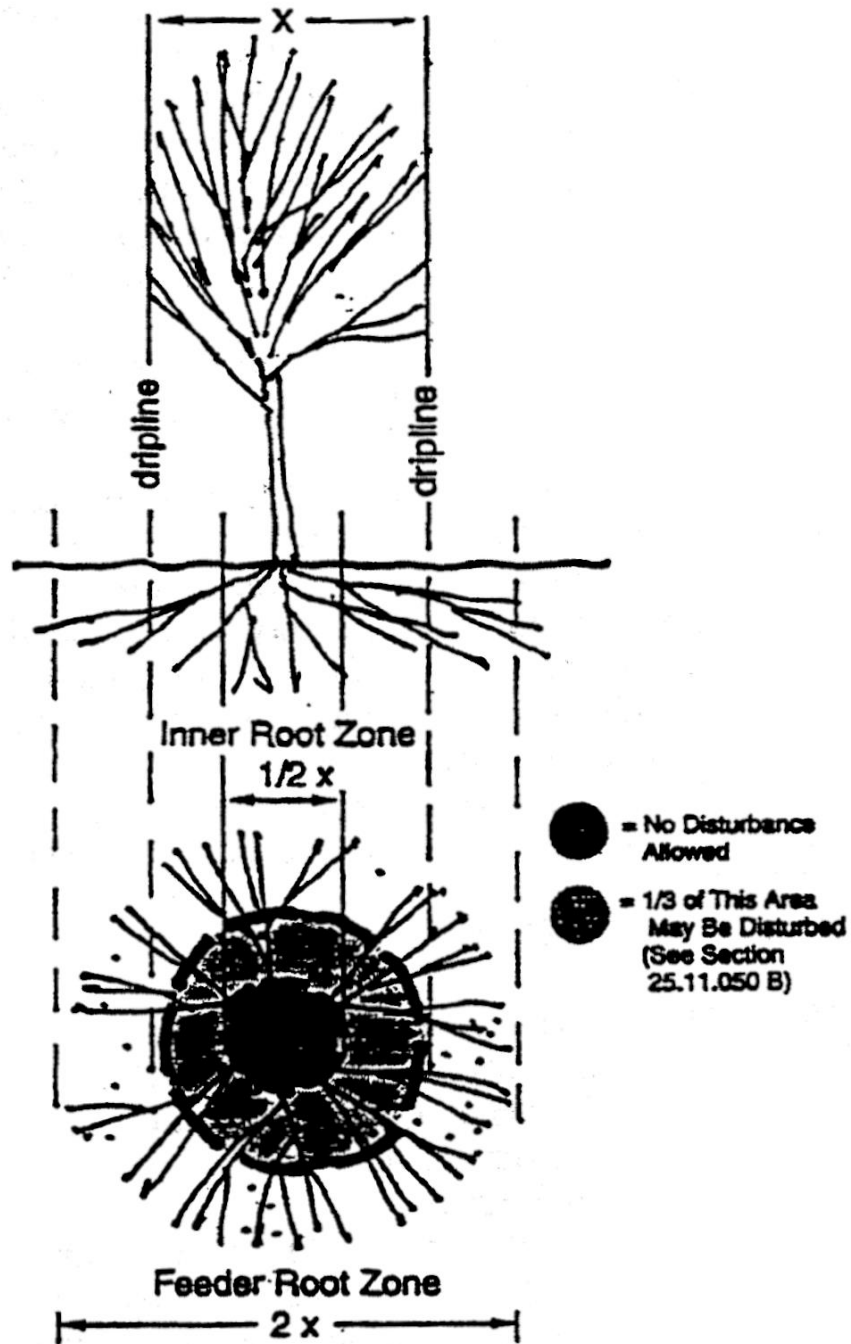
19 Section 4. Section 25.11.050 of the Seattle Municipal Code, last amended by Ordinance
20 124919, is amended as follows:

1 **25.11.050 General ((Provisions)) provisions for exceptional tree determination and tree**
2 **protection area delineation in Single-family, Residential Small Lot, Lowrise, Midrise, and**
3 **Commercial zones((s))**

4 A. Exceptional trees and potential exceptional trees shall be identified on site plans and
5 exceptional tree status shall be determined by the Director according to standards promulgated
6 by the Seattle Department of Construction and Inspections.

7 B. Tree protection areas for exceptional trees shall be identified on site((s)) plans.

8 Applicants seeking development standard waivers to protect other trees greater than ((two(2))) 2
9 feet in diameter measured ((four and one half (4.5))) 4.5 feet above the ground shall also indicate
10 tree protection areas on site plans. The basic tree protection area shall be the area within the drip
11 line of the tree. The tree protection area may be reduced if approved by the Director according to
12 a plan prepared by a ((tree care professional)) registered tree service provider. Such reduction
13 shall be limited to ((one-third)) 1/3 of the area within the outer half of the area within the drip
14 line. In no case shall the reduction occur within the inner root zone. In addition, the Director may
15 establish conditions for protecting the tree during construction within the feeder root zone. (See
16 Exhibit 25.11.050 B.)



1
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Exhibit 25.11.050 B

C. If development standards have been modified according to the provisions of this ((chapter)) Chapter 25.11 to avoid development within a designated tree protection area, that area shall remain undeveloped for the remainder of the life of the building, and a permanent

1 covenant stating this requirement shall be recorded in the King County (~~Office of Records and~~
2 ~~Elections~~) Recorder's Office.

3 D. The Director may require a tree protection report by a (~~tree care professional that~~)
4 registered tree service provider who provides the following information:

5 1. Tree evaluation with respect to its general health, damage, danger of falling,
6 proximity to existing or proposed structures, and/or utility services;

7 2. Evaluation of the anticipated effects of proposed construction on the viability
8 of the tree;

9 3. A hazardous tree assessment, if applicable;

10 4. Plans for supervising(~~(:)~~) and/or monitoring implementation of any required
11 tree protection or replacement measures; and

12 5. Plans for conducting post-construction site inspection and evaluation.

13 E. The Director may condition Master Use Permits or Building Permits to include
14 measures to protect tree(s) during construction, including within the feeder root zone.

15 Section 5. Section 25.11.090 of the Seattle Municipal Code, enacted by Ordinance
16 120410, is amended as follows:

17 **25.11.090 Tree replacement and site restoration (~~(:)~~)**

18 A. Each exceptional tree and tree over (~~two (2)~~) 2 feet in diameter that is removed in
19 association with development in all zones shall be replaced by one or more new trees, the size
20 and species of which shall be determined by the Director; the tree replacement required shall be
21 designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover
22 prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement

1 cannot be achieved, or is not appropriate as determined by the Director, preference for off-site
2 replacement shall be on public property.

3 B. No tree replacement is required if the ~~((+))~~ tree is: (1) hazardous, dead, diseased,
4 injured, or in a declining condition with no reasonable assurance of regaining vigor as
5 determined by a ~~((tree care professional,))~~ registered tree service provider; or (2) ~~((the tree is))~~
6 proposed to be relocated to another suitable planting site as approved by the Director.

7 Section 6. Subsection 25.11.100.A of the Seattle Municipal Code, which section was last
8 amended by Ordinance 123633, is amended as follows:

9 **25.11.100 Enforcement and penalties ~~((:))~~**

10 A. Authority ~~((:))~~

11 1. The Director shall have authority to enforce the provisions of this ~~((chapter))~~
12 Chapter 25.11, to issue permits, impose conditions and establish penalties for violations of
13 applicable law or rules by registered tree service providers, ~~((and))~~ establish administrative
14 procedures and guidelines, conduct inspections, and prepare the forms and publish Director's
15 Rules that may be necessary to carry out the purposes of this ~~((chapter))~~ Chapter 25.11.

16 2. The Director shall not accept any report containing, or approve any application
17 relying on, information regarding trees or commercial tree work authored or prepared by or on
18 behalf of a person whenever the Director has issued a notice of violation regarding that person's
19 actions occurring on or after the effective date of this ordinance that result in the removal of an
20 exceptional tree, unless such notice of violation by the City has been withdrawn or overturned on
21 appeal as provided in subsection 25.11.100.E or as otherwise provided by law.

22 * * *

1 Section 7. The provisions of this ordinance are separate and severable. The invalidity of
2 any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the
3 invalidity of its application to any person or circumstance, does not affect the validity of the
4 remainder of this ordinance or the validity of its application to other persons or circumstances.

1 Section 8. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, 2021,
5 and signed by me in open session in authentication of its passage this _____ day of
6 _____, 2021.

7 _____
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this _____ day of _____, 2021.

10 _____
11 Jenny A. Durkan, Mayor

12 Filed by me this _____ day of _____, 2021.

13 _____
14 Monica Martinez Simmons, City Clerk

15 (Seal)

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Toby Thaler, 206-640-6982 Yolanda Ho, 206-256-5989	

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to land use and urban forestry; adding a tree service provider registration procedure and requirement; adding a new Section 25.11.095 to the Seattle Municipal Code; and amending Sections 25.11.020, 25.11.050, 25.11.090, and 25.11.100 of the Seattle Municipal Code.

Summary and background of the Legislation: This legislation adds a new section 25.11.095 titled “Tree service provider registration” to Chapter 25.11 of the Seattle Municipal Code, Tree Protection. The new section requires that arborists who wish to conduct commercial tree work in Seattle be registered with the City, and establishes prerequisites for obtaining and renewing that registration, including evidence of appropriate education and training. Definitions of key terms, reporting requirements, and enforcement provisions are added by amendment. The new section includes a requirement that City-registered tree service providers’ expertise and reporting be incorporated into the land development and redevelopment process starting with implementation of existing tree conservation policies in any needed platting or short platting under Subtitle II of Title 23 Land Use Code of the Seattle Municipal Code.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ X No

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? ___ Yes ___ X No

If there are no changes to appropriations, revenues, or positions, please delete the table below.

Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example.

Depending on the extent of rulemaking by the Director of the Seattle Department of Construction and Inspections (SDCI) to implement the ordinance and unrelated workloads, and support by other departments, there may be short-term City government employee full-time equivalents (FTEs) commitments needed to implement the registration requirements. The extent of additional City government employee time needed for ongoing implementation and enforcement of this ordinance depends on the number of complaints received.

Is there financial cost or other impacts of *not* implementing the legislation?

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

Without provisions requiring the registration of arborists conducting commercial tree work in the City, there will likely be a continued undue loss of trees negatively impacting communities throughout the City by reducing the provision of considerable environmental and health benefits: Trees and tree canopy provide shade for cooling during the warmer months, reduce stormwater runoff, and improve public health outcomes.

3.b. Revenues/Reimbursements

This legislation adds, changes, or deletes revenues or reimbursements.

If this box is checked, please complete this section. If this box is not checked, please proceed to Positions.

3.c. Positions

This legislation adds, changes, or deletes positions.

If this box is checked, please complete this section. If this box is not checked, please proceed to Other Implications.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position # for Existing Positions	Position Title & Department*	Fund Name & #	Program & BCL	PT/FT	2021 Positions	2021 FTE	Does it sunset? (If yes, explain below in Position Notes)
TOTAL							

* List each position separately

This table should only reflect the actual number of positions created by this legislation. In the event that positions have been, or will be, created as a result of previous or future legislation or budget actions, please provide details in the Notes section below.

Position Notes: Not applicable

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

The City department with direct responsibility for implementation and enforcement of the arborist registration and enforcement provisions is the Seattle Department of Construction and Inspections (SDCI). Other departments have a supporting role, including the Office of Sustainability and Environment, and the Seattle Department of Transportation.

b. Is a public hearing required for this legislation?

If yes, what public hearing(s) have been held to date, and/or what public hearing(s) are planned/required in the future?

No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren't sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No.

d. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

No.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation's impact on certain communities. If any aspect of the legislation involves communication or outreach to the public, please describe the plan for communicating with non-English speakers.

The disparate adverse impacts of tree canopy loss on low income households and communities of color are well documented. The proposed registration requirements can help to mitigate the ongoing disparate negative impacts of inequitable tree canopy conservation and replacement in neighborhoods with relatively high low-income or BIPOC residents.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

Please provide a qualitative response, considering net impacts. Are there potential carbon emissions impacts of not implementing the proposed legislation. Discuss any potential intersections of carbon emissions impacts and race and social justice impacts, if not previously described in Section 4e.

A tree service provider registration requirement is likely to result in a small reduction of greenhouse gas (GHG) emissions by (a) reducing the energy needed for the cooling of buildings during heat waves, and (b) maintaining the carbon storage and sequestration provided by existing trees that would otherwise be removed.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

Describe the potential climate resiliency impacts of implementing or not implementing the proposed legislation. Discuss any potential intersections of climate resiliency and race and social justice impacts, if not previously described in Section 4e.

A tree service provider registration requirement is likely to *increase* resilience. A healthy urban forest canopy is widely studied and recognized to promote human physical and mental health, to reduce load on stormwater infrastructure, and to reduce the need for cooling infrastructure and expenses typically expended during summer months that have become hotter and dryer. A registration requirement is likely to reduce the loss of trees and support the long-term increase in the City’s forest canopy called for in City policies.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program’s desired goal(s).

This answer should highlight measurable outputs and outcomes.

The City of Seattle has a goal of increasing tree canopy “30 percent by 2037 and to 40 percent over time.” Comprehensive Plan Policy En 1.2, Seattle 2035, p. 132. This ordinance can help to achieve that measurable goal. Regardless, a tree service provider registration requirement is intended to improve the design of new real estate developments and redevelopments to reduce conflicts between increased housing and maintenance and increase of tree canopy. A registration requirement will make it less likely that new and infill developments will illegally remove trees. A registration requirement will make it more likely that data and analysis on the status and trends of Seattle’s forest canopy can be monitored and better inform policymaking as climate change increases and the need for adaptation increases with it.

List attachments/exhibits below:

- Councilmember Pedersen’s blog: <https://pedersen.seattle.gov/strengthening-seattles-tree-ordinance/>
- City Council Committee meeting (December 2019) all about trees:
 - Video: <https://www.seattlechannel.org/mayor-and-council/city-council/city-council-all-videos-index/?videoid=x109108>
 - Agenda materials: <http://seattle.legistar.com/View.ashx?M=A&ID=751404&GUID=FD3CB9CF-0626-4890-B29A-30F46920AE44>
 - UW presentation: <https://pedersen.seattle.gov/wp-content/uploads/2021/05/UW-DanielBrown-Dec182019-presentation-1.pdf>

Environmental Justice

- *KUOW*, (June 23, 2021) “Heat wave could hit Seattle area neighborhoods differently – possible 20 degrees difference”: <https://kuow.org/stories/heat-wave-could-hit-seattle-area-neighborhoods-differently-possible-20-degrees-difference-e15e>
- *Seattle Times*, (July 5, 2021) “Communities of color are the ‘first and worst’ hurt by climate change; urgent action needed to change course”:

<https://www.seattletimes.com/seattle-news/communities-of-color-are-the-first-and-worst-hurt-by-climate-change-urgent-action-needed-to-change-course/>

- *New York Times*, (Opinion, June 30, 2021) “Since When Have Trees Existed Only for Rich Americans?”:
<https://www.nytimes.com/interactive/2021/06/30/opinion/environmental-inequity-trees-critical-infrastructure.html>
- *Seattle Times* (June 23, 2021): New maps of King County, Seattle show that some communities are harder hit by heat waves: <https://www.seattletimes.com/seattle-news/new-maps-of-king-county-seattle-show-how-some-communities-are-harder-hit-by-heat-waves/>
- *National Geographic*, (June 17, 2021) “Los Angeles confronts its shady divide”:
<https://www.nationalgeographic.com/magazine/article/los-angeles-confronts-its-shady-divide-feature>
- *National Geographic*, (July 2021) “How L.A.'s urban tree canopy reveals hidden inequities”:
<https://www.nationalgeographic.com/magazine/graphics/how-los-angeles-tree-canopy-reveals-hidden-inequities-feature>
- Hoffman (January 2020): “The Effects of Historical Housing Policies on Resident Exposure to Intra-Urban Heat: A Study of 108 US Urban Areas”:
https://www.mdpi.com/2225-1154/8/1/12?type=check_update&version=1
- “Urban Trees and Human Health: A Scoping Review” (Wolf, et al., 2020):
<https://pubmed.ncbi.nlm.nih.gov/32570770/>
Powerpoint presentation (Wolf):
http://www.seattle.gov/Documents/Departments/UrbanForestryCommission/Resources/TreesNHealth_WolfPostbySiegelbaum061220.pdf
- [Benz and Burney](#) (2021), "Widespread Race and Class Disparities in Surface Urban Heat Extremes Across the United States"
[Press coverage](#), [GIS product](#)
- American Forests Tree Equity Project (June 2021), “[Ensuring tree cover in cities is equitable](#)”
[Tree Equity Score documents](#),

Climate Mitigation

- *New York Times*, (July 2, 2021) “What Technology Could Reduce Heat Deaths? Trees”:
<https://www.nytimes.com/2021/07/02/climate/trees-cities-heat-waves.html>
- *Seattle Times*, (same as above under title as published in New York Times July 2, 2021) “Trees save lives in heat, so why aren’t we saving trees?”
<https://www.seattletimes.com/nation-world/trees-save-lives-in-heat-s-so-why-arent-we-saving-trees/>
- *National Geographic*, (June 22, 2021) “Why ‘tiny forests’ are popping up in big cities”:
<https://www.nationalgeographic.com/environment/article/why-tiny-forests-are-popping-up-in-big-cities>

- *NPR* piece (2019): “Trees Are Key To Fighting Urban Heat — But Cities Keep Losing Them”: <https://www.npr.org/2019/09/04/755349748/trees-are-key-to-fighting-urban-heat-but-cities-keep-losing-them>
- EPA page: “Using Trees and Vegetation to Reduce Heat Islands”: <https://www.epa.gov/heatislands/using-trees-and-vegetation-reduce-heat-islands>
- Policy Analysis (Boston, 2020): “A tree-planting decision support tool for urban heat mitigation”: <https://journals.plos.org/plosone/article?id=10.1371/journal.pone.0224959>
- Rottle Presentation (UW, 2015): “Urban Green Infrastructure For A Changing Climate”: <http://www.seattle.gov/Documents/Departments/SPU/3RottleUrbanGreenInfrastructureforaChangingClimate.pdf>

February 7, 2022

MEMORANDUM

To: Land Use Committee
From: Yolanda Ho, Analyst
Subject: Tree Service Provider Registration (CB 120207)

On February 9, 2022, the Land Use Committee (Committee) will receive a briefing and discuss [Council Bill \(CB\) 120207](#) that would establish a requirement for tree service providers to register with the City prior to conducting commercial tree work on private property.

This memorandum describes: (1) the background of the legislation; (2) CB 120207; (3) potential impacts of CB 120207; (4) proposed amendments; and (5) next steps.

Background

The Council adopted [Resolution 31902](#) in September 2019, stating the Council’s and the Mayor’s shared commitment to explore a variety of strategies to protect trees and increase Seattle’s tree canopy cover. One of the key priorities included “requiring all tree service providers operating in Seattle to meet minimum certification and training requirements and register with the City.”

Tree service providers are businesses generally engaged in the pruning, treatment, and removal of trees. They may also offer assessments of tree health to determine if a tree would be considered hazardous and thus warrant removal. Currently, tree service providers that work on trees in the public right-of-way (ROW) must register with the Seattle Department of Transportation (SDOT) before they may be permitted to conduct tree maintenance or removal activities. The City has no registration process for tree service providers that work on trees located on private property.

SDOT established its tree service provider registration requirement almost a decade ago ([Ordinance 124166](#)) as part of a comprehensive effort to improve management of the urban forest in the ROW. The publicly-accessible [tree service provider registry](#) is intended to increase compliance of these businesses with City regulations related to street trees. SDOT’s registry system is relatively simple and managed by one staff person.

Registration is free and valid for one year. Tree service providers are required to reapply to renew their registration every year. To register, tree service providers must provide SDOT with the following information:

- State of Washington General Contractor’s License;
- City of Seattle Business License;

- Proof of commercial general liability insurance that names the City of Seattle as an additional insured for primary limits of liability, with a minimum of \$1 million in coverage;
- At least one person (an employee or a consultant) who is a credentialed International Society of Arboriculture (ISA) certified arborist or ISA Certified Tree Worker who is responsible for supervision of street tree pruning; and
- Affirmation that the tree service provider has read and understands the following documents:
 - Street Tree Ordinance (Ordinance 124166);
 - [Street Tree Manual](#);
 - ANSI – A-300, Pruning Standards; and
 - City of Seattle Traffic Control Manual for In-Street Work.

There are about 75 active tree service providers on the registry and SDOT has processed over 100 registration applications thus far. Should a registered tree service provider be found to have conducted tree work in violation of City regulations more than once, SDOT will revoke that business' registration and allow it to reapply the following year.

SDOT permits the removal and replacement of a street tree in limited circumstances (e.g., a tree is deemed hazardous, poses a public safety risk, or cannot be successfully retained during a construction project). If a street tree is permitted for removal, SDOT requires that a public notice be posted at least 14 days in advance of the removal.

Summary of CB 120207

CB 120207 would amend Title 25 of the Seattle Municipal Code to require that tree service providers register with the City prior to conducting tree work on private property. The Seattle Department of Construction and Inspections (SDCI) would be required to create an application process and registry within 90 days of the effective date of the proposed ordinance. Following creation of the application process and registry, tree service providers would then be required to register with SDCI within 90 days.

It would define “commercial tree work” as performing the following services in exchange for financial compensation: major pruning; removal of trees larger than six inches diameter at breast height (DBH); and the assessment of tree health or hazard risk. A “tree service provider” would be defined as an entity that conducts commercial tree work. To apply, tree service providers would have to provide the following information:

- State of Washington General Contractor’s License;
- City of Seattle Business License;
- Proof of commercial general liability insurance;

- At least one employee who is a credentialed International Society of Arboriculture (ISA) certified arborist;
- At least one employee who is currently credentialed with an ISA Tree Risk Assessment Qualification if engaging in commercial tree work involving hazardous trees; and
- Affirmation that the tree service provider is knowledgeable about City codes related to commercial tree work.

The legislation would also do the following:

- Require that registered tree service providers post a notice in a location visible from the ROW at least three days in advance of conducting major pruning or removal of trees larger than six inches DBH. The notice would:
 - Describe how the work will exceed normal and routine pruning operations and maintenance; and/or
 - Note whether the work will involve removing any trees six inches or greater DBH and identify whether any of the trees to be removed would be considered exceptional;¹
- Require that registered tree service providers comply with best practices applicable to the specific to type of commercial tree work for which they are hired, including determining what is required beyond normal pruning and maintenance to achieve the client’s objectives, and maintaining adequate supervision over workers as they are performing the commercial tree work; and
- Amend other sections of Title 25 to align with the legislation’s intent of requiring that only registered tree service providers may perform commercial tree work.

Finally, it would authorize SDCI to (1) promulgate rules as needed to support administration of the registry and (2) enforce the provisions of this legislation. SDCI will not accept any reports or other information related to commercial tree work from a tree service provider that has been issued a notice of violation (NOV) related to the illegal removal of an exceptional tree until the NOV has been withdrawn or successfully appealed.

Potential Impacts of CB 120207

Urban forestry

The [2016 Seattle Tree Canopy Assessment](#) found that residential areas comprise 67 percent of Seattle’s land area and accounted for 72 percent of total canopy cover. By comparison, the ROW is 27 percent of land area and contained 22 percent of total canopy cover. This legislation

¹ “Exceptional tree” means a tree or group of trees that because of its unique historical, ecological, or aesthetic value constitutes an important community resource, and is deemed as such by the Director according to standards promulgated by SDCI. The current version of the [Director’s Rule](#) generally considers trees to be exceptional at 30 inches DBH, though it identifies several dozen species as exceptional at a smaller diameter due to their slower growth rate or other factors.

would greatly expand the scope of the registration requirement by extending it beyond the ROW to include tree service providers working on private property.

SDOT has observed that the registration requirement appears to have increased overall tree service provider compliance with the City's street tree management regulations since establishing its registry. Based on SDOT's experience, the proposed tree service provider registry could improve management of trees on private property, supporting the City's priorities related to maintaining a healthy urban forest, as described in the recently updated [Urban Forest Management Plan](#). An additional benefit of this new requirement would be that the City would begin to receive more information about the management of trees on private property.

SDOT notes that the registry system has not entirely eliminated problems with tree management in the ROW. Some issues persist, such as registered tree service providers performing poor tree work and unregistered tree providers conducting work illegally in the ROW. The same is likely to occur in regard to the registry system for tree service providers operating on private property.

Unlike SDOT, which issues permits for planting, major pruning, and removal of street trees, SDCI provides relatively limited oversight of tree management outside of a development proposal.² Property owners may remove up to three trees that are six inches or greater DBH (that would not be considered exceptional) annually without a permit on lots in Lowrise, Midrise, Commercial, and Neighborhood Residential zones.

Lacking a permit requirement in these instances, SDCI would not be able to confirm whether a tree service provider conducting any commercial tree work is registered, which could allow unregistered tree service providers to continue to operate in Seattle. Expanding SDCI's authority to regulate tree management would need to be addressed through separate legislation.

Tree service providers

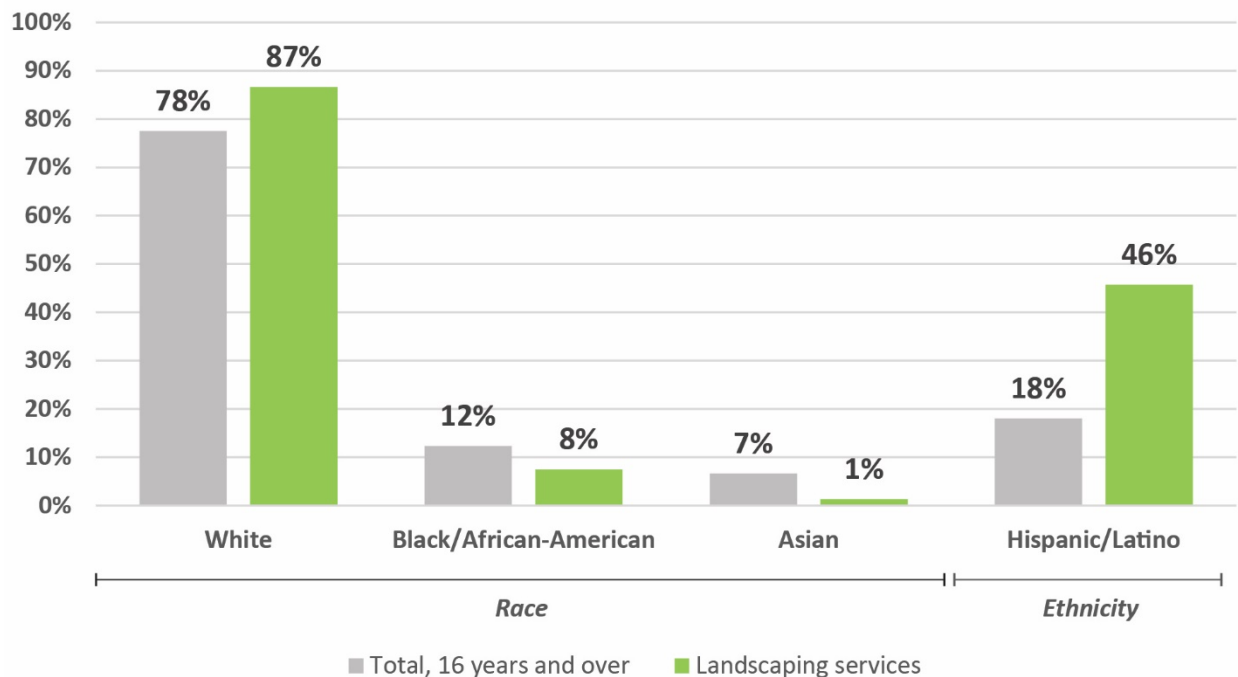
The City's active business license data includes over 900 businesses in the landscaping services industry. Over 12 percent (about 110) of these businesses appear to specialize in tree care and would likely meet the definition of a tree service provider.³ However, it is probable other businesses that offer general landscape maintenance also perform activities that would qualify as commercial tree work and thus would need to be registered as required by CB 120207.

² SDCI requires a permit when a hazardous tree is proposed to be removed or if more than three trees six inches or greater DBH are proposed to be removed in a year.

³ Based on a search using the North American Industry Classification System (NAICS) code for landscaping services (561730) and business trade names that included either "tree," "arborist," "arbor," or "arboriculture."

According to national data, workers in the landscape industry are predominately white and disproportionately skew Hispanic or Latino (see Exhibit 1 below).

Exhibit 1. Share of workers by race or ethnicity, total and landscaping services, United States, 2021⁴



The legislation could result in fewer job opportunities for companies that cannot meet the requirements for registration, particularly in regard to having a staff member who is an ISA-certified arborist, which may disproportionately impact Hispanic or Latino workers. Currently, the City only requires that tree service providers conducting tree work in the ROW be registered with SDOT. As discussed previously, this legislation would expand the registration requirement to a much larger area of the city that contains most of Seattle’s canopy cover, and therefore could impact many more businesses that perform commercial tree work.

Participants in the City’s recent outreach and engagement efforts related to tree protections generally supported the idea of establishing a registration system for tree service providers.⁵ They expressed concerns that the requirement for an ISA arborist certification may be a barrier and recommended that the City consider: (1) allowing tree service providers to have an ISA-certified arborist on retainer; and (2) strategies to help alleviate the costs associated with gaining and maintaining the credential for underrepresented workers.

⁴ U.S. Bureau of Labor Statistics, 2022. For reference, King County’s total worker population (16 years and over) is 64 percent white, 6 percent Black or African-American, 20 percent Asian, and 10 percent Hispanic or Latino.

⁵ See the [Tree Protections 2021 Outreach Report](#) compiled by SDCI, the Department of Neighborhoods, and the Office of Sustainability and Environment.

To qualify for the ISA arborist certification exam, an applicant must have either: (1) at least three years of arboriculture experience; and/or (2) a degree in the field of arboriculture, horticulture, landscape architecture, or forestry from a regionally-accredited educational institution along with practical arboricultural experience. The exam (available in Spanish or English) provides accreditation for a three-year period, after which the applicant either needs to take the exam again or accrue sufficient continuing education credits to maintain their credential.

SDOT allows registered tree service providers to have either an ISA-certified arborist on staff or retainer to allow for some flexibility. The Committee could consider amending CB 120207 to provide tree service providers with the option of having an ISA-certified arborist either on staff or retainer.

Cost of tree services

The City's tree protections outreach and engagement process revealed concerns about the possibility of increased costs for tree services as a result of this proposal. Residents or others that need the services of a tree service provider may find that costs for tree work have increased due to the requirement for an ISA-certified arborist to oversee the work. Providing the option of having an ISA-certified arborist on retainer instead of on staff may help to reduce staffing costs for tree service providers, which could in turn limit cost increases being passed onto their customers.

Implementation

As drafted, CB 120207 would require that SDCI establish the registration system within 90 days of the effective date of the ordinance. Tree service providers would then have 90 days to register with the City following establishment of the system. Should the Council pass the legislation on March 1, SDCI would need to have completed setup of the registration system by early July, and tree service providers would then need to be registered by early October.

SDCI anticipates that the tree service provider registry will not be ready to launch until September (at the earliest) as the staff responsible for developing the system are also engaged in creating systems to implement other priorities, such as the economic displacement relocation assistance program, passed by the Council via [Ordinance 126451](#) in September 2021. SDCI also will need to conduct culturally- and linguistically-appropriate outreach to key stakeholders, such as landscaping businesses that may need to register as tree service providers, which will include the over 900 businesses in the landscaping services industry and possibly others.

SDCI will require additional resources (amount still to be determined) to make the necessary changes to the Accela permitting system to enable SDCI to establish a registry system and for permit reviewers to confirm that tree service providers are registered. The system will have automated features so tree service providers can easily upload the required application

materials, submit photos of public notice postings, and other information as needed. Additionally, SDCI anticipates that they will need resources to support outreach. These costs could not be recovered through permit fees and would require additional general fund (GF) resources for the department.⁶

The Committee may want to consider amending the legislation to provide more time for implementation. If the legislation is passed by the Council, the Council will need to appropriate the additional resources requested by SDCI to support program implementation, possibly as part of the Mid-Year Supplemental Budget process. Currently, Central Staff is not aware of any GF resources available to support this appropriation absent an offsetting reduction in GF appropriations.

Enforcement

With the new public notice requirement for commercial tree work involving major pruning or tree removal, SDCI could receive an increase in calls, which may impact staff capacity to respond to complaints. SDCI may need to hire more enforcement staff to meet the demand. Conversely, the public notice requirement is intended to inform people that the commercial tree work performed by the registered tree service provider has been reviewed and permitted by the City; as such, SDCI may also receive fewer inquiries about permitted work and will be able to focus its attention on complaints of unpermitted commercial tree work.

Proposed Amendments

There are currently three proposed amendments to CB 120207 for discussion:

- Amendment 1 (sponsor: CM Pedersen) would make technical and clarifying changes.
- Amendment 2 (sponsor: CM Pedersen) would require that a registered tree service provider submit a report describing the health and risks posed by the tree if they are proposing to remove or conduct major pruning on an exceptional tree deemed hazardous.
- Amendment 3 (sponsor: CM Pedersen) would require that either a registered tree service provider or a State-licensed landscape architect with an ISA arborist certification submit a report describing how the proposed subdivision complies with the City policy of maximizing retention of existing trees as part of the subdivision, short subdivision, or boundary line adjustment process.

Next Steps

The Committee will continue discussion of CB 120207 and proposed amendments, and possibly vote at its next meeting on February 23. If the Committee votes it out that day, the legislation would go to the City Council for final action on March 1.

⁶ SDCI's 2022 Adopted Budget totals \$112 million, of which \$11 million is GF (10 percent).

Attachments:

1. Amendment 1 – Technical and clarifying changes
2. Amendment 2 – Reporting requirements for hazardous exceptional trees
3. Amendment 3 – Reporting requirements for subdivisions

cc: Esther Handy, Director
Aly Pennucci, Deputy Director

Attachment 1: Technical and clarifying changes

Yolanda Ho
Date: February 3, 2022
Version: 2

Amendment 1
to
CB 120207 – LEG Tree Service Provider Registry
Sponsor: Pedersen
Technical and clarifying amendments

Effect: This amendment would: clarify that the public notice requirement pertains only to major pruning and tree removal; amend the definition of “commercial tree work” to (1) clarify that only those that are doing the named activities in exchange for financial compensation are required to register and (2) exclude tree planting from the list of named activities; and would clarify that SDCI would not accept any reports or information regarding trees from a tree service provider that has a unresolved notice of violation related to the illegal removal of an exceptional tree.

1. Amend Section 2 of Council Bill 120207, as follows:

Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

25.11.095 Tree service provider registration

C. Tree service provider activities

1. A registered tree service provider shall comply with the following public notice requirements prior to conducting commercial tree work that involves major pruning or removal of trees larger than 6 inches DBH:

a. Post at least three days in advance of conducting any commercial tree work in a safe location at or adjacent to the commercial tree work site in a manner clearly visible from the public right-of-way, a copy of the tree service provider registration under which the commercial tree work is being conducted; and

b. Include a brief description of the commercial tree work the registered tree service provider is conducting that exceeds normal and routine pruning operations and

Yolanda Ho

Date: February 3, 2022

Version: 2

maintenance or that involves removal of any trees 6 inches or greater diameter at breast height and identify whether said tree meets the City's definition of exceptional.

2. Amend Section 3 of Council Bill 120207, as follows:

Section 3. Section 25.11.020 of the Seattle Municipal Code, last amended by Ordinance 124919, is amended as follows:

25.11.020 Definitions

"Commercial tree work" means any of the following actions conducted within the City of Seattle in exchange for financial ~~compensation or other remuneration or personal benefit~~: major pruning as defined in Section 15.02.046; removal of trees larger than 6 inches DBH; ~~the planting of trees to replace removed trees larger than 6 inches DBH~~; and the assessment of the health or hazard risk of trees larger than 6 inches DBH. Normal and routine pruning operations that do not meet the definition of major pruning are not commercial tree work.

"Diameter at breast height" or "DBH" means the diameter of a tree trunk measured at 4.5 feet above ground. Diameter at breast height is equivalent to "diameter at standard height" or "DSH."

3. Amend Section 6 of Council Bill 120207, as follows:

Section 6. Subsection 25.11.100.A of the Seattle Municipal Code, which section was last amended by Ordinance 123633, is amended as follows:

25.11.100 Enforcement and penalties((-))

A. Authority((-))

1. The Director shall have authority to enforce the provisions of this ((chapter)) Chapter 25.11, to issue permits, impose conditions and establish penalties for violations of

Yolanda Ho

Date: February 3, 2022

Version: 2

applicable law or rules by registered tree service providers, ((and)) establish administrative procedures and guidelines, conduct inspections, and prepare the forms and publish Director's Rules that may be necessary to carry out the purposes of this ((chapter)) Chapter 25.11.

2. The Director shall not accept any report containing, or approve any application relying on, information regarding trees or commercial tree work ~~authored or~~ prepared by ~~or on behalf of~~ a ~~person~~ tree service provider whenever the Director has issued a notice of violation regarding that ~~person's tree service provider's~~ actions occurring on or after the effective date of this ordinance that result in the removal of an exceptional tree, unless such notice of violation by the City has been withdrawn or overturned on appeal as provided in subsection 25.11.100.E or as otherwise provided by law.

Attachment 2: Reporting requirements for hazardous exceptional trees

Yolanda Ho

Date: February 3, 2022

Version: 3

Amendment 2

to

CB 120207 – LEG Tree Service Provider Registry

Sponsor: Pedersen

Reporting requirements for removal or major pruning of hazardous exceptional trees

Effect: This amendment would require that a registered tree service provider submit a report describing the health and risks posed by the tree if they are proposing to remove or conduct major pruning on an exceptional tree deemed hazardous. The report would need to include a description of potential targets, an industry-specific term for an area where personal injury or property damage could occur if the tree or a portion of the tree fails (e.g., sidewalks, vehicles, houses, or playgrounds). This amendment would codify existing reporting requirements related to hazardous trees as described in the Seattle Department of Construction and Inspections' [Hazard Tree Tip 331B](#).

Amend Section 2 of Council Bill 120207, as follows (subsections will be numbered as appropriate depending on which amendments are adopted):

Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

25.11.095 Tree service provider registration

C. Tree service provider activities

1. A registered tree service provider shall comply with the following public notice requirements prior to conducting commercial tree work:

a. Post at least three days in advance of conducting any commercial tree work in a safe location at or adjacent to the commercial tree work site in a manner clearly visible from the public right-of-way, a copy of the tree service provider registration under which the commercial tree work is being conducted; and

b. Include a brief description of the commercial tree work the registered tree service provider is conducting that exceeds normal and routine pruning operations and maintenance or that involves removal of any trees 6 inches or greater diameter at breast height and identify whether said tree meets the City's definition of exceptional.

2. A registered tree service provider is responsible for complying with best practices applicable to the particular commercial tree work for which they are retained, including:

a. Determination of the commercial tree work needed to justify removal or pruning outside of the routine pruning operations and maintenance in order to meet the objectives of the hiring entity;

b. Maintaining adequate supervisory control over workers conducting commercial tree work under their direct supervision.

X. If a registered tree service provider is proposing to remove or conduct major pruning on an exceptional tree based on it being a hazardous tree, the registered tree service provider must include a brief report that summarizes the factors contributing to the tree's risk rating. This report should include information on the overall health of the tree, the dimensions and structure of the tree, and analysis of potential targets should it or major parts of it fall. When necessary, the report should also include analyses of tissue samples to confirm disease or other issues concerning whether the tree posed a hazard to property or human safety.

Attachment 3: Reporting requirements for subdivisions

Yolanda Ho

Date: February 7, 2022

Version: 4

Amendment 3

to

CB 120207 – LEG Tree Service Provider Registry

Sponsor: Pedersen

Reporting requirements for subdivisions

Effect: This amendment would add an additional report requirement to the subdivision, short subdivision, or boundary line adjustment process. Currently, the City only requires that a registered surveyor draw plat maps. This would require that either a registered tree service provider or a state-registered landscape architect provide a report describing how the proposed subdivision complies with the City policy of maximizing retention of existing trees. Note that the subdivision process does not involve permitting development, but typically takes proposed development into account (e.g., building footprints and vehicle access).

Amend Section 2 of Council Bill 120207, as follows (subsections will be numbered as appropriate depending on which amendments are adopted):

Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

25.11.095 Tree service provider registration

C. Tree service provider activities

1. A registered tree service provider shall comply with the following public notice requirements prior to conducting commercial tree work:

a. Post at least three days in advance of conducting any commercial tree work in a safe location at or adjacent to the commercial tree work site in a manner clearly visible from the public right-of-way, a copy of the tree service provider registration under which the commercial tree work is being conducted; and

b. Include a brief description of the commercial tree work the registered tree service provider is conducting that exceeds normal and routine pruning operations and maintenance or that involves removal of any trees 6 inches or greater diameter at breast height and identify whether said tree meets the City's definition of exceptional.

2. A registered tree service provider is responsible for complying with best practices applicable to the particular commercial tree work for which they are retained, including:

a. Determination of the commercial tree work needed to justify removal or pruning outside of the routine pruning operations and maintenance in order to meet the objectives of the hiring entity; and

b. Maintaining adequate supervisory control over workers conducting commercial tree work under their direct supervision.

X. Either a registered tree service provider or a Washington state-licensed landscape architect who is a currently credentialed ISA certified arborist shall prepare and submit a report to the Director during the subdivision, short subdivision, or boundary line adjustment process, describing how the proposal to subdivide land, short subdivide land, or adjust lot lines, complies with the City's policy of maximizing retention of existing trees.

CB 120207 Tree Service Provider Registry and Requirements: Implementation Analysis

EXECUTIVE SUMMARY

SDCI's Customer Experience (CX) Team collaborated with multiple SDCI divisions and Seattle IT to review the proposed legislation and make recommendations regarding staffing, outreach, design and technology needed to support a successful implementation of the new no-charge tree service provider registration as prescribed in CB 120207. Underpinning our analysis is a human-centered design approach that focuses on the people who will be affected by the legislation and will use the proposed solution. It is crucial to ensure that tree service providers, applicants, homeowners, and city staff understand the new regulations and that the supporting technology systems and processes implemented are easy to find, understand, and use. This approach aligns with the City's commitment to RSJ principles and should increase compliance, ultimately protecting more trees and making Seattle a greener, healthier city.

After completing this initial analysis, SDCI recommends temporary staffing, an outreach/education plan, and a registration process that is integrated with SDCI's permitting system (Accela). This solution would require **5- 7 months** of development to provide a product that is valuable to its users and meets the intent of the legislation to the best of our ability. The approximate cost for this recommended solution would total between **\$295,300 - \$470,200**. Of the total amount, general fund would need to support approximately \$146,500 to \$263,700 with the remainder supported by permit fees.

HIGH LEVEL REQUIREMENTS: USER STORIES

To help us understand how we can successfully implement this legislation and ultimately, protect more trees, we began a requirements discovery process involving two primary sources: 1) internal scoping with SDCI staff directly impacted by the new legislation and 2) developing "user stories" to better understand the needs of impacted customers. User stories are short, simple descriptions of a feature told from the perspective of the person who desires the new capability, usually a user or customer of the system. This approach helps SDCI center the user experience and provide value to our customers through a thoughtful design process. In this case, the intent of successful implementation is to protect trees by ensuring tree providers are registered with the City. Details of the created user stories centered on the proposed legislation are outlined in Addendum A.

STAFFING

SDCI will require specialized expertise including additional staff to properly inspect and enforce tree removal violations (see Code Compliance Inspectors & Staff user stories in Addendum A). Hiring an arborist will give SDCI the expertise needed for the technical work required for tree identification, knowledge of pruning/maintenance standards, managing violations, and completing inspections. At this time, SDCI recommends funding a temporary six to twelve (6 to 12) month arborist position to assist with staff education, inspections, enforcement, and compliance. This temporary role will support the launch of the program and provide the expertise to make the program a success. It is likely that SDCI will

request a permanent arborist position in the 2023 budget process to continue providing this needed support.

Current permit review processes can manage the verification of registered tree service providers for tree removal work completed through SDCI. However, outreach and educational efforts will require additional temporary staffing for six (6) months to assist in the 90-day outreach work and launch as well as the initial (90-days) implementation of the registry program. More detail on outreach efforts is outlined below (and in the Tree Service Provider, Permit Applicant, Homeowner, Neighbor and Permit Reviewer user stories in Addendum A).

EDUCATION/OUTREACH

Thoughtful and thorough outreach aimed at educating tree service providers, applicants, community members, and homeowners on the new tree requirements and the tree code itself is critical to successful compliance and ultimately, the success of the tree provider registry program (see related user stories in Addendum A). Outreach is also important to ensure equitable treatment of the tree service provider community. As currently drafted, one issued notice of violation would prevent tree service providers from doing further work in the city under SDCI's permitting authority, so it is the City's obligation to make sure there is broad awareness of the new rules, and that informational materials are available in languages other than English, including the 'Top Tier' languages: traditional Chinese (Mandarin and Cantonese), Spanish, Vietnamese, Somali, Amharic, Korean, and Tagalog.

At a minimum, the education and outreach itself is anticipated to include:

- Additional temporary staffing for six (6) months to assist in the 90-day outreach work and launch as well as the initial (90-days) implementation of the registry program.
- Establishing a staff phone line with language translation capability to answer questions and direct customers to informational resources.
- Design and distribution of a targeted and translated mailer for educating tree service providers on the new registration and activity requirements.
- Development of a translated informational video to be posted online.
- Development of translated social media posts.
- Content creation and web site design and development in multiple places on the Seattle.gov website to display the database of registered tree service providers.
- Host periodic virtual live Q&A sessions.

The outreach must be broad enough to reach all potential tree service providers who conduct business in Seattle, which means that outreach should cast a net wider than the city itself to reach those businesses in the regional vicinity as well. This wider reach will be reflected in the target mailing.

The approximate cost estimates for the education and outreach efforts described above is \$62,500.

TECHNOLOGY SOLUTION OPTIONS

Option 1: Manual Registration Form

With the proposed 90-day implementation timeline and no additional funding provided for implementation, SDCI will be limited in what can be accomplished to provide a technology solution for a no-charge tree service provider registry. To meet the requirements of the ordinance, SDCI will work with Seattle IT to provide online information regarding the new registry requirements via a link to a PDF registration form, and a list of registered tree service providers (similar to [SDOT's online tree service provider registry](#)). Tree service providers would download a PDF then either fill it out electronically and email it or print it and mail it using the postal service. SDCI staff would need to process each form manually by monitoring an email box and incoming mail then entering the data into a spreadsheet or table that can be published on the web site.

Option 1 is **NOT** considered a preferred option because:

- The registry must be manually updated and maintained regularly by staff.
- The registry would not be integrated with SDCI's permitting system which would create customer confusion and room for error. SDCI may not be able to guarantee the registry will be up to date with a manual process (as opposed to an automated process).
- Staff would have to manually verify tree service provider credentials since it would not be integrated with SDCI's permitting system. This constitutes an involved and lengthy process that would take away staff completing permit reviews.
- Tree service providers would not receive reminders about registration renewals.
- Permit reviewers would have to check a separate registry to verify good standing.
- Code enforcement inspectors would not be able to track violations that are tied directly to a company or person due to the lack of integration with SDCI's permitting system.
- Public posting notices will not be tracked due to the lack of integration with SDCI's permitting system. This will create significant difficulties for monitoring and enforcing posting violations.
- This solution would be similar to SDOT's online tree service provider registry which may cause customer confusion. SDCI would prefer to coordinate with SDOT so that the processes related to working with trees in the right of way and trees on private property are in one place and easy to understand.

Option 2: Public Registry and Accela Integration (Recommended)

In coordination with the Accela Enterprise Platform team at Seattle IT, that focuses on maintaining and updating the Accela permitting system, the SDCI CX Team has performed high level scoping to determine what would be needed to support the implementation of a new no-charge tree service provider registration procedure and associated requirements. In addition to creating an online public registry, leveraging the existing SDCI permitting system, the new registration program can be built to include enhancements that better support business processes for staff and customers. These improvements include:

- Ability to track and update data in real time on tree service provider registrations, renewals, and permit applications;
- Automated and visible documentation of tree service provider requirements (such as insurance and credentialing);
- Automated data reporting functions;

- Clear and programmed communication tools for customers, such as expiration reminders/processing/creation of records in Licensed Professional database; and
- The potential of a new interface with the authority that issues arborist licenses.

It is estimated that this option will take approximately **five to seven (5-7) months** to fully implement. Every effort will be made to take an iterative approach to design and development to begin implementing manual and partially automated solutions as quickly as possible. These timelines will need to be extended if other unforeseen resource constraints emerge.

We expect this new work will be done by an existing SDCI-dedicated development team on Seattle IT's Accela Enterprise Platform team. Accommodating this new work will significantly impact work that is underway and will result in placing current work on hold. SDCI funds an added capacity development team composed primarily of consultants to increase our ability to absorb newly arising needs but that team is already committed to delivering Accela enhancements in support of the [Economic Displacement and Relocation Assistance legislation](#) with a July 1st deadline.

Cost estimates completed by the Accela Enterprise Platform Team are provided below. A detailed item analysis is included in Addendum B.

	Low	High	Timeline
New Estimate w/o interface with the authority that issues arborist certifications	\$87,656	\$104,351	4-6 months
Recommended Approach: New Estimate w/ interface with the authority that issues arborist certifications	\$120,930	\$168,369	5-7 months

User experience research and project management costs are not included in the estimates above. SDCI will need the expertise of a project manager and user experience researchers to meet legislative timelines while providing a program that brings value to the users it's intended to serve. These experts will collaborate with the development team, SDCI CX product managers, and SDCI subject matter experts to work directly with targeted customer groups on the design of the new program with an RSJ lens. Work would include user studies aimed at making the software mobile friendly, reviewing educational materials/forms for comprehension, and providing insight on how to make the application process seamless. Approximate costs for a project manager would range between \$54,000 - \$75,600 and user experience researchers would range between \$31,000 - \$43,400.

Option 2 is the recommended and preferred option because it provides the best user experience and the most efficiencies for city staff including:

- **Integrated, automated and online registration process:** An online application process for tree service providers making the registering and renewing efficient and painless.

- **Potential automated confirmation of arborist credentials:** In coordination with Seattle IT, staff will investigate the feasibility of interfacing with the ISA certification registry to provide applicants with real-time credential validation.
- **High transparency and access:** Community members can easily view and upload information and documentation about the project in visually appealing, easy-to-understand formats.
- **Integrated and accessible public notice:** All public notice for tree work is tracked within the system and easily accessible to community members and staff.
- **Greater public information:** Anyone can sign up to get updates on projects they are interested in.
- **Interdepartmental coordination:** SDOT has expressed an interest in piggybacking on this solution in the future so that the processes related to working with trees in the right of way and trees on private property are in one place and will reduce customer confusion.

RECOMMENDATION

The following numbers are our best estimates with the information available and the bill as written on 2/4/2022. Updates or amendments to CB120207 could impact these estimates. There is uncertainty around how arborist certification data is managed by the [International Society of Arborists \(ISA\)](#). We do not know if they are able to make their data available for integration with Accela and if they are able or willing to cooperate with our requests for access to data. Total implementation costs for SDCI's recommended solution would total between \$295,300 - \$470,200. Of the total amount, general fund would need to support approximately \$146,500 to \$263,700 with the remainder supported by permit fees. Funding is broken down as follows:

- *Staffing:* Temporary arborist position – 100% general fund
- *Outreach:* Materials including temporary 6 month staff support – 100% permit funded
- *Technology:* Recommended technology solution of online public registry and Accela integration – 50% general funded and 50% permit funded

	Costs	Benefits
Staffing (see page 1 for details)		
6mo. – 12mo. temporary arborist position	\$60,146 (6mo.) - \$120, 291 (12mo.)	<ul style="list-style-type: none"> • Quick solution to staffing • Provides needed expertise for SDCI • Would provide expertise on tree-related enforcement, inspection, and compliance • Gives SDCI time to prepare 2023 budget request for permanent position
Outreach/Education (see page 2 for details)		
Temp 6mo. staff support (Permit Specialist 1)	\$51,000	

Translated written materials for mailer, webpage content, language line and video translation	\$10,000	<ul style="list-style-type: none"> • Staff support for the planning, launch and initial implementation of legislation • Translated informational materials required to meet RSJ equity goals • Broad and target, multi-pronged outreach effort • Provision of education and accessible information required for the successful implementation of registry program
Printing and postage	\$1,500	
Total Outreach/ Education package	\$62,500	
Technology (see page 3 for details, detailed cost estimate in included in Addendum B)		
Recommended Technology Option: Public registry & Accela integration*	\$87,656 - \$168,389	<ul style="list-style-type: none"> • Provides the best user experience and most efficiencies for City staff
Project manager	\$54,000 - \$75,600	<ul style="list-style-type: none"> • Seattle IT did not include estimates for an in-house Project Manager, so SDCI is including a vendor estimate here to assist in meeting legislative deadlines
User experience research consulting	\$31,000 - \$43,400	<ul style="list-style-type: none"> • SDCI is including a vendor estimate for UX design and research to ensure ease of use to increase compliance and enforcement

*technology estimates shown here assume in-house development at loaded IT rate of \$115/hour. Estimates do not include staffing costs for outside IT vendors which may significantly increase the total based on current consulting rates.

ADDENDUM A

HIGH LEVEL REQUIREMENTS – USER STORIES

User		User Needs
External Users		
Tree Service Provider	As a tree service provider, I need to understand the new registration rules so that I can continue to do business in Seattle.	<ul style="list-style-type: none"> • Understand the new rules and regulations • Register myself or company including identifying Certified Arborist on staff, signed affidavit of knowledge of tree regulations • Renew my registration • Receive notices of upcoming registration expiration • Receive notice(s) of violations and impending ineligibility to perform work on private property • Contact a person for language services, questions about software or regulations
Permit Applicant	As an applicant, I need to get my permit that includes tree removal work so I can complete my construction project or removal of a hazardous tree.	<ul style="list-style-type: none"> • Hire a professional tree service provider to remove tree associated with my construction project or my hazardous tree removal permit • Make sure my tree service provider is in good standing with the City • Understand whether I can still do routine tree maintenance without violating the law
Homeowner	As a homeowner, I need to understand the rules and regulations that apply to trees on my property or property I want to buy so that I can comply with city laws.	<ul style="list-style-type: none"> • Complete a self-reporting noticing process if my tree removal is not associated with a permit¹ • Understand what activities on a regulated tree requires a public notice • Understand when I can remove trees myself vs. when I am required to hire a qualified tree service provider • Understand whether I can still do routine tree maintenance without violating the law • Be able to go online quickly to a Seattle web site to find and understand the noticing instructions and requirements
Neighbor	As a neighbor, I want to do my part to protect regulated trees.	<ul style="list-style-type: none"> • Look up tree service providers so that I may confirm their eligibility to conduct work on protected trees

¹ Under SMC 25.11.040.B, homeowners are allowed to remove up to three trees annually that are not exceptional and not in ECA. No permit would be required under this exemption but posting notice may still be necessary until the proposed ordinance.



User		User Needs
		<ul style="list-style-type: none"> • Look up proposed tree activity I read about on a posted sign • Contact SDCI to see if tree activity is legal • Report a suspected code violation/stop suspected illegal tree activity
Internal Users		
Permit Reviewer	As a permit reviewer, I need to understand the rules and regulations that apply to the trees so that I can efficiently complete my permit review.	<ul style="list-style-type: none"> • Confirm that the arborist report submitted with a permit application was prepared by a registered tree service provider in good standing • Confirm that tree activity proposed as part of a permit application is to be performed by a registered tree service provider in good standing • Have educational materials ready to educate permit applicants when they do not know the regulations for tree removal
Code Compliance Inspectors & Staff (Compliant Line, Inspection Support Analysts, Admin Staff)	As a code compliance inspector, I need to be able to complete my compliance work and enforce the code.	<ul style="list-style-type: none"> • Look up tree activities permitted and non-permitted to answer customer questions and research possible violations • Look up tree service providers to confirm eligibility to perform tree activity • Look up posting information and confirm it was completed in compliance with the law • Look up information to aid in the preparation of complaint follow-up, including Notice of Violation issuance and court proceedings • Inspection staff needs to be educated on identifying different types of trees or have someone on staff (arborist) who has that expertise • Be able to track violations that are tied directly to a company or person (not necessarily to a specific address) • Have clear standards for what constitutes a violation and what constitutes an emergency • Understand how penalties are applied in violation situations
Building Code Site Inspectors	As a building code site inspector, I need to confirm tree activities approved as part of a permit application was completed according to the approved plans.	<ul style="list-style-type: none"> • Confirm work was performed according to approved permits/plans so that I may advise builders and complete my compliance work • Look up tree service providers to confirm eligibility to perform tree activity



User		User Needs
		<ul style="list-style-type: none">• Look up information to aid in the preparation of a violation and reference to code compliance to pursue penalties• Look up posting information and confirm it was completed in compliance with the law• Receive training on identifying different types of trees or have someone on staff (arborist) who has that expertise
Internal + External Users		
All Users in above groups	I need to know the tree service provider registry is kept up to date, so that when I consult the list, so I know I am getting the most up-to-date information.	<ul style="list-style-type: none">• Confirm the registry is up-to-date and kept current

ADDENDUM B

ESTIMATE PROJECT IMPLEMENTATION COST & DURATION PROVIDED BY THE SEATTLE IT ACCELA ENTERPRISE TEAM*

Project Name: **TREE LEGISLATION**
 Department: SDCI
 Estimated Cost: \$147,645.80 *average of Low & High*
 Estimated Duration: **5-7 months**

	LOW		HIGH	ASSUMPTIONS
	IT COST	# of WEEKS		
ENTERPRISE CONFIGURATION TO BE ANALYSIS	\$0		\$0	
	\$14,792	2.10	\$18,490	4 new record types, 2 existing record type modifications
TO-BE ANALYSIS DOCUMENTATION SOLUTION FOUNDATION (Configuration)	\$4,025	2.00	\$5,031	
	\$11,673	2.90	\$11,673	
OTHER CONFIGURATION ITEMS				
SCRIPTS ANALYSIS	\$6,440	3.20	\$8,050	18 scripts
SCRIPTS DEVELOPMENT	\$18,113	3.60	\$22,641	
REPORT ANALYSIS	\$704	0.70	\$880	1 new License report and 1 report modification to the existing Hazardous Tree Removal report; 1 new report to list approved arborist
REPORT DEVELOPMENT	\$3,170	1.05	\$3,962	
INTERFACE ANALYSIS	\$15,698	3.60	\$19,622	Interface with arborist licensing authority
INTERFACE DEVELOPMENT	\$20,125		\$25,156	
DATA CONVERSION ANALYSIS	\$0		\$20,125	
DATA CONVERSION DEVELOPMENT	\$0		\$0	
SYSTEM TESTING	\$22,023	4.00	\$27,528	78 test cases based on the requirements and suggested solution
USER ACCEPTANCE TESTING	\$4,169	3.00	\$5,211	
TRAINING	\$0		\$0	
RELEASE MANAGEMENT	\$0	1.00	\$0	O&M time is not charged to the project for deployment tasks
POST PROD SUPPORT	\$0	4.00	\$0	O&M time is not charged to the project for post deployment support
PROJECT MANAGEMENT	\$0		\$0	
ONGOING ANNUAL COST				
Total Cost	\$120,930		\$168,389	

*Seattle IT Assumptions:

- The high cost adds a 25% contingency.
- The interface was calculated as a high complexity because of the myriad unknowns regarding the authority that issues arborist licenses.
- IT rate assumed at \$115 and full-time as 7 hours.
- Resources average 25% BA, 50% BSA, DEV, QA.
- Assumes no IT Project Manager.
- Training will be 'train the trainer' with SDCI project SMEs training SDCI staff.
- The estimate breaks down the activity based on Accela 'waterfall' development but does not assume this methodology will be adopted for the project.



SEATTLE CITY COUNCIL
CENTRAL STAFF

Tree Service Provider Registration (Council Bill 120207)

YOLANDA HO, ANALYST

LAND USE COMMITTEE

MARCH 23, 2022

Presentation Overview

- Summary of Council Bill (CB) 120207
- Comparison with Seattle Department of Transportation's (SDOT's) Registry
- Seattle Department of Construction and Inspections' (SDCI's) implementation analysis
- Proposed amendments

Summary of CB 120207

The legislation would:

- Require that the Seattle Department of Construction and Inspections (SDCI) set up a registration system within 90 days of the effective date of the ordinance; tree service providers would then have 90 days to register with SDCI
- Define “commercial tree work” and “tree service provider”
- Require that registered tree service providers comply with best practices specific to type of commercial tree work for which they are hired
- Authorize SDCI to create rules as needed to support program administration
- Amend other sections of Title 25 to align with legislation’s intent

Comparison with SDOT's Registry

Description	SDOT	SDCI (CB 120207)
Registration Fee	None	None
WA General Contractor's License	Yes	Yes
Seattle Business License	Yes	Yes
Commercial Liability Insurance	Minimum \$1M coverage, with City as additional insured	Coverage amount to be determined by SDCI
ISA-Certified Arborist	On staff or retainer	On staff
Familiarity with City Regulations	Yes	Yes
Public Notice	14 days in advance of tree removal	3 days in advance of major pruning or tree removal
Penalty	Removal from registry for one year following two notices of violation (any); may reapply after a year	SDCI will not accept any submittal of tree-related reports until notice of violation (illegal removal of exceptional tree) is resolved

SDCI's Implementation Analysis

- Time required to develop registry and associated features: five to seven months
- Cost of implementing legislation in 2022
 - General Fund: \$146,500 to \$263,700
 - Permit fee supported: \$148,800 to \$206,500
 - Total: \$295,300 to \$470,200**
- Costs include outreach, development of the integrated technology solution, and temporary staffing to support these efforts
- Ongoing staffing and funding needs will be addressed in the 2023 Proposed Budget

Proposed Amendments

- **Substitute 1**
 - Technical and clarifying changes
 - Implementation timeline
 - Arborist on retainer option
 - Hazardous tree permit requirements
 - Penalty for violation

Proposed Amendments

- **Amendment 3:** Subdivision report requirement
- **Amendment 4:** Public notice requirements

Comparison with All Amendments

Description	SDOT	SDCI (CB 120207 w/All Amendments)
Registration Fee	None	None
WA General Contractor's License	Yes	Yes
Seattle Business License	Yes	Yes
Commercial Liability Insurance	Minimum \$1M coverage, with City as additional insured	Coverage amount to be determined by SDCI
ISA-Certified Arborist	On staff or retainer	On staff <u>or retainer</u>
Familiarity with City Regulations	Yes	Yes
Public Notice	14 days in advance of tree removal	3 <u>business</u> days in advance of major pruning or tree removal
Penalty	Removal from registry for one year following two notices of violation (any); may reapply after a year	SDCI will not accept any submittal of tree-related reports until notice of violation (illegal removal of exceptional tree) is resolved <u>Same as SDOT</u>

Questions?

Substitute 1
to
CB 120207 – LEG Tree Service Provider Registry
Sponsors: Strauss and Pedersen
Substitute version

Effect: This proposed substitute version of CB 120207 would make the following changes:

Technical and clarifying changes

Clarify that the public notice requirement pertains only to major pruning and tree removal; amend the definition of “commercial tree work” to (1) specify that only those that are doing the named activities in exchange for financial compensation are required to register and (2) exclude tree planting from the list of named activities; and correct the year and name of the Mayor in the signature block.

Implementation timeline

Extend the number of days that the Seattle Department of Construction and Inspections (SDCI) has to create the tree service provider registry system from 90 days to 120 days and would provide tree services providers until November 10, 2022, to register. If the Council passes the legislation on March 28, SDCI would have about five months (early September) to establish the registry and tree service providers would then have two months to register. As introduced, CB 120207 would have provided SDCI with 90 days to establish the registry and tree service providers would then have had 90 days to register.

Arborist on retainer option

Add the option of allowing a tree service provider to register with SDCI using a person on retainer who has a current International Society of Arboriculture (ISA) certified arborist credential. As introduced, CB 120207 would require that tree service providers have an employee with the required credential and would not allow for the option of having a person on retainer.

(Continued on next page)

Effect (continued)

Hazardous tree permit requirements

Remove the requirement from subsection 25.11.095.B.3 that all tree service providers who engage in commercial tree work on hazardous tree have a current ISA Tree Risk Assessment Qualification (TRAQ) to register with SDCI. This requirement would move to a new subsection requiring that registered tree service providers:

- Have a current ISA TRAQ credential to apply for a hazardous tree removal permit;
- Submit application materials as required by SDCI, including a report describing the health and risks posed by the tree. The report would need to include a description of potential targets, an industry-specific term for an area where personal injury or property damage could occur if the tree or a portion of the tree fails (e.g., sidewalks, vehicles, houses, or playgrounds). This amendment would codify existing hazardous tree reporting requirements described in SDCI's [Hazard Tree Tip 331B](#);
- If the tree does not meet the City's definition of exceptional, the same tree service provider can submit the application and perform the major pruning or removal; and
- If the tree meets the City's definition of exceptional, a tree service provider must be engaged to independently assess the tree and submit the required application materials. The tree service provider that applies for the hazardous tree removal permit cannot be the same as the tree service provider that does the major pruning or removal.

Penalty for violation

Require that SDCI remove a registered tree service provider from the public registry for a year after the tree service provider has been issued two notices of violation by the City. The tree service provider could then reapply for registration after a year has passed. This would match the Seattle Department of Transportation's current practice with its tree service provider registry. As introduced, CB 120207 would prohibit SDCI from accepting any reports from a tree service provider that has been issued a single notice of violation related to the illegal removal of an exceptional tree.

Amend CB 120207 as shown in the attached substitute version.

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

..title

AN ORDINANCE relating to land use and urban forestry; adding a tree service provider registration procedure and requirement; adding a new Section 25.11.095 to the Seattle Municipal Code; and amending Sections 25.11.020, 25.11.050, 25.11.090, and 25.11.100 of the Seattle Municipal Code.

..body

WHEREAS, the City has no single department with authority over conservation of the City’s urban forest resources; and

WHEREAS, the City has repeatedly recognized that all trees bigger than 6 inches in diameter at a height of 4 1/2 feet above the ground (also known as “diameter at breast height” or “DBH”) are a significant resource as part of Seattle’s urban forest; and

WHEREAS, the City has different requirements for persons who may evaluate, care for, remove, and plant trees within the City, with the Department of Transportation requiring registration of tree service providers who do tree work on City rights-of-way, and the Seattle Department of Construction and Inspections having no registration requirements to support the implementation of standards for tree removal or major pruning of trees on privately-owned land; and

WHEREAS, land development has the potential to greatly impact the conservation or loss of urban forest resources on both private and public land; and

WHEREAS, the lack of a City-wide arborist registration requirement is resulting in considerable loss and damage to the City’s urban forest resources including disparate impacts on communities already impacted by climate change; NOW, THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

1 Section 1. The City Council finds and declares that:

2 A. City Comprehensive Plan Policy EN 1.2 calls for an “increase [of] citywide tree
3 canopy coverage to 30 percent by 2037 and to 40 percent over time.”

4 B. The current condition of Seattle’s urban forest reflects a history of environmental
5 injustice with disparate climate change impacts and other harmful public health outcomes (Benz
6 and Burney (July 2021), "Widespread Race and Class Disparities in Surface Urban Heat
7 Extremes Across the United States" (<https://doi.org/10.1029/2021EF002016>); Hoffman, et al.
8 (January 2020), “The Effects of Historical Housing Policies on Resident Exposure to Intra-Urban
9 Heat: A Study of 108 US Urban Areas (<https://doi.org/10.3390/cli8010012>), Wolf, et al. (2020)
10 “Urban Trees and Human Health: A Scoping Review ([https://www.mdpi.com/1660-
11 4601/17/12/4371](https://www.mdpi.com/1660-4601/17/12/4371))).

12 C. The City is experiencing numerous losses of significant trees and areas of its urban
13 forest canopy, both through the land subdivision and development permitting processes and
14 through legal and illegal removal of large significant and exceptional trees (2016 Seattle Tree
15 Canopy Assessment; 2017 Tree Regulations Research Project; May 12, 2021 letter from Urban
16 Forestry Commission to the Director of the Seattle Department of Construction and Inspections).

17 D. City registration and regulation of persons and entities who are empowered to
18 significantly impact Seattle’s urban forest would result in more accurate evaluations and
19 consideration of the health and protection of the City’s urban forest resources.

20 E. A City requirement that registered arborists be involved in the land subdivision and
21 development processes would further the policies of Seattle Municipal Code Sections 23.22.054
22 and 23.24.040 that developments be “designed to maximize the retention of existing trees.”

1 F. City-required registration and regulation of arborists is likely to result in fewer
2 incidents of illegal tree removal.

3 Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

4 **25.11.095 Tree service provider registration**

5 A. Applicability

6 1. This Section 25.11.095 establishes a public registration system for tree service
7 providers operating within Seattle.

8 2. Within ~~90~~ 120 days of the effective date of this ordinance, the Director shall
9 establish a tree service provider registration application process and public registry. Starting ~~90~~
10 ~~days~~ November 10, 2022, after the Director has established the application process and public
11 registry, no tree service provider may conduct commercial tree work unless it is listed on the
12 City's tree service provider public registry. The Director may promulgate rules as needed to
13 support administration of the application process and public registry.

14 3. Any commercial tree work must be done by a registered tree service provider.

15 4. This Section 25.11.095 does not regulate commercial tree work under the
16 jurisdiction and oversight of the Department of Transportation, the Seattle Parks and Recreation
17 Department, the Department of Finance and Administrative Services, Seattle Public Utilities, or
18 the City Light Department.

19 B. Tree service provider registration required. A tree service provider must be registered
20 by the Director before it may conduct commercial tree work unless otherwise provided in
21 subsection 25.11.095.A. A tree service provider registration shall be valid for one year from the
22 date of issuance. The Director shall publish a registry of registered tree service providers on a
23 City web page available to the public. Registered tree service providers are required to renew

1 their registration annually. Annual registration renewals shall require submittal to the Director of
2 documentation of continued compliance with this Chapter 25.11, provided that renewal may be
3 denied pursuant to any rules administering this Section 25.11.095 or as provided in Section
4 25.11.100. A tree service provider registration shall be issued by the Director to each applicant
5 meeting the following requirements:

6 1. Possesses a current and valid Seattle business license;

7 2. Has at least one employee or a person on retainer who is a currently
8 credentialed International Society of Arboriculture (ISA) certified arborist trained and
9 knowledgeable to conduct work in compliance with American National Standards Institute
10 (ANSI) Standard A-300 or its successor standard;

11 ~~3. Has at least one employee who is currently credentialed with an ISA Tree Risk~~
12 ~~Assessment Qualification if engaging in commercial tree work involving hazardous trees;~~

13 ~~4~~ 3. Acknowledges in writing knowledge of City codes applicable to commercial
14 tree work;

15 ~~5~~ 4. Is not currently under suspension from registration under Section 25.11.100
16 and does not have any outstanding fines or penalties related to commercial tree work activities
17 owed to The City of Seattle;

18 ~~6~~ 5. Possesses a current and valid Washington State contractor registration under
19 chapter 18.27 RCW; and

20 ~~7~~ 6. Possesses a current certificate of insurance with an amount of insurance
21 coverage determined by the Director.

22 C. Tree service provider activities

1 1. A registered tree service provider shall comply with the following public notice
2 requirements prior to conducting commercial tree work that involves major pruning or removal
3 of trees larger than 6 inches DBH:

4 a. Post at least three days in advance of conducting any commercial tree
5 work in a safe location at or adjacent to the commercial tree work site in a manner clearly visible
6 from the public right-of-way, a copy of the tree service provider registration under which the
7 commercial tree work is being conducted; and

8 b. Include a brief description of the commercial tree work the registered
9 tree service provider is conducting that exceeds normal and routine pruning operations and
10 maintenance or that involves removal of any trees 6 inches or greater diameter at breast height
11 and identify whether said tree meets the City’s definition of exceptional.

12 2. A registered tree service provider is responsible for complying with best
13 practices applicable to the particular commercial tree work for which they are retained,
14 including:

15 a. Determination of the commercial tree work needed to justify removal or
16 pruning outside of the routine pruning operations and maintenance in order to meet the
17 objectives of the hiring entity; and

18 b. Maintaining adequate supervisory control over workers conducting
19 commercial tree work under their direct supervision.

20 3. If a registered tree service provider is proposing to remove or conduct major
21 pruning on a tree based on it being a hazardous tree, the following requirements apply:

1 a. The registered tree service provider applying for the hazardous tree
2 removal permit must either have an employee or a person on retainer who is currently
3 credentialed with an ISA Tree Risk Assessment Qualification;

4 b. The registered tree service provider must submit documents as required
5 by the Director, including a brief report that summarizes the factors contributing to the tree's risk
6 rating. This report should include information on the overall health of the tree, the dimensions
7 and structure of the tree, and analysis of potential targets should it or major parts of it fall. When
8 deemed necessary by the Director, the report should also include analyses of tissue samples to
9 confirm disease or other issues concerning whether the tree poses a hazard to property or human
10 safety;

11 c. If the tree does not meet the City's definition of exceptional, the
12 registered tree service provider that submits the hazardous tree removal permit application may
13 also perform the removal or major pruning of the tree; and

14 d. If the tree meets the City's definition of exceptional, a registered tree
15 service provider is required to independently assess the tree and submit the application for its
16 removal. The registered tree service provider that submits the application must be different from
17 the registered tree service provider that will perform the removal or major pruning of the tree.

18 Section 3. Section 25.11.020 of the Seattle Municipal Code, last amended by Ordinance
19 124919, is amended as follows:

20 **25.11.020 Definitions**

21 "Commercial tree work" means any of the following actions conducted within the City of
22 Seattle in exchange for financial ~~compensation or other remuneration or personal benefit~~: major
23 pruning as defined in Section 15.02.046; removal of trees larger than 6 inches DBH; ~~the planting~~

1 ~~of trees to replace removed trees larger than 6 inches DBH;~~ and the assessment of the health or
2 hazard risk of trees larger than 6 inches DBH. Normal and routine pruning operations that do not
3 meet the definition of major pruning are not commercial tree work.

4 “Diameter at breast height” or “DBH” means the diameter of a tree trunk measured at 4.5
5 feet above ground. Diameter at breast height is equivalent to “diameter at standard height” or
6 “DSH.”

7 * * *

8 "Tree removal" means removal of a tree(s) or vegetation, through either direct or indirect
9 actions including, but not limited to, clearing, topping or cutting, causing irreversible damage to
10 roots or trunks; poisoning; destroying the structural integrity; and/or any filling, excavation,
11 grading, or trenching in the dripline area of a tree which has the potential to cause irreversible
12 damage to the tree, or relocation of an existing tree to a new planting location.

13 “Tree service provider” means any person or entity engaged in commercial tree work.

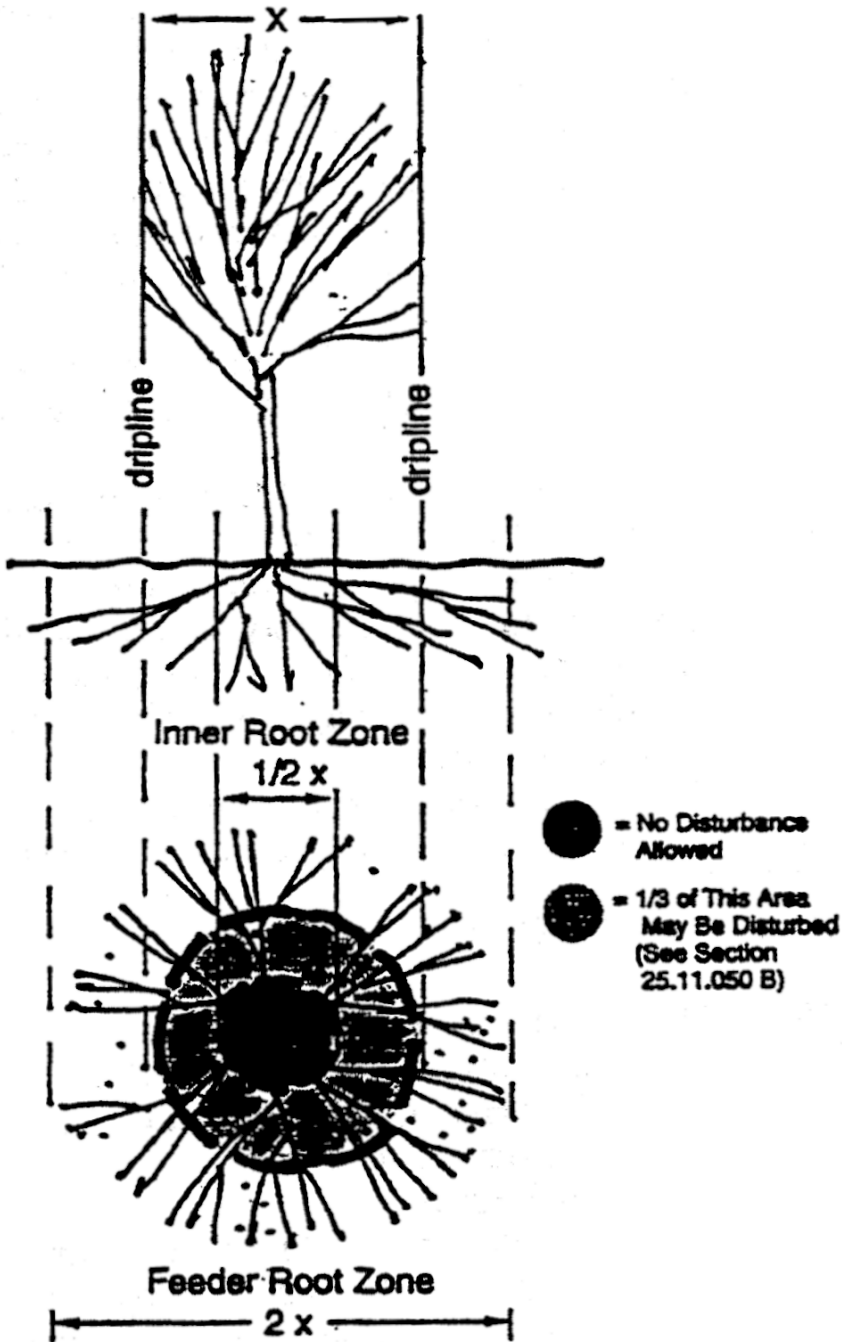
14 * * *

15 Section 4. Section 25.11.050 of the Seattle Municipal Code, last amended by Ordinance
16 124919, is amended as follows:

17 **25.11.050 General ((Provisions)) provisions for exceptional tree determination and tree**
18 **protection area delineation in Single-family, Residential Small Lot, Lowrise, Midrise, and**
19 **Commercial zones((-))**

20 A. Exceptional trees and potential exceptional trees shall be identified on site plans and
21 exceptional tree status shall be determined by the Director according to standards promulgated
22 by the Seattle Department of Construction and Inspections.

1 B. Tree protection areas for exceptional trees shall be identified on site((s)) plans.
2 Applicants seeking development standard waivers to protect other trees greater than ((~~two~~
3 ~~)2(+)) feet in diameter measured ((~~four and one half~~)4.5(+)) feet above the ground shall also
4 indicate tree protection areas on site plans. The basic tree protection area shall be the area within
5 the drip line of the tree. The tree protection area may be reduced if approved by the Director
6 according to a plan prepared by a ((~~tree care professional~~)) registered tree service provider. Such
7 reduction shall be limited to ((~~one-third~~)) 1/3 of the area within the outer half of the area within
8 the drip line. In no case shall the reduction occur within the inner root zone. In addition, the
9 Director may establish conditions for protecting the tree during construction within the feeder
10 root zone. (See Exhibit 25.11.050 B.)~~



1

2 Exhibit 25.11.050 B

3

4

5

C. If development standards have been modified according to the provisions of this ((chapter)) Chapter 25.11 to avoid development within a designated tree protection area, that area shall remain undeveloped for the remainder of the life of the building, and a permanent

1 covenant stating this requirement shall be recorded in the King County (~~Office of Records and~~
2 ~~Elections~~) Recorder's Office.

3 D. The Director may require a tree protection report by a (~~tree care professional that~~)
4 registered tree service provider who provides the following information:

5 1. Tree evaluation with respect to its general health, damage, danger of falling,
6 proximity to existing or proposed structures, and/or utility services;

7 2. Evaluation of the anticipated effects of proposed construction on the viability
8 of the tree;

9 3. A hazardous tree assessment, if applicable;

10 4. Plans for supervising(~~g~~) and/or monitoring implementation of any required
11 tree protection or replacement measures; and

12 5. Plans for conducting post-construction site inspection and evaluation.

13 E. The Director may condition Master Use Permits or Building Permits to include
14 measures to protect tree(s) during construction, including within the feeder root zone.

15 Section 5. Section 25.11.090 of the Seattle Municipal Code, enacted by Ordinance
16 120410, is amended as follows:

17 **25.11.090 Tree replacement and site restoration(~~g~~)**

18 A. Each exceptional tree and tree over (~~two (2)~~)2(~~g~~) feet in diameter that is removed in
19 association with development in all zones shall be replaced by one or more new trees, the size
20 and species of which shall be determined by the Director; the tree replacement required shall be
21 designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover
22 prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement

1 cannot be achieved, or is not appropriate as determined by the Director, preference for off-site
2 replacement shall be on public property.

3 B. No tree replacement is required if the ~~((+))~~ tree is: (1) hazardous, dead, diseased,
4 injured, or in a declining condition with no reasonable assurance of regaining vigor as
5 determined by a ~~((tree care professional,))~~ registered tree service provider; or (2) ~~((the tree is))~~
6 proposed to be relocated to another suitable planting site as approved by the Director.

7 Section 6. Subsection 25.11.100.A of the Seattle Municipal Code, which section was last
8 amended by Ordinance 123633, is amended as follows:

9 **25.11.100 Enforcement and penalties~~((:))~~**

10 A. Authority~~((:))~~

11 1. The Director shall have authority to enforce the provisions of this ~~((chapter))~~
12 Chapter 25.11, to issue permits, impose conditions and establish penalties for violations of
13 applicable law or rules by registered tree service providers, ~~((and))~~ establish administrative
14 procedures and guidelines, conduct inspections, and prepare the forms and publish Director's
15 Rules that may be necessary to carry out the purposes of this ~~((chapter))~~ Chapter 25.11.

16 2. The Director shall ~~not accept any report containing, or approve any application~~
17 ~~relying on, information regarding trees or commercial tree work authored or prepared by or on~~
18 ~~behalf of a person whenever the Director has issued a notice of violation regarding that person's~~
19 ~~actions occurring on or after the effective date of this ordinance that result in the removal of an~~
20 ~~exceptional tree, unless such notice of violation by the City has been withdrawn or overturned on~~
21 ~~appeal as provided in subsection 25.11.100.E or as otherwise provided by law, remove a~~
22 ~~registered tree service provider from the public registry for a period of one year after that~~
23 ~~registered tree service provider has been issued two notices of violation. Following the one-year~~

1 removal period, the tree service provider may submit an application to be added to the public
2 registry.

3 * * *

4 Section 7. The provisions of this ordinance are separate and severable. The invalidity of
5 any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the
6 invalidity of its application to any person or circumstance, does not affect the validity of the
7 remainder of this ordinance or the validity of its application to other persons or circumstances.

1 Section 8. This ordinance shall take effect and be in force 30 days after its approval by
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the _____ day of _____, ~~2021~~
5 2022, and signed by me in open session in authentication of its passage this _____ day of
6 _____, ~~2021~~ 2022.

7 _____
8 President _____ of the City Council

9 Approved / returned unsigned / vetoed this _____ day of _____, ~~2021~~
10 2022.

11 _____
12 ~~Jenny A. Durkan~~ Bruce A. Harrell, Mayor

13 Filed by me this _____ day of _____, ~~2021~~ 2022.

14 _____
15 Monica Martinez Simmons, City Clerk

16 (Seal)

Amendment 3
to
CB 120207 – LEG Tree Service Provider Registry
Sponsor: Pedersen
Reporting requirements for subdivisions

Effect: This amendment would add an additional report requirement to the subdivision, short subdivision, or boundary line adjustment process. This would require that either a registered tree service provider or a state-registered landscape architect provide a report describing how the design of a proposed subdivision supports the City’s policy of maximizing retention of existing trees. Currently, the City only requires that a registered surveyor draw plat maps and does not require an explanation of how the plats were drawn to maximize retention of existing trees. Note that the subdivision process does not involve permitting development, but usually takes proposed development into account (e.g., building footprints and vehicular access).

Amend Section 2 of Council Bill 120207, as follows (subsections will be numbered as appropriate depending on which amendments are adopted):

Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

25.11.095 Tree service provider registration

C. Tree service provider activities

1. A registered tree service provider shall comply with the following public notice requirements prior to conducting commercial tree work:

a. Post at least three days in advance of conducting any commercial tree work in a safe location at or adjacent to the commercial tree work site in a manner clearly visible from the public right-of-way, a copy of the tree service provider registration under which the commercial tree work is being conducted; and

b. Include a brief description of the commercial tree work the registered tree service provider is conducting that exceeds normal and routine pruning operations and

maintenance or that involves removal of any trees 6 inches or greater diameter at breast height and identify whether said tree meets the City's definition of exceptional.

2. A registered tree service provider is responsible for complying with best practices applicable to the particular commercial tree work for which they are retained, including:

a. Determination of the commercial tree work needed to justify removal or pruning outside of the routine pruning operations and maintenance in order to meet the objectives of the hiring entity; and

b. Maintaining adequate supervisory control over workers conducting commercial tree work under their direct supervision.

X. Either a registered tree service provider or a Washington state-licensed landscape architect who is a currently credentialed ISA certified arborist shall prepare and submit a report to the Director during the subdivision, short subdivision, or boundary line adjustment process, describing how the proposal to subdivide land, short subdivide land, or adjust lot lines, complies with the City's policy of maximizing retention of existing trees.

Amendment 4
to
CB 120207 – LEG Tree Service Provider Registry
Sponsor: Strauss
Public notice

Effect: This amendment would require that a tree service provider provide public notice about planned commercial tree work to its hiring entity; require the hiring entity to post said notice; clarify that the notice must be posted three business days in advance of the planned commercial tree work; and add that the notice must include whether a permit is required for the work, and if so, a copy of the permit must be provided. As introduced, CB 120207 would require that the tree service provider post the notice three calendar days in advance of any commercial tree work in a location that is clearly visible from the public right-of-way.

Amend Section 2 of Council Bill 120207, as follows:

Section 2. A new Section 25.11.095 is added to the Seattle Municipal Code as follows:

25.11.095 Tree service provider registration

C. Tree service provider activities

1. A registered tree service provider shall comply with the following public notice requirements prior to conducting commercial tree work

a. ~~Post at least three days in advance of conducting any commercial tree work~~ Provide the registered tree service provider's hiring entity with a notice that the hiring entity must post in a safe location at or adjacent to the commercial tree work site in a manner clearly visible from the public right-of-way, ~~a copy of the tree service provider registration under which the commercial tree work is being conducted~~ at least three business days in advance of the commercial tree work.

b. The notice shall:

1) Include a brief description of the commercial tree work the registered tree service provider ~~is conducting~~ will be conducting that exceeds normal and routine pruning operations and maintenance or that involves removal of any trees 6 inches or greater diameter at breast height and identifies whether said tree meets the City's definition of exceptional.

2) Provide a copy of the tree service provider's registration; and

3) Indicate whether a permit is required for the commercial tree work. If a permit is required, provide a copy of the permit.

2. A registered tree service provider is responsible for complying with best practices applicable to the particular commercial tree work for which they are retained, including:

a. Determination of the commercial tree work needed to justify removal or pruning outside of the routine pruning operations and maintenance in order to meet the objectives of the hiring entity; and

b. Maintaining adequate supervisory control over workers conducting commercial tree work under their direct supervision.



Legislation Text

File #: Res 32048, **Version:** 1

CITY OF SEATTLE

RESOLUTION _____

A RESOLUTION approving and ratifying the decision of the Metropolitan King County Council to adopt a revised set of Countywide Planning Policies.

WHEREAS, the Metropolitan King County Council (“King County Council”) adopted the original Countywide Planning Policies (CPPs) in July 1992 in conformance with Washington State Growth Management Act requirements; and

WHEREAS, the CPPs are a series of policies that provide a countywide vision and serve as a framework for each jurisdiction in King County to develop its own comprehensive plan under the State Growth Management Act; and

WHEREAS, the Growth Management Planning Council (GMPC) was established by interlocal agreement in 1992 to provide for the collaborative development of CPPs; and

WHEREAS, The City of Seattle’s representation on the GMPC includes the Mayor and two City Councilmembers; and

WHEREAS, the CPPs were comprehensively reviewed and amended in 2012 to be consistent with the Multicounty Planning Policies (MPPs) and Regional Growth Strategy in the Puget Sound Regional Council’s VISION 2040 planning policies; and

WHEREAS, between 2012 and 2016 specific policies of the CPPs were amended as separate actions; and

WHEREAS, the Puget Sound Regional Council General Assembly adopted VISION 2050 and revised MPPs in 2020; and

WHEREAS, the revised MPPs call for the CPPs to be updated, where necessary, prior to December 31, 2021;

and

WHEREAS, the GMPC directed staff to develop recommendations for a limited-scope update of the CPPs in accordance with a set of guiding principles that included basing the update on the 2012 CPPs; centering social equity and health; integrating regional policy and legislative changes; providing clear, concise, and actionable direction for comprehensive plans; and implementing the Regional Growth Strategy with 2044 growth targets that will form the land use basis for periodic comprehensive plan updates; and

WHEREAS, staff from King County and the cities in King County worked cooperatively to analyze and recommend updated policies, including the 2019-2044 housing and employment targets, for consideration by the GMPC; and

WHEREAS, a Public Review Draft of the 2021 CPPs was shared with the public and comments were received from numerous stakeholders; and

WHEREAS, the GMPC considered comments and adjusted the Public Review Draft; and

WHEREAS, the GMPC adopted Motion No. 21-1 in June 2021, recommending the 2021 King County Countywide Planning Policies to the King County Council; and

WHEREAS, the King County Council amended the 2021 CPPs to make technical changes and to amend the growth targets for the City of Sammamish; and

WHEREAS, on December 14, 2021, the King County Council approved and ratified the amendment on behalf of unincorporated King County; and

WHEREAS, General Policy-1 (G-1) of the current CPPs requires that amendments to CPPs must be ratified within 90 days of King County approval and require affirmation by the county and cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions.

Ratification is either by an affirmative vote of the city's or town's council or by no action being taken within the ratification period; and

WHEREAS, the Council and Mayor wish to act to positively affirm Seattle's ratification of the 2021 CPPs;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE MAYOR

CONCURRING, THAT:

Section 1. The City of Seattle approves and ratifies the 2021 King County Countywide Planning Policies, shown as Attachment A to this resolution, as adopted by the Metropolitan King County Council via King County Ordinance 19384.

Section 2. The Mayor is hereby authorized to transmit a copy of this resolution to the Clerk of the King County Council.

Adopted by the City Council the _____ day of _____, 2022, and signed by me in open session in authentication of its adoption this _____ day of _____, 2022.

President _____ of the City Council

The Mayor concurred the _____ day of _____, 2022.

Bruce A. Harrell, Mayor

Filed by me this _____ day of _____, 2022.

Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment A - 2021 Countywide Planning Policies

2021 King County Countywide Planning Policies

November 30, 2021

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LAND ACKNOWLEDGMENT

The Countywide Planning Policies guide how King County jurisdictions work together and plan for growth that will occur on the ancestral lands of the Coast Salish peoples. In respect for and acknowledgment of their legacy, the Countywide Planning Policies seek to create a livable, equitable, and sustainable home for current and future generations.

INTRODUCTION

The King County Countywide Planning Policies

The Countywide Planning Policies (CPPs) create a shared and consistent framework for growth management planning for all jurisdictions in King County in accordance with RCW 36.70A.210, which requires the legislative authority of a county to adopt a countywide planning policy in cooperation with cities located in the county. The comprehensive plan for King County and the comprehensive plans for cities and towns in King County are developed from the framework that the CPPs establish. The 2021 Countywide Planning Policies were designed to provide guidance in advance of the 2024 statutory update of comprehensive plans to incorporate changes to the regional policy framework and to reflect new priorities addressing equity and social justice within our communities

The CPPs implement VISION 2050, which is the region’s plan for growth. VISION 2050 is a product of a regional planning process led by the Puget Sound Regional Council (PSRC), an association of cities, towns, four counties (King, Kitsap, Pierce, and Snohomish), ports, tribes, and state agencies. By 2050, the region’s population is projected to reach 5.8 million people. The region’s vision for 2050 is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

King County is home to 39 cities, all of which have a role in accommodating the approximately 660,000 people and 490,000 jobs projected to come to King County by 2044.

The Growth Management Planning Council

The Growth Management Planning Council (GMPC) brings together elected officials from King County and the cities and develops and recommends the CPPs to the King County Council. The GMPC is chaired by the King County Executive and includes members from the King County Council, the Mayor of Seattle, members from the Seattle City Council, representatives from the other 38 cities in King County through the Sound Cities Association, and ex-officio membership from special purpose districts, school districts, and the Port of Seattle.

The GMPC is supported by the Interjurisdictional Staff Team (IJT), which reflects the membership of the GMPC. The IJT is comprised of senior planning staff from King County and the cities. The IJT operates on a consensus basis and prepares all documents for GMPC review and consideration.

The Countywide Planning Policies and all amendments to the CPPs become effective following approval by the GMPC, adoption by the King County Council, and ratification by King County cities.

About the 2021 Update

With the update to VISION 2050 and the approaching 2024 statutory update of comprehensive plans, King County jurisdictions updated the Countywide Planning Policies for the next decade. Recognizing the existing Countywide Planning Policies as a starting place for the update, the Growth Management Planning Council approved Guiding Principles to establish the context and parameters for the update. The Guiding Principles call for a limited scope to the update based on the following:

- 2012 Countywide Planning Policies
- Centering social equity and health
- Integrating regional policy and legislative changes
- Providing clear, concise, and actionable direction for comprehensive plans
- Implementing the Regional Growth Strategy with 2044 growth targets that form the land use basis for periodic comprehensive plan updates

Equity and Social Justice

The GMPC approved the guiding principle of “centering social equity and health” in the Countywide Planning Policies. As noted in VISION 2050, historical land use and housing policies have played a role in creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the county. Centering equity and health in the CPPs will continue through improvements to policies and resource allocation that explicitly counter and remedy disparities in determinants of equity and are informed by those most affected by these disparities. The policies’ collective vision for the county’s shared future will have a significant effect on local plans that shape how jurisdictions allocate public resources and set policy to achieve a future where everyone enjoys a safe and healthy place to live, work, and play.

King County Demographics and Geography

King County is the most populous county in Washington State and the 13th most populous county in the nation. In 2021, King County is home to about 2.3 million people and 1.5 million jobs. King County’s population continues to diversify each year. In 2019, People of Color communities comprised 40 percent of the population, 23 percent of the population was born outside the United States, and 28 percent of people over age five spoke a language other than

English at home. People under 18 comprise 20 percent of the population, while seniors over 65 comprise about 14 percent of the population.

King County's land area is 2,130 square miles and is characterized by cities large and small, by beautiful scenery and geographic variety, stretching from the Puget Sound in the west to the crest of the Cascade Mountains in the east. King County has a variety of working farms and forestlands, as well as a significant open space network.

VISION AND FRAMEWORK

Vision for King County 2050

It is the year 2050 and our county has changed significantly in the roughly 60 years that have elapsed since the first Countywide Planning Policies were adopted in 1992. In 2050,

- Communities across King County are welcoming places where every person can thrive.
- All residents have access to opportunity and displacement from development is lessened.
- The cities are vibrant and inviting hubs for people with a safe, affordable, and efficient transportation system that connects people to the places they want to go.
- Housing is characterized by a full range of options that are healthy, safe, affordable, and open to all.
- The county's critical areas are protected and have been restored.
- Open spaces are well distributed and inviting to all users.
- The Rural Area is viable and permanently protected with a clear boundary between urban and rural areas.
- The county boasts of bountiful agricultural areas and productive forest lands.
- The economy provides opportunities to everyone and includes Black, Indigenous, and other People of Color-owned businesses; immigrant- and women-owned businesses; locally owned businesses; and global corporations.

Framework Policies

Unless otherwise noted, the Countywide Planning Policies apply to the Growth Management Planning Council, King County, and all cities within King County.

Amendments

While much has been accomplished, the Countywide Planning Policies were never intended to be static and will require amendment over time to reflect changed conditions. While the formal policy development is done by the Growth Management Planning Council, ideas for new policies begin in a variety of areas including individual jurisdictions. Policy FW-1 below describes the process for amending the Countywide Planning Policies.

FW-1 Maintain the currency of the Countywide Planning Policies through periodic review and amendment. Initiate and review all amendments at the Growth Management Planning Council through the process described below:

- a) Only the Growth Management Planning Council may propose amendments to the Countywide Planning Policies except for amendments to the Urban Growth Area that may also be proposed by King County in accordance with policies DP-16 through DP-18;

- b) Growth Management Planning Council recommends amendments to the King County Council for consideration, possible revision, and approval; proposed revisions by the King County Council that are of a substantive nature may be sent to the Growth Management Planning Council for their consideration and revised recommendation based on the proposed revision;
- c) A majority vote of the King County Council both constitutes approval of the amendments and ratification on behalf of the residents of Unincorporated King County;
- d) After approval and ratification by the King County Council, amendments are forwarded to each city and town for ratification. Amendments cannot be modified during the city ratification process; and
- e) Amendments must be ratified within 90 days of King County approval and require affirmation by the county and cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions. Ratification is either by an affirmative vote of the city's or town's council or by no action being taken within the ratification period.

Monitoring

Periodically evaluating the effectiveness of the Countywide Planning Policies is key to continuing their value to the region and local jurisdictions. In 1994 King County and cities established the current Benchmarks program to monitor and evaluate key regional indicators.

FW-2 Monitor and benchmark the progress of the Countywide Planning Policies towards achieving the Regional Growth Strategy inclusive of the environment, development patterns, housing, the economy, transportation, and the provision of public services, as well as reducing disparities in equity and health outcomes for King County residents. Identify corrective actions to be taken if progress toward benchmarks is not being achieved.

Investment

Key to ensuring the success of the Countywide Planning Policies is investment in regional infrastructure and programs. Balancing the use of limited available funds between regional, countywide, and local needs is extremely complex.

FW-3 Work collaboratively to identify and seek regional, state, and federal funding sources to invest in infrastructure, strategies, and programs to enable the full implementation of the Countywide Planning Policies. Balance needed regional investments with countywide and local needs when making funding determinations.

FW-4 Support fiscal sustainability of Rural Areas. Rural Areas provide an overall benefit for all residents of King County and strategies to fund infrastructure and services in Rural Areas may be needed to support a defined rural level of service.

Consistency

The Countywide Planning Policies provide a common framework for local planning and each jurisdiction is required to update its comprehensive plan to be consistent with the Countywide Planning Policies. The full body of the Countywide Planning Policies is to be considered for decision-making within the context of each city's needs and situations.

FW-5 Adopt comprehensive plans that are consistent with the Countywide Planning Policies as required by the Growth Management Act.

Equity

The Countywide Planning Policies coordinate planning for a more equitable future where all King County residents have access to housing, transportation, education, employment choices, and open space amenities regardless of their race, social, or economic status. Through their comprehensive plans, jurisdictions will create targeted policies and strategies unique to their local circumstances to achieve this goal.

FW-6 Enable culturally and linguistically appropriate equitable access to programs and services and help connect residents to service options, particularly for those most disproportionately cost-burdened or historically excluded.

FW-7 Develop and use an equity impact review tool when developing plans and policies to test for outcomes that might adversely impact Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; and communities with language access needs. Regularly assess the impact of policies and programs to identify actual outcomes and adapt as needed to achieve intended goals.

FW-8 Involve community groups especially immigrant, Black, Indigenous, and other People of Color communities continuously in planning processes to promote civic engagement, government accountability, transparency, and personal agency.

ENVIRONMENT

Overarching Goal: *The quality of the natural environment in King County is restored and protected for future generations.*

Environmental Sustainability

Local governments have a key role in shaping sustainable communities by integrating sustainable development and business practices with ecological, social, and economic concerns. Local governments also play a pivotal role in ensuring environmental justice by addressing environmental impacts on frontline communities and by pursuing fairness in the application of policies and regulations.

EN-1 Incorporate environmental protection and restoration efforts including climate action, mitigation, and resilience into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality is sustained now and for future generations.

EN-2 Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.

EN-3 Ensure public and private projects incorporate locally appropriate, low-impact development approaches developed using a watershed planning framework for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.

EN-4 Encourage the transition to a sustainable energy future by reducing demand through efficiency and conservation, supporting the development of energy management technology, and meeting reduced needs from sustainable sources.

EN-5 Ensure all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

Earth and Habitat

Healthy ecosystems and environments are vital to the sustainability of all plant and animal life, including humans. Protection of biodiversity in all its forms and across all landscapes is critical

to continued prosperity and high quality of life in King County. The value of biodiversity to sustaining long-term productivity and both economic and ecological benefits is evident in fisheries, forestry, and agriculture. For ecosystems to be healthy and provide healthful benefits to people, local governments must prevent negative human impacts and work to ensure that this ecosystem remains diverse and productive over time. With the impending effects of climate change, maintaining biodiversity becomes even more critical to the preservation and resilience of resource-based activities and many social and ecological systems. Protection of individual species, including Chinook salmon, also plays an important role in sustaining biodiversity and quality of life within the county. Since 2000, local governments, citizens, tribes, conservation districts, non-profit groups, and federal and state fisheries managers have cooperated to develop and implement watershed-based salmon conservation plans, known as Water Resource Inventory Area plans, to conserve and restore habitat for Chinook salmon today and for future generations.

EN-6 Locate development and supportive infrastructure in a manner that minimizes impacts to natural features. Promote the use of traditional and innovative environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.

EN-7 Coordinate approaches and standards for defining and protecting critical areas, especially where such areas and impacts to them cross jurisdictional boundaries.

EN-8 Use the best available science when establishing and implementing environmental standards.

EN-9 Develop and implement an integrated and comprehensive approach to managing fish and wildlife habitat to accelerate ecosystem recovery, focusing on enhancing the habitat of salmonids, orca, and other threatened and endangered species and species of local importance.

EN-10 Ensure that new development, open space protection efforts, and mitigation projects support the State's streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted watershed plans.

EN-11 Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity. Prioritize places where Black, Indigenous, and other People of Color communities; low-income populations; and other frontline community members live, work, and play.

Flood Hazards

Flooding is a natural process that affects human communities and natural environments in King County. Managing floodplain development and conserving aquatic habitats are the main challenges for areas affected by flooding. The King County Flood Control District exists to protect public health and safety, regional economic centers, public and private property, and transportation corridors. Local governments also have responsibility for flood control within their boundaries.

EN-12 Coordinate and fund holistic flood hazard management efforts through the King County Flood Control District.

EN-13 Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.

EN-14 Cooperate with federal, state, and regional agencies and forums to develop and implement regional levee maintenance standards that ensure public safety and protect habitat.

Water Resources

The flow and quality of water are impacted by water withdrawals, land development, stormwater management, and climate change. Since surface and ground waters do not respect political boundaries, cross-jurisdictional coordination of water is required to ensure its functions and uses are protected and sustained. The Puget Sound Partnership was created by the Washington State Legislature as the state agency responsible for assuring the preservation and recovery of Puget Sound and the freshwater systems flowing into the Sound. King County plays a key role in these efforts because of its large population and its location in Central Puget Sound.

EN-15 Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.

EN-16 Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.

EN-17 Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and

tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

EN-18 Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services, including the protection of watersheds and wellhead areas that are sources of the region’s drinking water supplies.

EN-19 Establish a multijurisdictional approach for funding and monitoring water quality, quantity, biological conditions, and outcome measures and for improving the efficiency and effectiveness of monitoring efforts.

Open Space

EN-20 Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Conservation Plan. Develop strategies and funding to protect lands that provide the following valuable functions:

- a) Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;
- b) Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;
- c) Active and passive outdoor recreation opportunities;
- d) Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;
- e) Preservation of ecologically sensitive, scenic, or cultural resources;
- f) Urban green space, habitats, and ecosystems;
- g) Forest resources; and
- h) Food production potential.

EN-21 Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

EN-22 Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.

Restoration and Pollution

EN-23 Reduce the use of toxic pesticides, chemical fertilizers, and other products and promote alternatives that minimize risks to human health and the environment.

EN-24 Restore the region’s freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.

EN-25 Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, noise, soil, and structural hazards, where they have contributed to racialized health or environmental disparities, and increase environmental resiliency in frontline communities.

EN-26 Adopt policies, regulations, and processes, related to new or existing fossil fuel facilities, which are designed to:

- a) Protect public health, safety, and welfare from all impacts of fossil fuel facilities;
- b) Mitigate and prepare for any impacts of fossil fuel facility disasters on all communities;
- c) Protect and preserve natural ecosystems from the construction and operational impacts of fossil fuel facilities;
- d) Manage impacts on public services and infrastructure in emergency management, resilience planning, and capital spending;
- e) Ensure comprehensive environmental review, and extensive community engagement, during initial siting, modifications, and on a periodic basis; and
- f) Reduce climate change impacts from fossil fuel facility construction and operations.

Climate Change

Greenhouse gas emissions are resulting in a changing and increasingly variable climate. King County’s snow-fed water supply is especially vulnerable to a changing climate. Additionally, the patterns of storm events and river and stream flow patterns are changing and our shorelines are susceptible to rising sea levels. Carbon dioxide reacts with seawater and reduces the water’s pH, also threatening the food web in Puget Sound. While local governments can individually work to reduce greenhouse gas emissions, more significant emission reductions can only be accomplished through countywide coordination of land use patterns and promotion of transportation systems that provide practical alternatives to single-occupancy vehicles. Efficient energy consumption is both a mitigation and an adaptation strategy. Local governments can improve energy efficiency through the development of new infrastructure as well as the maintenance and updating of existing infrastructure.

EN-27 Adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.

EN-28 Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:

- a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;
- b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;
- c) Incorporating energy-saving strategies in infrastructure planning and design;
- d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;
- e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and
- f) Reducing building energy use through green building methods in the retrofit of existing buildings.

EN-29 King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and local government buildings, vehicles, and solid waste at least every two years. King County shall update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years. King County shall also develop city-specific emissions inventories and data, in partnership with cities.

EN-30 Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.

EN-31 Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain.

EN-32 Protect and restore natural resources such as forests, farmland, wetlands, estuaries, and the urban tree canopy, which sequester and store carbon.

EN-33 Support the production and storage of clean renewable energy.

DEVELOPMENT PATTERNS

The policies in this chapter address the location, type, design, and intensity of land uses that are desired in King County and its cities. They guide implementation of the vision for physical development within the county. The policies also provide a framework for how to focus multimodal improvements to transportation, public services, the environment, and affordable housing, as well as how to incorporate concerns about climate change, social equity, and public health into planning for new growth. Development patterns policies are at the core of growth management efforts in King County. They further the goals of VISION 2050 and recognize the variety of local communities that will be taking action to achieve those goals.

Overarching Goal: *Growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently, connects people to opportunity, and protects Rural and Natural Resource Lands.*

The Countywide Planning Policies designate land as Urban, Rural, or Natural Resource. The Generalized Land Use Categories Map in Appendix 1 shows the Urban Growth Area boundary and Urban, Rural, and Natural Resource Lands within King County. Further sections of this chapter provide more detailed descriptions and guidance for planning within each of the three designations.

DP-1 Designate all lands within King County as one of the following. In each of these designations, critical areas may exist and these are to be conserved through regulations, incentives, and programs.

- a) Urban land within the Urban Growth Area, where new growth is focused and accommodated;
- b) Rural land, where farming, forestry, and other resource uses are protected, and very low-density residential uses and small-scale non-residential uses are allowed; or
- c) Natural Resource land, where permanent regionally significant agricultural, forestry, and mining lands are preserved.

Urban Growth Area

The Urban Growth Area encompasses all urban designated lands within King County. These lands include all cities as well as a portion of unincorporated King County. Consistent with the Growth Management Act and VISION 2050, urban lands are intended to be the focus of future growth that is compact, includes a mix of uses, and is well-served by public infrastructure.

The pattern of growth within the Urban Growth Area implements the Regional Growth Strategy through the allocation of targets to local jurisdictions. The targets create an obligation to plan

and provide zoning for future potential growth, but do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

Several additional elements in the Development Patterns chapter reinforce the vision and targeted growth pattern for the Urban Growth Area. Procedures and criteria for amending the Urban Growth Area boundary address a range of objectives and ensure that changes balance the needs for land to accommodate growth with the overarching goal of preventing sprawl within the county. A review and evaluation program provides feedback for the county and cities on the effectiveness of their efforts to accommodate and achieve the desired land use pattern. Joint planning facilitates the transition of governance of the Urban Growth Area from the county to cities, consistent with the Growth Management Act, and helps ensure equitable governance and service provision.

Urban form and development within the Urban Growth Area are important settings to provide people with access to jobs and housing, choices to engage in more physical activity, eat healthy food, and minimize exposure to harmful environments and substances. Access to sidewalks and pathways, healthy food, and open space is not shared equally across the urban area. Historical underinvestment in neighborhoods where Black, Indigenous, and other People of Color communities have been concentrated and exclusion of these communities from high-opportunity areas persists today. The stability and sustainability of the Urban Growth Area depend on fostering development patterns that provide access to opportunity for all.

Goal Statement: *The Urban Growth Area boundary is stable and capacity within it shall increase over time to accommodate growth consistent with the Regional Growth Strategy and growth targets through land use patterns and practices that create vibrant, equitable, and sustainable communities.*

Urban Lands

DP-2 Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single-occupancy vehicle travel for most daily activities.

DP-3 Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource

Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;
- b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;
- c) Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;
- d) Optimizing the use of existing capacity for housing and employment;
- e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- f) Coordinating plans for land use, transportation, schools, capital facilities and services.

DP-4 Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.

DP-5 Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.

DP-6 Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.

DP-7 Plan for street networks that provide a high degree of connectivity to encourage walking, bicycling, transit use, and safe and healthy routes to and from public schools.

DP-8 Increase access to healthy and culturally relevant food in communities throughout the Urban Growth Area by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.

DP-9 Designate Urban Separators as permanent low-density incorporated and unincorporated areas within the Urban Growth Area. Urban Separators are intended to protect Natural Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits. Changes to Urban Separators are made pursuant to the Countywide Planning Policies amendment process described in policy FW-1. Designated Urban Separators within cities and unincorporated areas are shown in the Urban Separators Map in Appendix 3.

DP-10 No new Fully Contained Communities shall be approved in unincorporated King County.

DP-11 When large mixed-use developments are proposed adjacent to the Rural Area, permitting cities shall collaborate with King County during the review process to avoid and mitigate impacts on the surrounding Rural Area and Natural Resource Lands.

Growth Targets

Under the Growth Management Act, King County, in coordination with the cities in King County, adopts growth targets for the ensuing 20-year planning period. Growth targets are policy statements about the amount of housing and employment growth each jurisdiction is planning to accommodate within its comprehensive plan. Growth targets are adopted for each jurisdiction and unincorporated urban King County in the Countywide Planning Policies. Growth targets for the cities in the rural area include the incorporated area and the associated Potential Annexation Area, as shown in the map in Appendix 2.

DP-12 GMPC shall allocate residential and employment growth to each city and urban unincorporated area in the county. This allocation is predicated on:

- a) Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget Sound Regional Council, informed by the 20-year projection of housing units from the state Department of Commerce;
- b) Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas, limited development in the Rural Area, and protection of designated Natural Resource Lands;
- c) Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer, water, and stormwater systems;
- d) Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;

- e) Improving jobs/housing balance consistent with the Regional Growth Strategy, both between counties in the region and within subareas in the county;
- f) Promoting opportunities for housing and employment throughout the Urban Growth Area and within all jurisdictions in a manner that ensures racial and social equity;
- g) Allocating growth to Potential Annexation Areas within the urban unincorporated area proportionate to their share of unincorporated capacity for housing and employment growth.

DP-13 The Growth Management Planning Council shall:

- a) Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;
- b) Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;
- c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and jobs, allocations to Regional Geographies, and individual jurisdictional growth targets;
- d) Ensure that each jurisdiction's growth targets are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets are determined;
- e) Ensure that each jurisdiction's growth targets allow it to meet the need for affordable housing for households with low-, very low-, and extremely low-incomes; and
- f) Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1.

DP-14 All jurisdictions shall accommodate housing and employment by:

- a) Using the adopted growth targets as the land use assumption for their comprehensive plan;
- b) Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
- c) Ensuring adopted comprehensive plans and zoning regulations provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets and is consistent with the desired growth pattern described in VISION 2050;
- d) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
- e) Transferring an accommodating unincorporated area housing and employment targets as annexations occur

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

Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	*	*
	Skykomish	10	0
Snoqualmie	1,500	4,425	
Yarrow Point	10	0	
Cities and Towns Subtotal		15,483	17,163
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
Urban Unincorporated Subtotal		1,292	700
Urban Growth Area Total		306,577	490,103

* Growth Management Planning Council (GMPC) Motion 21-4 established a process to revise the 2019-2044 growth targets for the City of Sammamish to reflect updated sewer capacity.

Sammamish shall submit final growth targets to the GMPC by June 1, 2021 for action by the GMPC and recommendation to the King County Council.

Amendments to the Urban Growth Area

The following policies guide the decision-making process by both the GMPC and King County regarding proposals to amend the Urban Growth Area.

DP-15 Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review and based on the criteria established in policies DP-16 through DP-19, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.

DP-16 Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed amendment is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy FW-1.

DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:
 - 1) Is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) Is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or

- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

DP-18 Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-17(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- e) Is not currently designated as Resource Land;
- f) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

DP-19 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Review and Evaluation Program

The following policies guide the buildable lands program conducted by the GMPC and King County.

DP-20 Conduct a buildable lands program that meets or exceeds the review and evaluation requirements of the Growth Management Act. The purposes of the buildable lands program are:

- a) To collect and analyze data on development activity, including land supply, zoning, development standards, land uses, critical areas, and capacity for residential, commercial, and industrial land uses in urban areas;
- b) To determine whether jurisdictions are achieving urban densities and planned growth consistent with comprehensive plans, countywide planning policies, and multicounty planning policies; and
- c) To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

DP-21 The County and the cities, through the Growth Management Planning Council, will collaboratively determine whether reasonable measures other than amending the Urban Growth Area are necessary to ensure sufficient additional capacity if a countywide urban growth capacity report, informed by local data and analysis where appropriate, determines that:

- a) The current Urban Growth Area is insufficient in capacity to accommodate the housing and employment growth targets; or
- b) Any jurisdiction:
 - 1) Contains insufficient capacity to accommodate the housing and employment growth targets;
 - 2) Has significant differences between development assumptions and growth targets and actual housing and employment growth; or
 - 3) Has not achieved urban densities consistent with the adopted comprehensive plan.

DP-22 Jurisdictions shall adopt any necessary reasonable measures into their comprehensive plans to promote growth consistent with planned urban densities and adopted housing and employment targets. Reasonable measures should help implement local targets in a manner consistent with the Regional Growth Strategy. Jurisdictions shall report adopted reasonable measures to the GMPC and shall collaborate to provide data periodically on the effectiveness of those measures.

Joint Planning and Annexation

DP-23 Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions, military facilities, tribal governments, ports, airports, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.

DP-24 Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Affiliate all Potential Annexation Areas with adjacent cities to ensure they do not overlap or leave urban unincorporated islands between cities. Except for parcel or block-level annexations that facilitate service provision, commercial areas and residential areas shall be annexed holistically rather than in a manner that leaves residential urban unincorporated islands. Annexation is preferred over incorporation.

DP-25 Cities and the County shall work to establish timeframes for annexation of roadways and shared streets within or between cities, but still under King County jurisdiction.

DP-26 Facilitate the annexation of unincorporated areas that are already urbanized and are within a city's Potential Annexation Area to increase the provision of urban services to those areas. Utilize tools and strategies such as service and infrastructure financing, transferring permitting authority, or identifying appropriate funding sources to address infrastructure and service provision issues in Potential Annexation Areas.

DP-27 Cities with Potential Annexation Areas and the County shall work to establish pre-annexation agreements that identify mutual interests and ensure coordinated planning and compatible development until annexation is feasible.

DP-28 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.

- a) For areas that have received approval for annexation from the King County Boundary Review Board, the City shall include a process that includes collaboration with King County for annexation in the next statutory update of their comprehensive plan.
- b) Jurisdictions may negotiate with one another regarding changing boundaries or affiliations of Potential Annexation Areas and may propose such changes to GMPC as an amendment to Appendix 2. In proposing any new or revised PAA boundaries or city affiliation, jurisdictions should consider the criteria in DP-30. In order to ensure that any changes can be included in local comprehensive plans, any proposals resulting from such negotiation shall be brought to GMPC for action no later than two years prior to the statutory deadline for the major plan update.

DP-29 Strive to establish alternative non-overlapping Potential Annexation Area boundaries within the North Highline unincorporated area, where Potential Annexation Areas overlapped prior to January 1, 2009, through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a Potential Annexation Area overlap as shown in the

Potential Annexation Areas Map in Appendix 2 and detailed in the city’s comprehensive plan after the following steps have been taken:

- a) The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city’s intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
- b) The cities with the Potential Annexation Area overlap and the county have either:
 - 1) Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
 - 2) Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

DP-30 Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:

- a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
- b) The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
- c) The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;
- d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
- e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.

Centers and Station Areas

A centers strategy is the foundation for King County to achieve the Regional Growth Strategy as well as a range of other objectives, including providing a land use framework for an efficient and effective regional transit system, and guiding growth to locations planned for greater access to opportunity. Regionally designated centers, countywide centers, local centers, and the areas surrounding high-capacity transit stations provide areas of mixed-use zoning, infrastructure, and concentrations of services and amenities to accommodate both housing and employment growth.

Regionally designated centers include regional growth centers and regional manufacturing/industrial centers. There are two types of regional growth centers - metro growth centers and urban growth centers - and two types of regional manufacturing/industrial centers - industrial employment and industrial growth centers. Regional growth centers are focal points for investment and development. Manufacturing/industrial centers preserve lands

for middle-wage jobs in basic industries and trade and provide areas where that employment may grow in the future.

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in King County's manufacturing/industrial economy.

The King County Centers Designation Framework in Appendix 6 provides designation processes and timelines, minimum existing and planned density thresholds, and subarea planning expectations for regional and countywide centers. Regionally designated centers are shown on the Generalized Land Use Categories Map in Appendix 1.

Goal Statement: *King County grows in a manner that reinforces and expands upon a system of existing and planned high-capacity transit in central places within which concentrated residential communities and economic activities can flourish.*

Regional Growth Centers

DP-31 Focus housing and employment growth into designated regional growth centers, at levels consistent with the Regional Growth Strategy, and at densities that maximize high-capacity transit.

DP-32 Designate regional growth centers in the Countywide Planning Policies where city-nominated locations meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6. Regional growth centers should be limited in number and located on existing or planned high-capacity transit corridors to provide a framework for targeted private and public investments that support regional land use and transportation goals.

DP-33 Establish subarea plans for designated regional and countywide centers that meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6.

DP-34 Evaluate the potential physical, economic, and cultural displacement of residents and businesses in regional growth centers and high-capacity transit station areas, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

Manufacturing/ Industrial Centers

DP-35 Designate and accommodate industrial employment growth in a network of regional and countywide industrial centers to support economic development and middle-wage jobs in King County. Designate these centers based on nominations from cities and after determining that:

- a) The nominated locations meet the criteria set forth in the King County Centers Designation Framework and the criteria established by the Puget Sound Regional Council for regional manufacturing/industrial centers;
- b) The proposed center's location will promote a countywide system of manufacturing/industrial centers with the total number of centers representing a realistic growth strategy for the county; and
- c) The city's commitments will help ensure the success of the center.

DP-36 Minimize or mitigate potential health impacts of the activities in manufacturing/industrial centers on residential communities, schools, open space, and other public facilities.

Countywide and Local Centers

DP-37 Designate countywide centers in the Countywide Planning Policies where locations meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6. Countywide centers shall have zoned densities that support high-capacity transit and be located on existing or planned transit corridors.

DP-38 Support the designation of local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.

DP-39 Evaluate the potential physical, economic, and cultural displacement of residents and businesses in countywide and local centers, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

Urban Design and Historic Preservation

The countywide vision includes elements of urban design and form intended to integrate urban development into existing built and natural environments in ways that enhance urban and natural settings to create vibrant places. These elements promote public health, include high

quality design, context sensitive infill and redevelopment, historic preservation, and cultural awareness, as well as the interdependence of urban and rural and agricultural lands and uses.

Goal statement: *The built environment in both urban and rural settings achieves high quality design that recognizes and enhances, where appropriate, existing natural and urban settings and human health and dignity.*

DP-40 Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.

DP-41 Promote a high quality of design and site planning throughout the Urban Growth Area. Provide for connectivity in the street network to accommodate walking, bicycling, and transit use to promote health and well-being.

DP-42 Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character while allowing for equitable growth and development.

DP-43 Create and protect systems of green infrastructure, such as urban forests, parks, green roofs, and natural drainage systems, in order to reduce climate-altering pollution and increase resilience of communities to climate change impacts. Prioritize neighborhoods with historical underinvestment in green infrastructure.

DP-44 Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in regional and countywide centers and residential neighborhoods with less tree canopy and open spaces.

DP-45 Adopt flexible design standards, parking requirements, incentives, or guidelines that foster green building, multimodal transportation, and infill development that enhances the existing or desired urban character of a neighborhood/community. Ensure adequate code enforcement so that flexible regulations are appropriately implemented.

Rural Area and Natural Resource Lands

The Rural Area and Natural Resource Lands encompass all areas outside of the Urban Growth Area and include Vashon Island in Puget Sound and the area just east of the Urban Growth Area all the way to the crest of the Cascade Mountains.

Rural Area

The Rural Area is characterized by low density development with a focus on activities that are dependent on the land such as small-scale farming and forestry. The Rural Area also provides important environmental and habitat functions and is critical for salmon recovery. The location of the Rural Area, between the Urban Growth Area and designated Natural Resource Lands, helps to protect commercial agriculture and timber from incompatible uses. The Rural Area, outside of the Cities in the Rural Area, is to remain in unincorporated King County and is to be provided with a rural level of service.

Goal Statement: *The Rural Area geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space lands, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of the land.*

DP-46 Provide opportunities for residential and employment growth within Cities in the Rural Area at levels consistent with adopted growth targets. Growth levels should not create pressure for conversion of nearby Rural or Natural Resource lands, nor pressure for extending or expanding urban services, infrastructure, and facilities such as roads or sewer across or into the Rural Area. Transit service may cross non-urban lands to serve Cities in the Rural Area.

DP-47 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, minimize the need for new rural infrastructure, maintain rural character, and protect open spaces and the natural environment.

DP-48 Limit residential development in the Rural Area to housing at low densities that are compatible with rural character and comply with the following density guidelines:

- a) One home per 20 acres where a pattern of large lots exists and to buffer Forest Protection Districts and Agricultural Districts;
- b) One home per 10 acres where the predominant lot size is less than 20 acres; or
- c) One home per five acres where the predominant lot size is less than 10 acres.

Allow limited clustering within development sites to prevent development on environmentally critical lands or on productive forest or agricultural lands, but not to exceed the density guidelines cited in (a) through (c).

DP-49 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other

feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

DP-50 Establish rural development standards and strategies to ensure all development protects the natural environment, including farmlands and forest lands, by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

DP-51 Mitigate negative impacts of industrial-scale development that occurs within the Rural Area.

DP-52 Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the Rural Area, unless the use is dependent upon a rural location. Such uses shall be of a size, scale, and nature that is consistent with rural character.

DP-53 Allow cities that own property in the Rural Area to enter into interlocal agreements with King County to allow the cities to provide services to the properties they own as long as the cities agree to not annex the property or serve it with sewers or any infrastructure at an urban level of service. The use of the property must be consistent with the Rural Area policies in the Countywide Planning Policies and the King County Comprehensive Plan.

Natural Resource Lands

Natural Resource Lands are designated areas with long-term commercial significance for agriculture, forestry, and mining. The use and designation of these lands are to be permanent, in accordance with the Growth Management Act. King County has maintained this base of agriculture and forest lands despite the rapid growth of the previous decades. The Natural Resource Lands are to remain in unincorporated King County but their benefit and significance is felt throughout the county into the cities. Within cities, farmers markets are becoming important and sought-after neighborhood amenities.

The forests of the Pacific Northwest are some of the most productive in the world and King County has retained two-thirds of the county in forest cover. Large scale forestry is a traditional land use in the eastern half of King County and remains a significant contributor to the rural economy. In addition, forests provide exceptional recreational opportunities, including downhill and cross-country skiing, mountain biking, hiking, and backpacking.

Goal Statement: *Natural Resource Lands are valuable long-term assets of King County and are renowned for their productivity and sustainable management.*

DP-54 Promote and support forestry, agriculture, mineral extraction, and other resource-based industries outside of the Urban Growth Area as part of a diverse and sustainable regional economy. Avoid redesignating Natural Resource Lands to Rural.

DP-55 Conserve commercial agricultural and forestry resource lands primarily for their long-term productive resource value and for the open space, scenic views, wildlife habitat, and critical area protection they provide. Limit the subdivision of land so that parcels remain large enough for commercial resource production.

DP-56 Encourage best practices in agriculture and forestry operations for long-term protection of the natural resources and habitat.

DP-57 Prohibit annexation of lands within designated Agricultural Production Districts or within Forest Production Districts by cities.

DP-58 Retain the Lower Green River Agricultural Production District as a regionally designated resource that is to remain in unincorporated King County.

DP-59 Prevent incompatible land uses adjacent to designated Natural Resource Lands to avoid interference with their continued use for the production of agricultural, mining, or forest products.

DP-60 Support agricultural, farmland, and aquatic uses that enhance the food system, and promote local production and processing of food to reduce the need for long distance transport and to increase the reliability and security of local food. Promote activities and infrastructure, such as farmers markets, farm worker housing and agricultural processing facilities, that benefit both cities and farms by improving access to locally grown agricultural products.

DP-61 Support institutional procurement policies that encourage purchases of locally grown food products.

DP-62 Ensure that extractive industries and industrial-scale operations on resource lands maintain environmental quality, minimize negative impacts on adjacent lands, and that an appropriate level of reclamation occurs prior to redesignation.

DP-63 Use a range of tools, including land use designations, development regulations, level-of-service standards, and transfer or purchase of development rights to preserve Rural and Natural Resource Lands and focus urban development within the Urban Growth Area.

DP-64 Use transfer of development rights to shift potential development from the Rural Area and Natural Resource Lands into the Urban Growth Area, consistent with the Regional Growth Strategy. Implement transfer of development rights within King County through a partnership between the County and cities that is designed to:

- a) Identify rural and resource sending sites that satisfy countywide conservation goals and are consistent with regionally coordinated transfer of development rights efforts;
- b) Preserve rural and resource lands of compelling interest countywide and to participating cities;
- c) Identify appropriate transfer of development rights receiving areas within cities;
- d) Identify incentives for city participation in regional transfer of development rights (i.e. county-to-city transfer of development rights);
- e) Develop interlocal agreements that allow rural and resource land development rights to be used in city receiving areas;
- f) Identify and secure opportunities to fund or finance infrastructure within city transfer of development rights receiving areas; and
- g) Be compatible with existing within-city transfer of development rights programs.

HOUSING

The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g. redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment.

The policies reflect the region’s commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:

- Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and
- Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden.

While significant housing market activity is needed to reach overall King County housing growth targets, the ability of the region’s housing market to address the housing needs of low-income households is limited. A large majority of the need will need to be addressed with units restricted to income-eligible households – both rent-restricted units and resale restricted homes (“income-restricted units”).

Building on the Task Force’s work, this chapter establishes a countywide need for affordable housing defined as the additional housing units needed in King County by 2044 so that no household at or below 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability across all income levels while more affordable jurisdictions will need to take significant action to preserve affordability. To succeed, all communities must address housing need where it is greatest - housing affordable to extremely low-income households.

When taken together, all the comprehensive plans of King County jurisdictions must “plan for and accommodate” the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070). The policies below set a framework for individual and collective action and accountability to meet the countywide need and eliminate disparities in access to housing and neighborhoods of choice. These policies guide jurisdictions through a four-step process:

1. Conduct a housing inventory and analysis;
2. Implement policies and strategies to meet housing needs equitably;
3. Measure results and provide accountability; and
4. Adjust strategies to meet housing needs.

Overarching Goal: *Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:*

- *preserve, improve, and expand their housing stock;*
- *promote fair and equitable access to housing for all people; and*
- *take actions that eliminate race-, place-, ability-, and income-based housing disparities.*

H-1 All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:

30 percent and below AMI (extremely low)	15 percent of total housing supply
31-50 percent of AMI (very low)	15 percent of total housing supply
51-80 percent of AMI (low)	19 percent of total housing supply

Table H-1 provides additional context on the countywide need for housing.¹

¹ Table H-1 includes both homeownership and rental units.

Table H-1: King County Affordable Housing Need				
	30% AMI	31% - 50% AMI	51% - 80% AMI	80% AMI
Housing Units by Affordability (2019)				
Number of Units	44,000	122,000	180,000	346,000
As Share of Total Units	5%	13%	19%	36%
Additional Affordable Housing Units Needed (2019-2044)				
Additional Housing Units Needed to Address Existing Conditions ²	105,000	31,000	23,000	159,000
Housing Units Needed to Address Growth Through 2044 ³	39,000	32,000	33,000	104,000
Total Additional Affordable Housing Units Needed	144,000	63,000	56,000	263,000
Total Affordable Housing Units Needed by 2044 (Includes Current Housing Units)				
Number of Units	188,000	185,000	236,000	609,000
As Share of Total Units	15%	15%	19%	49%

Refer to Appendix 4 for the methodology used to calculate countywide need and 2019 jurisdictional affordability levels as compared to countywide need.

H-2 Prioritize the need for housing affordable to households at or below 30 percent AMI (extremely low-income) by implementing tools such as:

- a) Increasing capital, operations, and maintenance funding;
- b) Adopting complementary land use regulations;
- c) Fostering welcoming communities, including people with behavioral health needs;
- d) Adopting supportive policies; and
- e) Supporting collaborative actions by all jurisdictions.

H-3 Update existing and projected countywide and jurisdictional housing needs using data and methodology provided by the Washington State Department of Commerce, in compliance with state law.

² Estimates of additional affordable units needed to address existing cost burden and provide housing for persons experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30% AMI) allows those households to vacate units affordable within the next income category (e.g., greater than 30% AMI and less than or equal to 50% of AMI), in turn addressing needs of cost-burdened households in that income level. (Estimates shown assume that housing units equal to 1/25th of cost burdened households in each category are added annually in each income category until cost burden is eliminated; a range of estimates is possible depending on inputs to this model.)

³ Estimates of housing units needed to address growth assume income distribution of households added through growth is the same as existing income distribution.

Conduct a Housing Inventory and Analysis

The Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction's comprehensive plan housing element. The inventory and needs analysis, together with an evaluation of recent progress to address housing needs, helps cities identify the greatest needs and prioritize strategies to address them. Understanding the impact of discriminatory housing and land use practices and current disparities in access to housing and neighborhoods of choice helps focus policies and programs to achieve equitable housing outcomes. For example, understanding disparities in access to opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) can identify a need for increased affordability in those areas. Appendix 4 provides further guidance on conducting a housing inventory and analysis.

H-4 Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:

- a) Affordability gap of the jurisdiction's housing supply as compared to countywide need percentages from Policy H-1 (see table H-3 in Appendix 4) and needs for housing affordable to moderate income households;
- b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and AMI limit (for income-restricted units);
- c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;
- d) Percentage of residential land zoned for and geographic distribution of moderate- and high-density housing in the jurisdiction;
- e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers;
- f) Household characteristics, by race/ethnicity:
 - 1) Income (median and by AMI bracket)
 - 2) Tenure (renter or homeowner)
 - 3) Size
 - 4) Housing cost burden and severe housing cost burden;
- g) Current population characteristics:
 - 1) Age by race/ethnicity;
 - 2) Disability
- h) Projected population growth;
- i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable;
- j) Ratio of housing to jobs in the jurisdiction;

- k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting countywide housing need, particularly for populations disparately impacted;
- l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;
- m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and
- n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

H-5 Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.

H-6 Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.

Collaborate Regionally

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with extremely low-, very low-, and low-incomes. Collaborative efforts, supported by the work of the Affordable Housing Committee, the Puget Sound Regional Council and other bodies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual jurisdictions lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Jurisdictions with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such

efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-7 Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.

H-8 Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.

Implement Policies and Strategies to Meet Housing Needs Equitably

VISION 2050 encourages local jurisdictions to implement strategies to preserve, improve, and expand their housing stock to provide a range of affordable, accessible, healthy, sustainable, and safe housing choices to every resident. This section supports equitably meeting housing needs through strategies and actions that promote:

- *Distributional equity*: An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice;
- *Cross-generational equity*: The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations;
- *Process equity*: The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders; and
- *Reparative policies*: The policies implemented will actively seek to repair harms caused by racially biased policies.

The strategies are grouped by theme:

- Equitable processes and outcomes;
- Increased housing supply, particularly for households with the greatest needs;
- Expanded housing options and increased affordability accessible to transit and employment;
- Expanded housing and neighborhood choice for all residents; and
- Housing stability, healthy homes, and healthy communities

Further detail on the range of strategies for equitably meeting housing needs is contained in Table H-4 in Appendix 4.

Equitable Processes and Outcomes

Working together with households most impacted by the affordable housing crisis helps to tailor solutions to best meet their needs. Taking intentional action to overcome past and current discriminatory policies and practices helps to reduce disparities in access to housing and neighborhoods of choice.

H-9 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.

H-10 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6). Promote equitable outcomes in partnership with communities most impacted.

Increased Housing Supply, Particularly for Households with the Greatest Needs

VISION 2050 encourages local cities to adopt best practices and innovative techniques to meet housing needs. Meeting the countywide affordable housing need will require actions, including commitment of substantial financial resources, by a wide range of private for profit, non-profit, and government entities. Multiple tools will be needed to meet the full range of needs in any given jurisdiction.

H-11 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.

H-12 Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.

H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.

H-14 Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.

Expanded Housing Options and Increased Affordability Accessible to Transit and Employment

The Regional Growth Strategy accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. As the region invests in transit infrastructure, it must also support affordability in transit areas.

Lack of housing affordability negatively impacts the region's resilience to climate change as people are forced to live far from work, school, and transit, which contributes to climate change through increased transportation emissions and sprawl.

H-15 Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.

H-16 Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.

H-17 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.

Expanded Housing and Neighborhood Choice for All Residents

Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. The King County Consortium's Analysis of Impediments to Fair Housing Choice found that many Black, Indigenous, and other People of Color communities and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil. Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities vulnerable to

displacement. Intentional actions to expand housing choices throughout the community will help address these challenges.

H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:

- a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
- b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;
- c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and
- d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income, households. Emphasize:

- a) Supporting long-term affordable homeownership opportunities for households at or below 80 percent AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and
- b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.

H-20 Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.

H-21 Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age,

immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

Housing Stability, Healthy Homes, and Healthy Communities

H-22 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for low-income renters and renters with disabilities.

H-23 Adopt and implement programs and policies that ensure healthy and safe homes.

H-24 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.

Measure Results and Provide Accountability

Each jurisdiction has a responsibility to address its share of the countywide housing need. The county and cities will collect and report housing data to help evaluate progress in meeting this shared responsibility. The county will help coordinate a transparent data collection and sharing process with cities. Further detail on monitoring procedures is contained in Appendix 4.

H-25 Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhood choices. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.

- a) Jurisdictions, including the county for unincorporated areas, will report annually to the county using guidance developed by the County on housing AMI levels:
 - 1) In the first reporting year, total income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, for which the city is a party to affordable housing covenants on the property title created during the reporting period. In future years, report new units created and units with affordability terms that expired during the reporting period.
 - 2) Description and magnitude of land use or regulatory changes to increase zoned residential capacity including, but not limited to, single-family, moderate-density, and high-density.
 - 3) New strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and

- b) The county where feasible consolidate housing data across jurisdictions to provide clarity and assist jurisdictions with housing data inventory will report annually:
 - 1) Countywide housing inventory of:
 - i. Total housing units, by affordability to AMI bands;
 - ii. Total income-restricted units, by AMI limit;
 - iii. Number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;
 - iv. Of total housing units, net new housing units created during the reporting period and what type of housing was constructed, broken down by at least single-family, moderate-density housing types, and high-density housing types; and
 - v. Total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.
 - vi. Total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;
 - vii. Share of households by housing tenure by jurisdiction; and
 - viii. Zoned residential capacity percentages broken down by housing type/number of units allowed per lot;
 - 2) The county's new strategies (e.g., dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;
 - 3) The county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for Black, Indigenous, and other People of Color households and other population groups identified through policy H-6.
 - 4) Number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;
 - 5) Share of households with housing cost burden, by income band, race, and ethnicity;
 - 6) Tenant protection policies adopted by jurisdiction; and
 - 7) Number of individuals and households experiencing homelessness, by race and ethnicity.
- c) Where feasible, jurisdictions will also collaborate to report:
 - 1) Net new units accessible to persons with disabilities.

H-26 The county will provide guidance to jurisdictions on goals for housing AMI levels annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-25, using public-facing tools such as the King County's Affordable Housing Dashboard.

Adjust Strategies to Meet Housing Needs

H-27 Review and amend countywide and local housing strategies and actions when monitoring in Policy H-25 and H-26 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need. Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.

ECONOMY

Overarching Goal: *All people throughout King County have opportunities to prosper and enjoy a high quality of life through economic growth and job creation.*

The Countywide Planning Policies in the Economy Chapter support the economic growth and sustainability of King County's economy. A strong and healthy economy results in business development, job creation, and investment in our communities. The Economy Chapter reflects and supports the Regional Economic Strategy and VISION 2050's economic policies, which emphasize the economic value of business, people, and place.

The Regional Economic Strategy is the region's comprehensive economic development strategy and serves as the VISION 2050 economic functional plan. VISION 2050 integrates the Regional Economic Strategy with growth management, transportation, and environmental objectives to:

- Support critical economic foundations, such as education, infrastructure, technology, and quality of life; and
- Promote the region's specific industry clusters: aerospace, advanced manufacturing, clean technology, information technology, life sciences, logistics and international trade, military, and tourism.

Each local community will have an individual focus on economic development, while the region's prosperity will benefit from coordination between local plans and the regional vision that take into account the county's and the region's overall plan for growth.

EC-1 Coordinate local and countywide economic policies and strategies with VISION 2050 and the Regional Economic Strategy.

EC-2 Support economic growth that accommodates employment growth targets (see Table DP-1) through local land use plans, infrastructure development, and implementation of economic development strategies. Prioritize growth of a diversity of middle-wage jobs and prevent the loss of such jobs from the region.

EC-3 Support industry clusters and their related subclusters that are integral components of the Regional Economic Strategy and King County's economy. Emphasize support for clusters that are vulnerable or threatened by market forces, provide middle-wage jobs, play an outsized role in the local economy, or have significant growth potential.

EC-4 Evaluate the performance of economic development policies and strategies in business development and middle-wage job creation. Identify and track key economic metrics to help

jurisdictions and the county as a whole evaluate the effectiveness of local and regional economic strategies.

Business Development

Business creation, retention, expansion, and recruitment are the foundations of a strong economy. The success of the economy in the county depends on opportunities for business formation and growth. Our communities play a significant role through local government actions, such as by making regulations more predictable, by engaging in public-private partnerships, and by nurturing a business-supportive culture, particularly for Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+; disabled; and women-owned businesses.

These policies seek to integrate the concept of healthy communities as part of the county's economic objectives by calling for support of the regional food economy, including production, processing, wholesaling, and distribution of the region's agricultural food and food products.

EC-5 Help businesses thrive through:

- Transparency, efficiency, and predictability of local regulations and policies;
- Communication and partnerships between business, government, schools, civic and community organizations, and research institutions; and
- Government contracts with local businesses.

EC-6 Foster the retention and development of businesses and industries that manufacture goods and provide services for export.

EC-7 Promote an economic climate that is supportive of business formation, expansion, and retention, and that emphasizes the importance of small businesses, locally owned businesses, women-owned businesses, and businesses with Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+; disabled; and women-owned or -led businesses, in creating jobs.

EC-8 Foster a broad range of public-private partnerships to implement economic development policies, programs, and projects, including partnerships with community groups. Ensure such partnerships share decision-making power with and spread benefits to community groups.

EC-9 Use partnerships to foster connections between employers, local vocational and educational programs, and community needs.

EC-10 Identify, support, and leverage key regional and local assets to the economy, including assets that are unique to our region's position as an international gateway, such as major

airports, seaports, educational facilities, research institutions, health care facilities, long-haul trucking facilities, and manufacturing facilities.

EC-11 Support the regional food economy including the production, processing, wholesaling, and distribution of the region’s agricultural food and food products to all King County communities. Emphasize improving access for communities with limited healthy, affordable, and culturally relevant food options.

People

People, through their training, knowledge, skills, and cultural background, add value to the region’s economy. Creating an economy that provides opportunities for all, particularly with a focus on those communities historically most disadvantaged, can help to alleviate problems of poverty and income disparity.

A diversity of jobs at a variety of wages, skill levels, and educational requirements ensure a robust economy that provides access to opportunity for everyone. Jobs that can support a household or family without significant educational requirements often referred to as “middle-wage” jobs, play a unique role in advancing equity. Given the barriers in access throughout the educational, banking, and other institutional systems, these middle-wage jobs provide key avenues for financial self-sufficiency and wealth building. Jobs in this range predominate in more locally held, smaller- and medium-sized businesses and manufacturers, such as accountants, machinists, or technicians. King County seeks to encourage new small business formation whenever possible and prevent displacement of industries and businesses that have a diversity of occupations or concentrations in those middle skills most associated with middle wage.

To support middle-wage jobs and career training for residents of economically distressed areas, priority hire policies require developers to hire local workers and businesses when development projects are above a certain budget threshold and receive public funding.

EC-12 Work with schools and other institutions to increase graduation rates and sustain a highly educated and skilled local workforce. This includes aligning job training and education offerings that are consistent with the skill needs of the region’s industry clusters. Identify partnership and funding opportunities where appropriate. Align and prioritize workforce development efforts with Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

EC-13 Promote the local workforce through priority hire programs that create middle-wage employment opportunities in historically disadvantaged communities.

EC-14 Celebrate the cultural diversity of local communities as a means to enhance social capital, neighborhood cohesion, the county’s global relationships, and support for cultural and arts institutions.

EC-15 Eliminate and correct for historical and ongoing disparities in income, employment, and wealth building opportunities for Black, Indigenous, and other People of Color; women; and other intersecting marginalized identities.

EC-16 Direct investments to community and economic development initiatives that elevate equitable economic opportunity for those communities most marginalized and impacted by disinvestment and economic disruptions.

Places

Economic activity in the county predominantly occurs within the Urban Growth Area, including regional growth centers and manufacturing/industrial centers, which tend to be where middle-wage jobs predominate. Continuing to guide local investments to these centers will help provide the support needed to sustain the economy and provide greater predictability to businesses about where capital improvements will be located, as well as meet other goals related to supporting equitable growth. In addition to making productive use of urban land, economic activity adds to the culture and vitality of our local communities.

While King County moves towards an economy dominated by high-tech and medical services, subregions within the County are hosts to concentrations in other sectors and have experienced job growth in the construction, warehousing, and transportation sectors as real estate pricing recalibrates the geography of jobs. Even as Seattle’s share of manufacturing sector jobs has fallen since 2008, South King County’s cities such as Kent, Auburn, and Renton have seen commensurate increases in manufacturing—and are competing with neighboring Snohomish and Pierce County to retain this critical industry. The policies below take a proactive approach to maintaining King County’s role as the home to internationally significant manufacturing and industrial centers and the industries and businesses that make them what they are.

The Rural Area and Natural Resource Lands are important for their contribution to the regional food network, mining, timber, and craft industries, while Cities in the Rural Area are important for providing services to and being the economic centers for the surrounding Rural Area.

EC-17 Concentrate economic and employment growth in designated regional, countywide, and local centers through local investments, planning, and financial policies.

EC-18 Make local investments to maintain and expand infrastructure and services that support local and regional economic development strategies. Focus investment where it encourages growth in designated centers and helps achieve employment targets.

EC-19 Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g., grocery stores and farmers markets), and transportation choices.

EC-20 Promote the natural environment as a key economic asset and work to improve access to it as an economic driver. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is equitable, efficient, predictable, and complements economic prosperity.

EC-21 Encourage private, public, and non-profit sectors to incorporate environmental stewardship and social responsibility into their practices. Encourage development of established and emerging industries, technologies and services that promote environmental sustainability, especially those addressing climate change and resilience.

EC-22 Maintain an adequate supply of land within the Urban Growth Area to support economic development. Inventory, plan for, and monitor the land supply and development capacity for, manufacturing/industrial, commercial, and other employment uses that can accommodate the amount and types of economic activity anticipated during the planning period.

EC-23 Support manufacturing/industrial centers with land use policies that protect industrial land, retain and expand industrial employment, support a diverse regional economy, and provide for the evolution of these Centers to reflect industrial business trends, including in technology and automation. Prohibit or limit non-supporting or incompatible activities that may interfere with the retention and operation of industrial businesses while recognizing that a wider mix of uses, in targeted areas and circumstances, may be appropriate when designed to be supportive of and compatible with industrial employment.

EC-24 Facilitate redevelopment of contaminated sites through local, county, and state financing and other strategies that assist with planning, site design, and funding for environmental remediation.

EC-25 Encourage economic activity within Cities in the Rural Area, at an appropriate size, scale, and type compatible with these communities and that does not create adverse impacts to the surrounding Rural Area and Natural Resource Lands.

EC-26 Encourage commercial and mixed-use development that provides a range of job opportunities throughout the county to create a closer balance between the location of jobs and housing.

EC-27 Develop and implement systems that provide a financial safety net during economic downturns and recovery. Direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.

EC-28 Ensure public investment decisions protect culturally significant economic assets and advance the business interests of Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

EC-29 Stabilize and prevent the economic displacement of small, culturally relevant businesses and business clusters during periods of growth, contraction, and redevelopment. Mitigate displacement risks through monitoring and adaptive responses.

TRANSPORTATION

The Regional Growth Strategy identifies a network of walkable, compact, and transit-oriented communities that are the focus of urban development, as well as industrial areas with major employment concentrations. In the Countywide Planning Policies, these communities include countywide designated Urban Centers and Manufacturing/ Industrial Centers, and locally designated local centers. An essential component of the Regional Growth Strategy is an efficient transportation system that provides multiple options for moving people and goods into and among the various centers. Transportation system, in the context of this chapter, is defined as a comprehensive, integrated network of travel modes (e.g., airplanes, automobiles, bicycles, buses, feet, ferries, freighters, trains, trucks) and infrastructure (e.g. sidewalks, trails, streets, arterials, highways, waterways, railways, airports) for the movement of people and goods on a local, regional, national and global scale.

Goals and policies in this chapter build on the 1992 King County Countywide Planning Policies and the Multicounty Planning Policies in VISION 2050. Policies are organized into three sections:

- Supporting Growth – focusing on serving the region with a transportation system that furthers the Regional Growth Strategy;
- Mobility – addressing the full range of travel modes necessary to move people and goods efficiently within the region and beyond; and
- System Operations – encompassing the design, maintenance, and operation of the transportation system to provide for safety, efficiency, and sustainability.

Overarching Goal: *The region is well served by an integrated, multimodal transportation system that supports the regional vision for growth, efficiently moves people and goods, and is environmentally and functionally sustainable over the long term.*

Supporting Growth

An effective transportation system is critical to equitably achieving the Regional Growth Strategy and ensuring that centers are functional and appealing to the residents and businesses they are designed to attract. The policies in this section reinforce the critical relationship between development patterns and transportation and they are intended to guide transportation investments from all levels of government to effectively support local, county, and regional plans to accommodate growth. Policies in this section take a multimodal approach to serving growth, with additional emphasis on transit and non-motorized modes to support planned development in centers.

Goal Statement: *Local and regional development of the transportation system is consistent with and furthers realization of the Regional Growth Strategy.*

T-1 Work cooperatively with the Puget Sound Regional Council, the state, and other relevant agencies to finance and develop an equitable and sustainable multimodal transportation system that enhances regional mobility and reinforces the countywide vision for managing growth. Use VISION 2050, including the Regional Growth Strategy, and the Regional Transportation Plan as the policy and funding framework for creating a system of regional, countywide, local centers connected by a multimodal network including high-capacity transit, bus service, and an interconnected system of roadways, freeways and high-occupancy vehicle lanes.

T-2 Avoid construction of major roads and capacity expansion on existing roads in the Rural Area and Natural Resource Lands. Where increased roadway capacity is warranted to support safe and efficient travel through the Rural Area, appropriate rural development regulations and effective access management should be in place prior to authorizing such capacity expansion in order to make more efficient use of existing roadway capacity and prevent unplanned growth in the Rural Area.

T-3 Increase the share of trips made countywide by modes other than driving alone through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.

T-4 Reduce the need for new roadway capacity improvements through investments in transportation system management and operations, pricing programs, and transportation demand management strategies that improve the efficiency of and access to the current system.

T-5 Prioritize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, particularly to and within centers and along corridors connecting centers.

T-6 Develop station area plans for high-capacity transit stations and mobility hubs based on community engagement. Plans should reflect the unique characteristics, local vision for each station area including transit-supportive land uses, transit rights-of-way, stations and related facilities, multimodal linkages, safety improvements, place-making elements and minimize displacement.

T-7 Support countywide growth management and climate objectives by prioritizing transit service and pedestrian safety in areas where existing housing and employment densities support transit ridership and to designated regional and countywide centers and other areas planned for housing and employment densities that will support transit ridership.

T-8 Implement transportation programs and projects that address the needs of and promote access to opportunity for Black, Indigenous, and other People of Color, people with low and no-incomes, and people with special transportation needs.

T-9 Implement transportation programs and projects that prevent and mitigate the displacement of Black, Indigenous, and other People of Color, people with low and no- incomes, and people with special transportation needs.

T-10 Integrate transit facilities, services, and active transportation infrastructure with public spaces and private developments to create safe and inviting waiting and transfer environments to encourage transit ridership countywide.

T-11 Advocate for state policies, actions, and capital improvement programs that promote equity and sustainability, and that are consistent with the Regional Growth Strategy, VISION 2050, and the Countywide Planning Policies.

T-12 Prioritize funding transportation investments that support countywide growth targets and centers framework, and that enhance multimodal mobility and safety, equity, and climate change goals.

Mobility

Mobility is necessary to sustain personal quality of life and the regional economy. For individuals, mobility requires an effective transportation system that provides safe, reliable, and affordable travel options for people of all ages, incomes, and abilities. While the majority of people continue to travel by personal automobile, there are growing segments of the population (e.g., urban, elderly, teens, low-income, no-income, minorities, and persons with disabilities) that rely on other modes of travel such as walking, bicycling, and public transportation to access employment, education and training, goods and services.

The movement of goods is also of vital importance to the local and regional economy. International trade is a significant source of employment and economic activity in terms of transporting freight, local consumption, and exporting goods. The policies in this section are intended to address use and integration of the multiple modes necessary to move people and goods within and beyond the region. The importance of the roadway network, implicit in the policies of this section, is addressed more specifically in the System Operations section of this chapter.

Goal Statement: *A well-integrated, multimodal transportation system moves people and goods effectively and efficiently to destinations within the region and beyond.*

T-13 Advocate for and pursue new, innovative, and sustainable, funding methods including user fees, tolls, and other progressive pricing mechanisms that reduce the volatility of transit funding and fund the maintenance, improvement, preservation, and operation of the transportation system.

T-14 Promote the mobility of people and goods through a multimodal transportation system based on regional priorities consistent with VISION 2050 and local comprehensive plans.

T-15 Determine if capacity needs can be met from investments in transportation system operations and management, pricing programs, transportation demand management, public transportation, and system management activities that improve the efficiency of the current transportation system, prior to implementing major roadway capacity expansion projects. Focus on investments that are consistent with the Regional Growth Strategy and produce the greatest net benefits to people, especially communities and individuals where needs are greatest, and goods movement that minimize the environmental impacts of transportation.

T-16 Support effective management, maintenance, and preservation of existing air, marine and rail transportation capacity and infrastructure to address current and future capacity needs in cooperation with responsible agencies, affected communities, and users.

T-17 Promote coordinated planning and effective management to optimize the movement of people and goods in the region's aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.

T-18 Develop and implement freight mobility strategies that strengthen, preserve, and protect King County's role as a major regional freight distribution hub, an international trade gateway, and a manufacturing area while minimizing negative impacts on the community.

T-19 Address the needs of people who do not drive, either by choice or circumstances (e.g., elderly, teens, low-income, and persons with disabilities), in the development and management of local and regional transportation systems.

T-20 Consider mobility options, connectivity, active transportation access, and safety in the siting and design of transit stations and mobility hubs, especially those that are serviced by high-capacity transit.

T-21 Make transportation investments that improve economic and living conditions so that

industries and workers are retained and attracted to the region and the county.

T-22 Respond to changes in mobility patterns and needs for both people and goods, encouraging partnerships with nonprofit providers and the private sector where applicable.

System Operations

The design, management, and operation of the transportation system influence the region's growth and mobility and they have significant impacts on equity, addressing historical inequities, and our environment. Policies in this section stress the need to make efficient use of existing infrastructure, serve the broad needs of the users, address safety and public health issues, and design facilities that are a good fit for the surroundings. Implementation of the policies will require the use of a wide range of tools including, but not limited to:

- Technologies such as intelligent transportation systems and alternative fuels;
- Demand management programs for parking, commute trip reduction and congestion; and
- Incentives, pricing systems, and other strategies to encourage choices that increase mobility while improving public health and environmental sustainability.

Goal Statement: *A transportation system that is well-designed and managed to protect public investments, promote equitable access, provide mobility, promote public health and safety, and achieve optimum efficiency.*

T-23 Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility, extend useful life of assets, and avoid costly replacement projects.

T-24 Design and operate transportation facilities in a manner that is compatible with and integrated into the natural and built environments in which they are located. Incorporate features such as natural drainage, native plantings, and local design themes that facilitate integration and compatibility.

T-25 Reduce stormwater pollution from transportation facilities and improve fish passage through retrofits and updated design standards. When feasible, integrate with other improvements to achieve multiple benefits and cost efficiencies.

T-26 Develop a resilient transportation system (e.g., roadway, rail, transit, sidewalks, trails, air, and marine) and protect against major disruptions and climate change impacts. Develop prevention, adaptation, mitigation, and recovery strategies and coordinate disaster response plans.

T-27 Promote the use of pricing strategies and transportation system management and operations tools to effectively manage the transportation system and provide an equitable, stable, and sustainable transportation funding source to improve mobility.

T-28 Promote road and transit facility design that includes well-defined, safe, and appealing spaces for pedestrians and bicyclists.

T-29 Design roads, including retrofit projects, to accommodate a range of travel modes within the travel corridor in order to reduce injuries and fatalities, contribute to achieving the state goal of zero deaths and serious injuries, and encourage physical activity.

T-30 Develop a transportation system that minimizes negative health and environmental impacts to all communities, especially Black, Indigenous, and other People of Color communities and low-income communities, that have been disproportionately affected by transportation decisions.

T-31 Provide equitable opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in local transit, countywide, and regional transportation plans and systems.

T-32 Plan and develop a countywide transportation system that supports the connection between land use and transportation, and essential travel that reduces greenhouse gas emissions by advancing strategies that shorten trip length or replace vehicle trips to reduce vehicle miles traveled.

T-33 Apply technologies, programs, and other strategies (e.g., intelligent transportation systems (ITS), first and last mile connections) to optimize the use of existing infrastructure and support equity; improve mobility; and reduce congestion, vehicle miles traveled, and greenhouse gas emissions.

T-34 Promote the expanded use of alternative fuel and zero emission vehicles by the general public with measures such as converting transit, public, and private fleets; applying incentive programs; and providing for electric vehicle charging stations.

PUBLIC FACILITIES AND SERVICES

Overarching Goal: *County residents in both Urban and Rural Areas have timely and equitable access to the public services needed to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy.*

Urban and Rural Levels of Service

The Growth Management Act directs jurisdictions and special purpose districts to provide public facilities and services to support development. The Growth Management Act distinguishes between urban and rural services and states that land within the Urban Growth Area should be provided with a full range of services necessary to sustain urban communities while land within the Rural Area should receive services to support a rural lifestyle. Certain services, such as sanitary sewers, are allowed only in the Urban Growth Area, except as otherwise authorized. The Growth Management Act also requires jurisdictions to determine which facilities are necessary to serve the desired growth pattern and how they will be financed, to ensure timely provision of adequate services and facilities.

PF-1 Provide a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy and adopted growth targets and limit the availability of urban services in the Rural Area consistent with VISION 2050. Avoid locating urban serving facilities in the Rural Area.

Collaboration Among Jurisdictions

More than 100 special purpose districts, including water, sewer, flood control, stormwater, fire, school, and other districts, provide essential services to the residents of King County. While cities are the primary providers of services in the Urban Growth Area, in many parts of the county special purpose districts also provide essential services. Coordination and collaboration among all of these districts, the cities, King County, the tribes, and neighboring counties is key to providing efficient, high-quality, and reliable services to support the Regional Growth Strategy.

PF-2 Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.

PF-3 Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

PF-4 Recognize cities as the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is

proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

Utilities

Utilities include infrastructure and services that provide water, sewage treatment and disposal, solid waste disposal, energy, telecommunications, and human and community services. Providing these utilities in a cost-effective way is essential to maintaining the health and safety of King County residents and to implementing the Regional Growth Strategy.

Water Supply

Conservation and efficient use of water resources are vital to ensuring the reliability of the region's water supply, the availability of sufficient water supplies for future generations, and the environmental sustainability of the water supply system.

PF-5 Develop plans for long-term water provision to support growth and to address the potential impacts of climate change and fisheries protection on regional water resources.

PF-6 Ensure that all residents have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

PF-7 Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to ensure reliable, sustainable, and cost-effective sources of water for all users and needs, including residents, businesses, fire districts, and aquatic species.

PF-8 Plan and locate water systems in the Rural Area that are appropriately sized for rural uses and densities and that do not increase development potential in the Rural Area.

PF-9 Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

PF-10 Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

PF-11 Require water reuse and reclamation, where feasible, especially for high-volume non-potable water users such as parks, schools, and golf courses.

Sewage Treatment and Disposal

Within the Urban Growth Area, connection to sanitary sewers is necessary to support the Regional Growth Strategy and to accommodate urban densities. Alternatives to the sanitary sewer system and the typical septic system are becoming more cost effective and therefore, more available. Alternative technology may be appropriate when it can perform as well or better than sewers in the Urban Growth Area. Septic systems are not considered to be alternative technology within the Urban Growth Area.

In the Rural Area and Natural Resource Lands, which are characterized by low-density development, sewer service is not typically provided. In cases where public health is threatened, sewers can be provided in the Rural Area but only if connections are strictly limited. Alternative technology may be necessary to substitute for septic systems in the Rural Area.

PF-12 Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) Single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
- b) Development served by alternative technology that:
 - 1) Provide equivalent performance to sewers;
 - 2) Provide the capacity to achieve planned densities; and
 - 3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.

PF-13 Prohibit sewer service in the Rural Area and on Natural Resource Lands except:

- a) Where needed to address specific health and safety problems threatening existing structures; or
- b) As allowed by Countywide Planning Policy DP-49; or
- c) As provided in Appendix 5 (March 31, 2012 School Siting Task Force Report).

Sewer service authorized consistent with this policy shall be provided in a manner that does not increase development potential in the Rural Area.

Solid Waste

King County and the entire Puget Sound region are recognized for successful efforts to collect recyclable waste. Continuing to reduce and reuse waste will require concerted and coordinated efforts well into the future. It is important to reduce the waste stream going into area landfills to extend the usable life of existing facilities and reduce the need for additional capacity.

PF-14 Reduce the solid waste stream and encourage reuse and recycling.

Energy

While King County consumers have access to electrical energy derived from hydropower, there are challenges for securing long-term reliable energy and for becoming more energy efficient.

PF-15 Reduce the rate of energy consumption through efficiency and conservation as a means to lower energy costs and mitigate environmental impacts associated with traditional energy supplies.

PF-16 Invest in and promote the use of low-carbon, renewable, and alternative energy resources to help meet the county's long-term energy needs, reduce environmental impacts associated with traditional energy supplies, and increase community sustainability.

Telecommunications

A telecommunications network throughout King County is essential to fostering broad economic vitality and equitable access to information, goods and services, and opportunities for social connection.

PF-17 Plan for the equitable provision of telecommunication infrastructure and affordable, convenient, and reliable broadband internet access to businesses, and to households of all income levels, with a focus on underserved areas.

Human and Community Services

Public services beyond physical infrastructure are also necessary to sustain the health and quality of life of all King County residents. In addition, these services play a role in distinguishing urban communities from rural communities and supporting the Regional Growth Strategy.

PF-18 Provide human and community services to meet the needs of current and future residents in King County communities through coordinated, equitable planning, funding, and delivery of services by the county, cities, and other agencies.

Locating Facilities and Services

VISION 2050 calls for a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy, and for limiting the availability of services in the Rural Area. In the long term, there is increased efficiency and cost-effectiveness in siting and operating facilities and services that serve a primarily urban population within the Urban Growth Area. At the same time, those facilities and services that primarily benefit rural populations provide a greater benefit when they are located within neighboring cities and rural towns.

PF-19 Locate schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). If possible, locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

PF-20 Jurisdictions shall work collaboratively with school districts to ensure the availability of sufficient land and the provision of necessary educational facilities within the Urban Growth Area through compliance with PF-22 and PF-23 and through the land use element and capital facilities element of local comprehensive plans.

PF-21 Locate new schools and institutions primarily serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). Locate new community facilities and services that primarily serve rural residents in neighboring cities and rural towns, with the limited exceptions when their use is dependent upon a rural location and their size and scale supports rural character.

Public school facilities to meet the needs of growing communities are an essential part of the public infrastructure. Coordination between each jurisdiction's land use plan and regulations and their respective school district[s] facility needs are essential for public school capacity needs to be met. The following policy applies countywide and requires engagement between each school district and each city that is served by the school district. The policy also applies to King County as a jurisdiction for areas of unincorporated King County that are within a school district's service boundary. The policy initiates a periodic procedure to identify if there are individual school district siting issues and if so, a process for the school district and jurisdiction to cooperatively prepare strategies for resolving the issue.

PF-22 Plan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected residential development consistent with adopted comprehensive plan policies and growth forecasts. Cooperatively work with each school district located within the jurisdiction's boundaries to evaluate the school district's ability to site school facilities necessary to meet the school district's identified student capacity needs. Use school district capacity and enrollment data and the growth forecasts and development data of each jurisdiction located within the school district's service boundaries.

Commencing in January 2016 and continuing every two years thereafter, each jurisdiction and the school district(s) serving the jurisdiction shall confer to share information and determine if there is development capacity and the supporting infrastructure to site the needed school facilities.

If not, cooperatively prepare a strategy to address the capacity shortfall. Potential strategies may include:

- a) Shared public facilities such as play fields, parking areas and access drives;
- b) School acquisition or lease of appropriate public lands;
- c) Regulatory changes such as allowing schools to locate in additional zones or revised development standards; and
- d) School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs.

In 2017, and every two years thereafter, King County shall report to the GMPC on whether the goals of this policy are being met. The GMPC shall identify corrective actions as necessary to implement this policy.

PF-23 Coordinate and collaborate with school districts to build new and expand existing school facilities within the Urban Growth Area. Jurisdictions and school districts should work together to employ strategies such as:

- a) Identifying surplus properties and private properties that could be available for new school sites;
- b) Creating opportunities for shared use of buildings, fields, and other facilities;
- c) Reviewing development regulations to increase the areas where schools can be located and to enable challenging sites to be used for new, expanded, and renovated schools;
- d) Prioritizing and simplifying permitting of schools;
- e) Considering the feasibility of locating playfields on land in the rural area directly adjacent to school sites located within the urban area and with direct access from the urban area;
- f) Partnering with school districts in planning and financing walking and biking routes for schools; and
- g) Encouraging more walking, biking, and transit ridership for students, teachers, and staff.

Strategies should recognize the school district's adopted educational program requirements, established and planned school service areas, limited availability of developable sites, and established and planned growth patterns and enrollment projections.

Siting Public Capital Facilities

While essential to growth and development, regional capital facilities can disproportionately affect the communities in which they are located. It is important that all jurisdictions work collaboratively and consider environmental justice principles when siting these facilities to foster the development of healthy communities for all.

PF-24 Site or expand essential public facilities or facilities of regional importance within the county using a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities, and that equitably disperses impacts and benefits while supporting the Countywide Planning Policies.

PF-25 Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.

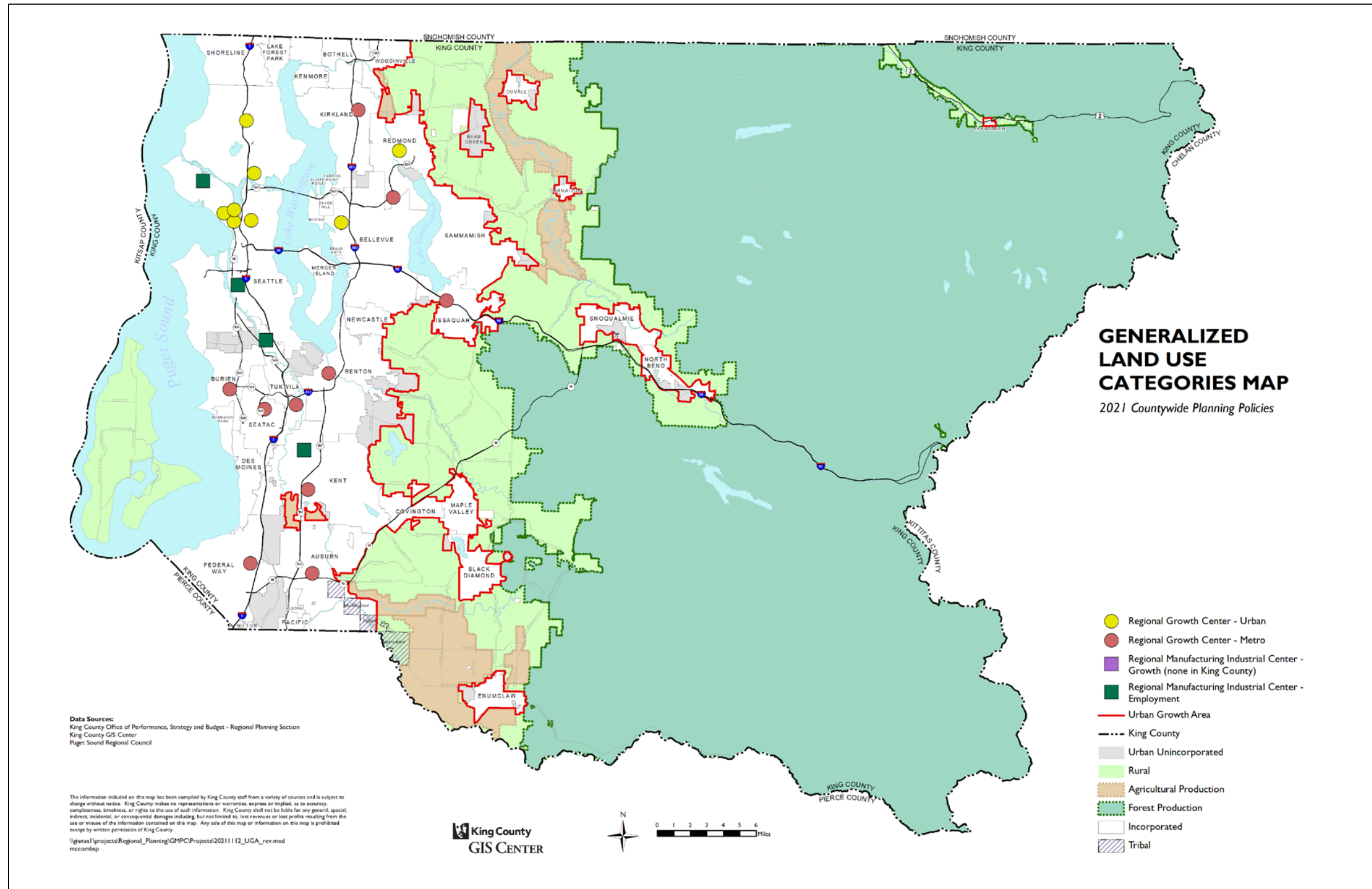
Public Facility and Disaster Preparedness

Community resilience is the ability to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. The King County Regional Hazard Mitigation Plan, which was approved in 2020, assesses natural and human-caused hazards that can impact the county. Coordinated planning across all jurisdictions and agencies in King County is the best way to establish broad community resilience. Lack of planning for resilience leads to disproportionate impacts on vulnerable populations.

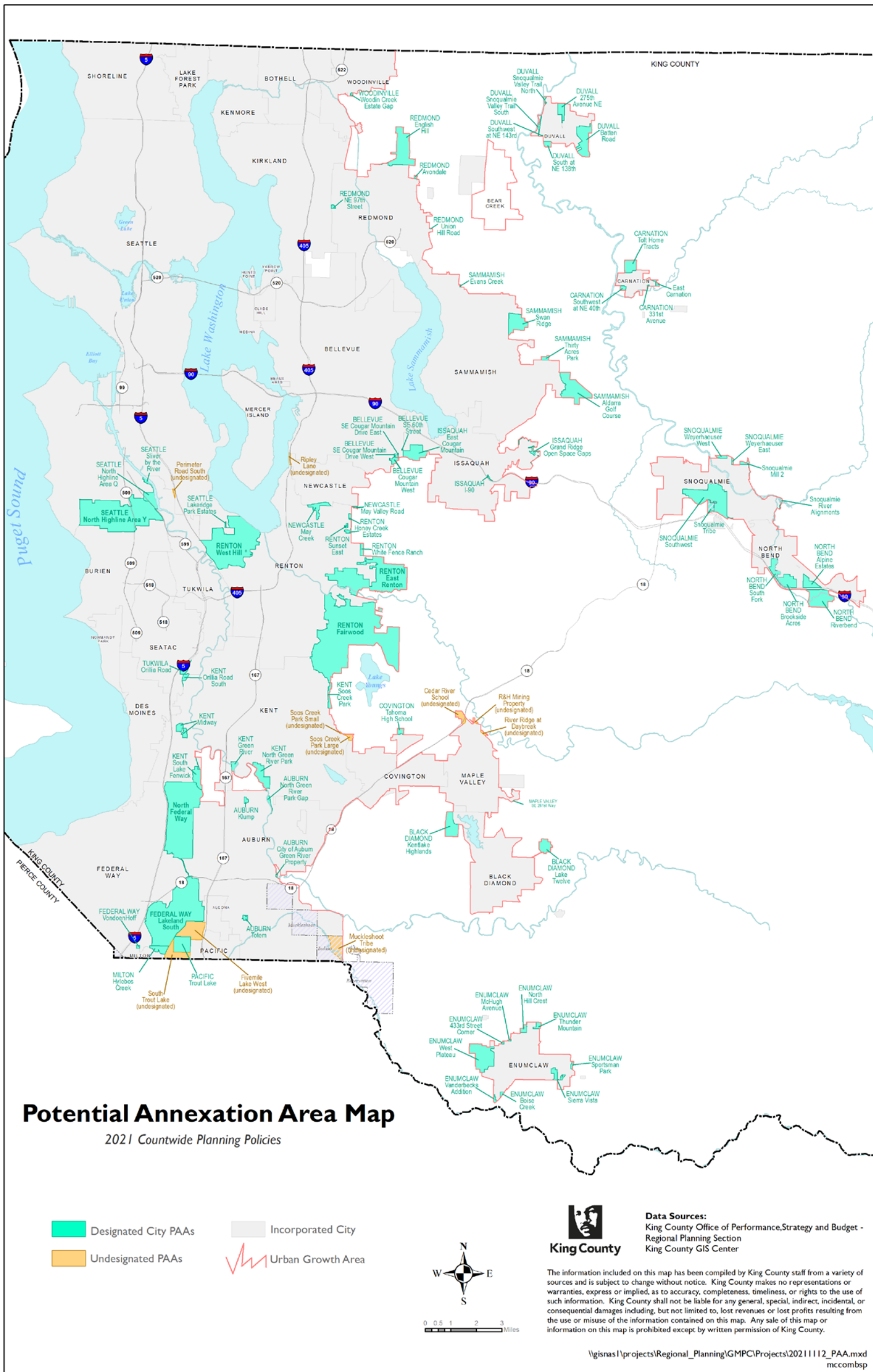
PF-26 Support coordinated planning for public safety services and programs, including emergency management, in partnership with frontline communities.

PF-27 Establish new or expanded sites for public facilities, utilities, and infrastructure in a manner that ensures disaster resiliency and public service recovery.

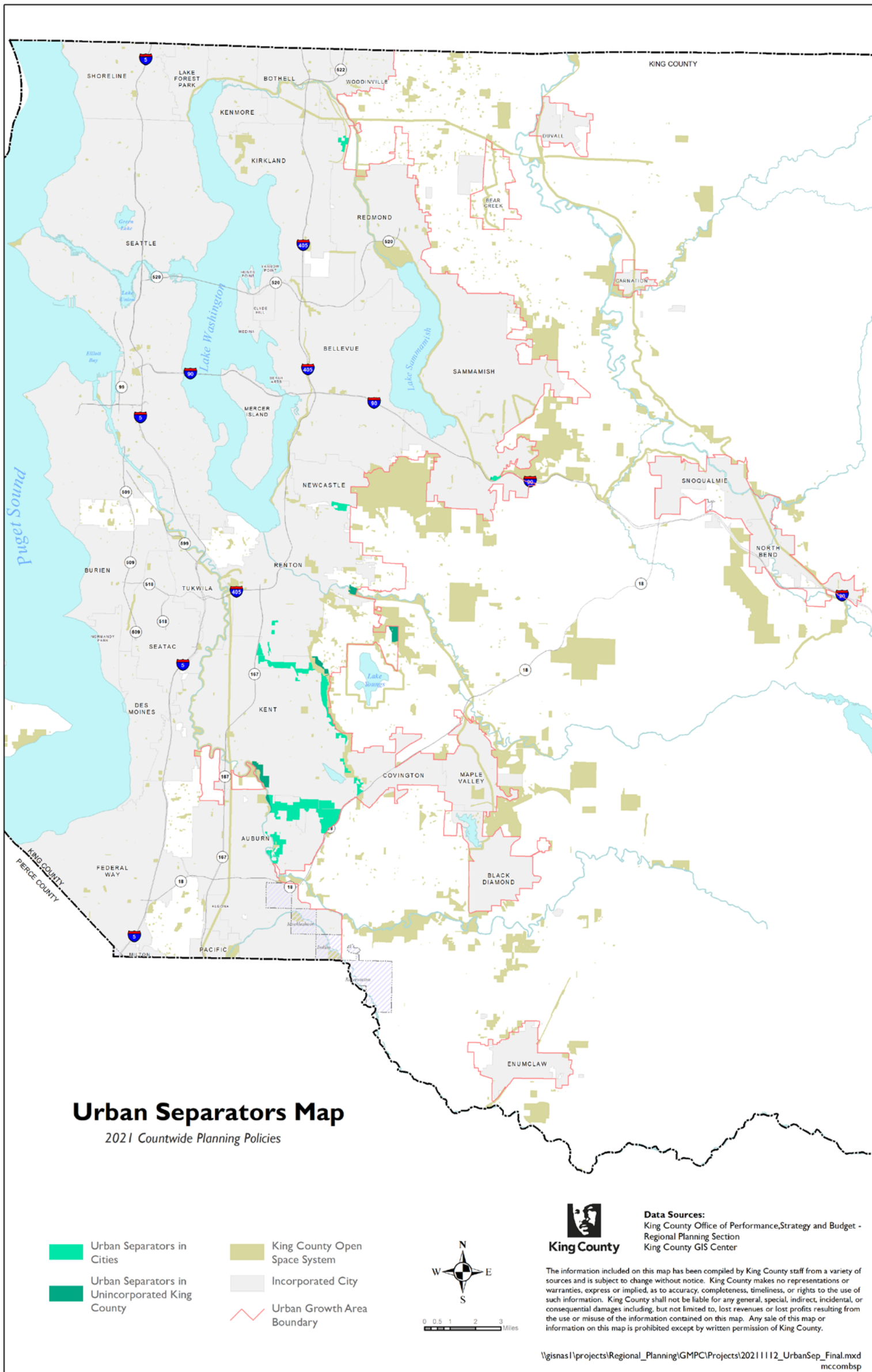
Appendix 1: Generalized Land Use Categories Map



Appendix 2: Potential Annexation Areas Map



Appendix 3: Urban Separators Map



Appendix 4: Housing Technical Appendix

Policy H-1: Countywide Need

Each jurisdiction, as part of its Comprehensive Plan housing analysis, will need to address affordability and the condition of existing housing supply as well as its responsibility to accommodate its share of the countywide need for affordable housing as defined in policy H-1. In order for each jurisdiction to address its share of the countywide housing need for extremely low-, very low-, and low-income housing, a four-step approach should be followed:

1. Conduct a housing inventory and analysis;
2. Implement policies and strategies to equitably meet housing needs;
3. Measure results and provide accountability; and
4. Adjust strategies to meet housing needs.

Countywide need, also called the countywide affordable housing need, is the number of additional, affordable homes needed by 2044 so that no household at or below 80 percent AMI spends more than 30 percent of their income on housing. The countywide need for housing is estimated at 263,000 affordable homes affordable at or below 80 percent AMI that need to be built or preserved by 2044 as shown in Table H-1. The countywide need estimate includes both homeownership and rental units and accounts for people experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30 percent AMI) allows those households to vacate units affordable within the next highest income category (e.g., greater than 30 percent AMI and less than or equal to 50 percent of AMI) each year, in turn addressing needs of cost-burdened households in that income level. The estimates in Table H-1 assume that housing units equal to 1/25th of the cost burdened households in each category in 2019 are added annually in each income category until cost burden is eliminated, which occurs in different years for different income categories due to the vacating unit process described earlier. The estimates of housing units needed to address growth also assume income distribution of households added through growth is the same as existing income distribution.

Estimating Local Housing Need

While the CPPs do not prescribe a jurisdictional share of countywide affordable housing need, per RCW 36.70A.070 jurisdictions must include in the housing element of their comprehensive plan:

- an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
 - (i) Units for moderate, low, very low, and extremely low-income households;

Countywide housing need, housing affordability, and income-restricted housing unit data provided in Tables H-1 and H-2 and through the King County Regional Affordable Housing Dashboard can assist jurisdictions in estimating their local affordable housing needs. Sample calculations using a simplified methodology and potential policy responses for three jurisdictions of varying size and affordability are provided below. As a reminder, Policy H-1 and Table H-1 provides that the countywide need for housing in 2044 by percentage of AMI is:

30 percent and below AMI (extremely low)	15 percent of total housing supply
31-50 percent of AMI (very low)	15 percent of total housing supply
51-80 percent of AMI (low)	19 percent of total housing supply

The sample jurisdictional calculations use fictional data from Table H-3.

Table H-2: Fictional Jurisdictional Data

Jurisdiction	Current Housing Units (HU) (2013-2017)								
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		All Incomes
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU
Jurisdiction A	2,000	3%	3,000	4%	7,000	10%	58,000	83%	70,000
Jurisdiction B	2,500	4%	20,000	33%	18,000	30%	20,000	33%	60,500
Jurisdiction C	300	3%	600	6%	1,600	17%	7,000	74%	9,500

Source: 2013 - 2017 CHAS

Jurisdiction	Income-Restricted Housing Units (HU) (2019)					
	0-30% AMI		31-50% AMI		51-80% AMI	
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU
Jurisdiction A	300	0.4%	500	0.7%	2,100	3.0%
Jurisdiction B	300	0.5%	1,200	2.0%	1,800	3.0%
Jurisdiction C	0	0.0%	70	0.7%	80	0.8%

Source: King County Income-restricted Housing Database

Jurisdiction	Future Affordable Housing Need (2044 total units * Countywide Housing Need)								
	0-30% AMI		31-50% AMI		51-80% AMI		Current Housing Units	2044 Housing Growth Target	Total Housing Units in 2044
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU			
Jurisdiction A	15,750	15%	15,750	15%	19,950	19%	70,000	35,000	105,000
Jurisdiction B	10,875	15%	10,875	15%	13,775	19%	60,500	12,000	72,500
Jurisdiction C	1,710	15%	1,710	15%	2,160	19%	9,500	1900	11,400

Note: This applies the countywide need for affordable housing to each jurisdiction's projected total housing units in 2044

Jurisdiction	Difference from Current Housing Units to 2044 Need		
	0-30% AMI	31-50% AMI	51-80% AMI
	# of HU	# of HU	# of HU
Jurisdiction A	13,750	12,750	12,950
Jurisdiction B	8,375	-9,125	-4,225
Jurisdiction C	1,410	1,110	566
Note: This table shows the gap or overage between the 2044 Housing Unit Need and Current Housing Units			

Jurisdiction	Difference from Current Income-Restricted Housing Units to 2044 Need		
	0-30% AMI	31-50% AMI	51-80% AMI
	# of HU	# of HU	# of HU
Jurisdiction A	15,450	15,250	17,850
Jurisdiction B	10,575	9,675	11,975
Jurisdiction C	1,710	1,640	2,086
Note: This shows the gap or overage between the 2044 Housing Unit Need and Current Income-Restricted Housing Units			

Jurisdiction A: Large, generally unaffordable

Analysis: Jurisdiction A is a larger jurisdiction with a relatively limited supply of housing affordable to households at or below 80 percent AMI (3 percent, 4 percent, and 10 percent of housing units for 0-30 percent, 31-50 percent, and 51-80 percent AMI respectively). Based on its housing growth target, to meet a proportional share of countywide housing need by 2044, the jurisdiction will need 15,750 units affordable to 0-30 percent AMI, 15,750 units affordable to 31-50 percent AMI and 19,950 units affordable to 51-80 percent AMI. This is a sizeable need compared to current levels of affordability.

Potential Policy Response: Given the low levels of currently affordable and income-restricted housing in the community, the jurisdiction will need to employ a diversity of tools – from public subsidy to policy tools like increasing the amount of land zoned for multifamily housing to meet affordability needs. For example, currently, only 3 percent, or 2,000 units, in the jurisdiction are affordable to households at or below 30 percent AMI. Of these units, only 300 are income-restricted. This means the jurisdiction will need to focus significant attention on creating new deeply affordable units as well as preserving any currently affordable units that are not income-restricted. Given the scale of the affordability gap, however, the jurisdiction’s primary focus should be on income-restricted housing production strategies. This could also include purchasing currently unaffordable housing units and holding rents relatively steady until they are affordable, a strategy recently employed by the King County Housing Authority. As the

impact of overall housing supply increases on prices are uncertain, the jurisdiction should monitor affordability levels as overall supply of unrestricted housing units increases.

Jurisdiction B: Medium, currently affordable to all but the lowest incomes

Analysis: Jurisdiction B is a medium-sized jurisdiction with a large supply of housing affordable to households at 31-80 percent of AMI. If that housing was preserved at current affordability levels, it would more than provide a proportional share of housing to meet countywide affordable housing need. However, the jurisdiction lacks housing affordable to households at the lowest income level (0-30 percent AMI) and only a small portion of its housing is income-restricted, leaving prices vulnerable to market forces and residents vulnerable to displacement.

Potential Policy Response: Given the current levels of affordability in the community, Jurisdiction B should focus on rehabilitation and preservation of both income-restricted housing at or below 80 percent AMI and unrestricted housing affordable at all income levels, and production of housing affordable to households at or below 30 percent AMI. Preservation may entail supporting affordable housing providers in the purchase of housing units that are currently affordable to households at or below 80 percent AMI, as well as investing in programs that improve the quality and safety of existing housing stock.

Jurisdiction C: Small, moderately affordable, low growth target, limited transit, large lot sizes

Analysis: Jurisdiction C is a smaller jurisdiction with some existing housing affordable to households at or below 80 percent AMI, but very little income-restricted housing. Compared to jurisdictions A and B, it has a low growth target, meaning that its future need for affordable housing is much larger than its projected growth. In addition, the jurisdiction lacks significant plans for transit investment and most of the current housing is on very large-sized lots, as prescribed by current zoning.

Potential Policy Response: Jurisdiction C will need to explore preservation and production tools appropriate to its context to increase its supply of affordable housing, particularly income-restricted housing. Likely, it will need to use land use policies to increase the diversity of housing types in the jurisdiction, as well as use public resources to support affordable housing production. The jurisdiction may also wish to engage with neighboring jurisdictions with better transit and employment access to determine if it makes sense to contribute to affordable housing production elsewhere in its sub-region in order to support job and service access for residents of affordable housing. However, this approach should be balanced with attention to providing equitable access to high opportunity areas, such as areas with quality schools and open space, to low-income residents and residents of color.

Policy H-2: Extremely Low-Income Households

The countywide need is the greatest for households at or below 30 percent AMI (extremely low-income). It will take significant cross-sector and cross-jurisdictional collaboration and resources to effectively and equitably meet the needs of these households. Jurisdictions are encouraged to explore emerging best practices to effectively meet the needs of extremely low-income households, including but not limited to:

- mitigating environmental concerns for compromised properties with proposed permanent supportive housing (PSH) projects;
- prioritizing vacant lands for PSH over other uses;
- making surplus publicly-owned lands suitable for 0-30 percent AMI housing development available for long-term lease or purchase at a reduced cost for extremely low-income housing;
- creating a unique dwelling type for PSH coupled with cost reduction strategies for this housing type;
- reducing fees, taxes, permit and hookup fees for PSH projects;
- streamlining design and permit review for PSH projects;
- increasing buildable height and/or floor area ratio for PSH; and
- reducing or removing cost requirements such as vehicular parking requirements for PSH.

Policy H-3: Housing Supply and Needs Analysis

As set forth in policy H-4, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local Housing Elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. As is noted in policy H-1, H-2, and H-4, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address its share of the countywide affordable housing need.

The purpose of this section is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council’s report, “Housing Element Guide: A PSRC Guidance Paper (July 2014),” Washington State Department of Commerce’s report, “Guidance for Developing a Housing Needs Assessment” (March 2020); and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The Washington State Department of Commerce also provides useful information about housing requirements under the Growth Management Act in the “Growth Management Planning for Housing - Washington State Department of Commerce” portion of their website

Housing Supply

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs.

Table H-3 shows the current housing supply by jurisdiction and affordability levels, using data from 2013-2017 CHAS broken out by different income segments and 2019 housing unit data estimated by the Washington State Office Financial Management (OFM) which OFM does not break out by income segments. The 2019 OFM data serves as the base year for each jurisdiction's 2044 housing growth targets and appears in Table H-1. The OFM housing units were allocated to different AMI bands by applying the percent share of total housing supply in each income segment as reported in the 2013-2017 CHAS data to the total housing units reported by OFM for 2019. These 2019 current housing units in each income segment are added to the countywide need (the total additional affordable housing units needed between 2019-2044) by AMI reported in Table H-1 to determine the Total Affordable Housing Units Needed by 2044.

Figures in Table H-3 include both rental and ownership units. Note that while some jurisdictions have an adequate supply of housing affordable to low-income households (51 to 80 percent of AMI) and very low-income households (31-50 percent of AMI), no jurisdiction in the county has sufficient housing affordable to extremely low-income households (0 to 30 percent of AMI) to meet a proportional share of existing needs as shown in Table H-1. This is where the greatest need exists and should be a focus for all jurisdictions.

Table H-3 will be updated annually and will be made publicly available on the Regional Affordable Housing Dashboard. While Table H-3 provides a starting point for understanding current housing supply by jurisdiction, other metrics are required to fully measure housing need. Jurisdictions may choose to supplement the data in Table H-3 with other data sources, such as PUMS, ACS, or their own housing inventories that may be more current or use different underlying assumptions. Because data sources vary in the time period they measure, the assumptions required to analyze the data, and the sampling techniques they use, they may produce results that do not perfectly align with Table H-3. Jurisdictions should use the methodology documented here to explain the causes and implications of differences between alternative methodologies and the information presented in Table H-3.

The methodology used to calculate current housing units in Table H-3 is summarized as follows:

1. CHAS data is downloaded from the [HUD website](#). Select the most recent vintage of data (in this instance it was 2013-2017 ACS 5-year average data") for the data year, select the "Counties split by Place" Geographic Summary Level, which provides data at a

jurisdictional level, select “csv” for the file type, and then download the data. This will download all the CHAS tables, as well as a data dictionary.

2. Tables 17A, 17B, 18A, 18B, and 18C have data on housing units and what AMI brackets they are affordable at. Tables 17A and 17B include data on vacant units for ownership and rental units respectively. These vacant units are included in the totals, because while vacant units are not currently being rented, they are still a part of a jurisdiction’s housing supply, and many vacant units are available to rent or buy. Tables 18A, 18B, and 18C include data on occupied ownership units with a mortgage, occupied ownership units without a mortgage, and occupied rental units respectively. All these units are also included in the totals in Table H-3.
3. To calculate how many units are in each jurisdiction at each AMI band, calculate those totals for tables 17A, 17B, 18A, 18B, and 18C and then sum them all together. To calculate total numbers of units by AMI, use the subtotal columns of the CHAS data. The data dictionary that comes with the CHAS tables shows which columns are subtotal columns. Multiple subtotal columns must be added together to get the total number of units affordable at a certain AMI. For example, in Table 18A, to get the total number of units affordable at 0-50 percent AMI, the columns T18B_est3, T18B_est28, T18B_est53, T18B_est78 must be summed, as each column represents a different number of units in the structure. The columns that must be summed together differ slightly based on the table. Refer to the data dictionary to ensure that the correct columns are chosen, as these may change slightly year to year.
4. CHAS uses RHUD for rental units and VHUD for ownership units as measures of affordability that correspond to AMI. For example, units that have a value of “less than or equal to RHUD30” are marked as being affordable at 0-30 percent AMI. Unlike with rental units, for the home ownership units found in tables 17A, 18A, and 18B, CHAS does not differentiate between VHUD0 to VHUD30 units and VHUD 30 to VHUD50 units. It instead combines them all into a “Value less than or equal to VHUD50” category. Since affordability is measured at 0-30 percent AMI and 30-50 percent AMI separately in Table H-3, assume that all units in the “Value less than or equal to VHUD50” are actually only affordable at 30-50 percent AMI, and are included in that column. Thus, all 0-30 percent AMI units in Table H-3 are rental units. This assumption is made because of the distribution of home prices in King County, where almost no homes are affordable to households making 0-30 percent AMI.
5. Once each of Tables 17A, 17B, 18A, 18B, and 18C have been totaled to get the number of units available at each AMI band, and the home ownership units in the “Value less than or equal to VHUD50” category have been recoded to be equal to 30-50 percent AMI, combine the totals of each table to get countywide totals. RHUD and VHUD

categories should now line up for all categories up to 80 percent AMI and can thus be combined and re-labeled with the AMI categories seen in Table H-3. While categories above 80 percent don't align between renter and ownership tables, they can all be combined into one over 80 percent AMI category.

6. Then take the sum of each AMI band to get the value in the "All Incomes" column. These values may differ slightly from the total units calculated using the CHAS "Total" columns, as individual "Subtotal" columns round units in the "Subtotal" columns (see [here for more information](#) on CHAS's rounding methodology). This has only a minimal impact on overall totals. Then, calculate what percentage of each jurisdiction's housing supply is in each AMI band by dividing the number of units in each AMI band by the total number of units. Note that the totals included in the "% of Total HU" columns in table H-3 are rounded. The actual, unrounded percentages are used in the following steps. To calculate the unrounded percentages, in the "Housing Units (HU) 2017" section of the table divide the "# of HU" column amounts by the "Total HU" column amount for each jurisdiction.
7. To find the "All Housing" units data in the "2019 HU" column refer to the King County rows in the "2019 Postcensal Estimate of Total Housing Units" column in the Washington State Office of Financial Management's (OFM) April 1 postcensal estimates of housing: 1980, 1990-present. Sum these values to get the total estimated housing units for 2019 countywide.
8. To break out OFM's reported total countywide housing unit number, apply the percent share of housing units by AMI found in the "% of Total HU" columns to the total housing units reported by OFM for each jurisdiction in the "Total HU" column in the "HU 2019" section of the table for each jurisdiction and each AMI band. Then sum all jurisdictions totals together for each AMI band, then round the total to the nearest thousandth. This will give you the total units reported in "Countywide Total HU, 2019" row.
9. Add the current "Countywide Total HU, 2019" totals by AMI with the "Total Additional Affordable Housing Units Needed" (2019-2044) by AMI reported in Table H-1 to determine the Total Affordable Housing Units Needed by 2044 in Table H-1, which includes current housing units.

Table H-3: Housing Affordability for King County Jurisdictions by Regional Geographies

Regional Geography and Jurisdiction	Housing Units (HU) 2017 ⁴								HU 2019 ⁵	
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		0-30% AMI	31-50% AMI
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU	Total HU
Metropolitan Cities										
Bellevue	1,750	3%	2,814	5%	6,363	11%	46,400	81%	57,327	62,372
Seattle	19,330	6%	32,655	10%	55,910	17%	212,875	66%	320,770	367,806
Core Cities										
Auburn	1,335	5%	9,400	38%	6,590	26%	7,660	31%	24,985	27,391
Bothell	390	4%	1,200	11%	2,075	19%	7,215	66%	10,880	12,208
Burien	985	5%	4,879	26%	5,155	27%	8,003	42%	19,022	20,793
Federal Way	1,430	4%	9,170	26%	12,450	35%	12,695	36%	35,745	37,257
Issaquah	715	5%	845	6%	1,770	12%	11,750	78%	15,080	16,801
Kent	1,970	4%	11,195	25%	14,769	33%	16,720	37%	44,654	48,228
Kirkland	1,125	3%	2,325	6%	4,775	13%	28,405	78%	36,630	39,312
Redmond	640	3%	1,325	5%	2,705	11%	20,365	81%	25,035	28,619
Renton	1,720	4%	7,285	19%	10,160	26%	20,133	51%	39,298	42,855
SeaTac	350	3%	3,400	34%	3,460	35%	2,799	28%	10,009	10,855
Tukwila	385	5%	2,150	30%	2,680	38%	1,909	27%	7,124	8,445
High Capacity Transit Communities										
Des Moines	585	5%	3,015	25%	2,999	25%	5,244	44%	11,843	12,898
Kenmore	255	3%	1,070	12%	1,190	14%	6,135	71%	8,650	9,485
Lake Forest Park	105	2%	344	7%	419	8%	4,325	83%	5,193	5,494
Mercer Island	270	3%	380	4%	400	4%	9,015	90%	10,065	10,506
Newcastle	60	1%	115	3%	480	11%	3,699	85%	4,354	5,214
Shoreline	1,180	5%	2,090	9%	4,440	20%	14,425	65%	22,135	24,127
Woodinville	150	3%	280	6%	495	10%	3,825	81%	4,750	5,450
Cities & Towns										
Algona	8	1%	404	43%	350	38%	169	18%	931	1,053
Beaux Arts	-	0%	8	6%	4	3%	114	90%	126	119
Black Diamond	40	2%	350	21%	230	14%	1,070	63%	1,690	1,808
Carnation	34	5%	119	19%	134	21%	354	55%	641	817
Clyde Hill	10	1%	39	3%	15	1%	1,055	94%	1,119	1,100
Covington	160	2%	790	11%	2,280	33%	3,770	54%	7,000	7,102
Duvall	50	2%	200	8%	250	10%	2,085	81%	2,585	2,684
Enumclaw	265	6%	1,469	31%	1,495	32%	1,515	32%	4,744	5,228
Hunts Point	4	3%	12	8%	4	3%	139	87%	159	186
Maple Valley	220	2%	530	6%	1,450	16%	6,650	75%	8,850	9,280
Medina	15	1%	19	2%	10	1%	1,125	96%	1,169	1,233
Milton	20	6%	99	28%	59	17%	175	50%	353	608
Normandy Park	150	5%	235	8%	220	8%	2,200	78%	2,805	2,876
North Bend	95	4%	340	14%	390	16%	1,565	65%	2,390	2,783
Pacific	40	2%	934	39%	840	35%	600	25%	2,414	2,460
Sammamish	180	1%	365	2%	853	4%	19,615	93%	21,013	22,159
Skykomish	4	6%	23	34%	8	12%	33	49%	68	173
Snoqualmie	45	1%	169	4%	293	7%	3,664	88%	4,171	4,748
Yarrow Point	4	1%	4	1%	8	2%	419	96%	435	416
Urban Unincorporated & Rural										
Unincorporated King County	2,465	3%	7,287	10%	12,223	17%	48,920	69%	70,895	93,179
Countywide Total HU, 2017⁵	38,539	5%	109,333	13%	160,401	19%	538,834	64%	847,107	956,128
Countywide Total HU, 2019⁶	44,000	5%	122,000	13%	180,000	19%	610,000	64%	956,000	
Countywide Total HU Needed by 2044	188,000	15%	185,000	15%	236,000	19%	644,000	51%	1,253,000	

⁴ Source: CHAS 2013-2017 (released August 25, 2020)

⁵ Source: 2019 data from Office of Financial Management’s April 1 postcensal estimates of housing: 1980, 1990-present. Percentages are rounded.

⁶ Extrapolated using the percent share of total housing units from CHAS 2013-2017 and 2019 total housing unit data from Washington State Office of Financial Management’s April 1 postcensal estimates of housing: 1980, 1990-present. Figures are rounded, see methodology above for how to recreate unrounded totals.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population, household and community trends that could impact future housing demand (e.g. aging of population). This data will be derived from a mixture of jurisdictional records, county datasets, state datasets, and federal datasets. The identified need for future housing should be consistent with the jurisdiction's population growth and housing targets. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan.

The following guidance is offered to ensure the housing inventory and analysis data is consistently utilized and reported by all jurisdictions in King County:

- *Affordability gap* means the comparison of a jurisdiction's housing supply as compared to the countywide need percentages expressed in policy H-1. 2013-2017 housing supply is included in table H-3 in this appendix. The County will update this table annually and make it available online.
- *Age* means built in 2014 or later, built 2010 to 2013, built 2000 to 2009, built 1990-1999, built 1980 to 1989, built 1970 to 1979, built 1960 to 1969, built 1950 to 1959, built 1940 to 1949, built 1939 or earlier.
- *Number of bedrooms* means no bedroom, 1 bedroom, 2 or 3 bedrooms, and 4 or more bedrooms.
- *Condition* means lacking complete plumbing facilities, lacking complete kitchen facilities, and/or no telephone service available.
- *Tenure* means renter-occupied and owner-occupied.
- *Income-restricted units* should be reported by AMI limit (i.e. ≤ 30 percent AMI, ≤ 50 percent AMI, and ≤ 80 percent AMI).
- *Moderate-density housing* means the following housing types: 1-unit attached; 2 units; 3 or 4 units; 5 to 9 units; 10 to 19 units. High-density housing means the following housing types: 20 or more units.
- *Household income by AMI* means equal to or less than 30 percent AMI, above 30 percent to 50 percent AMI; above 50 percent to 80 percent AMI, above 80 percent to 100 percent AMI, above 100 percent to 120 percent AMI, and above 120 percent AMI.
- *Housing cost burden* means a household spends more than 30 percent of its household income on housing costs.
- *Severe housing cost burden* means a household spends more than 50 percent of its household income on housing costs.

- *Displacement risk* means where residents and businesses are at greater risk of displacement based on PSRC’s index or equivalent composite set of risk indicators such as: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

Policy H-5: Evaluate Effectiveness

Prior to updating their comprehensive plan, a jurisdiction must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This will help a jurisdiction identify the need to adjust current policies and strategies or implement new ones. Where possible, jurisdictions are encouraged to identify actual housing units created, by affordability level, since their last comprehensive plan update.

This evaluation must also identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice. This exercise helps a jurisdiction understand what other strategies it should pursue beyond updating the comprehensive plan to meet the goals of this chapter. Some strategies, like inclusionary housing or new dedicated resources, will be easier to evaluate a quantitative impact and for others, it may be more qualitative. Jurisdictions without the ability to identify the impact of each policy may wish to describe the policies and programs that contributed to creating or preserving a given number of income-restricted units, special needs housing units, etc.

Policy H-6: Racial Exclusion and Discrimination

To inform a comprehensive plan strategy, a jurisdiction must also document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources.

A jurisdiction must also explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Examples of suitable data include, but are not limited to:

- homeownership rates by race/ethnicity and age;
- concentration or dispersion of affordable housing or housing choice voucher usage within the jurisdiction;
- affordability of housing in the jurisdiction to the median income household of different races and ethnicities;
- racial demographics by neighborhood, e.g. degrees of integration and segregation;

- access to areas of opportunity by race and ethnicity;
- demographics of residents in areas of high displacement risk; and
- results of fair housing testing performed or fair housing complaint data within a jurisdiction.

Jurisdictions must also identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including but not limited to:

- zoning that may have a discriminatory effect;
- disinvestment; and
- infrastructure availability.

Racially restrictive housing covenants, unrecognized treaties with tribes, current exclusionary zoning, and lack of investment in affordable housing are examples of discriminatory practices or policies a jurisdiction could include in an assessment. Jurisdictions should not limit their review to local policies and regulations. The region should share resources and work together to develop a shared understanding of how racist or discriminatory housing practices and disparities were perpetuated by all levels of government as well as the private sector. While each jurisdiction's assessment will be unique, King County jurisdictions are encouraged to identify federal, state, and regional practices as well as local.

Finally, a jurisdiction must demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. Using this information jurisdictions should identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions consistent with the policies in the "Implement Policies and Strategies to Equitably Meet Housing Needs" section.

Jurisdictions are encouraged to refer to the 2019 King County Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) to understand current barriers to fair housing choice. In addition to the guidance offered in this technical appendix, the County will support jurisdictions in identifying and compiling resources, such as University of Washington reports and databases, to support this analysis.

Policy H-7: Collaborate Regionally

The lack of homes affordable to low-income households is a regional problem that requires regional solutions. Jurisdictional collaboration with diverse partners is key to an effective regional response. Jurisdictions in their collaboration are encouraged to:

- address the countywide housing need;
- engage and collaborate with other entities in efforts to fund, site, and build affordable housing;
- join resources;
- raise public and private resources together to provide the additional subsidies required to develop housing at deeper levels of affordability;
- support affordable housing development or preservation in each other’s jurisdictions; and
- take other collaborative action to address the countywide housing need.

Partners collaborating with jurisdictions are encouraged to support the following needs:

- technical assistance;
- organizational capacity building;
- land donations;
- financial contributions for operating and capital needs to support affordable housing development, maintenance and operations needs;
- funding for other needs such as data and monitoring infrastructure; and
- advocate for efforts to fund, site, and build affordable housing.

Policies H-9 through H-24: Implement Policies and Strategies to Meet Housing Needs Equitably

Jurisdictions need to employ a range of policies, incentives, strategies, actions, and regulations tailored to equitably meet their housing need. The Puget Sound Regional Council’s Housing Innovations Program⁷ presents a range of strategies. The strategies can be filtered by objective, project type, and affordability level. Strategies marked with an asterisk include more detail and are proven to be particularly effective at meeting regional housing goals. The Municipal Research and Services Center (MSRC) and Washington State Department of Commerce also offers affordable housing-related resources on their websites, including information about techniques and incentives for encouraging and planning for housing affordability.

Local jurisdictions may also refer to this table for suitable strategies, largely derived from recommendations from the December 2018 Regional Affordable Housing Task Force Final Report and Recommendations. King County’s Department of Community and Human Services

⁷ PSRC Housing Innovations Program <https://www.psrc.org/hip>

will work to periodically update these suggestions on the King County website if new strategies and best practices emerge.

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>H-9 Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.</p>	<p>Suggested strategies to ensure the process to plan for meeting countywide housing need is equitable include:</p> <ul style="list-style-type: none"> • Providing capacity grants to organizations representing target communities to support engagement • Providing other support to ensure those most disproportionately impacted have equitable access to participate in planning discussions (e.g. evening meetings, translation services, food, and childcare or travel stipends) • Establishing clear decision-making structures that ensures disproportionately impacted populations’ needs and solutions are prioritized and community members and leaders, organizations, and institutions share power, voice, and resources
<p>H-10 Adopt intentional, targeted actions that repair harms to Black, Indigenous, and People of Color (BIPOC) households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6). Promote equitable outcomes in partnership with communities most impacted.</p>	<p>A suggested approach to identifying reparative strategies includes:</p> <ul style="list-style-type: none"> • Looking at how current policies are working to undo past racially exclusive and discriminatory land use and housing practices or where they might be perpetuating that history • When current policies are perpetuating the harm, implementing equitable countermeasures to remove those policies and their impacts and mitigate disparate impacts on housing choice, access, and affordability • Using PSRC’s Regional Equity Strategy and associated tools and resources to center equity in comprehensive planning processes and intended outcomes <p>Specific policies and strategies include:</p>

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • Reduce or eliminate exclusionary zoning • Implement anti-displacement strategies, which include addressing housing stability for low-income renters and owners as well as preserving cultural diversity of the community • Implement policies that increase affordable homeownership opportunities for Black, Indigenous, and People of Color communities • Distribute affordable housing throughout a jurisdiction, with a focus on areas of opportunity • Consider environmental health of neighborhoods where affordable housing exists or is planned and plan for environmentally healthy neighborhoods • Support and prioritize projects that promote access to opportunity, anti-displacement, and wealth-building opportunities for Black, Indigenous, and People of Color communities <p>Strategies for promoting equitable outcomes in partnership with communities most impacted include:</p> <ul style="list-style-type: none"> • Utilize an equity impact review tool when developing or implementing policies or strategies • Create and utilize a community engagement toolkit • Intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees
<p>H-11 Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.</p>	<p>Suggested strategies to help meet the need at these affordability levels include:</p> <ul style="list-style-type: none"> • Increase financial contributions to build, preserve, and operate long-term income-restricted housing

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • Increase the overall supply and diversity of housing throughout a jurisdiction, including both rental and ownership • Provide housing suitable for a range of household types and sizes, including housing suitable and affordable for households with special needs, low-, very low-, and extremely low-incomes Implement policies that incentivize the creation of affordable units, such as Multifamily Tax Exemption, inclusionary zoning, and incentive zoning, and density bonus • Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability • Implement policies that reduce the cost to develop affordable housing • Implement universal design principles to ensure that buildings and public spaces are accessible to people with or without disabilities • Support sustainable housing development • Promote units that accommodate large households and/or multiple bedrooms • Prioritize strategies for implementation that will result in the highest impact towards addressing the affordable housing gap at the lowest income levels
<p>H-12 Identify sufficient capacity of land for housing including, but not limited to: income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.</p>	<p>An approach to identifying sufficient capacity for housing types is:</p> <ul style="list-style-type: none"> • Consider the local and regional housing needs and available land capacity identified in H-4. For example, a jurisdiction that doesn't have any unhoused people may still need to provide sufficient capacity for this population if unmet need exists within the county or subregion

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • Determine if current capacity is sufficient to meet future needs. For example, most permanent supportive housing will require multifamily zoning Collaborate with other jurisdictions to identify the subregional or countywide capacity needed for these housing types if current need within a jurisdiction is substantially less than the countywide need for that housing type
<p>H-13 Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.</p>	<p>Suggested strategies to overcome cost barriers to housing affordability to consider addressing include:</p> <ul style="list-style-type: none"> • Reduce vehicular parking requirements • Reduce permitting timelines • Increase the predictability of the permitting process • Reduce sewer fees for affordable housing • Reduce utility, impact and other fees for affordable housing and Accessory Dwelling Units (ADUs) • Streamline permitting process for affordable housing development and ADUs • Update building codes to promote more housing growth and innovative, low-cost development • Explore incentives similar to the Multifamily Tax Exemption for the development of ADUs for low-income households • Maximize and expand use of the Multifamily Tax Exemption • Offer suitable public land at reduced or no cost for affordable housing development • Before implementing a policy, consider how it will impact the cost to build affordable homes
<p>H-14 Prioritize the use of local and/ regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for</p>	<p>Suggested strategies to effectively prioritize the use of resources include:</p>

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth-building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.</p>	<ul style="list-style-type: none"> • Partner with communities most disproportionately impacted by the housing crisis, including extremely low-income households and Black, Indigenous, and People of Color (BIPOC) communities to inform resource design and allocation decisions. These decisions should prioritize strategies that reduce and undo disproportionate harm to these communities consistent, recognizing that specific needs of these communities may vary based on location • Identify and prioritize underutilized publicly owned land and nonprofit/ faith communities for the creation of income-restricted housing, both rental and homeownership • Prioritize sites near transit, quality schools, parks and other neighborhood amenities • Fund acquisition and development of prioritized sites • Prioritize public funding resources in a manner consistent with policy H-9 • Consider the countywide median income levels of BIPOC households when designing affordable homeownership programs and set the affordability levels such that they are accessible to the median BIPOC households considered
<p>H-15 Increase housing choices for everyone—particularly those earning lower wages—that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and building policies in place that allow and encourage housing production at levels that improve jobs-</p>	<p>Strategies to increase housing choice near employment and affordable to all include but are not limited to⁸:</p> <ul style="list-style-type: none"> • Update zoning and land use regulations (including in single-family low-rise zones) to increase density and diversify housing choices, including but not limited to:

⁸ PSRC’s Housing Innovations Program (HIP) website provides a searchable database of dozens of suggested strategies. Please refer to their database for a more comprehensive list of strategies.

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>housing balance throughout the county across all income levels.</p>	<ul style="list-style-type: none"> ○ Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs) ○ Duplex, Triplex, Four-plex ○ Zero lot line townhomes, row houses, and stacked flats ○ Micro/efficiency units ○ Manufactured housing preservation ○ Group homes ○ Foster care facilities ○ Emergency housing ○ Emergency shelters ○ Permanent supportive housing ○ Low-rise and high-density multifamily development ○ Housing development that accommodates large households and/or multiple bedrooms ● Implement strategies that provide for affordable housing near employment centers, such as: <ul style="list-style-type: none"> ○ Project-level tools like affordability covenants when funding income-restricted units or development agreements ○ Incentives such as density bonuses, incentive zoning, or Multifamily Tax Exemption ○ Other regulatory tools such as commercial linkage fees, inclusionary zoning, or TOD overlays ○ Other financial tools such as public land for affordable housing
<p>H-16 Expand the supply and range of housing types—including affordable units—at densities sufficient to maximize the benefits of transit investments throughout the county.</p>	<p>Suggested zoning, regulation, and incentive strategies to be applied near transit station areas and transit corridors served by high-capacity or frequent transit include:</p> <ul style="list-style-type: none"> ● Requiring minimum densities in these areas ● Providing enough multifamily zoning to accommodate a significant amount of

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>the jurisdictional share of affordable housing in these areas</p> <ul style="list-style-type: none"> • Implementing comprehensive inclusionary/ incentive housing policies in existing and planned frequent transit service areas to achieve the deepest affordability possible through land use incentives, which may include increased density; reduced parking requirements, reduced permit fees, exempted impact fees, Multifamily Tax Exemption, and programmatic Environmental Impact Statements • Evaluate and update zoning in transit areas in advance of transit infrastructure investments • Evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact • Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives • Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability near transit
<p>H-17 Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.</p>	<p>Preservation strategies to consider include:</p> <ul style="list-style-type: none"> • Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as: <ul style="list-style-type: none"> ○ investments in low-, very low-, and extremely low-income housing equitable development initiatives

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> ○ inclusionary zoning ○ community planning requirements; tenant protections ○ public land disposition policies ○ consideration of land that may be used for affordable housing ● Collect data to better understand the impacts of growth, and the risks of residential, economic, and cultural displacement. Verify this data with residents at the greatest risk of displacement, particularly those most disproportionately impacted by housing cost burden and neighborhood-based small business owners. Supplement this information with regional data about displacement risk and ongoing displacement trends that can inform and drive policy and programs. ● Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new public capital investments are anticipated to allow current low-income residents to stay ● Support the acquisition, rehabilitation, and preservation of income-restricted and naturally occurring affordable housing in areas with a high displacement risk, for long-term affordability serving households at or below 80 percent AMI ● Leverage new development to fund affordable housing in the same geography using zoning tools such as incentive/ inclusionary zoning ● Implement anti-displacement policies (e.g. community preference, tenant opportunity to purchase, no net loss of affordable units, right-to-return, community benefits agreements)

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • Prioritize publicly owned land for affordable housing in areas at high risk of displacement • Support community land trust and other permanent affordability models • Identify, preserve, and improve cultural assets • Increase education to maximize use of property tax relief programs to help sustain homeownership for low-income individuals • Expand targeted foreclosure prevention • Preserve manufactured housing communities and improve the quality of the housing and associated infrastructure to improve housing stability and health for the residents while also expanding housing choices affordable to these residents, including opportunities to cooperatively own their communities • Encourage programs to help homeowners access support needed to participate in and benefit from infill development
<p>H-18 Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region’s current and future residents by:</p> <ol style="list-style-type: none"> a. providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity; b. expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where 	<p>Other inclusive planning tools and policies that increase neighborhood choice include:</p> <ul style="list-style-type: none"> • Plan for moderate or high-density housing and complete neighborhoods within a half-mile walkshed of high-capacity or frequent transit service in areas already zoned for residential housing and where exposure to air pollution and particulate matter is low to moderate. • Plan for complete neighborhoods around existing and planned essential services throughout a jurisdiction • Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>appropriate, consistent with the Regional Growth Strategy;</p> <p>c. evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d. providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p>	<ul style="list-style-type: none"> • Housing types to allow development that is compatible in scale with existing housing • Revise parking regulations to prioritize housing and public space for people over space to park cars • Allow the conversion of existing houses into multiple units • Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges • Incentivize the retention of existing houses by making development standards more flexible when additional units are added • Provide technical and design resources for landowners and communities to redevelop and maintain ownership. • Reduce or remove minimum lot size requirements • Create incentives for building more than one unit on larger than average lots • Limit the size of new single-unit structures, especially on larger than average lots • Retain and increase family-sized and family-friendly housing • Remove the occupancy limit for unrelated persons in single-family zones, if applicable
<p>H-19 Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize:</p> <p>a. supporting long-term affordable homeownership opportunities for households at or below 80 percent AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and</p> <p>b. remedying historical inequities in and expanding access to homeownership</p>	<p>Suggested strategies to increase access to affordable homeownership for lower-income households include:</p> <ul style="list-style-type: none"> • Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops • Encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
opportunities for Black, Indigenous and People of Color communities.	<p>participate in and benefit from infill development opportunities</p> <ul style="list-style-type: none"> • Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals • Expand targeted foreclosure prevention • Preserve existing manufactured housing communities through use-specific zoning or transfer of development rights
<p>H-20 Adopt policies and strategies that promote equitable development and mitigate displacement, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.</p>	<p>Suggested equitable development and anti-displacement strategies include:</p> <ul style="list-style-type: none"> • Consider and plan for socioeconomic diversity and cultural stability • Encourage homeownership opportunities for low-income households • Acquire and preserve manufactured housing communities to prevent displacement • Acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs • Implement a community preference policy that allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement. • Implement tenant protections that increase stability such as: <ul style="list-style-type: none"> ○ Notice of rent increase ○ Right to live with family ○ Just cause eviction for tenants on termed leases ○ Tenant relocation assistance • Establish programs to invest in underrepresented communities to promote community-driven development and/ or prevent displacement
<p>H-21 Implement, promote and enforce fair housing policies and practices so that every person in the county has equitable access and</p>	<p>Suggested fair housing policies and practices include:</p>

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.</p>	<ul style="list-style-type: none"> • Invest in programs that provide fair housing education for both renters and landlords, enforcement, and testing • Engage underrepresented communities on an ongoing basis to better understand Remove barriers to housing and increase access to opportunity • Provide more housing for vulnerable populations • Provide more housing choices for people with large families • Support efforts to increase housing stability. • Preserve and increase affordable housing in communities at high risk of displacement • Review and update zoning to increase housing options and supply in urban areas • Work with communities to guide investments in historically underserved communities. • Report annually on fair housing goals and progress
<p>H-22 Adopt and implement policies that protect housing stability for renter households; expand protections and supports for low-income renters and renters with disabilities.</p>	<p>Tenant protection policies to consider include:</p> <ul style="list-style-type: none"> • Just cause eviction for tenants with termed leases • Increase time periods for notice of rent increases • Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, and criminal history • Tenant relocation assistance • Increase access to legal services • Rental inspection programs <p>Supports for landlords that promote tenant stability include:</p>

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> • Establish a fund that landlords can access to make repairs so costs are not passed on to low-income renters • Increase education for tenants and property owners regarding their respective rights and responsibilities <p>Supports for low-income renters and people with disabilities to consider include:</p> <ul style="list-style-type: none"> • Shallow and deep rent subsidies • Emergency rental assistance • Services to address barriers to housing, including tenant screening reports and civic legal aid • Increased funding for services that help people with disabilities stay in their homes and/or age in place
H-23 Adopt and implement programs and policies that ensure healthy and safe homes.	<p>Strategies to improve the quality and safety of housing include:</p> <ul style="list-style-type: none"> • Establish and promote healthy housing standards • Provide home repair assistance for households earning at or below 80 percent AMI • Implement proactive rental inspection programs • Implement just cause eviction to protect tenants from landlords retaliating if they request basic maintenance and repairs to maintain a healthy and safe living environment • Partner with Aging & Disability organizations to integrate accessibility services <p>See the King County Board of Health Guideline and Recommendation on Healthy Housing for additional guidance.⁹</p>

⁹ See link: <https://kingcounty.gov/depts/health/board-of-health/~media/depts/health/board-of-health/documents/guidelines/guideline-recommendation-18-01-attachment-A.ashx>

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>H-24 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.</p>	<p>When planning for residential neighborhoods that protect and promote health and well-being of residents, suggested strategies include:</p> <ul style="list-style-type: none"> • Plan for housing in conjunction with other infrastructure investments to support equitable access to opportunity for households with a range of incomes and ensure the siting of homes is not in close to environmental hazards and pollutants • Analyze disparities in access to amenities and invest in affordable housing in areas with high access to these amenities while providing services and investment in areas where low-income people live

Policies H-25 and H-26: Measure Results and Provide Accountability

Success at meeting a community’s need for housing can only be determined by measuring results and evaluating changes to housing supply and need. Cities and the County will collaborate to monitor basic information annually, as they may already do for permits and development activity. Annual tracking of information such as new policies, new units, and zoning changes will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers

The purpose of “measuring results and providing accountability” is to motivate and enhance learning, collaboration, and progress. While some CPPs clearly lend themselves to quantitative measures and straightforward evaluation, some do not. This is often true when factors like the result of engagement with disproportionately impacted community members significantly shape implementation or where quantitative data is lacking. In these cases, jurisdictions have the liberty to make any reasonable interpretation of the policy and report as completely and honestly as possible how well the policy has been met.

Policy H-25 requires cities and the County to collaborate in this monitoring to ensure continual review of the effectiveness of local strategies at meeting the countywide need. The information will be collected by King County and reported annually in a public-facing, interactive regional affordable housing dashboard.

Policy H-27: Adjust Strategies to Meet Housing Needs

The data collected annually provides an opportunity for cities and the County to adapt to changing conditions and new information when monitoring finds that the adopted strategies

are insufficient for meeting the countywide need or result in the perpetuation of the inequitable distribution of affordable housing. Adaptation strategies can occur before the next comprehensive planning cycle during annual comprehensive plan updates, updates to the land use map, and/or a jurisdiction's urban growth strategy (buildable lands) reporting process. The King County Affordable Housing Committee can serve as a venue for discussing regional progress and challenges jurisdictions face. The results of these conversations and recommended actions to meet countywide need more effectively can be shared with the Growth Management Planning Council.

Appendix 5: King County School Siting Task Force Report

On March 31, 2012 the School Siting Task Force issued the following report and recommendations related to 18 undeveloped school sites in King County, and future school siting. Countywide Planning Policies DP-52, PF-13, PF-19, and PF-21 contain references to this report, and in particular the Site Specific Solutions table found on pages 15-19 of the School Siting Task Force Report.

The complete report and associated documents can be found on the Countywide Planning Policies website at:

- <https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>

Appendix 6: King County Centers Designation Framework

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. Purpose of Center	Regional Metro Growth Centers have a primary regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant, equitable growth and opportunity. They serve as major transit hubs for the region and provide regional services and serve as major civic and cultural centers.	Regional Urban Growth Centers play an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant, equitable growth and opportunity. These centers may represent areas where major investments – such as high-capacity transit –offer new opportunities for growth.	Countywide growth centers ¹² serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.	Regional Industrial Employment Centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing and can be accessed by transit. Designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to equitably grow industrial employment and opportunity in these centers where possible.	Regional Industrial Growth Centers are clusters of industrial lands that have significant value to the region and potential for future equitable job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, evidence of long-term potential, and can be accessed by transit. Designation will continue growth of industrial employment and preserve the region’s industrial land base for long-term growth and retention.	Countywide industrial centers serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county’s manufacturing/industrial economy.
2. Distribution of Centers	Centers are designated to achieve the countywide land use vision and are based on meeting the expectations of the framework. No arbitrary limit on the number of centers will be established.	Same	Same	Same	Same	Same
PART 1. DESIGNATION PROCESS AND SCHEDULE						
A. Designation Process						
1. jurisdiction ordinance, motion, or resolution authorizing submittal of application	Yes	Yes	Yes	Yes	Yes	Yes
2. Fill out Form	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
3. Submit for eligibility review. Staff review and report	Yes	Yes	IJT staff to review and present to GMPC.	Yes	Yes	IJT staff to review and present to GMPC.

¹² King County does not yet have designated countywide centers, although many jurisdictions have local centers that may be equivalent. Local centers are eligible for regional and countywide funding, and this funding is distributed based on criteria and formula.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
4. GMPC recommendation to PSRC	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
B. Schedule						
1. Applications limited to major updates. Call for new application approx. every 5 years.	Yes	Yes	Yes. KC to have a 5-year cycle or consider following PSRC major plan updates.	Yes	Yes	Yes. KC to have a 5 year cycle or consider following PSRC major plan updates.
C. Redesignation						
1. Follows PSRC re-designation process	Yes	Yes	Yes	Yes	Yes	Yes
PART 2: CENTER ELIGIBILITY						
A. Local and Countywide Commitment						
1. center identified in Comprehensive Plan	Yes	Yes	Yes	Yes	Yes	Yes
2. demonstrate center is local priority for growth and investments	Yes	Yes	Yes	Yes	Yes. And, commitment to protecting and preserving industrial uses, strategies, and incentives to encourage industrial uses in the center, and established partnerships with relevant parties to ensure success of manufacturing/industrial center.	Yes. And area has important county role and concentration of industrial land or jobs with evidence of long-term demand.
B. Planning						
1. completed center plan meeting Plan Review Manual specifications ¹³	Yes	Yes	Yes ¹⁴	Yes	Yes. And, in consultation with public ports and other affected government entities.	Yes ¹⁰
2. environmental review shows area appropriate for density	Yes	Yes	Yes	Yes	Yes	Yes
3. assessment of housing need and cultural assets, including displacement of residents and businesses	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Not applicable	Not applicable	Not applicable

¹³ The PSRC *Center Plan Checklist* defines key concepts and provisions jurisdictions should use in planning for the designated centers. This includes the following: establishing a vision, considering natural and built environment topics, establishing geographic boundaries and growth targets, planning for a mix of land uses, addressing design standards, planning for a variety of housing types including affordable housing in growth centers, addressing economic development, and providing for public services and facilities, including multimodal transportation, all as appropriate and tailored to the center type and function.

¹⁴ For Countywide Centers the topics in the *Center Plan Checklist* should be addressed, except that growth targets are not required, and they can be met through inclusion of a dedicated chapter in the Comprehensive Plan that specifies how each required topic is addressed for each countywide center, rather than in stand-alone subarea plans.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
4. documentation of tools to provide range of affordable and fair housing	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Not applicable	Not applicable	Not applicable
5. documentation of community engagement, including with priority populations ¹⁵	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Yes	Yes	Yes
C. Jurisdiction and Location						
1. new Centers should be in cities	Yes	Yes	Cities or Unincorporated Urban ¹⁶	Yes	Yes	Cities or Unincorporated Urban ¹²
2. if unincorporated area: a. it has link light rail and is affiliated for annexation	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
b. joint planning is occurring	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
c. plans for annexation or incorporation are required	Not applicable (center type does not exist in unincorporated area).	Not applicable (center type does not exist in unincorporated area).	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
D. Existing Conditions						
1. infrastructure and utilities can support growth	Yes	Yes	Yes	Yes. Must include presence of irreplaceable industrial infrastructure such as working maritime port facilities, air and rail freight facilities.	Yes. Access to relevant transportation infrastructure including freight.	Yes
2. center has mix of housing and employment	Yes	Yes	Yes	Not applicable	The center has an economic impact.	Not applicable.
E. Boundaries						
1. justification for center boundaries	Yes	Yes	Yes	Yes	Yes	Yes
2. boundary generally round or square	Yes	Yes	Compact, walkable size	Not applicable	Not applicable	Not applicable
F. Transportation						
1. center has bicycle and pedestrian infrastructure and amenities	Yes	Yes	Yes. Supports multimodal transportation, including pedestrian infrastructure and amenities, and bicycle infrastructure and amenities.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place

¹⁵ King County's "Fair and Just" Ordinance 16948, as amended, identifies four demographic groups, including: low-income, limited English proficiency, people of color, and immigrant populations.

¹⁶ For multi-jurisdiction centers, please describe the manner and structure (e.g. interlocal agreement, memorandum of understanding) with which the jurisdictions will plan together over the long-term.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
2. center has street pattern supporting walkability	Yes	Yes	Yes. Supports multimodal transportation, including street pattern that supports walkability.	Not applicable	Not applicable	Not applicable
3. freight access	Yes	To be addressed in subarea plan	To be addressed in subarea plan	Access to relevant transportation infrastructure including freight.	Same	To be addressed in subarea plan
PART 3: CENTER CRITERIA						
A. Purpose						
1. Compatibility with VISION centers concept, Regional Growth Strategy and Multicounty Planning Policies	Yes	Yes	Yes	Yes	Yes	Yes
B. Activity level/Zoning ¹⁷						
1. existing activity ¹⁸	60 activity unit density	30 activity unit density (AUs refer to combined jobs and population)	18 activity unit density	10,000 jobs	4,000 jobs	1,000 existing jobs and/or 500 acres of industrial land
2. planned activity	Above 120 activity unit density	60 activity unit density	30 activity unit density	20,000 jobs	10,000 jobs	4,000 jobs
3. sufficient zoned capacity	Yes. Should be higher than target and supports a compact, complete, and mature urban form.	Yes. Should be higher than target.	Should have capacity and be planning for additional growth	Yes. Should be higher than target.	Yes. Should be higher than target.	Should have capacity and be planning for additional growth.
4. planning mix of housing types and employment types	Planning for at least 15% residential and 15% employment activity	Planning for at least 15% residential and 15% employment activity	Planning for at least 20% residential and 20% employment, unless unique circumstances make these percentages not possible to achieve.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.
C. Geographic Size						
1. minimum size	320 acres	200 acres	160	No set threshold; size based on justification for the boundary.	2000 acres	1,000 existing jobs and/or 500 acres of industrial land
2. maximum size	640 acres (larger if internal HCT)	640 acres (larger if internal HCT)	500 acres	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.
D. Transit						

¹⁷ PSRC’s 2015 guidance on *Transit Supportive Densities and Land Uses* cites an optimal level of 56-116 activity units per acre to support light rail, dependent on transit costs per mile. The guidance indicates an optimal threshold of at least 17 activity units per acre to support bus rapid transit. Note: the existing threshold in the CPPs is roughly equivalent to 85 AUs existing activity for King County Urban Centers.

¹⁸ For existing centers, not meeting existing activity unit thresholds is not grounds for de-designation or re-designation by the Growth Management Planning Council.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. existing or planned transit service levels	Major transit hub, has high quality/high-capacity existing or planned service including existing or planned light rail, commuter rail, ferry, or other high-capacity transit with similar frequent service as light rail. (18 hours, 15-minute headways)	Fixed route bus, regional bus, Bus Rapid Transit or frequent all-day bus service (16 hours, 15 minute headways). High-capacity transit may substitute for fixed-route bus.	Yes, has frequent, all-day, fixed-route bus service (16 hours, 15-minute headways).	Must have existing or planned frequent, local, express, or flexible transit service. Should have documented strategies to reduce commute impacts through transportation demand management that are consistent with the Regional TDM Action Plan.	Same.	Should have local fixed-route or flexible transit service.
2. transit-supportive infrastructure	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.
E. Market Potential						
1. Evidence of future market potential to support target and planned densities	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged
2. Market data will inform adoption of land use, housing, economic development, and investment strategies, including equitable development strategies. ¹⁹	Required within Market Study	Required within Market Study	Encouraged within Market Study	Required within Market Study, tailored for industrial employment.	Required within Market Study, tailored for industrial employment.	Encouraged within Market Study, tailored for industrial employment.
F. Role						
1. Evidence of regional or countywide role by serving as important destination	Yes	Yes	Yes	Yes	Yes	Yes
2. Planning for long-term, significant, and equitable growth	Yes	Yes	Yes	Yes	Yes	Yes
G. Zoning						

¹⁹ For residential development, strategies and tools could include mandatory inclusionary housing, multifamily tax exemption, or others. For commercial and industrial development, strategies and tools could include priority hire policies, incentives for affordable commercial space, or others.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. specific zones required	No	No	No	At least 75% land area zoned for core industrial uses. This includes manufacturing, transportation, warehousing and freight terminals.	Same	At least 75% of land area zoned for core industrial uses.
2. specific zones prohibited	No	No	No	Commercial uses within core industrial zones shall be strictly limited.	Same	Same

GLOSSARY

Affordable Housing: Housing that is affordable at 30 percent or less of a household’s monthly income. This is a general term that may include housing affordable to a wide range of income levels and includes income-restricted and non-income units.

Affordable Housing Committee: A committee of the King County Growth Management Planning Council chartered to recommend actions and assess regional progress to advance affordable housing solutions and function as a point of coordination and accountability for affordable housing efforts across King County.

Agricultural Production District: A requirement of the Growth Management Act for cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth, have soils suitable for agriculture, and that have long-term significance for commercial farming. The King County Comprehensive Plan designates Agricultural Production Districts where the principal land use should be agriculture.

Area Median Income: The annual household income for the U.S. Department of Housing and Urban Development calculates median income for each metropolitan region. These are used to determine income limits for government affordable housing programs.

Buildable Lands Program: A requirement of the Growth Management Act for certain counties in western Washington to report on a regular basis the amount of residential and commercial development that has occurred, the densities of that development, and an estimate of each jurisdiction’s ability to accommodate its growth target based on the amount of development that existing zoning would allow.

Clean Renewable Energy: Includes the production of electricity from wind, solar and geothermal and does not include production of energy created by combustion of fuel that causes greenhouse gas emissions or produces hazardous waste.

Climate Change: The variation in the earth’s global climate over time. It describes changes in the variability or average state of the atmosphere. Climate change may result from natural factors or processes (such as change in ocean circulation) or from human activities that change the atmosphere’s composition (such as burning fossil fuels or deforestation.)

Climate Change Adaptation refers to actions taken to adapt to unavoidable impacts as a result of climate change. Climate Change Mitigation refers to actions taken to reduce the future effects of climate change.

Comprehensive Plan: A plan prepared by a local government following the requirements of the Washington Growth Management Act, containing policies to guide local actions regarding land use, transportation, housing, utilities, capital facilities, and economic development in ways that will accommodate at least the adopted 20-year targets for housing and employment growth.

Cost Burden: When a household spends more than 30 percent of their gross monthly income on housing costs.

Countywide Need: Also called the countywide affordable housing need, this is the number of additional, affordable homes needed in King County by 2044 so that no household earning at or below 80 percent of area median income is housing cost burdened. The countywide need for housing is estimated at 263,000 affordable homes affordable at or below 80 percent area median income built or preserved by 2044 as shown in Table H-1.

Displacement: The involuntary relocation of current residents or businesses from their current residence. This is a different phenomenon than when property owners voluntarily sell their interests to capture an increase in value. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating housing costs. Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses have left the area.

Environmental Justice: The fair distribution of costs and benefits, based on a consideration for social equity. Environmental justice is concerned with the right of all people to enjoy a safe, clean, and healthy environment, and with fairness across racial, social, and economic groups in the siting and operation of infrastructure, facilities, or other large land uses.

Equitable Development: Public and private investments, programs, and policies in neighborhoods, characterized by high levels of chronic and recent displacement; a history of racially driven disinvestment; and significant populations of marginalized communities. This work is conducted in partnership with community stakeholders to meet the needs of marginalized people and reduce disparities, taking into account history and current conditions, so that quality of life outcomes such as access to quality education, living wage employment, healthy environment, affordable housing, and transportation, are equitably distributed for the people currently living and working there, as well as for new people moving in.

Extremely Low-Income Households: Households earning 30 percent of the area median income or less for their household size.

Fossil Fuels: Petroleum and petroleum products, coal, and natural gas such as methane, propane, and butane, derived from prehistoric organic matter and used to generate energy.

Fossil fuels do not include:

- a) Petrochemicals that are used primarily for non-fuel products, such as asphalt, plastics, lubricants, fertilizer, roofing, and paints;
- b) Fuel additives, such as denatured ethanol and similar fuel additives, or renewable fuels, such as biodiesel or renewable diesel with less than five percent fossil fuel content; or
- c) Methane generated from the waste management process, such as wastewater treatment, anaerobic digesters, landfill waste management, livestock manure and composting processes.

Fossil Fuel Facility: A commercial facility used primarily to receive, store, refine, process, transfer, wholesale trade or transport fossil fuels, such as, but not limited to, bulk terminals, bulk storage facilities, bulk refining and bulk handling facilities. Fossil fuel facilities do not include individual storage facilities of up to thirty thousand gallons and total cumulative facilities per site of sixty thousand gallons for the purposes of retail or direct-to-consumer sales, facilities or activities for local consumption; noncommercial facilities, such as storage for educational, scientific or governmental use; or uses preempted by federal rule or law.

Forest Production District: A requirement of the Growth Management Act for cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The King County Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry.

Frequent Transit: Transit service that is “show-up and go,” that comes frequently enough that passengers do not require a schedule.

Frontline Communities: Those communities that are disproportionately impacted by climate change due to existing and historical racial, social, environmental, and economic inequities, and who have limited resources and/or capacity to adapt. These populations often experience the earliest and most acute impacts of climate change, but whose experiences afford unique strengths and insights into climate resilience strategies and practices. Frontline communities include Black, Indigenous, and People of Color (BIPOC) communities, immigrants and refugees, people living with low incomes, communities experiencing disproportionate pollution exposure, women and gender non-conforming people, LGBTQIA+ (lesbian, gay, bisexual, transgender, queer, intersex, asexual, + other) people, people who live and/or work outside, those with existing health issues, people with limited English skills, and other climate-vulnerable groups.

Growth Management Act: State law (RCW 36.70A) that requires local governments to prepare comprehensive plans (including land use, transportation, housing, capital facilities and utilities) to accommodate 20 years of expected growth. Other provisions of the Growth Management Act require developing and adopting countywide planning policies to guide local comprehensive planning in a coordinated and consistent manner.

Growth Targets: The number of residents, housing, or jobs that a jurisdiction is expected to use as the land use assumption in its comprehensive plan. Growth targets are set by countywide planning groups for counties and cities to meet the Growth Management Act requirement to allocate urban growth that is projected for the succeeding twenty-year period (RCW 36.70A.110). Countywide growth targets are articulated in the Development Patterns chapter.

Greenhouse Gas: Components of the atmosphere that contribute to global warming, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Human activities have added to the levels of most of these naturally occurring gases.

Health Disparity: A gap or difference in health status between different groups of people, including race, income, education, and geographic location. This health difference is closely linked with social, economic, and/or environmental disadvantage.

Healthy Housing: Housing that protects all residents from exposure to harmful substances and environments, reduces the risk of injury, provides opportunities for safe and convenient daily physical activity, and assures access to healthy food and social connectivity.

High-Capacity Transit: Transit modes that operate principally on exclusive rights-of-way which provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways, including light rail, streetcar, commuter rail, ferry terminals, and bus rapid transit stations.

High-Density Housing: Multifamily housing of a certain density that is considered to be more intensive than moderate-density housing. This designation includes housing types of 20 or more units.

Historically Underserved Communities: Groups of people living in places that have experienced a long-term pattern of lacking investment in public services and amenities relative to neighboring communities or an expected standard.

Housing Affordability: Refers to the balance (or imbalance) between incomes and housing costs within a community or region. A common measurement compares the number of households in certain income categories to the number of units in the market that are affordable at 30 percent of gross income.

Industry Clusters: Specific economic segments and industry clusters that are the focus of the Puget Sound Regional Council's Regional Economic Strategy.

Incentive Zoning: Incentive zoning is a broad regulatory framework for encouraging and stimulating development that provides a desired public benefit as established in adopted planning goals. An incentive zoning system is implemented on top of an existing base of development regulations and works by offering developers regulatory allowances in exchange for public benefits.

Income-Restricted Affordable Housing Units: Housing units that provide lower-income people with an affordable place to live. To be eligible to live in one of these units, a prospective tenant's gross monthly income must be below a certain income threshold. The unit is also limited in price so as to be affordable to households at certain income levels.

Inclusionary Zoning: Inclusionary zoning stipulates that new residential development in certain zones includes some proportion or number of affordable housing units or meets some type of alternative compliance. Inclusionary zoning taps into economic gains from rising real estate values to create affordable housing for lower-income households. This mandatory approach can create more affordable housing in neighborhoods with access to transportation and quality jobs.

Jobs-Housing Balance: A planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas. It also means ensuring a variety of housing choices available to a people earning variety of incomes in proximity to job centers to provide opportunities for residents to live close to where they work regardless of their income.

King County Open Space System: A regional system of *county-owned* parks, trails, natural areas, working agricultural and forest resource lands, and flood hazard management lands.

Low-Income Households: Households earning between 51 percent and 80 percent of the Area Median Income for their household size.

Manufacturing/Industrial Centers: Designated locations within King County cities meeting criteria detailed in the King County Centers Designation Framework.

Mixed-Use Development: A building or buildings constructed as a single project which contains more than one use, typically including housing plus retail and/or office uses.

Moderate-Density Housing: Housing of a certain density that bridges a gap between single-family housing and more intense multifamily and commercial areas and provides opportunities for housing types that are inclusive to people of different ages, life stages, and incomes. Moderate-density housing includes but is not limited to duplexes, townhomes, and low-rise apartments and range in unit count from 1-unit attached up to 19 units.

Moderate-Income Households: Households earning between 81 percent and 120 percent of the Area Median Income for their household size.

Monitoring: An organized process for gathering and assessing information related to achieving established goals and policies. The process uses performance indicators to show progress toward, movement away from, or static state in policy implementation or policy achievement. Implementation monitoring tracks whether agreed-upon actions are taking place. Performance monitoring assesses whether desired results are achieved.

Natural Resource Lands: Designated areas within King County that have long-term significance for agricultural, forestry, or mining. See Appendix 1: Generalized Land Use Categories Map.

Open Space: A range of green places, including natural and resource areas (such as forests), recreational areas (such as parks and trails), and other areas set aside from development (such as plazas).

Opportunity Areas: Areas with high quality schools, jobs, transit; access to parks, open space, and clean air, water, and soil; and other key determinants of social, economic, and physical well-being.

Populations Disproportionately Impacted by Housing Cost Burden: When a household spends more than 30 percent of their income on their housing, they are considered cost burdened. Black, Indigenous, and Latinx households, as well as many immigrant and refugee households, are disproportionately represented both among households earning less than 80 percent of AMI as well as among cost burdened households, in part due to the legacy of structural racism and discrimination in housing and land use policies and practices. Households earning at or below 30 percent are also more disproportionately impacted by housing cost burden than higher income households.

Potential Annexation Area: A portion of the urban unincorporated area in King County that a city has identified it will annex at some future date. See Appendix 2: Potential Annexation Areas Map.

Purchase of Development Rights: Programs that buy and then extinguish development rights on a property to restrict development and limit uses exclusively for open space or resource-based activities such as farming and forestry. Covenants run with the land in perpetuity so that the property is protected from development regardless of ownership.

Regional Growth Strategy: The strategy defined in VISION 2050 that was developed by the Puget Sound Regional Council to help guide growth in the four-county region that includes King, Kitsap, Pierce, and Snohomish counties. VISION 2050 directs most of the region’s forecasted growth into designated Urban Areas, and concentrates growth within those areas in designated centers planned for a mix of uses and connection by high-capacity transit

Regional Transportation Plan: A 30-year action plan, adopted by the Puget Sound Regional Council, for transportation investments in the central Puget Sound region intended to support implementation of VISION 2050.

Renewable Energy: Energy created from sources that can be replenished in a short period of time. The five renewable sources used most often are biomass (such as wood and biogas), the movement of water, geothermal (heat from within the earth), wind, and solar.

Rural Area: Designated area outside the Urban Growth Area that is characterized by small-scale farming and forestry and low-density residential development. See Appendix 1: Generalized Land Use Categories Map.

Cities in the Rural Area: Cities that are surrounded by Rural Area or Natural Resource Lands. Cities in the Rural Area are part of the Urban Growth Area.

Special Needs Housing: Housing arrangements for populations with special physical or other needs. These populations include the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

Stormwater Management: An infrastructure system that collects runoff from storms and redirects it from streets and other surfaces into facilities that store and release it – usually back into natural waterways.

Sustainable Development: Methods of accommodating new population and employment that protect the natural environment while preserving the ability to accommodate future generations.

Tenure: The legal status by which people have the right to occupy their accommodation. Common housing tenure are renting (which includes public and private rented housing) and homeownership (which includes owned outright and mortgaged).

Transfer of Development Rights: Ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the “sending site”) to another (the “receiving site”) in conjunction with conservation of all or part of the sending site as open space or working farm or forest.

Transportation Demand Management: Various strategies and policies (e.g., incentives, regulations) designed to reduce or redistribute travel by single occupancy vehicles in order to make more efficient use of existing facility capacity.

Transportation System: A comprehensive, integrated network of travel modes (e.g., airplanes, automobiles, bicycles, buses, feet, ferries, freighters, trains, trucks) and infrastructure (e.g., sidewalks, trails, streets, arterials, highways, waterways, railways, airports) for the movement of people and goods on a local, regional, national and global scale.

Universal Design: A system of design that helps ensure that buildings and public spaces are accessible to people with or without disabilities.

Urban Growth Area: The designated portion of King County that encompasses all cities as well as other urban land where the large majority of the county’s future residential and employment growth is intended to occur. See Appendix 1: Generalized Land Use Categories Map.

Very Low-Income Households: Households earning between 30 to 50 percent of the Area Median Income for their household size.

VISION 2050: The integrated, long-range vision for managing growth and maintaining a healthy region—including the counties of King, Kitsap, Pierce, and Snohomish. It contains an environmental framework a numeric Regional Growth Strategy, the Multicounty Policies, and implementation actions and measures to monitor progress.

Walkshed: The area around a transit center typically measured as one half-mile radius used to measure the area in which walking or biking can serve as viable way to access a transit facility.

Water Resource Inventory Area: Major watershed basins in Washington identified for water-related planning purposes.

Workforce Housing: Housing that is affordable to households with one or more workers. Creating workforce housing in a jurisdiction implies consideration of the wide range of income levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for

workforce housing that is reasonably close to regional and sub-regional job centers and/or easily accessible by public transportation.

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	CBO Contact/Phone:
Legislative	Eric McConaghy/2066151071	n/a

** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: A RESOLUTION approving and ratifying the decision of the Metropolitan King County Council to adopt a revised set of Countywide Planning Policies.

Summary and Background of the Legislation:

This legislation ratifies for Seattle the 2021 amendments to the Countywide Planning Policies (CPPs) that King County Council approved and ratified on behalf of unincorporated King County on December 14, 2021 via King County Ordinance 19384.

Background

The CPPs, established in 1992, guide how all jurisdictions in King County manage growth as they develop and amend their Comprehensive Plans, as required by the State Growth Management Act. King County and the jurisdictions of King County last ratified and complete update to the CPPs in 2012. For the 2012 update and for the development of the 2021 CPPS, the Growth Management Planning Council (GMPC) guided the work of King County and city staff. The GMPC was established in 1992 by interlocal agreement. It is comprised of local officials, including three representatives from Seattle.

General Policy-1 (G-1) of the current CPPs requires that amendments to CPPs must be ratified within 90 days of King County approval and require affirmation by the county and cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions. Ratification is either by an affirmative vote of the city’s or town’s council or by no action being taken within the ratification period.

2. CAPITAL IMPROVEMENT PROGRAM

Does this legislation create, fund, or amend a CIP Project? Yes No

If yes, please fill out the table below and attach a new (if creating a project) or marked-up (if amending) CIP Page to the Council Bill. Please include the spending plan as part of the attached CIP Page. If no, please delete the table.

3. SUMMARY OF FINANCIAL IMPLICATIONS

Does this legislation amend the Adopted Budget? Yes No

If there are no changes to appropriations, revenues, or positions, please delete the table below.

Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

If so, describe the nature of the impacts. This could include increased operating and maintenance costs, for example.

No.

Are there financial costs or other impacts of *not* implementing the legislation?

Estimate the costs to the City of not implementing the legislation, including estimated costs to maintain or expand an existing facility or the cost avoidance due to replacement of an existing facility, potential conflicts with regulatory requirements, or other potential costs or consequences.

No.

4. OTHER IMPLICATIONS

a. Does this legislation affect any departments besides the originating department?

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

When amending policies of the Seattle’s Comprehensive Plan or conducting a major update to the Comprehensive Plan overall, the City must do so consistent with the CPPs. The Office of Planning and Community Development, along with other City departments, will refer to the CPPs during the work underway to update the City’s Comprehensive Plan.

b. Is a public hearing required for this legislation?

If yes, what public hearings have been held to date, and/or what public hearings are planned/required in the future?

No.

c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

For example, legislation related to sale of surplus property, condemnation, or certain capital projects with private partners may require publication of notice. If you aren’t sure, please check with your lawyer. If publication of notice is required, describe any steps taken to comply with that requirement.

No.

d. Does this legislation affect a piece of property?

If yes, and if a map or other visual representation of the property is not already included as an exhibit or attachment to the legislation itself, then you must include a map and/or other visual representation of the property and its location as an attachment to the fiscal note. Place a note on the map attached to the fiscal note that indicates the map is intended for illustrative or informational purposes only and is not intended to modify anything in the legislation.

No.

e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?

If yes, please explain how this legislation may impact vulnerable or historically disadvantaged communities. Using the racial equity toolkit is one way to help determine the legislation’s impact on certain communities. If any aspect of the legislation involves communication or outreach to the public, please describe the plan for communicating with non-English speakers.

The resolution ratifying the CPPs does not have direct impact on vulnerable or historically disadvantaged communities. However, one of the guiding principles for the 2021 updates to the CPPs is “centering equity and health.” The updated 2021 policies of the CPPs are intended to lead to improvements to local policies and resource allocation that explicitly counter and

remedy disparities in determinants of equity and are informed by those most affected by these disparities.

f. Climate Change Implications

1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?

Please provide a qualitative response, considering net impacts. Are there potential carbon emissions impacts of not implementing the proposed legislation? Discuss any potential intersections of carbon emissions impacts and race and social justice impacts, if not previously described in Section 4.e.

The environment policies of the 2021 CPPs directly address environmental protection and climate change. Overall, the 2021 CPPs serve to guide the planning of King County jurisdictions in compliance with state Growth Management regulations that are generally purposed to improve the quality of life and to mitigate the downside effects of increased population growth.

2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.

Describe the potential climate resiliency impacts of implementing or not implementing the proposed legislation. Discuss any potential intersections of climate resiliency and race and social justice impacts, if not previously described in Section 4e.

See above.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)? No new initiative.

March 18, 2022

MEMORANDUM

To: Land Use Committee
From: Eric McConaghy, Analyst
Subject: Ratification of 2021 Countywide Planning Policies - Resolution 32048

On March 23, 2022, the Land Use Committee (Committee) will discuss and possibly vote on Resolution (RES) 32048. The resolution would ratify for Seattle the 2021 amendments to the Countywide Planning Policies (CPPs) that King County Council approved and ratified on behalf of unincorporated King County on December 14, 2021, via [King County Ordinance 19384](#). The 2021 CPPs are Attachment A to the resolution.

This memorandum provides background on the CPPs and contextualizes Council's decision on the adoption of the resolution.

Background

The CPPs, established in 1992, guide how all jurisdictions in King County manage growth as they develop and amend their Comprehensive Plans, as required by [the State Growth Management Act](#). King County and the jurisdictions of King County last ratified and completed an update to the CPPs in 2012. The [Growth Management Planning Council \(GMPC\)](#) guided the work of King County and City staff as they developed the 2012 CPPs update, interim amendments to specific policies, and the 2021 CPPs update.

The GMPC was established in 1992 by interlocal agreement. It is comprised of local officials, including three representatives from Seattle. In 2021, Councilmembers Strauss and Juarez, with Councilmember Mosqueda as alternate, were members of the GMPC along with the Mayor. Currently, Councilmembers Strauss and Morales, with Councilmember Mosqueda as alternate, are members along with the Mayor.

2021 CPPs Amendments

GMPC directed staff to develop recommendations for a limited-scope update of the CPPs in accordance with a set of guiding principles that included:

- using the 2012 CPPs update as a base;
- centering social equity and health;
- integrating regional policy and legislative changes;
- providing clear, concise, and actionable direction for comprehensive plans; and
- implementing the Regional Growth Strategy of the Puget Sound Regional Council's [Vision 2025 plan](#) with 2044 growth targets that will form the land use basis for periodic comprehensive plan updates.

Staff from King County and the cities in King County worked cooperatively to analyze and recommend updated policies, including the 2019-2044 housing and employment targets, for consideration by the GMPC. Staff shared the Public Review Draft of the 2021 CPPs with the public and comments were received from numerous stakeholders. Staff reported the GMPC considered comments and adjusted the Public Review Draft.

The GMPC [adopted Motion No. 21-1](#) in June 2021 to recommend the 2021 CPPs, including updated growth targets, to the King County Council. The King County Council amended the 2021 CPPs to make technical changes and amend the growth targets for the City of Sammamish. On December 14, 2021, the King County Council approved and ratified the amended 2021 CPPs on behalf of unincorporated King County.

General Policy-1 (G-1) of the [current CPPs](#) requires that amendments to CPPs must be ratified within 90 days of King County approval. Ratification is either by an affirmative vote of the city's or town's council or by no action being taken within the ratification period. The affirming jurisdictions, including the county, must represent at least 70 percent of the county population and 30 percent of the number of those jurisdictions.

By adopting RES 32048, the Council and Mayor would positively affirm Seattle's ratification of the 2021 CPPs. Adoption of this resolution would be consistent with the City's past practice and ongoing efforts to cooperate on shared planning goals with King County and other cities within the county, as well as the larger Puget Sound region.

Relationship with Seattle's Comprehensive Plan Update

When amending policies of Seattle's Comprehensive Plan or conducting a major update to the Comprehensive Plan overall, the City must do so in a manner consistent with the CPPs. The 2021 CPPs and the included growth targets for Seattle will guide the City's development of the major update to the Comprehensive Plan, known as [One Seattle](#). The 2019-2044 housing and jobs targets for Seattle are 112,000 net new housing units and 169,500 new jobs.

The Office of Planning and Community Development, coordinating with Seattle Department of Transportation and other City departments, has begun the multi-year effort leading to planned adoption of One Seattle in 2024. The Committee is anticipated to discuss the development of One Seattle in subsequent meetings in 2022.

Next Steps

If the Committee votes to recommend adoption of the resolution on March 23, then City Council could take final action as early as March 29.

cc: Aly Pennucci, Deputy Director
Yolanda Ho, Lead Analyst



SEATTLE CITY COUNCIL
CENTRAL STAFF

Resolution 32048 - 2021 Countywide Planning Policies

ERIC MCCONAGHY, ANALYST

LAND USE COMMITTEE

MARCH 23, 2021

Background on CPPs

- Guide King County jurisdictions in managing growth as they develop and amend their Comprehensive Plans, as required by the State Growth Management Act;
- King County and the jurisdictions of King County last ratified a complete update to the CPPs in 2012; and
- The Growth Management Planning Council (GMPC) guided the work on the 2021 CPPs update.

Growth Management Planning Council (GMPC)

- The GMPC was established in 1992 by interlocal agreement. It is comprised of local officials, including three representatives from Seattle;
- In 2021, Councilmembers Strauss and Juarez, with Councilmember Mosqueda as alternate, were members of the GMPC along with the Mayor; and
- Currently, Councilmembers Strauss and Morales, with Councilmember Mosqueda as alternate, are members along with the Mayor.

2021 Amendments

- GMPC directed staff to develop recommendations based on guiding principles:
 - using the 2012 CPPs update as a base;
 - centering social equity and health;
 - integrating regional policy and legislative changes;
 - providing clear, concise, and actionable direction for comprehensive plans; and
 - implementing the 2044 regional growth targets that will form the land use basis for periodic comprehensive plan updates.

Ratifying the 2021 Countywide Planning Policies (CPPs)

- Resolution (RES) 32048 would ratify for Seattle the 2021 amendments to the Countywide Planning Policies (CPPs);
- The GMPC adopted Motion No. 21-1 in June 2021 to recommend the 2021 CPPs, including updated growth targets, to the King County Council; and
- King County Council approved and ratified on behalf of unincorporated King County on December 14, 2021, via King County Ordinance

CPPs and Seattle's Comprehensive Plan Update

- The 2021 CPPs and the included growth targets for Seattle will guide the City's development of the major update to the Comprehensive Plan, known as One Seattle;
- Seattle' 2019-2044 targets are 112,000 net new housing units and 169,500 new jobs;
- The Office of Planning and Community Development, coordinating with Seattle Department of Transportation and other City departments, has begun the multi-year effort leading to planned adoption of One Seattle in 2024; and
- The Land Use Committee is anticipated to discuss the development of One Seattle in subsequent meetings in 2022.

Questions?



Legislation Text

File #: Inf 2028, **Version:** 1

Industrial and Maritime Strategy Report



Industrial and Maritime Strategy
Seattle City Council
Land Use Committee
March 23, 2022



City of Seattle

Today's Briefing

- Why the Industrial and Maritime Strategy is important
- Process and implementation to date
- Proposed land use concepts
- Environmental Impact Statement (EIS)



Manufacturing / Industrial Centers (MICs)

Two regionally-designated MICs

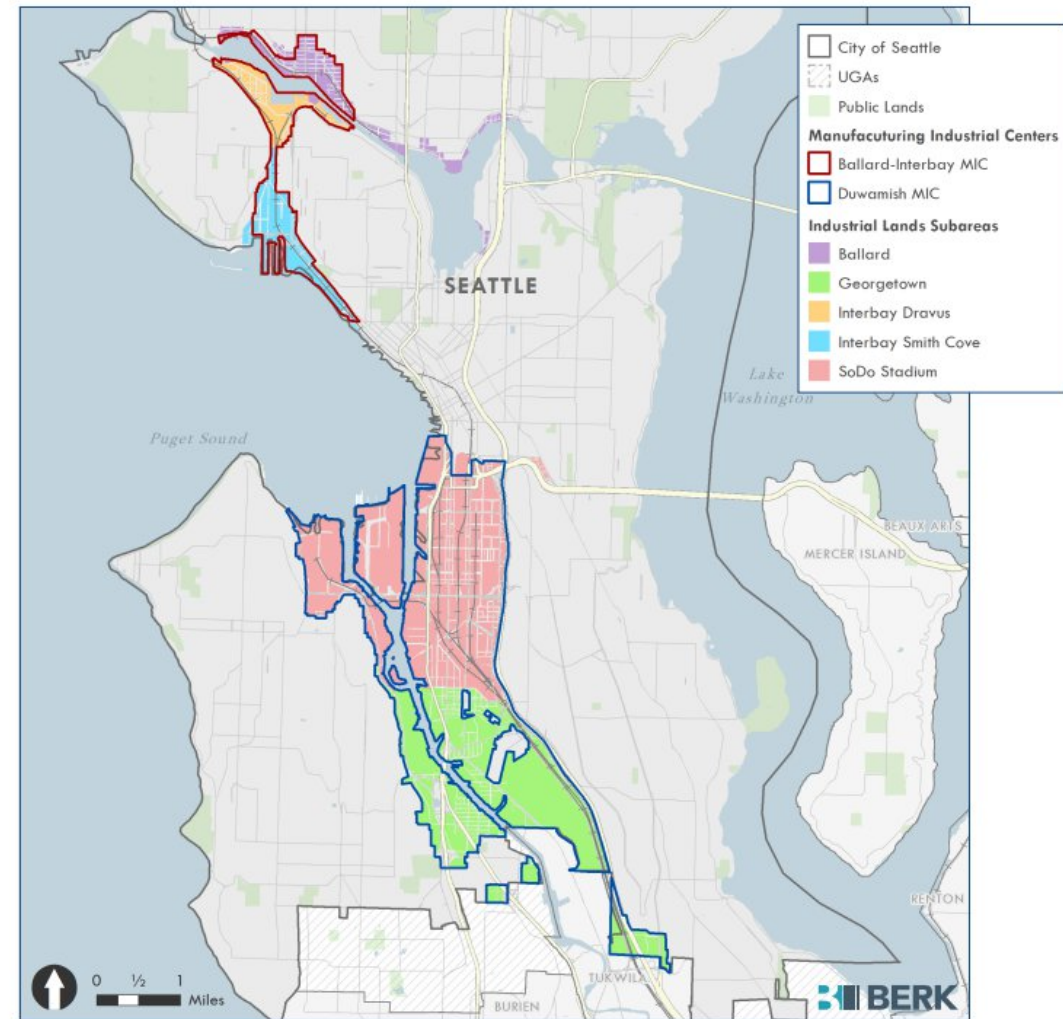
- Ballard Interbay Northend (BINMIC) & Greater Duwamish (Duwamish MIC)
- Priority for federal transportation funds
- Recertification due in 2025

95,000+ existing jobs

- Two-thirds accessible without a 4-year degree
- Many remain unionized with quality benefits
- Starting salaries exceed 70% of Area Median Income in key fields

Irreplaceable assets

- Deep water port and waterways
- Freight and rail infrastructure



Process to date

- SODO-focused workgroup 2016-2017
- Citywide Strategy Council convened in fall 2019
 - Interdepartmental team
 - 60+ community stakeholder representatives
 - Professionally-facilitated meetings
 - 4 Neighborhood sub-groups
 - Engagement with BIPOC youth
- Consensus Recommendations in June 2021
 - “Eleven Strategies”
- Early implementation in 2022 budget, and EIS launch



INDUSTRIAL AND MARITIME STRATEGY
COUNCIL RECOMMENDATIONS
June 2021

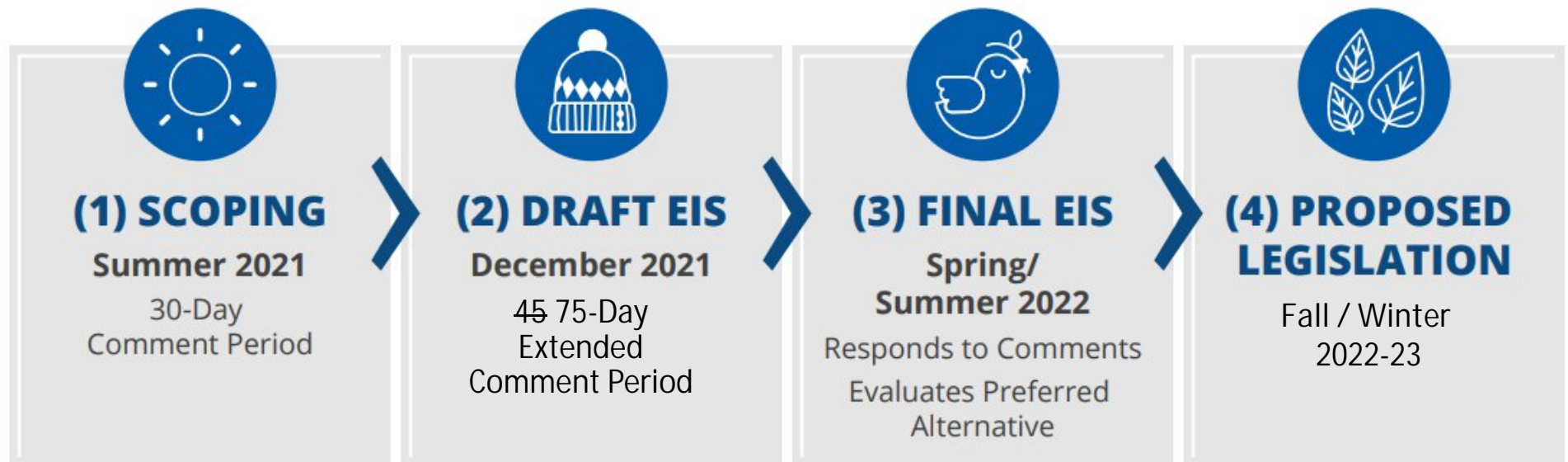


Eleven Consensus Strategies

Advisory Council recommended a package of 11 strategies, with 85% consensus in June 2021.

Investment Strategies	Land Use Strategies	Action Strategies
1. Workforce Investments	5. Stronger Protections	10. WOSCA & Armory
2. Public Safety Partnerships	6. Dense Industrial Development	11. Stewardship Entities
3. Transportation Investments	7. Healthy Transitional Areas	
4. Environmental Initiatives	8. No New Residential Uses	
	9. Georgetown & South Park	

Environmental Impact Statement (EIS) Process



The City is extending the Draft EIS comment period an additional 30 days to March 2. Special extension for Georgetown and South Park communities to April 15th.

Proposed New Land Use Concepts

MARITIME + MANUFACTURING + LOGISTICS

Strengthen established economic clusters to protect economic diversity and opportunity

INDUSTRY + INNOVATION

Support modern industrial innovation and capitalize on major transit investments

URBAN INDUSTRIAL

Foster vibrant districts that support local manufacturing and entrepreneurship

Proposal:

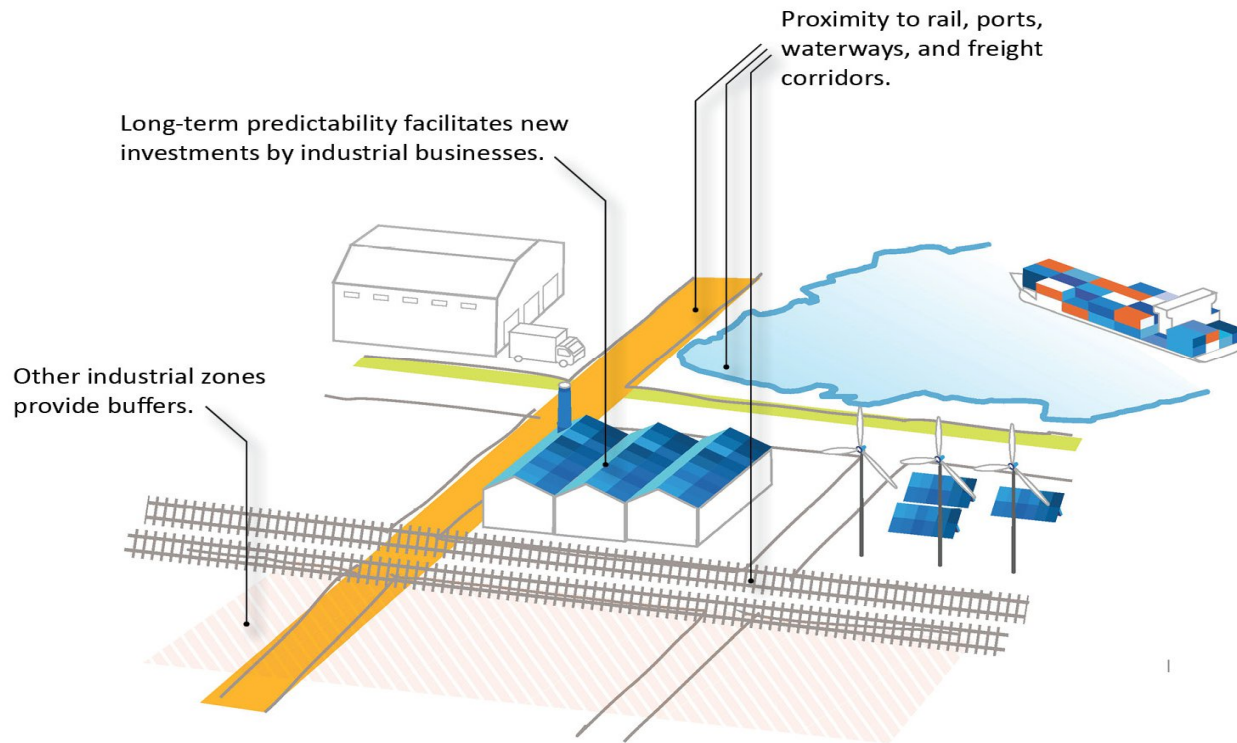
The City's Comprehensive Plan would be amended to include and describe these land use concepts.

The zoning code would be amended to replace Seattle's existing industrial zones with new zones to match these land use concepts.

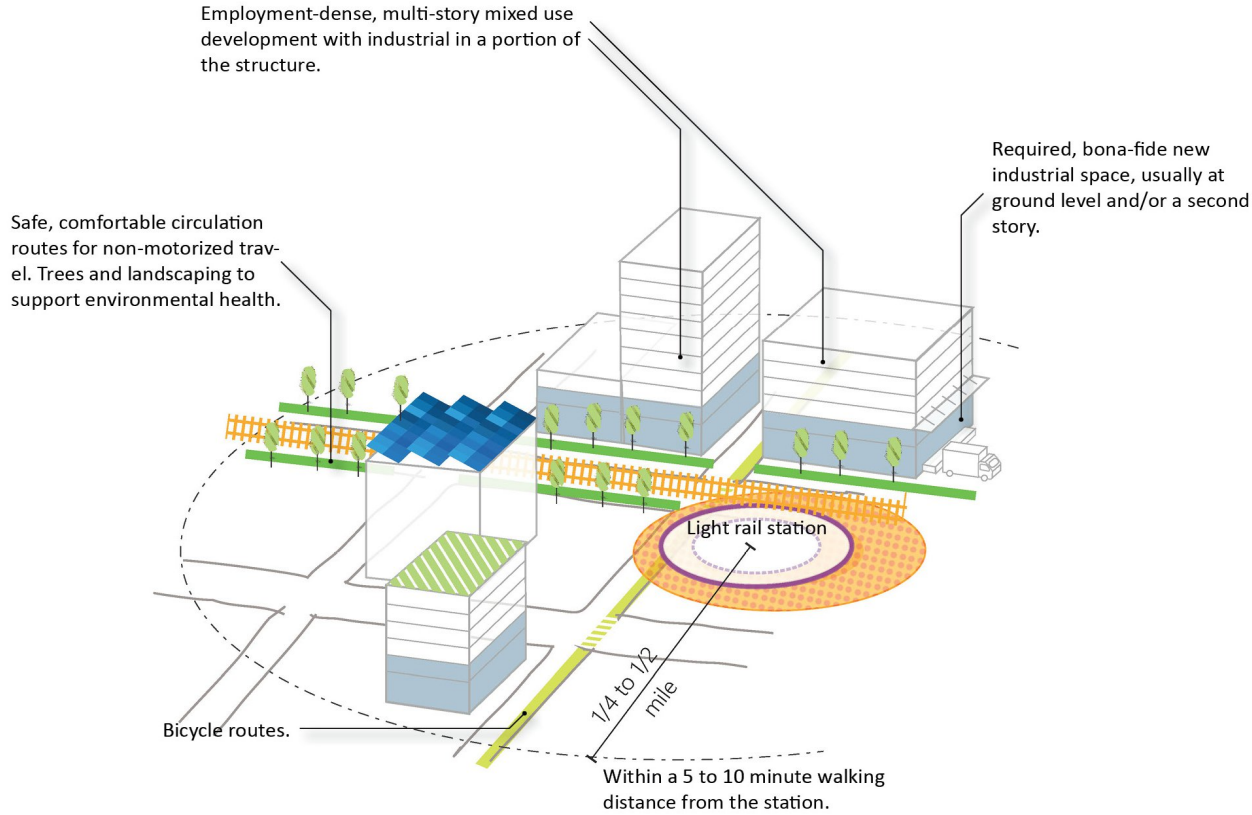


City of Seattle

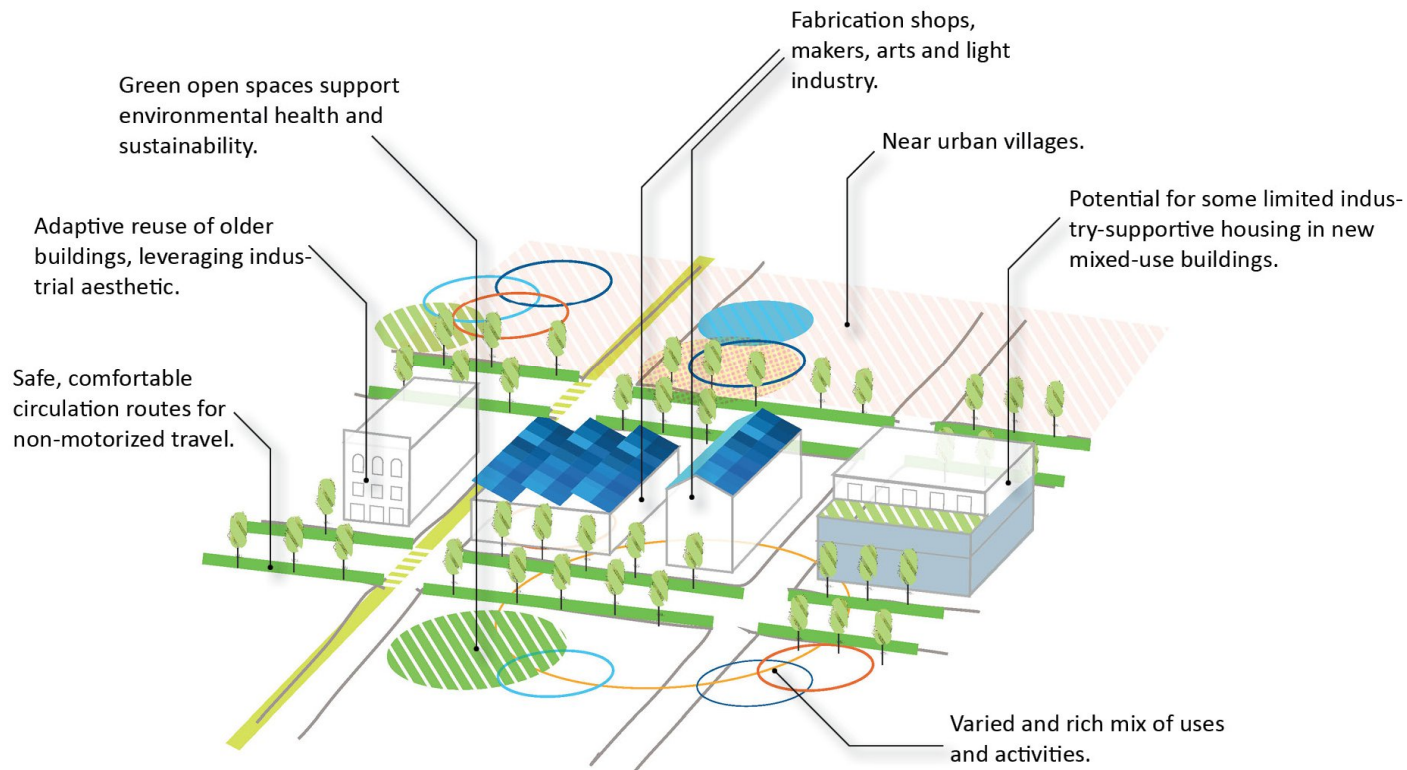
Maritime, Manufacturing and Logistics (MML) - Concept Diagram



Industry and Innovation (II) - Concept Diagram



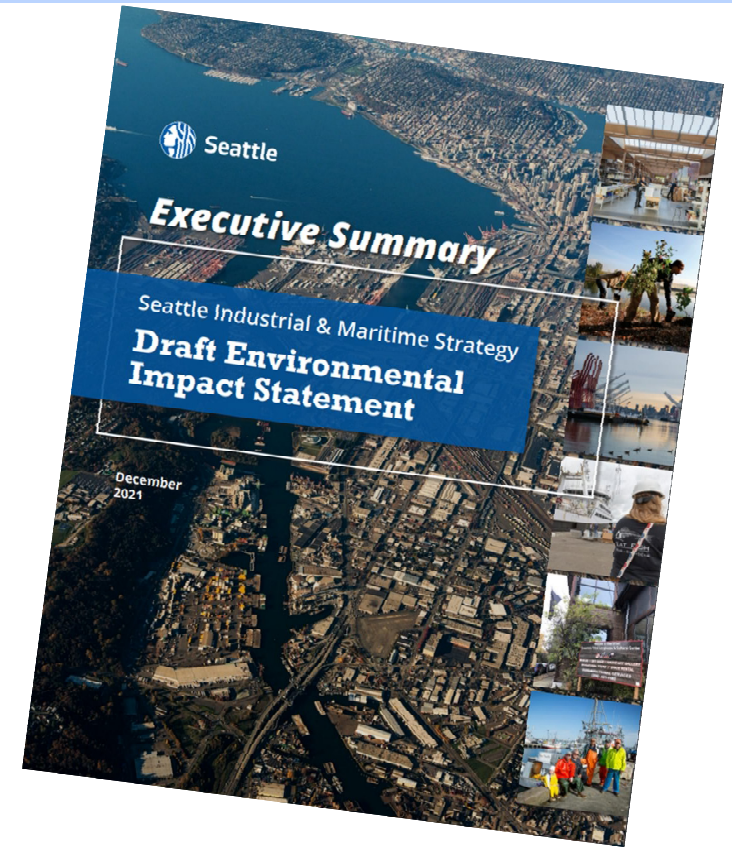
Urban Industrial (UI) - Concept Diagram






Environmental Impact Statement (EIS) Alternatives

An EIS studies a range of alternatives in order to:

- Identify potential adverse impacts on the built and natural environment.
- Learn how impacts differ and identify trade-offs of policy choices.
- Compare action alternatives to a no-action alternative.



EIS Alternative 1 – No Action

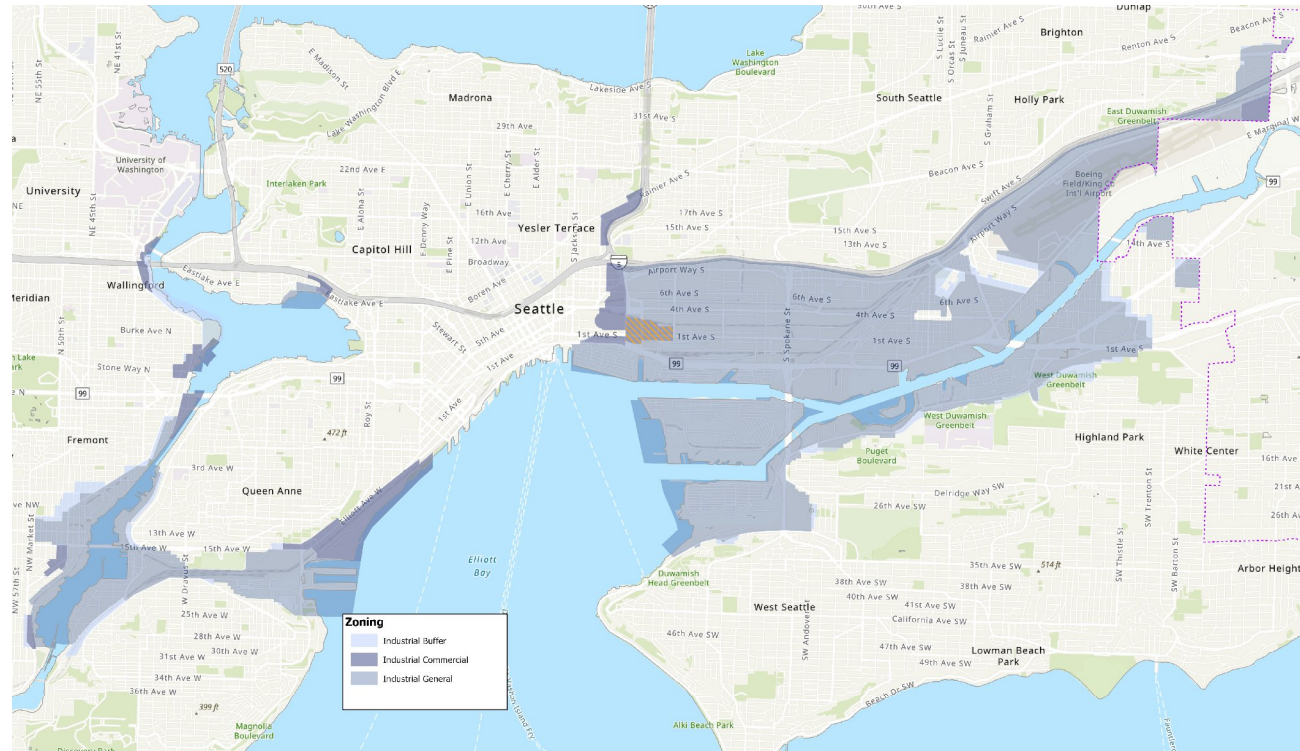
-  Industrial General: 90 %
-  Industrial Commercial: 5%
-  Industrial Buffer 5%

Provide baseline to compare impacts of 3 action alternatives.


Relies on existing zoning and land use policies.


No new residential uses are permitted other than existing provisions for Caretakers/Artists Studios


Lodging continues to be prohibited in Stadium District Overlay.



EIS Alternative 4 - Expanded - Future of Industry

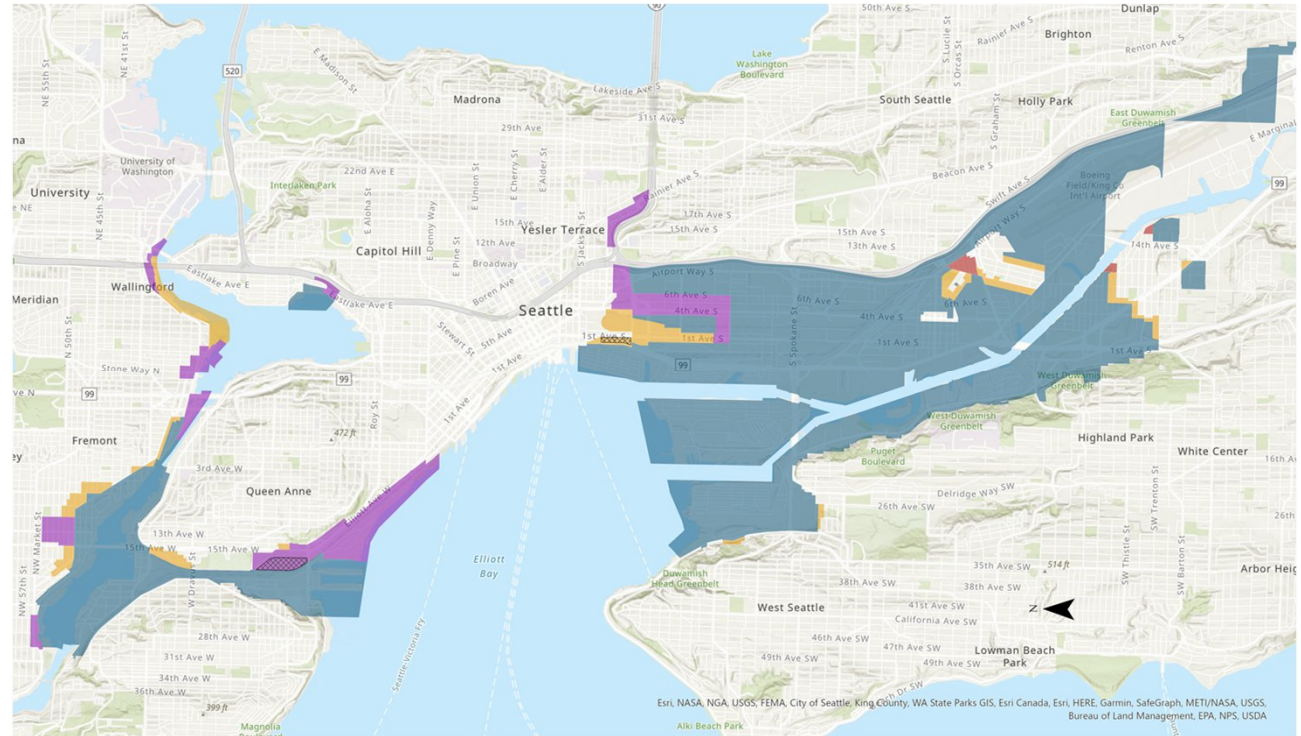
 Maritime, Manufacturing and Logistics zone: 86%

 Industry/Innovation zone: 8%
Greater than ½ mile radius from light rail stations and current Industrial Commercial areas.

 Urban Industrial zone: 6%
Includes expanded industry supportive housing with potential for ~2,000 units.

Removes focused land in Georgetown and South Park from the MIC.

Permits lodging in the Stadium Transition Area Overlay District



Extended Engagement in South Park and Georgetown Neighborhoods

- Extended comment period to April 15 (comment period 120 days). Comment deadline for all other comments was March 5 (comment period 75 days).
- Collaborating with a coalition of neighborhood organizations to create an outreach to residents in neighborhoods experiencing greater impacts from proximity to industrial areas.
- Engagement includes community meetings, virtual meetings, and drop-in hours in community to provide opportunity to ask questions and comment on the Draft EIS.
- Engagement will focus on areas of potential change adjacent to South Park and Georgetown and the range of impacts and potential mitigation measures.
- Translations and in-language meetings in Spanish, Somali, and Vietnamese.



Next Steps

- Prepare Final EIS for release at the end of Q2 2022.
- Submit Comprehensive Plan Amendments for consideration in 2022.
- Prepare zoning regulations for consideration in 2023.
- Update Centers plans for BINMIC and Duwamish MIC.





INDUSTRIAL AND MARITIME STRATEGY COUNCIL RECOMMENDATIONS

June 2021



City of Seattle

ACKNOWLEDGEMENTS

Seattle is on the land of the Coast Salish peoples, including land of the Duwamish, Suquamish, Muckleshoot, and Snoqualmie Tribes. For thousands of years, Native people and their ancestors have called Seattle and the Puget Sound (Salish Sea) region home, and they continue to live here today. We are honored to be on Coast Salish territories, it is by virtue of their protection and careful stewardship, that Seattle is one of the most resource-rich coastal cities in the country.

This report was informed by over a year of engagement with the City's Industrial and Maritime Strategy Council, which was created by Mayor Durkan in November 2019. Made up of a broad range of stakeholders, the Council was formed with a citywide council and four neighborhood councils. Participants are listed below. Three co-chairs stewarded the councils and members of neighborhood councils who also served on the citywide council are indicated.

Citywide Council

Sally Clark, University of Washington (co-chair)

Nicole Grant, MLK Labor (co-chair)

Brian Surratt, Alexandria Real Estate Equities (co-chair)

Dan Strauss, Seattle City Council, Land Use & Neighborhoods Committee Chair

Commissioner Stephanie Bowman, Port of Seattle

Erin Adams, Seattle Made

Sam Farrazaino, Equinox Studios (*Georgetown/South Park*)

Dave Gering, Manufacturing Industrial Council of Seattle

Erin Goodman, SODO Business Improvement Area (*SODO*)

Johan Hellman, BNSF (*Interbay*)

Alex Hudson, Transportation Choices Coalition

Rick Kolpa, Prologis

Marie Kurose, Workforce Development Council of Seattle-King County

Terri Mast, Inland Boatman's Union (*Interbay*)

Fred Mendoza, Public Stadium Authority (*SODO*)

Barbara Nabors-Glass, Seattle Goodwill

Peter Nitze, Nitze-Stagen

John Persak, International Longshore and Warehouse Union (*SODO*)

Fred Rivera, Seattle Mariners (*SODO*)

Charles Royer, Public Facilities District

Jordan Royer, Pacific Merchant Shipping Association

Chad See, Freezer Longline Coalition (*Interbay*)

Greg Smith, Urban Visions

Rob Stack, Stack Industrial Properties

Mike Stewart, Ballard Alliance Business Improvement Area (*Ballard*)

Georgetown / South Park Council

Roger Bialous, Georgetown Brewing

Johnny Bianchi, Industry Space

Clint Burquist, Georgetown Community Council

Sam Farrazaino, Equinox Studios (*Citywide*)

Jon Holden, Machinists Union 751

Kevin Kelly, Recology

Elena Lamont, Pioneer Human Services

Paulina Lopez, Duwamish River Cleanup Coalition

Maria Ramirez, Duwamish Valley Housing Coalition

Veronica Wade, Workforce Dean, South Seattle College

Ballard Council

Warren Aakervik, Ballard Oil

Brad Benson, Stoup Brewing

Danny Blanchard, Seattle Maritime Academy

Suzie Burke, Fremont Dock Company

Angela Gerrald, Ballard District Council

Haley Keller, Peddler Brewing

Brent Lackey, Ballard District Council

Eric Nelson, Nordic Heritage Museum

Russel Shrewsberry, Western Towboat

Mike Stewart, Ballard Alliance Business Improvement Area (*Citywide*)

Interbay Council

Charles Costanzo, American Waterway Operators

Nathan Hartman, Kerf Design

Johan Hellman, BNSF Railway *(Citywide)*

Terri Mast, Inlandboatman's Union *(Citywide)*

Chad See, Freezer Longline Coalition *(Citywide)*

Jeff Thompson, Freehold Group

SODO Council

Alex Cooley, Solstice Grown

Kristal Fiser, UPS

Erin Goodman, SODO Business Improvement Area *(Citywide)*

Lisa Howard, Alliance for Pioneer Square

Ron Judd, WSDOT

Henry Liebman, American Life

Brian Mannelly, SSA Marine

Fred Mendoza, Public Stadium Authority *(Citywide)*

Mark Miller, MacMillan-Piper

John Persak, International Longshore and Warehouse Union *(Citywide)*

Fred Rivera, Seattle Mariners *(Citywide)*

Charley Royer, Public Facilities District *(Citywide)*

Jessa Timmer, Alliance for Pioneer Square

Maiko Winkler Chin, Seattle Chinatown International District Preservation & Development Authority

Black Indigenous and Persons of Color (BIPOC) Youth Engagement Partners

This strategy was informed by direct engagement with over one hundred BIPOC youth to hear their suggestions and listen to their direct experiences with exposure to careers in maritime / industrial sectors. The following leaders in youth-serving organizations partnered to co-create this engagement.

Magdalena Angel-Cano, Duwamish River Cleanup Coalition

Jake Bookwalter, Georgetown Youth Council

Veasna Hoy, Youth Maritime Collaborative, Maritime Blue

LeAsia Johnson, Seattle Goodwill
Robert Jones, Urban League of Metropolitan Seattle
Carmen Martinez, Duwamish Valley Youth Corps Manager
Rosario-Maria Medina, Friends of Georgetown History and Industry
Nico Onada-McGuire, Seattle Good Business Network

City Staff and Consultants

Adrienne Thompson, Policy Director, Mayor's Office
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Pamela Banks, Director, Seattle Office of Economic Development
Bobby Lee, former Director, Seattle Office of Economic Development
Sarah Scherer, Seattle Office of Economic Development
Rico Quirindongo, Director, Seattle Office of Planning and Community Development
Sam Assefa, former Director, Seattle Office of Planning and Community Development
Geoff Wentlandt, Seattle Office of Planning and Community Development
Jim Holmes, Seattle Office of Planning and Community Development
Andres Mantilla, Director, Seattle Department of Neighborhoods
Jackie Mena, Seattle Department of Neighborhoods
Diane Wiatr, Seattle Department of Transportation
Anne Grodnik-Nagle, Seattle Public Utilities
Michelle Caulfield, Director, Seattle Office of Sustainability and Environment
Brian D. Scott, BDS Planning and Urban Design
Gabriel Silberblatt, BDS Planning and Urban Design
Ishmael Nuñez, BDS Planning and Urban Design
Dori Krupanics, BDS Planning and Urban Design
Aarti Mehta, BDS Planning and Urban Design
Chris Mefford, Community Attributes Inc.
Michaela Jellicoe, Community Attributes Inc.
Madalina Calen, Community Attributes Inc.
Bryan Lobel, Community Attributes Inc.
Elliot Weiss, Community Attributes Inc.

INTRODUCTION

In November of 2019, Mayor Durkan assembled this Industrial and Maritime Strategy Council (Strategy Council) to develop an Industrial and Maritime Strategy that is future-orientated and centers opportunities for working people, especially Black, Indigenous, People of Color (BIPOC), youth, and women. The Strategy Council was directed to develop a holistic and comprehensive approach to supporting the industrial and maritime sectors and identified five issue areas to focus their efforts on: workforce development, environmental justice, transportation, public safety, and land use. Despite the challenges encountered in 2020 from the COVID-19 pandemic that caused a temporary pause of the process, the Strategy Council was able to reach strong consensus on a set of recommended strategies. This report contains the consensus recommended strategies to support the future of Seattle's industrial and maritime sectors.

These recommendations aim to reflect the BIPOC voices and point towards more equitable outcomes. During this process all Strategy Council members were invited to participate in a discussion of restorative economics, and the City believes we must continue to take additional actions to address structural change that would advance a restorative economic system and systemic racism. This project included direct dialogue with over a hundred BIPOC youth and the policy choices recommended can lead to benefits for these young members of the Seattle community and others like them.

BACKGROUND

Most industrial land in Seattle is located within two Manufacturing Industrial Centers (MIC). Seattle's Greater Duwamish Manufacturing and Industrial Center (MIC) and the Ballard Interbay North Manufacturing Industrial Center (BINMIC) contain about 12 percent of Seattle's total land area. MICs are regional designations and are defined in the City's Comprehensive Plan as home to the city's thriving industrial businesses. There are only 11 MICs in the Puget Sound region and they are important resources for retaining and attracting jobs and for a diversified economy. There are a few small areas of industrial zoning outside of MICs.

Seattle industrial areas employment is about 100,000, representing roughly 15% of total employment in the City. Historically, Seattle's industrial lands have captured about 6-11% of the city's employment growth. Although narratives suggest declines in industrial jobs, Seattle's industrial area employment grew at a compound annual rate of about 1.6% between 2010 and 2018. Some sectors like food-and-beverage production grew even faster, while maritime and logistics had slow and steady growth, and only aerospace and manufacturing sectors saw minor declines. (Seattle Maritime and Industrial Employment Trends. Community Attributes Inc., 2020).

Industrial and maritime jobs provide pathways to stable careers that are accessible to a broad swath of community members. Nearly two thirds of all jobs in industrial sectors are accessible without a traditional four-year college degree, and more than half of all jobs in the maritime sector are available with no formal education. Wages are competitive, with average annual earnings exceeding 70% of the Area Median Income for salaries in the construction, aerospace/aviation, and logistics sectors. A high number of jobs in logistics, maritime and manufacturing sectors remain unionized and provide high quality benefits. (Industrial Lands Employment Analysis Technical Memo. Community Attributes Inc., 2020).

Both the accessibility and access to competitive wages and benefits provides an opportunity for BIPOC community, women, and youth. While there is a lack of data to fully demonstrate the demographics of the industrial and maritime workforce, the available data does show that the largest geographic concentration for Seattle residents of workers on industrial lands are in southwest Seattle with an overall distribution across the region. To supplement the limited data, the City directly consulted over 116 BIPOC youth to share their lived experiences about exposure to industrial and maritime sectors. The take-aways from the youth engagement include the youth describing a general lack of awareness of industrial and maritime careers and were surprised by the diversity and number of careers and the higher wages

within the maritime, manufacturing, and logistics sectors. We also heard that a clear stigma against career and technical education exists and that career decisions of youth are most influenced by their parents, as opposed to their teachers and counselors. Finally, we heard youth emphasize that environmentally friendly employers are important to their career decisions. The Strategy Council strongly recommends specific and proactive measures to ensure access and opportunities to a higher proportion of BIPOC and women than it has ever had before.

GUIDING PRINCIPLES

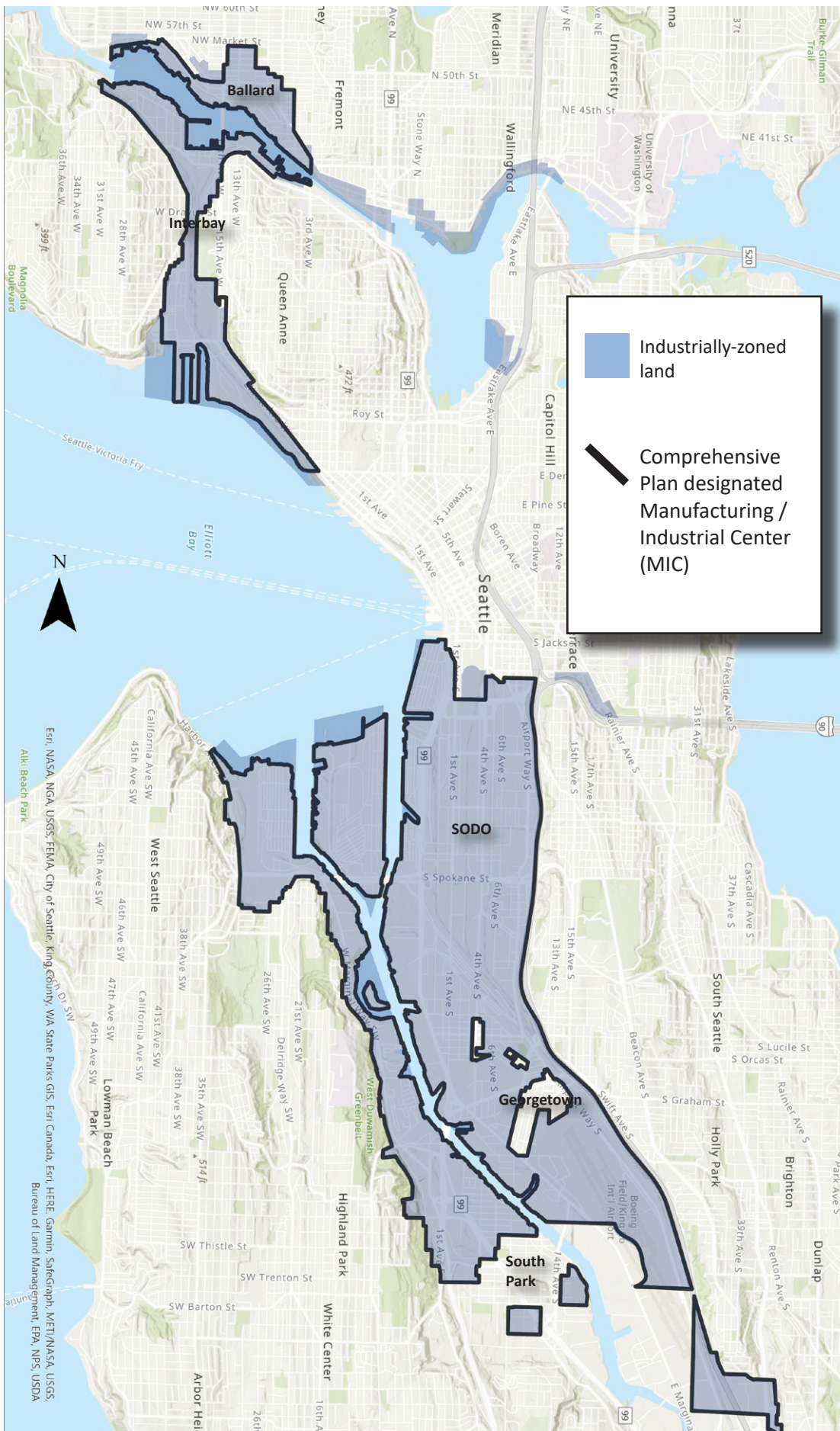
Mayor Durkan laid out the following principles to guide the work of the citywide and neighborhood members of the Strategy Council. The Strategy Council reviewed and concurred with the principles at the start of the process. After the murder of George Floyd in Minneapolis, and the COVID-19 pandemic, the Strategy Council focused on additional actions to strengthen racial equity and recovery.

- Use the power of local workers and companies to chart a blueprint for the future using the principles of restorative economics to support the cultural, economic, and political power of communities most impacted by economic and racial inequities
- Strengthen and grow Seattle’s industrial and maritime sectors so communities that have been excluded from the prosperity of our region can benefit from our future growth
- Promote equitable access to high quality, family-wage jobs and entrepreneurship for Black, Indigenous, and People of Color through an inclusive industrial economy and ladders of economic opportunity
- Improve the movement of people and goods to and within industrial zones and increases safety for all travel modes
- Align Seattle’s industrial and maritime strategy with key climate and environmental protection goals
- Develop a proactive land use policy agenda that harnesses growth and economic opportunities to ensure innovation and industrial jobs are a robust part of our future economy that is inclusive of emerging industries and supportive of diverse entrepreneurship.

A Holistic Strategy

The Strategy Council was structured with an overall citywide council and four neighborhood-based councils for Ballard, Interbay, Georgetown/South Park, and SODO. While each geographic area is unique, they share common issues, challenges, and opportunities. The recommended strategies respond to specific topics identified by the Strategy Council and applies an overall principled approach to Seattle’s industrial and maritime sectors as a whole.

Industrial Areas Map



Esri, NASA, NGA, USGS, FEMA, City of Seattle, King County, WA State Parks GIS, Esri Canada, Esri, HERE, Garmin, SafeGraph, MET/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



Strategy Council members emphasized that many businesses in Seattle's industrial and maritime sectors rely on irreplaceable infrastructure including access to Seattle's Ports, waterways and other major infrastructure.

(See strategy #5)



Strategy Council members communicated that public safety is a critical need for operation of a business, and that some industrial areas seem to be experiencing public safety challenges unique to industrial lands. Strategy Council members called for improved public safety partnerships.

(See strategy #2)



Strategy Council members discussed the possibility for dense employment that could be compatible with industrial areas especially near high capacity transit. With Sound Transit expansion, five new or enhanced stations will be located in Seattle's industrial areas.

(See strategy #6)



Strategy Council members discussed a need among startups, creatives and makers for relatively affordable spaces to locate and grow a business, and that transitional areas near neighborhoods are especially good places for this activity.

(See strategy #7)

RECOMMENDED STRATEGIES

After extensive deliberation the Strategy Council was able to reach consensus on eleven strategy recommendations. The recommended strategies are robust, substantive statements that can chart a course for meaningful action by the City and its partners. Additional resources considered by the participants are found in the appendices.

Investment Strategies

1. Workforce Investments to Support Access to Opportunity for BIPOC, Youth, and Women: Create, expand, and support initiatives that increase access to opportunity and economic prosperity for Black, Indigenous, and People of Color, youth, and women through manufacturing, maritime, and logistics careers.

2. Public Safety Partnership to Support Maritime and Industrial Areas: Work closely with local business and community organizations to develop and implement a proactive public safety response to elevated levels of crime within maritime and industrial lands.

3. Transportation Priorities to Improve the Movement of People and Goods: Improve the movement of people and goods and make transit and freight networks work for industrial and maritime users with better service and facilities; improved last mile connections for active transportation, transit, and freight, including large truck access to shoreline and railroad uses; and advocating for a tunnel alignment for Ballard and Interbay future light rail.

4. Environmental Justice and Climate Action: Address environmental inequities and protect industrial-adjacent communities from environmental harms, transition to a climate pollution free freight network, and prepare for a changing climate.

Land Use Strategies

5. Stronger Protections for Industrially Zoned Land: Strengthen protections for industrially zoned lands within Seattle by establishing higher thresholds to remove industrial land designations and closing loopholes that have allowed significant non-industrial development within industrially zoned lands.

6. High Density Industrial Development: Encourage modern industrial development that supports high-density employment near transit stations and near existing industrial-commercial areas by creating density bonuses for employment uses (i.e., office, R&D, etc.) if coupled with industrial uses in the same project.

7. Healthy Transitional Areas near Urban Villages: Foster increased employment and entrepreneurship opportunities with a vibrant mix of affordable, small-scale places for light industry, makers, and creative arts, as well as industry supporting ancillary retail.

8. No New Residential Uses: No new residential uses on industrial and maritime lands. Limited adjustments to existing allowances in transitional zones to support industry and arts entrepreneurship opportunities. Any limited adjustments to existing allowances in transitional zones would be determined after additional study of potential impacts, including an Environmental Impact Statement (EIS).

9. Georgetown and South Park Neighborhood Goals: Remove a few small, focused locations from industrial zoning in Georgetown and South Park and convert them to mixed use zoning to achieve neighborhood goals.

Action Strategies

10. Master Planning for WOSCA and Armory Sites: Recognizing the time limitations of this process and the specialized nature of these sites, partner with agencies of the State of Washington, Department of Transportation (WOSCA), and Department of Commerce (Armory), or future owners on a master planning process for industrial redevelopment specifically designed for each site based on the guiding principles of this workgroup.

11. Ongoing Stewardship Entities to Champion this Vision: Identify and grow ongoing stewardship entities with a complete range of stakeholders to champion the vision of the Industrial and Maritime Strategy, ensure its long-term implementation, and develop appropriate assessment metrics to help guide future policy decisions. In different neighborhoods, this could be an existing organization with a modified charter and/or a new organization.

SUMMARY OF THE STAKEHOLDER TIMELINE

The Industrial and Maritime Strategy Council process lasted more than a year and a half and included various phases and levels of dialogue. The timeline below summarizes major steps in process. At each stage, these major steps were supplemented with individual outreach and dialogue between members of the strategy council, city staff, and the facilitator.

November, 2019	Project kickoff by Mayor Durkan
December, 2019	Guiding principles
February, 2020	Discuss policy alternatives and background data
March - May 2020	Break due to COVID-19
June, 2020	Reconvene with a focus on a greater emphasis on equity and recovery
Fall, 2020	Restorative economics training, BIPOC youth engagement
November, 2020	Listening session
December, 2020	Discuss detailed policy tables, written comments
March, 2021	Regroup and strategy framework
April / May, 2021	Strategy workshops and straw poll voting
May 27, 2021	Final consensus recommended strategies

NEIGHBORHOOD STATEMENTS

During the winter of 2020 neighborhood stakeholder groups identified their top issues and points for a 20-year vision for industrial areas in or adjacent to their neighborhood. Although the discussion was extensive, top issues and vision statements can be distilled to key themes.

Georgetown / South Park	
Top Issues	Vision
Environmental equity and pollution mitigation	A healthy environment in industrial areas and the communities next to them
Affordable workforce housing, and protections against displacement	A sustainable, industrial, living economy with clean and green tech.
Pathways for training into industrial jobs especially for nearby residents and underrepresented groups	A skilled industrial / maritime workforce with racial and gender diversity
	Options for industrial / maritime workers to live locally in South Park and Georgetown
	A dense and vibrant community

SODO	
Top Issues	Vision
Public safety challenges that affect employees and businesses	A thriving manufacturing, maritime, and logistics center
Transit access within SODO	A protected working waterfront
Cargo movement within SODO and to other industrial areas like Ballard, Kent etc.	An intentional transition between industrial employment in SODO and mixed-use communities to the north
Pedestrian safety	Convenient transit connections throughout SODO

Interbay	
Top Issues	Vision
Protection of land with water adjacency for industrial use	A place for maritime and industrial innovation
Clarify the future land use vision for the area north of Dravus St.	A protected, modernized working waterfront
Impacts of Sound Transit alignment	Dynamic inland areas: ecosystem of maritime and industrial jobs coexist with opportunities for housing and services for workers
Need for small business and maker incubator businesses spaces	

Ballard	
Top Issues	Vision
Impacts of a potential Sound Transit alignment through the MIC	An area that celebrates the value and heritage of industrial and maritime work
Conflicts arising from growth pressure (RVs and tent camping)	A diversifying mix of maritime, production and knowledge businesses that complement and sustain each other
Need for strong zoning protections within the MIC	Light rail is successfully integrated without hurting industrial users, which for many means a station location at or west of 15 th Ave NW
Need for apprenticeship programs to create a worker pipeline	

Location Specific Issues

Many locations have unique conditions even more localized than the neighborhood subgroups. Future zoning changes to implement land use recommendations (strategies #5-9) should accommodate unique local issues that are finer grained than the broad strategy recommendations. Examples to address include, but are not limited to:

- **Area of SODO north of I-90 and east of the heavy rail tracks.** The area is adjacent to downtown and is already zoned for a denser version of the Industrial Commercial (IC) zone with an existing incentive for participation in the City’s Mandatory Housing Affordable (MHA) program. Any study of implementing the Dense Industrial Development (Strategy #6) in this area should consider adding further incentives for providing additional industrial development and avoid decreasing existing development rights or MHA participation.

- **Stadium District.** An existing Stadium Transition Overlay District (STAOD) zone was established in 1990 immediately around the professional sports stadiums. The overlay modifies underlying industrial zoning with specific standards to require design review, grant more allowed floor area, and prohibit certain uses, including lodging, which are allowed in other industrial areas. Any study of implementing the Healthy Transitional Area concept (Strategy #7) or Dense Industrial Development concept (Strategy #6) in this area should consider scenarios for preserving and updating the STAOD for current thinking, including allowing lodging and maintaining somewhat larger size of use limits for office and retail uses compared to other transitional areas.
- **Shoreline Master Program (SMP) Areas.** Lands within 200' of the shoreline are subject to the City's Shoreline Master Program regulations in addition to existing or proposed industrial zones. Any study of implementing any of the land use recommendations should consider the interplay between the SMP and new zones, with a close eye to preserving freight access to shoreline industrial uses.
- **Future Sound Transit Station Locations.** The West Seattle and Ballard Link Extension (WSBLE) will include six station locations in or nearby the City's designated MICs. Maximizing the benefit of the transit investments will require complex station area planning with unique factors impacting each station location. While more precise recommendations will require more information that will only be available as WSBLE planning progresses, future station area planning should consider ways to minimize negative impacts on industrial and maritime users. Any study of implementing any of the land use recommendations should consider tunnel alignment for the Ballard and Interbay station connections (Strategy #3), and other Strategy Council-identified location-specific priorities like a new SODO station that avoids reductions in capacity to the E3 busway and Ballard station locations at or west of 15th Ave NW.

APPENDICES

Appendix A: Informational Memos

A series of informational memos were provided by City staff to Strategy Council members in April 2021 to inform the discussion. The memos are provided as background, and their content is not a part of the formal consensus strategy recommendations.

Appendix B: Detailed Policy Tables

The Strategy Council discussed detailed potential policies and actions in four topic areas during winter of 2020. The detailed policy tables are provided as background, and their content is not a part of the formal consensus strategy recommendations.