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## CHAPTER 2

# URBAN COMMUNITIES

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

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

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

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

## 25 **~~((I.))~~ Urban Communities**

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

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

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

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

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

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

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

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

77  
78 The Urban Growth Area includes all cities within the county, including the Urban Growth Area~~((s))~~ for Cities in  
79 the Rural Area, the cities' Potential ~~((a))~~Annexation ~~((a))~~Areas, and other land within the unincorporated part of  
80 the county characterized by urban-type growth~~((–The Urban Growth Area also includes the Bear Creek Urban~~  
81 Planned Developments)) such as the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods east of  
82 Redmond. ~~((See Chapter 3, Rural Areas and Natural Resource Lands, for additional policy guidance on growth~~  
83 within the annexation areas of Cities in the Rural Area.

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

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84

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

90

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

95

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

99

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

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

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

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

- 128
- 129 **U-103** Parcels that are split by the Urban Growth Area boundary (~~((line))~~) should be  
130 reviewed for possible redesignation to either all urban area or all Rural Area or  
131 Natural Resource Lands taking into consideration:
- 132 a. Whether the parcel is split to recognize (~~((environmentally sensitive~~  
133 ~~features))~~ critical areas;
- 134 b. The parcel's geographic features;
- 135 c. Whether the parcel will be added to an adjoining city's Potential  
136 Annexation Area; and
- 137 d. The requirements of interlocal agreements, or the requirements of King  
138 County plans.
- 139

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

- 145
- 146 **U-104** Rural zoned properties that are immediately adjacent to a city and are planned or  
147 designated for park purposes by that city may be redesignated to urban when the  
148 city has committed to designate the property in perpetuity in (~~((a form satisfactory~~  
149 ~~to))~~ an interlocal agreement or conservation easement adopted by the King  
150 County Council for park purposes and:
- 151 a. The property is (~~((no more))~~ less than 30 acres in size and was acquired  
152 by the city prior to 1994; or
- 153 b. (~~((The property is no more than 30 acres in size and receives county~~  
154 ~~support through a park or recreation facility transfer agreement between~~  
155 ~~King County and a city; or~~
- 156 e-)) The property is (~~((or was formerly))~~) a King County park and is being (~~((or~~  
157 ~~has been))~~) transferred to a city.
- 158

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

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

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

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

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

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

203

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

210

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

215

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

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

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

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

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

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

229

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

237

238

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

244

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

252

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

256

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

265

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

269

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

278

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

285



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

294

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

299

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

301

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

306

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

314

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

324

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

329

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

335

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

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

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

\*PAA means Potential Annexation Area

337

338

339 U-114

340

**Land use policies and regulations shall accommodate a growth target of approximately ((11,140)) 5,412 housing units and approximately ((6,810)) 3,340**

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

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

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

349

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

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

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

358

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

363

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

372

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

377

---

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

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

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

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<b>Regional Geography</b>	<b>Housing Target</b>	<b>PAA Housing Target</b>	<b>Employment Target</b>	<b>PAA Emp. Target</b>
— City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
— Lake Forest Park	475		210	
— Medina	49		—	
— Milton	50	90	160	
— Newcastle	1,200		735	
— Normandy Park	120		65	
— North Bend	665		1,050	
— Pacific	285	135	370	
— Skykomish	40		—	
— Snoqualmie	1,615		1,050	
— Yarrow Point	14		—	
<b>Total</b>	<b>10,922</b>		<b>8,168</b>	
<b>Urban Unincorporated</b>				
— Potential Annexation Areas	8,760		970	
— North Highline	820		2,170	
— Bear Creek Urban Planned Dev	910		3,580	
— Unclaimed Urban Unincorp.	650		90	
<b>Total</b>	<b>11,140</b>		<b>6,810</b>	
<b>King County UGA Total</b>	<b>233,077</b>		<b>428,068</b>	

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

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

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

379

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

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

386

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

516

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

522

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

528

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

534

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

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

540

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

550

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

554

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

565

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

570

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

574

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

578

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

581

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

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

586

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

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

594

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

599

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

614

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

624

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

629

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

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671

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

678

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

683

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

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

688

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

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

701

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

704

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

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

713

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

718

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

722

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

732

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

736

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

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

749

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

760

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

767

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

771

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

777

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

781

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

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



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

791

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

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

805

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

810

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

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

821

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

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

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- 830 c. Limit ((R))retail space ((should not exceed)) to a maximum of 60 acres  
 831 and 600,000 square feet unless ((it is served by direct freeway access  
 832 by)) located on a principal or minor arterial that connects directly to a  
 833 freeway and the retail space is well served by transit.  
 834
- 835 **U-154 Design features of unincorporated activity centers should include the following:**  
 836 a. **Safe and attractive walkways and bicycle facilities for all ages and**  
 837 **abilities with access to each major destination, including schools,**  
 838 **community centers, and commercial areas;**  
 839 b. **Buildings close to sidewalks to promote walking and access to transit;**  
 840 c. **Compact design with close grouping of compatible uses;**  
 841 d. **Off-street parking in multistory structures located to the side or rear of**  
 842 **buildings or underground;**  
 843 e. **Public art;**  
 844 f. **Public spaces, such as plazas and building atriums;**  
 845 g. **Retention of attractive natural features, historic buildings, and**  
 846 **established character;**  
 847 h. **Aesthetic design and compatibility with adjacent uses through setbacks,**  
 848 **building orientation, landscaping, and traffic control;**  
 849 i. **Screening of unsightly views, such as heavy machinery, outdoor storage**  
 850 **areas, loading docks, and parking areas from the view of adjacent uses**  
 851 **and from arterials; and**  
 852 j. **Signs should be regulated to reduce glare and other adverse visual**  
 853 **impacts on nearby residences, without limiting their potential**  
 854 **contribution to the color and character of the center.**  
 855
- 856 **U 158 New major residential, commercial, and mixed-use developments in**  
 857 **unincorporated activity centers should include low impact design features and**  
 858 **should promote public health by increasing opportunities for physical activity in**  
 859 **daily life. The development should include: safe walkways and bicycle facilities**  
 860 **for all ages and abilities with access to commercial areas, schools, and**  
 861 **community facilities; trails; and pocket parks.**  
 862

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

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

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870

871 **U-159**

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

876

a. Retail stores and services;

877

b. Professional offices;

878

c. Community and human services;

879

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

880

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

883

884 **U-160**

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

889

890 **U-161**

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

892

893 **U-162**

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

895

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

896

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

897

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

898

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

905

907 **U-163**

Design features of community business centers should include the following:

908

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

909

b. Close grouping of stores;

910

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

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

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

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

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

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

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

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

951

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

954

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

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

965

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

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

980

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

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

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989

990 U-169

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

994

995 U-170

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

1000

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1010

1011

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

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

1015

1016 U-171

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

1017

1018

1019

1020

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

1035

1036 **The design and construction quality of development in unincorporated urban**

1037 **areas should meet or exceed the quality in the area's designated annexation city.**

1038

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

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

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

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

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

1044

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

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

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

1048 **and residents of surrounding neighborhoods.**

1049

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

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

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

1053

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

1055 **convenience to employees and users.**

1056

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

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

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

1060

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

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

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

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

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

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

1097



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

1105

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

1114

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

1124

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

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

1140

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

1145

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

1153

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

1160

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

1169

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

1176

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

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

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

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

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

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

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

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

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

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

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

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

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

1297

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

1306

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

1318

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

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1336

1337 **U-189**

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

1338

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

1339

1340

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

1341

1342

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

1343

1344

1345

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

1346

1347

1348

1349

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

1350

1351

1352

1353

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

1354

1355

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

1356

1357

1358

1359 **U-190**

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

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1368

1369 **U-190a**

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

1370

1371

1372

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

1373

1374

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

1375

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

1384

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

1390

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

1397

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

1404

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

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

1414



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

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

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

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

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

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

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

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

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

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

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

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

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

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

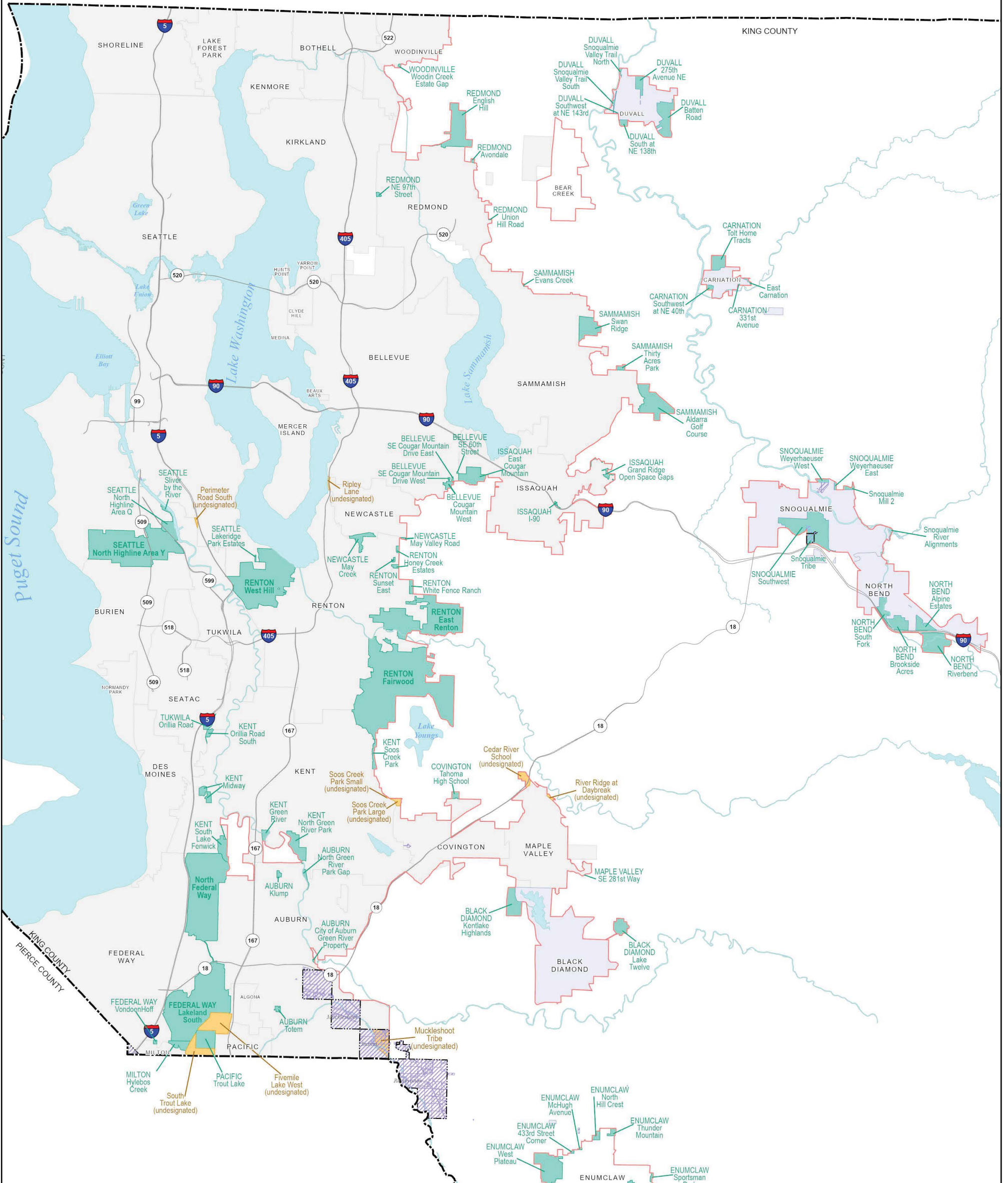
**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

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

1551

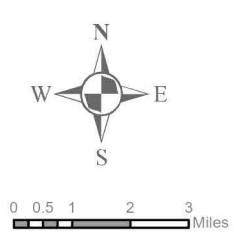
1552 King County will explore new options to affiliate unincorporated urban areas with cities, and to make the  
1553 provision of services to such areas financially sustainable.

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



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

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



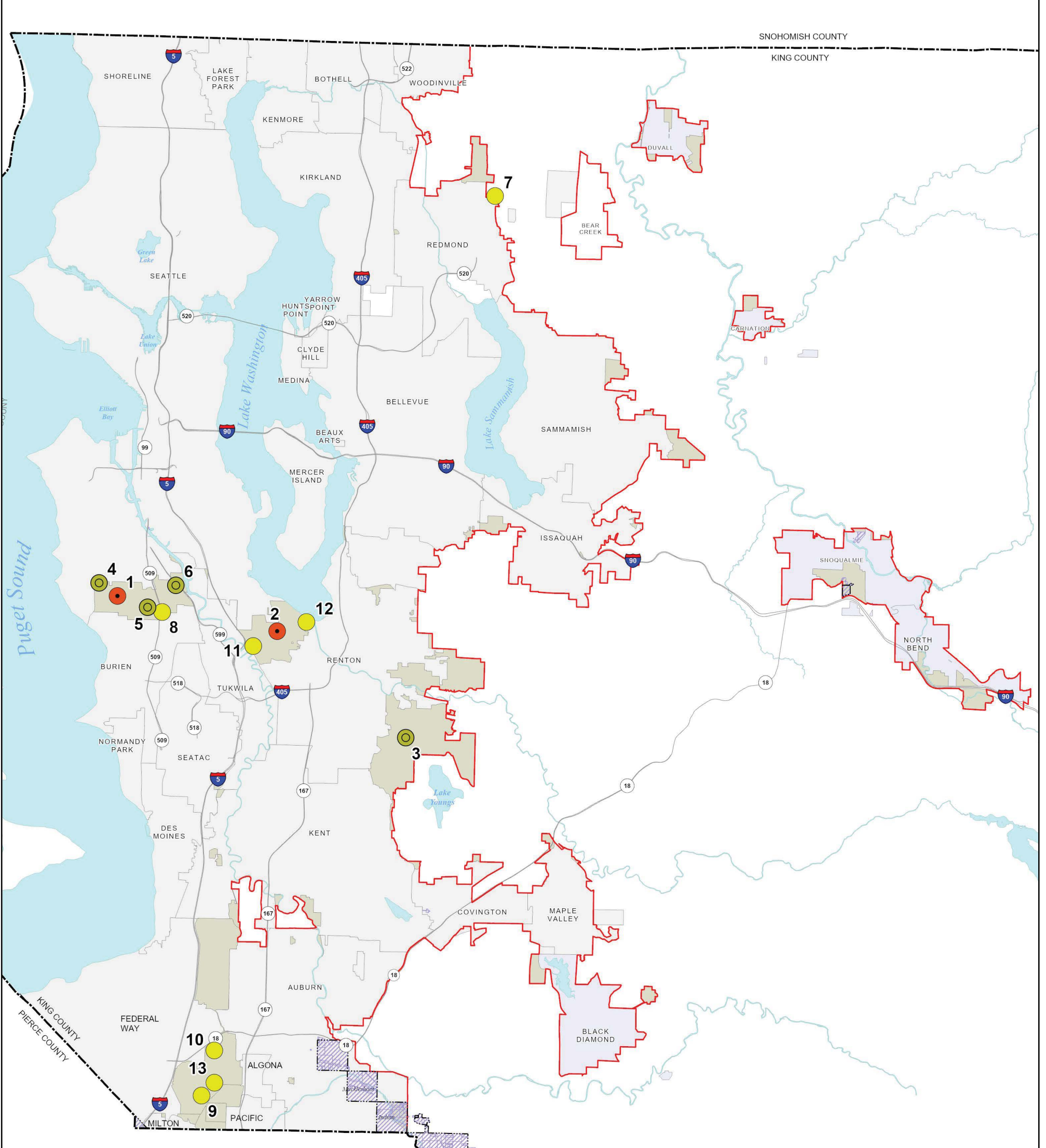
**Data Sources:**  
King County Department Local Services  
Office of Performance, Strategy and Budget

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

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# URBAN CENTERS 2024

King County Comprehensive Plan, 2024  
Chapter Two, Urban Communities

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

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



**Data Sources:**  
King County Department Local Services  
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Date: October 2023

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