



To Lake Forest Park Planning Commission; Mark Hofman, AICP
From: Cristina Haworth, AICP
Date: February 2, 2024
Project: 2024 Comprehensive Plan Update
Subject Land Use Element Discussion Guide

Introduction:

"Land use" describes the purposes for which land may (or may not) be developed. The Comprehensive Plan is required by the Growth Management Act to include a land use element that accomplishes the following:

- *Designates the proposed general distribution and general location and extent of the uses of land....*

This is typically achieved by establishing land use designations and adopting a future land use map. This was done in the 2015 Comprehensive Plan (see Table 1 and Comprehensive Plan Land Use Map).

- *Include population densities, building intensities, and estimates of future population growth.*

The state Office of Financial Management estimates population growth at the county level, and counties work with their cities to allocate that growth. King County's Countywide Planning Policies formally adopt the growth allocations, which are incorporated into Lake Forest Park's (LFP) Comprehensive Plan.

- *Provide for protection of the quality and quantity of groundwater used for public water supplies.*

LFP uses a combination of public water systems and private wells. The 2015 Comprehensive Plan includes some policy language to protect water supplies, and this is implemented through the adoption of development regulations that require water availability to be proven prior to project approval. This is adequate to protect the quality and quantity of groundwater used for public water supplies.

- *Give special consideration to achieving environmental justice in its goals and policies, including efforts to avoid creating or worsening environmental health disparities.*

Environmental justice has not been overtly addressed in LFP's Comprehensive Plan. The community and City leadership are clearly supportive of advancing environmental justice and new policy language should be considered during this update.

- *Wherever possible, consider utilizing urban planning approaches that promote physical activity and reduce per capita vehicle miles traveled within the jurisdiction, but without increasing greenhouse gas emissions elsewhere in the state.*

LFP is an established and largely built-out community. Major changes to land use patterns are not feasible and the opportunities to use new planning approaches to promote physical activity and reduce per capita vehicle miles traveled (VMT) are limited. This update will refresh the 2015 Comprehensive Plan policies to more clearly support nonmotorized transportation and opportunities for physical activity.

- *Where applicable, the land use element shall review drainage, flooding, and stormwater runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound.*

There is limited information about drainage, flooding, and stormwater in the 2015 Comprehensive Plan. There are no known significant concerns related to pollution, sedimentation, or other drainage, flooding, and stormwater runoff issues. The City has adopted stormwater management regulations that control individual developments to improve drainage and stormwater management over time. The 2015 Comprehensive Plan sets policies to consider stormwater impacts and support the use of low-impact development techniques.

- *The land use element must reduce and mitigate the risk to lives and property posed by wildfires by using land use planning tools....*

Lake Forest Park is mapped by the Department of Natural Resources as primarily “non-vegetated inhabited,” meaning there is an extremely low risk of wildfire impacting the community.

The land use element must also be consistent with PSRC Vision 2050 and King County’s Countywide Planning Policies. Generally, the 2015 Land Use Element *is consistent* with these documents, but some changes are needed:

- Growth Management Act:
 - ✓ Plan for recent buildable lands/urban growth capacity report findings
 - ✓ Plan for updated housing and employment allocations.
 - CONSIDER: Incorporating the *Safe Streets, Safe Highways* plan; address opportunities for physical activity.
- King County Countywide Planning Policies (CPPs):
 - Create specific policies and strategies for a more equitable future with access to opportunity.
 - ✓ Plan for new housing and employment allocations.
 - ✓ Ensure consistency in water, sewer, transportation, utility, and other infrastructure plans.
 - CONSIDER: Explicitly addressing equity and racially disparate impacts.
 - ✓ CONSIDER: Encouraging infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces to enhance public health, community character, and a mix of uses.

- PSRC Vision 2050
 - ✓ Support inclusive community planning.
 - ✓ Reduce disparities in access to opportunity and expand employment opportunities.
 - ✓ Reduce health disparities and improve health outcomes.
 - Consider risks and mitigation for residential and commercial displacement.
 - ✓ CONSIDER: Encouraging infill and increased density near transit.
 - ✓ CONSIDER: Expanding Policy LU-8.2 to preserve historic, visual, and cultural resources and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds.

Discussion Questions and Guidance:

1. **Land Use Designations.** To support inclusive community planning and expand options to plan for alternate housing types, we recommend revising the land use designation categories. Which of the following alternatives is most desirable?

Current Designation	Option 1 (Original Proposal)	Option 2	Option 3
Conservation Residential, Low, Moderate	Conservation Residential	Conservation Residential	Conservation Residential
Single-Family Residential, Mod/High	Low Density Residential, Mod/High	Low Density Residential 1	Low Density Residential (combine these two categories)
Single-Family Residential, High	Low Density Residential, High	Low Density Residential 2	
Multi-Family, Low	Multi-Unit, Low	High Density 1	Moderate Density
Multi-Family High	Multi-Unit, High	High Density 2	High Density

Option 1. Most similar to current designations, with minor adjustments to support diversity, equity, and inclusion goals. “Unit” could be replaced with “family.” Replacing “single family” responds to new legislative requirements to allow at least two units per lot and certain middle housing types in residential zoning districts.

Option 2. Similar to Option 1 but simplifies the relative intensity descriptors with numbers for simplicity.

Option 3. Combines the two low-density residential categories into a single land use designation category. This is based on the lot sizes being relatively similar. If this is the preferred alternative, the descriptions would be combined.

2. **Equity.** The Comprehensive Plan needs to consider equity broadly and specifically. Proposed Policies LU-1.6, LU-1.7, LU-2.8, and LU-2.9 address equity, but these could be consolidated under a single equity-focused goal, which might look like this:

Goal LU-X Equity. Promote equity in the planning and development process.

Policy LU-X.X Collaborate with all residents during the comprehensive planning process and intentionally connect with people identifying as Black, Indigenous, or other people of color, those with lower incomes, youth, seniors, and other groups that have not historically engaged in long-range planning processes.

Policy LU-X.X Expand access to opportunity for all residents, considering the need for access to employment, schools, services, open space, recreational activities, and other needs.

Policy LU-X.X Encourage nonmotorized and transit connections from residential neighborhoods to businesses, services, and regional destinations.

Policy LU-X.X Consider displacement risk and racially disparate impacts when adopting or amending development regulations.

Policy LU-X.X Develop mitigation strategies or requirements for residential and commercial displacement that occurs as a result of new development.

Policy LU-X.X Reduce health disparities by providing greater access to safe walking routes, parks and open spaces, and recreational opportunities.

- a. Which method of addressing equity is preferable?
 - b. Please discuss word choice and intention behind the equity policies. What's missing? Are there any other policies we should consider?
 - c. Should we consider other equity-focused measures that could have broader changes? These might include considering the role of neighborhood businesses to increase access to opportunity (proximity to employment/services, supporting local businesses, potential new "third places" for community gathering).
3. **Residential Neighborhoods.** Discuss character-defining features of neighborhoods *beyond scale and form*. What makes LFP's neighborhoods unique and charming places to live?
 4. **Implementation Actions.** Several implementation actions have been identified. Can we move these to an implementation section, or should these be revised to serve as policies?
 5. **Climate Commitment.** We proposed new **Goal LU-11** Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction. This should be revisited when we talk more broadly about climate planning. Would you like to see any changes in word choice? We could more directly connect the need for climate planning to community values, to people, etc.

Volume I | Goals & Policies

Land Use

Introduction

The Land Use Element guides future use of land in Lake Forest Park and helps to ensure the City's high quality of life and community character. The Element includes policies that support compatibility with natural features and environmental protection, foster a sense of community, reflect current and historic character, and keep new growth compatible with existing development.

The requirement for a Land Use Element in comprehensive plans is one of the key components of the Growth Management Act (GMA). The GMA requires cities to show how they will be able to accommodate 20 years of growth through sufficient buildable land that is zoned appropriately. In addition to containing growth and avoiding sprawl, the Land Use Element ~~also~~ sets goals and policies for the design and layout of cities. These provide the opportunity to shape communities into more livable, healthy spaces. Regional and county goals promote compact, walkable cities that make it easy to use active transportation and contribute to a sense of community.

The Land Use Element Background Analysis (Volume II) contains the background data and analysis that provide the foundation for the Land Use Element goals and policies. Major topics addressed in Volume II, Land Use include:

- Existing Land Use Patterns
- Growth Targets
- Land Capacity
- Current Comprehensive Plan and Other Policy Guidance
- Land Use Map
- Current Zoning

Goals & Policies

Goal LU-1 Land Use Pattern. ~~Establish-Facilitate~~ a development pattern that preserves the **character scale and form** of Lake Forest Park while allowing for variety in new development.

Policy LU-1.1 Designate the general distribution, ~~location~~location, and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities, and other land uses.

Policy LU-1.2 ~~Establish-Coordinate~~ the land use designations, densities, and intensities shown in Table I.2.

Table I.2 Land use designations

Land Use Designation	Implementing Zoning Designation*
Conservation Residential, Low, Moderate In this designation, residential development shall be single-family residential <u>lower in density</u> and allow for low-density housing alternatives to the single- family-unit detached house (such as accessory or mother-in-law	RS-20 RS-15

apartmentsdwelling units, duplexes, etc.). These classifications are reserved for portions of the city containing environmentally sensitive areas.	
Single-Low-DensityFamily Residential, Mod/High Residential development within this category shall be single-family-residential <u>lower in density</u> and allow for low-density-housing alternatives to the single <u>single-family-unit</u> detached house (such as accessory or mother-in-law <u>apartmentsdwelling units, duplexes, etc.</u>). The RS-10 and RS-9.6 zoning classifications resulted from two different zoning codes that were combined after a series of annexations in the City city. The RS-10 zoning classification contains a street frontage requirement for the creation of new lots and the RS-9.6 zoning classification requires a minimum lot width only. These provisions are reflected in the development patterns within the individual zoning classifications.	RS-9.6 RS-10
Single-Low-DensityFamily Residential, High Residential development within this category shall be single-family <u>low-density</u> residential <u>housing types</u> and allow for low-density-housing alternatives to the single family-unit detached house (such as accessory or mother-in-law <u>apartmentdwelling units, duplexes, townhomes, cottage courts, etc.</u>).	RS-7.2
Multi-Multi-FamilyUnit, Low Multi family-unit residential development within these categories should be of a lower multi family-unit target density not to exceed 20 units per acre. These categories should serve as transition areas between neighborhood business or higher density multi family-unit categories and single family-unit categories. Uses within these categories should be characterized with design features and restrictions commonly associated with higher density single family-unit uses.	RM-2400 RM-3600
Multi-Multi-FamilyUnit, High These categories should serve as the Ccity's highest density multi family-unit residential categories. Densities may be increased with the inclusion of special needs or senior housing where appropriate. Uses within these categories should be located in <u>be in</u> close proximity to major arterials and transit routes. Limited commercial and business uses may be allowed in this classification as part of mixed-use <u>mixed-use</u> development, consistent with adopted development standards.	RM-900 RM-1800
Neighborhood Business Business development in this category shall be at a smaller scale, pedestrian-oriented where possible, and serve the needs of the more suburban residential area. Included in this category are specialty shops, and professional and business offices, and small merchandise and food stores. These businesses should not add significant amounts of traffic on state arterials or city streets. Residential uses may be allowed in this classification as part of mixed <u>use</u> mixed-use developments, consistent with adopted development standards.	BN
Corridor Commercial Commercial development in this category shall include a mix of commercial development, including the type of development which currently exists along the Ballinger Way and Bothell Way corridors. Corridor commercial areas shall be sited to take advantage of transit facilities and be compatible with surrounding land use designations and environmentally sensitive areas. New	CC

development or redevelopment of these commercial areas shall strive for a clustered retail and pedestrian-friendly design as opposed to strip or lineal development. Residential uses may be allowed in this classification as part of mixed-use <u>mixed-use</u> developments, consistent with adopted development standards.	
Mixed-Use Mixed-Use Town Center Development in the Town Center category shall continue to be pedestrian oriented. A diversity of housing, business, commercial, civic, recreational, and employment opportunities that complement the primary commercial use should be encouraged. It is not the intent of the City to mandate or require that housing be included in any development proposals concerning the Town Center, but rather to encourage it as an option. As applied to the Town Center category, pedestrian orientation means continued provision of sidewalks, landscaped parking areas, and attractive, safe, and convenient access between the center, and adjacent bus stops, and pedestrian access routes.	TC
Southern Gateway, Corridor The intent of this category is to encourage neighborhood and community scale residential and commercial development, support an active, walkable mixed-use <u>mixed-use</u> center, create an attractive gateway and streetscape character, protect the livability and attractiveness of adjacent residential neighborhoods, and implement the City's sustainability objectives.	SG-C
Southern Gateway, Transition The purpose of this category is to provide for increased diversity for desirable business, commercial, civic, recreational, employment, and housing opportunities in a manner that is compatible with the residential character and scale of the local neighborhood. This designation encourages small to moderate scale neighborhood and community <u>community</u> -oriented residential and commercial uses, serves as a transition between the more intense development along Bothell Way and the smaller single-family-unit <u>single-family-unit</u> character-scale to the north and east, supports an active walkable mixed-use <u>mixed-use</u> center, and protects the livability and attractiveness of residential neighborhoods.	SG-T
Southern Gateway, Single-FamilyLow Density This category supports a single-family <u>low-density residential</u> neighborhood in the Southern Gateway subarea that is attractive and functional, promotes social and economic vitality, fosters safety and comfort, and supports an active, walkable mixed-mixed <u>mixed</u> -use center.	SG-SF
Public Facility This category includes areas devoted to schools, water and wastewater facilities, fire stations, public buildings, churches, and other similar public uses.	permitted in multiple zones
Cemetery This category includes areas devoted to the burial of the dead and dedicated for cemetery purposes, including columbarium <u>columbaria</u> , crematories, mausoleums, and mortuaries when operated within the boundaries of the cemetery.	permitted in multiple zones

Recreation/Open Spaces

This category includes areas devoted to public recreational facilities, such as parks, pedestrian trails, and bicycle trails. This category also includes public open space, private and semi-private community clubs, and other similar public uses.

permitted in multiple zones

For additional information about zoning designations, please see the Zoning Map & Designations discussion in Volume II, Land Use.

Policy LU-1.3 Maintain a Comprehensive Plan Land Use Map that designates the future distribution, extent, and location of the generalized land uses described above (see Figure I.2, Comprehensive Plan Land Use Map).

Policy LU-1.4 Manage and maintain the City's Official Zoning Map to ensure ~~continued~~ consistency with the Comprehensive Plan Land Use Map.

Policy LU-1.5 Implement land use designations through a clear regulatory process that ensures transparency, ~~fairness~~inclusion, and predictability in the land development process.

Policy LU-1.6 Collaborate with all residents during the comprehensive planning process and intentionally connect with people that have not historically been engaged including racial and ethnic minorities, those with lower incomes, youth, seniors, and others.

Policy LU-1.7 Provide opportunities for inclusive public participation in the land development process where appropriate.

Policy LU-1.6-8 As needs are identified, continue to develop and implement small area studies and subarea plans that help ~~the City~~ achieve ~~its~~ the community's vision for the future.

Policy LU-1.9 Ensure water, sewer, transportation, and other infrastructure plans are consistent with the Comprehensive Plan Land Use Map and land use policies.

Goal LU-2 Community Character. Promote and strengthen Lake Forest Park's identity, ~~vision~~vision, and values through the future land use pattern.

Policy LU-2.1 ~~Ensure that~~Maintain land use policies and regulations ~~that~~ reflect the importance of the city's natural environment, tree cover, and Lake Washington shoreline in community identity.

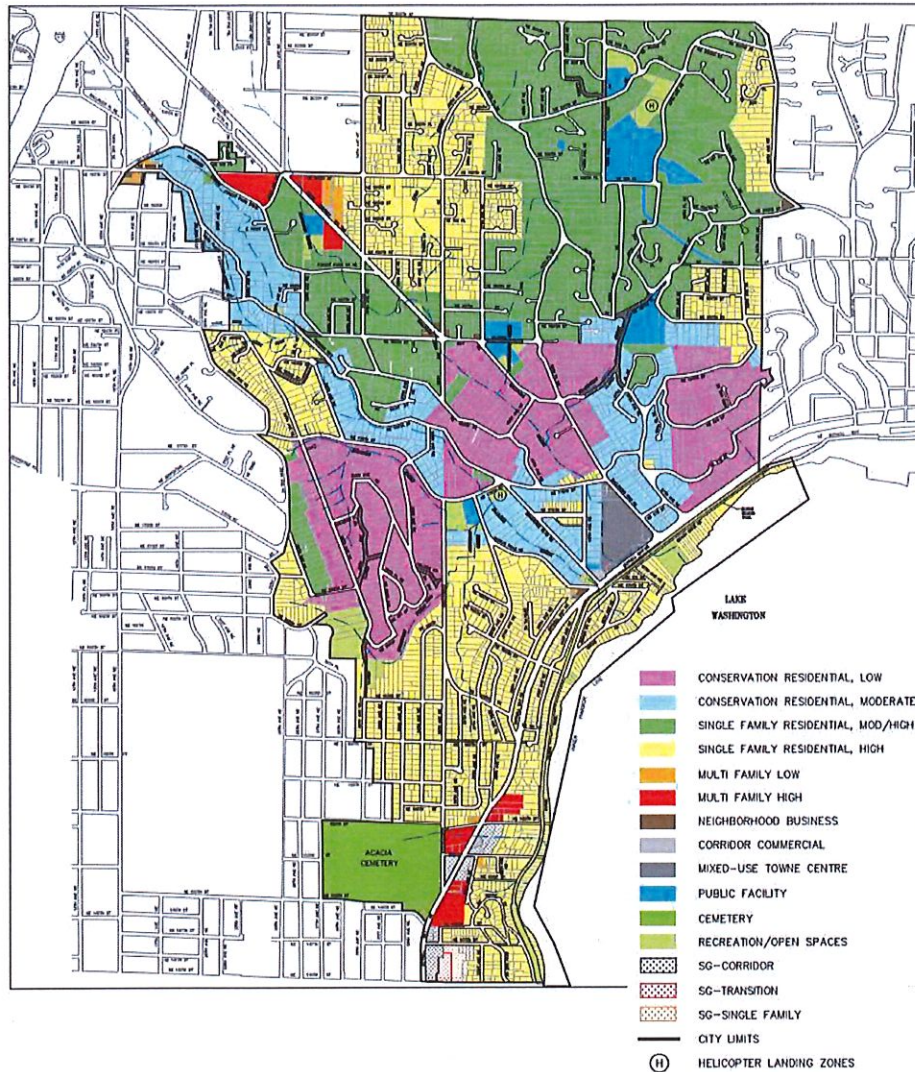
The Legacy 100-Year Vision identifies several possible gateway locations, as well as integrated corridors and greenways.

Policy LU-2.2 Encourage a ~~high-quality~~high-quality pedestrian environment that is barrier-free for nonmotorized travel and that connects residential neighborhoods to businesses, services, and local and regional transit options ~~and walkable~~ community.

Commented [CH1]: This supports CPP requirements for providing equitable access to opportunity

Policy LU-2.3 Consider entry and gateway features ~~as a way to~~to enhance community identity and highlight community assets.

Figure 1.2 Comprehensive Plan Land Use Map



Policy LU-2.4 **Preserve-Promote** a sense of place through **consistent and compatible development character and uses, while also recognizing that recognize** the variety of unique neighborhoods in the **C**city.

Policy LU-2.5 Provide for **a smooth transitions** between differing land uses through landscape buffers, site and building design measures, or other appropriate techniques.

Policy LU-2.6 Foster a sense of community ~~through support for~~ by increasing formal and informal gathering places, such as in Town Center, local businesses, and public open spaces.

Policy LU-2.7 ~~Assure-Ensure~~ that collective community values and aspirations are reflected in the City's plans.

Policy LU-2.8 Recognize the value that diversity in race, age, gender, socioeconomic status, and other characteristics bring to the community.

Policy LU-2.9 Ensure all residents are treated equitably in the land development process, including considering displacement risk and racially disparate impacts as development occurs.

Please see the Environmental Quality & Shorelines Element for additional guidance on the natural environment, including stormwater management.

Goal LU-3 Compatibility with Natural Environment. Promote designs and developments that respects and ~~preserves- conserve~~ the natural environment.

Policy LU-3.1 Encourage the integration of natural landscape in new developments by including both natural and compatible ornamental plants, shrubs, and trees.

Policy LU-3.2 Provide design flexibility to ~~preserve- conserve~~ desirable existing site features, including clusters of trees, watercourses, slopes, open spaces, and similar assets.

Policy LU-3.3 Recognize and support tree ~~preservation- conservation~~ as an integral part of ~~community character~~ healthy communities.

Policy LU-3.4 ~~Identify and preserve~~ Designate scenic vistas and water access to be conserved as development occurs.

Policy LU-3.5 Always consider implications of land use decisions on stormwater patterns and support ~~low- low~~ impact development measures.

Policy LU-3.6 ~~Promote- Support~~ the natural drainage and green infrastructure concepts and projects identified in the Legacy 100-Year Vision.

As described in the Legacy 100-Year Vision, green infrastructure planning is the process by which green spaces and networks can be properly designed, conserved, and integrated into community planning.

Goal LU-3 Residential Neighborhoods. ~~Promote- Facilitate the~~ quality, ~~character~~ form, and function ~~of in diverse~~ residential neighborhoods.

Policy LU-4.1 ~~Reflect- Consider~~ natural constraints, surrounding development, and proximity to services and facilities in- when establishing residential densities.

Policy LU-4.2 Provide flexibility for innovative design options in- order ~~to to preserve- conserve~~ significant natural features, to provide transitions between different types of uses, or to meet other community objectives.

Flexibility to support innovative design approaches include measures that creatively use site setting, enhance community design character, preserve natural features, or consider other unique features on a site and in a neighborhood.

Policy LU-4.3 Identify underused land and encourage infill development that is compatible with the scale and ~~character- form~~ of surrounding development.

Commented [CH2]: CPPs and Vision 2050 require consideration of equity in planning. This policy could be elevated to a goal with policies beneath it.

Policy LU-4.4 Encourage ~~higher-intensity-multifamily~~ higher densities of multi-unit development in areas nearest to transportation facilities, commercial services, open space, and other amenities.

Please see the Housing Element for additional housing and residential neighborhood goals and policies.

Policy LU-4.5 Encourage a compatible mix of residential densities in the city's neighborhoods.

Policy LU-4.6 PLACEHOLDER FOR MIDDLE HOUSING POLICIES

Goal LU-5 Economic Vitality. ~~Support the~~ Promote long-term economic vitality of commercial development that meets the needs of the ~~C~~city and its residents.

Policy LU-5.1 Provide for a mix of uses in commercial zones that meet the daily needs of residents and the traveling public.

Policy LU-5.2 Establish standards to enhance visual interest of commercial areas and to ensure long term compatibility with surrounding ~~area~~ areas. For example, consider building height, bulk, and orientation; ~~landscape improvements;~~ signs and hardscape improvements; ~~parking lot orientation;~~ and non-motorized access.

Policy LU-5.3 Enhance street-level interest and liveliness through ~~enhancements-improvements~~ for pedestrians and ~~bicycles~~ nonmotorized transportation, and ground floor commercial or public uses.

For example, regulatory incentives may include regulatory assistance to expedite approvals, density bonuses, and regulatory relief from specific development standards.

Policy LU-5.4 Encourage amenities ~~—~~ such as ~~the inclusion of~~ open space, water features, public art, planters, and courtyards ~~—~~ to enhance vitality and visual interest.

Policy LU-5.5 Inventory and encourage the redevelopment of underutilized commercial areas through regulatory techniques and incentives.

Goal LU-6 Public Uses. Ensure that public uses support and strengthen ~~community-character~~ diverse communities.

Policy LU-6.1 ~~Create community landmarks and~~ Promote identity through cultural landmarks and the development process.

Policy LU-6.2 Encourage joint siting of public facilities to increase convenience for the public and promote efficiency in public investments.

The Legacy 100-Year Vision identifies several possible street greening projects.

Policy LU-6.3 ~~Recognize that the character of public rights-of-way play a role in determining~~ Promote Enhance the public right-of-way as a character-defining element of the community character,

~~Wherever feasible, promote by promoting~~ complete streets, ~~and incorporate~~ streetscape improvements, ~~—such such—~~ as wayfinding signs, lighting, public art, enhanced landscaping, and street furniture, ~~—to to—~~ enhance ~~community-character~~ public rights-of-way.

Policy LU-6.4 Prioritize environmental justice when planning, designing, and developing public projects.

Goal LU-7 Healthy Communities. ~~Establish~~ Promote a land use pattern that supports community health.

Policy LU-7.1 Promote ~~neighborhood-connectivity~~ nonmotorized transportation and physical activity through connections to the existing and planned trail system, residential neighborhoods, and commercial centers.

Policy LU-7.2 Encourage ~~pedestrian-pedestrian~~-scale improvements, ~~focusing that focus~~ on color, materials, form, and functional utility on streets and trails.

Policy LU-7.3 Support safe walking and bicycling routes to schools.

Policy LU-7.4 ~~Within commercial centers, provide~~ Promote attractive street fronts and connecting walkways ~~within commercial centers~~ to ~~accommodate-prioritize~~ pedestrians-as-the-priority.

Policy LU-7.5 Encourage land uses that expand options and access to healthful foods.

Policy LU-7.6 Promote activities such as farmers' markets that improve access to healthful foods.

Goal LU-8 Historic Preservation. Protect and preserve historic, cultural, and archaeological resources.

Policy LU-8.1 Support the preservation of the city's geographic and cultural history through ~~Pursue~~ a King County Historical Preservation Program interlocal agreement, ~~consider-the~~ adoption of an ordinance, ~~and-and/or the implementation of~~ administrative procedures as appropriate ~~to-support-preservation-of the City's history.~~

Commented [CH3]: This is an implementation action.

Policy LU-8.2 Participate in regional efforts to sustain historic, ~~visual, and cultural resources, and consider potential impacts to culturally significant sites and tribal treaty fishing, hunting, and gathering grounds, community character through identification, evaluation, protection, adaptive reuse, and enhancement of historic landmarks, including buildings, sites, lands, and districts.~~

Policy LU-8.3 ~~Consider implementation of~~ Encourage educational and outreach programs ~~to-that~~ inform residents about incentives and resources available through interlocal agreement participation.

Policy LU-8.4 Support community organizations dedicated to preservation of historic and cultural resources.

Goal LU-9 Regional Issues. ~~Work proactively in establishing~~ Facilitate inter-agency partnerships that proactively address regional planning issues.

Policy LU-9.1 ~~Develop-Encourage balance in addressing differing needs through~~ long-term plans ~~in coordination that are coordinated~~ with neighboring special districts and ~~general-purpose~~ general-purpose governments. ~~Strive to achieve balance in addressing differing needs.~~

Policy LU-9.2 In partnership with state and other agencies, develop corridor plans for SR 522 and SR 104 that holistically address adjacent land uses, all modes of transportation, utility undergrounding, and the connecting street network.

Commented [CH4]: This is an implementation action.

~~Policy LU-9.3 Develop and maintain franchise agreements with utility providers to e~~ Ensure that utilities are installed and maintained in a manner consistent with the City's vision and adopted plans through franchise agreements with utility partners.

Commented [CH5]: This is an implementation action.

Goal LU-10 Equity. Promote equity in the planning and development process.

Commented [CH6]: Option to consolidate equity policies here - see discussion guide.

[Policy LU-10.1 PLACEHOLDER FOR LU EQUITY POLICIES](#)

[Goal LU-11 Climate Commitment. Promote development that advances climate planning, resilience, and greenhouse gas emissions reduction.](#)

[Policy LU-11.1 PLACEHOLDER FOR LU CLIMATE POLICIES](#)

Volume II | Background Analysis

Land Use

Introduction

This section contains information that was used in developing the update of the goals and policies in the Land Use Element of the Comprehensive Plan, including:

- Existing land use patterns
- Growth targets
- Land capacity
- Current Comprehensive Plan and other policy guidance
- Land use map
- Current zoning

Context & Background

The Growth Management Act (GMA) requires that cities provide a comprehensive plan with a Land Use Element to designate the proposed categories (residential, commercial, etc.) and intensities of uses of land. The GMA further specifies that the Land Use Element be the foundation of a comprehensive plan. This process of designating future land uses must account for future population ~~growth, and growth and~~ must be supported by adequate levels of public facilities and services. In this respect, the Land Use Element is an explicit statement of the ultimate vision for the City and determines the capacity of the infrastructure necessary to serve the projected land uses. Consistent with this legislative intent, the Washington Administrative Code (WAC) requires that a land use element contain the following:

- A. Designation of the proposed general distribution, ~~location~~location, and extent of land for all projected uses
- B. Population densities, building intensities, and estimates of future population growth
- C. Provisions for protection of the quality and quantity of ground water used for public water supplies
- D. Consideration of urban planning approaches to promote physical activity
- E. Review of drainage, flooding, and stormwater runoff and guidance for discharges that pollute waters of the state, according to WAC 365-196-405

Similarly, the Puget Sound Regional Council *VISION 2040-2050* and King County Countywide Planning Policies (CPPs) provide guidance that were consulted as part of this update.

Natural Environment

The natural features of the City of Lake Forest Park influence land use. For instance, environmentally sensitive areas such as steep slopes and wetlands limit development potential. The City may also choose

to preserve natural areas to meet community objectives. See Figure II.1 for a map showing the City's environmentally sensitive areas.

Commented [CL7]: Figure to be updated

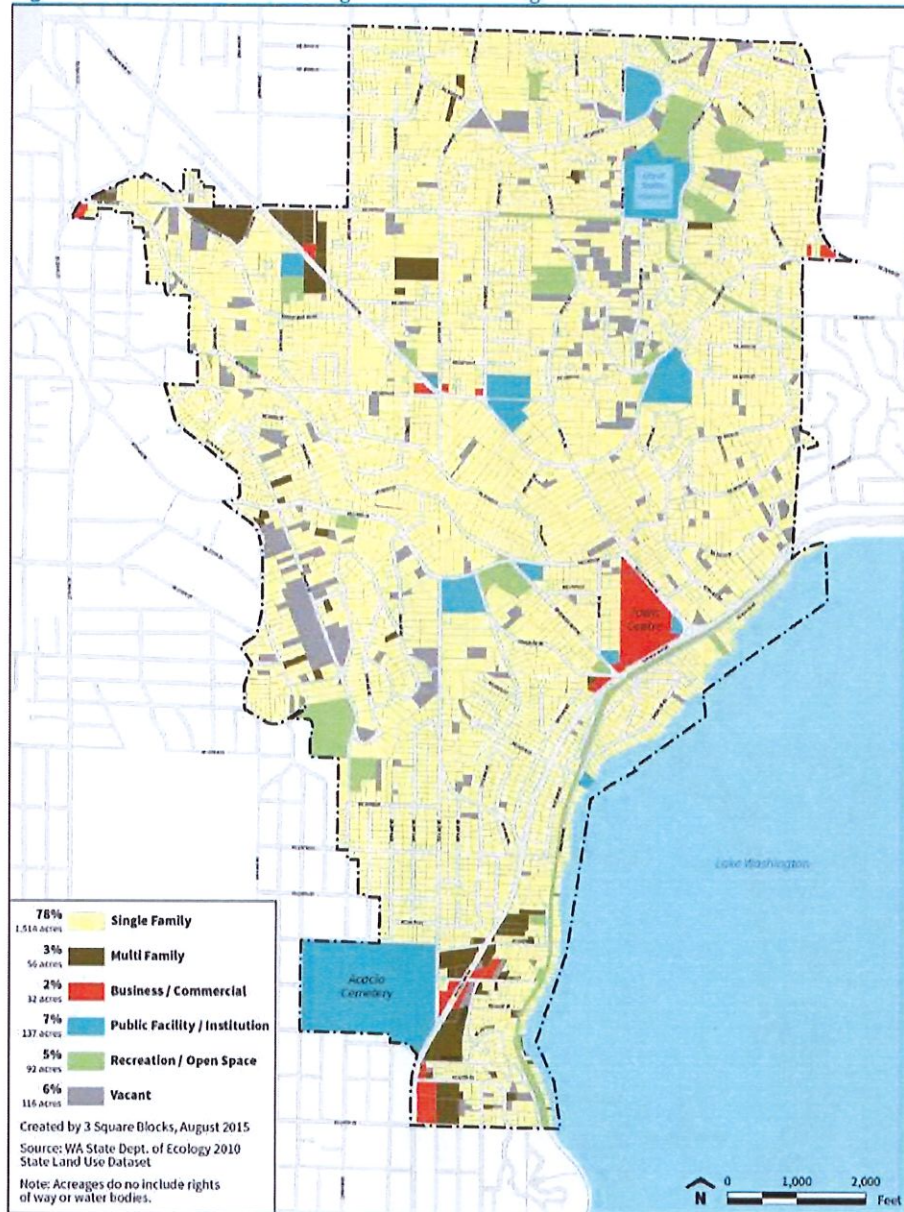
Existing Land Use

According to the 2010-2020 U.S. Census, the City of Lake Forest Park is 3.532 square miles, or 2,260-253 acres. Lake Forest Park is a mature community with much of its land already developed. The primary land use in the City is single-family-unit homes. There are some higher density residential uses and commercial uses located along Ballinger Way NE and NE Bothell Way. The City's commercial center is located at the intersection of these two roads and contains commercial and civic uses. Public facilities, parks, and open spaces are located throughout the city. There is also a large private open space in the southern portion of the city that is used as a memorial park and cemetery. There is no industrial development within the city limits.

The Washington State Department of Ecology's 2010 land use GIS dataset provides additional information about existing land uses in Lake Forest Park. Figure II.2 on page 102 shows the existing land uses and the acreage for each, based on the state's data.

Commented [CL8]: Figure to be updated

Figure II.2 Lake Forest Park existing land use and acreage



Note: The Washington State Department of Ecology's 2010 draft land use GIS dataset includes over 50 separate categories of land use, the ones shown here are more general categories developed by 3 Square Blocks.

Growth Targets

The state sets targets ~~for the amount of~~ growth ~~that~~ counties will accommodate within the next twenty years, and counties and cities work together to allocate that growth in a way that makes sense. King County publishes the resulting growth targets as part of the King County Countywide Planning Policies. Growth targets adopted for the City of Lake Forest Park are identified for two time frames. The ~~2006–2031~~2019–2044 growth targets were adopted as part of the King County Countywide Planning Policies. While the growth targets extend to ~~2031~~2035, the new 20-year planning horizon for the Comprehensive Plan update is ~~2035~~2044. Growth allocations determined by King County are in order to derive a 20-year growth estimate, a straight line straight line projection to 2035 was used (which adds an additional 19 units per year for the years 2032 through 2035), as shown in Table II.1. Housing must be accommodated at several affordability levels (also called income bands), discussed further in the Housing chapter.

Table II.1 Lake Forest Park growth targets

	2015-2035 Targets	2019-2044 Targets
Housing	551 Housing Units	870 Housing Units
Employment	244 Jobs	550 Jobs

Source: King County Countywide Planning Policies, 2021

Land Capacity

Land capacity analysis is a tool for determining whether growth targets can be met within a city using existing zoning designations. The Growth Management Act (GMA) requires ~~six~~seven western Washington counties and the cities within them, including King County and Lake Forest Park, to measure their land supply (in acres) and land capacity (in housing units and jobs). The intent is to ensure that these counties and their cities have sufficient capacity—realistically measured—to accommodate forecasted growth.

The 2021 King County Buildable Lands Report (BLR) builds on and updates the work done in the 2014 BLR. It fulfills ~~requirements~~the requirements of RCW 36.70A.215 to report on residential and job changes since the 2014 BLR and to provide an updated picture of the county's overall capacity to accommodate growth. The 2021 BLR reports on the six-year period from January ~~2006–2012~~ to January ~~2012–2018~~ for ~~King County and each of the 39 cities~~the 40 jurisdictions across King County. It measures each jurisdiction's land supply and land capacity and updates those capacities to ~~2012~~2018. ~~The BLR then compares the jurisdiction's growth capacity to updated housing and job growth targets covering the period 2006 through 2031 that were adopted in 2009 and ratified in 2010. The BLR's comparison evaluates whether the jurisdiction has sufficient capacity to accommodate growth through 2031. The 2014 BLR demonstrates that King County continues to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs. Amendments to the GMA in 2017 required counties to examine the ways jurisdictions were achieving targets and density goals. As such, the 2021 BLR compared housing and employment growth estimates from 2006–2018 relative to 2006–2035 growth targets, as well as the achieved densities of 2012–2018 development to the densities allowed in zoning and development regulations.~~

The 2014 King County Buildable Lands Report is available online at: www.kingcounty.gov/property/permits/codes/2014%20KC%20Buildable%20Lands%20Report.aspx.

Commented [CL9]: Update image to reflect new link: <https://kingcounty.gov/en/legacy/depts/executive/performance-strategy-budget/regional-planning/-/media/depts/executive/performance-strategy-budget/regional-planning/UGC/KC-UGC-Final-Report-2021-Ratified.ashx?la=en&hash=38D2E7B9BC652F69C8BB0EA52B7778F>

In ~~2014~~2021, the City of Lake Forest Park had capacity for ~~631-1,870~~ housing units and ~~285-691~~ jobs. Compared to the targets shown in Table II.1, the City has adequate capacity to meet the ~~2035-2044~~ housing and employment targets.

The Comprehensive Plan & Other Land Use Policy Guidance

The Southern Gateway Subarea Plan is available online at: www.cityofflp.com/DocumentCenter/View/784.

The Southern Gateway zoning map is available online at: www.cityofflp.com/DocumentCenter/View/1696.

Prior to this 2015 update, the City conducted two planning efforts that also provide guidance for future land use patterns in Lake Forest Park: the 2012 Southern Gateway Subarea Plan and the 2008 Lake Forest Park Legacy 100-Year Vision. The Southern Gateway area extends roughly from the city limits on the south to NE 157th Street on the north and from 35th Avenue NE to Lake Washington. It is an area that is facing development ~~pressure, and pressure and~~ has a number of vacant lots. The Southern Gateway Subarea Plan outlines a community vision for this area that includes:

- A higher density single ~~family-unit~~ alternative
- Mixed use development that contributes to the City's fiscal health
- A more attractive southern entry into the City
- A greater diversity of retail services and attractive residential opportunities

The Legacy 100-Year Vision outlines strategies to manage growth, preserve natural resources, and strengthen the relationship between the City's natural and built environments. The four overarching goals for the vision are:

- Increase safe, multi-modal networks among parks, open spaces, transportation hubs, neighborhoods and commercial centers
- Improve stream and lake water quality, and restore natural hydrologic functions
- Create and enhance habitat for fish and wildlife
- Promote and develop diverse gathering spaces

Comprehensive Plan Land Use Map

The Comprehensive Plan Land Use Map shows the future shape of the community and how its essential components will be distributed. The Land Use Map is provided in Figure I.2 on page 23 in the Land Use Element. Ordinance Number 1056 was adopted on April 4, 2013, and updated the Land Use Map to include land use designations consistent with Southern Gateway Subarea Plan recommendations. These designations are implemented by the city's zoning regulations described below.

Zoning Map & Designations

According to the Lake Forest Park Municipal Code, the City has fifteen zoning designations. This includes five residential single ~~family-unit~~ zoning designations, five residential multi-~~family-unit~~ designations, neighborhood business, corridor commercial, town center, and two Southern Gateway mixed use zones.

The residential ~~single-single-family-unit~~ zoning designations are differentiated by minimum lot ~~size, and size and~~ include RS-20 (minimum lot size of 20,000 square feet), RS-15, RS-10, RS-9.6, and RS-7.2. Permitted uses include single ~~family-unit~~ dwellings, home occupations, accessory structures, manufactured homes, and day care facilities.

Commented [CL10]: The 2012 Southern Gateway Subarea Plan and the 2008 Legacy 100-Year Vision have not been updated since the 2015 Comp Plan; should this section be removed? Or are there other plans that should be referenced instead?

The residential ~~multi-unit multifamily~~ zoning designations are differentiated by minimum unit size. They include RM-3600 (minimum lot area of 3,600 square feet per unit), RM-2400, RM-1800, RM-900, and the Southern Gateway high-density ~~single-family~~~~single-unit~~ zone (SG-SFR). The principal purpose of these zones is to provide greater population density in appropriate areas of the city. ~~All of All the~~ residential ~~multi-unit multifamily~~ zones allow for uses including duplexes, multi-~~family-unit~~ dwellings, townhouses, apartments, cooperatives, condominiums, senior citizen apartments, and accessory structures. Additional uses are allowed in the higher density RM zones, such as day care facilities, retirement homes, rest homes, and convalescent homes.

The purpose of the Neighborhood Business (BN) zoning designation is to provide locations for business facilities that serve the everyday needs of the immediate neighborhood and do not attract excessive traffic from beyond that neighborhood. Permitted uses include small merchandise and convenience stores, general services, small gas stations, and small business offices.

The purpose of the Corridor Commercial (CC) zoning designation is to provide locations for commercial uses along the Bothell Way corridor. Clustered retail and pedestrian friendly design are encouraged in this zone. Permitted uses include retail, business, government uses, hotels and motels, public utilities, and adult use establishments.

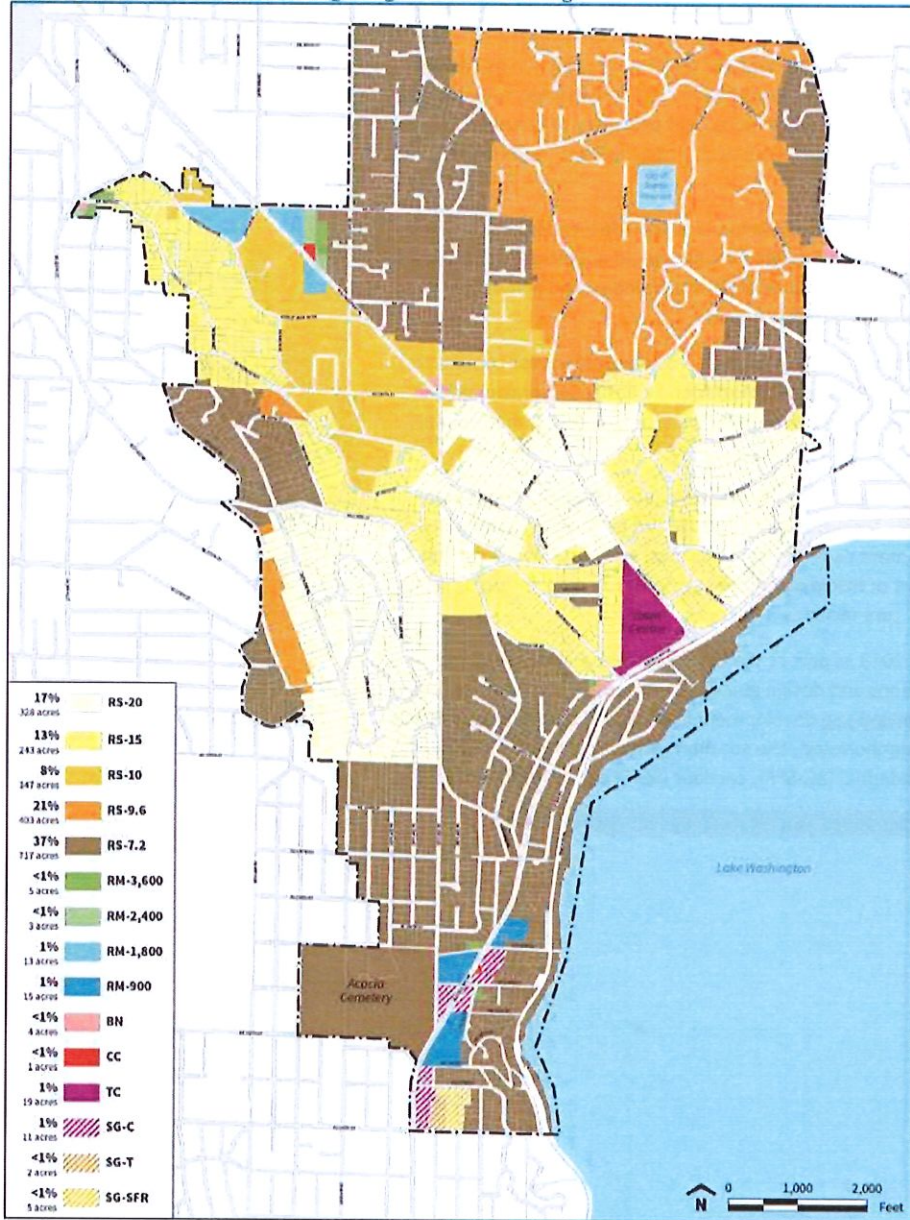
The intent of the Town Center (TC) zoning designation is to encourage neighborhood and community scale uses that create interesting and vital places for residents of the city and the nearby community. Permitted uses include retail, business, government uses, day care facilities, and public facilities. The TC zone allows high density residential uses as part of ~~mixed-use~~~~mixed-use~~ developments, including ~~multi-unit~~~~multifamily~~, senior apartments, and senior care facilities.

The Southern Gateway zones were adopted in 2013 as part of the City's Southern Gateway Subarea planning effort. The Southern Gateway regulations and design guidelines promote ~~a~~ high density ~~single family of single-unit residences~~ and ~~mixed-use~~~~mixed-use~~ development in a manner that reduces impacts to the surrounding ~~single-family~~~~low-density~~ neighborhood. The southern gateway zones are ~~single family~~~~single-unit~~ detached and townhouse residential (SG-SFR), corridor (SG-C) and transition (SG-T).

Figure II.3 shows the ~~C~~city's current zoning designations and total acreage for each ~~of them~~.

Commented [CL11]: Figure to be updated

Figure II.3 Lake Forest Park zoning designations and acreage



Source: map created by 3 Square Blocks using data provided by the City of Lake Forest Park in 2014.