AB 5862
King County Planning Policies / Urban Growth Capacity Study Updates

City Council Study Session

May 4, 2021

KING COUNTY PLANNING POLICIES
GROWTH TARGETS / UGCS UPDATES

Background:

- First phase of next Comprehensive Plan periodic update.

- Components include:
  - ✓Vision 2050 adoption
  - ➢Urban Growth Capacity Study completion
  - ➢County Planning Policies updates including Growth Targets

- Growth Targets – housing units and jobs – serve as foundation for Comprehensive Plan periodic update.

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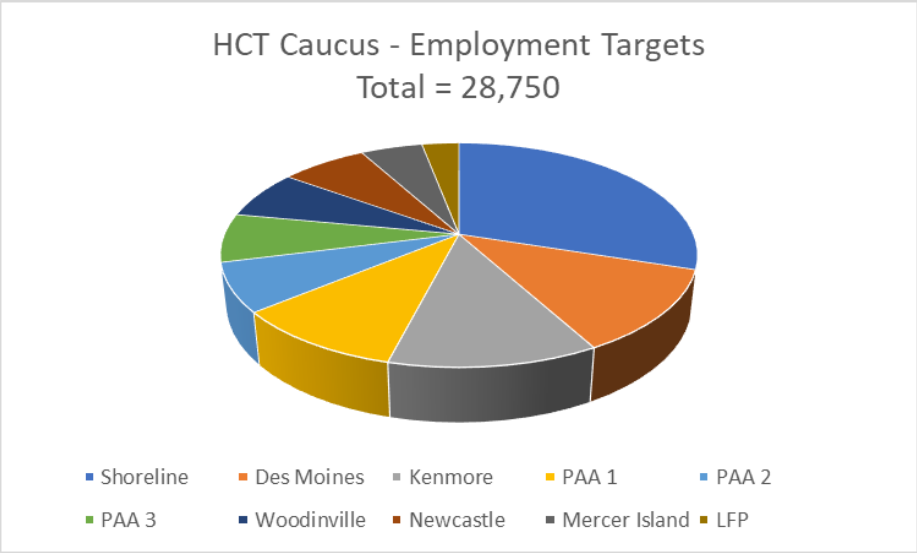
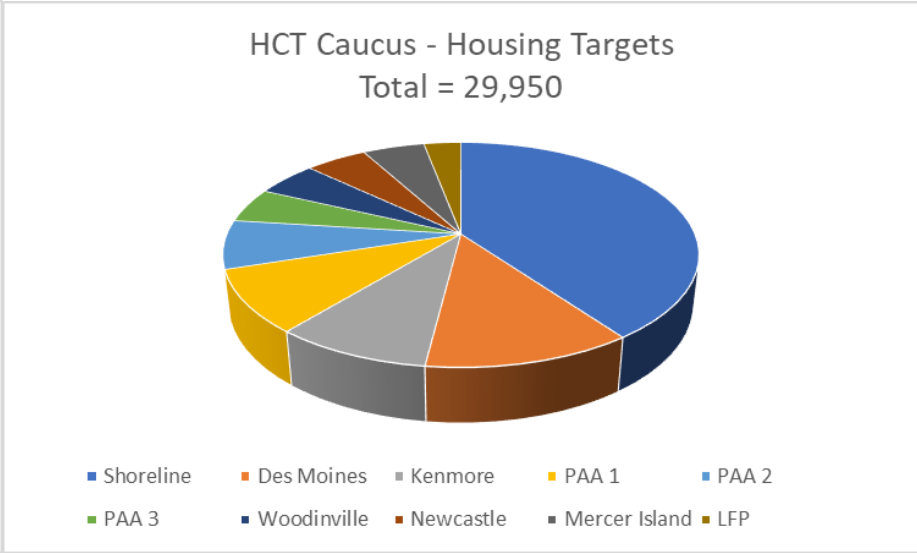
Background Continued:

- To determine Growth Targets, regional geography caucuses were established with cumulative fixed outcomes.





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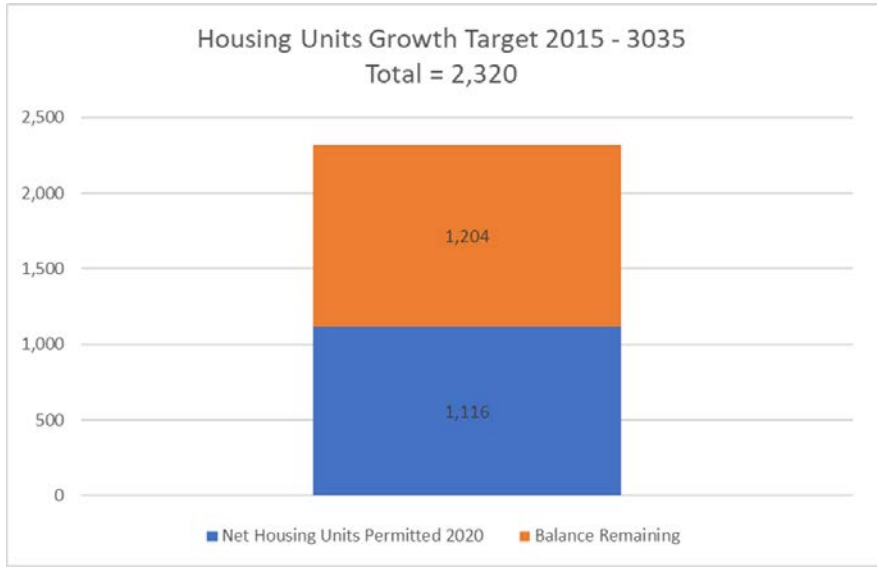
Background Continued:

- City Council discussed Growth Targets on January 5, 19 and February 2.
- The February 2 discussion culminated with a motion directing staff to advocate for housing unit growth target no greater than 1,204 and the lowest jobs target possible.
- On February 24, a subsequent clarification was made due to the applicable timeline amending the housing unit growth target to 1,239.
- KC continued work on UGCS aiming for early March draft release.



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Updates Since February 24:

- On March 31, CPPs including Growth Targets and UGCS presented to GMPC.

- Mercer Island Growth Targets to 2044:

  Housing Units = 1,239 HCT Range Placement = 1,623

  Jobs = 1,300 HCT Range Placement = 5,357

- Mercer Island Capacity to 2035

  Housing Units = 1,607

  Jobs = 961

- Delta in Jobs 2044 Growth Target to 2035 Capacity = (339)

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Updates Since February 24:

- Assumption of square foot / job for UGCS adjusted down from 340 sq ft to 200 sq ft.
- 200 sq ft represents lowest range value available from KC consultant study.
- More reflective of predominant Mercer Island commercial retail and office uses.
- Assumed average annual straight-line projection of capacity from 2036 to 2044 surpasses 2044 jobs target.
- Can be achieved through current zoning – no need to “up zone”.

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Schedule:

- May 26: GMPC review public comments / review further
- June 23: GMPC Final action on CPPs including Growth Targets and UGCS
- Summer: King County review and action
- Fall: Cities ratification
- December 31: Deadline for submittal to PSRC for Certification
- 2022: Begin Comprehensive Plan periodic update