

Subject: Amendment to the 2021 King County Countywide Planning Policies (CPP)

Dear King County Mayors,

We are pleased to forward for your consideration and ratification an amendment to the 2021 King County Countywide Planning Policies (CPP).

On December 3, 2024, the Metropolitan King County Council approved and ratified Growth Management Planning Council (GMPC) Motion 24-1 and Motion 24-2. The ordinance will become effective Monday, December 23, 2024. Copies of the transmittal letter, Metropolitan King County Council staff report and Ordinance 19871 are attached to assist you in your review.

In accordance with the CPP, FW-1, amendments become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing 70 percent of the population of King County according to the interlocal agreement. A city will be deemed to have ratified the CPP and amendments unless, within 90 days of adoption by King County, the city takes legislative action to disapprove the amendments. **Please note that the 90-day deadline for these amendments is Monday, March 24, 2025.**

If you adopt any legislation concerning this action, please email a copy of the legislation by the close of business, Monday, March 24, 2025, to council.clerk@kingcounty.gov.

If you have any questions about the amendments or ratification process, please contact Andy Micklow, Metropolitan King County Council Staff, at (206) 263-3226, or Ivan Miller, Countywide Planning Manager, King County Office Performance, Strategy and Budget, at (206) 263-8297.

Thank you for your prompt attention to this matter.

Sincerely,



Dave Upthegrove, Chair
Metropolitan King County Council



Dow Constantine
King County Executive

Attachments:

Transmittal Letter Dated October 30, 2024

Metropolitan King County Council Staff Report Dated November 18, 2024,

Ordinance 19871



King County

Dow Constantine

King County Executive

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Seattle, WA 98104-1818

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The Honorable Dave Upthegrove
Chair, King County Council
Room 1200
C O U R T H O U S E

October 30, 2024

Dear Councilmember Upthegrove:

This letter transmits a proposed Ordinance that would, if enacted, adopt amendments to the 2021 King County Countywide Planning Policies (CPPs). The enclosed proposed amendments were unanimously recommended by the King County Growth Management Planning Council (GMPC) on September 18, 2024.

The CPPs establish a shared framework for growth management planning for all jurisdictions in King County. In its 2024 work program, the GMPC included consideration of potential Urban Growth Area (UGA) changes proposed in the 2024 King County Comprehensive Plan (2024 Comprehensive Plan) as well as a review of the policies and criteria in the CPPs related to Countywide Centers.

Regarding the UGA amendment, the 2024 Comprehensive Plan process included the review of three unincorporated urban parcels along the northern edge of the City of Maple Valley. In December 2023, the Executive proposed in the 2024 Comprehensive Plan that the parcels be removed from the UGA and be redesignated to Rural Area. This recommendation was carried forward in the King County Council's Local Services and Land Use Committee's recommended plan, which was voted on in June 2024. This potential UGA amendment was brought to the GMPC for their review in July 2024, and at its September 2024 meeting, the GMPC unanimously approved GMPC Motion 24-1 recommending the UGA amendment.

Regarding the countywide centers amendment, in 2024 the GMPC reviewed the CPPs related to the planning expectations for Countywide Centers. Proposed CPPs amendments were brought to the GMPC for its review in July 2024, and at its September 2024 meeting, the GMPC unanimously approved GMPC Motion 24-2 recommending the countywide center planning expectation amendments.

The collaborative process used to develop this proposed legislation embodies the ethic of

The Honorable Dave Upthegrove

October 30, 2024

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coordinated planning required by the Growth Management Act. King County staff, municipal planners, elected officials, and community-based organizations were involved in developing the recommendations in the proposed legislation. No budget action is needed to support the proposed Ordinance.

Thank you for your consideration of this proposed Ordinance. This important legislation is one of the many steps needed to ensure King County protects its environment while accommodating and managing growth.

If your staff have questions, please contact Lauren Smith, Deputy Director for Regional Planning, Office of Performance, Strategy and Budget, at 206-263-9606.

Sincerely,



for

Dow Constantine

King County Executive

Enclosure

cc: King County Councilmembers

ATTN: Stephanie Cirkovich, Chief of Staff, King County Council

Melani Hay, Clerk of the Council

Karan Gill, Chief of Staff, Office of the Executive

Penny Lipsou, Council Relations Director, Office of the Executive

Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)

Lauren Smith, Deputy Director, Regional Planning, PSB



King County

**Metropolitan King County Council
Committee of the Whole**

STAFF REPORT

Agenda Item:	13	Name:	Andy Micklow
Proposed No.:	2024-0370	Date:	November 18, 2024

SUBJECT

A proposed ordinance adopting and ratifying amendments to the King County Countywide Planning Policies.

SUMMARY

Proposed Ordinance 2024-0370 would approve amendments to the King County Countywide Planning Policies related to the Urban Growth Area boundary adjacent to Maple Valley and the planning expectations for countywide centers, as recommended by the Growth Management Planning Council, and ratify them on behalf of the population of unincorporated King County.

BACKGROUND

Growth Management Planning Council (GMPC). The GMPC is a formal body comprised of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, and special purpose districts. The GMPC was created in 1992 by an interlocal agreement in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt Countywide Planning Policies (CPPs).

The CPPs are a series of policies that address growth management issues in King County. The CPPs present the shared vision of King County and the 39 cities within King County to guide jurisdictions as they develop and amend their comprehensive plans. For King County specifically, the CPPs relate to the King County Comprehensive Plan (KCCP) and its implementing development regulations.

As provided for in the GMPC interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council and ratified by the cities in 1992. Subsequent amendments to the CPPs follow the same adoption process outlined in CPP FW-1 and includes recommendation by the GMPC, adoption and ratification by the King County Council, and ratification by the cities. Amendments to the CPPs become effective when ratified by at least 30% of the city and county governments representing at least 70% of the population of King County. A city

shall be deemed to have ratified an amendment to the CPPs unless the city disapproves it by legislative action within 90 days of adoption by King County.

Countywide Centers. King County uses a centers approach to growth management, consistent with the Regional Growth Strategy. King County's Centers Framework was updated in 2021 to include the designation of countywide centers. CPP DP-33 requires that jurisdictions establish subarea plans for designated regional and countywide centers that align with the criteria established in the King County Centers Framework (Appendix 6 of the CPPs). In 2024, the GMPC Work Program included a review of the criteria and planning expectations in the CPPs related to countywide centers.

GMPC Motion 24-1. At its September 2024 meeting, the GMPC adopted Motion 24-1, which would amend the Urban Growth Area (UGA) boundary on the maps in the CPPs. The GMPC was also briefed on this topic at its July 2024 meeting.

GMPC Motion 24-2. At its September 2024 meeting, the GMPC also adopted Motion 24-2, which would amend the planning expectations for countywide centers in the CPPs. The GMPC was also briefed on this topic at its March, June, and July 2024 meetings.

ANALYSIS

Proposed Ordinance 2024-0370 would approve amendments to King County Countywide Planning Policies. The proposed amendment to the UGA boundary adjacent to the Maple Valley is Attachment A to the proposed ordinance and the proposed amendments to the planning expectations for countywide centers is Attachment B to the proposed ordinance.

Maple Valley UGA. The proposed ordinance would amend the UGA boundary adjacent to the City of Maple Valley to move three parcels out of the UGA and into the Rural Area. The new UGA boundary would coincide with the northern city limit in this area. This amendment is linked to a Land Use and Zoning Map Amendment 1 in the 2024 King County Comprehensive Plan Update, which would change the land use designation from Industrial to Rural Area. Map Amendment 1 would also remove and repeal a property-specific development condition that limits the impacts of potential industrial uses on the property. Policies in the CPPs and Comprehensive Plan guide the review of UGA amendments.

Planning Expectations for Countywide Centers. The proposed ordinance would make changes to CPP DP-33 and Appendix 6 of the CPPs regarding how jurisdictions meet the planning expectations for countywide centers. The CPPs require subarea plans or dedicated Comprehensive Plan chapters for countywide centers. The proposed changes to the CPPs would retain the planning expectations but allow for more flexibility for jurisdictions regarding how the expectations are addressed by removing the subarea-specific language.

GMPC Action. On September 18, 2024, the GMPC approved Motions 24-1 and 24-2, which recommend amendments to the King County Countywide Planning Policies. GMPC action is a recommendation to the King County Council and is not binding.

Consistent with CPP adoption requirements, Proposed Ordinance 2024-0370 forwards the GMPC recommendation to the King County Council for consideration for possible approval. The proposed ordinance would also ratify the changes on behalf of the population of unincorporated King County and would begin the ratification process by cities.

INVITED

- Ivan Miller, Principal Analyst, Countywide Planning, Office of Performance, Strategy, and Budget

ATTACHMENTS

1. Proposed Ordinance 2024-0370 (and its attachments)
2. Transmittal Letter
3. Fiscal Note



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19871

Proposed No. 2024-0370.1

Sponsors Perry

1 AN ORDINANCE adopting and ratifying amendments to
2 the King County Countywide Planning Policies.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 **SECTION 1. Findings:**

5 A. The 2021 King County Countywide Planning Policies (“the CPPs”) were
6 adopted by Ordinance 19384, amended by Ordinances 19553 and 19660, and ratified by
7 King County and the cities in King County.

8 B. In September 2024, the King County Growth Management Planning Council
9 (“the GMPC”) reviewed and recommended amendments to the CPPs related to the urban
10 growth area boundary in GMPC Motion 24-1.

11 C. In September 2024, the GMPC reviewed and recommended amendments to
12 the CPPs related to the planning expectations for countywide centers in GMPC Motion
13 24-2.

14 **SECTION 2.** The amendments to the CPPs, as shown in Attachment A to this
15 ordinance, and Attachment B to this ordinance, are hereby adopted by King County and
16 ratified on behalf of the population of unincorporated King County.

17 **SECTION 3. Severability.** If any provision of this ordinance or its application to

Ordinance 19871

- 18 any person or circumstance is held invalid, the remainder of the ordinance or the
- 19 application of the provision to persons or circumstances is not affected.

Ordinance 19871 was introduced on and passed by the Metropolitan King County Council on 12/3/2024, by the following vote:


Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Signed by:


 E76CE01F07B14EF...
 Dave Upthegrove, Chair

ATTEST:

DocuSigned by:


 8DE1BB375AD3422...
 Melani Hay, Clerk of the Council

APPROVED this _____ day of 12/11/2024, _____.

Signed by:


 4FBCAB8196AE4C6...
 Dow Constantine, County Executive

Attachments: A. GMPC Motion 24-1, B. GMPC Motion 24-2

09/18/2024

Sponsored By: Executive Committee

GMPC MOTION 24-1

A MOTION to amend the Urban Growth Area boundary adjacent to the City of Maple Valley and update the maps in the King County Countywide Planning Policies.

WHEREAS, the Washington State Growth Management Act, Revised Code of Washington (RCW) 36.70A.110, requires counties to designate an urban growth area within which urban growth shall be encouraged and outside of which growth can occur if it is not urban in nature; and

WHEREAS, King County Countywide Planning Policy Framework 1 (FW-1) recognizes that King County may initiate amendments to the Urban Growth Area; and

WHEREAS, King County Countywide Planning Policy Development Patterns 16 (DP-16) allows amendments to the urban growth area if the proposed amendment is under review by the County as part of an amendment process of the King County Comprehensive Plan and King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation; and

WHEREAS, on June 7, 2022, the County Council adopted Motion 16142, specifying the scope of work for its 2024 Comprehensive Plan Update, and the scope included direction to review the land use designations and implementing zoning in an area with unincorporated urban parcels near the northern edge of the City of Maple Valley; and

WHEREAS, King County conducted an Area Zoning and Land Use Study and concluded that this site should be redesignated to Rural Area because it lacks urban services and infrastructure adequate for an urban industrial site; it is encumbered by environmental constraints; it is surrounded on three sides by rural residential properties; it abuts an agricultural parcel which could create further incompatibilities; and

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GMPC Motion 24-1

24 WHEREAS, the City of Maple Valley has not affiliated this area as part of its potential
25 annexation area due to its lack of infrastructure, topographical separation, sensitive areas, and separation
26 by linear utility and park rights-of-way; and

27 WHEREAS, consistent with Countywide Planning Policy DP-19, the area is not served by public
28 sewers, is contiguous with the Rural Area, is not characterized by urban development, and is
29 characterized by environmentally sensitive areas making it inappropriate for higher-density development;

30 WHEREAS, on June 5, 2024, the King County Local Services and Land Use Committee
31 recommended the proposed amendment to the Urban Growth Area adjacent to the City of Maple Valley
32 be considered by the King County Council as part of their approval of the 2024 King County
33 Comprehensive Plan; and

34 WHEREAS, on July 24, 2024, and September 18, 2024, the Growth Management Planning
35 Council received a briefing on the proposed amendment to the urban growth area under consideration by
36 King County;

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GMPC Motion 24-1

37 NOW, THEREFORE, BE IT MOVED that the Growth Management Planning Council hereby
38 recommends approval of this amendment to the urban growth area boundary and that the 2021 King
39 County Countywide Planning Policies be amended as follows:

40 Amend the urban growth area boundary shown in Appendix 1: Generalized Land Use Categories
41 Map, Appendix 2: Potential Annexation Area Map; and Appendix 3: Urban Separators Map, as
42 depicted on the maps in Attachment A.



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Dow Constantine, Chair, Growth Management Planning Council

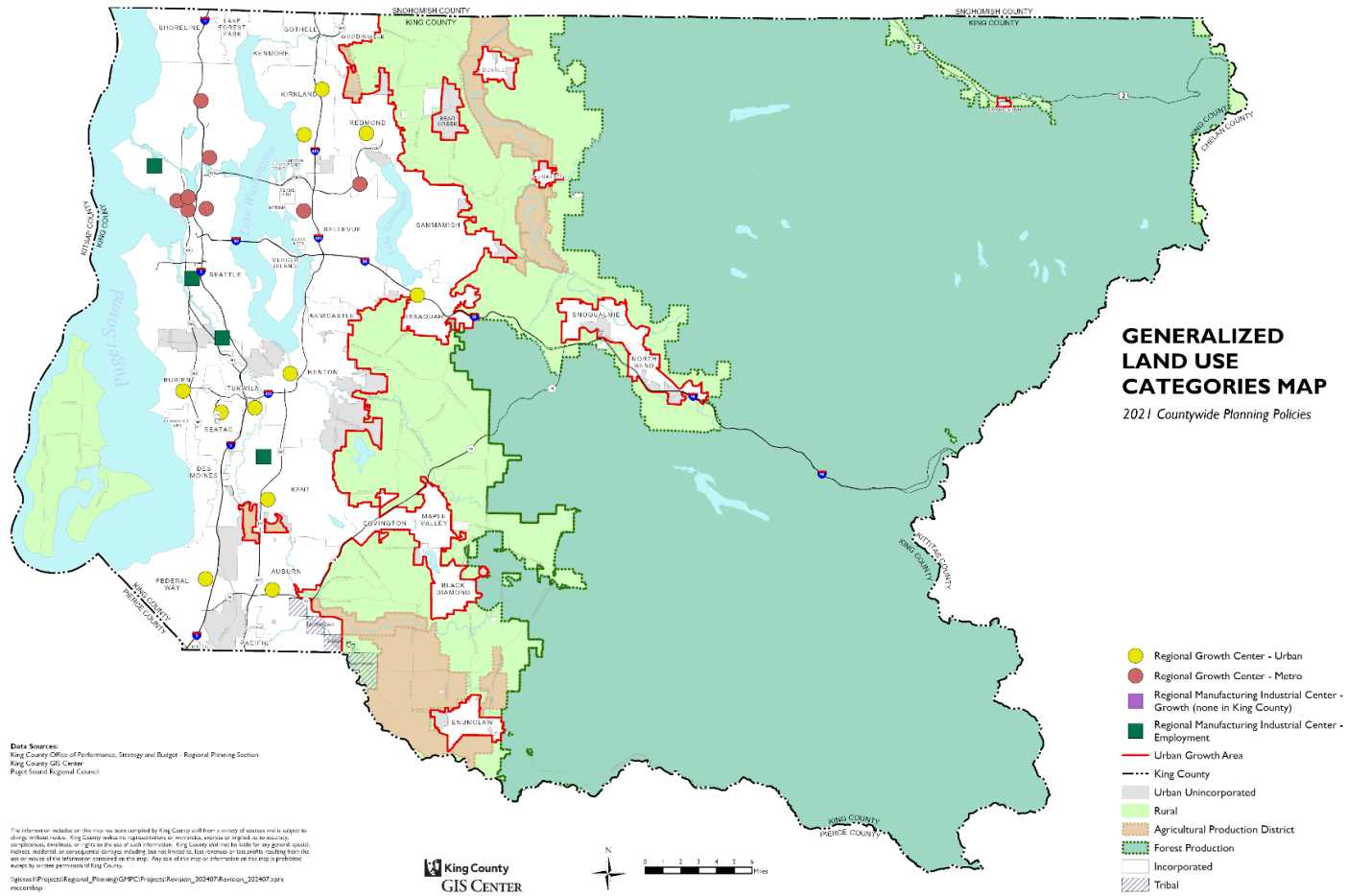
46

47 Attachment

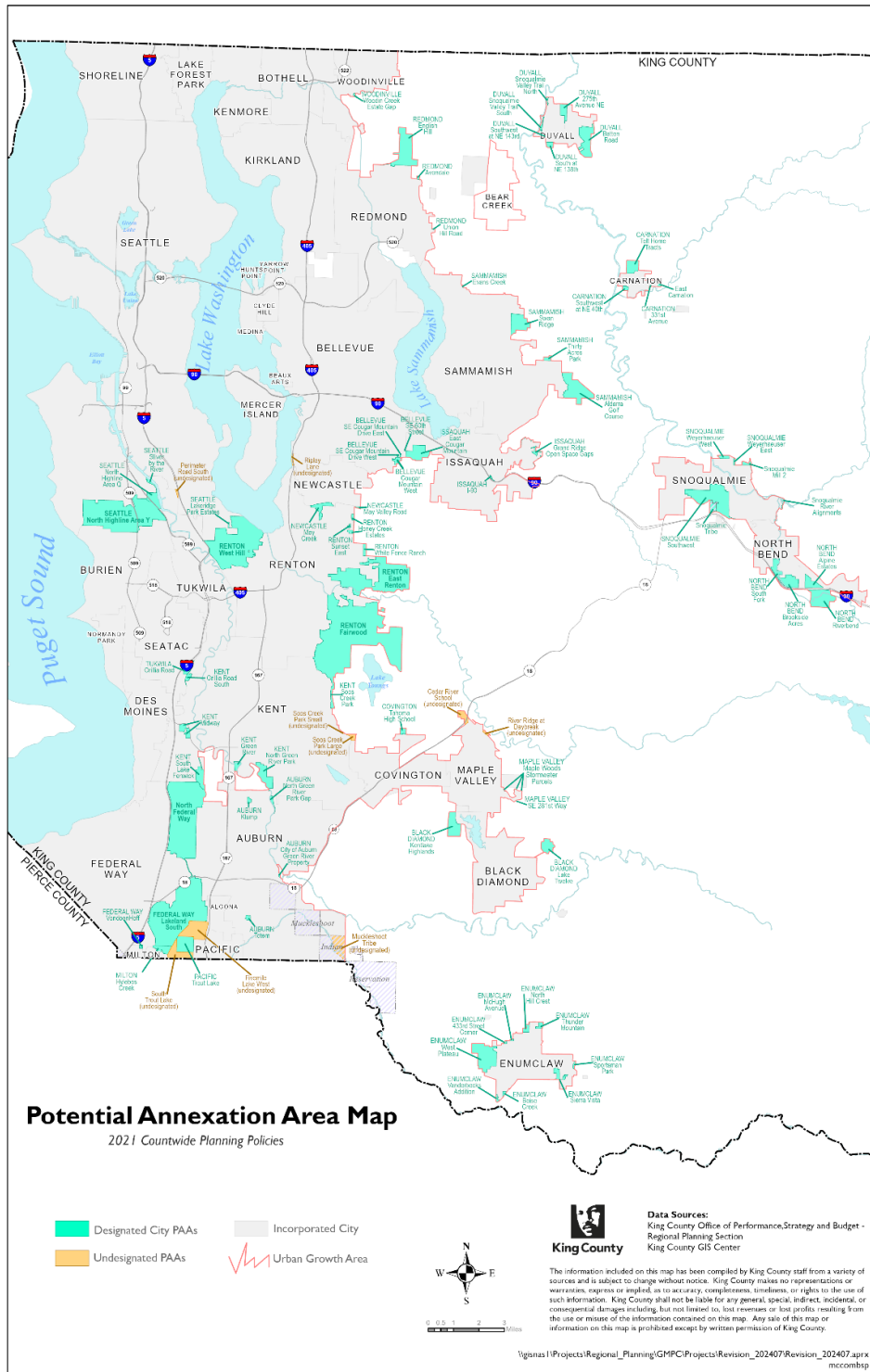
48 A: Amendments to the Urban Growth Area boundary shown on the maps in the King County
49 Countywide Planning Policies

Attachment A: Amendments to the Urban Growth Area boundary shown on the maps in the King County Countywide Planning Policies

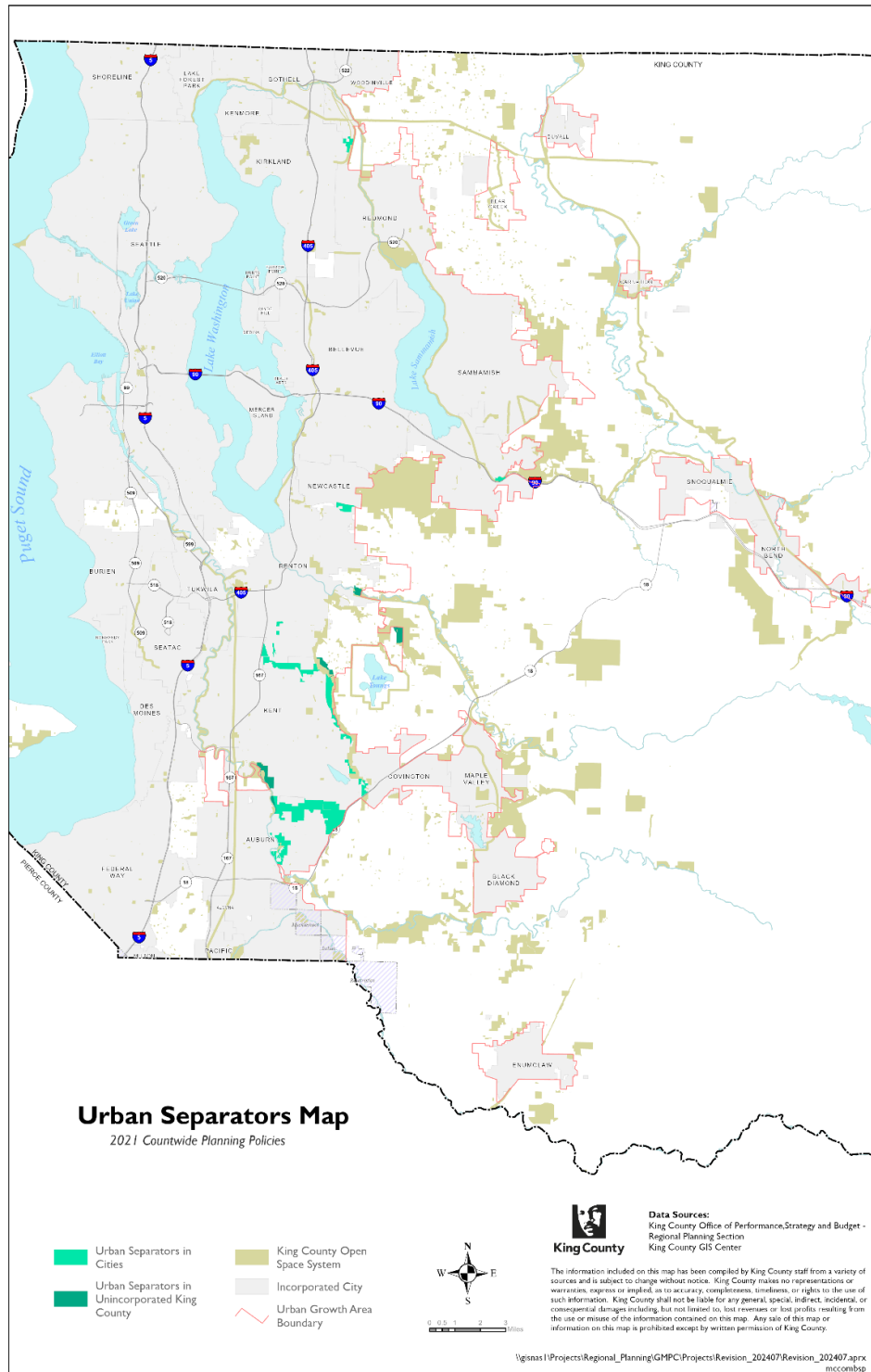
In Appendix 1: Generalized Land Use Categories Map, on page 71, strike the map and replace with the following.



In Appendix 2: Potential Annexation Area Map, on page 72, strike the map and replace with the following:



In Appendix 3: Urban Separators Map, on page 73, strike the map and replace with the following:



09/18/2024

Sponsored By: Executive Committee

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GMPC MOTION 24-2

A MOTION to amend the Planning Expectations for Countywide Centers in the King County Countywide Planning Policies.

WHEREAS, in 2018 the Puget Sound Regional Council (PSRC) adopted a Regional Centers Framework for the central Puget Sound region, which includes King County, and said framework expanded the growth management centers framework to include a new countywide center designation; and

WHEREAS, in 2020 the PSRC adopted VISION 2050, a regional growth plan for the central Puget Sound region; and

WHEREAS, VISION 2050 includes the central Puget Sound region’s Multicounty Planning Policies (MPPs), per Revised Code of Washington (RCW) 36.70A.210(8), and these policies call for the designation of countywide centers; and

WHEREAS, PSRC serves as the Metropolitan Planning Organization (MPO) for the central Puget Sound Region, per 23 Code of the Federal Register, Section 450.310, and the Regional Transportation Planning Organization (RTPO), per RCW 47.80; and

WHEREAS, as the MPO and RTPO for the central Puget Sound region, PSRC manages the distribution of federal transportation funding and in this capacity has adopted a Policy Framework for PSRC’s Federal Funds and said framework calls for the distribution of federal funding to support transportation investments in countywide centers; and

WHEREAS, in 2019 the King County Growth Management Council (GMPC) established a process for the identification and designation of Candidate Countywide Centers in order to allow jurisdictions in King County to compete for the aforementioned federal transportation funding managed by PSRC; and

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GMPC Motion 24-2

25 WHEREAS, in 2021 the GMPC adopted GMPC Motion 21-3 which approved a list of Candidate
26 Countywide Centers in jurisdictions in King County; and

27 WHEREAS, GMPC Motion 21-3 states that the Candidate Countywide Centers would have
28 status until such time as Comprehensive Plans are updated in 2024, per RCW 36.70A.130; and that
29 following adoption of Comprehensive Plans, jurisdictions could then apply for designation by the GMPC
30 in 2025 to 2026; and

31 WHEREAS, in 2021 the King County Countywide Planning Policies (CPPs) were updated to be
32 consistent with the MPPs, and CPP Appendix 6: King County Centers Designation Framework
33 established criteria for countywide centers; and

34 WHEREAS, in 2024 the GMPC adopted its 2024 Work Program which included a review of the
35 criteria and planning expectations in the CPPs related to countywide centers; and

36 WHEREAS, in March 2024, June 2024, and July 2024 the GMPC’s Interjurisdictional Team
37 (IJT) reviewed the CPPs and recommended to GMPC amendments to the planning expectations for
38 countywide centers in the CPPs; and

39 WHEREAS, in June 2024 and July 2024 the GMPC discussed these recommended amendments;

40 NOW, THEREFORE BE IT RESOLVED that the King County GMPC hereby approves
41 amendments to the CPPs related to the planning expectations for countywide centers, as shown in
42 Attachment A.

Dow Constantine

Dow Constantine, Chair, Growth Management Planning Council

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47 Attachment

- 48 A. Amendments to the Planning Expectations in the King County Countywide Planning Policies for
49 Countywide Centers

09/18/2024
GMPC Motion 24-2

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Attachment A: Amendments to the Planning Expectations in the King County Countywide Planning Policies for Countywide Centers

All King County Countywide Planning Policy amendments are shown in ~~((~~strikethrough~~))~~ and underlined text.

In the Development Patterns Chapter, on page 30, amend the text as follows:

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

In the Development Patterns Chapter, on page 30, amend countywide planning policy as follows:

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

In Appendix 6: King County Centers Designation Framework, starting on page 106, amend countywide planning policy appendix as follows:

Appendix 6: King County Centers Designation Framework

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. Purpose of Center	Regional Metro Growth Centers have a primary regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant, equitable growth and opportunity. They serve as major transit hubs for the region and provide regional services and serve as major civic and cultural centers.	Regional Urban Growth Centers play an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant, equitable growth and opportunity. These centers may represent areas where major investments – such as high-capacity transit –offer new opportunities for growth.	Countywide growth centers ¹⁵ serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.	Regional Industrial Employment Centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing and can be accessed by transit. Designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to equitably grow industrial employment and opportunity in these centers where possible.	Regional Industrial Growth Centers are clusters of industrial lands that have significant value to the region and potential for future equitable job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, evidence of long-term potential, and can be accessed by transit. Designation will continue growth of industrial employment and preserve the region’s industrial land base for long-term growth and retention.	Countywide industrial centers serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county’s manufacturing/industrial economy.

¹⁵ King County does not yet have designated countywide centers, although many jurisdictions have local centers that may be equivalent. Local centers are eligible for regional and countywide funding, and this funding is distributed based on criteria and formula.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
2. Distribution of Centers	Centers are designated to achieve the countywide land use vision and are based on meeting the expectations of the framework. No arbitrary limit on the number of centers will be established.	Same	Same	Same	Same	Same
PART 1. DESIGNATION PROCESS AND SCHEDULE						
A. Designation Process						
1. jurisdiction ordinance, motion, or resolution authorizing submittal of application	Yes	Yes	Yes	Yes	Yes	Yes
2. Fill out Form	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
3. Submit for eligibility review. Staff review and report	Yes	Yes	IJT staff to review and present to GMPC.	Yes	Yes	IJT staff to review and present to GMPC.
4. GMPC recommendation to PSRC	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
B. Schedule						
1. Applications limited to major updates. Call for new application approx. every 5 years.	Yes	Yes	Yes. KC to have a 5-year cycle or consider following PSRC major plan updates.	Yes	Yes	Yes. KC to have a 5 year cycle or consider following PSRC major plan updates.
C. Redesignation						
1. Follows PSRC re-designation process	Yes	Yes	Yes	Yes	Yes	Yes
PART 2: CENTER ELIGIBILITY						
A. Local and Countywide Commitment						
1. center identified in Comprehensive Plan	Yes	Yes	Yes	Yes	Yes	Yes
2. demonstrate center is local priority for growth and investments	Yes	Yes	Yes	Yes	Yes. And, commitment to protecting and preserving industrial uses, strategies, and incentives to encourage industrial uses in the center, and established partnerships with relevant parties to ensure success of manufacturing/industrial center.	Yes. And area has important county role and concentration of industrial land or jobs with evidence of long-term demand.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
B. Planning						
1. completed center plan meeting Plan Review Manual specifications ¹⁶	Yes	Yes	Yes ¹⁷	Yes	Yes. And, in consultation with public ports and other affected government entities.	Yes ¹⁷
2. environmental review shows area appropriate for density	Yes	Yes	Yes	Yes	Yes	Yes
3. assessment of housing need and cultural assets, including displacement of residents and businesses	Yes	Yes	Yes((, as part of subarea plan or in dedicated Comprehensive Plan chapter)))	Not applicable	Not applicable	Not applicable
4. documentation of tools to provide range of affordable and fair housing	Yes	Yes	Yes((, as part of subarea plan or in dedicated Comprehensive Plan chapter)))	Not applicable	Not applicable	Not applicable
5. documentation of community engagement, including with priority populations ¹⁸	Yes	Yes	Yes((, as part of subarea plan or in dedicated Comprehensive Plan chapter)))	Yes	Yes	Yes
C. Jurisdiction and Location						
1. new Centers should be in cities	Yes	Yes	Cities or Unincorporated Urban ¹⁹	Yes	Yes	Cities or Unincorporated Urban ¹⁹
2. if unincorporated area: a. it has link light rail and is affiliated for annexation	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
b. joint planning is occurring	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
c. plans for annexation or incorporation are required	Not applicable (center type does not exist in unincorporated area).	Not applicable (center type does not exist in unincorporated area).	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
D. Existing Conditions						
1. infrastructure and utilities can support growth	Yes	Yes	Yes	Yes. Must include presence of irreplaceable industrial infrastructure such as working maritime port facilities, air and rail freight facilities.	Yes. Access to relevant transportation infrastructure including freight.	Yes
2. center has mix of housing and employment	Yes	Yes	Yes	Not applicable	The center has an economic impact.	Not applicable.
E. Boundaries						

¹⁶ The PSRC [Center Plan Checklist](#) defines key concepts and provisions jurisdictions should use in planning for the designated centers. This includes the following: establishing a vision, considering natural and built environment topics, establishing geographic boundaries and growth targets, planning for a mix of land uses, addressing design standards, planning for a variety of housing types including affordable housing in growth centers, addressing economic development, and providing for public services and facilities, including multimodal transportation, all as appropriate and tailored to the center type and function.

¹⁷ For Countywide Centers the topics in the [Center Plan Checklist](#) should be addressed(~~(, except that growth targets are not required, and they can be met through inclusion of a dedicated chapter in the Comprehensive Plan that specifies how each required topic is addressed for each countywide center, rather than in stand-alone subarea plans)).~~

¹⁸ King County's "Fair and Just" Ordinance 16948, as amended, identifies four demographic groups, including: low-income, limited English proficiency, people of color, and immigrant populations.

¹⁹ For multi-jurisdiction centers, please describe the manner and structure (e.g. interlocal agreement, memorandum of understanding) with which the jurisdictions will plan together over the long-term.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. justification for center boundaries	Yes	Yes	Yes	Yes	Yes	Yes
2. boundary generally round or square	Yes	Yes	Compact, walkable size	Not applicable	Not applicable	Not applicable
F. Transportation						
1. center has bicycle and pedestrian infrastructure and amenities	Yes	Yes	Yes. Supports multimodal transportation, including pedestrian infrastructure and amenities, and bicycle infrastructure and amenities.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place
2. center has street pattern supporting walkability	Yes	Yes	Yes. Supports multimodal transportation, including street pattern that supports walkability.	Not applicable	Not applicable	Not applicable
3. freight access	Yes	((To be addressed in subarea plan)) <u>Yes</u>	((To be addressed in subarea plan)) <u>Yes</u>	Access to relevant transportation infrastructure including freight.	((Same)) <u>Yes</u>	((To be addressed in subarea plan)) <u>Yes</u>
PART 3: CENTER CRITERIA						
A. Purpose						
1. Compatibility with VISION centers concept, Regional Growth Strategy and Multicounty Planning Policies	Yes	Yes	Yes	Yes	Yes	Yes
B. Activity level/Zoning ²⁰						
1. existing activity ²¹	60 activity unit density	30 activity unit density (AUs refer to combined jobs and population)	18 activity unit density	10,000 jobs	4,000 jobs	1,000 existing jobs and/or 500 acres of industrial land
2. planned activity	Above 120 activity unit density	60 activity unit density	30 activity unit density	20,000 jobs	10,000 jobs	4,000 jobs
3. sufficient zoned capacity	Yes. Should be higher than target and supports a compact, complete, and mature urban form.	Yes. Should be higher than target.	Should have capacity and be planning for ((additional growth.)) <u>at least the planned activity level</u>	Yes. Should be higher than target.	Yes. Should be higher than target.	Should have capacity and be planning for ((additional growth.)) <u>at least the planned activity level</u>
4. planning mix of housing types and employment types	Planning for at least 15% residential and 15% employment activity	Planning for at least 15% residential and 15% employment activity	Planning for at least 20% residential and 20% employment, unless unique circumstances make these percentages not possible to achieve.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.
C. Geographic Size						
1. minimum size	320 acres	200 acres	160	No set threshold; size based on justification for the boundary.	2000 acres	1,000 existing jobs and/or 500 acres of industrial land

²⁰ PSRC's 2015 guidance on [Transit Supportive Densities and Land Uses](#) cites an optimal level of 56-116 activity units per acre to support light rail, dependent on transit costs per mile. The guidance indicates an optimal threshold of at least 17 activity units per acre to support bus rapid transit. Note: the existing threshold in the CPPs is roughly equivalent to 85 AUs existing activity for King County Urban Centers.

²¹ For existing centers, not meeting existing activity unit thresholds is not grounds for de-designation or re-designation by the Growth Management Planning Council.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
2. maximum size	640 acres (larger if internal HCT)	640 acres (larger if internal HCT)	500 acres	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.
D. Transit						
1. existing or planned transit service levels	Major transit hub, has high quality/high-capacity existing or planned service including existing or planned light rail, commuter rail, ferry, or other high-capacity transit with similar frequent service as light rail. (18 hours, 15-minute headways)	Fixed route bus, regional bus, Bus Rapid Transit or frequent all-day bus service (16 hours, 15 minute headways). High-capacity transit may substitute for fixed-route bus.	Yes, has frequent, all-day, fixed-route bus service (16 hours, 15-minute headways).	Must have existing or planned frequent, local, express, or flexible transit service. Should have documented strategies to reduce commute impacts through transportation demand management that are consistent with the Regional TDM Action Plan.	Same.	Should have local fixed-route or flexible transit service.
2. transit-supportive infrastructure	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.
E. Market Potential						
1. Evidence of future market potential to support target and planned densities	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged
2. Market data will inform adoption of land use, housing, economic development, and investment strategies, including equitable development strategies. ²²	Required within Market Study	Required within Market Study	Encouraged within Market Study	Required within Market Study, tailored for industrial employment.	Required within Market Study, tailored for industrial employment.	Encouraged within Market Study, tailored for industrial employment.
F. Role						
1. Evidence of regional or countywide role by serving as important destination	Yes	Yes	Yes	Yes	Yes	Yes
2. Planning for long-term, significant, and equitable growth	Yes	Yes	Yes	Yes	Yes	Yes

²² For residential development, strategies and tools could include mandatory inclusionary housing, multifamily tax exemption, or others. For commercial and industrial development, strategies and tools could include priority hire policies, incentives for affordable commercial space, or others.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
G. Zoning						
1. specific zones required	No	No	No	At least 75% land area zoned for core industrial uses. This includes manufacturing, transportation, warehousing and freight terminals.	Same	At least 75% of land area zoned for core industrial uses.
2. specific zones prohibited	No	No	No	Commercial uses within core industrial zones shall be strictly limited.	Same	Same

Certificate Of Completion

Envelope Id: 5057C5C7-DB8E-4289-9677-908888B13187	Status: Completed
Subject: Complete with Docusign: Ordinance 19871.docx, Ordinance 19871 Attachment A.pdf, Ordinance 19871...	
Source Envelope:	
Document Pages: 2	Signatures: 3
Supplemental Document Pages: 15	Initials: 0
Certificate Pages: 5	Envelope Originator:
AutoNav: Enabled	Cherie Camp
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Time Zone: (UTC-08:00) Pacific Time (US & Canada)	SEATTLE, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

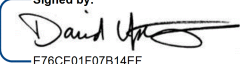
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Dave Upthegrove
dave.upthegrove@kingcounty.gov
Chair
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Signature

Signed by:

E76CE01F07B14EF...
Signature Adoption: Uploaded Signature Image
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Melani Hay
melani.hay@kingcounty.gov
Clerk of the Council
King County Council
Security Level: Email, Account Authentication (None)

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Dow Constantine
Dow.Constantine@kingcounty.gov
King County Executive
Security Level: Email, Account Authentication (None)

Signed by:

4FBCAB8196AE4C6...
Signature Adoption: Uploaded Signature Image
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Status

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Ames Kessler
akessler@kingcounty.gov
Executive Legislative Coordinator & Public Records
Officer
King County
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