

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<p><b>AGENDA TITLE:</b> Update on King County Growth Target Setting <b>DEPARTMENT:</b> Planning and Community Development <b>PRESENTED BY:</b> Rachael Markle, Director, Planning and Community Development <b>ACTION:</b> ___ Ordinance ___ Resolution ___ Motion <u> X </u> Discussion ___ Public Hearing</p>
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**PROBLEM/ISSUE STATEMENT:**

The Countywide Planning Policies (CPPs) create a shared framework for growth management planning for all jurisdictions in King County. They implement the State Growth Management Act and the VISON 2050 Multicounty Planning Policies. Local comprehensive plans are developed from the framework that the CPPs create. The CPPs are being updated this year in advance of the 2024 periodic update of comprehensive plans to reflect a number of changes to the regional policy framework since their 2012 adoption.

Tonight, the City Council will be joined by Karen Wolf, FAICP, Senior Policy Analyst, and Rebeccah Maskin, Demographic Planner, who are lead staff to the King County Growth Management Planning Council. They will further explain the coordinated and collaborative process of establishing the 2024-2044 growth targets for King County and its associated jurisdictions and answer any questions Council may have.

**RESOURCE/FINANCIAL IMPACT:**

There are no new resource or financial impacts anticipated as a result of participating in this Countywide planning process.

**RECOMMENDATION**

No action is required tonight. Feedback from Council is requested on the proposed 2019-2044 regional growth targets for housing and jobs for Shoreline.

Approved By: City Manager **DT** City Attorney **MK**

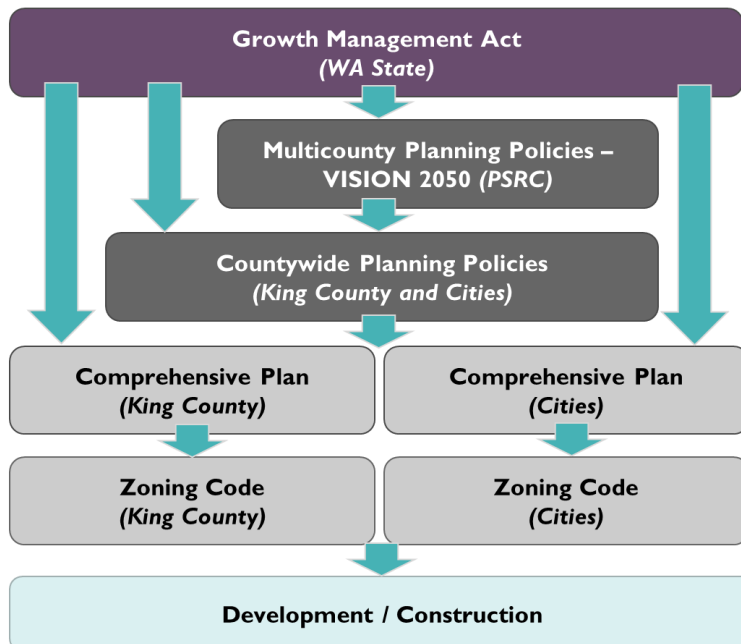
## **BACKGROUND**

The Growth Management Act (GMA), passed by the State Legislature in 1990, requires that counties and cities develop a collaborative set of framework policies to guide development of each jurisdiction's comprehensive plan. The Growth Management Planning Council (GMPC) is a formal body, currently consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle.

Realization of a countywide vision involves collaboration, trade-offs and difficult choices about the appropriate level of growth, its location, the type of growth to be encouraged, public spending, governance decisions, environmental protection, and the quality of life in King County. Through the GMPC, jurisdictions within King County are working together to plan for economic and population growth in King County.

The GMPC developed and adopted the Countywide Planning Policies (CPPs), providing a countywide vision and serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County.

In accordance with the GMA, King County and its jurisdictions are required to complete major updates to their comprehensive plans by June 2024. The diagram below outlines how cities' comprehensive plans and zoning codes should be in alignment with the GMA, the Puget Sound Regional Council's (PSRC) Vision 2050, and the CPPs. In preparation for the major update to cities' comprehensive plans, King County is providing leadership by facilitating the establishment of guiding principles, updating their CPPs, and providing staffed facilitation and a platform for jurisdictions to coordinate and collaborate.



The schedule for the 2021 King County CPPs Update is as follows:

Date	Action or Topic
March 2021	GMPC public review of Draft CPPs, including growth targets
May 2021	GMPC identification of amendments to Draft CPPs; Finalize Draft Growth Targets
June 2021	GMPC final action of the 2021 CPPs Update, including growth targets
Summer 2021	King County Council consideration of the 2021 CPPs Update
Fall 2021	City ratification of the 2021 CPPs Update
December 31, 2021	King County submittal of the 2021 CPPs Update to the PSRC for certification

Tonight, the City Council will be joined by Karen Wolf, FAICP, Senior Policy Analyst, and Rebekah Maskin, Demographic Planner, who are lead staff to the GMPC. They will further explain the coordinated and collaborative process of establishing the 2024-2044 growth targets for King County and its associated jurisdictions and answer any questions Council may have.

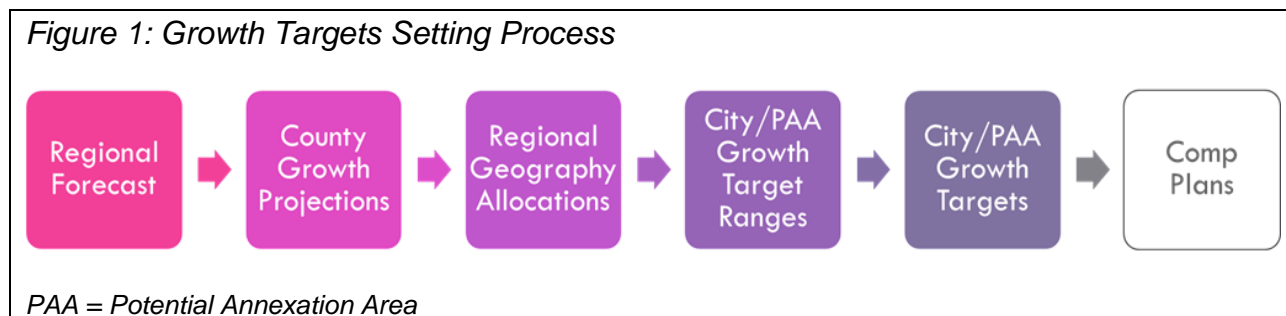
## DISCUSSION

### Growth Targets

As a part of the CPPs Update, King County jurisdictions will create and adopt new growth targets for the 2024-2044 planning period. Growth targets are a policy statement of the amount of housing and jobs King County cities and the unincorporated urban area of the County are planning for in their 2024 comprehensive plans. King County facilitates the development of growth targets with each city participating in the determination of their final targets. King County staff sought a staff lead from each city to participate in the target-setting process. Shoreline’s PCD Director, Rachael Markle, is representing the City.

### Growth Targets Development Process

Developing the growth targets has five (5) key stages before implementation in comprehensive plans, as illustrated in Figure 1 below. The following discussion summarizes the target development process.



## **Regional Forecast**

A regional forecast provides the level of growth anticipated in VISION 2050, the PSRC's growth management plan. This regional forecast is the starting point for the countywide employment projection for the growth targets, in combination with the Regional Growth Strategy. Population from the regional forecast is compared to the Office of Financial Management's population projections, to ensure it is consistent with the projection range in that series.

<b>Central Puget Sound Projected Regional Population and Job Growth 2019-2044</b>		
	<b>Population Growth</b>	<b>Job Growth</b>
<b>Region</b>	1,321,700	884,450

Source: PSRC Regional Forecast

## **Countywide Growth Projections**

The County shares of growth in the VISION 2050 Regional Growth Strategy are applied to the regional population and employment forecasts to create a Countywide projection of growth between the base year and 2044. County shares of population and employment growth from the Regional Growth Strategy are shown in the table below.

<b>VISION 2050 Regional Growth Strategy - King County's Share of State's Growth</b>	
Population	Employment
50%	59%
<b>King County 2019-2044 Regional Growth Target Allocation</b>	
Population	660,850
Housing	296,800
Jobs	490,850

## **Regional Geography Allocations**

The regional geography shares from the Vision 2050 Regional Growth Strategy are applied to the countywide growth projections of employment and population to create regional geography growth allocations for groups of cities. Population is then converted to housing units by household assumptions (share of group quarters population, household size, and vacancy rates) created for each regional geography from 2018 Census data from cities averaged to regional geography. The following table includes the six (6) regional geographies which growth is allocated to in the region and the percent and number of housing and job growth anticipated to be located within each geography:

<b>King County Regional Geography Percent of Housing Unit and Job Growth 2019-2044</b>		
<b>Regional Geography</b>	<b>Pop. Growth Share</b>	<b>Job Growth Share</b>
Metro Cities	44%	46%
Core Cities	40%	45%
High Capacity Transit Communities	11%	6%
Cities and Towns	5%	3%
Urban Unincorporated	<1%	<1%
Rural <sup>1</sup>	1%	1%

<sup>1</sup> Targets are not set for rural areas.

Shoreline is identified as a High Capacity Transit (HCT) community. HCT communities are places connected to existing or planned light rail, commuter rail, ferry, streetcar, and bus rapid transit facilities. The other jurisdictions within this geography in King County include: Des Moines, Federal Way Potential Annexation Area (PAA), Kenmore, Lake Forest Park, Mercer Island, Newcastle, North Highline PAA, Renton PAA and Woodinville. To learn more about regional geographies, please visit PSRC’s website, specifically Vision 2050- Regional Growth Strategy (pages 26-45), at the following link: <https://www.psrc.org/sites/default/files/vision-2050-plan.pdf>.

<b>King County Regional Geographies Growth Target Allocations</b>					
<b>2019-2044 Growth</b>	<b>Metro</b>	<b>Core</b>	<b>HCT Communities</b>	<b>Cities &amp; Towns</b>	<b>Urban Unincorporated</b>
<b>Population</b>	288,400	261,900	69,650	33,300	3,000
<b>Housing Units</b>	134,500	112,850	29,950	14,000	1,300
<b>Jobs</b>	223,500	222,800	28,750	12,950	700

### **King County Regional Geographies Growth Target Ranges**

King County staff have translated regional geography allocations into a range of housing units and jobs for each city and potential annexation area using several data based factors, including existing capacity from the Urban Growth Capacity Report, number of regional growth centers, number of transit station areas, and recent growth. These factors are applied for cities relative to one another within a regional geography category, to build a potential target range for each city.

The following table includes projected growth preliminary target ranges of number of housing units and jobs as a starting point for discussions about growth allocations for each HCT community. The data factors selected by King County to create the ranges include: current targets (2006-2035), recent jobs and housing growth (2006-2019), current jobs and housing estimates (2019 and 2020, respectively), jurisdiction land area, and initial capacity estimates of housing units and non-residential square feet, from draft Urban Growth Capacity Report data.

The end goal is to allocate a total of 29,950 housing units and 28,750 jobs in the HCT communities to accommodate future growth.

<b>Jurisdiction</b>	<b>Range of Housing Units Targets</b>	<b>Range of Jobs Targets</b>
Des Moines	1,716 - 6,311	362 - 6,863
Federal Way PAA	882 - 3,108	0 - 2,985
Kenmore	1,870 - 4,147	0 - 3,770
Lake Forest Park	563 - 1,607	63 - 1,543
Mercer Island	1,080 - 3,414	0 - 4,786
Newcastle	1,422 - 4,018	924 - 9,805
North Highline PAA	972 - 2,350	0 - 2,727
Renton PAA	1,560 - 5,353	0 - 5,141
<i>Shoreline</i>	<i>5,179 - 11,405</i>	<i>2,347 - 9,438</i>
Woodinville	1,468 - 6,105	2,086 - 9,085

### **Shoreline Housing Growth Target Considerations**

For context, Shoreline's current growth target allocation for the period covering 2006-2031 is 5,000 housing units and 5,000 jobs. During the six years from 2006 to 2012, 1,100 net new residential units were constructed in Shoreline. Between 2012 and 2020, 2,116 net new residential units were constructed. The total number of units constructed 2006-2020 was 3,216. Shoreline is on track to exceed the 2031 housing unit target.

With the adoption of the 185<sup>th</sup> and 145<sup>th</sup> Street Station Subarea Plans, Shoreline has planned for an estimated 37,000 net new households within just these two areas of the City. Based on work with King County on Shoreline's draft Urban Growth Capacity Report submission, the Mixed Use Residential (MUR) zones are projected to have capacity for 20,400 net new residential units in the next 20 years. Based on the goals, policies and zoning adopted for these two areas alone, the City appears to be poised to accept up to the high end of the proposed housing target range - 11,405 housing units.

### **Shoreline Job Growth Target Considerations**

With regard to jobs in Shoreline, based on Shoreline's draft Urban Growth Capacity Report submission to King County, Shoreline has lost jobs. However, the City's capacity to support new jobs based on the total of assumed maximum floor area of property zoned for commercial uses that is then converted into jobs, exceeds the high end of the suggested jobs target range or 9,438 new jobs.

Job retention and creation is one of the City's framework goals in the Comprehensive Plan:

*"FG15: Create a business-friendly environment that supports small and local businesses, attracts large businesses to serve the community, expands our jobs and tax base, and encourages innovation and creative partnerships".*

As such, staff has indicated to King County that Shoreline would likely be willing to accept the high end of the job growth target. However, the City's efforts, such as creating capacity for job growth (land zoned for such uses), have not proven to be enough to stimulate jobs to meet past growth targets. Staff asked if having the capacity for jobs translates to meeting targets and if there are any penalties if the City accepted a higher jobs target than the City was able to achieve. The answer seemed to indicate that there would be no penalties. Staff is seeking feedback from the Council on a jobs target for the next 20-year planning period.

Staff is inclined to recommend acceptance of the higher number of jobs, because Shoreline theoretically has capacity for more than 9,500 jobs; has long standing goals to attract jobs; and perhaps could leverage the City's commitment to support future housing and jobs growth to leverage regional and state job creation assistance and opportunities should any arise.

### **Next Steps: King County Regional Geographies Confirm Growth Targets**

Cities are meeting in caucuses grouped by their regional geography to negotiate their final draft growth targets, within the initial target ranges created by King County. A desired outcome from tonight's meeting would be to receive Council confirmation

that Shoreline would be amenable to accepting the maximum housing and job growth identified by the County, or provide alternative direction to staff.

### **RESOURCE/FINANCIAL IMPACT**

There are no new resource or financial impacts anticipated as a result of participating in this Countywide planning process.

### **RECOMMENDATION**

No action is required tonight. Feedback from Council is requested on the proposed 2019-2044 regional growth targets for housing and jobs for Shoreline.