

AGENDA

**DES MOINES CITY COUNCIL
REGULAR MEETING
City Council Chambers
21630 11th Avenue South, Des Moines**

March 12, 2015 – 7:00 p.m.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

CORRESPONDENCE

COMMENTS FROM THE PUBLIC

EXECUTIVE SESSION

BOARD AND COMMITTEE REPORTS/COUNCILMEMBER COMMENTS

PRESIDING OFFICER'S REPORT

- PACIFIC MIDDLE SCHOOL FUTURE CITIES PRESENTATION

ADMINISTRATION REPORT

- DES MOINES YACHT CLUB PRESENTATION

CONSENT AGENDA

- Item 1: APPROVAL OF VOUCHERS
Motion is to approve for payment vouchers and payroll transfers included in the attached list and further described as follows:
Claim Checks: \$1,836,790.17
Payroll Fund Transfers: \$920,847.98
Total Certified Wire Transfers, Voids, A/P and Payroll Vouchers: \$2,757,638.15
- Item 2: WASHINGTON STATE FUTURE CITY REGIONAL COMPETITION PROCLAMATION
Motion is to approve the Proclamation recognizing the achievements of the Pacific Middle School students in the Washington State Future City National Competition.
- Item 3: DRAFT ORDINANCE NO. 15-040; AMEND THE STREET VACATION ORDINANCE NO. 1605 BY EXTENDING THE DATE THE PETITIONER HAS TO PROVIDE RECORDED UTILITY EASEMENTS
Motion 1 is to suspend City Council Rule 26(a) in order to adopt Draft Ordinance No. 15-040 on first reading.

Motion 2 is to enact Draft Ordinance No. 15-040 amending Ordinance No. 1605 by extending the date the petitioner has to provide recorded copies of all utility easements as required in section 2 of Ordinance No. 1605.
- Item 4: SOUTH SOUND YACHTING SEASON OPENING PROCLAMATION
Motion is to approve the Proclamation recognizing the official opening of the South Sound Yachting and Boating season on April 11, 2015.

OLD BUSINESS

Item 1: RECONSIDERATION OF DRAFT ORDINANCE 14-240 (ORDINANCE 1618)
RELATED TO ZONING CODE AND DEVELOPMENT REGULATIONS FOR THE
COMMUNITY COMMERCIAL (C-C) ZONED PROPERTIES IN THE AREA
ALONG PACIFIC HIGHWAY SOUTH BETWEEN SOUTH 252ND STREET AND
SOUTH 272ND STREET
Staff Presentation: Planning, Building and Public Works Director
Dan Brewer

Item 2: DRAFT RESOLUTION NO. 14-154, ADOPTING THE 2015 SURFACE WATER
COMPREHENSIVE PLAN
Staff Presentation: Surface Water Management Utility Manager
Loren Reinhold

NEW BUSINESS

Item 1: DRAFT RESOLUTION NO. 15-045 RELATED TO THE KING COUNTY
COUNTYWIDE PLANNING POLICIES
Staff Presentation: Community Development Manager Denise Lathrop

NEXT MEETING DATE

March 26, 2015

ADJOURNMENT

CITY OF DES MOINES
Voucher Certification Approval

12-Mar-15

Auditing Officer Certification

Vouchers and Payroll transfers audited and certified by the auditing officer as required by RCW 42.24.080, and those expense reimbursement claims certified as required by RCW 42.24.090, have been recorded on a listing, which has been made available to the City Council.

As of **March 12, 2015** the Des Moines City Council, by unanimous vote, does approve for payment those vouchers and payroll transfers included in the attached list described as follows:

The vouchers below have been reviewed and certified by individual departments and the City of Des Moines Auditing Officer:

 Donyele Mason, Finance Director

	# From	# To	Amounts
Claims Vouchers:			
Total A/P Checks/Vouchers	142,072	- 142,329	1,282,681.34
Electronic Wire Transfers	511	- 525	554,108.83
Total claims paid			1,836,790.17
Payroll Vouchers			
Payroll Checks	18,601	- 18,607	11,782.01
Direct Deposit	60,001	- 60,162	295,361.91
Payroll Checks	18,608	- 18,621	14,900.25
Direct Deposit	80,001	- 80,156	310,222.85
Payroll Checks	18,622	- 18,628	7,349.34
Direct Deposit	100,001	- 100,162	281,231.62
Total Paychecks/Direct Deposits paid			920,847.98
Total checks and wires for A/P & Payroll			2,757,638.15

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: Washington State Future City Regional Competition

AGENDA OF: March 12, 2015

DEPT. OF ORIGIN: Administration

ATTACHMENTS:
1. Proclamation

DATE SUBMITTED: March 4, 2015

CLEARANCES:

- Legal _____
- Economic Development _____
- Finance _____
- Marina _____
- Parks, Recreation & Senior Services _____
- Planning, Building & Public Works _____
- Police _____
- Courts _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: 

Purpose and Recommendation:

The purpose of this agenda item is to recognize and congratulate Pacific Middle School students for demonstrating excellence in the Washington State Future City National Competition held February 13-18, 2015.

Suggested Motion

MOTION: "I move to approve the Proclamation recognizing the achievements of the Pacific Middle School students in the Washington State Future City National Competition.

Background:

Pacific Middle School teams competed in the Washington State Future City Regional Competition that is part of National Engineering Week held in February of each year, placing 1st, 2nd, 4th, 6th, 12th & 15th in the competition and while they did not win any awards at Nationals, the students were up for several awards and performed admirably.

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City of Des Moines



CITY COUNCIL
21630 11th AVENUE S, SUITE A
DES MOINES, WASHINGTON 98198-6398
(206) 878-4595 T.D.D: (206) 824-6024 FAX: (206) 870-6540



Proclamation

WHEREAS, Future City is a national competition, held as part of National Engineering week in February of each year, in which teams of middle school students design and build models of cities set at least 150 years in the future, and

WHEREAS, the City of Des Moines recognizes that this competition introduces students to Science, Technology, Engineering and Math (STEM) concepts, as well as the Career and Technical Education aspect of working successfully in groups, time management and communication skills, that build essential future job skills for our community and our nation, and

WHEREAS, the City of Des Moines is pleased to observe that the students must plan for and model the basic services and features of a city, such as zoning, infrastructure, and city location, thus preparing them for the duties of future citizenship, and

WHEREAS, the City of Des Moines applauds the participating teams from Pacific Middle School, and their instructor, for the awards of 1st, 2nd, 4th, 6th, 12th & 15th place at the Washington State Future City Regional Competition and performed admirably in Nationals, now therefore;

THE DES MOINES CITY COUNCIL HEREBY PROCLAIMS that the following Pacific Middle School students, along with their Instructor Sandy Gady, have demonstrated excellence in the Washington State Future City Regional & National Competitions, and invites all citizens to join in congratulating them:

1 st Place:	Team "Felici"	Payton Adams, Evan Frisholz, Nathan Tresham, Aria Saisslin, <i>Students</i>
2 nd Place:	Team "Euforie"	Mia Blankenship, Colby Nelson, Brenton Swart, <i>Students</i>
4 th Place:	Team "Amanzi"	Riley Stevenson, Erik Wright, Ethan Neathery, Josh Willott, <i>Students</i>
6 th Place:	Team "Felicity"	Taylor Johnsen, Jessie Markovich, Sara Gwinn, <i>Students</i>
12 th Place:	Team "Aguasolia"	Hannah Ziegler, Kennedy Englestad, Rebecca Benderliy, <i>Students</i>
15 th Place:	Team "Geum"	Annalisa Leybag, Emily Soth, Thuy Nguyen, Chelsea Vo, <i>Students</i> Sandy Gady, <i>Instructor</i>
Honorable Mention ASABE Award:		Team "Euforie" and Team "Felicity"
People's Choice Award:		Team "Felicity"
Early Submittal Award:		Team "Felicity"

SIGNED this 12th day of March, 2015

Dave Kaplan, Mayor

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: Amend the street vacation Ordinance No. 1605 by extending the date the petitioner has to provide recorded utility easements

FOR AGENDA OF: March 12, 2015

DEPT. OF ORIGIN: PBPW

ATTACHMENTS:

1. Draft Ordinance No. 15-040
2. Ordinance No. 1605
3. Letter from petitioner Deborah L. Millard

DATE SUBMITTED: March 4, 2015

CLEARANCES:

- Legal TG
- Finance N/A
- Marina N/A
- Parks, Recreation & Senior Services N/A
- Planning, Bldg & Public Works DJB
- Police N/A
- Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL 

Purpose and Recommendation

The purpose of this agenda item is for the City Council to consider Draft Ordinance No. 15-040 (refer to Attachment 1), which would amend Ordinance No. 1605 (Attachment 2) by extending the date the petitioner has to provide recorded copies of all utility easements as required in section 2 of Ordinance No. 1605. The following motion will appear on the consent calendar:

Suggested Motions

Motion 1: "I move to suspend City Council Rule 26(a) in order to adopt Draft Ordinance No. 15-040 on first reading"

Motion 2: "I move to enact Draft Ordinance No. 15-040 amending Ordinance No. 1605 by extending the date the petitioner has to provide recorded copies of all utility easements as required in section 2 of Ordinance No. 1605"

Background

The City Council, at its September 25, 2014, meeting passed Ordinance No. 1605 for the vacation of public right-of-way known as 5th Place South, south of South 287th Street. The Ordinance stated as a condition of its approval, that the petitioner shall be responsible for obtaining and recording all utility easements referenced within 180 days of signing.

Discussion

The City received a letter from the petitioner, Deborah L. Millard on February 26, 2015 requesting to extend the date to provide recorded copies of all utility easements (Attachment 3). The vacation area is complex in shape, and therefore has required detailed legal descriptions of each utility easement. Due to the complexities of the process, more time is needed than the typical 180 days to complete the vacation process. Draft Ordinance 15-040 would amend Ordinance No. 1605 to read 300 days, from the passing of the Ordinance. This extension of time (an additional 120 days) is adequate for the petitioner to meet the conditions.

Alternatives

The City Council has the following alternatives:

- (1) Waive Council Rule 26(a) and enact the draft ordinance on 1st reading as written.
- (2) Waive Council Rule 26(a) and enact the draft ordinance on 1st reading with amendments by the City Council.
- (3) Not enact the draft ordinance. Petitioner would be required to start the vacation process over if the necessary utility easements are not recorded by March 23, 2015.

Financial Impact

By completing the street vacation for portions of currently unimproved public right-of-way, the property can be placed back onto the tax rolls, thus allowing the City to collect property taxes.

Recommendation or Conclusion

Administration recommends that the City Council enact Draft Ordinance No. 15-040, amending Ordinance No. 1605 by extending the date the petitioner has to provide recorded copies of all utility easements as required in section 2 of Ordinance No. 1605.

Concurrence

Administration, Planning, Building, and Public Works, and Legal Departments concur.

CITY ATTORNEY'S FIRST DRAFT 02/26/2015

DRAFT ORDINANCE NO. 15-040

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON regarding the vacation of a portion of the City right-of-way generally described as a portion of public right-of-way within an area known as 5th Place South, south of South 287th Street located in the City of Des Moines, and amending Ordinance No. 1605 by extending the date the petitioner has to provide recorded copies of all utility easements as required in section 2 of Ordinance No. 1605.

WHEREAS, the City Council, at its meeting on September 25, 2014, passed Ordinance No. 1605 for the vacation of public right-of-way, and

WHEREAS, the Ordinance stated as a condition of its approval that the Petitioner obtain and record all utility easements referenced in the Ordinance within 180 days of signing, and

WHEREAS, the Petitioner has requested to extend the date to provide recorded copies of all utility easements due to the complexities and hardship involved with obtaining the easements, and

WHEREAS, the City Council recognizes the need to extend the condition and has previously approved the right of way vacation; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Section 2 of Ordinance No. 1605 (uncodified) is amended to read as follows:

Conditions of right-of-way vacation. The right-of-way subject to vacation under this Ordinance shall be subject to the following conditions:

Draft Ordinance No. _____

Page 2 of 4

(1) The abutting property owners shall not be required to pay the City of Des Moines on compensation for vacation of this Class C right-of-way, pursuant to DMMC 12.10.070(2)(c).

(2) The abutting property owners recognize that the City of Des Moines retains an easement or the right to exercise and grant easements for utility purveyors in respect to the land vacated by this Ordinance for the construction, repair, and maintenance of public utilities and services, and that the City of Des Moines will grant utility easements through the right-of-way subject to vacation under this Ordinance:

(a) To protect existing City of Des Moines Surface Water Management storm water facilities in locations and dimensions generally described as twenty (20) feet over existing facilities, and extending ten (10) feet past the end of existing facilities, within 5th Place South; and

(b) To protect existing Lakehaven Utility District facilities in locations and dimensions generally described as twenty (20) feet over existing facilities, (boundary offset 5'/15' from pipe centerline), within 5th Place South; and

(c) A non-exclusive perpetual Easement ten (10) feet in width is granted to Puget Sound Energy, Inc., its successor and assigns, together with the right to lay, construct, support, attach, connect, operate, maintain, repair, replace, improve, remove, extend, enlarge and use any and all of its facilities in, upon, over, under, along, across and through the Easement Area(s) for one or more underground electric and gas utility systems for the transmission, distribution and sale of gas and electricity; and

Draft Ordinance No. ____
Page 3 of 4

(d) To protect existing Century Link communication facilities in locations and dimensions generally described as ten (10) feet over existing facilities, within 5th Place South; and

(e) For the purposes of easement retention, the above-mentioned easement dimensions are based upon being centered over the existing utility facilities.

(3) Petitioner, Deborah L. Millard, shall be responsible for obtaining and recording all utility easements referenced herein, and provide recorded copies of such easements to the City of Des Moines. If the utility easements are not obtained and recorded, and proof of such provided to the City of Des Moines, within 300 days of the signing of this Ordinance, this Ordinance shall be repealed and the street vacation shall be null and void.

NEW SECTION. Sec. 2. Recordation. The City Clerk shall cause a certified copy of this Ordinance to be recorded in the records of the King County Recorder.

NEW SECTION. Sec. 3. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

(2) If the provisions of this ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this ordinance is deemed to control.

NEW SECTION. Sec. 4. Effective date. This ordinance shall take effect and be in full force five (5) days after its passage and approval in accordance with law.

Draft Ordinance No. ____
Page 4 of 4

PASSED BY the City Council of the City of Des Moines this ____ day of _____, 2015 and signed in authentication thereof this ____ day of _____, 2015.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

Effective Date: _____

DRAFTORD:

ORDINANCE NO. 1605

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, vacating a portion of City right-of-way in an area generally described as a portion of public right-of-way within an area known as 5th Place South, south of South 287th Street located in the City of Des Moines, subject to the applicant's compliance with requirements set forth herein.

WHEREAS, DMMC 12.10.060 adopts the street vacation procedures of chapter 35.79 RCW, and

WHEREAS, the City has received a petition from Deborah L. Millard to vacate a portion of the public right-of-way commonly known as 5th Place South, south of South 287th Street located in the City of Des Moines as shown on Exhibit "A", attached hereto and incorporated by reference, and

WHEREAS, the petition was signed by the owners of more than two-thirds of the property abutting the portion of the streets sought to be vacated as required by RCW 35.79.010, and

WHEREAS, RCW 35.79.010 requires that the City Council set the public hearing and date by resolution which was, in this case, established by Resolution No. 1268 fixing the public hearing for August 14, 2014, to be followed by City Council action, and

WHEREAS, notice of the public hearing was given in accordance with RCW 35.79.020 and the public hearing was held before the Des Moines City Council on August 14, 2014, and all persons wishing to be heard were heard, and

WHEREAS, the City Council passed the Ordinance to a second reading on September 25, 2014, and all persons wishing to be heard were heard, and

WHEREAS, no objections to the vacation were filed by any abutting property owners prior to the hearing, and the City Council finds that no person has demonstrated special injury due to substantial impairment of access to such person's property; now therefore,

Ordinance No. 1605
Page 2 of 5

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. Findings adopted. Based on the evidence presented, the City Council adopts the following findings of fact:

(1) The public right-of-way subject to this Ordinance consists of portions of public rights-of-way identified as 5th Place South, south of South 287th further legally described in section 2 of this Ordinance; and

(2) The public right-of-way described in section 2 of this Ordinance was not improved for transportation purposes nor dedicated under the Plat and Subdivision Act of 1969 currently codified as chapter 58.17 RCW, its predecessor the Platting and Subdivision Act of 1937 previously codified as chapter 58.16 RCW or under the Laws of 1889-90; and

(3) The public right-of-way which is described in section 2 of this Ordinance is not necessary for present and future use by public utilities or for native growth protection; and

(4) The public right-of-way was recorded as the Redondo Beach Division No. 1, has never been opened for transportation purposes, and

(5) The public right-of-way described in section 2 is not used at all, for the reason it is not improved; and

(6) The right-of-way is not required for the present and future needs of the citizens of the City of Des Moines for vehicular transportation purposes; and

(7) It is in the public interest to vacate this right-of-way; and

(8) The right-of-way is classified as a Class "C" right-of-way since no public funds have were ever expended in its acquisition; and

(9) Vacation of a Class "C" right-of-way requires no compensation.

Ordinance No. 1605
Page 3 of 5

Sec. 2. Right-of-way vacation. Subject to the requirement set forth in section 3 this Ordinance, the following legally described public right-of-way as depicted on the attached map (incorporated herein by this reference) entitled Exhibit "A" is vacated and the property within the right-of-way so vacated shall belong to the respective abutting property owners, one-half to each as required by RCW 35.79.040:

That portion unopened Sound View Drive South abutting lots 1 and 2, Block 2 of the plat of Redondo Beach Division No. 1 along with that portion of unopened 5th Place South abutting lot 22, Block 3 of the plat of Redondo Beach Division No. 1; together with that portion of unopened 5th Place South abutting the western property line of Redondo Ridge Condominiums, in the City of Des Moines, King County, Washington.

Sec. 3. Conditions of right-of-way vacation. The right-of-way subject to vacation under this Ordinance shall be subject to the following conditions:

(1) The abutting property owners shall not be required to pay the City of Des Moines on compensation for vacation of this Class C right-of-way, pursuant to DMMC 12.10.070(2)(c).

(2) The abutting property owners recognize that the City of Des Moines retains an easement or the right to exercise and grant easements for utility purveyors in respect to the land vacated by this Ordinance for the construction, repair, and maintenance of public utilities and services, and that the City of Des Moines will grant utility easements through the right-of-way subject to vacation under this Ordinance:

(a) To protect existing City of Des Moines Surface Water Management storm water facilities in locations and dimensions generally described as twenty (20) feet over existing facilities, and extending ten (10) feet past the end of existing facilities, within 5th Place South; and

(b) To protect existing Lakehaven Utility District facilities in locations and dimensions generally described as

Ordinance No. 1605
Page 4 of 5

twenty (20) feet over existing facilities, (boundary offset 5'/15' from pipe centerline), within 5th Place South; and

(c) A non-exclusive perpetual Easement ten (10) feet in width is granted to Puget Sound Energy, Inc., its successor and assigns, together with the right to lay, construct, support, attach, connect, operate, maintain, repair, replace, improve, remove, extend, enlarge and use any and all of its facilities in, upon, over, under, along, across and through the Easement Area(s) for one or more underground electric and gas utility systems for the transmission, distribution and sale of gas and electricity; and

(d) To protect existing Century Link communication facilities in locations and dimensions generally described as ten (10) feet over existing facilities, within 5th Place South; and

(e) For the purposes of easement retention, the above-mentioned easement dimensions are based upon being centered over the existing utility facilities.

(3) Petitioner, Deborah L. Millard, shall be responsible for obtaining and recording all utility easements referenced herein, and provide recorded copies of such easements to the City of Des Moines. If the utility easements are not obtained and recorded, and proof of such provided to the City of Des Moines, within 180 days of the signing of this Ordinance, this Ordinance shall be repealed and the street vacation shall be null and void.

Sec. 4. Easements and reservation of easements.
Pursuant to RCW 35.79.030, the City of Des Moines retains or will be granted easements as set forth in section 3 of this Ordinance and retains the right to exercise and grant easements in respect to the land vacated by this Ordinance and abutting property for the construction, repair, and maintenance of public utilities and services, and for vehicular access.

Ordinance No. 1605
Page 5 of 5

Sec. 5. Severability - Construction.

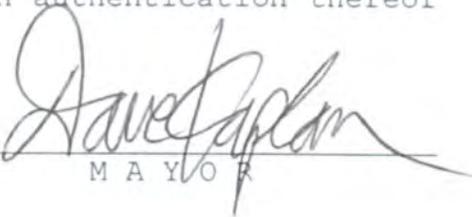
(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

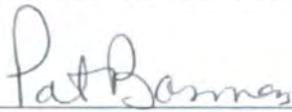
Sec. 6. Recordation. The City Clerk shall cause a certified copy of this Ordinance to be recorded in the records of the King County Recorder.

Sec. 7. Effective date. This Ordinance shall take effect and be in full force thirty (30) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this 25th day of September, 2014 and signed in authentication thereof this 25th day of September, 2014.


M A Y O R

APPROVED AS TO FORM:


City Attorney

ATTEST:


City Clerk

Published: September 30, 2014

Effective Date: October 25, 2014

LEGAL NOTICE
SUMMARY OF ADOPTED ORDINANCE
CITY OF DES MOINES

ORDINANCE NO. 1605, Adopted September 25, 2014.

DESCRIPTION OF MAIN POINTS OF THE ORDINANCE:

This Ordinance vacates a portion of City right-of-way in an area generally described as a portion of public right-of-way within an area known as 5th Place South, south of South 287th Street located in the City of Des Moines, subject to the applicant's compliance with requirements set forth herein.

The full text of the Ordinance will be mailed without cost upon request.

Bonnie Wilkins
City Clerk

Published: September 30, 2014

EXHIBIT DRAWING FOR STREET VACATION

KING COUNTY, WASHINGTON

SW 1/4 of the SW 1/4 of Section 32, Township 22 North, Range 4 East, W.M.

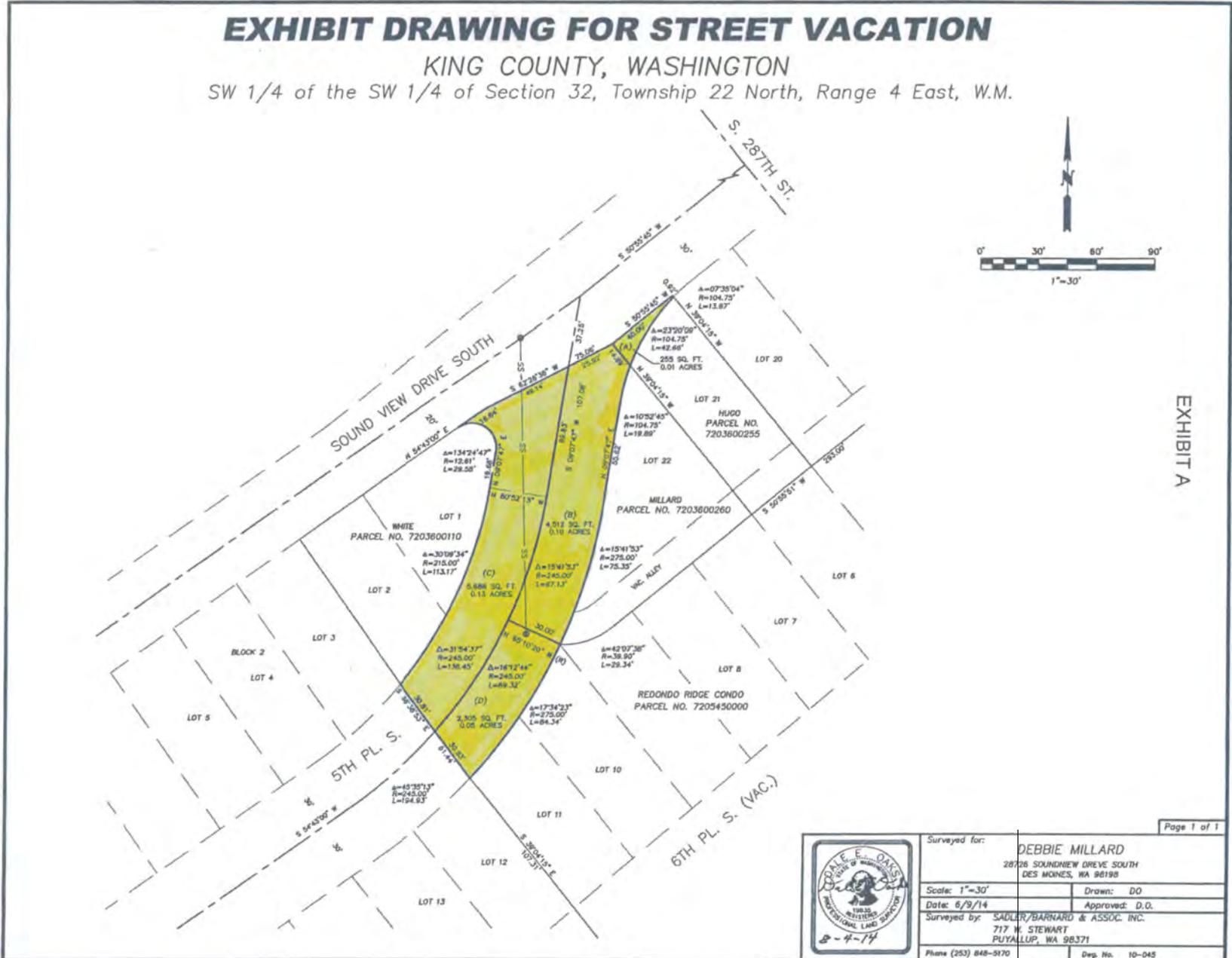


EXHIBIT A

Page 1 of 1



Surveyed for:	DEBBIE MILLARD 28726 SOUNDVIEW DREVE SOUTH DES MONES, WA 98198	
Scale: 1"=30'	Drawn: DO	
Date: 6/9/14	Approved: D.O.	
Surveyed by:	SADLER/BARNARD & ASSOC. INC. 717 N STEWART PUYALLUP, WA 98371	
Phone (253) 848-9170	Dep. No. 10-045	

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DEBBIE MILLARD
28726 SOUND VIEW DR. S.
DES MOINES, WA 98198

February 26, 2015

City Of Des Moines
Tommy Owen, P.E.
Civil Engineer
21650 11th Ave S.
Des Moines, WA 98198

Re: Millard Street Vacation / Easement Conditions

Dear Tommy,

As we discussed, I am requesting that the time frame to establish the easements stated in the attached ordinance be extended to May 25th, 2015. Due to that I did not receive a copy of the actual recorded street vacation until November 21st, which was in the email from you. I fully expected the city to send me a signed and notarized copy when it was passed on September 30th, 2014, but I did not. I was not informed of the conditions until November 21st, 2014. This document also states that the effective is October 25th, 2014.

I then received the names of the contacts for the utilities on December 19th, 2014. I had requested this information in November when the ordinance was received. Receiving the contact information a week before the December holidays, has made it very difficult to get timely responses from the utilities.

I have been in constant contact with each of the utility via emails and telephone messages. I have informed the contacts of the utilities that this is on a time restraint with little response. It wasn't until a week ago that the employee for Puget Sound Energy finally returned my calls and email with a remark that they are in review of the City's "contradictory Ordinance". So I expect that Puget Sound Energy will be a challenge to get to perform in a timely manner.

TELEPHONE (206) 200-0422
E-MAIL DEBBIE@ATZBACH.COM

DEBBIE MILLARD
28726 SOUND VIEW DR. S.
DES MOINES, WA 98198

I hope we can extend the deadline for the easements. I am working diligently with all of the utilities and will do anything in my power to move forward with these conditions set forth in this Ordinance.

If you have any questions, feel free to contact me at anytime.

Thank you for your consideration and assistance.

Sincerely,

A handwritten signature in blue ink that reads "Debbie Millard". The signature is written in a cursive style with a large initial "D".

Debbie Millard

TELEPHONE (206) 200-0422
E-MAIL DEBBIE@ATZBACH.COM

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: South Sound Yachting Season
Opening

ATTACHMENTS:
1. Proclamation

AGENDA OF: March 12, 2015

DEPT. OF ORIGIN: Administration

DATE SUBMITTED: March 4, 2015

CLEARANCES:

- Legal _____
- Economic Development _____
- Finance _____
- Marina _____
- Parks, Recreation & Senior Services _____
- Planning, Building & Public Works _____
- Police _____
- Courts _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL:  _____

Purpose and Recommendation:

The purpose of this agenda item is to recognize the official opening of the 2015 South Sound Yachting and Boating Season.

Suggested Motion

MOTION: "I move to approve the Proclamation recognizing the official opening of the South Sound Yachting and Boating season on April 11, 2015."

Background:

The Des Moines Yacht Club has hosted an opening ceremony for 50 years. The Des Moines Yacht Clubs present and past Commodores, and visiting Commodores from other South Puget Sound Yacht Clubs, participate in this annual celebration.

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City of Des Moines

CITY COUNCIL
21630 11th AVENUE S, SUITE A
DES MOINES, WASHINGTON 98198-6398
(206) 878-4595 T.D.D: (206) 824-6024 FAX: (206) 870-6540



Proclamation

WHEREAS, The City of Des Moines, Washington recognizes the official opening of the 2015 South Sound Yachting and Boating Season, and

WHEREAS, The Des Moines Yacht Club has, for 50 years, on behalf of all South Puget Sound Yacht Clubs, hosted an opening ceremony in which the Des Moines Yacht Clubs present and past Commodores, and visiting Commodores from other South Puget Sound Yacht Clubs participate, and

WHEREAS, The Des Moines Yacht Club, being founded in 1957 and a member in good standing of the Des Moines Maria Association, supports the “Jewel” of the City, The Des Moines Marina, and

WHEREAS, The Des Moines Yacht Club pre-dates the City Marina and has participated in the Marina’s inception and development over the years and desires to continue to support and share this beautiful asset of the City, and

WHEREAS, The Des Moines Yacht Club requested the City of Des Moines officially recognize and support the annual South Sound yachting season opening ceremony on May 9, 2015, located at the Des Moines Yacht Club in Des Moines, Washington, and

WHEREAS, The tradition of blessing the fleet will be a part of the South Sound opening ceremony with Father Steve Woodland of the St. Philomena Catholic Church giving the blessing, and

WHEREAS, The Mt. Rainier High School Jazz Band will be the 2015 official music group of the opening ceremony representing all of the citizens of the City of Des Moines, Washington, now therefore;

THE DES MOINES CITY COUNCIL HEREBY PROCLAIMS the Des Moines Yacht Club as being a key member and neighbor in the Marina District and is a key element in the overall ambience of the Marina and the surrounding waterfront amenities, is pleased to participate in the Sound Opening of yachting season on April 11, 2015 as the Commodore Don Masoero officially opens the 2015 South Sound Yachting season.

SIGNED this 12th day of March, 2015

Dave Kaplan, Mayor

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL City of Des Moines, WA

SUBJECT: Reconsideration of Draft Ordinance 14-240 (Ordinance 1618) related to Zoning Code and Development regulations for the Community Commercial (C-C) zoned properties in the area along Pacific Highway South between South 252nd Street and South 272nd Street

ATTACHMENTS:

1. Substitute Draft Ordinance 14-240-A, adding a new zone, and making other amendments to Title 18, *Zoning Code*
2. Draft Ordinance No. 14-240 as passed (Ordinance 1618) with Council Amendments in track changes.
3. Map of Proposed Woodmont Commercial W-C Zoned Properties
4. February 12, 2015 Council Packet (w/o attachments)

FOR AGENDA OF: March 12, 2015

DEPT. OF ORIGIN: Planning, Building and Public Works

DATE SUBMITTED: March 6, 2015

CLEARANCES:

- Legal DSB
- Finance N/A
- Marina N/A
- Parks, Recreation & Senior Services N/A
- Planning, Building & Public Works DSB
- Police N/A
- Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL: AA

Purpose and Recommendation

On March 5, 2015, the City Council passed a motion to reconsider Draft Ordinance No. 14-240 (Ordinance 1618) enacted on February 12, 2015. Substitute Draft Ordinance 14-240-A has been prepared for Council's consideration (refer to Attachment 1). Draft Ordinance 14-240-A would substitute a new ordinance for Ordinance 1618, adding a new chapter entitled "W-C Woodmont Commercial Zone" to Title 18 DMMC, adding a new section to chapter 18.195 DMMC, adopting a new zoning map and rezoning all Community Commercial-zoned parcels in the area along Pacific Highway South between South 252nd Street and South 272nd Street into the new Woodmont Commercial Zone, and amending DMMC 18.52.010B, 18.195.290, 18.210.090, and 14.05.130.

Suggested Motions

Motion 1: “I move to suspend Rule 26(a) in order to enact Substitute Draft Ordinance No 14-240-A on first reading.”

Motion 2: “I move to enact Substitute Draft Ordinance No. 14-240-A, adding a new chapter entitled “W-C Woodmont Commercial Zone” to Title 18 DMMC, adding a new section to chapter 18.195 DMMC, adopting a new zoning map and rezoning all Community Commercial-zoned parcels in the area along Pacific Highway South between South 252nd Street and South 272nd Street into the new Woodmont Commercial Zone, and amending DMMC 18.05.080, 18.10.050, 18.52.010B, 18.195.290, 18.210.090, and 14.05.130.”

Background

On February 12, 2015 the Council enacted Ordinance 1618 related to zoning and development regulations for Community Commercial (C-C) zoned properties. The legislative intent was clear that Ordinance 1618 was to specifically address commercial zoned properties along Pacific Highway South between South 252nd Street and South 272nd Street.

Staff discovered that there is other C-C zoned property in the Redondo area. The zoning and development regulations enacted with Ordinance 1618 were not intended for this Redondo area property, but only the C-C zoned property located along the Pacific Highway South corridor. As a result, Council moved to reconsider Ordinance 1618 at the March 5, 2015 meeting.

Discussion

Substitute Draft Ordinance 14-240-A will take the zoning code and development regulations that Council enacted with Ordinance 1618, and establish a new zone for the commercial zoned properties in the area along Pacific Highway South between South 252nd Street and South 272nd Street.

The effect of this action will leave the zoning code and development regulations for the C-C zoned property in Redondo as they were prior to the enactment of Ordinance 1618, while establishing a new zone called W-C Woodmont Commercial with the zoning code and development regulations meeting the direction provided by the Council for the commercial properties located along Pacific Highway South between South 252nd Street and South 272nd Street.

Alternatives

The City Council may:

1. Enact proposed Substitute Draft Ordinance 14-240-A.
2. Set discussion of the proposed Substitute Draft Ordinance 14-240-A to a future date.

Financial Impact

Planning for the Pacific Highway South corridor builds upon recent efforts for Pacific Ridge and the Pacific Highway South/South 240th Street Node and will help foster a strong economic environment for the City by creating new jobs, a stronger tax base, and tax revenues for the City of Des Moines. Some potential projects will benefit from the proposed modifications. It will also help the Cities of Des

Moines and Kent, Highline College, Sound Transit and King County METRO strategically plan for capital improvements and investments in conjunction with growth and development, and will position the City competitively for grant funding.

Recommendation or Conclusion

Staff recommends that City Council adopt Substitute Draft Ordinance No. 14-240-A.

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CITY ATTORNEY'S FIRST DRAFT 3/5/2015

SUBSTITUTE DRAFT ORDINANCE NO. 14-240-A

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to the City's Zoning Code and development regulations for the area along Pacific Highway South between South 252nd Street and South 272nd Street, and adding and codifying a new chapter entitled "W-C Woodmont Commercial Zone" to Title 18 DMMC, adding a new section to chapter 18.195 DMMC, adopting a new zoning map and rezoning all Community Commercial-zoned parcels in the area along Pacific Highway South between South 252nd Street and South 272nd Street into the new Woodmont Commercial Zone, and amending DMMC 18.05.080, 18.10.050, 18.52.010B, , 18.195.290, 18.210.090, and 14.05.130.

WHEREAS, in 2008 the cities of Des Moines and Kent initiated *Envision Midway*, a joint planning effort for the Midway-Woodmont area from Kent-Des Moines Road to South 272nd Street, and

WHEREAS, in 2009, Des Moines adopted Comprehensive Plan Strategy 2-04-12 that directs the City to prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area, and

WHEREAS, Transportation Element Public Transit Strategies 3-05-04 (7) supports the Sound Transit light rail (LRT) station(s) in the Pacific Ridge, Midway and Woodmont areas on Pacific Highway South, (10) directs the City to work with Sound Transit on station area planning for the Midway and South 272nd Street stations, and (11) directs the City to coordinate with the City of Kent for the Midway subarea, and

WHEREAS, Parks, Recreation and Open Space Strategy 6-02-04 identifies the Pacific Highway Business Districts in Midway, East Woodmont and Redondo as opportunities for interconnections between economic and recreational expansion and for the establishment of other recreational facilities for Des Moines citizens, and

Woodmont Commercial Zone_03-12-2015

Ordinance No. _____
Page 2 of 32

WHEREAS, the City of Kent completed their planning work and updated their development regulations for this area in 2011, and

WHEREAS, on January 9, 2014, the City Council directed City staff to evaluate existing land use and zoning along the Pacific Highway South corridor and identify opportunities to create more appropriate development regulations under the direction of the Finance and Economic Development Committee, and

WHEREAS, on June 26, 2014, the City Council enacted Ordinance No. 1601 thereby establishing new Transit Community Zone development regulations for that portion of the corridor between Kent-Des Moines Road and South 252nd Street, and

WHEREAS, the City Council supports commercial and higher density redevelopment along Pacific Highway South in the area between South 252nd Street and South 272nd Street to complement the new Transit Community Zone created by Ordinance No. 1601, and

WHEREAS, the current Community Commercial zoning along Pacific Highway South was designed to capitalize on the 33,000 cars per day which use Pacific Highway South, but fails to anticipate the recent expansion of high capacity transit and possible extension of Link Light Rail to this area in the near future, and

WHEREAS, many Community Commercial zoned properties south of along Pacific Highway South between South 252nd Street and South 272nd Street cannot be optimally re-developed because of the City's current development regulations, and

WHEREAS, in recognition of the current number of regional community care facilities currently in place or under development along Pacific Highway South, the City Council desires to restrict the number of future such facilities to the extent permitted under state law, and

WHEREAS, the City Council directed City staff to prepare an ordinance for its consideration which creates more appropriate development regulations for this commercial area along Pacific Highway South, and

Ordinance No. _____
Page 3 of 32

WHEREAS, the Planning, Building and Public Works Director acting as the SEPA responsible official reviewed this proposed non-project action and determined that the proposed textual code amendments are within the scope of the existing environmental documents and fulfilled the SEPA requirements established by chapter 197-11 WAC and chapter 165.04 DMMC pursuant to WAC 197-11-600 and DMMC 16.04.108, and

WHEREAS, pursuant to DMMC 18.20.080A, amendment of the Zoning Code (Title 18 DMMC) is a legislative (Type VI) land use decision, and

WHEREAS, pursuant to DMMC 18.20.210 amendments to the Zoning Code (Title 18 DMMC) require the City Council to conduct a public hearing to receive public comment regarding this proposal, and

WHEREAS, DMMC 18.30.100(3) requires that the date of the public hearing to consider amendments to Title 18 DMMC be set by motion of the City Council, and

WHEREAS, the City Council set the date for the public hearing by Resolution No. 1284, fixing the public hearing for February 12, 2015 as required, and

WHEREAS, the textual code amendments proposed in this Draft Ordinance were provided to the Department of Commerce as required by RCW 36.70A.106, and

WHEREAS, notice of the public hearing was issued on January 15, 2015 in accordance with the DMMC, and

WHEREAS, a public hearing was held on February 12, 2015 where all persons wishing to be heard were heard, and

WHEREAS, the City Council passed a motion on March 5, 2015 to reconsider Draft Ordinance 14-240 (Ordinance 1618), and

WHEREAS, Substitute Draft Ordinance 14-240-A has been prepared for the Councils reconsideration, and

Ordinance No. ____
Page 4 of 32

WHEREAS, the City Council finds that the amendments contained in Substitute Draft Ordinance 14-240-A are appropriate and necessary; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

A new chapter shall be added to Title 18 DMMC to read as follows in sections 1 through 7 of this Ordinance:

NEW SEC. 1. Title. This chapter shall be entitled "W-C Woodmont Commercial Zone".

NEW SEC. 2. Application. This chapter shall apply to all areas zoned W-C Woodmont Commercial.

NEW SEC. 3. Purpose. The W-C Commercial Zone is intended to enhance, promote and maintain commercial business areas, and to ensure land use compatibility among businesses in terms of permitted uses, building height, bulk, and scale; to provide a commercial area that reflects its commercial-oriented function; to serve the general public; and to ensure that development occurs consistent with the goals, policies, and implementation strategies of the City of des Moines Comprehensive Plan.

NEW SEC. 4. Authority. This chapter is adopted pursuant to the provisions of chapters 35.63, 35A.63 and 36.70A RCW and other applicable laws.

NEW SEC. 5. Environmental performance standards and general limitations.

(1) Every use permitted within the W-C Zone pursuant to this chapter shall conform to the following general limitations and standards:

(a) As provided by chapter 9.64 DMMC, no use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous

Ordinance No. _____
 Page 5 of 32

wastes or materials in a manner(s) inconsistent with Title 70 RCW as presently constituted or as may be subsequently amended;

(b) Accessory uses are permitted that are customarily appurtenant or incidental to the principally permitted uses;

(c) Landscaping and fencing are required in accordance with chapter 18.195 DMMC;

(d) All uses shall be primarily contained within an enclosed structure except the following:

(i) Outdoor seating and dining;

(ii) Signs;

(iii) Off-street parking, drive-through facilities, and loading areas;

(iv) Motor vehicle fuel pumps;

(v) Display of merchandise sold on-site;

(vi) Play/recreation areas; and

(vii) Miscellaneous storage when limited to 25 percent of the site area and when perimeter landscaping and fencing is provided;

(e) In reviewing a proposed permitted use, the Planning, Building and Public Works Director may waive or include minimal conditions as may be reasonably needed to ensure that the use is consistent with the purpose of the W-C Zone, and to minimize the likelihood of adverse impacts.

NEW SEC. 6. Dimensional standards.

(1) Height. Maximum building height is 55 feet.

(2) Minimum Building Height. Except for buildings containing only a full-service restaurant, and other instances specifically authorized by the City Manager or the City

Ordinance No. _____
 Page 6 of 32

Manager's designee in writing, no building shall be less than the height specified below:

(a) No minimum building height for commercial projects.

(b) For the purposes of this subsection, minimum building height shall not include decorative towers or appurtenances, roof slopes out of character with the building's architecture, or other contrivances provided solely for achievement of the required minimum building height. In calculating minimum building height, the City Manager or the City Manager's designee shall include regular architectural features enclosing functional, occupiable building areas.

(3) Building Height Limitation Adjacent to Single-Family. When an abutting property is zoned Single-Family Residential, building height shall be limited as follows:

(a) Every lot shall have a rear yard setback of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(b) Within 40 feet of the abutting Single-Family Residential zone, maximum building height shall be 45 feet.

(c) During the design review and environmental review, the City Manager or the City Manager's designee may impose other conditions of approval in order to mitigate potential height, bulk, and scale impacts upon adjacent single-family residents not sufficiently mitigated by existing regulations.

(4) Front Yard. No front yard setback is required.

(5) Side Yard. Every lot shall have a side yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(6) Rear Yard. Every lot shall have a rear yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

Ordinance No. ____
Page 7 of 32

(7) Adjustment of Required Yards. The required rear or side yard area shall be reduced to a minimum of five feet; provided, that:

(a) A development site or potential project area is planned or may be planned for multiple buildings together as one development or in different development phases either under common ownership or separate ownership; and

(b) Buildings on a site or potential project area are served by a private, joint-use access or street which separates the rear yard area of one development site or project area from another development site or project area; and

(c) A physical separation of not less than 30 feet is provided between buildings which shall include the space or distance located within any such shared, joint-use access or street together with the yard areas adjoining and abutting buildings and said shared streets.

(8) Underground structures are permitted in all required setback areas.

NEW SEC. 7. General building design requirements.

Development within the W-C Zone shall conform to the following building design requirements:

(1) General Design Guidelines.

(a) Building design shall be compatible with the site and with adjoining buildings. Building modulation and other design techniques to add architectural interest and minimize building mass shall be used. Variety in detail, form, and siting shall be used to provide visual interest.

(b) Building components such as windows, doors, eaves, and parapets shall be in proportion to each other.

(c) Colors shall be harmonious, with intense colors used only for accent.

(d) Mechanical equipment shall be integrated into building design or screened from on-site and off-site views.

Ordinance No. _____
 Page 8 of 32

(e) Exterior lighting fixtures and standards shall be part of the architectural concept and harmonious with building design.

(2) Development within the W-C Zone shall conform to the Design Review requirements established in chapter 18.235.100 DMMC.

(3) Maximum Gross Floor Area.

(a) The maximum gross floor area for buildings within the Woodmont Commercial Zone shall be determined by multiplying the lot area of the site by the floor area ratio (FAR) number established in the following table:

Building Height	W-C FAR
35 Feet or Less	2.8
35 - 50	3.5
50 - 55	4

(b) Gross floor area shall include the total square footage of the enclosed building as further defined in DMMC 18.01.050.

SEC. 8. DMMC 18.52.010B, and section 133 of Ordinance No. 1591, as amended by section 12 of Ordinance No. 1601, are each amended to read as follows:

18.52.010B. Commercial use chart.

18.52.010B. Commercial use chart.

TABLE 18.52-010B COMMERCIAL ZONE PRIMARY USES									
Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
Accessory buildings and uses (as described in the applicable zone)	P	P	P	P	P	P	P	P	P
Admin, support services	P/L[3]		P	P/L[16]	P/L[22]		P	P	P
Adult family homes				P	P		P	P	P
Adult entertainment facilities							P/L[46] [6]		

Ordinance No. _____
Page 9 of 32

TABLE 18.52-010B
COMMERCIAL ZONE PRIMARY USES

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
Adult theaters						P/L[35]	P/L[46][67]		
Amusement and recreational services				P/L[16]	P/L[22]				P/L[68]
Amusement parks	CUP	CUP	CUP	CUP		CUP	CUP	CUP	CUP
Animal or veterinary services			P	P	P	P	P	P	P
Antenna system (one)	P/L[6]								
Animal grooming	P/L[3]		P	P	P		P	P	P
Antenna systems (not accessory)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Apparel and accessories stores	P/L[1]		P	P	P	P	P	P	P
Arrangement of passenger transportation	P/L[3]			P	P		P	P	P
Art galleries	P			P	P		P	P	P
Art, glassware manufacturing			P	P	P				P
Art, ornamental ware				P	P				P
Arts, entertainment, and recreation facilities				P/L[16]	P/L[22]		P	P	P
Auction houses or stores				P	P	P/L[41]	P		P
Automobile, body, paint, interior and/or glass repair				P/L[18]	P/L[25]		P/L[48]		P/L[70]
Automobile, detail shop				P/L[18]	P/L[25]		P/L[48]		P/L[70]
Automobile, maintenance and repair				P/L[18]	P/L[25]	P	P/L[48]		P/L[70]
Automobile, parking	P/L[5]		P	P/L[16][20]	P/L[22]	P	P	P/L[54]	P/L[72]
Automobile, sales						P	P/L[43]		
Automobile, service stations				P/L[18]	P/L[25]	P/L[36]	P/L[48]		P/L[70]
Automobile, trailer sales						P	P		
Automotive equipment, rental and leasing				P	P	P	P	P/L[53]	P
Bakeries, manufacturing and retail sales	P/L[1]		P			P		P/L[55]	P/L[73]
Ballparks	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP
Banks				P	P		P	P	P
Barber, beauty and hairstyling shops	P/L[3]			P	P		P	P	P
Bed and breakfast facilities				P	P		P	P	P
Boats, building and repairing (less than 48 feet)						P	P		
Boats, repair/ sale						P	P		
Boat moorage	P/L[3]					P/L[42]			
Botanical and zoological gardens				P	P		P		P
Bookbinding			P			P		P	P
Boosting stations	UUP	UUP	UUP	UUP		UUP	UUP	UUP	UUP
Boxing and wrestling arenas	CUP	CUP	CUP	CUP		CUP	CUP	CUP	CUP
Building materials and garden equipment supply	P/L[1]		P	P	P	P/L[28]	P		P
Car washes				P/L[18]	P/L[25]	P			P/L[70]
Carpentry and cabinet shops	P/L[1][2]		P	P	P	P	P		P
Casino hotels and motels				P	P		P	P	P
Cemeteries	CUP	CUP	CUP	CUP		CUP	CUP		CUP

TABLE 18.52-010B
COMMERCIAL ZONE PRIMARY USES

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
Ceramics, manufacture						P/L[29]			
Columbariums, crematories, mausoleums with permitted cemeteries	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Commercial and industrial machinery and equipment, rental and leasing			P			P	P		
Community care facilities				P	P		P	P	P/L[74]
Community gardens				P	P				P
Community housing services				P/L[6980]	P/L[6980]				P/L[80]
Confectionery, manufacture			P			P		P/L[56]	P/L[73]
Contractors, general	P/L[3]		P/L[14]			P	P	P	P
Convention facilities			P	P	P	P		P	P
Correctional institutions			P						
Couriers and messengers	P/L[3]		P				P	P	P
Data processing, business and record storage	P/L[3]		P	P	P	P	P	P	P
Day care centers and mini day care providers	CUP	CUP	CUP	CUP	CUP		CUP	CUP	CUP
Death care services	P/L[3]		P	P	P	P/L[42]	P		P
Distribution Centers, home deliveries			P			P			
Drive-in or drive-through facilities	P			P/L[18]	P/L[25]		P		P/L[70]
Dry cleaning and laundering services	P/L[3]		P	P	P	P	P	P	P
Educational services		P	P/L[7]	P	P/L[27]	P/L[37]	P	P	P
Electric power generation, biomass			P/L[12]						
Electrical appliances and supplies, retail sales, wholesale trade and repairs						P			
Equipment rental and leasing			P	P/L[16]	P/L[22]	P	P		P/L[68]
Fairgrounds and rodeos	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Family day care providers					P/L[6980]		P/L[6980]	P/L[6980]	P/L[80]
Financial and insurance services			P	P	P		P	P	P
Fish hatcheries and preserves					P				
Fix-it shops			P	P	P	P	P		P
Food, frozen or cold storage lockers			P	P	P	P			P
Food stores	P/L[1]		P	P	P		P	P	P
Footwear and leather goods repair	P		P	P	P	P	P	P	P
Foreign trade			P/L[13]						
Fraternal organizations/societies		P	P/L[7]	P	P		P	P	P
Fuel dealers, other							P		
Furniture, home furnishings and equipment, sales	P/L[1] [2]		P	P	P	P	P	P	P
Furniture, repair	P/L[2] [3]		P	P	P	P	P	P	P
Gambling, amusement, and recreation industries			P/L[7]	P/L[16]	P/L[22]		P	P	P
Garages, public						P/L[30]			
General merchandise stores	P/L[1]		P/L[9]	P/L[15]	P/L[21]		P	P	P
Glass, edging, beveling, silvering			P			P/L[31]			
Glass, stained glass studios	P					P			
Golf courses, with accessory driving				P	P	CUP	P		P

TABLE 18.52-010B
COMMERCIAL ZONE PRIMARY USES

Use is:	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required									
ranges, club houses and pitch & putt									
Golf driving ranges	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Hardware Store	P/L[1]		P	P		P	P	P	P
Health care and social services			P/L[7981]	P/L[7981]	P		P/L[7981]	P/L[7981]	P/L [74][81]
Heating oil dealers							P		
Horticultural and landscaping, services			P	P	P				P
Horticultural nurseries	UUP	UUP	UUP	UUP		P	UUP		UUP
Hospitals (except mental and alcoholic)				P	P	P	P	P	P
Hospitals (mental and alcoholic)	CUP	CUP	CUP	CUP		CUP	CUP	CUP	P/L [74]
Hotels				P	P	P/L[40]	P/L[47]	P	P
Information establishments						P	P	P	P
Internet, service providers			P				P	P	P
Job printing, newspapers, lithography, and publishing						P		P	
Kennels, commercial			P	P	P		P	P/L[57]	P
Labor camps (transient)	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Laboratories			P	P	P	CUP	P	P	P
Laboratories (incl. medical, dental, or photographic)			P/L	P	P	P	P	P	P
Laundry, industrial			P				P		
Legal services	P/L[3]		P	P	P	P	P	P	P
Libraries (public)	P			P	P		P	P	P
Light Manufacturing, Fabrication, and Assembly			P/L[8]						
Limousine/Taxi service							P		
Machine shop			P			P/L[32]			
Management of companies and enterprises	P/L[3]		P	P	P		P	P	P
Manufactured home sales							P		
Marijuana Producer/Processor, Recreational			P/L[6779]	P/L[6879]		P/L[6879]		P/L[6879]	P/L[79]
Marijuana Retailer, Recreational				P/L[6879]		P/L[6879]		P/L[6879]	P/L[79]
Marinas					P/L[24]				
Mixed use	UUP	UUP	UUP	UUP	P/L[26]	UUP	P/L[50]	P/L[58]	
Motels				P	P	P/L[40]	P/L[47]		P
Motion picture services	P/L[3]			P	P		P	P	P
Museums	P		P/L[7]	P	P		P	P	P
Nursing homes (PR-R-Nursing care facility; IC-Nursing and Residential Care Facility)				P	P		P		
Offices, business and professional	P/L[3]		P		P/L[26]	P	P	P	P
Open air theaters	CUP	CUP	CUP	CUP		CUP	CUP		CUP
Parcel service delivery	P/L[3]		P			P	P/L[51]		
Parole or probation offices			P	P	P		P		P
Pawnshop			P	P	P	P	P		P
Personal and business services	P/L[3]		P/L[7]	P/L[16]	P/L[22]		P	P	P/L[68]
Pet boarding			P	P	P		P	P/L[59]	P
Pet shop	P/L[1]			P	P	P/L[33]	P	P	P

Ordinance No. _____
 Page 12 of 32

TABLE 18.52-010B
 COMMERCIAL ZONE PRIMARY USES

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
Photocopying and duplicating services	P/L[1][3]		P	P	P		P	P	<u>P</u>
Photo finishing	P/L[1]		P	P	P	P	P	P	<u>P</u>
Planned unit development	P								
Postal service	P		P	P	P		P		<u>P</u>
Professional, scientific, technical services	P/L[3]		P	P	P		P	P	<u>P</u>
Professional offices, medical, dental	P/L[3]		P	P	P		P	P	<u>P</u>
Public administration facilities	P		P	P/L[17]	P/L[23]		P/L[49]	P/L[60]	<u>P/L[69]</u>
Public facilities	P		P/L[10]	P	P		P	P	<u>P</u>
Public utility facilities	P/L[4]		P/L[10]		P	P/L[34]	P/L[52]	P/L[61]	
Publishing, telecommunications, internet service providers, data processing services	P/L[3]		P	P	P	P	P	P	<u>P</u>
Race tracks, drag strips, motorcycles hills and Go-Kart tracks	CUP	CUP	CUP	CUP		CUP	CUP		<u>CUP</u>
Real estate renting and leasing	P/L[3]		P	P	P	P	P	P	<u>P</u>
Recreational facilities - commercial	CUP	CUP	CUP	CUP	CUP	P	CUP		<u>CUP</u>
Recreational vehicles, sales and storage						P	P		
Religious grant writing, civic and professional organizations	P/L[3]	P	P/L[7]	P	P	P	P	P	<u>P</u>
Repair services	P/L[2][3]		P/L[7]	P/L[16][18]	P/L[22][25]		P		<u>P/L[68][70]</u>
Repossession services	P/L[3]		P	P	P				<u>P</u>
Restaurants	P		P/L[9]	P	P	P	P	P	<u>P</u>
Retail services and trade	P/L[1]		P/L[7]	P/L[15][19]	P/L[21]	P	P/L[43]	P	<u>P/L[67]</u>
Retirement housing		P		P	P		P	P	
Reupholster	P		P	P/L[19]	P	P	P	P	<u>P/L[71]</u>
Saws and filing shops			P			P			
Sewage treatment plants	UUP	UUP	UUP	UUP		UUP	UUP		<u>UUP</u>
Signs, manufacturing						P			
Self-storage/ mini-warehouse leasing			P				P/L[44]	P/L[62]	
Services to buildings and dwellings	P/L[3]		P	P	P		P		<u>P</u>
Services, miscellaneous	P/L[3]		P/L[7]	P/L[16][18]	P/L[22]		P/L[45][48]	P/L[63]	<u>P/L[68][70]</u>
Spectator sports	CUP		CUP	P	P		P		<u>P</u>
Stadiums	CUP	CUP	CUP	CUP		CUP	CUP		<u>CUP</u>
Supermarkets	P/L[1]		P	P	P		P	P	<u>P</u>
Taverns and cocktail lounges	P/L[1]		P	P	P	P/L[38]	P	P/L[64]	<u>P/L[75]</u>
Telecommunication facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	<u>CUP</u>
Telephone exchanges						P			
Tire sales and service	P/L[3]						P		
Theaters				P	P	P/L[35]	P	P/L[65]	<u>P/L[76]</u>
Towing operations						UUP			
Transportation and wholesale trade			P/L[11]						
Water transportation					CUP				
Welding repair	P/L[2][3][7082]		P	P/L[16][7082]	P/L[7+82]	P	P		<u>P/L[68][70][72]</u>

Ordinance No. _____
Page 13 of 32

TABLE 18.52-010B
COMMERCIAL ZONE PRIMARY USES

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C	W-C
Wholesale business			P			P		P/L[66]	P/L[77]
Wholesale trade and distribution of groceries				CUP					CUP

Notes:

- Limitations that correspond to the bracketed numbers [] are set forth below.
- Uses and developments are also subject to the specific standards for each zone.
- Conditional and Unclassified Use Permit requirements may be found in DMMC chapter 18.140.

Neighborhood Commercial Zone

Every use locating in the N-C Zone is subject to the standards of chapter 18.90 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

1. On-Premises Retail Enterprise Dispensing Food or Commodities. This regulation applies to all parts of Table 18.52.010B that have a [1]. Not including automobiles, boats, trailers, and heavy-duty equipment and which may involve only incidental and limited fabrication or assembly of commodities.

2. Repair, Incidental. This regulation applies to all parts of Table 18.52.010B that have a [2]. Any repairing done on the premises shall be incidental only and limited to custom repairing of the types of merchandise sold on the premises at retail; the floor area devoted to such repairing shall not exceed 20 percent of the total floor area occupied by the particular enterprise of which it is a part, except that the limitations of this paragraph shall not apply to shoe, radio, television, or other small household appliance repair service.

3. Business Offices, Professional Services or Personal Services to the Individual. This regulation applies to all parts of Table 18.52.010B that have a [3].

Business offices and any type of use rendering professional services or personal services to the individual shall be permitted; provided:

(a) The service does not involve keeping the person receiving the service overnight on the premises;

(b) The service does not include selling alcoholic beverages for on-premises consumption unless accessory to restaurant;

(c) The service does not involve in whole or in part the providing of recreation, recreational facilities, or entertainment other than moorage for private pleasure craft; and

(d) The professional service does not include kennels or small animal hospitals or clinics.

4. Public Utility Installation. This regulation applies to all parts of Table 18.52.010B that have a [4]. Public utility installation shall be permitted in the N-C Zone when relating directly to local distribution of services including switching and transmission stations, but not including warehouses, service yards, or the like unless otherwise permitted by this Title.

5. Public Off-Street Parking Facilities (Publicly or Privately Owned and Operated). This regulation applies to all parts of Table 18.52.010B that have a [5].

Ordinance No. _____
Page 14 of 32

Any area so used shall not be used for a vehicle, trailer, or boat sales area or for the accessory storage of such vehicles.

6. One Antenna System (Which Exceeds the Maximum Building Height Specified for the Commercial Zone). This regulation applies to all parts of Table 18.52.010B that have a [6].

(a) Does not exceed 15 feet in height above the building height limitation for the applicable zone;

(b) Is set back at least the vertical height of the antenna system measured from the center point of the base of the mast horizontally to the nearest property line;

(c) Has a maximum horizontal cross-sectional area for that part of the mast which is above building height limitation for the zone such that an imaginary four-inch diameter circle would encompass all points of the horizontal cross-section;

(d) Has a maximum allowable three-dimensional space intrusion of 1,200 cubic feet for single ground plane antennas with a single driven element, and 200 cubic feet for beams, quads, and other multi-element antennas; provided, that these limitations on three-dimensional space intrusion shall not be applicable to single long-wire antennas, single whip antennas, and single coaxial antennas. In this paragraph, "three-dimensional space intrusion" means the space within an imaginary rectangular prism which contains all extremities of an antenna;

(e) Does not encroach into any required setback for the zone; a guy wire and anchor point for an antenna system is prohibited in any required setback or within three feet of the side or rear property lines; provided, if any alley abuts a rear property line, a guy wire and anchor point may extend to the rear property line;

(f) Provided, that a variation from the above limitations not to exceed 10 percent may be granted by City administrative officials; such variation shall be granted when it will not significantly increase the hazard factor, the aesthetic impact, or the economic consequences of such antenna system; and

(g) Further provided, that all antenna systems exceeding the above limitations and legally in place on November 5, 1978, the effective date of the ordinance codified in this subsection (6), shall have one year within which to satisfy the requirements for and receive a conditional use permit which authorizes the continued placement of such antenna system.

Institutional Campus Zone

Every use locating in the I-C Zone is subject to the standards of chapter 18.95 DMMC.

Business Park Zone

Every use locating in the B-P Zone is subject to the standards of chapter 18.105 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

7. Services. This regulation applies to all parts of Table 18.52.010B that have a [7].

Services in the B-P Zone are limited to the following:

(a) Administrative support services (561);

(b) Professional, scientific, and technical services (54);

(c) Management of companies and enterprises (55);

(d) Health care services (621); provided, that this use is prohibited north of South 200th Street;

(e) Repair services (8112, 8113 and 8114);

(f) Personal services (812);

Ordinance No. _____
Page 15 of 32

(g) Recreation services (711310, 712110, 712120, 712190, 713940, and 713990); provided, that these uses are prohibited north of South 200th Street;

(h) Real estate institutions and rental services (53);

(i) Publishing, telecommunications, Internet service providers, and data processing services (51);

(j) Educational services (6114, 6115, 6116 and 6117); and

(k) Religious, business and professional associations (813); provided, that these uses are prohibited north of South 216th Street.

8. Light Manufacturing, Fabrication, and Assembly. This regulation applies to all parts of Table 18.52.010B that have an [8].

Light manufacturing, fabrication, and assembly of the following and closely related products is limited to the following:

(a) Food products (3114, 3117, 3118, 3119, and 3121);

(b) Apparel manufacturing (315);

(c) Wood products manufacturing (3219);

(d) Furniture and related products manufacturing (337);

(e) Pharmaceutical and medicine manufacturing (3254);

(f) Computer and electronic product manufacturing (334);

(g) Electrical equipment and components manufacturing (335);

(h) Fabricated metal products manufacturing (3321, 3322, 3323, 3325, 3326, and 3327);

(i) Medical equipment and supplies manufacturing (3391);

(j) Printing and related support activities (323);

(k) Stone, clay, glass, ceramics, pottery, china manufacturing (3271 and 3272); and

(l) Toys, jewelry, and other miscellaneous manufacturing (3399).

9. Retail Trade. This regulation applies to all parts of Table 18.52.010B that have a [9],

Retail trade in the B-P Zone is limited to the following:

(a) Restaurants (722);

(b) Building material and garden equipment and supplies dealers (444);

(c) General merchandise stores (452 and 445); provided, that these uses are prohibited north of South 200th Street;

(d) Furniture and home furnishing stores (442); and

(e) Electronic and appliance stores (443).

10. Public Facilities. This regulation applies to all parts of Table 18.52.010B that have a [10]. Public Facilities in the B-P Zone are limited to the following:

(a) Public parks (no NAICS code);

(b) Public administration (92); and

Ordinance No. _____
Page 16 of 32

(c) Public utilities (221121, 221122, and 221210).

11. Transportation and Wholesale Trade. This regulation applies to all parts of Table 18.52.010B that have an [11].

Transportation and wholesale trade is limited to the following:

- (a) Wholesale trade (42); provided, that 4235 is prohibited;
- (b) Motor freight transportation (484);
- (c) Support activities for freight transportation (4884, 4885, and 4889); and
- (d) Courier and postal services (492 and 493).

12. Electric Power Generation, Biomass. This regulation applies to all parts of Table 18.52.010B that have a [12].

Electric Power Generation, Biomass (221119), is prohibited south of South 216th Street and north of South 208th Street.

13. Foreign Trade. This regulation applies to all parts of Table 18.52.010B that have a [13]. Operation of foreign trade zones is limited to the permitted uses allowed in the B-P Zone.

14. Contractors. This regulation applies to all parts of Table 18.52.010B that have a [14].

Contractors in the B-P Zone shall be limited to building and special trade.

Community Commercial Zone

Every use locating in the C-C Zone is subject to the standards of chapter 18.110 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

15. Retail Trade (with ancillary wholesale trade). This regulation applies to all parts of Table 18.52.010B that have a [15].

Retail trade, with ancillary wholesale trade in the C-C Zone is limited to the following:

- (a) Building materials, hardware, and garden supply, except mobile home dealers (52);
- (b) General merchandise stores (53);
- (c) Food stores (54);
- (d) Gasoline service stations, and other alternative motor vehicle fuels (5541);
- (e) Apparel and accessory stores (56);
- (f) Home furniture, furnishings, and equipment stores (57);
- (g) Eating and drinking places (58); and
- (h) Miscellaneous retail (59), except fuel dealers (598).

16. Services. This regulation applies to all parts of Table 18.52.010B that have a [16]. Services in the C-C Zone are limited to the following:

- (a) Hotels and motels (701);
- (b) Personal and business services, with ancillary wholesale trade (72-73), except the following:
 - (i) Industrial launderers (7218);

Ordinance No. _____
Page 17 of 32

- (ii) Billboard advertising (7312);
- (iii) Heavy construction equipment rental and leasing (7353);
- (iv) Industrial truck rental and leasing (7359); and
- (v) Oil extraction equipment rental and leasing (7359).

(c) Automobile parking (7521) limited to properties that are municipally owned or operated or controlled by a City-sanctioned business neighborhood association; and provided, that facilities for parking are constructed and maintained to meet minimum required parking improvements specified in chapter 18.210 DMMC within three years of the commencement of such use.

(d) General automotive repair shops (7538);

(e) Car washes (7542);

(f) Miscellaneous repair services (76), except the following:

(i) Tank and boiler cleaning service (7699); and

(ii) Tank truck cleaning service (7699).

(g) Motion picture services (78);

(h) Amusement and recreation services (79), except the following:

(i) Adult entertainment facilities and adult motion picture theaters (no SIC); and

(ii) Racing, including track operation (7948).

(i) Health services (80);

(j) Legal services (81);

(k) Educational services (82);

(l) Social services (83);

(m) Museums, art galleries, and botanical and zoological gardens (84);

(n) Membership organizations (86);

(o) Engineering, accounting, research, management, and related services (87); and

(p) Services, not elsewhere classified (89).

17. Public Administration Facilities. This regulation applies to all parts of Table 18.52.010B that have a [17].

Public administration facilities (91-97) are permitted in the C-C Zone with the exception of correctional institutions (9223).

18. Automobile Repair, Carwashes, Automobile Service Stations, and Uses with Drive-Through Facilities. This regulation applies to all parts of Table 18.52.010B that have a [18].

Automobile repair, carwashes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards in the C-C Zone:

(a) Automobile repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;

(b) Unless specifically authorized by the Planning, Building and Public Works Director, vehicular access shall be limited to one driveway per street frontage;

Ordinance No. _____
Page 18 of 32

(c) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;

(d) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance; and

(e) Vehicle storage shall be limited to those vehicles contracted for repair or service.

19. On-Site Retail. This regulation applies to all parts of Table 18.52.010B that have a [19].

All products which are manufactured, processed, or treated on the premises must also be sold at retail to the general public on-site.

20. Public Automobile Parking. This regulation applies to all parts of Table 18.52.010B that have a [20].

Public automobile parking (7521) shall not be permitted in the C-C Zone.

Downtown Commercial Zone

Every use locating in the D-C Zone is subject to the standards of chapter 18.115 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B

21. Retail Trade (with ancillary wholesale trade). This regulation applies to all parts of Table 18.52.010B that have a [21].

Retail trade, with ancillary wholesale trade in the D-C Zone is limited to the following:

- (a) Building materials, hardware, and garden supply, except mobile home dealers (52);
- (b) General merchandise stores (53);
- (c) Food stores (54);
- (d) Gasoline service stations, and other alternative motor vehicle fuels (5541);
- (e) Apparel and accessory stores (56);
- (f) Home furniture, furnishings, and equipment stores (57);
- (g) Eating and drinking places (58); and
- (h) Miscellaneous retail (59), except fuel dealers (598).

22. Services. This regulation applies to all parts of Table 18.52.010B that have a [22].

Services in the D-C Zone are limited to the following:

- (a) Hotels and motels (701);
- (b) Personal and business services, with ancillary wholesale trade (72-73), except the following:
 - (i) Industrial launderers (7218);
 - (ii) Billboard advertising (7312);
 - (iii) Heavy construction equipment rental and leasing (7353);
 - (iv) Industrial truck rental and leasing (7359); and

Ordinance No. _____
Page 19 of 32 _____

(v) Oil extraction equipment rental and leasing (7359).

(c) Automobile parking (7521) limited to properties that are municipally owned or operated or controlled by a City-sanctioned business neighborhood association; and provided, that facilities for parking are constructed and maintained to meet minimum required parking improvements specified in chapter 18.210 DMMC within three years of the commencement of such use.

(d) General automotive repair shops (7538);

(e) Car washes (7542);

(f) Miscellaneous repair services (76), except the following:

(i) Tank and boiler cleaning service (7699); and

(ii) Tank truck cleaning service (7699).

(g) Motion picture services (78);

(h) Amusement and recreation services (79), except the following:

(i) Adult entertainment facilities and adult motion picture theaters (no SIC); and

(ii) Racing, including track operation (7948).

(i) Health services (80);

(j) Legal services (81);

(k) Educational services (82);

(l) Social services (83);

(m) Museums, art galleries, and botanical and zoological gardens (84);

(n) Membership organizations (86);

(o) Engineering, accounting, research, management, and related services (87); and

(p) Services, not elsewhere classified (89).

23. Public Administration Facilities. This regulation applies to all parts of Table 18.52.010B that have a [23]. Public administration facilities (91-97) are permitted in the D-C Zone with the exception of correctional institutions (9223).

24. Boat Storage. This regulation applies to all parts of Table 18.52.010B that have a [24].

Boat storage and repair shall be permitted only as an accessory use on property principally permitted for marina use and shall conform to the following additional limitations and standards:

(a) The size and location of all boat storage facilities shall be consistent with the Council-adopted marina master plan;

(b) All out-of-water boat repair shall be within a fully secured and fenced area not accessible by the general public;

(c) All boat repair work shall have containment areas and employ disposal methods for pollutants and toxic substances consistent with Puget Sound Clean Air Agency and NPDES standards;

(d) Only those boats and similar vessels that will be immediately and actively under repair shall be moved to or placed within a designated boat repair facility.

25. Automobile Repair, Carwashes, Automobile Service Stations, and Uses with Drive-Through Facilities. This regulation applies to all parts of Table 18.52.010B that have a [25].

Ordinance No. _____
Page 20 of 32

Automobile repair, carwashes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards in the D-C Zone:

(a) Automobile repair and the installation of automobile parts and accessories shall be wholly performed within an enclosed structure approved by the building official for such occupancy;

(b) Each automotive and service repair facility shall be limited to a maximum of one service bay for each 7,500 square feet of land area per business site;

(c) Service bays shall be fully utilized to store and park vehicles contracted for repair or service;

(d) The number of vehicles stored or parked outside for repair or service shall not be greater than the minimum number of required parking stalls serving the auto repair facility pursuant to chapter 18.210 DMMC;

(e) No outside parking or storage of employee vehicles, customer vehicles, or vehicles contracted for service shall occur in any area that is not designated and approved by the City as an on-site parking stall;

(f) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines; and

(g) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance.

26. Mixed Use. This regulation applies to all parts of Table 18.52.010B that have a [26]. Mixed use development in the D-C Zone shall conform to the following limitations and standards:

(a) Mixed use structures shall contain area for retail trade or personal and business services, at street level as follows:

(i) Pedestrian access from the public sidewalk to the retail trade or personal and business services shall be provided;

(ii) A minimum of 60 percent of the street level floor area shall be occupied by retail trade or personal and business services;

(iii) A minimum of 75 percent of the street level building frontage adjacent to public right(s)-of-way shall contain floor area for retail trade or personal and business services uses; and

(iv) Building space allocated for retail trade or personal and business service uses at the street level shall have a minimum gross interior depth dimension of 55 feet measured perpendicular to the property line abutting the public street(s) serving the site.

(b) The City Manager or designee is authorized to consider and approve up to a 20 percent reduction of the bulk requirements specified in subsection (26)(a) of this section when a development proposal incorporates on-site parking substantially at street floor level for retail trade or personal and business service uses and the City Manager or designee determines that the proposed reduction(s) does not compromise, interrupt, or interfere with the desired functionality of the building or the continuity of City pedestrian-oriented design goals in the general area and pedestrian access to the site from the public sidewalk or right-of-way.

(c) Mixed use developments shall comply with all the requirements of chapter 18.155 DMMC, except for private recreational requirements established by DMMC 18.155.050(2).

(d) A detached structure that contains residential uses and does not meet the requirements for mixed use structures is prohibited.

27. Educational Services, Colleges and Professional Schools. This regulation applies to all parts of Table 18.52.010B that have a [27].

Ordinance No. _____
 Page 21 of 32

Educational services (82) are permitted in the D-C Zone; however, colleges, universities, junior colleges, and professional schools (822) require an Unclassified Use Permit (UUP). See chapter 18.140 DMMC.

Highway Commercial Zone

Every use locating in the H-C Zone is subject to the standards of chapter 18.125 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

28. Building Materials Stores and Yards, Retail Only. This regulation applies to all parts of Table 18.52.010B that have a [28].

Building materials stores and yards (retail only) are permitted in the H-C Zone; provided, that any required wall on a property line common with residential property shall be not less than eight feet in height.

29. Ceramic Products. This regulation applies to all parts of Table 18.52.010B that have a [29].

The manufacture of ceramic products, including figurines (but not including bricks, drain, building, or conduit tile), shall be permitted in the H-C Zone using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel, or beehive kilns, and such batch kilns shall not exceed a total capacity of 130 cubic feet.

30. Garages, Public. This regulation applies to all parts of Table 18.52.010B that have a [30].

Public garages, including repair, when entirely in an enclosed building.

31. Glass Edging, Beveling, and Silvering. This regulation applies to all parts of Table 18.52.010B that have a [31].

Glass edging, beveling, and silvering shall be permitted in the H-C Zone in connection with the sales of mirrors and glass-decorated furniture.

32. Machine Shop. This regulation applies to all parts of Table 18.52.010B that have a [32]. No automatic screw machines or punch press over five tons.

33. Pet Shops. This regulation applies to all parts of Table 18.52.010B that have a [33].

Pet shops shall be permitted in the H-C Zone if entirely within a building.

34. Public Utility Installations. This regulation applies to all parts of Table 18.52.010B that have a [34]. Public utility installations shall be permitted in the H-C Zone if relating directly to the distribution of services.

35. Adult Motion Picture Theaters. This regulation applies to all parts of Table 18.52.010B that have a [35]. Adult motion picture theaters are prohibited within 500 feet of the property lines of churches, schools, preschool through high school, public facilities, adult entertainment facilities, or other adult motion picture theaters.

36. Automobile Service Stations. This regulation applies to all parts of Table 18.52.010B that have a [36]. Buildings, structures, and the leading edge of pump islands shall not be closer than 20 feet to any street property line, except that service station canopies and marquees may project 10 feet into the required setback.

37. Educational Services. This regulation applies to all parts of Table 18.52.010B that have a [37]. Education services in the H-C Zone are limited to business or commercial schools.

38. Cocktail Lounges. This regulation applies to all parts of Table 18.52.010B that have a [38]. Cocktail lounges shall be permitted in the H-C Zone when located within a restaurant.

39. Death Care Services. This regulation applies to all parts of Table 18.52.010B that have a [39]. Death care services in the H-C Zone shall be limited to mortuaries.

Ordinance No. _____
Page 22 of 32

40. Hotels/Motels. This regulation applies to all parts of Table 18.52.010B that have a [40]. Hotels and motels in the H-C Zone shall not include apartment hotels.

41. Auction House. This regulation applies to all parts of Table 18.52.010B that have a [41]. Auction houses or stores in the H-C Zone shall not include vehicles or livestock.

42. Boat Moorage. This regulation applies to all parts of Table 18.52.010B that have a [42]. Boat Moorage in the H-C Zone shall be permitted for private pleasure craft.

Pacific Ridge Commercial Zone

Every use locating in the PR-C Zone is subject to the standards of chapter 18.135 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

43. Retail Trade, Used Car Dealers. This regulation applies to all parts of Table 18.52.010B that have a [43]. Retail trade (44-45) is permitted in the PR-C Zone, but no more than two exclusive used car dealers (441120) shall be allowed.

44. Real Estate Rental and Leasing. This regulation applies to all parts of Table 18.52.010B that have a [44].

Mini-warehouses and self storage units (53113) may not front on Pacific Highway South.

45. Administrative and Support Services. This regulation applies to all parts of Table 18.52.010B that have a [45]. Limited to NAICS codes 561110 (administrative) and 561210 (support services).

46. Arts, Entertainment, and Recreation. This regulation applies to all parts of Table 18.52.010B that have a [46]. Adult entertainment facilities and adult motion picture theaters are prohibited north of South 216th Street and within 500 feet of the property lines of churches, common schools, day care centers, public facilities, or other adult entertainment facilities or adult motion picture theaters.

47. Accommodation and Food Services. This regulation applies to all parts of Table 18.52.010B that have a [47].

Accommodation and food services (72) in the PR-C Zone is limited to the following:

(a) Hotels (except casino hotels) and motels (72111), except that these must contain a minimum of 75 guest rooms;

(b) Casino hotels (721120); and

(c) Food services (722310 - 7223515); however, mobile food services (722330) are also regulated by chapter 5.57 DMMC.

48. Automobile Repair, Automobile Service Stations, and Similar Uses. This regulation applies to all parts of Table 18.52.010B that have a [48]. General automotive repair (811111), automotive exhaust system repair (811112), automotive transmission repair (811113), automotive body, paint, and interior repair and maintenance (811121), automotive glass replacement shops (811122), automotive oil change and lubrication shops (811191), and similar uses shall be allowed in the PR-C Zone; provided, that all of the following requirements shall be met:

(a) Repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;

(b) Any business owner proposing to use a building or structure that the proposed use is located or proposed to be located within shall demonstrate to the City of Des Moines, South King Fire and Rescue, and Puget Sound Clean Air Agency that quantities, storage, and transport of hazardous materials are properly managed, work areas provide adequate containment to avoid pollution runoff, and facilities are equipped with proper pretreatment devices to avoid discharge of pollutants to the air or public drainage systems;

Ordinance No. _____
Page 23 of 32

(c) Unless specifically authorized by the City Manager or the City Manager's designee, views into automobile service bays from Pacific Highway shall be diminished by building orientation, screening, or other means;

(d) Vehicular access shall be consistent with the City's street development and construction standards;

(e) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;

(f) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residential properties as designated by the Des Moines Comprehensive Plan; and

(g) Vehicle storage shall be limited to those vehicles contracted for repair or service.

49. Public Administration. This regulation applies to all parts of Table 18.52.010B that have a [49]. Public administration (92) uses shall be permitted in the PR-C Zone, except correctional institutions (92214).

50. Mixed Use. This regulation applies to all parts of Table 18.52.010B that have a [50]. Mixed use shall be permitted in the PR-C Zone, except:

(a) In that part of PR-C fronting on Pacific Highway South and/or South 216th Street, dwellings may be located on the ground floor; provided, that they are accessed from the rear of the property; and provided, that the commercial uses in that portion of the building must front and be accessed from Pacific Highway South or South 216th Street;

(b) When a project fronting Pacific Highway South or South 216th Street contains more than one building, those buildings not fronting on Pacific Highway South or South 216th Street may be single purpose multifamily residential buildings; and

(c) No residential use is permitted north of South 216th Street.

51. Parcel Service Delivery. This regulation applies to all parts of Table 18.52.010B that have a [51]. Parcel service delivery in the PR-C Zone shall be limited to the postal service (491110).

52. Public Utility Facilities. This regulation applies to all parts of Table 18.52.010B that have a [52]. Public utility facilities and appurtenances shall be permitted in the PR-C Zone when necessary for the distribution of utility services to final customers within the immediate area.

Transit Commercial Zone

Every use locating in the T-C Zone is subject to the standards of Sections 1-10 of this ordinance. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

53. **Automobile equipment, rental and leasing.** This regulation applies to all parts of Table 18.52.010B that have a [53]. Truck sales, repairs and rentals is permitted in the T-C Zone, but no more than one exclusive truck sales, repair and rental use shall be allowed.

54. **Automobile, Parking.** This regulation applies to all parts of Table 18.52.010B that have a [54]. Paid and stand alone surface parking shall not be permitted in the T-C Zone after June 30, 2024 except that existing on June 30, 2014.

55. **Bakeries, manufacturing and retail sales.** This regulation applies to all parts of Table 18.52.010B that have a [55]. Bakeries shall be permitted in the T-C zone provided:

- (a) At least 25% of the gross floor area is dedicated to retail sales; and
- (b) All storage, display, and manufacturing occur within enclosed buildings.

56. **Confectionery, manufacture.** This regulation applies to all parts of Table 18.52.010B that have a [56]. Confectionaries shall be permitted in the T-C zone provided:

Ordinance No. _____
Page 24 of 32

- (a) At least 25% of the gross floor area is dedicated to retail sales; and
- (b) All storage, display, and manufacturing occur within enclosed buildings.

57. **Kennels, commercial.** This regulation applies to all parts of Table 18.52.010B that have a [57]. Kennels shall be allowed in the T-C Zone when accessory to a permitted use.

58. **Mixed use.** This regulation applies to all parts of Table 18.52.010B that have a [58]. Mixed use development shall conform to the following limitations and standards in the T-C Zone:

(a) Mixed use structures shall contain area for retail trade or personal and business services, at street level as follows:

(i) Pedestrian access from the public sidewalk to the retail trade or personal and business services shall be provided;

(ii) A minimum of 60 percent of the street level floor area shall be occupied by retail trade or personal and business services;

(iii) A minimum of 75 percent of the street level building frontage adjacent to public right(s)-of-way shall contain floor area for retail trade or personal and business services uses; and

(iv) Building space allocated for retail trade or personal and business service uses at the street level shall have a minimum gross interior depth dimension of 55 feet measured perpendicular to the property line abutting the public street(s) serving the site.

(b) The City Manager or the City Manager's designee is authorized to consider and approve up to a 20 percent reduction of the bulk requirements specified in subsection (58)(a) of this section when a development proposal incorporates on-site parking substantially at street floor level for retail trade or personal and business service uses and the city manager or designee determines that the proposed reduction(s) does not compromise, interrupt, or interfere with the desired functionality of the building or the continuity of city pedestrian-oriented design goals in the general area and pedestrian access to the site from the public sidewalk or right-of-way.

(c) Mixed use developments shall comply with all the requirements of chapter 18.155 DMMC, except for private recreational requirements established by DMMC 18.155.020(2).

(d) A detached structure that contains residential uses and does not meet the requirements for mixed use structures is prohibited.

59. **Pet boarding.** This regulation applies to all parts of Table 18.52.010B that have a [59]. Pet Boarding shall be allowed in the T-C Zone when accessory to a permitted use.

60. **Public Administration Facilities.** This regulation applies to all parts of Table 18.52.010B that have a [60]. Public administration (92) uses shall be permitted in the T-C Zone, except correctional institutions (92214).

61. **Public Utility Installations.** This regulation applies to all parts of Table 18.52.010B that have a [61]. Public utility installations shall be permitted in the T-C Zone if relating directly to the distribution of services.

62. **Self-storage/ mini-warehouse leasing.** This regulation applies to all parts of Table 18.52.010B that have a [62]. Only public storage existing on June 30, 2014 shall be permitted.

63. **Services, Miscellaneous.** This regulation applies to all parts of Table 18.52.010B that have a [63]. Limited to NAICS codes 561110 (administrative) and 561210 (support services).

64. **Taverns and Cocktail Lounges.** This regulation applies to all parts of Table 18.52.010B that have a [64]. Cocktail lounges shall be permitted in the T-C Zone when located within a restaurant.

65. **Theaters.** This regulation applies to all parts of Table 18.52.010B that have a [65]. Adult motion picture theaters are prohibited within the T-C Zone.

Ordinance No. _____
Page 25 of 32

66. **Wholesale business.** This regulation applies to all parts of Table 18.52.010B that have a [66]. Wholesale business shall be permitted in the T-C Zone when accessory to a permitted retail use.

Woodmont Commercial

Every use locating in the W-C Zone is subject to the standards of chapter 18.52.010B DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

67. Retail Trade (with ancillary wholesale trade). This regulation applies to all parts of Table 18.52.010B that have a [67].

Retail trade, with ancillary wholesale trade in the W-C Zone is allowed for all retail trade uses except fuel dealers (598)

68. Services. This regulation applies to all parts of Table 18.52.010B that have a [68]. Services in the W-C Zone are limited to the following:

- (a) Hotels and motels (701);
- (b) Personal and business services, with ancillary wholesale trade (72-73), except the following:
 - (i) Industrial launderers (7218);
 - (ii) Billboard advertising (7312);
 - (iii) Heavy construction equipment rental and leasing (7353);
 - (iv) Oil extraction equipment rental and leasing (7359).
- (c) General automotive repair shops (7538);
- (d) Car washes (7542);
- (e) Miscellaneous repair services (76), except the following:
 - (i) Tank and boiler cleaning service (7699); and
 - (ii) Tank truck cleaning service (7699).
- (f) Motion picture services (78);
- (g) Amusement and recreation services (79), except the following:
 - (i) Adult entertainment facilities and adult motion picture theaters (no SIC); and
 - (ii) Racing, including track operation (7948).
- (h) Health services (80);
- (i) Legal services (81);
- (j) Educational services (82);
- (k) Social services (83);
- (l) Museums, art galleries, and botanical and zoological gardens (84);
- (m) Membership organizations (86);
- (n) Engineering, accounting, research, management, and related services (87); and

Ordinance No. _____
Page 26 of 32

(o) Services, not elsewhere classified (89).

69. Public Administration Facilities. This regulation applies to all parts of Table 18.52.010B that have a [69].

Public administration facilities (91-97) are permitted in the W-C Zone with the exception of correctional institutions (9223).

70. Automobile Repair, Carwashes, Automobile Service Stations, and Uses with Drive-Through Facilities. This regulation applies to all parts of Table 18.52.010B that have a [70].

Automobile repair, carwashes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards in the W-C Zone:

(a) Automobile repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;

(b) Unless specifically authorized by the Planning, Building and Public Works Director, vehicular access shall be limited to one driveway per street frontage;

(c) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;

(d) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance; and

(e) Vehicle storage shall be limited to those vehicles contracted for repair or service.

71. On-Site Retail. This regulation applies to all parts of Table 18.52.010B that have a [71].

All products which are manufactured, processed, or treated on the premises must also be sold at retail to the general public on-site.

72. Public Automobile Parking. This regulation applies to all parts of Table 18.52.010B that have a [72].

Public automobile parking (7521) shall not be permitted in the W-C Zone.

73. Bakeries (manufacturing and retail sales) and Confectionery (manufacture). This regulation applies to all parts of Table 18.52.010B that have a [73]. Bakeries shall be permitted in W-C zone provided:

(a) At least 10% of the gross floor area is dedicated to retail sales; and

(b) All storage, display, and manufacturing occur within enclosed buildings.

74. Non-Profit Regional Care Facilities. This regulation applies to all parts of Table 18.53.010B that have a [74]. Only the non-profit regional care facilities that have submitted a complete application on or before the effective date of Ordinance No. ~~XXXX~~ shall be allowed. These facilities will be considered grandfathered as legal conforming uses with respect to expansion or replacement:

(a) Community care facilities;

(b) Health care and social services; and

(c) Hospitals (mental and alcoholic).

75. Taverns and Cocktail Lounges. This regulation applies to all parts of Table 18.52.010B that have a [75]. Cocktail lounges shall be permitted in the W-C Zone when located within a restaurant.

Ordinance No. _____
Page 27 of 32

76. Theaters. This regulation applies to all parts of Table 18.52.010B that have a [76]. Adult motion picture theaters are prohibited within the W-C Zone.

77. Wholesale business. This regulation applies to all parts of Table 18.52.010B that have a [77]. Wholesale business shall be permitted in the W-C Zone when accessory to a permitted retail use.

All Zones

78. **Adult Entertainment Facilities.** This regulation applies to all parts of Table 18.52.010B that have a [678]. Adult entertainment facilities are subject to the additional standards of chapter 18.16 DMMC and chapter 5.48 DMMC.

79. **Recreational Marijuana.** This regulation applies to all parts of Table 18.52.010B that have a [6879]. State licensed marijuana producers, processors, and retailers may locate in the City of Des Moines pursuant to chapter 18.250 DMMC.

80. **Family Day Care Providers.** This regulation applies to all parts of Table 18.52.010B that have a [6980]. A family day care provider home facility is a permitted use in all zones, subject to the conditions in chapter 18.180 DMMC.

81. **Social Service Facilities.** This regulation applies to all parts of Table 18.52.010B that have a [7081]. Social service facilities shall conform to the following limitations and standards:

(a) Outdoor play/recreation areas for children shall be set back a minimum of five feet from property lines; and

(b) Unless specifically authorized by the City Manager or designee, passenger loading and unloading areas shall be provided on site.

82. **Welding Repair.** This regulation applies to all parts of Table 18.52.010B that have a [7182]. Welding repair ~~is~~ shall only be permitted in an enclosed structure.

Sec. 9. DMMC 18.10.050 and section 1 of Ordinance No. 179 as amended by section 1 of Ordinance No. 1235 as amended by section 8 of Ordinance No. 1237 as amended by section 1 of Ordinance No. 1261 as amended by section 1 of Ordinance No. 1267 as amended by section 1 of Ordinance No. 1289 as amended by section 1 of Ordinance No. 1372 as amended by section 5 of Ordinance No. 1397 as amended by section 1 of Ordinance No. 1420 as amended by section 2 of Ordinance No. 1431 as amended by section 2 of Ordinance No. 1520 as amended by section 3 of Ordinance No. 1546 as amended by Section 13 of Ordinance No. 1576 as amended by Section 35 of Ordinance No. 1591 as amended by Section 13 of Ordinance 1601 are each amended to read as follows:

18.10.050 Adoption of official zoning map.

The map filed in the City Clerk's office and marked Exhibit "A" to Substitute Draft Ordinance 14-240-A and adopted DATE HERE, 2015, constitutes the zoning map for the City. The map referenced

Ordinance No. _____
 Page 28 of 32 _____

herein supersedes all previously adopted maps. If the designations of the map are found to be in conflict with other land use designations, the map is deemed to control.

Sec. 10. DMMC 18.05.080(2) and subsection 22(2) of Ordinance No. 1591 and subsection 14(2) of Ordinance 1601 are each amended to read as follows:

18.05.080. Names of zones. To accomplish the purpose of this Title, the following use zones are established and regulations are set forth therein defining the permissible uses, the height and bulk of buildings, the area of yards and other open spaces about buildings, and the density of population; such zones are known as follows:

- (2) Commercial Zones.
 - (a) N-C Neighborhood Commercial;
 - (b) I-C Institutional Campus;
 - (c) B-C Business Commercial;
 - (d) B-P Business Park;
 - (e) C-C Community Commercial;
 - (f) D-C Downtown Commercial;
 - (g) C-G General Commercial;
 - (h) H-C Highway Commercial;
 - (i) PR-C Pacific Ridge
Commercial; ~~and~~
 - (j) T-C Transit Community; and
 - (k) W-C Woodmont Commercial.

Ordinance No. _____
Page 29 of 32

Sec. 11. Chapter 18.195.290 DMMC, Landscaping and Screening, and section 440 of Ordinance No. 1591 and section 15 of Ordinance 1601 are each amended to add the following section in Article III, Landscaping Regulations by Zone:

Woodmont Commercial, W-C Zone.

(1) The perimeter of properties adjacent to a Residential Zone or public or institutional use shall provide a Type 1 landscaping strip with a minimum depth of 10 feet, maintaining existing mature buffering vegetation to the extent possible.

(2) A Type III landscaping strip, an average of five feet in depth, but not less than three feet in depth, shall be provided along all property lines abutting public right-of-way excluding alleys. When the building setback from a public right-of-way is 10 feet, or when such setback is utilized as a public open space plaza not accompanying parking, no perimeter landscaping strip shall be permitted, but street trees as set forth in DMMC 18.195.400 shall be provided within tree planters. Such tree planters shall have a minimum interior dimension of three and one-half feet and shall be protected by a cast iron grate. The Planning, Building and Public Works Director may waive or modify this requirement when no adverse impact would result.

(3) Parking facilities landscaping as prescribed in DMMC 18.195.360.

Sec. 12. DMMC 18.210.090(12) and (17), and subsections 513(12) and (17) of Ordinance No. 1591, as amended by section 16 of Ordinance No. 1601 are each amended to read as follows:

18.210.090. Required number of off-street parking spaces. The minimum number of off-street parking spaces required of each use shall be provided as follows:

...

(12) Personal Services.

(a) C-C Zone: one parking space per 300 square feet of gross floor area.

(b) D-C, PR and T-C Zones: one parking space per 350 square feet of gross floor area.

(c) H-C Zone: one parking space per 200 square feet of gross floor area.

(d) W-C Zone: one parking space per 250 square feet of gross floor area.

...

(17) Retail, Other.

(a) C-C Zone: one parking space per 300 square feet of gross floor area.

(b) D-C and PR Zones: one parking space per 350 square feet of gross floor area.

(c) H-C Zone: one parking space per 250 square feet of gross floor area, except there are a minimum of six spaces.

(d) T-C Zone: one parking space per 400 square feet of gross floor area, except there shall be a minimum of six spaces.

(e) W-C Zone: one parking space per 250 square feet of gross floor area.

...

Ordinance No. ____
Page 31 of 32

Sec. 13. DMMC 14.05.130 and section 23 of Ordinance No. 1581, as amended by section 19 of Ordinance No. 1601 are each amended to read as follows:

14.05.130 Five-story wood frame buildings. The following sections, DMMC 14.05.140 through 14.05.220, shall be applicable to the following zoning classifications:

Pacific Ridge Commercial, Pacific Ridge Residential, Business Park, Woodmont Commercial, and Transit Community Zones.

NEW SEC. 14. Codification. Sections 1 through 7 of this Ordinance shall be codified as a new chapter in Title 18 DMMC entitled "W-C Woodmont Commercial Zone".

NEW SEC. 15. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Sec. 16. Effective date. This ordinance shall take effect and be in full force five (5) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this ____ day of _____, 2015 and signed in authentication thereof this ____ day of _____, 2015.

M A Y O R

Ordinance No. _____
Page 32 of 32 _____

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

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Ordinance No. 1618
2/12/2015

CITY ATTORNEY'S FIRST DRAFT 12/29/2014

DRAFT ORDINANCE NO. 14-240

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to the City's Zoning Code and development regulations for the area along Pacific Highway South between South 252nd Street and South 272nd Street, and amending DMMC 18.52.010B, 18.110.050, 18.110.060, 18.110.080, 18.195.290, 18.210.090, and 14.05.130, and repealing DMMC 18.110.070 and section 271 of Ordinance No. 1591.

WHEREAS, in 2008 the cities of Des Moines and Kent initiated *Envision Midway*, a joint planning effort for the Midway-Woodmont area from Kent-Des Moines Road to South 272nd Street, and

WHEREAS, in 2009, Des Moines adopted Comprehensive Plan Strategy 2-04-12 that directs the City to prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area, and

WHEREAS, Transportation Element Public Transit Strategies 3-05-04 (7) supports the Sound Transit light rail (LRT) station(s) in the Pacific Ridge, Midway and Woodmont areas on Pacific Highway South, (10) directs the City to work with Sound Transit on station area planning for the Midway and South 272nd Street stations, and (11) directs the City to coordinate with the City of Kent for the Midway subarea, and

WHEREAS, Parks, Recreation and Open Space Strategy 6-02-04 identifies the Pacific Highway Business Districts in Midway, East Woodmont and Redondo as opportunities for interconnections between economic and recreational expansion and for the establishment of other recreational facilities for Des Moines citizens, and

| Community Commercial Zone_122914 as passed

Ordinance No. ____
Page 2 of 36

WHEREAS, the City of Kent completed their planning work and updated their development regulations for this area in 2011, and

WHEREAS, on January 9, 2014, the City Council directed City staff to evaluate existing land use and zoning along the Pacific Highway South corridor and identify opportunities to create more appropriate development regulations under the direction of the Finance and Economic Development Committee, and

WHEREAS, on June 26, 2014, the City Council enacted Ordinance No. 1601 thereby establishing new Transit Community Zone development regulations for that portion of the corridor between Kent-Des Moines Road and South 252nd Street, and

WHEREAS, the City Council supports commercial and higher density redevelopment along Pacific Highway South in the area south of between South 252nd Street and South 272nd Street, and possibly stations at South 260th Street and South 272nd Street to complement the new Transit Community Zone created by Ordinance No. 1601, and

WHEREAS, the current Community Commercial zoning was designed to capitalize on the 33,000 cars per day which use Pacific Highway South, but fails to anticipate the recent expansion of high capacity transit and possible extension of Link Light Rail to this area in the near future, and

WHEREAS, many Community Commercial zoned properties south of South 252nd Street cannot be optimally re-developed because of the City's current development regulations, and

~~**WHEREAS**, the City Council desires to maintain continuity and consistency to the extent possible in the City's development regulations along Pacific Highway South, and~~

WHEREAS, in recognition of the current number of regional community care facilities currently in place or under development along Pacific Highway South, the City Council desires to restrict the number of future such facilities to the extent permitted under state law, and

Ordinance No. _____
 Page 3 of 36

WHEREAS, the City Council directed City staff to prepare an ordinance for its consideration which creates more appropriate development regulations for this commercial area along Pacific Highway South, and—

WHEREAS, the Planning, Building and Public Works Director acting as the SEPA responsible official reviewed this proposed non-project action and determined that the proposed textual code amendments are within the scope of the existing environmental documents and fulfilled the SEPA requirements established by chapter 197-11 WAC and chapter 165.04 DMMC pursuant to WAC 197-11-600 and DMMC 16.04.108, and

WHEREAS, pursuant to DMMC 18.20.080A, amendment of the Zoning Code (Title 18 DMMC) is a legislative (Type VI) land use decision, and

WHEREAS, pursuant to DMMC 18.20.210 amendments to the Zoning Code (Title 18 DMMC) require the City Council to conduct a public hearing to receive public comment regarding this proposal, and

WHEREAS, DMMC 18.30.100(3) requires that the date of the public hearing to consider amendments to Title 18 DMMC be set by motion of the City Council, and

WHEREAS, the City Council set the date for the public hearing —by Resolution No. ~~14-2401284~~, fixing the public hearing for February 12, 2015 as required, and

WHEREAS, the textual code amendments proposed in this Draft Ordinance were provided to the Department of Commerce as required by RCW 36.70A.106, and

WHEREAS, notice of the public hearing was issued on January 12~~15~~, 2015 in accordance with the DMMC, and

WHEREAS, a public hearing was held on February 12, 2015 where all persons wishing to be heard were heard, and

Ordinance No. _____
Page 4 of 36

WHEREAS, the City Council finds that the amendments contained in this ~~Draft~~ Ordinance are appropriate and necessary; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

_____ **Sec. 1.** DMMC 18.52.010B, and Ssection 133 of Ordinance No. 1591, as amended by sSection 12 of Ordinance No. 1601, are each amended to read as follows:

Ordinance No. _____
Page 5 of 36

18.52.010B. Commercial use chart.

TABLE 18.52-010B COMMERCIAL ZONE PRIMARY USES								
Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C
Accessory buildings and uses (as described in the applicable zone)	P	P	P	P	P	P	P	P
Admin, support services	P/L[3]		P	P/L[16]	P/L[22267]]		P	P
Adult family homes				P	P		P	P
Adult entertainment facilities							P/L[46501]][67712]	
Adult theaters						P/L[35394 0]	P/L[46501]][67712]	
Amusement and recreational services				P/L[16]	P/L[22267]]			
Amusement parks	CUP	CUP	CUP	CUP		CUP	CUP	CUP
Animal or veterinary services			P	P	P	P	P	P
Antenna system (one)	P/L[6]							
Animal grooming	P/L[3]		P	P	P		P	P
Antenna systems (not accessory)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Apparel and accessories stores	P/L[1]		P	P	P	P	P	P
Arrangement of passenger transportation	P/L[3]			P	P		P	P
Art galleries	P			P	P		P	P
Art, glassware manufacturing			P	P	P			
Art, ornamental ware				P	P			
Arts, entertainment, and recreation facilities				P/L[16]	P/L[22267]]		P	P
Auction houses or stores				P	P	P/L[44456]	P	
Automobile, body, paint, interior and/or glass repair				P/L[18]	P/L[25293 0]		P/L[48523]	
Automobile, detail shop				P/L[18]	P/L[25293 0]		P/L[48523]	
Automobile, maintenance and repair				P/L[18]	P/L[25293 0]	P	P/L[48523]	
Automobile, parking	P/L[5]		P	P/L[16] [20]	P/L[22267]]	P	P	P/L[54529]
Automobile, sales						P	P/L[43478]	
Automobile, service stations				P/L[18]	P/L[25293 0]	P/L[36491]	P/L[48523]	
Automobile, trailer sales						P	P	
Automotive equipment, rental and leasing				P	P	P	P	P/L[63578]
Bakeries, manufacturing and retail sales	P/L[1]		P	P/L[6507]		P		P/L[55596 0]
Ballparks	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Banks				P	P		P	P
Barber, beauty and hairstyling shops	P/L[3]			P	P		P	P
Bed and breakfast facilities				P	P		P	P
Boats, building and repairing (less than 48 feet)						P	P	
Boats, repair/ sale						P	P	
Boat storage	P/L[3]					P/L[42467]		

Ordinance No. _____
 Page 6 of 36

**TABLE 18.52-010B
 COMMERCIAL ZONE PRIMARY USES**

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C
Botanical and zoological gardens				P	P		P	
Bookbinding			P	P		P		P
Booster stations	UUP	UUP	UUP	UUP		UUP	UUP	UUP
Boxing and wrestling arenas	CUP	CUP	CUP	CUP		CUP	CUP	CUP
Building materials and garden equipment supply	P/L[1]		P	P	P	P/L[28323]	P	
Business offices	P/L[3]		P	P/L[16]	P/L[22]		P	P
Car washes				P/L[18]	P/L[25243]	P		
Carpentry and cabinet shops	P/L[1][2]		P	P	P	P	P	P
Casino hotels and motels				P	P		P	P
Cemeteries	CUP	CUP	CUP	CUP		CUP	CUP	
Ceramics, manufacture						P/L[29334]		
Columbariums, crematories, mausoleums with permitted cemeteries	CUP	CUP	CUP	CUP		CUP	CUP	
Commercial and industrial machinery and equipment, rental and leasing			P			P	P	
Community care facilities				P/L[22]	P		P	P
Community gardens				P	P			
Community housing services				P/L[69745]	P/L[69745]			
Confectionery, manufacture			P	P/L[77-1]		P		P/L[6660]
Contractors, general	P/L[3]		P/L[14]	P		P	P	P
Convention facilities			P	P	P	P		P
Correctional institutions			P					
Couriers and messengers	P/L[3]		P	P			P	P
Data processing, business and record storage	P/L[3]		P	P	P	P	P	P
Day care centers and mini day care providers	CUP	CUP	CUP	CUP	CUP		CUP	CUP
Death care services	P/L[3]		P	P	P	P/L[42434]	P	
Distribution Centers, home deliveries			P			P		
Drive-in or drive-through facilities	P			P/L[18]	P/L[25243]		P	
Dry cleaning and laundering services	P/L[3]		P	P	P	P	P	P
Educational services		P	P/L[7]	P	P/L[27312]	P/L[37412]	P	P
Electric power generation, biomass			P/L[12]					
Electrical appliances and supplies, retail sales, wholesale trade and repairs						P		
Equipment rental and leasing			P	P/L[16]	P/L[22267]	P	P	
Fairgrounds and rodeos	CUP	CUP	CUP	CUP		CUP	CUP	
Family day care providers				P/L[734]	P/L[69734]		P/L[69734]	P/L[69734]
Financial and insurance services			P	P	P		P	P
Fish hatcheries and preserves					P			
Fix-it shops			P	P	P	P	P	
Food, frozen or cold storage lockers			P	P	P	P		
Food stores	P/L[1]		P	P	P		P	P

Ordinance No. _____
 Page 7 of 36

**TABLE 18.52-010B
 COMMERCIAL ZONE PRIMARY USES**

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C
Footwear and leather goods repair	P		P	P	P	P	P	P
Foreign trade			P/L[13]					
Fraternal organizations/societies		P	P/L[7]	P	P		P	P
Fuel dealers, other							P	
Furniture, home furnishings and equipment, sales	P/L[1] [2]		P	P	P	P	P	P
Furniture, repair	P/L[2] [3]		P	P	P	P	P	P
Gambling, amusement, and recreation industries			P/L[7]	P/L[16]	P/L[22267]		P	P
Garages, public						P/L[30345]		
General merchandise stores	P/L[1]		P/L[9]	P/L[15]	P/L[21296]		P	P
Glass, edging, beveling, silvering			P			P/L[31356]		
Glass, stained glass studios	P					P		
Golf courses, with accessory driving ranges, club houses and pitch & putt				P	P	CUP	P	
Golf driving ranges	CUP	CUP	CUP	CUP		CUP	CUP	
Hardware Store	P/L[1]		P	P		P	P	P
Health care and social services			P/L[70745]	P/L[221][70745]	P		P/L[70745]	P/L[70745]
Heating oil dealers							P	
Horticultural and landscaping, services			P	P	P			
Horticultural nurseries	UUP	UUP	UUP	UUP		P	UUP	
Hospitals [except mental and alcoholic]				P	P	P	P	P
Hospitals [mental and alcoholic]	CUP	CUP	CUP	CUP/P/L [22]		CUP	CUP	CUP
Hotels				P	P	P/L[40445]	P/L[47512]	P
Information establishments				P		P	P	P
Internet, service providers			P	P			P	P
Job printing, newspapers, lithography, and publishing						P		P
Kennels, commercial			P	P	P		P	P/L[67612]
Labor camps (transient)	CUP	CUP	CUP	CUP		CUP	CUP	
Laboratories			P	P	P	CUP	P	P
Laboratories (incl. medical, dental, or photographic)			P/L	P	P	P	P	P
Laundry, industrial			P				P	
Legal services	P/L[3]		P	P	P	P	P	P
Libraries (public)	P			P	P		P	P
Light Manufacturing, Fabrication, and Assembly			P/L[8]					
Limousine/Taxi service							P	
Machine shop			P			P/L[32357]		
Management of companies and enterprises	P/L[3]		P	P	P		P	P
Manufactured home sales							P	
Marijuana Producer/Processor, Recreational			P/L[68723]	P/L[68723]		P/L[68723]		P/L[68723]
Marijuana Retailer, Recreational				P/L[68723]		P/L[68723]		P/L[68723]

Ordinance No. _____
Page 8 of 36

TABLE 18.52-010B
COMMERCIAL ZONE PRIMARY USES

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C
Marinas					P/L[24249]			
Mixed use	UUP	UUP	UUP	UUP	P/L[26310]	UUP	P/L[50545]	P/L[58623]
Motels				P	P	P/L[40445]	P/L[47512]	
Motion picture services	P/L[3]			P	P		P	P
Museums	P		P/L[7]	P	P		P	P
Nursing homes (PR-R-Nursing care facility; IC-Nursing and Residential Care Facility)				P	P		P	
Offices, business and professional	P/L[3]		P	P	P/L[267]	P	P	P
Open air theaters	CUP	CUP	CUP	CUP		CUP	CUP	
Parcel service delivery	P/L[3]		P			P	P/L[51556]	
Parole or probation offices			P	P	P		P	
Pawnshop			P	P	P	P	P	
Personal and business services	P/L[3]		P/L[7]	P/L[16]	P/L[22267]		P	P
Pet boarding			P	P	P		P	P/L[59634]
Pet shop	P/L[1]			P	P	P/L[33338]	P	P
Photocopying and duplicating services	P/L[1][3]		P	P	P		P	P
Photo finishing	P/L[1]		P	P	P	P	P	P
Planned unit development	P							
Postal service	P		P	P	P		P	
Professional, scientific, technical services	P/L[3]		P	P	P		P	P
Professional offices, medical, dental	P/L[3]		P	P	P		P	P
Public administration facilities	P		P	P/L[17]	P/L[23278]		P/L[49534]	P/L[60645]
Public facilities	P		P/L[10]	P	P		P	P
Public utility facilities	P/L[4]		P/L[10]		P	P/L[34389]	P/L[52567]	P/L[61656]
Publishing, telecommunications, internet service providers, data processing services	P/L[3]		P	P	P	P	P	P
Race tracks, drag strips, motorcycles hills and Go-Kart tracks	CUP	CUP	CUP	CUP		CUP	CUP	
Real estate renting and leasing	P/L[3]		P	P	P	P	P	P
Recreational facilities - commercial	CUP	CUP	CUP	CUP	CUP	P	CUP	
Recreational vehicles, sales and storage						P	P	
Religious grant writing, civic and professional organizations	P/L[3]	P	P/L[7]	P	P	P	P	P
Repair services	P/L[2][3]		P/L[7]	P/L[16][1 8]	P/L[22267] [25230]		P	
Repossession services	P/L[3]		P	P	P			
Restaurants	P		P/L[9]	P	P	P	P	P
Retail services and trade	P/L[1]		P/L[7]	P/L[15][1 9]	P/L[21256]	P	P/L[43478]	P
Retirement housing		P		P	P		P	P
Reupholster	P		P	P/L[19]	P	P	P	P
Saws and filing shops			P			P		
Sewage treatment plants	UUP	UUP	UUP	UUP		UUP	UUP	

Ordinance No. _____
Page 9 of 36

TABLE 18.52-010B
COMMERCIAL ZONE PRIMARY USES

Use is: P: Permitted P/L: Permitted, but with special limitations CUP: Conditional use review required UUP: Unclassified use review required	N-C	I-C	B-P	C-C	D-C	H-C	PR-C	T-C
Signs, manufacturing						P		
Self-storage/ mini-warehouse leasing			P				P/L[44489]	P/L[62667]
Services to buildings and dwellings	P/L[3]		P	P	P		P	
Services, miscellaneous	P/L[3]		P/L[7]	P/L[16] [18]	P/L[22247]		P/L[45495 0][48523]	P/L[63678]
Spectator sports	CUP		CUP	P	P		P	
Stadiums	CUP	CUP	CUP	CUP		CUP	CUP	
Supermarkets	P/L[1]		P	P	P		P	P
Taverns and cocktail lounges	P/L[1]		P	P/L[223]]	P	P/L[38423]	P	P/L[64689]
Telecommunication facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Telephone exchanges						P		
Tire sales and service	P/L[3]						P	
Theaters				P/L[34]	P	P/L[35344 0]	P	P/L[65647 0]
Towing operations						UUP		
Transportation and wholesale trade			P/L[11]					
Water transportation					CUP			
Welding repair	P/L[2][3][7975]		P	P/L[16][7 8756]	P/L[71756]	P	P	
Wholesale business			P	P/L[45]]		P		P/L[66701]
Wholesale trade and distribution of groceries				CUP				
Notes:								
<ul style="list-style-type: none"> ▪ Limitations that correspond to the bracketed numbers [] are set forth below. ▪ Uses and developments are also subject to the specific standards for each zone. ▪ Conditional and Unclassified Use Permit requirements may be found in DMMC chapter 18.140. 								

Neighborhood Commercial Zone

Every use locating in the N-C Zone is subject to the standards of chapter 18.90 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

1. On-Premises Retail Enterprise Dispensing Food or Commodities. This regulation applies to all parts of Table 18.52.010B that have a [1]. Not including automobiles, boats, trailers, and heavy-duty equipment and which may involve only incidental and limited fabrication or assembly of commodities.

2. Repair, Incidental. This regulation applies to all parts of Table 18.52.010B that have a [2]. Any repairing done on the premises shall be incidental only and limited to custom repairing of the types of merchandise sold on the premises at retail; the floor area devoted to such repairing shall not exceed 20 percent of the total floor area occupied by the particular enterprise of which it is a part, except that the limitations of this paragraph shall not apply to shoe, radio, television, or other small household appliance repair service.

3. Business Offices, Professional Services or Personal Services to the Individual. This regulation applies to all parts of Table 18.52.010B that have a [3].

Ordinance No. _____
Page 10 of 36

Business offices and any type of use rendering professional services or personal services to the individual shall be permitted; provided:

(a) The service does not involve keeping the person receiving the service overnight on the premises;

(b) The service does not include selling alcoholic beverages for on-premises consumption unless accessory to restaurant;

(c) The service does not involve in whole or in part the providing of recreation, recreational facilities, or entertainment other than moorage for private pleasure craft; and

(d) The professional service does not include kennels or small animal hospitals or clinics.

4. Public Utility Installation. This regulation applies to all parts of Table 18.52.010B that have a [4]. Public utility installation shall be permitted in the N-C Zone when relating directly to local distribution of services including switching and transmission stations, but not including warehouses, service yards, or the like unless otherwise permitted by this Title.

5. Public Off-Street Parking Facilities (Publicly or Privately Owned and Operated). This regulation applies to all parts of Table 18.52.010B that have a [5].

Any area so used shall not be used for a vehicle, trailer, or boat sales area or for the accessory storage of such vehicles.

6. One Antenna System (Which Exceeds the Maximum Building Height Specified for the Commercial Zone). This regulation applies to all parts of Table 18.52.010B that have a [6].

(a) Does not exceed 15 feet in height above the building height limitation for the applicable zone;

(b) Is set back at least the vertical height of the antenna system measured from the center point of the base of the mast horizontally to the nearest property line;

(c) Has a maximum horizontal cross-sectional area for that part of the mast which is above building height limitation for the zone such that an imaginary four-inch diameter circle would encompass all points of the horizontal cross-section;

(d) Has a maximum allowable three-dimensional space intrusion of 1,200 cubic feet for single ground plane antennas with a single driven element, and 200 cubic feet for beams, quads, and other multi-element antennas; provided, that these limitations on three-dimensional space intrusion shall not be applicable to single long-wire antennas, single whip antennas, and single coaxial antennas. In this paragraph, "three-dimensional space intrusion" means the space within an imaginary rectangular prism which contains all extremities of an antenna;

(e) Does not encroach into any required setback for the zone; a guy wire and anchor point for an antenna system is prohibited in any required setback or within three feet of the side or rear property lines; provided, if any alley abuts a rear property line, a guy wire and anchor point may extend to the rear property line;

(f) Provided, that a variation from the above limitations not to exceed 10 percent may be granted by City administrative officials; such variation shall be granted when it will not significantly increase the hazard factor, the aesthetic impact, or the economic consequences of such antenna system; and

(g) Further provided, that all antenna systems exceeding the above limitations and legally in place on November 5, 1978, the effective date of the ordinance codified in this subsection (6), shall have one year within which to satisfy the requirements for and receive a conditional use permit which authorizes the continued placement of such antenna system.

Institutional Campus Zone

Every use locating in the I-C Zone is subject to the standards of chapter 18.95 DMMC.

Ordinance No. _____
Page 11 of 36

Business Park Zone

Every use locating in the B-P Zone is subject to the standards of chapter 18.105 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

7. Services. This regulation applies to all parts of Table 18.52.010B that have a [7].

Services in the B-P Zone are limited to the following:

- (a) Administrative support services (561);
- (b) Professional, scientific, and technical services (54);
- (c) Management of companies and enterprises (55);
- (d) Health care services (621); provided, that this use is prohibited north of South 200th Street;
- (e) Repair services (8112, 8113 and 8114);
- (f) Personal services (812);
- (g) Recreation services (711310, 712110, 712120, 712190, 713940, and 713990); provided, that these uses are prohibited north of South 200th Street;
- (h) Real estate institutions and rental services (53);
- (i) Publishing, telecommunications, Internet service providers, and data processing services (51);
- (j) Educational services (6114, 6115, 6116 and 6117); and
- (k) Religious, business and professional associations (813); provided, that these uses are prohibited north of South 216th Street.

8. Light Manufacturing, Fabrication, and Assembly. This regulation applies to all parts of Table 18.52.010B that have an [8].

Light manufacturing, fabrication, and assembly of the following and closely related products is limited to the following:

- (a) Food products (3114, 3117, 3118, 3119, and 3121);
- (b) Apparel manufacturing (315);
- (c) Wood products manufacturing (3219);
- (d) Furniture and related products manufacturing (337);
- (e) Pharmaceutical and medicine manufacturing (3254);
- (f) Computer and electronic product manufacturing (334);
- (g) Electrical equipment and components manufacturing (335);
- (h) Fabricated metal products manufacturing (3321, 3322, 3323, 3325, 3326, and 3327);
- (i) Medical equipment and supplies manufacturing (3391);
- (j) Printing and related support activities (323);
- (k) Stone, clay, glass, ceramics, pottery, china manufacturing (3271 and 3272); and
- (l) Toys, jewelry, and other miscellaneous manufacturing (3399).

Ordinance No. _____
Page 12 of 36

9. Retail Trade. This regulation applies to all parts of Table 18.52.010B that have a [9].

Retail trade in the B-P Zone is limited to the following:

- (a) Restaurants (722);
- (b) Building material and garden equipment and supplies dealers (444);
- (c) General merchandise stores (452 and 445); provided, that these uses are prohibited north of South 200th Street;
- (d) Furniture and home furnishing stores (442); and
- (e) Electronic and appliance stores (443).

10. Public Facilities. This regulation applies to all parts of Table 18.52.010B that have a [10]. Public Facilities in the B-P Zone are limited to the following:

- (a) Public parks (no NAICS code);
- (b) Public administration (92); and
- (c) Public utilities (221121, 221122, and 221210).

11. Transportation and Wholesale Trade. This regulation applies to all parts of Table 18.52.010B that have an [11].

Transportation and wholesale trade is limited to the following:

- (a) Wholesale trade (42); provided, that 4235 is prohibited;
- (b) Motor freight transportation (484);
- (c) Support activities for freight transportation (4884, 4885, and 4889); and
- (d) Courier and postal services (492 and 493).

12. Electric Power Generation, Biomass. This regulation applies to all parts of Table 18.52.010B that have a [12].

Electric Power Generation, Biomass (221119), is prohibited south of South 216th Street and north of South 208th Street.

13. Foreign Trade. This regulation applies to all parts of Table 18.52.010B that have a [13]. Operation of foreign trade zones is limited to the permitted uses allowed in the B-P Zone.

14. Contractors. This regulation applies to all parts of Table 18.52.010B that have a [14].

Contractors in the B-P Zone shall be limited to building and special trade.

Community Commercial Zone

Every use locating in the C-C Zone is subject to the standards of chapter 18.110 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

15. Retail Trade (with ancillary wholesale trade). This regulation applies to all parts of Table 18.52.010B that have a [15].

Retail trade, with ancillary wholesale trade in the C-C Zone is allowed for all retail trade uses except fuel dealers (598) limited to the following:

- ~~(a) Building materials, hardware, and garden supply, except mobile home dealers (52);~~

Ordinance No. _____
Page 13 of 36

- ~~(b) General merchandise stores (53);~~
- ~~(c) Food stores (54);~~
- ~~(d) Gasoline service stations, and other alternative motor vehicle fuels (5541);~~
- ~~(e) Apparel and accessory stores (56);~~
- ~~(f) Home furniture, furnishings, and equipment stores (57);~~
- ~~(g) Eating and drinking places (58); and~~
- ~~(h) Miscellaneous retail (59), except fuel dealers (598).~~

16. Services. This regulation applies to all parts of Table 18.52.010B that have a [16]. Services in the C-C Zone are limited to the following:

- (a) Hotels and motels (701);
- (b) Personal and business services, with ancillary wholesale trade (72-73), except the following:
 - (i) Industrial launderers (7218);
 - (ii) Billboard advertising (7312);
 - (iii) Heavy construction equipment rental and leasing (7353);
 - ~~(iv) Industrial truck rental and leasing (7359); and~~
 - ~~(v) Oil extraction equipment rental and leasing (7359).~~
- ~~(c) Automobile parking (7521) limited to properties that are municipally owned or operated or controlled by a City-sanctioned business neighborhood association; and provided, that facilities for parking are constructed and maintained to meet minimum required parking improvements specified in chapter 18.210 DMMC within three years of the commencement of such use.~~
- (d) General automotive repair shops (7538);
- (e) Car washes (7542);
- (f) Miscellaneous repair services (76), except the following:
 - (i) Tank and boiler cleaning service (7699); and
 - (ii) Tank truck cleaning service (7699).
- (g) Motion picture services (78);
- (h) Amusement and recreation services (79), except the following:
 - (i) Adult entertainment facilities and adult motion picture theaters (no SIC); and
 - (ii) Racing, including track operation (7948).
- (i) Health services (80);
- (j) Legal services (81);
- (k) Educational services (82);
- (l) Social services (83);
- (m) Museums, art galleries, and botanical and zoological gardens (84);

Ordinance No. _____
Page 14 of 36

(am) Membership organizations (86);

(en) Engineering, accounting, research, management, and related services (87); and

(po) Services, not elsewhere classified (89).

17. Public Administration Facilities. This regulation applies to all parts of Table 18.52.010B that have a [17].

Public administration facilities (91-97) are permitted in the C-C Zone with the exception of correctional institutions (9223).

18. Automobile Repair, Carwashes, Automobile Service Stations, and Uses with Drive-Through Facilities. This regulation applies to all parts of Table 18.52.010B that have a [18].

Automobile repair, carwashes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards in the C-C Zone:

(a) Automobile repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;

(b) Unless specifically authorized by the Planning, Building and Public Works Director, vehicular access shall be limited to one driveway per street frontage;

(c) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;

(d) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance; and

(e) Vehicle storage shall be limited to those vehicles contracted for repair or service.

19. On-Site Retail. This regulation applies to all parts of Table 18.52.010B that have a [19].

All products which are manufactured, processed, or treated on the premises must also be sold at retail to the general public on-site.

20. Public Automobile Parking. This regulation applies to all parts of Table 18.52.010B that have a [20].

Public automobile parking (7521) shall not be permitted in the C-C Zone.

21. Bakeries (manufacturing and retail sales) and Confectionery (manufacture). This regulation applies to all parts of Table 18.52.010B that have a [21]. Bakeries shall be permitted in C-C zone provided:

(a) At least 2510' of the gross floor area is dedicated to retail sales and

(b) All storage, display, and manufacturing occur within enclosed facilities.

22. Non-Profit Regional Care Facilities. This regulation applies to all parts of Table 18.53.010B that have a [22]. The following non-profit regional care facilities that are permitted on or before the effective date of Ordinance 14-240 shall be grandfathered as legal conforming uses with respect to expansion or replacement:

(a) Community care facilities;

(b) Health care and social services; and

(c) Hospitals (mental and alcoholic).

Ordinance No. _____
Page 15 of 36

223. Taverns and Cocktail Lounges. This regulation applies to all parts of Table 18.52.010B that have a [2223]. Cocktail lounges shall be permitted in the D-C zone when located within a restaurant.

234. Theaters. This regulation applies to all parts of Table 18.52.010B that have a [2324]. Adult motion picture theaters are prohibited within the D-C zone.

245. Wholesale business. This regulation applies to all parts of Table 18.52.010B that have a [2425]. Wholesale business shall be permitted in the D-C zone when necessary to a permitted retail use.

Downtown Commercial Zone

Every use locating in the D-C Zone is subject to the standards of chapter 18.115 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B

256. Retail Trade (with ancillary wholesale trade). This regulation applies to all parts of Table 18.52.010B that have a [24256].

Retail trade, with ancillary wholesale trade in the D-C Zone is limited to the following:

- (a) Building materials, hardware, and garden supply, except mobile home dealers (52);
- (b) General merchandise stores (53);
- (c) Food stores (54);
- (d) Gasoline service stations, and other alternative motor vehicle fuels (5541);
- (e) Apparel and accessory stores (56);
- (f) Home furniture, furnishings, and equipment stores (57);
- (g) Eating and drinking places (58); and
- (h) Miscellaneous retail (59), except fuel dealers (598).

267. Services. This regulation applies to all parts of Table 18.52.010B that have a [22267].

Services in the D-C Zone are limited to the following:

- (a) Hotels and motels (701);
- (b) Personal and business services, with ancillary wholesale trade (72-73), except the following:
 - (i) Industrial launderers (7218);
 - (ii) Billboard advertising (7312);
 - (iii) Heavy construction equipment rental and leasing (7353);
 - (iv) Industrial truck rental and leasing (7359); and
 - (v) Oil extraction equipment rental and leasing (7359).
- (c) Automobile parking (7521) limited to properties that are municipally owned or operated or controlled by a City-sanctioned business neighborhood association; and provided, that facilities for parking are constructed and maintained to meet minimum required parking improvements specified in chapter 18.210 DMMC within three years of the commencement of such use.
- (d) General automotive repair shops (7538);
- (e) Car washes (7542);

Ordinance No. _____
Page 16 of 36

- (f) Miscellaneous repair services (76), except the following:
 - (i) Tank and boiler cleaning service (7699); and
 - (ii) Tank truck cleaning service (7699).
- (g) Motion picture services (78);
- (h) Amusement and recreation services (79), except the following:
 - (i) Adult entertainment facilities and adult motion picture theaters (no SIC); and
 - (ii) Racing, including track operation (7948).
- (i) Health services (80);
- (j) Legal services (81);
- (k) Educational services (82);
- (l) Social services (83);
- (m) Museums, art galleries, and botanical and zoological gardens (84);
- (n) Membership organizations (86);
- (o) Engineering, accounting, research, management, and related services (87); and
- (p) Services, not elsewhere classified (89).

23278. Public Administration Facilities. This regulation applies to all parts of Table 18.52.010B that have a [23278]. Public administration facilities (91-97) are permitted in the D-C Zone with the exception of correctional institutions (9223).

24289. Boat Storage. This regulation applies to all parts of Table 18.52.010B that have a [24289].

Boat storage and repair shall be permitted only as an accessory use on property principally permitted for marina use and shall conform to the following additional limitations and standards:

- (a) The size and location of all boat storage facilities shall be consistent with the Council-adopted marina master plan;
- (b) All out-of-water boat repair shall be within a fully secured and fenced area not accessible by the general public;
- (c) All boat repair work shall have containment areas and employ disposal methods for pollutants and toxic substances consistent with Puget Sound Clean Air Agency and NPDES standards;
- (d) Only those boats and similar vessels that will be immediately and actively under repair shall be moved to or placed within a designated boat repair facility.

252930. Automobile Repair, Carwashes, Automobile Service Stations, and Uses with Drive-Through Facilities. This regulation applies to all parts of Table 18.52.010B that have a [252930].

Automobile repair, carwashes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards in the D-C Zone:

- (a) Automobile repair and the installation of automobile parts and accessories shall be wholly performed within an enclosed structure approved by the building official for such occupancy;
- (b) Each automotive and service repair facility shall be limited to a maximum of one service bay for each 7,500 square feet of land area per business site;

Ordinance No. _____
Page 17 of 36

(c) Service bays shall be fully utilized to store and park vehicles contracted for repair or service;

(d) The number of vehicles stored or parked outside for repair or service shall not be greater than the minimum number of required parking stalls serving the auto repair facility pursuant to chapter 18.210 DMMC;

(e) No outside parking or storage of employee vehicles, customer vehicles, or vehicles contracted for service shall occur in any area that is not designated and approved by the City as an on-site parking stall;

(f) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines; and

(g) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance.

~~26301~~. Mixed Use. This regulation applies to all parts of Table 18.52.010B that have a ~~[26301]~~. Mixed use development in the D-C Zone shall conform to the following limitations and standards:

(a) Mixed use structures shall contain area for retail trade or personal and business services, at street level as follows:

(i) Pedestrian access from the public sidewalk to the retail trade or personal and business services shall be provided;

(ii) A minimum of 60 percent of the street level floor area shall be occupied by retail trade or personal and business services;

(iii) A minimum of 75 percent of the street level building frontage adjacent to public right(s)-of-way shall contain floor area for retail trade or personal and business services uses; and

(iv) Building space allocated for retail trade or personal and business service uses at the street level shall have a minimum gross interior depth dimension of 55 feet measured perpendicular to the property line abutting the public street(s) serving the site.

(b) The City Manager or designee is authorized to consider and approve up to a 20 percent reduction of the bulk requirements specified in subsection (26)(a) of this section when a development proposal incorporates on-site parking substantially at street floor level for retail trade or personal and business service uses and the City Manager or designee determines that the proposed reduction(s) does not compromise, interrupt, or interfere with the desired functionality of the building or the continuity of City pedestrian-oriented design goals in the general area and pedestrian access to the site from the public sidewalk or right-of-way.

(c) Mixed use developments shall comply with all the requirements of chapter 18.155 DMMC, except for private recreational requirements established by DMMC 18.155.050(2).

(d) A detached structure that contains residential uses and does not meet the requirements for mixed use structures is prohibited.

~~27312~~. Educational Services, Colleges and Professional Schools. This regulation applies to all parts of Table 18.52.010B that have a ~~[27312]~~.

Educational services (82) are permitted in the D-C Zone; however, colleges, universities, junior colleges, and professional schools (822) require an Unclassified Use Permit (UUP). See chapter 18.140 DMMC.

Highway Commercial Zone

Every use locating in the H-C Zone is subject to the standards of chapter 18.125 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

Ordinance No. _____
Page 18 of 36

~~28323~~. Building Materials Stores and Yards, Retail Only. This regulation applies to all parts of Table 18.52.010B that have a ~~[28323]~~.

Building materials stores and yards (retail only) are permitted in the H-C Zone; provided, that any required wall on a property line common with residential property shall be not less than eight feet in height.

~~29334~~. Ceramic Products. This regulation applies to all parts of Table 18.52.010B that have a ~~[29334]~~.

The manufacture of ceramic products, including figurines (but not including bricks, drain, building, or conduit tile), shall be permitted in the H-C Zone using only previously pulverized clay and batch kilns as distinguished from shuttle, tunnel, or beehive kilns, and such batch kilns shall not exceed a total capacity of 130 cubic feet.

~~30345~~. Garages, Public. This regulation applies to all parts of Table 18.52.010B that have a ~~[30345]~~.

Public garages, including repair, when entirely in an enclosed building.

~~31356~~. Glass Edging, Beveling, and Silvering. This regulation applies to all parts of Table 18.52.010B that have a ~~[31356]~~.

Glass edging, beveling, and silvering shall be permitted in the H-C Zone in connection with the sales of mirrors and glass-decorated furniture.

~~32367~~. Machine Shop. This regulation applies to all parts of Table 18.52.010B that have a ~~[32367]~~. No automatic screw machines or punch press over five tons.

~~33378~~. Pet Shops. This regulation applies to all parts of Table 18.52.010B that have a ~~[33378]~~.

Pet shops shall be permitted in the H-C Zone if entirely within a building.

~~34389~~. Public Utility Installations. This regulation applies to all parts of Table 18.52.010B that have a ~~[34389]~~. Public utility installations shall be permitted in the H-C Zone if relating directly to the distribution of services.

~~35390~~. Adult Motion Picture Theaters. This regulation applies to all parts of Table 18.52.010B that have a ~~[35390]~~. Adult motion picture theaters are prohibited within 500 feet of the property lines of churches, schools, preschool through high school, public facilities, adult entertainment facilities, or other adult motion picture theaters.

~~36401~~. Automobile Service Stations. This regulation applies to all parts of Table 18.52.010B that have a ~~[36401]~~. Buildings, structures, and the leading edge of pump islands shall not be closer than 20 feet to any street property line, except that service station canopies and marquees may project 10 feet into the required setback.

~~37412~~. Educational Services. This regulation applies to all parts of Table 18.52.010B that have a ~~[37412]~~. Education services in the H-C Zone are limited to business or commercial schools.

~~38423~~. Cocktail Lounges. This regulation applies to all parts of Table 18.52.010B that have a ~~[38423]~~. Cocktail lounges shall be permitted in the H-C Zone when located within a restaurant.

~~39434~~. Death Care Services. This regulation applies to all parts of Table 18.52.010B that have a ~~[39434]~~. Death care services in the H-C Zone shall be limited to mortuaries.

~~40445~~. Hotels/Motels. This regulation applies to all parts of Table 18.52.010B that have a ~~[40445]~~. Hotels and motels in the H-C Zone shall not include apartment hotels.

~~41456~~. Auction House. This regulation applies to all parts of Table 18.52.010B that have a ~~[41456]~~. Auction houses or stores in the H-C Zone shall not include vehicles or livestock.

~~42467~~. Boat Moorage. This regulation applies to all parts of Table 18.52.010B that have a ~~[42467]~~. Boat Moorage in the H-C Zone shall be permitted for private pleasure craft.

Ordinance No. _____
Page 19 of 36

Pacific Ridge Commercial Zone

Every use locating in the PR-C Zone is subject to the standards of chapter 18.135 DMMC. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

43478. Retail Trade, Used Car Dealers. This regulation applies to all parts of Table 18.52.010B that have a [43478]. Retail trade (44-45) is permitted in the PR-C Zone, but no more than two exclusive used car dealers (441120) shall be allowed.

44489. Real Estate Rental and Leasing. This regulation applies to all parts of Table 18.52.010B that have a [44489].

Mini-warehouses and self storage units (53113) may not front on Pacific Highway South.

454950. Administrative and Support Services. This regulation applies to all parts of Table 18.52.010B that have a [454950]. Limited to NAICS codes 561110 (administrative) and 561210 (support services).

46501. Arts, Entertainment, and Recreation. This regulation applies to all parts of Table 18.52.010B that have a [46501]. Adult entertainment facilities and adult motion picture theaters are prohibited north of South 216th Street and within 500 feet of the property lines of churches, common schools, day care centers, public facilities, or other adult entertainment facilities or adult motion picture theaters.

47512. Accommodation and Food Services. This regulation applies to all parts of Table 18.52.010B that have a [47512].

Accommodation and food services (72) in the PR-C Zone is limited to the following:

(a) Hotels (except casino hotels) and motels (72111), except that these must contain a minimum of 75 guest rooms;

(b) Casino hotels (721120); and

(c) Food services (722310 - 7223515); however, mobile food services (722330) are also regulated by chapter 5.57 DMMC.

48532. Automobile Repair, Automobile Service Stations, and Similar Uses. This regulation applies to all parts of Table 18.52.010B that have a [48532]. General automotive repair (811111), automotive exhaust system repair (811112), automotive transmission repair (811113), automotive body, paint, and interior repair and maintenance (811121), automotive glass replacement shops (811122), automotive oil change and lubrication shops (811191), and similar uses shall be allowed in the PR-C Zone; provided, that all of the following requirements shall be met:

(a) Repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;

(b) Any business owner proposing to use a building or structure that the proposed use is located or proposed to be located within shall demonstrate to the City of Des Moines, South King Fire and Rescue, and Puget Sound Clean Air Agency that quantities, storage, and transport of hazardous materials are properly managed, work areas provide adequate containment to avoid pollution runoff, and facilities are equipped with proper pretreatment devices to avoid discharge of pollutants to the air or public drainage systems;

(c) Unless specifically authorized by the City Manager or the City Manager's designee, views into automobile service bays from Pacific Highway shall be diminished by building orientation, screening, or other means;

(d) Vehicular access shall be consistent with the City's street development and construction standards;

(e) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;

Ordinance No. _____
Page 20 of 36

(f) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residential properties as designated by the Des Moines Comprehensive Plan; and

(g) Vehicle storage shall be limited to those vehicles contracted for repair or service.

49534. Public Administration. This regulation applies to all parts of Table 18.52.010B that have a [49534]. Public administration (92) uses shall be permitted in the PR-C Zone, except correctional institutions (92214).

50545. Mixed Use. This regulation applies to all parts of Table 18.52.010B that have a [50545]. Mixed use shall be permitted in the PR-C Zone, except:

(a) In that part of PR-C fronting on Pacific Highway South and/or South 216th Street, dwellings may be located on the ground floor; provided, that they are accessed from the rear of the property; and provided, that the commercial uses in that portion of the building must front and be accessed from Pacific Highway South or South 216th Street;

(b) When a project fronting Pacific Highway South or South 216th Street contains more than one building, those buildings not fronting on Pacific Highway South or South 216th Street may be single purpose multifamily residential buildings; and

(c) No residential use is permitted north of South 216th Street.

51556. Parcel Service Delivery. This regulation applies to all parts of Table 18.52.010B that have a [51556]. Parcel service delivery in the PR-C Zone shall be limited to the postal service (491110).

52567. Public Utility Facilities. This regulation applies to all parts of Table 18.52.010B that have a [52567]. Public utility facilities and appurtenances shall be permitted in the PR-C Zone when necessary for the distribution of utility services to final customers within the immediate area.

Transit Commercial Zone

Every use locating in the T-C Zone is subject to the standards of Sections 1-10 of this ordinance. The paragraphs listed below contain specific limitations and correspond with the bracketed [] footnote numbers from Table 18.52.010B.

58. **Automobile equipment, rental and leasing.** This regulation applies to all parts of Table 18.52.010B that have a [53578]. Truck sales, repairs and rentals is permitted in the T-C Zone, but no more than one exclusive truck sales, repair and rental use shall be allowed.

59. **Automobile, Parking.** This regulation applies to all parts of Table 18.52.010B that have a [54589]. Paid and stand alone surface parking shall not be permitted in the T-C Zone after June 30, 2024 except that existing on June 30, 2014.

60. **Bakeries, manufacturing and retail sales.** This regulation applies to all parts of Table 18.52.010B that have a [555960]. Bakeries shall be permitted in the T-C zone provided:

- (a) At least 25% of the gross floor area is dedicated to retail sales; and
- (b) All storage, display, and manufacturing occur within enclosed buildings.

61. **Confectionery, manufacture.** This regulation applies to all parts of Table 18.52.010B that have a [56601]. Confectionaries shall be permitted in the T-C zone provided:

- (a) At least 25% of the gross floor area is dedicated to retail sales; and
- (b) All storage, display, and manufacturing occur within enclosed buildings.

62. **Kennels, commercial.** This regulation applies to all parts of Table 18.52.010B that have a [57612]. Kennels shall be allowed in the T-C Zone when accessory to a permitted use.

Ordinance No. _____
Page 21 of 36

63. **Mixed use.** This regulation applies to all parts of Table 18.52.010B that have a [50623].

Mixed use development shall conform to the following limitations and standards in the T-C Zone:

(a) Mixed use structures shall contain area for retail trade or personal and business services, at street level as follows:

(i) Pedestrian access from the public sidewalk to the retail trade or personal and business services shall be provided;

(ii) A minimum of 60 percent of the street level floor area shall be occupied by retail trade or personal and business services;

(iii) A minimum of 75 percent of the street level building frontage adjacent to public right(s)-of-way shall contain floor area for retail trade or personal and business services uses; and

(iv) Building space allocated for retail trade or personal and business service uses at the street level shall have a minimum gross interior depth dimension of 55 feet measured perpendicular to the property line abutting the public street(s) serving the site.

(b) The City Manager or the City Manager's designee is authorized to consider and approve up to a 20 percent reduction of the bulk requirements specified in subsection (58)(a) of this section when a development proposal incorporates on-site parking substantially at street floor level for retail trade or personal and business service uses and the city manager or designee determines that the proposed reduction(s) does not compromise, interrupt, or interfere with the desired functionality of the building or the continuity of city pedestrian-oriented design goals in the general area and pedestrian access to the site from the public sidewalk or right-of-way.

(c) Mixed use developments shall comply with all the requirements of chapter 18.155 DMMC, except for private recreational requirements established by DMMC 18.155.020(2).

(d) A detached structure that contains residential uses and does not meet the requirements for mixed use structures is prohibited.

64. **Pet boarding.** This regulation applies to all parts of Table 18.52.010B that have a [59634]. Pet Boarding shall be allowed in the T-C Zone when accessory to a permitted use.

65. **Public Administration Facilities.** This regulation applies to all parts of Table 18.52.010B that have a [60645]. Public administration (92) uses shall be permitted in the T-C Zone, except correctional institutions (92214).

66. **Public Utility Installations.** This regulation applies to all parts of Table 18.52.010B that have a [61656]. Public utility installations shall be permitted in the T-C Zone if relating directly to the distribution of services.

67. **Self-storage/ mini-warehouse leasing.** This regulation applies to all parts of Table 18.52.010B that have a [62667]. Only public storage existing on June 30, 2014 shall be permitted.

68. **Services, Miscellaneous.** This regulation applies to all parts of Table 18.52.010B that have a [63678]. Limited to NAICS codes 561110 (administrative) and 561210 (support services).

69. **Taverns and Cocktail Lounges.** This regulation applies to all parts of Table 18.52.010B that have a [64689]. Cocktail lounges shall be permitted in the T-C Zone when located within a restaurant.

70. **Theaters.** This regulation applies to all parts of Table 18.52.010B that have a [656970]. Adult motion picture theaters are prohibited within the T-C Zone.

71. **Wholesale business.** This regulation applies to all parts of Table 18.52.010B that have a [66741]. Wholesale business shall be permitted in the T-C Zone when accessory to a permitted retail use.

Ordinance No. _____
Page 22 of 36

All Zones

72. **Adult Entertainment Facilities.** This regulation applies to all parts of Table 18.52.010B that have a [67712]. Adult entertainment facilities are subject to the additional standards of chapter 18.16 DMMC and chapter 5.48 DMMC.

73. **Recreational Marijuana.** This regulation applies to all parts of Table 18.52.010B that have a [68723]. State licensed marijuana producers, processors, and retailers may locate in the City of Des Moines pursuant to chapter 18.250 DMMC.

74. **Family Day Care Providers.** This regulation applies to all parts of Table 18.52.010B that have a [69734]. A family day care provider home facility is a permitted use in all zones, subject to the conditions in chapter 18.180 DMMC.

75. **Social Service Facilities.** This regulation applies to all parts of Table 18.52.010B that have a [70745]. Social service facilities shall conform to the following limitations and standards:

(a) Outdoor play/recreation areas for children shall be set back a minimum of five feet from property lines; and

(b) Unless specifically authorized by the City Manager or designee, passenger loading and unloading areas shall be provided on site.

76. **Welding Repair.** This regulation applies to all parts of Table 18.52.010B that have a [71756]. Welding repair ~~is~~ shall only be permitted in an enclosed structure.

Sec. 2. DMMC 18.110.050 and Section 269 of Ordinance No. -1591, are amended to read as follows:

18.110.050 Environmental performance standards and general limitations.

(1) Every use permitted within the C-C Zone pursuant to this chapter shall conform to the following general limitations and standards:

(a) As provided by chapter 9.64 DMMC, no use, activity, or equipment shall be permitted that creates a nuisance or is offensive, objectionable, or hazardous by reason of creation of odors, noise, sound, vibrations, dust, dirt, smoke, or other pollutants, noxious, toxic, or corrosive fumes or gases, radiation, explosion or fire hazard, or by reason of the generation, disposal, or storage of hazardous or dangerous wastes or materials in a manner(s) inconsistent with Title 70 RCW as presently constituted or as may be subsequently amended;

Ordinance No. _____
Page 23 of 36

(b) Accessory uses are permitted that are customarily appurtenant or incidental to the principally permitted uses;

(c) Landscaping and fencing are required in accordance with chapter 18.195 DMMC;

(d) All uses shall be primarily contained within an enclosed structure except the following:

- ____ (i) Outdoor seating and dining;
- (ii) Signs;
- (iii) Off-street parking, drive-through facilities, and loading areas;
- (iv) Motor vehicle fuel pumps;
- (v) Display of merchandise sold on-site;
- ~~(vi) Boat storage;~~
- (vi±) Play/recreation areas; and
- (viii±) Miscellaneous storage when limited to 25 percent of the site area and when perimeter landscaping and fencing is provided;

(e) In reviewing a proposed permitted use, the Planning, Building and Public Works Director may waive or include minimal conditions as may be reasonably needed to ensure that the use is consistent with the purpose of the C-C Zone, and to minimize the likelihood of adverse impacts.

~~(2) Adult entertainment facilities and adult motion picture theaters are not permitted in the C-C Zone.~~

~~(3) Automobile repair, car washes, automobile service stations, uses with drive-through facilities, and similar uses shall conform to the following limitations and standards:~~

Ordinance No. _____
Page 24 of 36

~~(a) Automobile repair and the installation of automobile parts and accessories shall be primarily contained within an enclosed structure;~~

~~(b) Unless specifically authorized by the Planning, Building and Public Works Director, vehicular access shall be limited to one driveway per street frontage;~~

~~(c) Motor vehicle fuel pump islands shall be set back a minimum of 15 feet from property lines;~~

~~(d) A six-foot-high, 100 percent sight-obscuring fence shall be provided along property lines that abut residentially zoned properties, unless waived by the residential property owner prior to building permit issuance; and~~

~~(e) Vehicle storage shall be limited to those vehicles contracted for repair or service.~~

~~(4) Welding repair (7692) is only permitted in an enclosed structure.~~

~~(5) All products which are manufactured, processed, or treated on the premises must also be sold at retail to the general public on-site.~~

~~(6) Social service facilities shall conform to the following limitations and standards:~~

~~(a) Outdoor play/recreation areas for children shall be set back a minimum of five feet from property lines;~~

~~(b) Unless specifically authorized by the Planning, Building and Public Works Director, passenger loading and unloading areas shall be provided on-site.~~

Ordinance No. _____
Page 25 of 36

Sec. 3. DMMC 18.110.060 and Section 270 of Ordinance 1591, are amended to read as follows:

18.110.060 Dimensional standards.

(1) Height. Maximum building height is 3555 feet.

(2) Minimum Building Height. Except for buildings containing only a full-service restaurant, and other instances specifically authorized by the City Manager or the City Manager's designee in writing, no building shall be less than the height specified below:

(a) No minimum building height for commercial projects.

(b) For the purposes of this subsection, minimum building height shall not include decorative towers or appurtenances, roof slopes out of character with the building's architecture, or other contrivances provided solely for achievement of the required minimum building height. In calculating minimum building height, the City Manager or the City Manager's designee shall include regular architectural features enclosing functional, occupiable building areas.

(3) Building Height Limitation Adjacent to Single-Family. When an abutting property is zoned Single-Family Residential, building height shall be limited as follows:

(a) Every lot shall have a rear yard setback of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(b) Within 40 feet of the abutting Single-Family Residential zone, maximum building height shall be 45 feet.

Ordinance No. _____
Page 26 of 36

(c) During the design review and environmental review, the City Manager or the City Manager's designee may impose other conditions of approval in order to mitigate potential height, bulk, and scale impacts upon adjacent single-family residents not sufficiently mitigated by existing regulations.

(4) Front Yard. No front yard setback is required.

(5) Side Yard. A 10-foot minimum setback is required from single-family zoned property. Every lot shall have a side yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(6) Rear Yard. Every lot shall have a rear yard of not less than 20 feet when abutting single-family zoned properties, except as otherwise permitted in subsection (7) of this section.

(7) Adjustment of Required Yards. The required rear yard area shall be reduced to a minimum of five feet; provided, that:

(a) A development site or potential project area is planned or may be planned for multiple buildings together as one development or in different development phases either under common ownership or separate ownership; and

(b) Buildings on a site or potential project area are served by a private, joint-use access or street which separates the rear yard area of one development site or project area from another development site or project area; and

(c) A physical separation of not less than 30 feet is provided between buildings which shall include the space or distance located within any such shared, joint-use access or street

Ordinance No. _____
Page 27 of 36

together with the yard areas adjoining and abutting buildings and said shared streets.

~~(2) Setbacks.— Placement of buildings and structures including additions to existing buildings or structures, excluding signs, shall maintain minimum setbacks established by the Planning, Building and Public Works Department based on the following criteria:~~

~~(a) When the front or side lot line abuts the public right-of-way, the building or structure shall abut the public right-of-way unless:~~

~~(i) This subsection (2) requires that the building or structure be set back; or~~

~~(ii) Through the permitting process, the Planning, Building and Public Works Director finds it is in the public interest to allow the proposed building or structure to be set back from the right-of-way. In considering a request for a setback, the Director shall consider matters such as adopted land use policies, vehicular and pedestrian circulation, landscaping, existing site improvements, adjacent site improvements, and public benefit features such as plazas and public artwork. Decisions of the Director regarding setbacks are appealable to the Hearing Examiner pursuant to chapter 18.240 DMMC.~~

~~(b) Where any lot line lies adjacent to a public right-of-way or private street and residentially zoned property lies adjacent to such public right-of-way or private street, or when the lot line abuts a residentially zoned property, a minimum building or structure setback of 10 feet shall be maintained.~~

~~(3) Parking in the C-C Zone shall be provided pursuant to chapter 18.210 DMMC.~~

 (48) Underground structures are permitted in all required setback areas.

Ordinance No. _____
Page 28 of 36

Sec. 4. DMMC 18.110.070 and sSection 271 of Ordinance No. 1591, are repealed.

~~**18.110.070 General site design requirements.**~~

~~Development within the C-C Zone shall conform to the following site design requirements:~~

~~(1) Walkways. Paved pedestrian walkways shall be provided on-site on newly developed properties or materially remodeled, enlarged, or repaired to the extent of 50 percent of the market value as specified below:~~

~~(a) Pedestrian walkways shall be provided at or around building(s) of sufficient extent to provide safe pedestrian passage. A minimum six-foot walkway shall be provided adjacent to the principal building entrance(s);~~

~~(b) A minimum six-foot pedestrian walkway shall be provided that connects walkways at the building to the street sidewalks. Where no street sidewalk exists, the connecting walkway shall extend to the public right-of-way;~~

~~(c) Walkways and sidewalks shall be differentiated from vehicular circulation or vehicular parking areas as approved by the Planning, Building and Public Works Director;~~

~~(d) Walkways shall conform with all applicable provisions of chapter 51-10 WAC, Barrier-Free Facilities, as presently constituted or as may be subsequently amended; and~~

~~(e) Lighting shall be provided where stairs, curbs, ramps, or abrupt changes in walkway direction occur.~~

~~(2) Parking and Loading Areas. All uses shall conform to the off-street parking provisions and loading area provisions set forth by chapter 18.210 DMMC.~~

Ordinance No. _____

Page 29 of 36

~~(3) Vehicular Access and Other Right-of-Way Improvements. Vehicular access and other right-of-way improvements shall conform to the provisions of Title 12 DMMC.~~

~~(4) Uses within the Right-of-Way. Sidewalk cafes, vendors, and similar temporary commercial uses within the public right-of-way shall conform to the provisions of Title 12 DMMC and the following provisions:~~

~~(a) A minimum of six feet of unobstructed sidewalk shall be maintained;~~

~~(b) The applicant shall demonstrate proof of public liability insurance and consent to a public place indemnity agreement;~~

~~(c) The duration of right-of-way use permits for commercial purposes shall be limited to one year. Applicants may reapply for right-of-way use permits;~~

~~(d) Sale or consumption of alcoholic beverages is prohibited;~~

~~(e) Applications for right-of-way use permits for commercial purposes shall include the following information:~~

~~(i) Proposed items to be placed within the right-of-way, such as seating, tables, fencing, vending carts, etc.;~~

~~(ii) Proposed activities to occur within the right-of-way, such as dining, amplification of music, preparation and sale of food or beverage items, etc.;~~

~~(iii) Proposed periods of operation, including months of the year, days of the week, hours, etc., and~~

~~(iv) Proposed source(s) of utilities such as electrical power;~~

~~(f) Applicants must immediately clear the public right-of-way when ordered to do so by City~~

Ordinance No. _____
Page 30 of 36

~~authorities for reasons of public health or safety; and~~

~~(g) In reviewing a proposed use within the public right-of-way, the Planning, Building and Public Works Director may include conditions as may reasonably be needed to ensure that the use is consistent with the purpose of the C-C Zone, and to minimize the likelihood of adverse impacts. The Planning, Building and Public Works Director shall deny the request if it is determined that adverse impacts cannot be mitigated satisfactorily.~~

~~(5) Landscaping. All uses shall conform to the landscaping and screening provisions set forth by chapter 18.195 DMMC.~~

~~(6) Outdoor Uses. Outdoor activities such as sales, display, storage, dining, etc., shall not obstruct vehicular or pedestrian visibility or movement.~~

Sec. 5. DMMC 18.110.080 and Section 272 of Ordinance No. 1591, are amended to read as follows:

18.110.080 General building design requirements.

Development within the C-C Zone shall conform to the following building design requirements:

(1) General Design Guidelines.

(a) Building design shall be compatible with the site and with adjoining buildings. Building modulation and other design techniques to add architectural interest and minimize building mass shall be used. Variety in detail, form, and siting shall be used to provide visual interest.

(b) Building components such as windows, doors, eaves, and parapets shall be in proportion to each other.

Ordinance No. _____
Page 31 of 36

(c) Colors shall be harmonious, with intense colors used only for accent.

(d) Mechanical equipment shall be integrated into building design or screened from on-site and off-site views.

(e) Exterior lighting fixtures and standards shall be part of the architectural concept and harmonious with building design.

(2)—Development within the C-C Zone shall conform to the Design Review requirements established in Chapter 18.235.100 DMMC.

~~(1) Structural encroachments into the right-of-way, such as cornices, signs, eaves, sills, awnings, bay windows, balconies, facade treatment, marquees, etc., shall conform to the provisions set forth by Title 12 DMMC, the International Building Code (IBC), and the following provisions:~~

~~(a) Structural encroachments into the right-of-way shall be capable of being removed without impact upon the structural integrity of the primary building;~~

~~(b) Structural encroachments into the right-of-way shall not result in additional building floor area than would otherwise be allowed;~~

~~(c) Except for awnings, signs, and marquees, the maximum horizontal encroachment into the right-of-way shall be two feet;~~

~~(d) The maximum horizontal encroachment in the right-of-way by signs shall be four feet;~~

~~(e) The maximum horizontal encroachment in the right-of-way by awnings and marquees shall be six feet;~~

Ordinance No. _____
Page 32 of 36

~~(f) The minimum horizontal distance between the structural encroachment and the curblin shall be two feet;~~

~~(g) Except for awnings over the public sidewalk which may be continuous, the maximum length of each balcony, bay window, or similar feature that encroaches the right-of-way shall be 12 feet;~~

~~(h) The applicant shall demonstrate proof of public liability insurance and consent to a public place indemnity agreement;~~

~~(i) Owners of structural encroachments into the right-of-way must clear the public right-of-way when ordered to do so by City authorities for reasons of public health or safety; and~~

~~(j) In reviewing a proposed structural encroachment into the public right-of-way, the Planning, Building and Public Works Director may include conditions as may be reasonably needed to ensure that the structure is consistent with the purpose of the C-C Zone, and to minimize the likelihood of adverse impacts. The Planning, Building and Public Works Director shall deny the request if it is determined that adverse impacts cannot be mitigated satisfactorily.~~

~~(2) Pedestrian entrances to commercial uses at street level shall conform to all applicable provisions of chapter 51-10 WAC, Barrier-Free Facilities, as presently constituted or as may be subsequently amended.~~

~~(3) The width of all floors above the second level floor shall not exceed 80 percent of the width of the street level floor.~~

(3) Maximum Gross Floor Area.

(a) The maximum gross floor area for buildings within the Community Commercial Zone shall be determined by multiplying the lot area

Ordinance No. _____
Page 33 of 36

of the site by the floor area ratio (FAR) number established in the following table:

<u>Building Height</u>	<u>C-C FAR</u>
<u>35 Feet or Less</u>	<u>2.8</u>
<u>35 - 50</u>	<u>3.5</u>
<u>50 - 55</u>	<u>4</u>

(b) Gross floor area shall include the total square footage of the enclosed building as further defined in DMMC 18.01.050.

Sec 6. DMMC 18.195.290 and Section 440 of Ordinance No. 1591 is amended to read as follows:

18.195.290 Community Commercial, C-C Zone.

____ (1) The perimeter of properties adjacent to a Residential Zone or public or institutional use shall provide a Type I landscaping strip with a minimum depth of 10 feet, maintaining existing mature buffering vegetation to the extent possible.

____ (2) A Type III landscaping strip, an average of five feet but not less than three feet in depth, shall be provided along all property lines abutting public rights-of-way excluding alleys. When the building setback from a public right-of-way is 10 feet or when such setback is utilized as a public open space plaza not accommodating parking, no perimeter landscaping strip shall be permitted, but street trees as set forth in DMMC 18.195.400 shall be provided within tree planters. Such tree planters shall have a minimum interior dimension of three and one-half feet and be protected by a cast iron grate.

Ordinance No. _____
Page 34 of 36

_____(3) Parking facilities landscaping as prescribed in DMMC 18.195.360.

Sec. 7. DMMC 18.210.090(12) and (17), and subsections 513(12) and (17) of Ordinance No. 1591, as amended by sSection 16 of Ordinance No. 1601 are each amended to read as follows:

18.210.090. Required number of off-street parking spaces. The minimum number of off-street parking spaces required of each use shall be provided as follows:

...

(12) Personal Services.

(a) C-C Zone: one parking space per ~~300~~250 square feet of gross floor area.

(b) D-C, PR and T-C Zones: one parking space per 350 square feet of gross floor area.

(c) H-C Zone: one parking space per 200 square feet of gross floor area.

...

(17) Retail, Other.

(a) C-C Zone: one parking space per ~~300~~250 square feet of gross floor area.

(b) D-C and PR Zones: one parking space per 350 square feet of gross floor area.

(c) H-C Zone: one parking space per 250 square feet of gross floor area, except there are a minimum of six spaces.

Ordinance No. _____
Page 35 of 36

(d) T-C Zone: one parking space per 400 square feet of gross floor area, except there shall be a minimum of six spaces.

...

Sec. 8. DMMC 14.05.130 and section 23 of Ordinance No. 1581, as amended by ~~§~~section 19 of Ordinance No. 1601 are each amended to read as follows:

14.05.130 Five-story wood frame buildings. The following sections, DMMC 14.05.140 through 14.05.220, shall be applicable to the following zoning classifications:

Pacific Ridge Commercial, Pacific Ridge Residential, Business Park, Community Commercial, and Transit Community Zones.

Sec. 9. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Sec. 10. Effective date. This ordinance shall take effect and be in full force five (5) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this 12th day of February, 2015 and signed in authentication thereof this 12th day of February, 2015.

Ordinance No. _____
Page 36 of 36

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

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Background

The Pacific Highway South Corridor is a key commercial area where significant private and public investment have been, are being, and will be made in the near future that support the City of Des Moines goals of fostering economic development, creating jobs, and increasing revenues. This commercial corridor extends from Kent-Des Moines Road to South 272nd Street along the eastern edge of the South Des Moines and Woodmont Neighborhoods in Des Moines, commonly referred to as “Midway.”

Midway is influenced by planning and development efforts underway by Sound Transit, King County Metro, Highline College, the Cities of Des Moines, Kent and Federal Way, the Washington State Department of Transportation, Healthpoint, Sea Mar, and Growing Transit Communities. As such, Des Moines has an opportunity to influence decisions that will be made in the near future by having the planning, policy and regulatory framework in place that best represents the City’s vision as to how it wants this area to develop to support the City economically and support the following significant transportation improvements in these areas:

- Sound Transit’s Federal Way Link Extension
- Metro’s RapidRide
- WSDOT’s SR509/I-5 Freight Mobility Project
- Metro’s Transit Center at Highline College

The proposed development regulations and changes build upon the 18 months of work already completed with the community during the ‘*Envision Midway*’ planning project with the City of Kent that was funded through a state grant. ‘*Envision Midway*’ was formed by the Cities of Kent and Des Moines to work collectively to address inconsistent land use patterns along our shared “zig-zag border” and consider land use changes in anticipation of significant transportation improvements along SR-99 through Des Moines’ Pacific Ridge, South Des Moines, and Woodmont neighborhoods and the Midway area in Kent. With the input from residents, property and business owners and other stakeholders, draft subarea plans, design guidelines, and coordinated development regulations for Kent and Des Moines were developed to undergo further refinement by our respective cities. The City of Kent completed their planning with the adoption of the Midway Subarea Plan, Design Guidelines and development regulations (Ordinance No. 4009, adopted December 13, 2011 and codified in Kent Municipal Code 15.04 and 15.05 with the formation of new Midway Transit Community 1 and 2, and Midway Commercial/Residential Districts). Des Moines’ part of this planning and development regulations update, jointly initiated in 2008, is still incomplete south of South 252nd Street.

In November 2009, Des Moines adopted the following Comprehensive Plan policies and strategies related to the extension of light rail to Des Moines and the need to further plan for the Midway area:

Land Use Element:

Strategy 2-04-11 Negotiate with Sound Transit and the Cities of Kent, SeaTac and Federal Way on the extension of light rail through Des Moines.

Strategy 2-04-12 Prepare a subarea plan/s, prepare zoning amendments and prepare design guidelines for the light rail station areas to be located within the South Des Moines and Woodmont Neighborhoods, considering the joint planning with the City of Kent on the Midway area.

Other City policies and strategies affecting the Midway Area are included in the Pacific Ridge, Transportation, and Parks, Recreation and Open Space Elements of the Comprehensive Plan, the 2013

Council-adopted Intergovernmental Policy paper and the Federal Way Link Extension (FWLE) City Council-approved Draft EIS Scoping letter dated July 3, 2013.

On January 9, 2014, the City Council directed staff to evaluate existing land use and zoning along the Pacific Highway South corridor and identify opportunities to create more appropriate development regulations under the direction of the Finance & Economic Development Committee.

During the past year, the City has completed subarea planning for the Pacific Highway South/South 240th Street Node that includes rezoning properties from the Highway Commercial (H-C) Zone to the new Transit Commercial (T-C) Zone and creation of new land use designations that are docketed for the 2015 Comprehensive Plan update.

On November 18, 2014, the Council Finance and Economic Development Committee met to discuss options for addressing land use and zoning along the remainder of the Pacific Highway South corridor (South 252nd Street to South 272nd Street) which is currently zoned C-C. This included discussion on whether to rezone some properties closest to South 272nd Street to the T-C Zone in anticipation of a light rail station in the vicinity. The Committee directed staff to bring forward a draft ordinance for consideration by the City Council. The Committee met again on January 8, 2015 to review the working draft ordinance, and will meet again on February 12, 2015 to review the Draft Ordinance in this packet prior to the public hearing.

Discussion

The Draft Ordinance amends the C-C Zone development regulations building upon and completing the *Envision Midway* project working closely with staff from Sound Transit, the City of Kent, Highline College, property and business owners, and residents adjacent to the corridor. It reflects what was heard from stakeholders during *Envision Midway* and complements the new Transit Community Zone to finalize the subarea plan for the Midway area that includes: improving development regulations; creating overlay zones around future and potential light rail station areas; developing informative but not overly restrictive design guidelines; capital improvement plans; and funding strategies.

Specifically, the Draft Ordinance proposes to modify some of the permitted uses and use limitations, building heights and setbacks, and remove redundant language that is covered elsewhere in the Municipal Code.

As a general rule, more, not fewer, uses are permitted, and many current restrictions are proposed to be eliminated. Gasoline service stations would continue to be allowed in C-C. The only retail trade use proposed to be restricted is bulk fuel dealers for residential delivery such as heating oil, propane, liquefied petroleum and wood. Industrial truck rental and leasing would now be allowed.

Changes include increasing the permitted building height from 35 feet to 55 feet to allow for higher quality design and higher ceiling heights, but continue to allow commercial building to be built to any height. This corresponds to the range of heights discussed during *Envision Midway* and illustrated by Land Use Scenario 3.0 (see Attachment 4) and adjacent zoning adopted by the City of Kent -- Commercial Manufacturing 2 (CM-2) and Midway Transit Community 1 (MTC-1) (see Attachment 4). Kent's CM-2 Zone allows building heights to two stories/35 feet with an additional story possible under certain conditions and the MTC-1 Zone allows building heights to 5 stories/55 feet.

The Finance & Economic Development Committee is continuing to review public automobile parking which is not now currently allowed, the required minimum space devoted to retail for commercial bakeries, the suitability of shielded outside boat storage, and the desirability of reducing the amount of required parking for personal services and retail as currently proposed, and may have amendments on these subject to offer at the conclusion of the public hearing.

The following policy questions were discussed with the City Council on January 8, 2015 and the Council provided the following direction:

1. Should Mixed Use be added as an allowed use in the C-C Zone? *Not as an outright permitted use. Continue with the current zoning restrictions which allow for Mixed Use with an Unconditional Use Permit.*
2. Should retirement housing and nursing and residential care facilities continue to be allowed in C-C inasmuch as much of our City already allows this use? *No, limit those uses to Pacific Ridge, Institutional Campus, Transit Community and Downtown Commercial where these uses are currently permitted.*
3. Should the side yard setbacks match the 20 foot rear yard setback to residential properties? *Yes*

Alternatives

The City Council may:

1. Enact the proposed Draft Ordinance on 1st Reading.
2. Pass the proposed Draft Ordinance to a 2nd Reading at a future date. This alternative is recommended if only minor changes are required.
3. Decline to enact the Draft Ordinance and remand Draft Ordinance 14-240 back to the Finance & Economic Development Committee for further work. It is unlikely that staff would be able to do substantial work on this ordinance with the Committee until the second half of 2015 because of other priorities.

Financial Impact

Planning for the Pacific Highway South corridor builds upon recent efforts for Pacific Ridge and the Pacific Highway South/South 240th Street Node and will help foster a strong economic environment for the City by creating new jobs, a stronger tax base, and tax revenues for the City of Des Moines. Some potential projects will benefit from the proposed modifications. It will also help the Cities of Des Moines and Kent, Highline College, Sound Transit and King County METRO strategically plan for capital improvements and investments in conjunction with growth and development, and will position the City competitively for grant funding.

Recommendation or Conclusion

Staff recommends that City Council adopt Draft Ordinance No. 14-240.

AGENDA ITEM

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: Draft Resolution Adopting the 2015 Surface Water Comprehensive Plan

ATTACHMENTS:

- 1. Draft Resolution 14-154
- 2. Powerpoint Presentation
- 3. Plan Executive Summary

FOR AGENDA OF: March 12, 2015

DEPT. OF ORIGIN: Planning, Building & Public Works

DATE SUBMITTED: March 3, 2015

CLEARANCES:

- Legal
- Finance N/A
- Marina N/A
- Parks, Recreation & Senior Services N/A
- Planning, Building & Public Works DSB
- Police N/A
- Courts N/A

APPROVED BY CITY MANAGER
FOR SUBMITTAL

Purpose and Recommendation

The purpose of this agenda item is for the Council to adopt the 2015 Surface Water Comprehensive Plan. (See Draft Resolution 14-154, Attachment 1). Austin Fisher from Parametrix, the consultant preparing the Plan, will be providing the Council presentation (Attachment 2). For reference, also attached is the Executive Summary from the draft Plan (Attachment 3). A copy of the full Plan (approximately 260 pages) is available for review at the Public Works Engineering office and digital copies will be provided upon request. The Plan is also available for review on the home page of the City website. The Environment Committee has reviewed the Plan on February 19 and recommends adoption of the Plan.

Suggested Motions

Motion 1: "I move to approve Draft Resolution No. 14-154 adopting the 2015 Surface Water Comprehensive Plan."

Motion 2: "I move to direct staff to prepare a rate ordinance for adjusting the Surface Water Management rates corresponding to Level of Service Scenario 3 of the 2015 Surface Water Comprehensive Plan."

Background

A contract with Parametrix was approved in early 2014 for updating the Surface Water Comprehensive Plan, which was last prepared in 1991 when the SWM Utility was formed. Since then, several areas have been incorporated into the City, several basin studies have been completed and numerous projects that have been identified by those studies have been completed while other projects that have been identified since the 1990's still need to be completed. New regulatory requirements, such as the NPDES permit have also been placed on the SWM Utility. Maintenance needs have also dramatically grown as new, larger and more complex public facilities are constructed and placed under the care of the City,

Most concerning, is the overall age and composition of the drainage system. Over the last several years, there have been a number of pipe failures whereby aging corrugated metal pipe has corroded and collapsed as the pipe's useful life has been reached or exceeded. Advances in technology also need to be considered that could help manage the storm water assets, optimize the use of maintenance staff and equipment and track costs of the various elements of the program (all costs associated with the NPDES permit are required to be tracked separately).

Staff is recommending that a regular update to the Comprehensive Plan be conducted every 10 years with a less comprehensive update be made every 5 years, to reflect changes that occur within the utility. This is a similar frequency to that of other utilities and would allow any changes or conditions from the NPDES permit, which is reissued every 5 years, to be included in the following update.

Discussion

Several questions were raised by Council during review of the draft findings/recommendations at the February 12 meeting. The questions and staff responses are summarized below:

1. Should the City contract out the engineering work or use other available City staff instead of hiring a new full-time engineer? Scenarios 2 through 4 provide the funding for one full time equivalent (FTE) engineering position, but the intent is to use existing engineering services staffing, and consultant resources as much as possible before hiring new staff. Additionally, the engineering position would be fully funded through the Capital Improvement Program rather than Operations.
2. Given the benefits of reduced maintenance for a ditch being piped, should the recommendation for eliminating the Pipe Program be reconsidered? Although the cost is expensive on a linear foot basis and minimal savings on maintenance results by piping an open ditch, eliminating a program that has been in place since the utility was started could be very difficult. Staff has revised its recommendation and Scenarios 2 through 4 now include maintaining the Pipe Program.
3. Should we wait until after the pipe condition assessment is made before increasing the rates for the Pipe Replacement Program? The current adopted 2015-2021 CIP includes funding the Pipe Replacement Program at the same level as proposed in the Comprehensive Plan. There are approximately 80 miles of pipe throughout the City, of which 14 miles is comprised of corrugated metal pipe (CMP). The current Pipe Replacement Program will replace approximately 1/4 of the CMP pipe over the next 10 years. When including pipe replacements made with the other capital projects, only 1/3 of the CMP is anticipated to be replaced over the next 10 years. At this pace, it will take nearly three decades to replace all of the CMP in the City. This is concerning, considering that the expected life for CMP is 30-50 years and that

much of the pipe is currently near or at its expected life. Over the next year and a half, the pipe condition assessment will be focused on assessing the condition of the CMP pipe. This assessment will assist with prioritizing the schedule of replacement program and to minimize and eventually avoid pipe failures, but at this time staff strongly recommends maintaining the current funding to the Pipe Replacement Program given the extent and age of the CMP involved.

4. Can Burien and Normandy Park be added to the Rate Survey? Both Burien and Normandy Park have been added to the Rate Survey as shown on Slide 5 of the presentation.

Alternatives

The Plan provides four Level-of-Service Scenarios as follows:

- Scenario 1: This is the minimum level of service needed to meet the regulatory requirements and program needs. This scenario does not impact the current utility rates, but allows for the addition of 1.0 FTE maintenance staff for providing NPDES inspections, pipe condition inspections, and tracking maintenance activities. The additional FTE is offset by savings from the changes in operations such as increased CIP project inspection using existing SWM engineering staff, establishing a drainage fee to capture staff incurred review and inspection costs not associated with other building or grading permits, and charging the Street Fund for a portion of the street sweeping waste disposal costs to account for waste generated from road sanding activity. This scenario also includes the reduction of the Pipe Program (which is estimated at \$90,000 to \$110,000 per year) or the reduction of High Priority Projects.
- Scenario 2: This is the minimum level of service needed to meet the regulatory requirements and program needs but does include funding for continuing the Pipe Program. This scenario allows for the addition of 1.0 FTE maintenance staff for providing NPDES inspections, pipe condition inspections, and tracking maintenance activities. Under this scenario, approximately 14 of the High Priority projects under capital funding would be completed within the Plan's 10-year window. Five of the 19 High Priority projects would be left unfunded.
- Scenario 3: This is a moderate level of service scenario that includes the 1.0 FTE maintenance staff but also allows for the eventual addition of 1.0 FTE engineering staff as growth of the program permits. Presently, growth of the program is estimated at 0.5% or about \$12,000 annually. It should be noted however, that a \$35,000 increase in rate revenue is estimated from the first phase of the Des Moines Business Park development beginning 2016. Under this scenario, all 19 High Priority capital projects would be funded by 2025 with projects scheduled as appropriate staff support becomes available.
- Scenario 4: This is the highest level of service scenario that includes the 1.0 FTE maintenance staff but also the immediate addition of a 1.0 FTE engineering staff used primarily for supporting CIP implementation. The capital program would be fairly aggressive in that all of the High and Medium Priority capital projects would be funded by 2025.

Financial Impact

Under Scenario 1, a rate adjustment would not be necessary and rates would increase only for inflation as allowed under the current code. The financial analysis of the Plan assumes 2.30% for inflation for years 2016-2024. Under Scenario 1, the General Facility Charge (Development Fee) would increase from the current \$1,165 to \$1,456 per equivalent billing unit (3,450 square feet of impervious area added for a development).

Should Council decide to proceed with any of Scenarios 2, 3, or 4 below, a SWM rate ordinance will need to be prepared to adjust the rates to be made effective January 1, 2016.

Under Scenario 2, rates would increase by 1.7% above inflation for years 2016-2017 and 0.7% above inflation for year 2018. The General Facility Charge would increase from the current \$1,165 to \$1,552 per equivalent billing unit.

Under Scenario 3, rates would increase by 3.7% above inflation for years 2016-2019 and 2.7% above inflation for years 2020-2021. The General Facility Charge would increase from the current \$1,165 to \$1,552 per equivalent billing unit.

Under Scenario 4, rates would increase by 8.7% above inflation for years 2016-2018, 6.7% above inflation for year 2019, 5.7% above inflation for year 2020 and 3.7% above inflation for 2021. The General Facility Charge would increase from the current \$1,165 to \$1,744 per equivalent billing unit.

A Scenario Summary for the rates is shown on Slide 4 of the presentation. A comparison of rates for surrounding jurisdictions is also shown on Slide 5. It should be noted that while Scenario 3 moves Des Moines upward on the chart, this also assumes that the other jurisdictions do not adjust their rates during this 10-year period other than for inflation – which is unlikely.

Recommendation or Conclusion

Staff is recommending Scenario 3, which would continue the SWM program at a moderate level of service allowing for all of the identified high priority projects listed to be completed within the 10-year timeframe, provide for a 1.0 FTE maintenance worker to inspect, maintain and track maintenance activities in accordance with the NPDES permit and to add 1.0 FTE staff for engineering for managing CIP projects as growth in the program allows.

Concurrence

Staff concurs with the Plan's recommendations for changes in operations such as establishing a drainage permit fee, and increasing the use of SWM staff for CIP management.

CITY ATTORNEY'S FIRST DRAFT 02/23/2015**DRAFT RESOLUTION NO. 14-154**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, adopting the City of Des Moines 2015 Surface Water Comprehensive Plan, and superseding Resolution No. 697.

WHEREAS, surface water management protects people, property, and the general environment from damage caused by rainfall, water runoff, and waterborne pollution, and

WHEREAS, the City of Des Moines is regulated under the Washington State Department of Ecology's Western Washington Phase II Municipal Stormwater Permit, and

WHEREAS, the City Council enacted Ordinance No. 832 in 1989 establishing a Surface Water Management Program to control and prevent flooding, erosion, sedimentation and water quality degradation; to protect the stream ways and wetlands with the City limits; to accommodate future urban growth and correct existing surface water problems; fund maintenance and improvements to the natural and constructed surface water systems; and to safeguard public safety, prevent property damage, and improve water quality, and

WHEREAS, the Surface Water Comprehensive Plan identifies specific actions and strategies to manage and control the rate and quality of surface water in Des Moines, and

WHEREAS; the City Council finds that the Surface Water Comprehensive Plan adopted by this Resolution promotes the health, safety, and welfare of the citizens of the City of Des Moines; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

Sec. 1. The Plan and appendices titled the "City of Des Moines 2015 Surface Water Comprehensive Plan," dated March 2015 and prepared by Parametrix, Inc., are hereby adopted by reference as if set forth in full.

Sec. 2. This Resolution supersedes Resolution No. 697.

Resolution No. ____
Page 2 of ____

ADOPTED BY the City Council of the City of Des Moines,
Washington this ____ day of _____, 2015 and signed in
authentication thereof this ____ day of _____, 2015.

M A Y O R

APPROVED AS TO FORM:

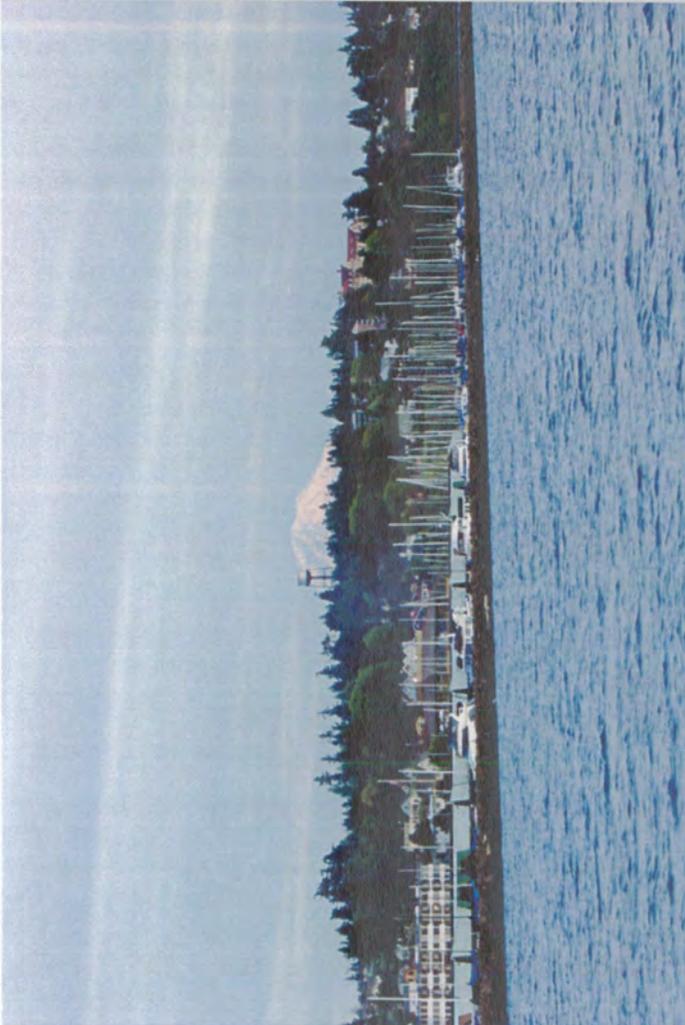
City Attorney

ATTEST:

City Clerk

3/4/15 9:28 AM

Des Moines 2015 Surface Water Comprehensive Plan



March 12, 2015



Parametrix | 1
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

CRITICAL FINDINGS

- Staffing
 - **Additional 1.0 FTE (Maintenance)** needed to meet regulatory requirements & CCTV existing system.
 - **Additional 1.0 FTE (Engineering)** needed to deliver capital programs for Scenarios 3 and 4.
- Program Changes
 - **Establish Drainage Permit Fee (\$25K)**
 - **Street Fund Charge for Waste Disposal (\$10K)**
 - **Transition Engineering Staff (0.33 FTE) to deliver CIP improvements (\$30K)**
- Capital Improvement Projects
 - **19 High Priority Projects (Total Cost of ~\$10M) including ~\$1.6M for CMP Pipe Replacement (CIP-9)**
 - **12 Medium Priority Projects (Total Cost of ~\$3.6M)**
- Pipe Replacement Program
 - **City has over 90 miles of existing enclosed storm sewer pipe of which 14 miles is CMP.**
 - **Pipe Replacement Program (CIP-9) will replace approx. 1/4 of existing CMP Pipe over the next 10 years (>3.5 miles).**

SERVICE LEVEL SCENARIOS

Service Level	Operations	Capital Funding
Scenario 1	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 	<ul style="list-style-type: none"> ▪ Fund as many High Priority projects as possible (# depends on reduction in City Pipe Program)
Scenario 2	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 	<ul style="list-style-type: none"> ▪ Fund as many High Priority projects as possible (14 estimated) ▪ Maintain City Pipe Program
Scenario 3	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 ▪ Eventual personnel addition to support CIP implementation. <ul style="list-style-type: none"> - 1.0 FTE (engineer) as growth permits (est. 2021) 	<ul style="list-style-type: none"> ▪ Fund all High Priority projects by 2025 ▪ Maintain City Pipe Program
Scenario 4	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 ▪ Immediate personnel addition to support CIP implementation. <ul style="list-style-type: none"> - 1.0 FTE (engineer) in 2015 	<ul style="list-style-type: none"> ▪ Fund all High Priority & Medium Priority projects by 2025 ▪ Maintain City Pipe Program

SCENARIO SUMMARY

<u>Rate Increases</u>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Scenario 1	3.65%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%
Scenario 2	3.65%	4.00%	4.00%	3.00%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%
Scenario 3	3.65%	6.00%	6.00%	6.00%	6.00%	5.00%	5.00%	2.30%	2.30%	2.30%
Scenario 4	3.65%	11.00%	11.00%	11.00%	9.00%	8.00%	6.00%	2.30%	2.30%	2.30%

4.1.1.

<u>Monthly Rate / EBU</u>	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Scenario 1	\$ 14.76	\$ 15.10	\$ 15.45	\$ 15.80	\$ 16.17	\$ 16.54	\$ 16.92	\$ 17.31	\$ 17.70	\$ 18.11
Scenario 2	\$ 14.76	\$ 15.35	\$ 15.96	\$ 16.44	\$ 16.82	\$ 17.21	\$ 17.60	\$ 18.01	\$ 18.42	\$ 18.85
Scenario 3	\$ 14.76	\$ 15.65	\$ 16.58	\$ 17.58	\$ 18.63	\$ 19.57	\$ 20.54	\$ 21.02	\$ 21.50	\$ 21.99
Scenario 4	\$ 14.76	\$ 16.38	\$ 18.19	\$ 20.19	\$ 22.00	\$ 23.76	\$ 25.19	\$ 25.77	\$ 26.36	\$ 26.97

116

<u>General Facility Charges / EBU</u>	
Scenario 1	\$ 1,456
Scenario 2	\$ 1,455
Scenario 3	\$ 1,550
Scenario 4	\$ 1,743

[a] Rate increases shown assume a minimum 2.30% inflationary increase and per Ordinance 1437, rates are adjusted annually for inflation and may be higher or lower depending on the actual cost indices.

RATE SURVEY COMPARISON

2014 Residential Rates	
Tacoma	\$ 19.97
Auburn	\$ 18.78
Redmond	\$ 16.56
Normandy Park	\$ 16.00
Kirkland	\$ 15.60
Mercer Island	\$ 15.32
Seattle	\$ 15.08
Des Moines (Existing)	\$ 14.24
Issaquah	\$ 14.08
Burien	\$ 12.79
Renton	\$ 12.69
King County	\$ 12.58
North Bend	\$ 12.36
Bothell	\$ 12.08
Bellevue	\$ 11.82
Kent	\$ 11.64
Tukwila	\$ 9.83
Seatac	\$ 8.30
Federal Way	\$ 7.38
Woodinville	\$ 7.26

2016 Residential Rates [a]	
Tacoma	\$ 20.90
Auburn	\$ 19.73
Redmond	\$ 17.33
Normandy Park	\$ 16.74
Des Moines (Scenario 4)	\$ 16.38
Kirkland	\$ 16.33
Mercer Island	\$ 16.03
Seattle	\$ 15.78
Des Moines (Scenario 3)	\$ 15.65
Des Moines (Scenario 2)	\$ 15.35
Des Moines (Scenario 1)	\$ 15.10
Issaquah	\$ 14.74
King County	\$ 14.62
Renton	\$ 13.28
Burien	\$ 13.08
North Bend	\$ 12.94
Bothell	\$ 12.65
Bellevue	\$ 12.37
Kent	\$ 12.18
Seatac	\$ 10.53
Tukwila	\$ 10.29
Federal Way	\$ 8.13
Woodinville	\$ 7.60

2024 Residential Rates [a]	
Des Moines (Scenario 4)	\$ 26.97
Tacoma	\$ 25.07
Auburn	\$ 23.71
Des Moines (Scenario 3)	\$ 21.99
Redmond	\$ 20.79
Normandy Park	\$ 20.09
Kirkland	\$ 19.58
Mercer Island	\$ 19.23
Seattle	\$ 18.93
Des Moines (Scenario 2)	\$ 18.85
Des Moines (Scenario 1)	\$ 18.11
Issaquah	\$ 17.67
King County	\$ 17.54
Renton	\$ 15.93
Burien	\$ 15.69
North Bend	\$ 15.52
Bothell	\$ 15.17
Bellevue	\$ 14.84
Kent	\$ 14.61
Seatac	\$ 12.95
Tukwila	\$ 12.34
Federal Way	\$ 9.75
Woodinville	\$ 9.12

[a] The rates shown above for comparable utilities have been increased only by an assumed 2.3% inflation rate and does not include any rate adjustment that may occur over a 10 year period (2014-2024).

OUR RECOMMENDATION

Service Level	Operations	Capital Funding
Scenario 1	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 	<ul style="list-style-type: none"> ▪ Fund as many High Priority projects as possible (# depends on reduction in City Pipe Program)
Scenario 2	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 	<ul style="list-style-type: none"> ▪ Fund as many High Priority projects as possible (14 estimated) ▪ Maintain City Pipe Program
Scenario 3	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 ▪ Eventual personnel addition to support CIP implementation. <ul style="list-style-type: none"> - 1.0 FTE (engineer) as growth permits (est. 2021) 	<ul style="list-style-type: none"> ▪ Fund all High Priority projects by 2025 ▪ Maintain City Pipe Program
Scenario 4	<ul style="list-style-type: none"> ▪ Immediate personnel additions for NPDES inspections, non-NPDES inspections, input backlog of maintenance records <ul style="list-style-type: none"> - 1.0 FTE (maintenance) in 2015 ▪ Immediate personnel addition to support CIP implementation. <ul style="list-style-type: none"> - 1.0 FTE (engineer) in 2015 	<ul style="list-style-type: none"> ▪ Fund all High Priority & Medium Priority projects by 2025 ▪ Maintain City Pipe Program

QUESTIONS?

Austin Fisher, PE
Project Manager

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www.parametrix.com

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City of Des Moines 2015 Surface Water Comprehensive Plan

Prepared for
City of Des Moines
21630 11th Ave South
Des Moines, WA 98198

March 2015

Prepared by
Parametrix
719 2nd Avenue, Suite 200
Seattle, WA 98104
206.394.3700
www.parametrix.com

216-1792-009 (01/05)

Executive Summary

Plan Goals and Development

Purpose

The City of Des Moines Surface Water Management Division is responsible for implementing practices and technologies to address stormwater-related issues throughout the city. The Surface Water Management Division's mission is to:

- Control and minimize flooding, erosion, sedimentation, and water quality degradation;
- Protect the stream ways and wetlands within the city limits;
- Accommodate future urban growth and correct existing surface water problems; and
- Safeguard public safety, prevent property damage, and improve water quality.

(DMMC 11.08.010)

The purpose of this surface water comprehensive plan (SWCP) is to outline the City's surface water management program that will be implemented over the next 10 years, including the current Washington State Department of Ecology (Ecology) Municipal Stormwater Permit term (2013–2018), and discuss the steps taken to identify the crucial program elements. Two major components of the SWCP are the Surface Water Capital Improvement Plan and the Surface Water Rate and General Facilities Charge Update Analysis, which are discussed in the Program Recommendations section of this summary.

Methodology

The City's current surface water program was evaluated and summarized through review of existing operational, water quality, flood control, and habitat reports and

data within the City records and other publicly available resources. In addition, existing surface water issues, potential capital projects, staffing needs, maintenance effectiveness, pollution sources, and public awareness were identified and prioritized based on City staff questionnaires, a City staff workshop, five public meetings enlisting citizen involvement, and three presentations to the City Council Environment Committee.

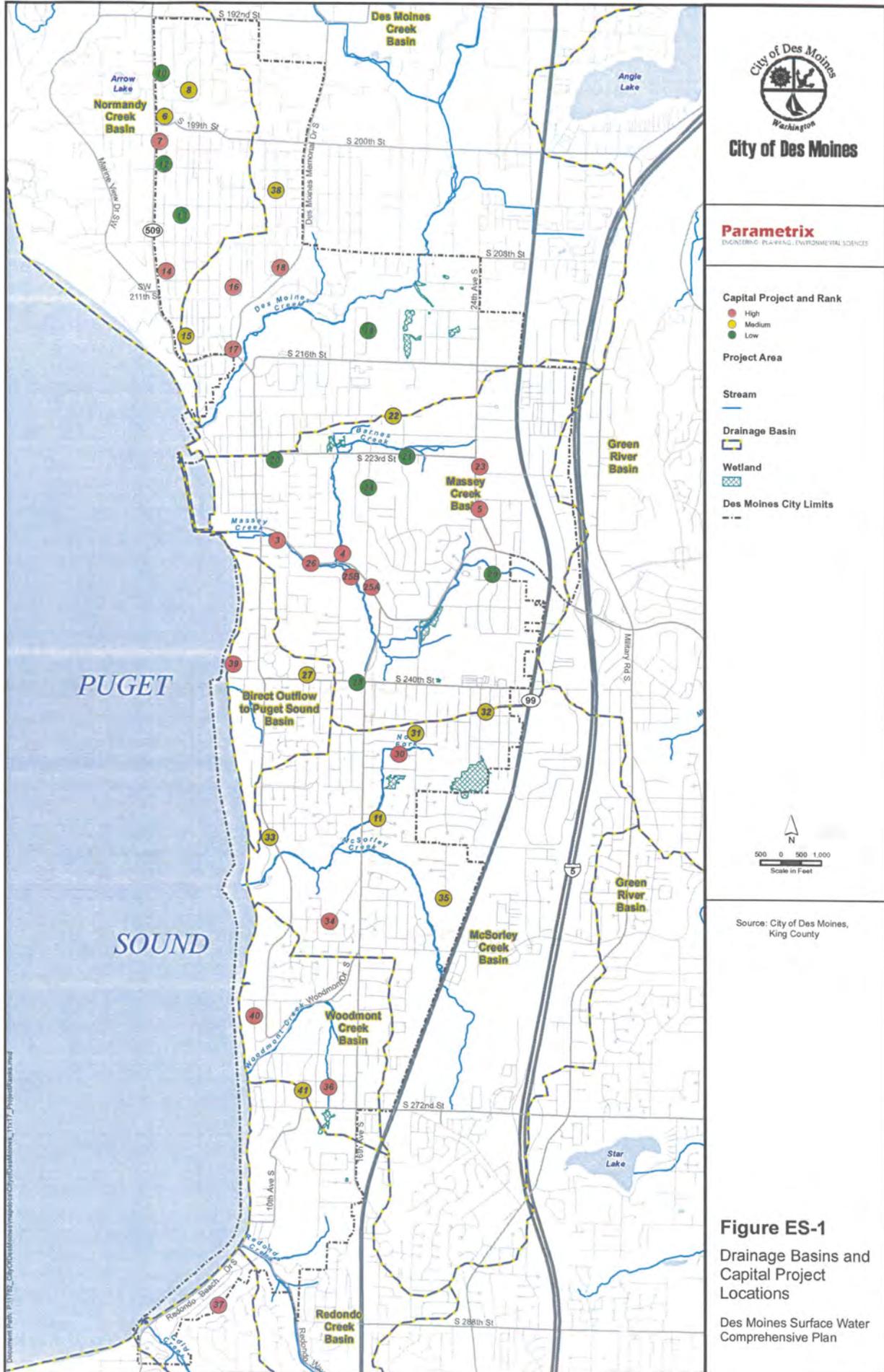
The current surface water management program was evaluated based on City and state regulatory requirements, feedback from the City, and public participation. The program was evaluated to determine where the current level of service did not fully meet with existing program expectations. In addition, recommendations for higher levels of service were developed based on future City goals and additional programs or technologies that would increase the efficiency of the current program and potentially reduce long-term costs. To objectively compare and prioritize potential capital projects, a ranking system was developed based on City input, citizen involvement, and feedback from the City Council Environment Committee. Finally, the surface water rate analysis was conducted by developing and evaluating three different scenarios that would each address a baseline level of service compliant with all regulatory requirements, combined with different levels of operational efficiencies and completion of capital projects.

Future Updates

This SWCP provides a snapshot of the stormwater management program as it can be assessed from a 2014 perspective; however, changes and influence from external (e.g., regulations) and internal (e.g., change in staff or elected officials, flood events) events will occur. The program status should be briefly reviewed bi-annually, reconfirmed for adjustments due to the NPDES Permit renewal in 2018, and a status report and possible adjustments prepared at the 5-year mark (2020) to determine progress toward achieving goals in its 10-year time frame.

Study Area

The city of Des Moines is located within eight stream basins that are part of the larger Duwamish/Green Watershed (Figure ES-1). Waterbodies within these basins include Des Moines Creek, Massey Creek, Barnes Creek, McSorley Creek, Normandy Creek, Woodmont Creek, Redondo Creek, and Cold Creek, all of which drain directly to Puget Sound. Issues identified in each stream basin within the city and summarized below are based on findings of individual basin plans; however, substantial efforts have been made to address these issues since publication of the original basin plans and additional monitoring may be needed to determine the success of these efforts.



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Des Moines Creek, Massey Creek, and McSorley Creek have characteristics in common. Each of these streams experiences varying levels of localized flooding due to uncontrolled runoff from developed areas and inadequate detention storage. In addition, each stream contains a combination of varying habitat quality, though good fish habitat still exists in many streams and some reaches may be suitable for restoration. Also, Des Moines Creek, Massey Creek, and McSorley Creek have been identified on Ecology's 303(d) list for exceeding state water quality standards for dissolved oxygen, fecal coliform bacteria, and copper. Des Moines Creek and Massey Creek have also been identified on Ecology's 303(d) list for exceedances of the zinc water quality standard.

The remaining streams within the city are each considered to have lower habitat value. Both Normandy Creek and Woodmont Creek have good canopy cover; however, Normandy Creek contains fish barriers and Woodmont Creek is heavily incised by high flows. Redondo Creek and Cold Creek basins are each heavily developed with less remaining canopy cover and offer very low habitat value overall. Normandy, Woodmont, Redondo, and Cold creeks have not been listed by the state for water quality exceedances.

Current Surface Water Management Program

Overview

An overview of the current Surface Water Management Program is provided in Table ES-1.

Budgeting

The current surface water management program is funded through a surface water utility fee, grants, and Interlocal agreements. The Surface Water Management Division periodically evaluates the surface water fee to determine if the base amount is adequate to meet program needs and if the portions of the rates allocated between commercial and residential customers is appropriate. In addition, the Surface Water Management Division generates an annual budget outlining how the surface water rate revenue will be allocated to its costs and needs for the coming year.

Table ES-1. Overview of Current Surface Water Management Program

Program Element and Associated Costs											
Planning and Engineering	Inspections and Maintenance	NPDES							Administration	Capital Projects	
Staff salaries, supplies, and specific labor required for stormwater engineering and planning (Stormwater Comprehensive Plan, NPDES SWMP Plan, etc.).	Routine system inspections and maintenance (includes NPDES-required work): field crew staff salaries, equipment, interfund transfers for repairs, etc.	Implementation of NPDES Permit program								Overhead costs of operating the program: support staff salaries, state taxes, utility taxes, and non-element-specific expenses.	Large-scale construction, expansion, renovation, or replacement projects; purchases of major, long-term use equipment; or major long-term maintenance, repair, or rehabilitation projects.
		<ul style="list-style-type: none"> • SWMP document updates included under Planning and Engineering • NPDES inspections and maintenance included under Inspections and Maintenance general program component 									
		Public Education	Public Involvement	Illicit Discharges	Control Runoff	Operation and Maintenance	Monitoring	Tracking and Reporting			
		Reduce or eliminate public stormwater impacts and encourage participation in stewardship.	Ongoing opportunities for involvement, such as advisory councils, public hearings, watershed committees, and rate-structure input.	Prevent, detect, characterize, trace, and eliminate illicit connections and discharges into the storm drain system.	Reduce pollutants in stormwater runoff from new development, redevelopment, and construction site activities through permitting, plan review, and inspections.	Perform operation and maintenance on the storm drain system and provide staff training.	Conduct local water quality monitoring or pay into a fund to support regional monitoring.	Gather information, track program success, set action priorities, retain records, and submit reports to Ecology.			

Identified Compliance Gaps in Current Program

In general, the current surface water management program complies with most regulatory requirements and provides an adequate level of service to the surface water rate customers. However, the following gaps were identified in the existing program:

- **NPDES Operation and Maintenance:** Stormwater management facilities must be inspected at least once per year. The City crews are able to inspect each existing facility annually and upgrade them to maintenance standards as needed. However, since 2012, at least four major facilities have been constructed or soon will be. The Surface Water Management Division is in the process of modifying operation and maintenance procedures to include these facilities and have maintenance crews provide these inspection duties. With the existing maintenance staff, a gap exists in the time needed to meet the permit inspection and maintenance requirements as additional facilities are constructed.
- **NPDES Tracking, Recordkeeping, and Reporting:** The existing inspection and maintenance records contain a large backlog of paper activity reports that have not been entered into the electronic database.
- **Capital Project Implementation:** The City currently does not have an emergency fund within the capital projects budget or a systematic program for replacement of failing infrastructure.

Program Recommendations

Key Drivers

The Surface Water Management Division's mission statement focuses on issues such as flooding, erosion, sedimentation, water quality degradation, stream and wetland protection, future growth, public safety, and property protection. All of these elements are part of three main focus areas around which the Surface Water Management Program is centered:

- Drainage
- Water Quality
- Habitat

Future program upgrades centered on these focus areas will provide continuity of efforts while aligning with local and state requirements, regional initiatives, City goals and priorities, and public needs.

The City's existing storm drain system and flow control facilities are generally adequate to address drainage needs to the level of service in place when the

systems were constructed. However, the infrastructure within the storm drain system includes extended lengths of pipe that are near the end of their useful life and the Surface Water Management Division does not currently have a dedicated plan or funding mechanism to pay for the repair and replacement of these aged components. It is recommended that the City establish a repair and replacement fund to handle these anticipated, but unpredictable, repairs of pipe failure.

Based on recent regulatory developments, it is anticipated that future versions of the Municipal NPDES Permit will require the City to develop a stormwater retrofit plan. It is recommended that the City begin preparing for the future potential need by compiling and organizing information related to stormwater quality and flow retrofitting, mapping, water quality problem identification and tracking, and flow monitoring. In addition, the City should consider establishing funding for add-on opportunities and preparing a prioritized retrofit plan.

Similar to water quality data, the City does not have a central clearinghouse of information for City habitat areas and improvement opportunities. Therefore, it is recommended that the City begin compiling and organizing habitat-specific information as part of the data gathering effort discussed above.

Components

Recommended approaches for addressing gaps in the current surface water management program, including additions of full-time employees, and recommendations to increase program efficiencies and reduce costs are presented in Table ES-2.

Implementation

Implementation of the recommended operational procedures and construction of capital projects are presented in four different funding scenarios, as summarized in Table ES-3. Each of these scenarios would address a baseline level of service compliant with all regulatory requirements. Scenarios 3 and 4 are combined with different levels of operational efficiencies and completion of capital projects. Identified capital projects are summarized in Figures ES-1 and ES-2.

Tables ES-4 through ES-7 show the long-term revenue requirement forecast and the associated utility fee increase for each of the scenarios. The rate of fee increases in Scenario 1 are based on inflation only; while Scenarios 2, 3, and 4 include increases beyond inflation to achieve higher levels of operational and capital service.

Implementation of Scenario 3 is recommended. This scenario would provide the additional necessary maintenance staff to comply with regulatory inspection and maintenance requirements for the expanding drainage system, would maintain the popular and successful Voluntary Pipe Program, and would enable the City to complete all 19 High Priority capital projects over the next 10 years.

Table ES-2. Surface Water Management Program Findings and Recommendations

Findings	Program Element										
	Planning and Engineering	Maintenance	NPDES							Administration	Capital Improvement Program
			Public Education	Public Involvement	Illicit Discharge	Control Runoff	Operation and Maintenance	Monitoring	Tracking and Reporting		
<p>Gaps in Existing Program and Compliance Needs</p> <ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Crews inspecting approximately 60% of all catch basins annually. • <u>Add 0.33 FTE</u> maintenance: necessary for required annual inspections of the expanding drainage system 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • 2 to 3 public facilities added each year, requiring additional staff to meet permit requirements • <u>Add 0.33 FTE</u>, increase inspection coverage 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Inspection and maintenance database not current with most recent activities. • <u>Add 0.33 FTE</u>, input records backlog 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Maintenance of all stormwater facilities required by DMMC 11.20.080 (2)(a). • No current systematic repair or replacement of aging capital assets • <u>Add emergency repair and replacement service account.</u>
<p>Recommendations</p> <ul style="list-style-type: none"> • <u>Programmatic SEPA evaluation</u> of Capital Program • <u>Project Management Manual/ training</u> to support Capital Program • Add <u>1.0 FTE</u> to manage Capital Program • Charge <u>drainage permit fee</u>, help fund development support 	<ul style="list-style-type: none"> • <u>Closed-circuit television inspection</u> of 15% of the drainage system annually until complete (City to purchase equipment: \$15k) • <u>Use City staff to help implement portion of the CMP</u> Replacement capital project. 	<ul style="list-style-type: none"> • None 	<ul style="list-style-type: none"> • Update tracking database to <u>electronic software</u>. • Organize <u>water quality retrofit</u> data. 	<ul style="list-style-type: none"> • <u>Increase budget proportionately</u> to support upgrades of other program elements • <u>Track division revenue growth</u>, use proceeds to cover new costs 	<ul style="list-style-type: none"> • None 						

FTE = full-time employee; SEPA = State Environmental Policy Act; DMMC = Des Moines Municipal Code; NPDES = National Pollutant Discharge Elimination System; CMP = Corrugated Metal Pipe

Table ES-3. Program Implementation Funding Scenarios

Funding Scenario	Operations	Capital Projects Funded by 2025
Scenario 1	<p>Additional Revenue:</p> <ul style="list-style-type: none"> Establish Drainage Permit Fee Street Fund charge for waste disposal Transition Engineering Staff to deliver CIP <p>Additional Cost:</p> <ul style="list-style-type: none"> 1.0 FTE (maintenance) in 2015 <p>Utility Fee: No change beyond inflation</p>	<p>High Priority: 13 of 19, with at least 6 delayed until 2023</p> <p>Medium Priority: 0 of 12</p> <p>Voluntary Pipe Program: Reduction or complete elimination</p>
Scenario 2	<p>Additional Revenue:</p> <ul style="list-style-type: none"> Establish Drainage Permit Fee Street Fund charge for waste disposal Transition Engineering Staff to deliver CIP <p>Additional Cost:</p> <ul style="list-style-type: none"> 1.0 FTE (maintenance) in 2015 <p>Utility Fee: Smallest increase compared to other scenarios</p>	<p>High Priority: 14 of 19</p> <p>Medium Priority: 0 of 12</p> <p>Voluntary Pipe Program: Existing program maintained</p>
Scenario 3 <u>RECOMMENDED</u>	<p>Additional Revenue:</p> <ul style="list-style-type: none"> Establish Drainage Permit Fee Street Fund charge for waste disposal Transition Engineering Staff to deliver CIP <p>Additional Costs:</p> <ul style="list-style-type: none"> 1.0 FTE (maintenance) in 2015 1.0 FTE (engineer) to manage expanding CIP as growth permits (estimated 2021) <p>Utility Fee: Medium increase compared to other scenarios</p>	<p>High Priority: 19 of 19</p> <p>Medium Priority: 0 of 12</p> <p>Voluntary Pipe Program: Existing program maintained</p>
Scenario 4	<p>Additional Revenue:</p> <ul style="list-style-type: none"> Establish Drainage Permit Fee Street Fund charge for waste disposal Transition Engineering Staff to deliver CIP <p>Additional Costs:</p> <ul style="list-style-type: none"> 1.0 FTE (maintenance) in 2015 1.0 FTE (engineer) in 2015 <p>Utility Fee: Highest increase compared to other scenarios</p>	<p>High Priority: 19 of 19</p> <p>Medium Priority: 12 of 12</p> <p>Voluntary Pipe Program: Existing program maintained</p>

Capital Project	Public Meeting Focus Area	Project Title	Estimated Cost	Score
High-Ranked Projects				
16	A	5th Avenue South/212th Street Pipe Upgrade	\$724,220	68
3	B	Lower Massey Creek Channel Modifications	\$1,248,565	64
30	C	North Fork McSorley Creek Diversion Project	\$372,960	60
4	B	Barnes Creek/Kent Des Moines Road Culvert Replacement	\$1,470,081	58
39	C	6th Avenue/239th St. Pipe Replacement	\$164,220	56
36	D	14th Avenue (268th to 272nd) Pipe Upgrade	\$411,740	56
17	A	216th Place/Marine View Drive Pipe Upgrade	\$258,300	54
25A	B	KDM/16th Avenue Pipe Replacement Project	\$227,080	52
18	A	Des Moines Memorial Drive - S. 208th to S. 212th Pipe Project	\$504,980	48
40	D	8th Avenue (264th to 265th) Pipe Project	\$219,800	48
5	B	24th Avenue Pipeline Replacement	\$260,100	46
25B	B	KDM/16th Avenue (228th to KDM Rd) Pipe Project	\$714,420	46
7	A	1st Avenue Pond Expansion	\$334,672	34
9	ALL	Pipe Replacement Program (unidentified projects)	\$1,474,667	34
Sub-Total Estimated Cost of High-Ranked Projects			\$8,385,805	
26	C	232nd Street (10th to 14th) Pipe Project	\$496,580	44
23	B	24th Avenue (223rd to 224th) Pipe Upgrade	\$226,100	42
34	C	258th Street (13th Pl to 16th Ave) Pipe Project	\$341,600	42
37	D	6th Place/287th Street Pipe Replacement Project	\$496,300	40
14	A	1st Place South (209th to 210th) Pipe Project	\$211,260	36
Sub-Total Estimated Cost of High-Ranked Projects			\$1,771,840	
Grand Total Estimated Cost of High-Ranked Projects			\$10,157,645	
Medium-Ranked Projects				
38	A	9th Avenue (202nd to 206th) Pipe Project	\$185,920	32
15	A	3rd Avenue South (213th to 216th) Pipe Project	\$322,140	30
31	C	20th Avenue/243rd Street Pipe Upgrade	\$371,840	30
35	C	22nd Avenue Outfall Project	\$191,380	28
6	A	199th North Hill Trunkline Upgrade	\$231,395	26
8	A	North Hill NE and 197th Street Trunkline Upgrade	\$482,857	26
32	C	242nd Street (26th Ave to 26th Pl) Pipe Project	\$100,100	26
11	C	Saltwater Highlands Tract A pond replacement (and/or stabilize adjacent rav	\$360,962	24
27	C	240th Street (MVD to 11th Place) Pipe Project	\$343,840	24
22	A	220th Street (15th Ave to SJU Park) Pipe Replacement Project	\$335,860	22
33	C	252nd Street/9th Avenue Pipe Project	\$191,240	22
41	D	12th/13th Avenue (270th to 272nd Street)	\$496,020	22
Total Estimated Cost of Medium-Ranked Projects			\$3,613,554	
Low-Ranked Projects				
12	A	1st Place South (201st to 204th) Pipe Upgrade	\$415,100	20
20	A	222nd/223rd 8th Avenue to 11th Avenue Pipe Project	\$472,220	18
21	B	223rd Street (13th Avenue to 19th Avenue) Pipe Project	\$292,880	16
28	B	240th Street (13th to 16th Ave) Pipe Project	\$248,080	16
29	B	25th Avenue (n/o 232nd Street) Pipe Replacement Project	\$99,680	16
10	A	1st Place South (197th to 192nd)	\$237,860	14
19	A	14th Avenue/15th Avenue N/O 215th Place Pipe Project	\$110,600	14
24	B	16th Avenue (224th to 228th) Pipe Project	\$331,240	14
13	A	3rd Avenue (206th to 207th) Pipe Project	\$165,060	10
Total Estimated Cost of Low-Ranked Projects			\$2,372,720	

Figure ES-2
Capital Project Cost, Priority, and Scoring Summary

Table ES-4. Scenario 1 Revenue Requirement Forecast

Scenario 1	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rate Revenue	\$ 2,511,145	\$ 2,619,044	\$ 2,692,678	\$ 2,768,383	\$ 2,846,216	\$ 2,926,237	\$ 3,008,508	\$ 3,093,093	\$ 3,180,055	\$ 3,269,462
Rate Funded Capital	\$ 482,133	\$ 753,344	\$ 861,904	\$ 480,829	\$ 686,728	\$ 733,092	\$ 781,559	\$ 862,297	\$ 854,204	\$ 876,814
Rate Increases	3.65%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%
Monthly Rate / EBU	\$ 14.76	\$ 15.10	\$ 15.45	\$ 15.80	\$ 16.17	\$ 16.54	\$ 16.92	\$ 17.31	\$ 17.70	\$ 18.11

Table ES-5. Scenario 2 Revenue Requirement Forecast

Scenario 2	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rate Revenue	\$ 2,511,145	\$ 2,662,566	\$ 2,782,914	\$ 2,880,734	\$ 2,961,726	\$ 3,044,995	\$ 3,130,605	\$ 3,218,622	\$ 3,309,113	\$ 3,402,149
Rate Funded Capital	\$ 482,133	\$ 552,452	\$ 723,629	\$ 550,925	\$ 712,569	\$ 731,197	\$ 750,349	\$ 860,827	\$ 822,469	\$ 844,187
Rate Increases	3.65%	4.00%	4.00%	3.00%	2.30%	2.30%	2.30%	2.30%	2.30%	2.30%
Monthly Rate / EBU	\$ 14.76	\$ 15.35	\$ 15.96	\$ 16.44	\$ 16.82	\$ 17.21	\$ 17.60	\$ 18.01	\$ 18.42	\$ 18.85

Table ES-6. Scenario 3 (RECOMMENDED) Revenue Requirement Forecast

Scenario 3	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rate Revenue	\$ 2,511,145	\$ 2,713,770	\$ 2,890,979	\$ 3,079,760	\$ 3,280,868	\$ 3,462,136	\$ 3,653,419	\$ 3,756,135	\$ 3,861,739	\$ 3,970,311
Rate Funded Capital	\$ 482,133	\$ 602,675	\$ 701,305	\$ 859,474	\$ 1,004,726	\$ 1,099,878	\$ 1,175,194	\$ 1,109,492	\$ 1,176,840	\$ 1,208,522
Rate Increases	3.65%	6.00%	6.00%	6.00%	6.00%	5.00%	5.00%	2.30%	2.30%	2.30%
Monthly Rate / EBU	\$ 14.76	\$ 15.65	\$ 16.58	\$ 17.58	\$ 18.63	\$ 19.57	\$ 20.54	\$ 21.02	\$ 21.50	\$ 21.99

Table ES-7. Scenario 4 Revenue Requirement Forecast

Scenario 4	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rate Revenue	\$ 2,511,145	\$ 2,841,778	\$ 3,170,145	\$ 3,536,455	\$ 3,874,010	\$ 4,204,850	\$ 4,479,427	\$ 4,605,366	\$ 4,734,846	\$ 4,867,966
Rate Funded Capital	\$ 458,026	\$ 477,118	\$ 859,907	\$ 1,127,849	\$ 1,429,218	\$ 1,638,344	\$ 1,900,134	\$ 1,976,154	\$ 2,030,308	\$ 2,085,984
Rate Increases	3.65%	11.00%	11.00%	11.00%	9.00%	8.00%	6.00%	2.30%	2.30%	2.30%
Monthly Rate / EBU	\$ 14.76	\$ 16.38	\$ 18.19	\$ 20.19	\$ 22.00	\$ 23.76	\$ 25.19	\$ 25.77	\$ 26.36	\$ 26.97

EBU = equivalent billing unit, which represents number of customers

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AGENDA ITEM

BUSINESS OF THE CITY COUNCIL
City of Des Moines, WA

SUBJECT: Draft Resolution No. 15-045 related to the King County Countywide Planning Policies

FOR AGENDA OF: March 12, 2015

ATTACHMENTS:

- 1. Draft Resolution No. 15-045
- 2. King County Countywide Planning Policies Amendment Packet
- 3. City of Des Moines Environmental Stewardship Policies

DEPT. OF ORIGIN: Planning, Building and Public Works

DATE SUBMITTED: March 5, 2014

CLEARANCES:

- Legal *PB*
- Finance N/A
- Marina N/A
- Parks, Recreation & Senior Services N/A
- Planning, Building & Public Works *DEL for Dan Brewer*
- Police N/A
- Courts N/A
- Economic Development _____

APPROVED BY CITY MANAGER
FOR SUBMITTAL: *[Signature]*

Purpose and Recommendation

The purpose of this Agenda Item is for the City Council to consider Draft Resolution No. 15-045 (see Attachment 1) to ratify or disapprove amendments to the King County Countywide Planning Policies by passing one of the following motions:

Motion 1 - Buildable Lands

Motion 1: "I move to adopt Draft Resolution No. 15-045 ratifying amendments to the King County Countywide Planning Policies as approved by the Metropolitan King County Council through Ordinance No. 17951.

OR

Motion 2 - Buildable Lands

Motion 2: "I move to adopt Draft Resolution No. 15-045 disapproving amendments to the King County Countywide Planning Policies as approved by the Metropolitan King County Council through Ordinance No. 17951.

AND

Motion 3 – Greenhouse Gas Emissions

Motion 3: “I move to adopt Draft Resolution No. 15-045 ratifying amendments to the King County Countywide Planning Policies as approved by the Metropolitan King County Council through Ordinance No. 17952.

OR

Alternate Motion 4 – Greenhouse Gas Emissions

Motion 4: “I move to adopt Draft Resolution No. 15-045 disapproving amendments to the King County Countywide Planning Policies as approved by the Metropolitan King County Council through Ordinance No. 17952.

Background

The Countywide Planning Policies or CPP’s are a series of policies that address growth management issues in King County. The Growth Management Planning Council (GMPC) brings together elected officials from King County and the cities and jurisdictions within it to develop the CPPs.

Adopted and ratified by the cities in 2013, the CPPs provide a countywide vision and serve 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.

Discussion

On December 15, 2014, the Metropolitan King County Council approved Ordinance No. 17951 and Ordinance No. 17952 thereby adopting and ratifying the amendments to the King County Countywide Planning Policies (CPPs) on behalf of unincorporated King County. In accordance with CPP, G-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. 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. The 90-day deadline to for these amendments is Friday, April 3, 2015. The amendment packet is provided at Attachment 2 and addresses the following:

1. Approval of the 2014 King County Buildable Lands Report in accordance with RCW 36.70A.215 as adopted and ratified by Ordinance No. 17951.
2. Amendments to CPP EN-17 related the countywide greenhouse gas reduction targets and a new CPP EN-18A that establishes greenhouse gas measurement and reporting commitments as adopted and ratified by Ordinance No. 17952.

2014 King County Buildable Lands Report

The 2014 Buildable Lands Report (BLR) builds on and updates the work completed for the 2007 BLR. It fulfills requirements of RCW 36.70A.215 to report on residential and job changes since the 2007 BLR and to provide an update picture of King County’s overall capacity to accommodate growth. The 2014 BLR reports on the six-year period from January 2006 to January 2012 for King County and each of its 39 cities. It measures each city’s land supply and land capacity and updates those capacities to 2012 which included close coordination with each city (including Des Moines). The BLR then compares the

jurisdiction's growth capacity to the adopted targets covering the 2006-2031 planning horizon. The 2014 BLR demonstrates that King County (and Des Moines) continues to have sufficient capacity to accommodate targeted levels of growth for both housing units and jobs.

The BLR is one component of implementing the CPPs, which in turn help to carry out Vision 2040 – the Regional Growth Strategy (RGS) set forth by the Puget Sound Regional Council (PSRC). As previously discussed with County, the RGS calls for growth to be focused into regional geographies of which there are four types of cities: Metropolitan Cities, Core Cities with designated Urban Centers, Larger Cities and Small Cities. Des Moines falls within the Larger Cities geography.

City staff worked closely with King County during the development of the 2014 BLR. The growth targets established in the CPPs and the 2014 BLR are the basis for Des Moines population and job growth assumptions for the 2015 Comprehensive Plan Amendments.

Greenhouse Gas Reduction Targets, Measurement, and Reporting Commitments

In summary, the CPP EN 17 would be amended to define countywide greenhouse gas reduction targets and EN 18A would be added to establish greenhouse gas measurement and reporting commitments as indicated below:

EN-17 Reduce countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050. Assuming a 1% annual population growth, these targets translate to per meecapita emissions of approximately 8.5 metric tons of carbon dioxide equivalent (MTCO_{2e}) by 2020, 5 MTCO_{2e} by 2030 and 1.5 MTCO_{2e} by 2050.

EN-18A King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and other local government buildings, on road vehicles and solid waste at least every two years. King County shall also update its comprehensive greenhouse gas emission inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years.

Per the King County Staff Report (see Attachment 2) “The existing language is consistent with current Washington State 2050 emissions reduction requirements contained in RCW 70.235.020. The proposed language would change the King County 2050 countywide reduction target from 50 percent below 1990 levels to 80 percent below 2007 levels, which is a more aggressive requirement. This proposed countywide 80 percent reduction is in line with the countywide target in the 2012 King County Strategic Climate Action Plan (SCAP).” It goes on to say that “the proposed amendments to the EN-17 language would also transition to a more formal reduction requirement” and clarifies that “if adopted, the emissions reductions would be measured on a countywide basis” and that “individual jurisdictions could have varying levels of reductions that still collectively add up to the percentages in the proposed policies.” This would account for factors such as location and development history that could affect a jurisdictions ability to meet the new targets.

These CPP amendments were sent to the City on January 2, 2015 and the City has until Friday, April 3, 2015 to ratify or disapprove by legislative action (resolution or ordinance). A city will be deemed to have ratified if no action is taken on or before the April 3rd deadline.

If the Council chooses to ratify the amendments, Council direction is requested as to how Des Moines would work to achieve the emissions reduction requirements set by the CPPs, beyond the Environmental Stewardship Policies that Council established in 2012 through Resolution No. 1199 (see Attachment 3). The Environmental Stewardship Policies describe the City's efforts to preserve land, water, air and energy resources as well as make resources available for the fitness of the residents through its robust Parks and Recreation Program.

Alternatives

The City Council may:

1. Adopt Draft Resolution 15-045 indicating Council ratification of the amendments to the King County Countywide Planning Policies by moving Motions 1 and 3.

OR

2. Adopt Draft Resolution 15-045 indicating Council disapproves of portions of the amendments to the King County Countywide Planning Policies by moving Motion 2 and/or Motion 4.

OR

3. Approve Draft Resolution 15-045 indicating Council ratification/disapproval of the amendments by adopting Motions 1 and 4 or Motions 2 and 3.

Financial Impact

N/A

Recommendation or Conclusion

Staff recommends that City Council ratify the amendments to the CPPs by passing Motions 1 and 2.

If Council disapproves portions of the amendments, at a minimum, staff recommends that City Council ratify of the 2014 Buildable Lands Report by passing Motion 1.

Consistent with King County's procedures for amending Countywide Planning Policies, if the City Council does not take action on the countywide action by April 3, 2015, it will be counted as de facto ratification.

CITY ATTORNEY'S FIRST DRAFT 03/05/15**DRAFT RESOLUTION NO. 15-045**

A RESOLUTION OF THE CITY OF DES MOINES, WASHINGTON ratifying the "2014 amendments to the King County Countywide Planning Policies (CPPs)" as approved by the Metropolitan King County Council on December 16, 2014 through the adoption of Ordinance No. 17951 that approves the 2014 Buildable Land Report consistent with the requirements of RCW 36.70A.215, and the adoption of Ordinance No. 17952 that amends the countywide greenhouse gas reduction targets and establishes greenhouse gas measurement and reporting commitments, and finding that the City of Des Moines has sufficient capacity, to accommodate household and job growth targeted for the remainder of the current 20-year planning period.

WHEREAS, the Growth Management Act RCW 36.70A.215 requires six western Washington counties, including King County, and the cities within them to measure their land supply and capacity, and

WHEREAS, King County Ordinance No. 17951 approves the 2014 Buildable Land Report consistent with the requirements of RCW 36.70A.215, and

WHEREAS, in 2009, the Growth Management Planning Council approved housing and employment targets for King County jurisdictions covering the 2006-2031 planning period, and

WHEREAS, the 2014 Buildable Lands Report (BLR) builds on and updates the work done in the 2007 BLR, and

WHEREAS, all King County jurisdictions contributed to the development of the 2014 BLR, and

WHEREAS, the 2014 BLR documents that urban King County continues to have sufficient capacity for both housing and employment growth to 2031 and beyond, and

WHEREAS, King County submitted the 2014 Buildable Lands Report - Public Review Draft to the Washington State Department of Commerce on the deadline of June 30, 2014, and

Resolution No. 15-045

Page 2 of 3

WHEREAS, King County Ordinance No. 17952 amends the countywide greenhouse gas reduction targets and establishes greenhouse gas measurement and reporting commitments, and

WHEREAS, CPP EN-17 calls for the establishment of a countywide greenhouse gas reduction target that meets or exceeds the statewide reduction requirement, and

WHEREAS, Countywide Planning Policy EN-18 calls for the establishment of a greenhouse gas emissions inventory and measurement framework, and

WHEREAS, King County states that increasing air temperatures, ocean acidification, rising sea levels, decreasing snow pack, and changing river flows are examples of climate change impacts that are already occurring, and

WHEREAS, jurisdictions will choose from a menu of strategies and actions to implement within their own boundaries to reduce greenhouse gas emissions that collectively will result in significant countywide emissions reduction; and

WHEREAS, King County acknowledges that the proposed greenhouse gas reduction targets are ambitious but achievable, and

WHEREAS, King County government has agreed to accept responsibility for implementing and maintaining a countywide greenhouse gas inventory and measurement framework,

WHEREAS, in 2012, the City of Des Moines adopted Resolution No. 1199 thereby establishing the City of Des Moines Environmental Stewardship Policies that articulate the City's efforts to preserve land, water, air and energy resources including measures that help to reduce greenhouse gas emissions, and

WHEREAS, on December 16, 2014, the Metropolitan King County Council passed Ordinance No. 17951, Motion 14-4 by the Growth Management Planning Council, recognizing the approving the "2014 King County Buildable Lands Report," and

WHEREAS, on December 16, 2014, the Metropolitan King County Council passed Ordinance No. 17952, Motion 14-5, amending CPP EN-17 to define countywide greenhouse gas reduction targets and

Resolution No. 15-045
Page 3 of 3

add CPP EN-18A to establish greenhouse gas measurement and reporting commitments.

THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

The City Council hereby _____ the "2014 Amendments to the King County Countywide Planning Policies as enacted by Ordinance No. 17951."

The City Council hereby _____ the "2014 Amendments to the King County Countywide Planning Policies as enacted by Ordinance No. 17952."

ADOPTED BY the City Council of the City of Des Moines, Washington this ____ day of March, 2015 and signed in authentication thereof this ____ day of March, 2015.

PASSED BY the City Council of the City of Des Moines this ____ day of _____, 2015 and signed in authentication thereof this ____ day of _____, 2015.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

DRAFTRES 15-045

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King County

January 2, 2015

The Honorable Dave Kaplan
City of Des Moines
21630 11th Avenue South
Des Moines, WA 98198-6398

Dear Mayor Kaplan:

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

On December 15, 2014, the Metropolitan King County Council approved and ratified the amendments on behalf of unincorporated King County. The ordinances will become effective Saturday, January 3, 2015. Copies of the King County Council staff report, ordinances and Growth Management Planning Council motions are enclosed to assist you in your review of these amendments.

In accordance with the CPP, G-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 Friday, April 3, 2015.**

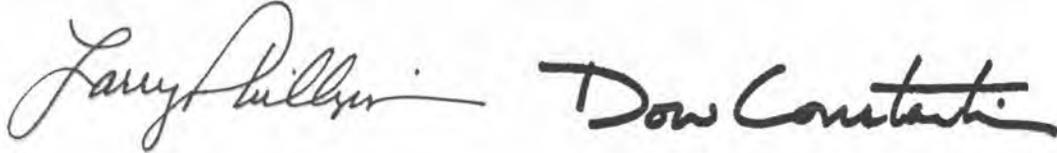
If you adopt any legislation concerning this action, please send a copy of the legislation by the close of business, Friday, April 3, 2015, to Anne Noris, Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

If you have any questions about the amendments or ratification process, please contact Karen Wolf, Senior Strategy and Performance Analyst, King County

Executive's Office, at 206 263-9649, or Christine Jensen, Metropolitan King County Council Staff, at 206 477-5702.

Thank you for your prompt attention to this matter.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Larry Phillips' and the signature on the right is 'Dow Constantine'. Both are written in a cursive, flowing style.

Larry Phillips, Chair
Metropolitan King County Council

Dow Constantine
King County Executive

Enclosures

cc/ King County City Planning Directors
Sound Cities Association
John Starbard, Director, Department of Permitting and Environmental Review (DPER)
Karen Wolf, Senior Strategy and Performance Analyst
Christine Jensen, Council Staff, Transportation, Environment and Economy Committee (TREE)



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 16, 2014

Ordinance 17951

Proposed No. 2014-0463.1

Sponsors Dembowski

1 AN ORDINANCE adopting and ratifying Growth
2 Management Planning Council Motion 14-4.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Findings:

5 A. Growth Management Planning Council Motion 14-4 recommends approval of
6 the 2014 King County Buildable Lands Report in accordance with RCW 36.70A.215,
7 which requires six western Washington counties, including King County, and the cities
8 within them, to measure their land supply and land capacity.

9 B. On July 23, 2014, the Growth Management Planning Council unanimously
10 adopted Motions 14-4 recommending approval of the King County 2014 Buildable Lands
11 Report.

12 SECTION 2. The 2014 King County Buildable Lands Report, as shown in

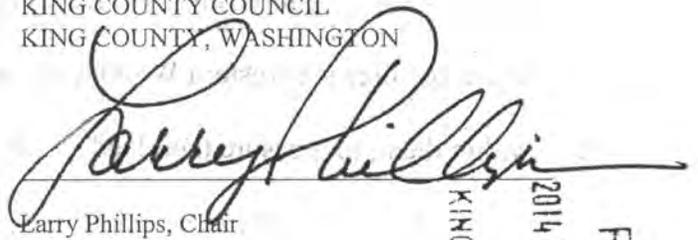
Ordinance 17951

- 13 Attachment A to this ordinance, is hereby adopted by King County and ratified on behalf
- 14 of the population of unincorporated King County.
- 15

Ordinance 17951 was introduced on 12/1/2014 and passed by the Metropolitan King County Council on 12/15/2014, by the following vote:

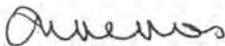
Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
 Ms. Lambert, Mr. Dunn, Mr. McDermott and Mr. Dembowski
 No: 0
 Excused: 1 - Mr. Upthegrove

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

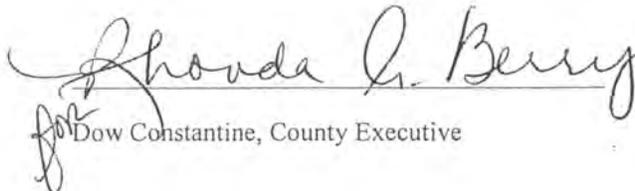
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
 2014 DEC 26 PM 3:40
 CLERK
 KING COUNTY COUNCIL

APPROVED this 24th day of December, 2014.



Dow Constantine, County Executive

Attachments: A. GMPC Motion 14-4

7/23/14

2014-463

Sponsored By: Executive Committee

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GMPC MOTION NO. 14-4

A MOTION recommending approval of the 2014 King County Buildable Lands Report to the King County Council.

WHEREAS, RCW 36.70A.215 requires six western Washington counties, including King County, and the cities within them to measure their land supply and land capacity; and

WHEREAS, the Growth Management Planning Council approved housing and employment targets for King County jurisdictions covering the 2006-2031 planning period in 2009; and

WHEREAS, the 2014 Buildable Lands Report (BLR) builds on and updates the strong work done in the 2007 BLR; and

WHEREAS, all King County jurisdictions contributed to the development of the 2014 BLR; and

WHEREAS, 2014 BLR documents that urban King County continues to have sufficient capacity for both housing and employment growth to 2031 and beyond; and

WHEREAS, King County submitted the 2014 Buildable Lands Report – Public Review Draft to the Washington State Department of Commerce on the deadline of June 30, 2014.

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends the 2014 King County Buildable Lands Report, included with this motion as Attachment A. The Interjurisdictional Staff Team is authorized to make technical changes to the policies, text, maps, and tables such as fixing grammatical errors, correcting spelling, or aligning policy references without changing the meaning.

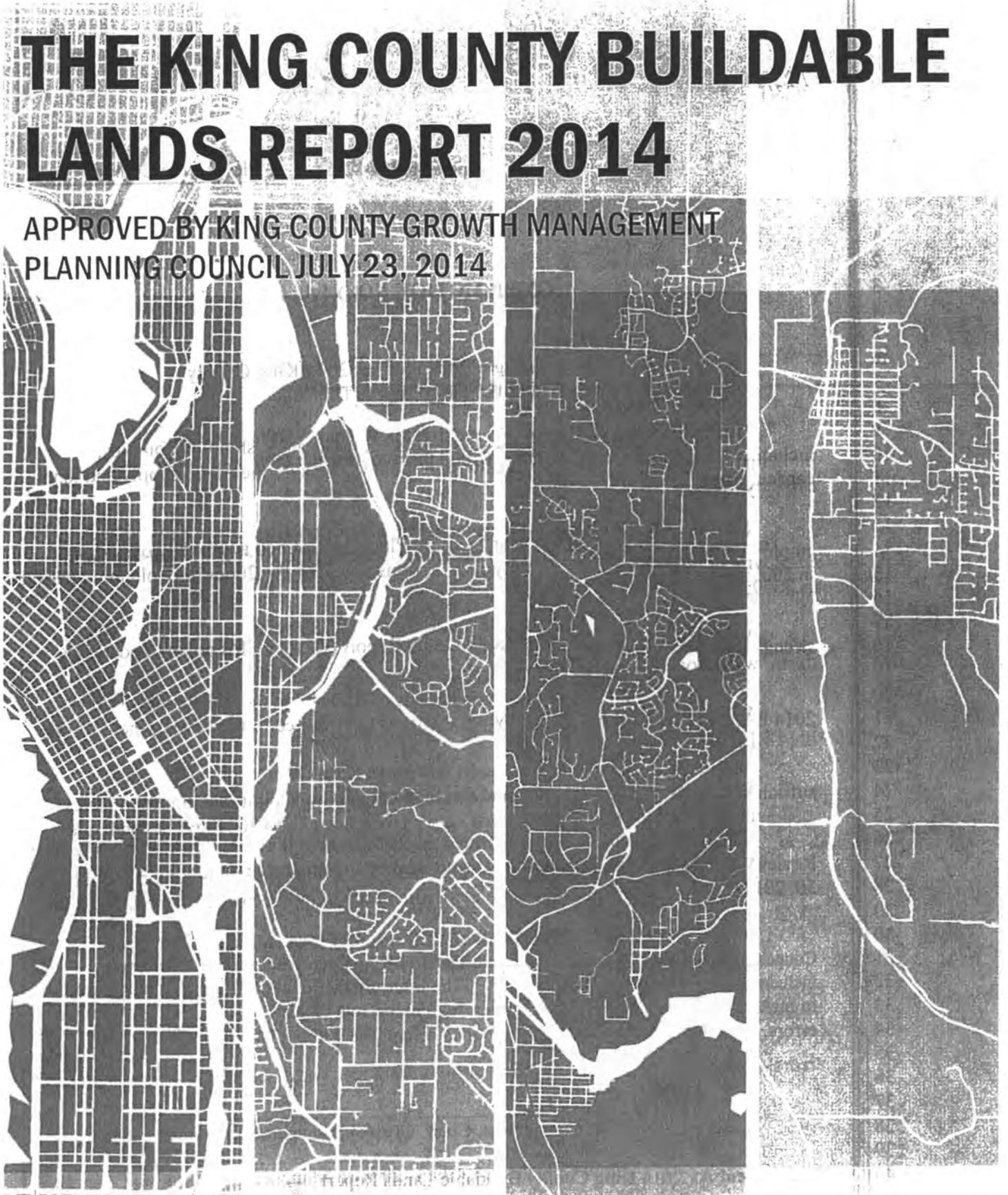


Dow Constantine, Chair, Growth Management Planning Council

Attachment A: 2014 King County Buildable Lands Report

THE KING COUNTY BUILDABLE LANDS REPORT 2014

APPROVED BY KING COUNTY GROWTH MANAGEMENT
PLANNING COUNCIL JULY 23, 2014



King County

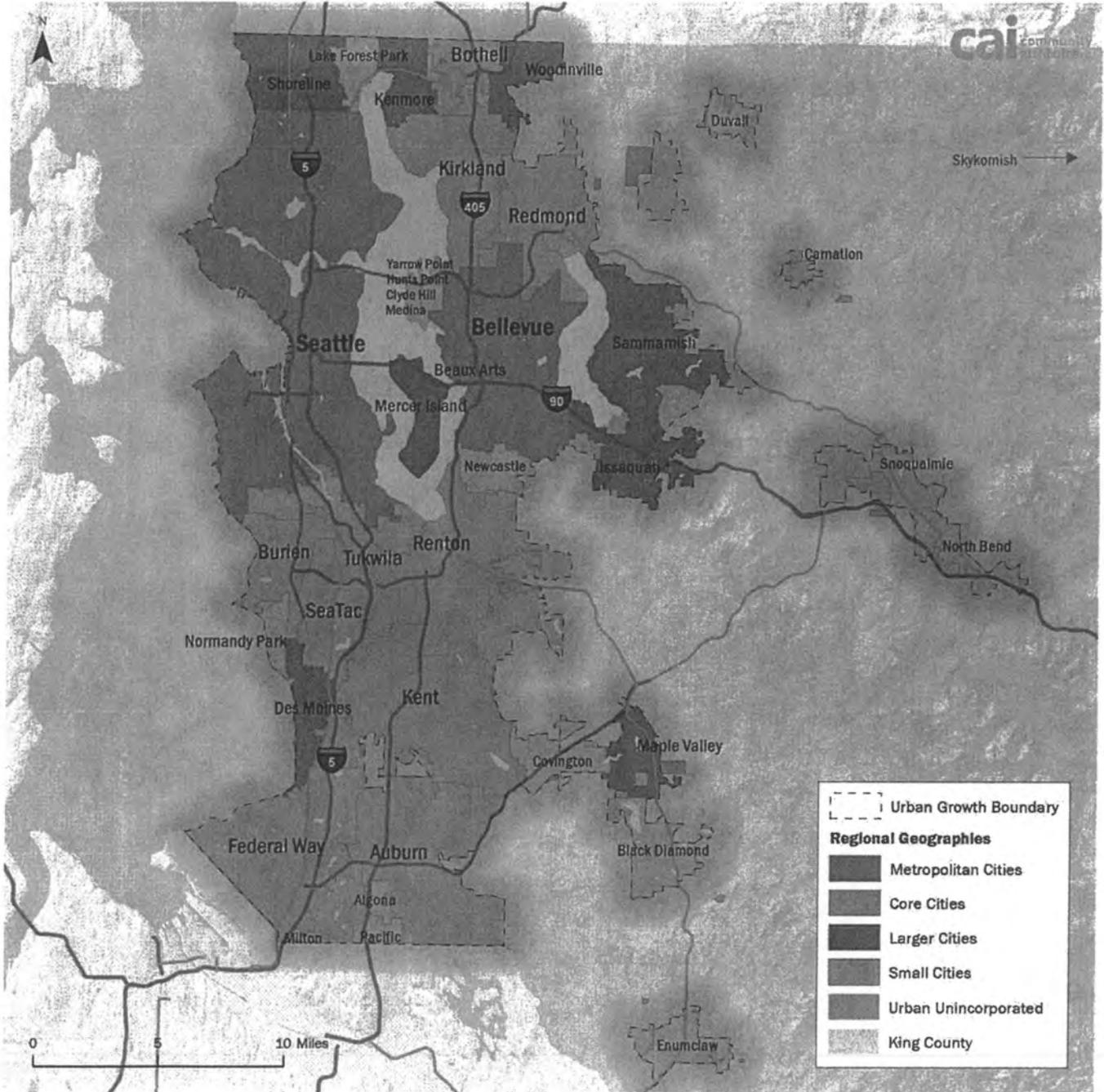
King County Council

December 15, 2014

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Exhibit 1. Map of Regional Geographies for the 2014 King County Buildable Lands Report



KING COUNTY BUILDABLE LANDS REPORT, JULY 2014

Acknowledgements:

This 2014 Buildable Lands Report was prepared by King County and its cities under RCW 36.70A.215 amendment to the Washington State Growth Management Act. Every jurisdiction in King County has participated in collecting and evaluating development information to prepare this Report. Thanks to the following cities and towns for participation:

City of Algona	City of Maple Valley
City of Auburn	City of Medina
Town of Beaux Arts Village	City of Mercer Island
City of Bellevue	City of Milton
City of Black Diamond	City of Newcastle
City of Bothell	City of Normandy Park
City of Burien	City of North Bend
City of Carnation	City of Pacific
City of Clyde Hill	City of Redmond
City of Covington	City of Renton
City of Des Moines	City of Sammamish
City of Duvall	City of SeaTac
City of Enumclaw	City of Seattle
City of Federal Way	City of Shoreline
Town of Hunts Point	Town of Skykomish
City of Issaquah	City of Snoqualmie
City of Kenmore	City of Tukwila
City of Kent	City of Woodinville
City of Kirkland	Town of Yarrow Point
City of Lake Forest Park	

This Report was compiled by the King County Office of Performance, Strategy and Budget in collaboration with the City of Bellevue, the City of Seattle, and the Sound Cities Association of King County. Thanks to the following individuals and groups who contributed greatly to this effort.

City of Bellevue:	Nicholas Matz, Gwen Rousseau
City of Seattle:	Tom Hauger, Jennifer Pettyjohn
Sound Cities Association:	Doreen Booth
King County:	Chandler Felt, Karen Wolf, Lauren Smith, Nanette Lowe
Puget Sound Regional Council:	Michael Hubner
Community Attributes, Inc:	Chris Mefford, Mark Goodman, Elliot Weiss, Nan Darbous
Seaview Pacific Associates:	Steven Cohn

TABLE OF CONTENTS

Chapter I	Executive Summary
Chapter II	Introduction
Chapter III	Technical Framework and Methodology
Chapter IV	Countywide Trends 2006-2011 A. Development Trends B. Planning Direction in King County
Chapter V	Conclusions and Findings: Growth Targets and Capacity
Chapter VI	Profiles for King County Jurisdictions

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I. EXECUTIVE SUMMARY

The 2014 Buildable Lands Report

The 1997 Buildable Lands amendment to the Growth Management Act requires six western Washington counties and the cities within them, 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 amendment requires data on actual achieved densities during the preceding five years of development and a snapshot of land capacity.

This 2014 Buildable Lands Report (BLR) builds on and updates the strong work done in the 2007 BLR. It fulfills requirements of RCW 36.70A.215 to report on residential and job changes since the 2007 BLR and to provide an updated picture of the county's overall capacity to accommodate growth. The 2014 BLR reports on the six-year period from January 2006 to January 2012 for King County and each of the 39 cities. It measures each jurisdiction's land supply and land capacity and updates those capacities to 2012. 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. This 2014 BLR demonstrates that King County continues to have sufficient capacity to accommodate targeted levels of growth of both housing units and jobs.

Context of Regional Plans

The BLR is one component of implementing the King County Countywide Planning Policies (CPPs), which in turn help to carry out VISION 2040. The VISION 2040 regional plan, adopted in 2008 by the assembled jurisdictions of the Puget Sound Regional Council, sets forth the region's Regional Growth Strategy (RGS). The RGS calls for growth to be focused in (1) the Urban Growth Areas of the Puget Sound counties; (2) the region's largest and most complete cities containing designated urban centers; and (3) within those designated urban centers. To further that goal, this BLR is structured into five "Regional Geographies" as outlined in VISION covering King County's Urban Growth Area. In the Regional Geography hierarchy, there are four types of cities: Metropolitan Cities, Core Cities with designated Urban Centers, Larger Cities, and Small Cities. A fifth Regional Geography is that part of unincorporated King County within the Urban Growth Area. The Rural Area and Natural Resource Lands outside the UGA are not intended to accommodate growth and are not analyzed in this Report.

This BLR covers a volatile and atypical period of growth (and in some regards, decline). Consequently, the 2014 BLR draws information from the 2007 BLR, which reported on a robust period of growth. Achieved densities and – for some cities – land capacity data are brought forward from the 2007 BLR into this 2014 BLR. Half of King County's jurisdictions reported sufficient housing and job capacity in 2007 to absorb even the higher numbers in the new 2006-31 targets. Those cities, including most of the Small Cities, carried forward their 2007 BLR density and capacity calculations into this 2014 BLR. The remaining cities

required new analysis of land capacity to overcome a shortfall of capacity with respect to the new targets as part of their process of developing new comprehensive plans. The result of the new analysis prepared for this 2014 BLR was that all of the cities demonstrated that they now have sufficient capacity to accommodate their targets.

Summary of Findings – Development Activity

Development patterns changed during the 2006 – 2012 reporting period, including a shift of growth from unincorporated areas and Small and Larger Cities into the two Metro Cities. Multifamily and commercial development outside Seattle decreased significantly. This was especially true during 2009 and 2010, the worst of the Great Recession years that saw a precipitous fall-off of construction and shift out of multifamily construction. Single family construction fell off as well, but not as dramatically as apartment and condominium construction. Between 2008 and 2010, the number of wage and salary jobs decreased by 86,000 or 8%, which represented the biggest decline since the Boeing Bust of 1971. Recovery had been slow – even by 2012 – with only half of King County’s 40 jurisdictions recovering to the number of jobs they had in 2006. It is clear that employment growth is still in transition out of the Great Recession. Office vacancy rates climbed as jobs disappeared in 2009, 2010 and 2011. By the end of the reporting period occupancy rates had not yet returned to pre-Recession levels, especially outside Seattle.

Residential growth during this volatile period occurred almost entirely within the Urban Growth Area, and to a large extent within designated urban centers, especially in Seattle. Job growth recovered later in this period, and was focused in Seattle and a few Core Cities.

Summary of Findings – Targets and Capacity

The research done for this 2014 BLR shows that Urban King County as a whole continues to have sufficient capacity for growth to 2031 and beyond. Each of the five urban Regional Geography groups has sufficient capacity for residential growth, and all but one (urban unincorporated King County) for employment growth. The King County UGA has a generous surplus of capacity to contain growth: more than double the housing target and more than 160% of the job target. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth. Most of the county’s capacity is contained in the top two Regional Geographies – Metro and Core Cities. In fact, those two together have 82% of the county’s housing capacity (342,000 out of an urban countywide total of 417,000 housing units). Metro and Core Cities also have 84% of the county’s job-growth capacity (556,000 of 658,000 job capacity).

This increased capability of cities to absorb growth is occurring chiefly in designated urban centers that focus future employment with housing in mixed-use zones and districts. Cities are using a variety of planning tools to increase capacity and ensure that targets can be met. These tools, such as parcel-specific development agreements and encouragement of building with multiple uses, are

creating dense, vibrant, walkable mixed-use districts in urban and suburban places formerly dominated by one-story buildings and parking lots.

On the employment side, all four city geographies (Metro, Core, Larger and Small) have sufficient capacity to meet their new job targets and each of the cities in those categories also has sufficient capacity. However, urban unincorporated King County currently has a minor shortfall of job capacity. The 2007 BLR reported that unincorporated areas together had plenty of job capacity but annexations over the succeeding six years took away more capacity than the associated job targets. In the countywide context, the shortfall in urban unincorporated King County is not a major issue. The vast majority of King County's capacity to accommodate employment growth is properly located in the Metro and Core cities.

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II. INTRODUCTION

Regulatory and Policy Framework

The Washington State Growth Management Act (GMA) requires the largest and fastest growing counties, and the cities within those counties, to prepare comprehensive plans that direct growth into urban areas, ensure protection of natural resource lands, and designate and protect critical areas. In 1997, the Buildable Lands amendment to the GMA was adopted. This provision, RCW 36.70A.215, requires a review and evaluation program to be implemented in six counties (King, Snohomish, Pierce, Thurston, Kitsap, and Clark) to ensure continued supply of urban land to accommodate projected growth. King County completed Buildable Lands Reports (BLR) in 2002 and 2007. In 2011, the GMA was amended to extend the reporting cycle from five to eight years. This, the third King County BLR, is due to the State Department of Commerce by June 30, 2014.

The 2012 King County Countywide Planning Policies (CPPs) establish the review and evaluation program for King County and guide the development of the BLR through policies DP-19 and DP-20. Components of the review and evaluation program include annual data collection, periodic evaluation reports, and adoption of measures, where needed, to ensure sufficient capacity to accommodate projected growth within the county's Urban Growth Area (UGA.)

The CPPs establish both the UGA and the growth projections, in the form of targets, for each jurisdiction. The purpose of the BLR is to provide a periodic evaluation to make sure that this projected growth can be accommodated within the UGA. The initial UGA, in accordance with GMA, was adopted in 1992 and then amended in 1994 with the passage of the first Countywide Planning Policies. The UGA has been amended only slightly in the intervening 20 years.

County housing growth targets stem from population projections released by the State Office of Financial Management (OFM). King County converted the OFM 2012 population forecast, and employment forecasts from the Puget Sound Regional Council, into projected housing and employment growth for the period 2006-2031, and allocated that growth by jurisdiction. Table DP-1, in the CPPs, identifies specific housing and job targets for each jurisdiction, sorted by Regional Geography, as specified in VISION 2040, adopted by the Puget Sound Regional Council in 2008. The targets are policy statements of each jurisdiction as to how they are expected to grow. The allocations of growth are consistent with VISION 2040 focusing growth primarily to the two "Metropolitan" cities (Seattle and Bellevue), within "Core" cities with designated Urban Centers, and within "Larger" cities. Job growth targets are based on employment forecasts prepared by the Puget Sound Regional Council.

Jurisdictions must plan and provide for both household and job growth to meet their targets through designation of sufficient land suitable for development in their comprehensive plans and regulations. The BLR analysis determines the capacity of land based on actual achieved densities in recent development activity. The BLR is a reporting and measurement tool to ensure that counties and cities can actually meet the adopted targets. Any deficiencies identified in the BLR

must be addressed by the jurisdiction in their next comprehensive plan update. The 2014 BLR is to be completed one year prior to the mandated update of comprehensive plans to give jurisdictions the opportunity to quickly address any deficiencies.

Countywide Coordination

The 2014 BLR is a collaborative effort of King County and all of the cities with leadership provided by King County. The BLR program in King County is guided by the Growth Management Planning Council (GMPC.) The GMPC is chaired by the King County Executive and is a representative body of elected officials from King County, Seattle, Bellevue, and the Sound Cities Association of suburban cities. Oversight of the BLR approach and mechanics is provided the Inter-jurisdictional Staff Team, a group of senior planning staff that is facilitated by King County. Staff from each of the jurisdictions provided land development data to King County staff who then compiled and analyzed the data. King County staff provided monthly briefings to the Inter-jurisdictional Staff Team and periodic updates to the GMPC.

Staff from King County and the cities met periodically with stakeholder groups including representatives from the building association, the realtors, environmental organizations, and housing advocates.

King County retained the services of Community Attributes, Inc. to assist with the data collection, analysis, and report production.

Department of Commerce Approach

The Washington State Department of Commerce authorized a streamlined approach to the development of the 2014 BLR in counties where development activity fell off considerably or where there has been no major change in comprehensive plan policy in recent years. As these criteria apply to most King County jurisdictions, and definitely to the county as a whole, the GMPC approved the use of this streamlined approach. Under this approach, the 2014 BLR carries forward data from the 2007 BLR.

Changes from the 2007 Buildable Lands Report

Four important events resulted in a change in the format and content of the 2014 BLR compared to the 2007 BLR:

1. **VISION 2040 was adopted by the Puget Sound Regional Council in 2008:** The Regional Growth Strategy contained in VISION organized Puget Sound region jurisdictions into six “Regional Geographies” (four types of cities, urban and rural unincorporated areas) and specified housing and job growth targets for each Regional Geography.
2. **Updated CPPs and growth targets:** New housing-unit and job growth targets cover the period from 2006 to 2031.
3. **The Great Recession, legislative changes, and the Commerce memo:** Due to local impacts of the Recession, the state legislature changed the BLR

reporting period from five to eight years and the Department of Commerce authorized valid data from the 2007 BLR to be carried forward into the 2014 BLR.

4. **More information on existing housing units and jobs:** This 2014 BLR contains 2006 base-year and updated 2012 data on housing units and jobs in each jurisdiction to serve as a progress report on growth in the county and cities.

Report Components and Organization

This report is organized into the following components:

- **Chapter I. Executive Summary**
- **Chapter II. Introduction** – The Introduction sets the regulatory and policy framework for Buildable Lands reporting, and explains the Report's components and organization. It also identifies changes from the 2007 Buildable Lands Report.
- **Chapter III. Technical Framework and Methodology** – The 2014 BLR builds on the methodology in the 2007 BLR, as authorized by the Department of Commerce. This chapter describes the comprehensive methodology developed for the 2007 BLR and how it was used as the foundation for the 2014 BLR. The chapter further explains the methodology used by cities to calculate capacity within centers and mixed-use developments.
- **Chapter IV. Countywide Trends 2006-2011** – Following a drop-off in new construction during the years 2009-2010, growth has rebounded with changes in development patterns and housing preference. This chapter highlights the trends in housing and employment at the countywide level. There was a shift in growth to the largest cities in the county, Seattle and Bellevue. Employment growth is still in transition coming out of the Recession with 20 of the 40 jurisdictions losing jobs during the reporting period. There continues to be sufficient capacity for both housing and employment throughout King County. Further, this chapter outlines the shift in planning direction in King County jurisdictions to accommodate growth in urban centers and other major mixed-use areas.
- **Chapter V. Conclusions and Findings: Growth Targets and Capacity** – This chapter analyzes and summarizes the ability of jurisdictions – and the entire county UGA – to accommodate the adopted targets for both housing and employment as reported by Regional Geography. Regional Geographies are the organizing construct for the VISION 2040 Regional Growth Strategy, which categorize the urban area in a hierarchy: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Unincorporated Urban Growth Area. Capacity data for both housing and employment is aggregated to the Regional Geography level to demonstrate consistency with VISION 2040.

- **Chapter VI. Profiles of King County Jurisdictions** – This chapter contains the data tables that were used to calculate housing and employment capacity for each jurisdiction – the “show your work” section of the report. The three page data profile for each jurisdiction covers residential development and capacity and commercial-industrial activity and employment capacity. For each jurisdiction, sidebar boxes summarize the six-year change in housing units, jobs, updated targets and updated capacity to accommodate growth. This chapter also includes a summary of the development trends in the Rural Area and Resource Lands, although that is not a requirement of the Buildable Lands legislation.

III. TECHNICAL FRAMEWORK AND METHODOLOGY

The 1997 Buildable Lands amendment to GMA requires six western Washington counties 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 Buildable Lands amendment requires reporting on actual achieved densities during the preceding five years of development and a snapshot of capacity. Originally, reporting was to be completed every five years. This provision was subsequently amended to extend the reporting period to every eight years.

In collaboration with the cities, King County prepared a Buildable Lands Evaluation Report (BLR) in 2002 and again in 2007. The 2002 and 2007 BLRs were prepared jointly by King County, the [then] Suburban Cities Association, and the Cities of Seattle and Bellevue. The 2007 BLR evaluated housing and job capacity within the King County Urban Growth Area (UGA) compared with growth targets in place at the time that covered the period 2001 -2022. It divided King County into four geographic subareas (Seattle-Shoreline; East; South; and Rural Cities). The 2007 BLR reflected an increasing agreement among jurisdictions and stakeholders about the desired locations of growth within the county.

The 2007 BLR measured actual achieved densities of residential and employment growth during a period of strong growth in all sectors, 2001 through 2005. The BLR's robust data, carefully measured by all of the county's jurisdictions, found increasing densities and more efficient use of land than had been measured in 2002. The BLR concluded that each subarea and the entire King County UGA had sufficient capacity to accommodate growth through 2022 and beyond. Jurisdictions began gathering data for the next BLR, which was scheduled for 2012.

In 2008, the Puget Sound Regional Council (PSRC) adopted VISION 2040, a regionwide plan that strengthened the intended focus of Puget Sound area growth into the four counties' UGAs and especially into designated Urban Centers. In 2012, King County updated the Countywide Planning Policies to implement VISION 2040. This entailed re-structuring the BLR subarea breakdown into "Regional Geographies" as outlined in VISION 2040. There are four types of cities (Metropolitan, Core, Larger, and Small Cities) and two unincorporated subareas (Urban and Rural.) Following VISION 2040, King County adopted new growth targets in 2009 that were ratified by the cities in 2010. The new targets cover the 25-year period 2006 through 2031 and are organized by Regional Geography. VISION 2040 and the new targets guide the great majority of growth – both housing and employment – into the two biggest city categories, Metro and Core, which are characterized by designated Urban Centers.

Beginning in 2008, the Great Recession and its aftermath – including collapse of the housing market, extensive foreclosures, and major job losses – led to significant changes in King County's approach to this 2014 Buildable Lands Report. The state legislature changed the BLR schedule to be required every eight years, beginning in 2014 (for Puget Sound counties). Data from the BLR

are more clearly intended to inform comprehensive plans, which are due one year after the BLR in June, 2015. In November 2012, the state Commerce Department issued a memo recognizing the impact of the Great Recession on development patterns, jobs, and funding. Commerce authorized a “scaled-back” edition of the 2014 BLR if development activity fell off considerably in recent years or if there had been few major changes in planning policy. These criteria certainly apply to most King County jurisdictions. If the development data during the Recession were determined to be unreliable, the Commerce memo allows counties to carry forward the more reliable data from the 2007 BLR.

All these changes and conditions called for a modified or streamlined approach to the 2014 BLR, carrying forward the best parts of the 2007 BLR but adding new data where necessary. Keys to this hybrid methodology include:

- Use of the achieved-density data from the 2007 BLR for most jurisdictions, which had been measured during a period of vigorous growth. Much of the recent growth had been spotty and atypical of long-range King County growth trends.
- Use of already-measured sufficient capacity where it exceeded the requirements of the new targets.
- Updates to housing and jobs data to ensure that the 2014 BLR is current. January 2012 was chosen as an update benchmark, entailing six years of trend data from the January 2006 benchmark of the 2007 BLR. (The year 2012 was chosen rather than 2013, because data for calendar 2012 were not available for all jurisdictions.)
- Recognition that the Recession is not over for much of King County: half of the county’s jurisdictions have fewer jobs in 2012 than in 2006 complicating analysis of employment capacity and what constitutes “vacant” or “redevelopable” land.
- Undertaking a thorough analysis of revised capacity to analyze development patterns, permits and comprehensive plan changes since the 2007 BLR in cities with a shortfall of 2007-BLR capacity with respect to the new targets. Research has made it clear that cities are implementing more innovative and intensive efforts to encourage – and indeed ensure – more high-density development.
- Organizing by PSRC Regional Geographies to be consistent with VISION 2040 and the Countywide Planning Policies. The scope of this BLR is the Urban Growth Area within King County where growth is encouraged. The Report provides only minimal information about development in the county’s Rural and Resource areas.

Methodological Approach

In order to operationalize the hybrid methodology, King County jurisdictions were divided into “Red” and “Green” categories. See Exhibit 2 on the following page. Green cities reported enough housing and job capacity in the 2007 BLR that they can absorb the new targets that extend out to 2031. About half of the jurisdictions qualified as Green jurisdictions – primarily the Small Cities. In this BLR, those cities carry forward both the achieved-density data and the capacity measurements from the 2007 BLR, updating only to account for housing unit and job changes. For these jurisdictions, there is no change in methodology and assumptions from the 2007 BLR.

Red cities reported insufficient capacity in 2007 to meet the new targets, so they required a new land capacity analysis. However, most Red cities did carry forward the achieved-density calculations from the robust 2007 BLR data. Red cities include most of the Core Cities, one Metro and several Larger cities. (Cities marked in yellow on Exhibit 2 had only a slight shortfall, but they were lumped in with the Red cities.)

Red cities – and a few Green cities that chose to undertake new analysis – used a variety of methods to re-measure their capacity. Several identified new centers with additional capacity that had been authorized by recent plan and zoning changes. Some cities re-analyzed their downtowns using an alternate method of measurement of mixed-use capacity, based on much taller buildings being allowed than the low buildings currently existing in mixed-use zones. This alternate method uses a ratio of FARs (floor area ratios), comparing allowed density – often multiple stories – to existing density of buildings in suburban downtowns. Based on actual redevelopment experience in Bellevue, Kent and other cities, the method allowed cities to tap the potential for intense mixed-use development and better capture the types of development that are happening in the marketplace.

Red cities submitted revised capacity analyses on table forms similar to those used for the 2007 BLR. Using these table forms, city staff reviewed and in some cases modified their assumptions regarding set-asides for right-of-way, public purpose lands, market factors, ratio of residential to commercial in mixed-use zones, residential densities and commercial-industrial FARs. City staff utilized density data from recent projects, development agreements and zoning changes in their jurisdiction. Data were compiled into 3-page profiles (see Chapter VI) and summary findings (see Chapter V).

In all jurisdictions, the emphasis is on an update of housing units and jobs from 2006 to 2012. In a refinement of the 2007 BLR, this BLR reports existing (2006) and current (2012) housing units and jobs in each jurisdiction. It reports changes in those measures due to growth, decline and annexation during the six-year measurement period.

King County’s hybrid methodology was reviewed by stakeholder representatives and the State Department of Commerce.

Consistent with RCW 36.70A.215, the King County BLR is not intended to represent 1) a forecast of the amount or rate of future housing or economic

growth in the county, 2) an analysis of the market feasibility, attractiveness or availability of any particular land parcel for development, 3) an assessment of the current or future affordability of land or housing, or 4) an evaluation of sufficiency of infrastructure capacity to support growth. Rather, the BLR provides broad technical data and analysis, at a countywide and jurisdiction level, to support policy review and potential action by the county and cities.

For more detail on methodology and assumptions in this analysis, the reader is referred to Chapter III, "Technical Framework and Methodology" of the 2007 BLR at <http://your.kingcounty.gov/budget/buildland/bldlnd07.htm>

Exhibit 2. King County Growth Targets (2006-2031) Compared to 2007 Capacity

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Housing Capacity	+/- ?	Employment Target	PAA Emp. Target	Employment Capacity	+/- ?
	Net New Units 2006-2031	Net New Units 2006-2031	Net New Units 2006, from BLR		Net New Jobs 2006-2031	Net New Jobs 2006-2031	Net New Jobs 2006, from BLR	
Metropolitan Cities								
Bellevue	17,000	290	13,670	✓	53,000		49,100	-
Seattle	86,000		128,900	✓	146,700		254,900	✓
Total	103,000		142,570		199,700		304,000	
Core Cities								
Auburn	9,620		9,190	-	19,350	-	17,760	-
Bothell	3,000	810	2,860	-	4,800	200	6,040	✓
Burien	4,440		3,170	✗	4,960		3,260	✗
Federal Way	8,100	2,390	5,670	✗	12,300	290	8,860	✗
Kent	9,270	90	9,080	-	13,280	210	12,540	-
Kirkland	8,570	-	6,380	✗	20,850	-	12,600	✗
Redmond	10,200	640	8,990	✗	23,000		25,075	✓
Renton	14,835	3,895	16,250	✓	29,000	470	29,550	✓
SeaTac	5,800		5,240	-	25,300		17,730	-
Tukwila	4,800	50	3,490	✗	15,500	2,050	16,200	✓
Total	78,635		70,320		168,340		149,615	
Larger Cities								
Des Moines	3,000		3,300	✓	5,000		3,950	✓
Issaquah	5,750	290	6,900	✓	20,000		19,100	-
Kenmore	3,500		5,020	✓	3,000		3,050	✓
Maple Valley	1,800	1,060	2,380	✓	2,000		3,770	✓
Mercer Island	2,000		1,760	✗	1,000		820	✗
Sammamish	4,000	350	3,740	-	1,800		-	✗
Shoreline	5,000		6,890	✓	5,000		3,490	✓
Woodinville	3,000		2,140	✗	5,000		3,770	✓
Total	28,050		32,130		42,800		37,950	
Small Cities								
Algona	190		320	✓	210		580	✓
Beaux Arts	3		5	✓	3		-	?
Black Diamond	1,900		4,270	✓	1,050		4,700	✓
Carnation	330		800	✓	370		1,570	✓
Clyde Hill	10		25	✓	-		-	✓
Covington	1,470		3,300	✓	1,320		3,330	✓
Duvall	1,140		2,650	✓	840		1,600	✓
Enumclaw	1,425		3,250	✓	735		1,790	✓
Hunts Point	1		1	✓	-		-	✓
Lake Forest Park	475		675	✓	210		380	✓
Medina	19		40	✓	-		-	✓
Milton	50	90	420	✓	160		2,470	✓
Newcastle	1,200		1,500	✓	735		870	✓
Normandy Park	120		275	✓	65		170	✓
North Bend	665		1,600	✓	1,050		7,760	✓
Pacific	285	135	560	✓	370		350	-
Skykomish	10		35	✓	-		-	✓
Snoqualmie	1,615		3,480	✓	1,050		900	✓
Yarrow Point	14		35	✓	-		-	✓
Total	10,922		23,241		8,168		26,470	
Urban Unincorporated								
Total	12,470		20,190	✓	9,060		9,200	✓
King County UGA Total	233,077		288,451		428,068		527,235	

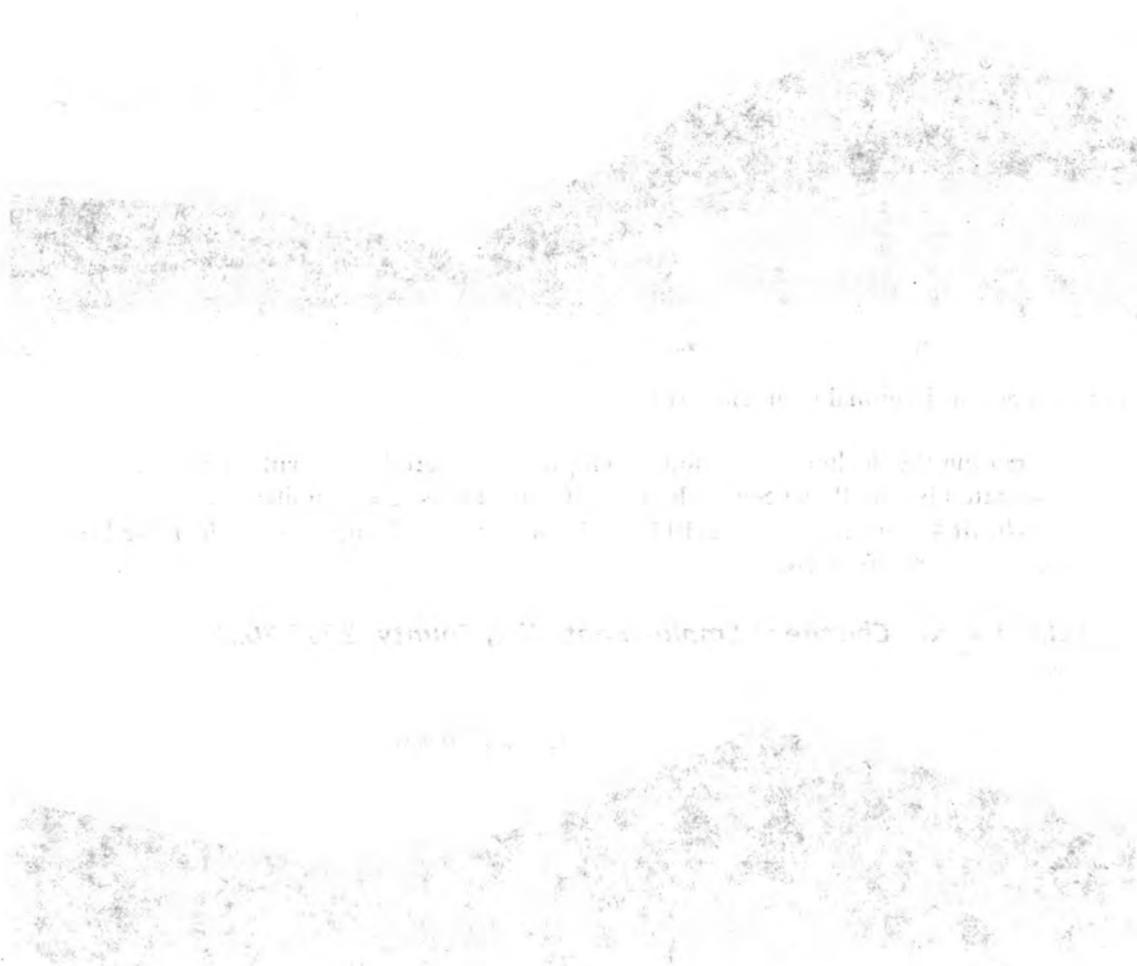
The base year for these Targets is 2006. As cities annex territory, PAA targets shift into Targets column.

Adjustments to Burien, Kent & Kirkland targets have been made to account for 2010 and 2011 annexations.

King County Growth Targets Committee, Growth Management Planning Council, August 2009. Adjusted June 2011

Key: Sufficient capacity capacity in 2007 BLR meets target
Slight shortfall less than 10% short of target
Substantial shortfall more than 10% short of target

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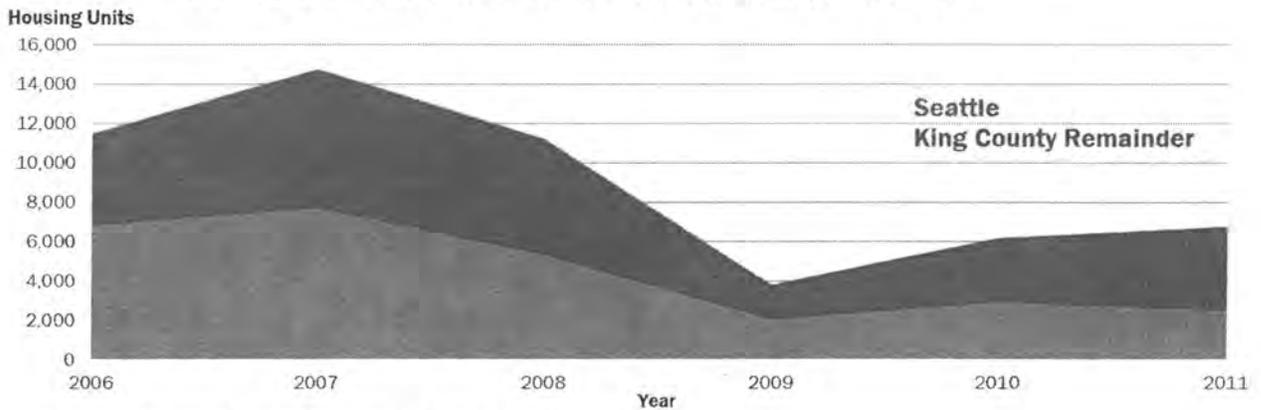


IV: COUNTYWIDE TRENDS 2006-2011

Introduction

As background to the findings and data provided in Chapters 5 and 6, the following section discusses development and planning trends that have impacted both the real estate development and construction industries and the way in which municipalities are planning for growth. The section is split between a brief review of market indicators and trends as well as a summary of planning trends among various cities in King County. The time period analyzed generally reflects that of the rest of the report, 2006 through 2011. Two commonly referenced development indicators are housing and employment. **Exhibit 3** illustrates housing development in terms of building permits issued from 2006 through 2011. Housing development peaked in 2007 at almost 15,000 units in King County alone. Just two years later fewer than 4,000 housing permits were issued in King County.

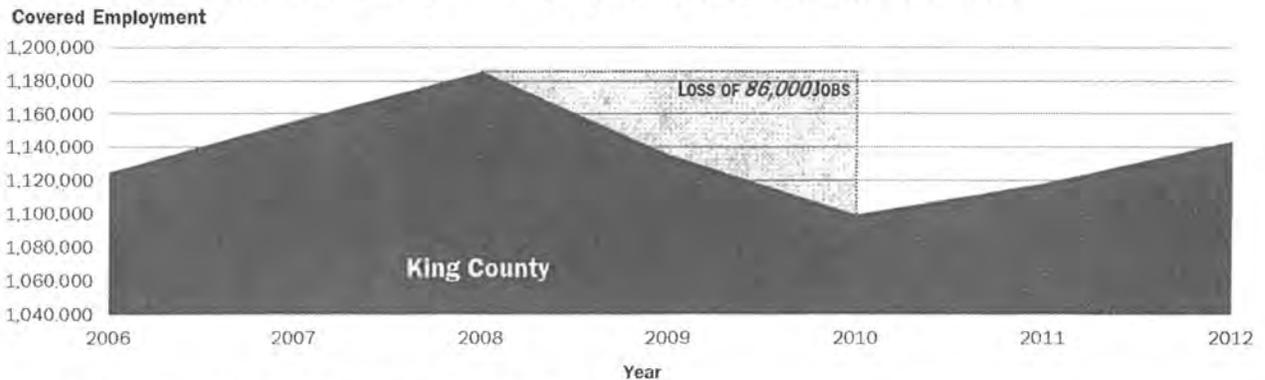
Exhibit 3. Housing Development, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

Mirroring the decline in housing development, covered employment figures estimated by the Puget Sound Regional Council illustrate a similar pattern (**Exhibit 4**). From 2008 to 2010 King County covered employment decreased by more than 80,000 jobs.

Exhibit 4. Net Change in Employment, King County, 2006-2012



Source: Puget Sound Regional Council, 2014.

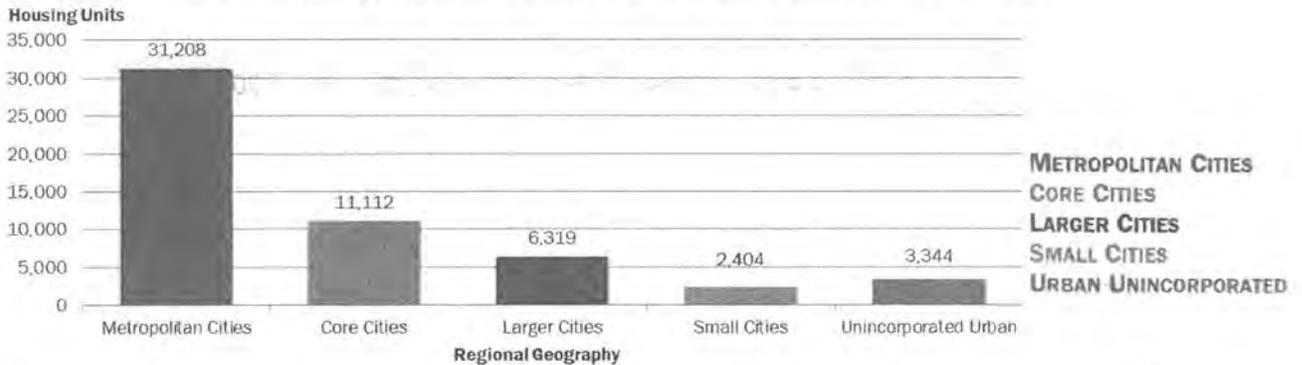
A. Development Trends

Housing

From 2006 through 2012 the Puget Sound housing market reflected trends nationally. In the years leading up to 2008 King County's housing market, much like the rest of the nation, experienced consistent growth. In addition to single family development, condominiums accounted for a notable portion of multifamily development through 2008. These trends impacted municipal planning policies, infrastructure investment and government finance.

Since the recession, there has been a realignment in terms of multifamily housing development. New condominium development in King County came to a halt after 2008. In addition, preferences evolved among home buyers and renters, reflected in the current development patterns in Seattle, where apartment development has gained traction and has catered to an influx of new renters. Preferences for housing and location have evolved, as evidenced by rapidly increasing demand for rental housing in dense walkable locations near job centers and/or amenities. Exhibit 5 illustrates the relative concentration of development in Metropolitan and Core Cities from 2006 through 2011.

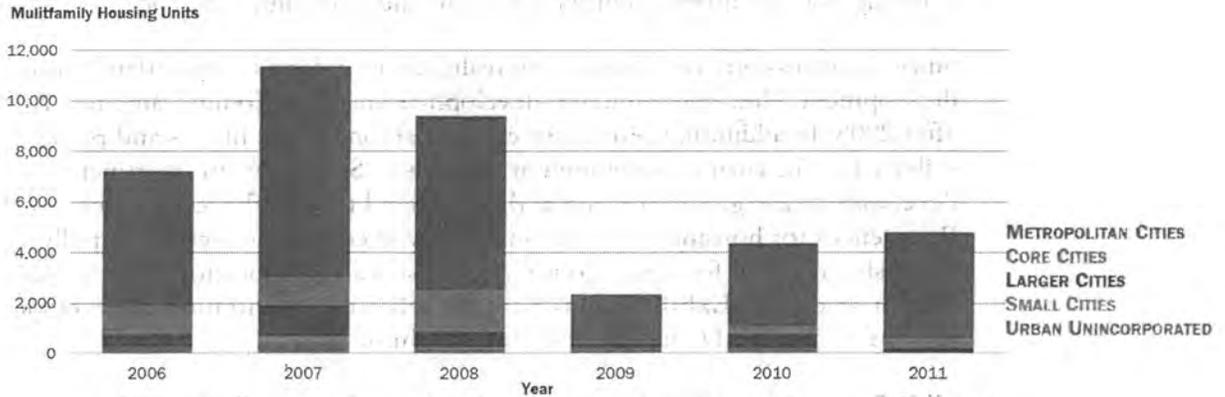
Exhibit 5. Net Permitted Housing Units, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

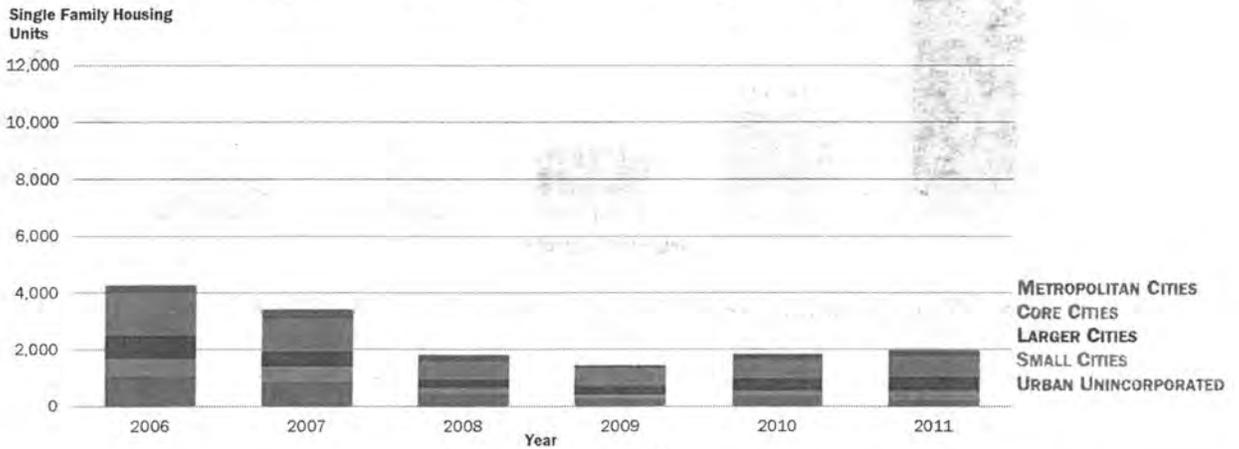
Exhibits 6 and 7 illustrate multifamily and single family housing permits issued from 2006 through 2011, segmented by regional geography. Development of multifamily housing units outpaced single family development in each year. Both housing types experienced substantial declines in 2007 through 2009, but the timing and overall recovery have varied not only between housing types but regional geography.

Exhibit 6. Multifamily Housing Permits, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

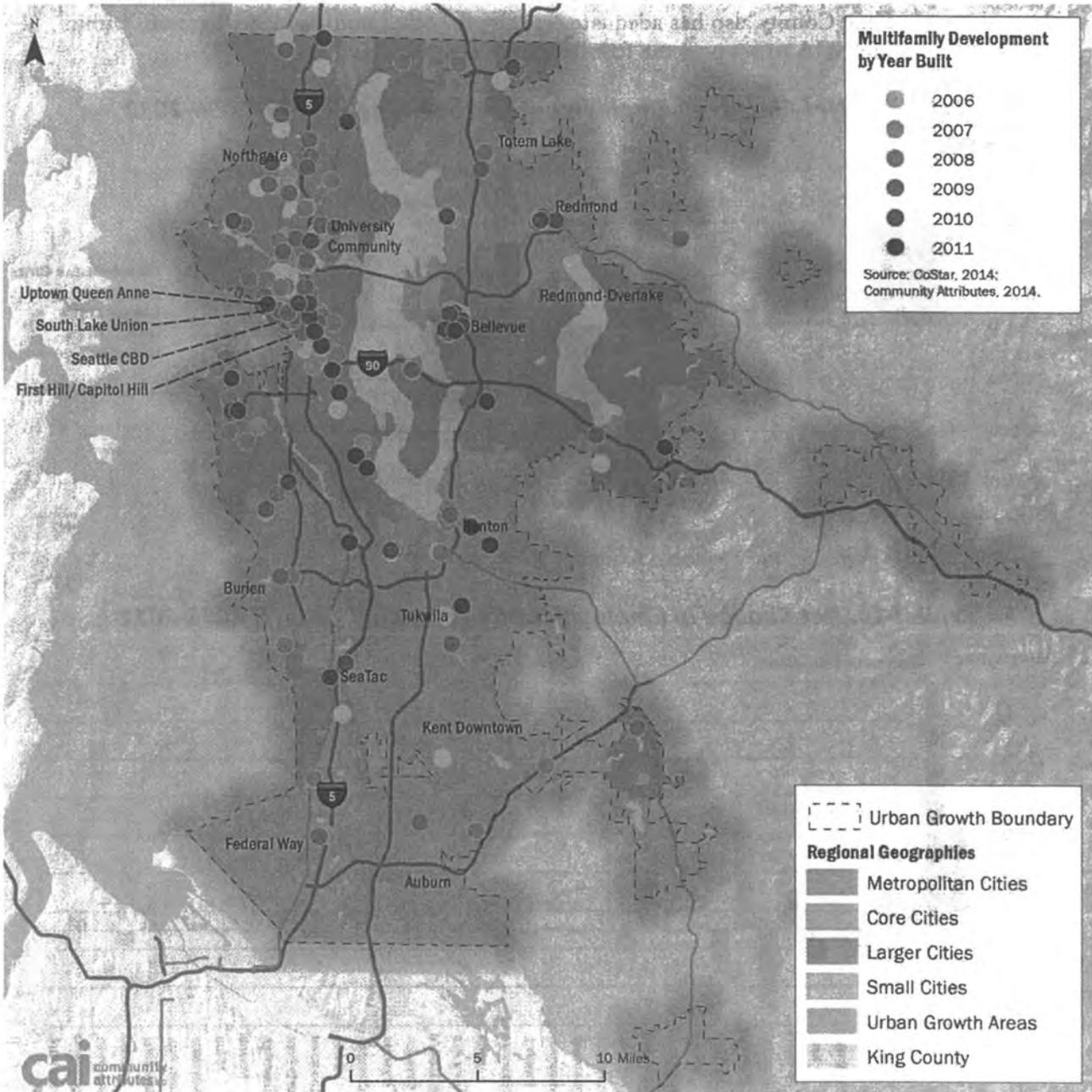
Exhibit 7. Single Family Housing Permits, King County, 2006-2011



Source: Puget Sound Regional Council, 2014.

Exhibit 8 emphasizes the geography of multifamily development from 2006-2011. The approximate locations and year of completion for multifamily developments in King County are shown, highlighting the concentration of development in existing urban centers. Expectedly, Seattle absorbed the bulk of multifamily units from 2006 to 2011 and a large majority of development occurred within incorporated areas.

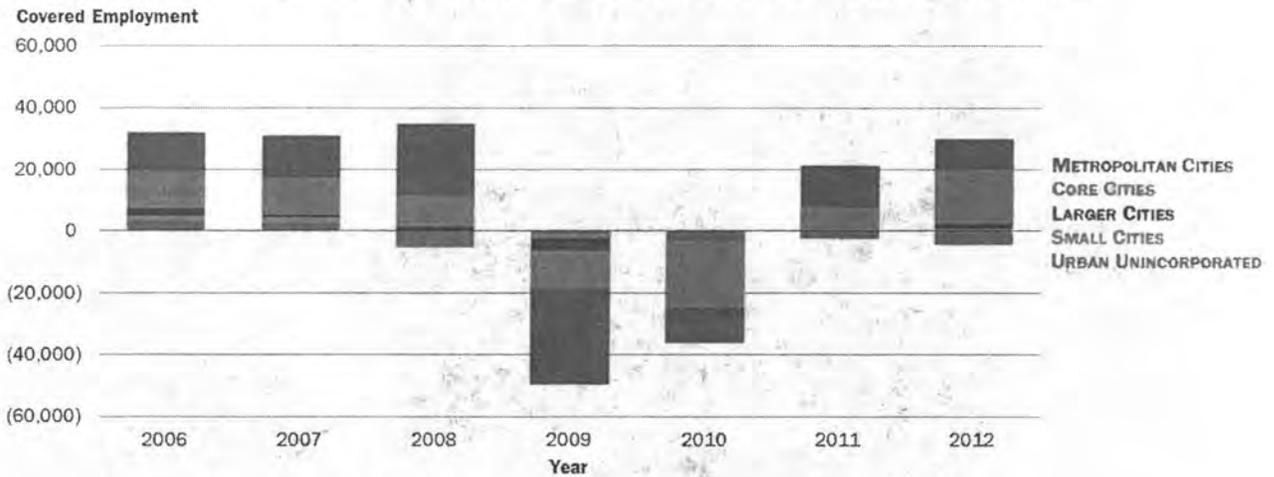
Exhibit 8. Apartment Development Activity, King County, 2006-2011



Commercial Development

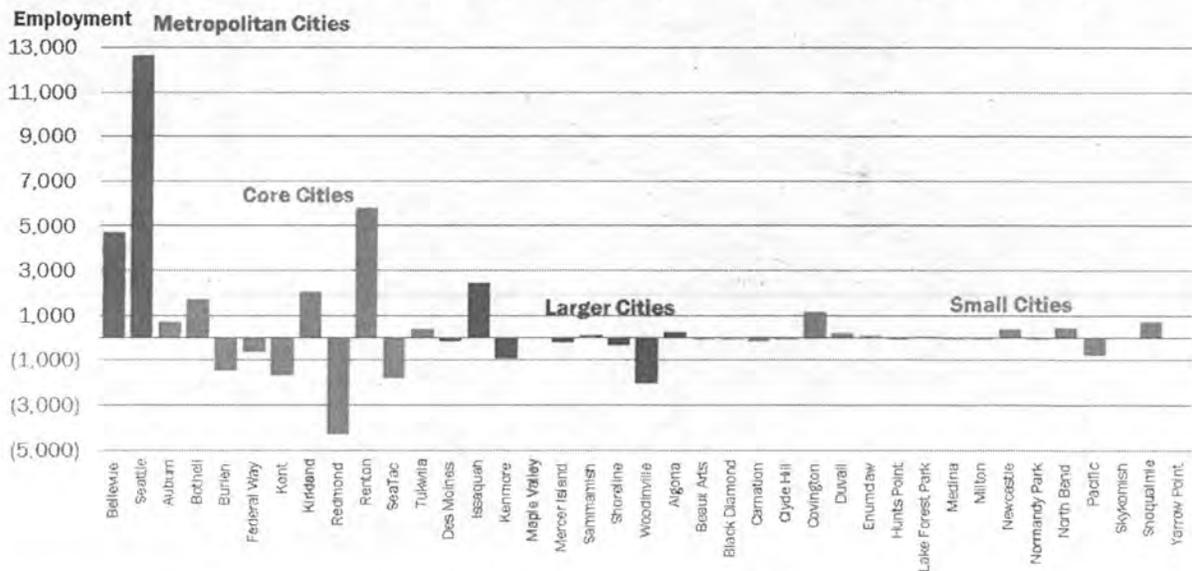
Commercial development, which includes nonresidential development such as office, industrial and retail uses, is in part driven by demand generated by employment. Exhibits 9 and 10 illustrate the net change in covered employment from 2006-2011 segmented by regional geography. The sharp declines in employment impacted commercial real estate development across the region. The decline in employment in 2009 and 2010 not only resulted in declines in development activity but also an increase in vacant commercial square footage. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth.

Exhibit 9. Net Change in Employment by Year, King County, 2006-2012



Source: Puget Sound Regional Council, 2014.

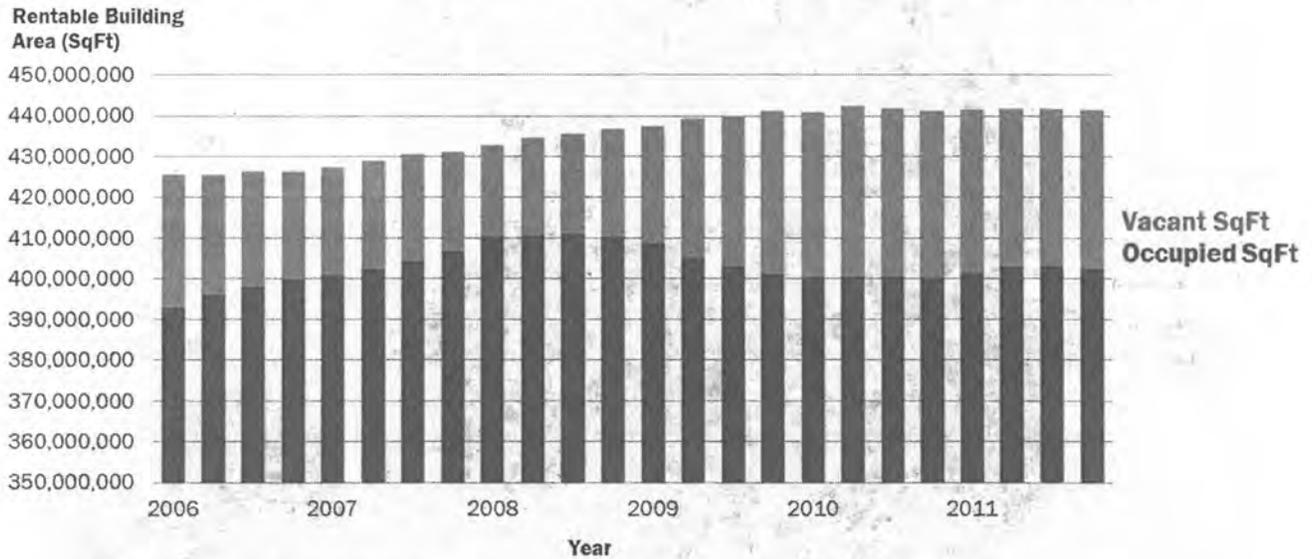
Exhibit 10. Net Change in Employment by Year, King County, 2006-2012



Source: Puget Sound Regional Council, 2014.

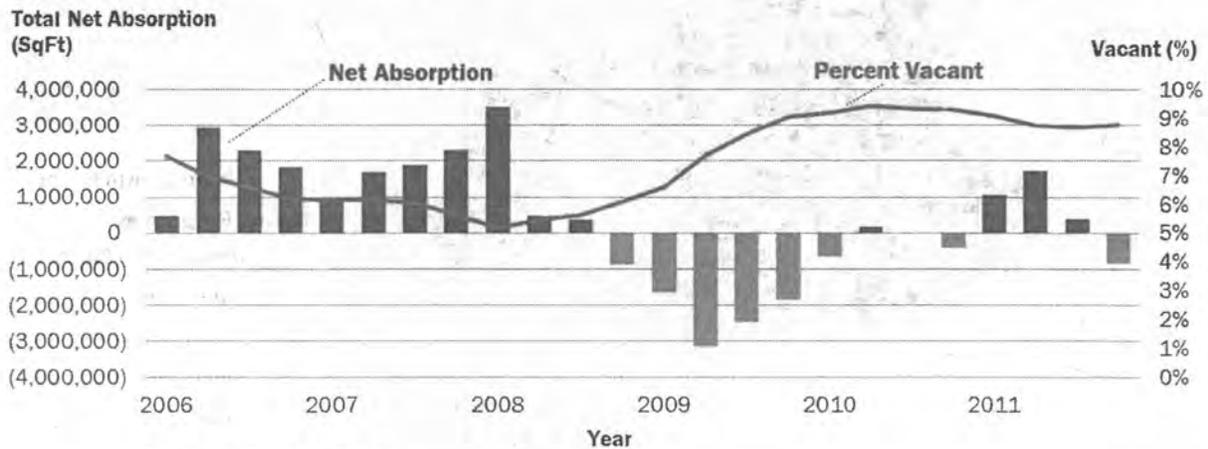
Exhibits 11 and 12 provide a cursory overview of the commercial real estate industry in King County from 2006 to 2011. Commercial construction activity in King County remained stagnant from 2010 through 2011, illustrated by the lack of growth in rentable building area during that time period. The decline in delivery of new commercial space coincided with a decline in net absorption of commercial space and increased vacancy rates, illustrating the challenges faced by the real estate and construction industry.

Exhibit 11. Commercial Rentable Building Area, King County, 2006-2011



Source: CoStar, 2014.

Exhibit 12. Commercial Absorption and Vacancy Rate, King County, 2006-2011

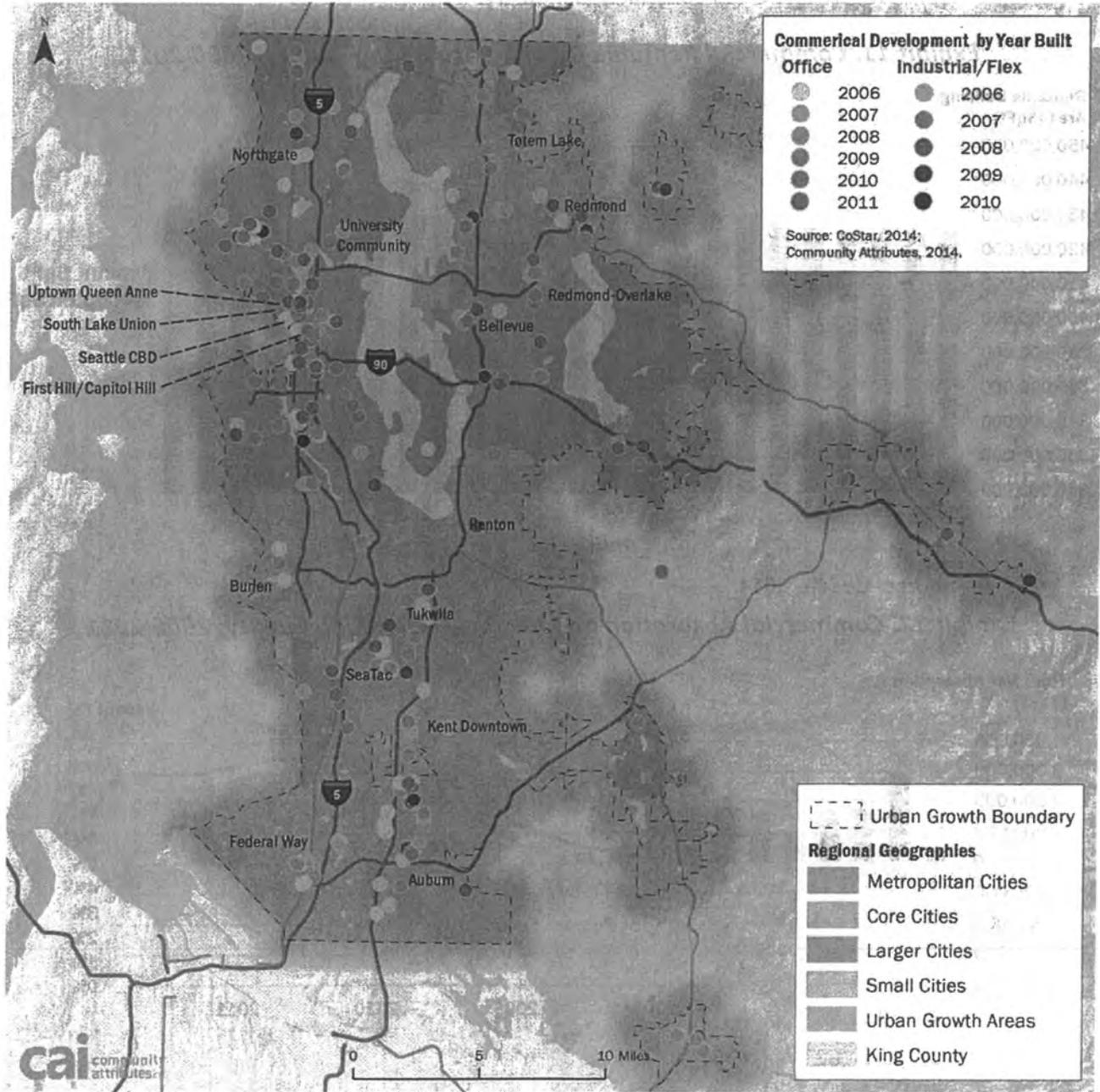


Source: CoStar, 2014.

Note: Commercial data for exhibits 10 and 11 based on CoStar building type categories consisting of office, flex, industrial, healthcare, retail, hospitality and specialty square footage.

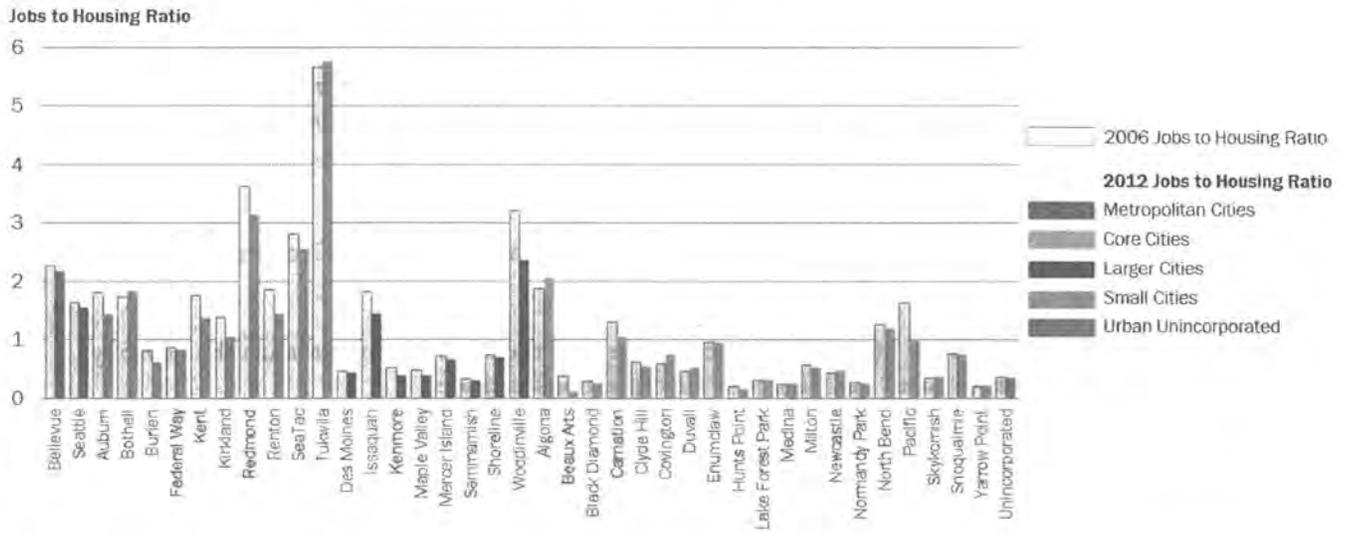
Exhibit 13 illustrates the approximate geography and timing of office and industrial development from 2006 through 2011. Much like multifamily development, office development was generally concentrated in and around urban centers.

Exhibit 13. Office and Industrial Development Activity, King County, 2006-2011



The ratio of a city’s total employment to total housing units (jobs to housing ratio) provides a framework to better understand a City’s role in the regional economy. The ratio also has implications for land use, transportation and future growth. **Exhibit 14** illustrates the jobs to housing ratio for each city within King County, segmented by regional geography. The exhibit includes the jobs to housing ratio from 2006 and 2012, providing further context for changes in the City’s capacity and growth during that time period.

Exhibit 14. Jobs to Housing Ratio, King County, 2006-2012



Source: Puget Sound Regional Council, 2014; Washington Office of Financial Management, 2014.

Most of the Metro and Core cities have more jobs than housing units, in both 2006 and 2012. Alternatively, most of the Larger and Small cities have fewer jobs than housing units, in both measurement years. Many cities have a lower ratio of jobs to housing in 2012 than they did in 2006, reflecting job losses as much as housing gains.

B. Planning Direction in King County Jurisdictions

This chapter includes a description of some specific actions cities are taking to ensure that they have capacity for both housing and employment growth. Cities included in the review illustrate planning and policy trends that define the influence of the Growth Management Act as well as the vision set forth by the Puget Sound Regional Council. Cities across King County have adopted measures and strategies to help accommodate growth. In particular, cities are attempting to facilitate, and in some cases, establish mixed use neighborhoods to accommodate their growth targets.

The Growth Management Act identifies three distinct landscapes: urban lands, rural lands, and natural resource lands (i.e., agricultural, forest and mineral lands). The Act makes clear that the long-term sustainability of rural and resource land is dependent on accommodating development within the designated urban growth area.

-PSRC Vision 2040: Focusing Growth in the Urban Growth Area and in Centers

The methods utilized by various cities and the efforts contextualize the capacity figures detailed in Chapter 5. Key questions include:

- Where is the City concentrating growth?
- What did they change? (allowed uses, density, etc...)
- What is the established vision for accommodating growth?
- What role is the city playing?
- What's been built since adoption?

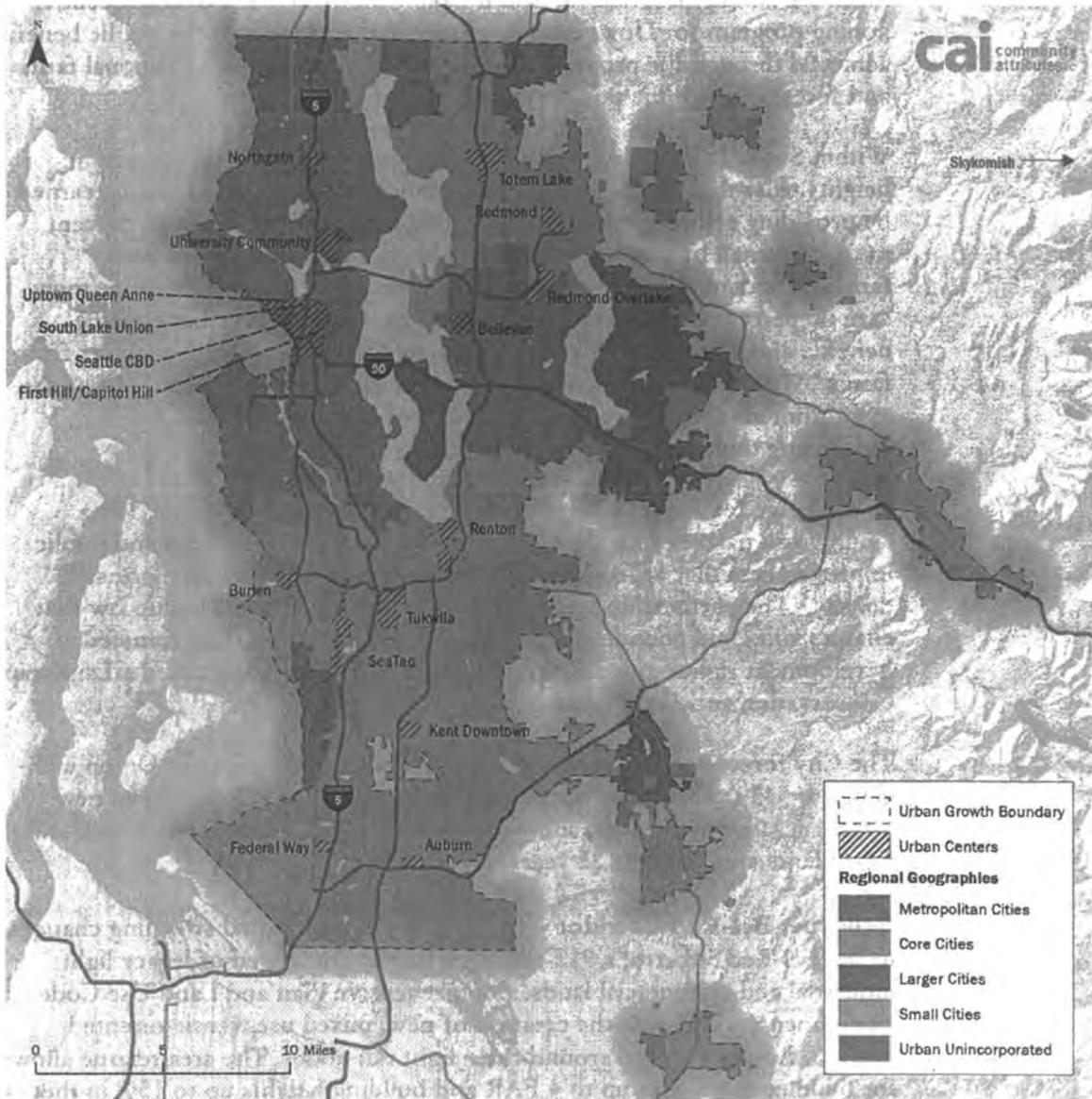
Cities have utilized a number of tools at their disposal to address capacity shortfalls and/or anticipated growth. Such tools include the implementation of high density mixed used zoning districts that often include incentive zoning policies. Methods employed by cities for implementing such policy have included development agreement rezones, public private partnerships, infrastructure investment and incentive zoning, among others.

For reference, **Exhibit 15** illustrates the boundaries of PSRC defined regional geographies as well as the locations of designated urban centers throughout King County.

Concentrating growth in centers allows cities and other urban service providers to maximize the use of existing infrastructure, make more efficient and less costly investments in new infrastructure, and minimize the environmental impact of urban growth. Centers create improved accessibility and mobility for walking, biking, and transit, and as a result play a key transportation role in the region.

-PSRC Vision 2040: Focusing Growth in the Urban Growth Area and in Centers

Exhibit 15. PSRC Regional Geographies and Urban Centers, King County, 2014



Capacity in Metropolitan and Core Cities

The following are examples of recent planning efforts related to increased land capacity in Metropolitan and Core Cities throughout King County.

- **Seattle: South Lake Union and Downtown** – South Lake Union is an approximately 340-acre neighborhood with anticipated growth of 12,000 households and 22,000 jobs by 2031. In 2013, the City of Seattle approved zone changes that allow for increased density and greater building heights in South Lake Union through incentive zoning. Under this program, property owners are required to provide public benefits such as affordable housing, child care, open space or historic preservation, to achieve additional building potential allowed through a rezone.

As part of an inter-local agreement, the City of Seattle modified the new incentive zoning program for South Lake Union and the existing incentive zoning program for Downtown to ensure that a portion of the public benefits achieved through the program resulted in the preservation of regional farms and forest through the purchase of development rights.

Within South Lake Union, commercial projects in areas with maximum heights taller than 85 feet, 75 percent of the extra floor area must be earned by providing affordable housing and child care benefits, while 25 percent must be earned by purchasing transferable development rights from farms. Residential developments in the same maximum height range must earn 60 percent of the extra floor area by providing affordable housing benefits and 40 percent by purchasing transferable development rights from farms. Within Downtown, each building must earn a first increment of the extra floor area equal to a floor area ratio of between 0.25 and 1 by purchasing transferable development rights.

In exchange for Seattle's acceptance of rural development rights, King County will partner with the City on infrastructure investments and public improvements that will support the resulting new growth and increased density. The partnership agreement is the first under a 2011 state law that enables cities and counties to partner on a program that links transfers of development rights with a form of tax increment financing called a Landscape Conservation and Local Infrastructure Program (LCLIP).

The City forecasts that these zoning ratifications in South Lake Union will generate \$45 million of affordable housing, as well as \$27 million of new infrastructure investments, and will preserve 25,000 acres of rural farm and forest land over the next 25 years.

- **Bellevue: Bel-Red Corridor** – In 2009, Bellevue adopted sweeping changes to the Bel-Red Subarea, a 912-acre area largely comprised of legacy light industrial and commercial lands. Comprehensive Plan and Land Use Code amendments will enable the creation of new, mixed use transit-oriented neighborhoods, focused around three light rail nodes. The area rezone allows for building intensities up to 4 FAR and building heights up to 150' in the core of the transit nodes, and helps to create new capacity for millions of

additional square feet of office/commercial development and thousands of new housing units. Ten thousand new jobs and 5,000 housing units are forecast for the area by 2030, with its market location strategically positioned between Downtown Bellevue and Redmond's Overlake Urban Center. Sound Transit is considering two sites in the Bel-Red subarea as potential locations for a light-rail operations and maintenance satellite facility. Locating a facility of that type and size in the Bel-Red corridor would eliminate some redevelopment potential and ultimately reduce capacity for growth in the subarea. In the event Sound Transit selects either site, the capacity of the Bel-Red area should be recalculated.

An extensive system of transportation and parks infrastructure will support the planned growth, with a capital facilities financing plan adopted in conjunction with the rest of the Bel-Red amendments. Already the Bel-Red Plan is bearing results, with 2012 approval of the 4 million square foot master plan for the Spring District, and groundbreaking for its first phase in 2013. This large master plan is located at one of the three Bel-Red transit nodes. Other public infrastructure projects are moving forward, as are additional private sector investments in this major new development area.

- **Redmond: Overlake** – Overlake is the third largest employment center in the King County region, containing approximately 46,000 jobs. At present, the majority of employees in Overlake commute to work from outside the area. The City of Redmond wants to modify this reality by creating Overlake Village, a core neighborhood with mixed-use commercial and residential areas that the City hopes will encourage many employees to live significantly closer to where they work. The Overlake Urban Center is sectioned into three subareas: an employment area, a residential neighborhood, and the village portion itself. The City requires between twenty-five and fifty percent of new floor area in the Village to be used for residential, multi-family units. The City has also invested over \$20 million in stormwater improvements to support development of the village area and has identified additional infrastructure totaling more than \$170 million over the next twenty years. The planned development capacity of the neighborhood consists of almost twenty million square feet of retail, office, research and development and manufacturing space, and over 9,000 housing units. The City's efforts are already bearing fruit with the start of construction of Esterra Park on the Capstone site (former Group Health property). This project will contain approximately 1,400 housing units and 1.2 million square feet of office and retail space, and include a hotel and 2.67-acre park.
- **Auburn** – Since 2010, the City of Auburn has been in the process of developing an urban center in the downtown corridor. The zoning for this area was changed from a Central Business District to a Downtown Urban Center. Under this new code, FAR stipulations encourage residential uses south of Main Street and commercial uses north of Main Street, ground floor commercial storefronts are required for all buildings facing Main Street, and building heights may exceed restrictions if development bonuses are achieved by adding features that support pedestrian frequency in the area. In order to support this evolution, the City has invested over ten million dollars of

Federal and State funds into augmenting the infrastructure in Downtown. Modifications have included: upgrading the water, sewer, and storm systems to accommodate growth, street paving and implementation of pedestrian-friendly sidewalks, and construction or rehabilitation of Downtown open space.

- **Bothell** – The City’s 2009 Downtown Plan seeks to stimulate revitalization of the community’s original town center via ambitious public investments as well as form-based regulations promoting attractive mixed-use residential and commercial development. Key city investments include (1) the realignment of SR 522, to smooth traffic flow and enhance pedestrian connections to the riverfront Park at Bothell Landing; and (2) conversion of the former SR 527 (now City right of way) into a multi-way boulevard with cobbled side lanes and wide, tree-lined sidewalks. This will create a “seam” uniting the historic Main Street area east of the boulevard with redevelopment opportunities on former school district property to the west. The completed 522 realignment was partially funded through the pilot LIFT (Local Infrastructure Financing Tool) program, which is supported by incremental taxing at the state level. The west portion of the multi-way boulevard is nearing completion, and funding is being sought to construct the east and central portions. The form-based zoning is tailored specifically to Downtown Bothell, providing for intensive mixed-use development in the city center and tapering off in scale and density at the edges into single family neighborhoods. The market responded almost immediately to the Plan, and to date has invested over \$100 million in creating lively and successful mixed use development Downtown.
- **Burien** – The Downtown Town Square in Burien is at the core of the City’s efforts to revitalize the downtown area. Over \$200 million from the City of Burien and its partners has been invested in the development. Phase one, completed in 2009, consisted of a condominium development as well as construction of a combined library, city hall and public park along with public infrastructure investments including enhancements to the existing street grid. The downtown area is zoned for mixed-use residential and commercial development, and the first phase of the Town Square development includes 124 for sale units, as well as 19,000 square feet of retail space. As of June 2014, 100 percent of all housing units within the first phase of the Town Square development had been sold. Reflecting the evolving real estate market, the next two phases of Town Square will consist of approximately 228 apartments and a 125 unit senior living facility. Both projects are anticipated to commence construction in October of 2014.
- **Kent: Midway** – The City of Kent is in the process of developing a transit-oriented community in Midway to support future plans for a Sound Transit light rail extension into the subarea that is tentatively scheduled for 2023 completion. Midway, which borders Des Moines, is less than five miles from SeaTac International Airport, and only a few minutes away from the Kent Industrial Valley. Additionally, the completion of the I-5/SR-509 connection will link the Port of Seattle to Midway. Another goal of the subarea plan is to reconcile development standards along the border of Kent and Des Moines. Both cities are hoping that a cohesive zoning code will foster the vision of

Midway with condensed mixed-use residential and commercial areas near rail stations, and a broader commercial corridor along the Pacific Highway. To date, the City of Kent has invested over \$20 million in sidewalks and other infrastructure to support pedestrian safety along SR-99. Kent continues to encourage dense redevelopment in its designated downtown urban center.

- Tukwila: Southcenter Urban Center** – After an extensive planning process Tukwila has adopted a subarea plan, design manual and new zoning code for its urban center at Southcenter. The new regulations are intended to foster denser housing, retail and office development in the northern third of the area while retaining the existing retail and light industrial employment base. To support this growth Tukwila is building a new bus transit center on the eastern edge of Southcenter Mall and designing a pedestrian bridge across the Green River to shorten the connection to the permanent Sounder station under construction at Longacres. Tukwila and a local developer have entered into a development agreement for a 19 story mixed use building with 189 hotel rooms and 370 apartments in the urban center. In addition Tukwila was granted state funding to evaluate development of a transfer of development rights program through the Landscape Conservation and Local Infrastructure Program (LCLIP).

Capacity in Larger Cities

Similarly, there are examples of recent planning efforts related to growth management in Larger Cities throughout King County.

- Issaquah** – Major planning and development efforts in Issaquah have include the Issaquah Highlands development, amendments to the City’s Cultural and Business District as well as the recently adopted Central Issaquah Plan. Issaquah focused on amending the zoning of Old Town, a 295-acre area that encompasses the City’s cultural and business district (CBD) as well as mixed-use and residential zones. Issaquah invested in road widening, water main and sewer enlargement, and improved pedestrian walkways in the CBD prior to the increased development in Old Town. The Central Issaquah Plan encompasses an approximately 1,100 acre area surrounding Interstate 90 and includes a large majority of the City’s commercially zoned properties and major employers. The transformative vision for the area consists of an evolution from auto oriented retail and office developments to a high density mixed use town center. The Central Issaquah area is a major component of the City’s overall development capacity.
- Kenmore** – The Kenmore Downtown Plan was adopted in 2003 and called for the creation of a vibrant pedestrian oriented city center. Moving towards this vision, between 2003 and 2005, the Kenmore City Council purchased 8.85 acres of central downtown property including a former park & ride lot and commercial property for the future Kenmore Village development. The acquired property was located adjacent to the City Hall (a 0.77 acre parcel acquired in 1999). A new City Hall (completed 2010), relocated Post Office in the former City Hall building (completed 2010), and new King County Library branch (completed 2011) surround the Kenmore Village site. The City sold 1.5 acres in 2012 to Kenmore Camera which renovated an existing

building into a new retail store with classroom space. In 2013 the City sold 4.75 acres (former Park & ride lot) to Main Street Property Group LLC for development of up to 325 multi-family units in two phases (Spencer 68 project). Phase One includes 138 units with ground-breaking in 2014. The City is working toward a purchase and sale agreement for a portion of the remaining property where new commercial development is anticipated. The City also will develop a signature “Town Green” on the property (presently being designed).

- **Sammamish** – Sammamish began planning for its new commercial mixed use center, known as the Town Center, in 2006. The Sammamish Town Center Plan was adopted in 2006 and makes up a large majority of the City’s overall capacity of commercial and residential development. Being more recently incorporated than most City’s in King County, Sammamish lacked a historical main street or area for expansion of retail and office uses. The Town Center Plan provides the zoning framework for high density mixed used development in several concentrated pockets within the overall planning area. With planned capacity for over 600,000 square feet of commercial development and approximately 2,000 housing units, the Town Center Plan represents the majority of the City’s capacity of housing and almost all of the City’s planned capacity for commercial development.
- **Shoreline** – In 2013, the City of Shoreline completed its Town Center Plan after 15 years of planning. In this process, the City amended its commercial zoning considerably—eight commercial zones were consolidated into four, three separate Transition Areas were unified, and revised height and density requirements were adopted. In addition, parking standards were reduced consistent design guidelines were applied across the entire neighborhood. The adopted sub-area plan for the neighborhood calls for a mix of building typologies that includes allowances for six story mixed use buildings as well as smaller-scale one to three story buildings in mixed-use areas.

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V. CONCLUSIONS AND FINDINGS: GROWTH TARGETS AND CAPACITY

This chapter analyzes and summarizes the ability of jurisdictions – and the entire county UGA – to accommodate the adopted targets for both housing and employment as reported by Regional Geography. Regional Geographies are the organizing construct for the VISION 2040 Regional Growth Strategy, which categorizes the urban area in a hierarchy: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Unincorporated Urban Growth Area. Capacity data for both housing and employment is aggregated to the Regional Geography level to demonstrate consistency with VISION 2040.

General Findings

King County has sufficient buildable land capacity to accommodate the forecasted residential and commercial-industrial growth through 2031 and further into the future. King County also has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth. Additionally, each of the 39 cities can accommodate their adopted target housing and employment growth through at least 2031. Urban unincorporated King County has sufficient housing capacity, but a small shortfall of employment capacity. Reassessment of land use plans and regulations will not be required for any jurisdiction in King County except unincorporated King County.

Expressed in terms of Regional Geography, 82 to 84% of all King County development capacity is in the top two categories: Metropolitan Cities and Core Cities. The emerging city comprehensive plan updates further focus development into Urban Centers in the Metropolitan and Core Cities. In contrast, the Small cities will take a modest share of projected growth. Unincorporated urban King County is changing from a trend of rapid single-family growth in the 1970s and 1980s to one of modest growth as it shifts to become a staging area for annexation to adjacent cities. These development trends are consistent with VISION 2040.

Growth Targets

In accordance with GMA (RCW 36.70A.110) King County and the cities must adopt comprehensive plans that can accommodate 20 years of anticipated population and employment growth. The state Office of Financial Management issues population projections for each county in the state as a basis for GMA planning while the Puget Sound Regional Council produces the employment forecasts. The first step in setting growth targets is to translate the population numbers into number of households. Based on these projections, counties and cities collaborate in determining the allocations of that growth. These allocations take the form of growth targets, which are statements of planning policy indicating the minimum number of households and jobs that each jurisdiction will accommodate during each 20-year period.

The most recent housing and employment growth targets for King County were adopted by the GMPC in 2009 and cover the period from 2006-2031. The allocation of population and employment growth to each Regional Geography

was based closely on the percentage shares set forth in the VISION 2040 Regional Growth Strategy. The urban Regional Geography categories are: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Urban Unincorporated. However, VISION 2040 was not the sole determinant of the target allocations. Other factors were also considered including: recent growth trends, projected market demand, development opportunities and constraints, and the housing and employment capacity provided under existing plans and regulations.

Exhibit 16. Updated King County Growth Targets, Adopted 2009

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Metropolitan Cities				
Bellevue	17,000	290	53,000	
Seattle	86,000		146,700	
Total	103,000		199,700	
Core Cities				
Auburn	9,620		19,350	-
Bothell	3,000	810	4,800	200
Burien	3,900		4,600	
Federal Way	8,100	2,390	12,300	290
Kent	7,800	1,560	13,200	290
Kirkland	7,200	1,370	20,200	650
Redmond	10,200	640	23,000	
Renton	14,835	3,895	29,000	470
SeaTac	5,800		25,300	
Tukwila	4,800	50	15,500	2,050
Total	75,255		167,250	
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290	20,000	
Kenmore	3,500		3,000	
Maple Valley*	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,000	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Total	28,050		42,800	

Exhibit continued on following page

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Small Cities				
Algona	190		210	
Beaux Arts	3		3	
Black Diamond	1,900		1,050	
Carnation	330		370	
Clyde Hill	10		-	
Covington	1,470		1,320	
Duvall	1,140		840	
Enumclaw	1,425		735	
Hunts Point	1		-	
Lake Forest Park	475		210	
Medina	19		-	
Milton	50	90	160	
Newcastle	1,200		735	
Normandy Park	120		65	
North Bend	665		1,050	
Pacific	285	135	370	
Skykomish	10		-	
Snoqualmie	1,615		1,050	
Yarrow Point	14		-	
Total	10,922		8,168	
Urban Unincorporated				
Potential Annexation Areas	12,930		3,950	
North Highline	1,360		2,530	
Bear Creek UrbanPlannedDev	910		3,580	
Unclaimed Urban Unincorp.	650		90	
Total	15,850		10,150	
King County UGA Total	233,077		428,068	

The base year for these Targets is 2006. As cities annex territory, PAA targets shift into Targets column.

* Placeholder for footnote conditioning PAA target on approval of city-county agreement (expected Sept 2014)

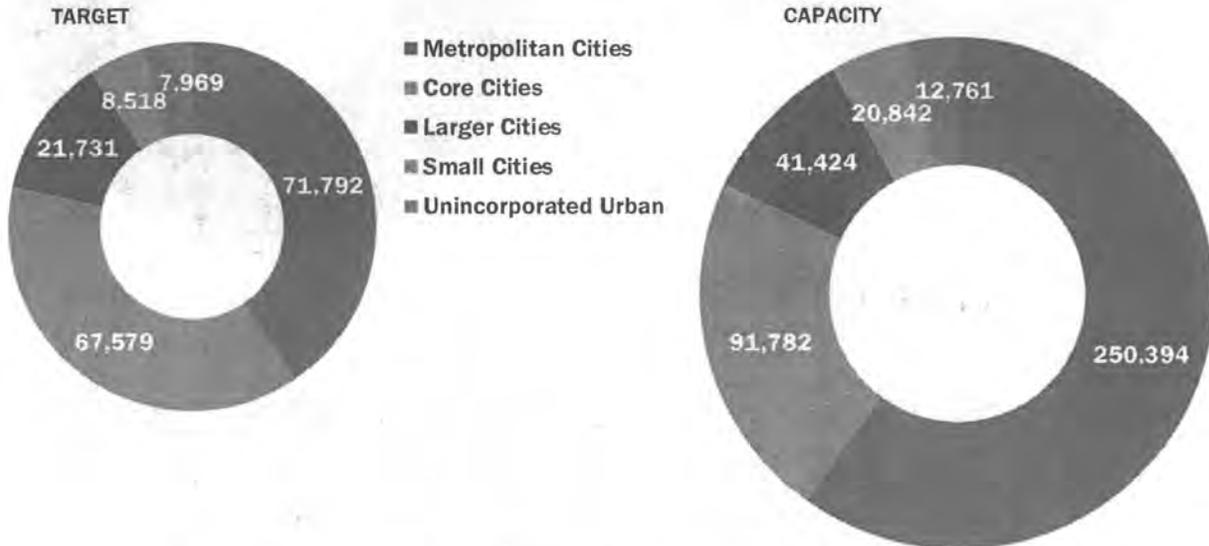
King County Growth Targets Committee, Growth Management Planning Council, August 2009

Findings by Regional Geography

In accordance with VISION 2040, growth should be allocated to Regional Geographies so that the cities with Urban Centers – the Metropolitan and Core cities - receive the majority of the county’s growth. While each of the five Regional Geographies has sufficient capacity for growth, 81% of the county’s capacity is in the Metropolitan and Core cities. Further, an additional 11% of capacity can be found in the Larger Cities.

Exhibit 17. Housing Capacity Summary, King County Regional Geographies

Geography	2012-2031 Housing Target	2012 Housing Capacity Count / Percentage		2012 Surplus/ Deficit
Metropolitan Cities	71,792	250,394	60%	178,602
Core Cities	67,579	91,782	22%	24,203
Larger Cities	21,731	41,424	10%	19,693
Small Cities	8,518	20,842	5%	12,324
Unincorporated Urban	7,969	12,761	3%	4,792
Urban King County Total	177,589	417,203	100%	239,614



The employment capacity can also be found in the Metropolitan and Core cities at the 83% level. Again, an additional 11% of employment capacity can be found in the Larger Cities.

King County has an abundance of land capacity for both residential and employment growth through 2031. The surplus for housing capacity is 247,130 units and the surplus for employment capacity is 221,960 jobs. Further, the capacity calculations from which these totals were derived include set-asides for public purpose lands and rights-of-way acreage as detailed in Chapter III, Technical Framework and Methodology. Consequently, King County has adequate capacity for other non-residential growth within the UGA to support the forecasted housing and job growth.

For further detail, see Chapter III, Technical Framework and Methodology.

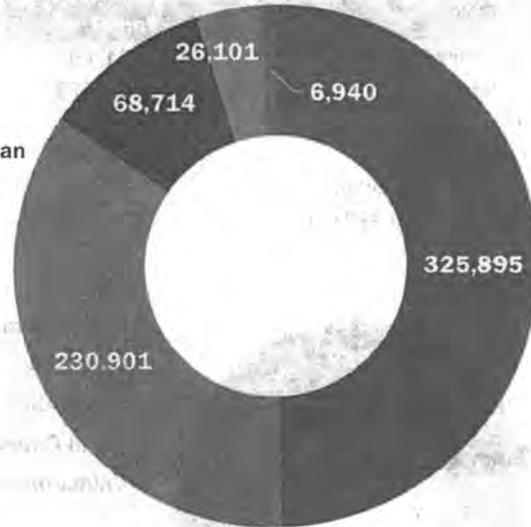
Exhibit 18. Employment Capacity Summary, King County Regional Geographies

Geography	2012-2031 Emp. Target	2012 Employment Capacity Count / Percentage		2012 Surplus/Deficit
Metropolitan Cities	182,349	325,895	49%	143,546
Core Cities	170,686	230,901	35%	60,215
Larger Cities	43,883	68,714	10%	24,831
Small Cities	5,957	26,101	4%	20,144
Unincorporated Urban	7,720	6,940	1%	-780
Urban King County Total	410,595	658,551	100%	247,956

TARGET



CAPACITY



Metropolitan Cities

Metropolitan Cities include Seattle and Bellevue.

Metro Cities had 57% of county residential growth during 2006-2012. Seattle and Bellevue experienced continuing multifamily growth when it stopped elsewhere in the county. These two cities suffered major job losses, along with most of the county, but recovered during this period. Bellevue and Seattle are expected to assume 38% of the targeted residential growth. The two Metro Cities account for 59% of development capacity in the county and 52% of the employment capacity demonstrating substantial room to accommodate forecasted growth.

Core Cities

Core Cities include Auburn, Bothell, Burien, Federal Way, Kent, Kirkland, Redmond, Renton, SeaTac, and Tukwila.

In accordance with the Regional Growth Strategy, the ten Core Cities each possess one or more major designated Urban Centers. Most Core Cities either experienced redevelopment of their downtown or other center during this period or adopted plans to facilitate the redevelopment. The Core Cities absorbed 20% of recent residential growth during 2006-2012. The Core Cities are expected to accommodate 38% of targeted residential growth with 22% of development capacity and 31% of the employment capacity. While there is sufficient nominal residential capacity within the Core Cities to accommodate the targeted

residential growth, when the numbers are viewed on a percentage basis, the result appears otherwise due to the very large capacity numbers within the City of Seattle.

Larger Cities

Larger Cities include Des Moines, Issaquah, Kenmore, Maple Valley, Mercer Island, Sammamish, Shoreline, and Woodinville.

The eight Larger Cities have substantial population but fewer jobs and do not have a designated Urban Center, although they may have a thriving downtown. Several are undergoing redevelopment similar to the Core cities.

Small Cities

Small Cities include Algona, Beaux Arts, Black Diamond, Carnation, Clyde Hill, Covington, Duvall, Enumclaw, Hunts Point, Lake Forest Park, Medina, Milton, Newcastle, Normandy Park, North Bend, Pacific, Skykomish, Snoqualmie, and Yarrow Point.

By count, nearly half of all King County cities are “Small Cities” although several have sizeable populations. Together these nineteen cities and towns have 106,600 people, only 5.4% of the county total, and 4% of recent growth. Together, their 2012-2031 growth target share is less than 5% of the countywide total with sufficient capacity.

Unincorporated UGA

The part of Unincorporated King County within the Urban Growth Area had historically taken a large share of growth – nearly half of countywide housing growth before passage of the GMA. With full implementation of the GMA, annexations and incorporations, and shifting development patterns, the urban unincorporated share has been reduced to 8% of recent growth and 5% of the residential target. Unincorporated urban King County has sufficient residential capacity to meet its target, but it has a shortfall of employment capacity. Annexations in recent years have removed more job capacity than the associated job targets. In a countywide context, this slight shortfall is not a major issue.

Rural

The purpose of the BLR is to analyze recent urban development and to determine whether King County and the cities have sufficient capacity with the UGA to accommodate forecasted population and job growth. In accordance with the GMA and the CPPs, the Rural Area and Natural Resource Lands do not have a growth target, but rather an assumption of minimal growth. Since 1995 when the first King County Comprehensive Plan was adopted to implement GMA, the Rural Area and Natural Resource Lands have experienced a decreasing share of countywide growth: down to less than 4% during the 2006-12 period from a high of approximately 15% in 1995.

The following table presents a summary of residential capacity data for all regional geographies.

Exhibit 19. Summary Capacity Update Data, King County

2006 Housing Status			2012 Housing Capacity and Status			
City Type	City	Housing Status	2012-2031 Housing Target	2012 Housing Capacity	2012 Surplus/ Deficit	2012 Hs'g Status
Metropolitan Cities	Bellevue	Red/Yellow	12,778	23,165	10,387	Green
Metropolitan Cities	Seattle	Green	59,014	227,229	168,215	Green
Subtotal			71,792	250,394	178,602	Green
Core Cities	Auburn	Red/Yellow	9,004	14,597	5,593	Green
Core Cities	Bothell	Red/Yellow	2,729	4,480	1,751	Green
Core Cities	Burien	Red/Yellow	4,163	4,910	747	Green
Core Cities	Federal Way	Red/Yellow	7,457	8,440	983	Green
Core Cities	Kent	Red/Yellow	7,236	10,730	3,494	Green
Core Cities	Kirkland	Red/Yellow	7,208	9,715	2,507	Green
Core Cities	Redmond	Red/Yellow	8,004	11,240	3,236	Green
Core Cities	Renton	Green	11,700	15,350	3,650	Green
Core Cities	SeaTac	Red/Yellow	5,305	6,545	1,240	Green
Core Cities	Tukwila	Red/Yellow	4,773	5,775	1,002	Green
Subtotal			67,579	91,782	24,203	Green
Larger Cities	Des Moines	Green	2,925	4,446	1,521	Green
Larger Cities	Issaquah	Green	3,916	11,312	7,396	Green
Larger Cities	Kenmore	Green	2,980	4,503	1,523	Green
Larger Cities	Maple Valley	Green	932	1,514	582	Green
Larger Cities	Mercer Island	Red/Yellow	1,314	2,005	691	Green
Larger Cities	Sammamish	Red/Yellow	3,379	5,465	2,086	Green
Larger Cities	Shoreline	Green	3,858	9,358	5,500	Green
Larger Cities	Woodinville	Red/Yellow	2,427	2,821	394	Green
Subtotal			21,731	41,424	19,693	Green
Small Cities	Algona	Green	133	264	131	Green
Small Cities	Beaux Arts	Green	1	4	3	Green
Small Cities	Black Diamond	Green	1,861	4,231	2,370	Green
Small Cities	Carnation	Green	331	800	469	Green
Small Cities	Clyde Hill	Green	10	23	13	Green
Small Cities	Covington	Green	1,096	2,928	1,832	Green
Small Cities	Duvall	Green	930	2,444	1,514	Green
Small Cities	Enumclaw	Green	1,283	3,107	1,824	Green
Small Cities	Hunts Point	Green	6	6	0	Green
Small Cities	Lake Forest Park	Green	431	631	200	Green
Small Cities	Medina	Green	23	46	23	Green
Small Cities	Milton	Green	18	388	370	Green
Small Cities	Newcastle	Green	975	1,278	303	Green
Small Cities	Normandy Park	Green	73	228	155	Green
Small Cities	North Bend	Green	649	1,582	933	Green
Small Cities	Pacific	Green	141	416	275	Green
Small Cities	Skykomish	Green	10	35	25	Green
Small Cities	Snoqualmie	Green	537	2,399	1,862	Green
Small Cities	Yarrow Point	Green	10	32	22	Green
Subtotal			8,518	20,842	12,324	Green
Unincorporated		Green	7,969	12,761	4,792	Green
Total King County			177,589	417,203	239,614	Green

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VI. PROFILES FOR KING COUNTY JURISDICTIONS

Organization of the Profiles –

These profiles are organized by regional geography, with a profile for each City in the following regional geography categories:

- **Metropolitan Cities** (2 cities)
- **Core Cities** (10 cities)
- **Larger Cities** (8 cities)
- **Small Cities** (19 cities)
- **Unincorporated UGA** (1 area, see profile)
- **Rural** – (not part of the UGA)

Each Metropolitan City, Core City and Larger City Profile has 3 pages of data:

- Page 1 – **Residential Development**
- Page 2 – **Residential Land Supply and Capacity**
- Page 3 – **Commercial-Industrial Development and Employment**

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Metropolitan Cities

Bellevue
Seattle

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CITY OF BELLEVUE

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Bellevue's housing grew by more than 4,000 units. Most of this was through redevelopment, with more than 90% of the residential redevelopment occurring in multifamily structures.

New residential capacity has been added by concentrating the majority of future Bel-Red growth into a series of mixed use, pedestrian-friendly and transit-oriented development nodes, with higher density and height in them, as enabled through a land use incentive system.

Achieved multifamily density data have been updated from 2007, based on recent multifamily in Downtown and other neighborhoods, but Downtown continues to receive the lion's share (88%) of multifamily growth. The City's mid-2012 South Bellevue annexations are not included.

Residential Development Activity: 2006-2012

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	43.8	13.5	1.5	3.2	25.6	65	2.5
3 - 5 du/acre	76.0	11.5	5.0	8.3	51.2	284	5.4
5 - 7 du/acre							
7 - 9 du/acre	5.4	0.7	0.6	0.7	3.4	27	8.1
> 9 du/acre							
Plats Total	125.2	25.7	7.1	12.2	80.2	376	4.7

Single-Family Permits Issued								
Plat and SF data cover seven years through 2012.								
0 - 3 du/acre	Not Applicable					79.2	103	1.5
3 - 5 du/acre	Not Applicable					75.5	361	4.7
5 - 7 du/acre	Not Applicable							
7 - 9 du/acre	Not Applicable					8.5	39	4.6
> 9 du/acre	Not Applicable							
SF Pmts Total	n/a	n/a	n/a	n/a	163.2	503	3.1	

Multifamily Permits Issued							
New density data from 2006-12							
< 9 du/acre	0.3	0.0	0.0	0.0	0.3	6	20.7
9 - 13 du/acre	2.8	0.0	0.4	0.6	1.8	28	16.0
13 - 19 du/acre	1.9	0.0	0.0	0.0	1.9	28	14.9
19 - 31 du/acre	15.7	0.5	0.0	0.0	15.1	395	26.1
31 - 48 du/acre							
48 + du/acre	18.2	0.0	0.0	0.0	18.2	3,388	186.3
Other zones							
MF Pmts Total	38.8	0.5	0.4	0.6	37.2	3,845	103.3

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	30,363	21,889	52,252
2006-12 Change**	305	3,917	4,222
= 2012 Units	30,668	25,806	56,474
Plus adjustmt (Census)	-340	130	-210
= 2012 Adj. H.Units	30,328	25,936	56,264

* single family includes mobile homes

** Six years of permit data - differs from tables to the left.

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031) 17,000

Housing Unit Change: 2006-2012

Net New SF Units Permitted	-305	
Net New MF Units Permitted	-3,917	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	-4,222	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-4,222	
Net Adjustment to Target		(4,222)
Remaining Target (2012-2031)		12,778

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	402.0	80.7	50.3	18%	222.7	2.5	430
	Redev Subtotal	250.6	37.5	32.0	19%	147.2	2.5	284
	Total	652.6	118.2			369.9		714
	Multifamily							
	Vacant Subtotal	41.0	2.8	1.0	13%	31.4	12.7	288
	Redev Subtotal	50.6	5.1	1.0	20%	35.6	12.5	320
	Total	91.6	7.9			67.0		608
	Neighborhood Total	744.2	126.1			436.9		1,322
	Mixed Use	Multifamily in Mixed-Use						
Vacant Subtotal		16.3	3.6	0.0	10%	11.9	75	346
Redev Subtotal		563.1	27.8	19.5	0 - 20%	422.0	86.0 / 225.0	21,497
Total		579.4	31.4			433.9		21,843
City Total	All Housing							
	Vacant Total	459.3	87.1	51.3	10%	266.0		1,064
	Redev Total	864.3	70.4	52.5	10% - 15%	604.8		22,101
	Total	1323.6	157.5	103.8		870.8		23,165

Note: pipeline development is included in numbers above

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)		Almost all of Bellevue's substantial residential capacity is in mixed-use zones including Downtown and the Bel-Red area (of which Spring District is a part).	Housing Capacity (in housing units)	
Single-Family Zones	714			<ul style="list-style-type: none"> ■ Single Family ■ Multifamily ■ Mixed Use
Single-Family Capacity in Pipeline	0			
Multifamily Zones	608			
Multifamily Capacity in Pipeline	0			
Mixed-Use Zones - Downtown, Bel-Red	21,843			
Mixed-Use Capacity in Pipeline	0			
Other Adjustments	0			
Total Capacity (units)	23,165			
Remaining Housing Target (2012-2031)	12,778			
Surplus/Deficit Capacity	10,387			

Note: Sound Transit is considering two sites in the Bel-Red subarea for a light-rail maintenance facility. Locating a facility of that type and size in Bel-Red would eliminate some redevelopment potential and reduce capacity for the subarea. If Sound Transit selects either site, growth targets can still be met, but Bel-Red capacity should be recalculated.

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

Bellevue added employment capacity by differentiating an economic niche for BelRed, retaining many existing businesses while attracting new businesses in a form not found elsewhere in Bellevue. Opportunities are afforded by BelRed's strategic location between Downtown Bellevue and Redmond's Overlake, as well as the opportunities brought about by light rail and high capacity transit coming through the area.

Downtown Bellevue continues to have substantial capacity for job growth in its mixed-use zones. Together, Downtown, Bel-Red and other commercial centers contain capacity for more than 83,000 jobs, well above the remaining job target. If Sound Transit locates a light rail maintenance facility in Bel-Red, growth targets can still be met, but some redevelopment potential would be lost and capacity of the Bel-Red subarea should be recalculated.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	141.8	13.7	0.0	0.0	128.0	15%-20%	68.0
Mixed-Use	579.3	31.4	0.0	19.5	528.5	10%-20%	434.0
Industrial	45.1	5.9	0.0	0.0	39.2	15%-20%	21.1
Non-Res Land Total	766.2	51.0	0.0	19.5	695.7		523.1

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.96	0.26/0.50	0.53	0.49	333 / 400	1,331
Industrial	0.92	0.45	0.03	0.39	600	644
Neighborhood Total	3.88		0.55	0.88		1,975

Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.52	0.5 / 2.0		0.32	333	961
Mixed Use RedeVable	18.38	0.50 / 7.76	5.42	24.65	300 / 400	80,378
Mixed-Use Total	18.91		5.42	24.97		81,339

City Total						
Commercial	2.96	0.26 / 0.50	0.53	0.49	333 / 400	1,331
Mixed-Use	18.91	0.50 / 7.76	5.42	24.97	300 / 400	81,339
Industrial	0.92	0.45	0.03	0.39	600	644
Jobs in Pipeline						0
City Total Capacity	22.79		5.98	25.85		83,314

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	97,385	20,924	118,309
2006-12 Change	7,680	-2,968	4,712
= 2012 Jobs	105,065	17,956	123,021
Adjustments			0
= 2012 Job Total	105,065	17,956	123,021

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	53,000
Jobs Change: 2006-2012	
Plus Annexat'n Area Target	0
Less Job Gain, 2006-2012	-4,712
Net Adjustment to Target	-4,712
Net Adjustment to Target	(4,712)
Remaining Target (2012-2031)	48,288
2012 Job Capacity [from table to left]	83,314
Adjustment to capacity	0
Final 2012 Job Capacity	83,314
Surplus/Deficit Capacity	35,026

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Seattle's housing stock grew by nearly 27,000 units, or 9%. Seattle had about 45% of the entire county's residential growth during the six-year period. Most of this was through redevelopment, with almost all occurring in multifamily structures.

An adjustment is necessary to reconcile permitted unit data with Census and state counts and estimates of 2012 housing units.

The 2006-2031 housing target for Seattle was 86,000, but the City has already realized more than one-quarter of the targeted growth. Seattle's remaining housing target is to plan for about 59,000 units between 2012 and 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	No plat data collected						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
Plats Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Single-Family Permits Issued							
Plat and SF data are from 2007.							
0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre							
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	259.2	2063	8.0

Multifamily Permits Finaled								
Multifamily density data from 2007								
< 9 du/acre								
9 - 13 du/acre								
13 - 19 du/acre								
19 - 31 du/acre	23.8					23.8	548	23.0
31 - 48 du/acre	69.5					69.5	2,318	33.4
48 + du/acre	67.2					67.2	9,965	148.3
Other zones								
MF Pmts Total	160.5	0.0	0.0	0.0	160.5	12,831	80.0	

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	141,991	146,732	288,723
2006-12 Change	1,041	25,945	26,986
= 2012 Units	143,032	172,677	315,709
Plus adjustmt (Census)	-100	-2,700	-2,800
= 2012 Adj. H.Units	142,932	169,977	312,909

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	86,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-1,041
Net New MF Units Permitted	-25,945
Net New Units, Annex Area	0
Net New Units (2006-2012)	-26,986
Plus Annexat'n Area Target	0
Net Adjustment to Target	-26,986
Net Adjustment to Target	(26,986)
Remaining Target (2012-2031)	59,014

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

Note: critical area and market factor discounts are built in to parcel analysis.

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	593.5	n.a.	0.0	n.a.	593.5	avg. 7.8	4,350
	Redev Subtotal	1,447.6	n.a.	0.0	n.a.	1,447.6	avg. 7.8	7,620
	Total	2,041.1		0.0		2,041.1		11,970
	Multifamily							
	Vacant Subtotal	94.6	n.a.	0.0	n.a.	94.6	50 / 63	4,853
	Redev Subtotal	849.6	n.a.	0.0	n.a.	849.6	50 / 63	42,687
	Total	944.2				944.2		47,540
	Neighborhood Total	2,985.3		0.0		2,985.3		59,510
Mixed Use	Multifamily in Mixed-Use							
	Vacant Subtotal	101.0	n.a.	0.0		101.0		10,327
	Redev Subtotal	563.1	n.a.	0.0		563.1		157,393
	Total	664.1	0.0			664.1		167,720
City Total	All Housing							
	Vacant Total	789.1	n.a.	0.0		789.1		19,530
	Redev Total	2,860.3	n.a.	0.0		2,860.3		207,700
	Total	3649.4	0.0	0.0		3649.4		227,230

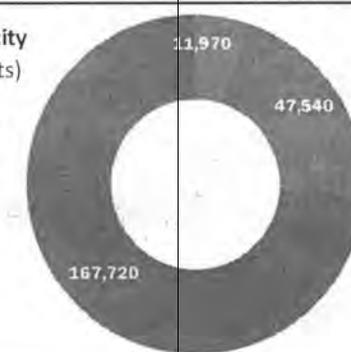
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	11,970
Single-Family Capacity in Pipeline	0
Multifamily Zones	47,540
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - CBD, S Lk Union+	167,720
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	227,230
Remaining Housing Target (2012-2031)	59,014
Surplus/Deficit Capacity	168,216

Three-fourths of Seattle's substantial residential capacity is in mixed-use zones including the Greater Downtown, South Lake Union and other designated centers.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SEATTLE

Seattle lost more than 12,000 industrial jobs over the six years, but gained 25,000 commercial jobs for a net gain overall of more than 12,000 jobs. The City's remaining job target is to plan for 134,000 added jobs by 2031. Seattle has capacity for almost twice that target - more than 240,000 jobs. The capacity is primarily in mixed use and commercial zones in designated centers and throughout the city.

- Most of Seattle's commercial activity is in mixed-use zones; all non-residential zones allow mixed uses. For this report, "commercial" is folded into "mixed use" even though it includes neighborhood business areas as well as major centers. Critical-area and market factor discounts are built in to the determination of which land parcels are eligible for development.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	n.a.	0.0	0.0	0.0	n.a.	0.0
Mixed-Use	1,601.2	n.a.	0.0	0.0	1,601.2	n.a.	1601.2
Industrial	416.0	n.a.	0.0	0.0	416.0	n.a.	416.0
Non-Res Land Total	2017.2	0.0	0.0	0.0	2017.2		2017.2

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00		0.00	0.00		0
Industrial	18.12	1.0 / 3.5	3.75	17.72	450	39,365
Neighborhood Total	18.12		3.75	17.72		39,365

Mixed-Use and Urban Centers	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	4.40	0.5 / 3.5		4.12	250 / 300	14,503
Mixed Use RedeVable	65.35	0.5 / 20.0	26.12	54.31	250 / 300	188,713
Mixed-Use Total	69.75		26.12	58.43		203,216

City Total						
Commercial	0.00		0.00	0.00		0
Mixed-Use	69.75	0.5 / 20.0	26.12	58.43	250 / 300	203,216
Industrial	18.12	1.0 / 3.5	3.75	17.72	avg.450	39,365
Jobs in Pipeline						0
City Total Capacity	87.87		29.87	76.14		242,581

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	387,195	83,486	470,681
2006-12 Change	25,200	-12,563	12,637
= 2012 Jobs	412,395	70,923	483,318
Adjustments			0
= 2012 Job Total	412,395	70,923	483,318

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031) 146,700

Jobs Change: 2006-2012

Plus Annexat'n Area Target	0
Less Job Gain, 2006-2012	-12637
Net Adjustment to Target	-12,637

Net Adjustment to Target (12,637)

Remaining Target (2012-2031) 134,063

2012 Job Capacity [from table to left] 242,581

Adjustment to capacity 0

Final 2012 Job Capacity 242,581

Surplus/Deficit Capacity 108,518

Core Cities

Auburn

Bothell

Burien

Federal Way

Kent

Kirkland

Redmond

Renton

SeaTac

Tukwila

City	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Auburn										
Bothell										
Burien										
Federal Way										
Kent										
Kirkland										
Redmond										
Renton										
SeaTac										
Tukwila										

CITY OF AUBURN

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Auburn added more than 500 housing units through new construction. Two-thirds of the new units are single family houses. A larger impact to Auburn's housing stock was the result of annexation of two areas, Lea Hill and Auburn West Hill, in 2007. These annexations brought more than 5,000 new housing units into the City, most of which are single family homes.

- The new construction reduced Auburn's residential target by the number of new units permitted, but the annexations came with their own growth target. As a result, Auburn's 2012 - 2031 target, 9,000 housing units, is higher than the City's original 2006-31 target.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	26.4	13.3	1.2	1.6	9.8	22	2.2
7 - 9 du/acre	31.4	2.9	4.2	1.6	22.8	101	4.4
> 9 du/acre	23.2	0.0	4.7	3.2	15.3	127	8.3
Plats Total	80.9	16.2	10.1	6.4	47.9	250	5.2

Single-Family Permits Issued

0 - 3 du/acre					44.4	11	0.2
3 - 5 du/acre							
5 - 7 du/acre	Not Applicable				11.0	29	2.6
7 - 9 du/acre					27.8	149	5.4
> 9 du/acre					4.2	22	5.2
SF Pmts Total	n/a	n/a	n/a	n/a	87.4	211	2.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	12.1	0.0	2.1	4.3	5.7	73	12.9
13 - 19 du/acre	18.2	2.0	0.0	0.1	16.1	236	14.6
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	30.3	2.0	2.1	4.4	21.8	309	14.2

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	11,104	7,998	19,102
2006-12 Change	366	170	536
= 2012 Units	11,470	8,168	19,638
Plus anxn, adjustmt	4,710	485	5,195
= 2012 Adj. H.Units	16,180	8,653	24,833

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	8,400
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-366
Net New MF Units Permitted	-170
Net New Units, Annex Area	-80
Net New Units (2006-2012)	-616
Plus Annexat'n Area Target	1,220
Net Adjustment to Target	604
Net Adjustment to Target	604
Remaining Target (2012-2031)	9,004

204

204

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	2,018.0	462.3	388.7	10%	1,050.1	1.0 / 7.0	3,477
	Redev Subtotal	1,507.0	226.1	256.1	15%	871.1	5.0 / 7.0	3,108
	Total	3,525.0	688.4			1,921.2		6,585
	Multifamily							
	Vacant Subtotal	120.0	8.4	16.7	10%	85.4	8.0 / 15.0	1,156
	Redev Subtotal	50.0	2.5	4.8	15%	36.3	15.0	460
	Total	170.0	10.9			121.7		1,616
Neighborhood Total	3,695.0	699.3			2,042.9		8,201	
Mixed Use	Multifamily in Mixed-Use							
	Vacant Subtotal	16.0	0.0	0.8	15%	12.9	188	1,822
	Redev Subtotal	117.2	0.0	5.9	15%	94.7	18 / 188	4,574
Total	133.2	0.0			107.6		6,396	
City Total	All Housing							
	Vacant Total	2,154.0	470.7	406.2	10%	1,148.4		6,455
	Redev Total	1,674.2	228.6	266.8	10% - 15%	1,002.1		8,142
Total	3828.2	699.3	673.0		2150.5		14,597	

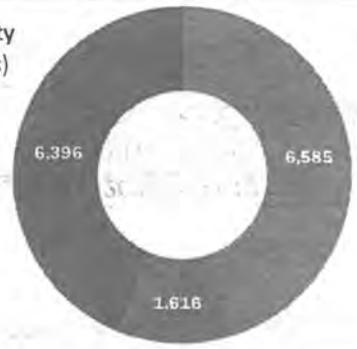
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	6,585
Single-Family Capacity in Pipeline	0
Multifamily Zones	1,616
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Urban Core, Village	6,396
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	14,597
Remaining Housing Target (2012-2031)	9,004
Surplus/Deficit Capacity	5,593

Auburn has capacity for residential growth in all three types of zones: single family, multifamily and mixed use. The City's capacity of 14,600 housing units exceeds its growth target by 5,600 units.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF AUBURN

From 2006 to 2012, the City of Auburn had a net gain of jobs - accounting for the annexation of the Lea Hill area and strong commercial-sector growth. With adjustments for the annexation and moderate overall job growth, the City's target is now 18,600 jobs to be accommodated between 2012 and 2031. Auburn has substantial job capacity in its industrial and commercial zones, plus added capacity in its downtown urban center mixed-use zones.

Overall, the City has capacity for more than 19,000 jobs, sufficient to accommodate its 2031 target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	501.5	16.2	9.0	8.9	467.6	10% - 15%	412.4
Mixed-Use	133.2	0.0	0.8	5.9	126.6	15%	107.6
Industrial	533.0	115.2	5.3	10.3	402.6	10% - 15%	354.9
Non-Res Land Total	1167.7	131.4	15.1	25.1	996.8		874.9

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	17.96	0.25 / 0.3	0.90	3.71	300 / 600	7,094
Industrial	15.46		0.00	0.00	460 / 700	9,417
Neighborhood Total						16,511

Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.28	1.5		0.43	400	1,076
Mixed Use RedeVable	2.25	0.3 / 1.5	0.68	0.71	400 / 545	1,449
Mixed-Use Total	2.53	0.30/1.53	0.68	1.14		2,525

City Total						
Commercial	17.96	0.25 / 0.3	0.90	3.71	300 / 600	7,094
Mixed-Use	2.53	0.3 / 1.5	0.68	1.14	400 / 545	2,525
Industrial	15.46		0.00	0.00	460 / 700	9,417
Jobs in Pipeline						0
City Total Capacity	35.96		1.58	4.85		19,036

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	21,810	17,253	39,063
2006-12 Change	1,092	-341	751
= 2012 Jobs	22,902	16,912	39,814
Adjustments			0
= 2012 Job Total	22,902	16,912	39,814

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	19,200
Jobs Change: 2006-2012	
Plus Annexat'n Area Target	150
Less Job Gain, 2006-2012	-750
Net Adjustment to Target	-600
Net Adjustment to Target	(600)
Remaining Target (2012-2031)	18,600
2012 Job Capacity [from table to left]	19,036
Adjustment to capacity	0
Final 2012 Job Capacity	19,036
Surplus/Deficit Capacity	436

206

206

CITY OF BOTHELL (King County portion)

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the King County portion of Bothell gained fewer than 300 new housing units, less than during preceding six-year periods.

With 7,700 existing housing units, the City has a remaining target of 2,700 added units by 2031.

Bothell's 2013 annexation of neighborhoods south and west of the City is not included in this Report, whose benchmark date is January 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	15.0	0.0	0.4	0.6	14.0	8	0.6
3 - 5 du/acre	22.0	0.0	2.4	0.6	19.0	74	3.9
5 - 7 du/acre							
7 - 9 du/acre	4.7		0.4	1.5	2.8	15	5.5
> 9 du/acre							
Plats Total	41.6	0.0	3.3	2.6	35.7	97	2.7

Single-Family Permits Issued							
0 - 3 du/acre					13.5	7	0.5
3 - 5 du/acre					21.6	67	3.1
5 - 7 du/acre		Not Applicable			0.4	2	
7 - 9 du/acre					2.1	13	6.3
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	37.5	89	2.4

Multifamily Permits Issued							
< 9 du/acre	16.4	4.5	0.0	1.0	11.0	208	18.9
9 - 13 du/acre							
13 - 19 du/acre	3.4	0.0	0.0	0.0	3.4	53	15.4
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	19.9	4.5	0.0	1.0	14.5	261	18.0

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	4,106	3,312	7,418
2006-12 Change	248	23	271
= 2012 Units	4,354	3,335	7,689
Plus adjustment	50	-50	0
= 2012 Adj. H.Units	4,404	3,285	7,689

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	3,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-248
Net New MF Units Permitted	-23
Net New Units, Annex Area	0
Net New Units (2006-2012)	-271
Plus Annexat'n Area Target	0
Net Adjustment to Target	-271
Net Adjustment to Target	(271)
Remaining Target (2012-2031)	2,729

207

207

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF BOTHELL

Residential Land Supply and Dwelling Unit Capacity (2006)

Updated 2012

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	235	45	30	10%	147	0.6 / 7	558
	Redev Subtotal	235	43	35	15%	139	0.6 / 7	312
	Total	470	88			286		870
	Multifamily	NO DETAILED DATA AVAILABLE FOR THESE CELLS						
	Vacant Subtotal	20	7	1	10%	12	9 / 30	220
	Redev Subtotal	11	1	1	15%	6	9 / 30	100
	Total	31	8			18		320
	Neighborhood Total	501	96			304		1,190
	Mixed Use	Multifamily in Mixed-Use						
Vacant Subtotal		13	0	2	10%	11	50 / 80	656
Redev Subtotal		42	7	0	15%	30	50 / 80	2,630
Total		55.0	7.0			41.0		3,286
City Total	All Housing							
	Vacant Total	268	52	33	10%	170		1,434
	Redev Total	288	51	36	10% - 15%	175		3,042
	Total	556.0	103.0	69.3		345.0		4,476

Note: pipeline development is included in numbers above

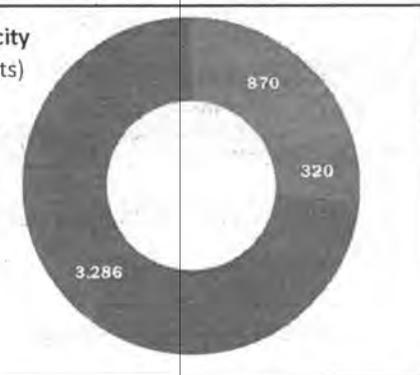
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	870
Single-Family Capacity in Pipeline	285
Multifamily Zones	320
Multifamily Capacity in Pipeline	265
Mixed-Use Zones - Urban Core	2,736
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	4,476
Remaining Housing Target (2012-2031)	2,729
Surplus/Deficit Capacity	1,747

The majority of Bothell's residential capacity is in mixed-use zones, in the CBD and adjoining areas such as Six Oaks.

Housing Capacity
(in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

From 2006 to 2012, the City of Bothell in King County gained about 1,700 jobs, while nearby communities lost jobs. In 2009, Bothell embarked on a major redevelopment of its downtown, potentially creating opportunities for hundreds of additional jobs. The downtown redevelopment is now underway.

- Including the downtown redevelopment, Bothell has capacity for about 6,000 additional jobs, twice the City's job target.

NOTE: The City of Bothell provided housing and job capacity totals; detailed calculations for residential and commercial lands are not available.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWS (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	28	5	2	1	21	10%	19
Mixed-Use	123	20	5	4	95	10%	85
Industrial	0	0	0	0	0		0
Non-Res Land Total	151.0	24.5	6.5	4.5	115.5		104.0

Employment Capacity (2012 est.)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.83	0.50	0.09	0.16	545	4,700
Industrial	0.00		0.00	0.00		0
Neighborhood Total						4,700

NO DETAILED DATA AVAILABLE FOR THESE CELLS

Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.57	1.0 / 2.5		0.65	545	900
Mixed Use RedeVable	3.28	1.0 / 2.5	2.66	2.76	545	744
Mixed-Use Total	3.84	0.31/1.86	2.66	3.41		1,644

City Total						
Commercial	0.83	0.50	0.09	0.16	545	4,700
Mixed-Use	3.84	0.31/1.86	2.66	3.41	545	1,644
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	4.67		2.74	3.57		6,344

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	8,855	2,226	11,081
2006-12 Change	1,235	468	1,703
= 2012 Jobs	10,090	2,694	12,784
Adjustments			0
= 2012 Job Total	10,090	2,694	12,784

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	4,800
Jobs Change: 2006-2012	
Plus Annexat'n Area Target	0
Less Job Gain, 2006-2012	-1703
Net Adjustment to Target	-1,703
Net Adjustment to Target	(1,703)
Remaining Target (2012-2031)	3,097
2012 Job Capacity [from table to left]	6,344
Adjustment to capacity	0
Final 2012 Job Capacity	6,344
Surplus/Deficit Capacity	3,247

CITY OF BURIEN

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Burien issued permits for just over 200 new housing units, all single family.

- In 2010, the City annexed North Highline Area X, with about 5,500 additional housing units, and its own growth target of 540 units.
- Burien now has 19,800 housing units and a housing target to plan for 4,100 additional units by 2031.
- The City has begun redevelopment of its downtown area with city investment in a new city hall, library and public square to encourage private investment in downtown.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	2.0	0.0	0.0	0.0	2.0	8	4.0
5 - 7 du/acre	14.4	0.0	1.3	0.2	12.9	58	4.5
7 - 9 du/acre							
> 9 du/acre	1.1	0.0	0.1	0.0	1.1	13	12.2
Plats Total	17.5	0.0	1.4	0.2	15.9	79	5.0

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					10.4	33	3.2
5 - 7 du/acre					16.9	77	4.6
7 - 9 du/acre							
> 9 du/acre					0.9	9	10.5
SF Pmts Total	n/a	n/a	n/a	n/a	28.2	119	4.2

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.0	0.0	0.0	0.7	11	16.2
31 - 48 du/acre							
48 + du/acre	0.2	0.0	0.0	0.0	0.2	8	46.6
Other zones	2.7	0.0	0.0	0.0	2.7	101	36.8
MF Pmts Total	3.6	0.0	0.0	0.0	3.6	120	33.4

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	8,386	5,530	13,916
+ 2006-12 Permits	212	0	212
= 2012 H.U. (old bdry)	8,598	5,530	14,128
Plus anxtn, adjustmt	3,800	1,900	5,700
= 2012 Adj. H.Units	12,398	7,430	19,828

* single family includes mobile homes

Growth Target Update, 2006 to 2012

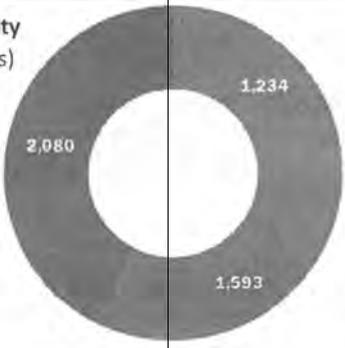
Housing Growth Target (2006-2031)	3,900
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-212
Net New MF Units Permitted	0
Net New Units, Annex Area	-89
Net New Units (2006-2012)	-301
Plus Annexat'n Area Target	540
Net Adjustment to Target	239
Net Adjustment to Target	239
Remaining Target (2012-2031)	4,139

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	280.3	163.1	12.2	10%	94.5	4.5 / 5.5	436
	Redev Subtotal	696.4	197.8	52.3	15% / 25%	379.4	4.5 / 5.5	798
	Total	976.70	360.90	24%		473.9		1,234
	Multifamily							
	Vacant Subtotal	42.9	5.3	13.4	15% / 25%	21.8	11 / 35	640
	Redev Subtotal	105.1	8.5	12.4	15% / 25%	75.2	11 / 35	953
	Total	148.0	13.8			97.0		1,593
	Neighborhood Total	1,124.7	374.7			570.9		2,827
	Mixed Use	Multifamily in Mixed Use						
Vacant Subtotal		4.8	0.0	0.0	25%	3.5	100	279
Redev Subtotal		20.0	0.0	0.2	25%	14.8	100	1,185
Mixed Use Total		24.7	0.0	3%		18.3		2,080
City Total	All Housing							
	Vacant Total	328.0	168.4	25.6	10%	119.8		1,355
	Redev Total	821.5	206.3	64.8	25%	469.4		2,936
	Total	1,149.4	374.7	90.4		589.2		4,907

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)		<p>Burien's residential capacity exceeds its remaining target by nearly 800 units. The City's capacity is evenly divided among single family, multifamily and mixed use.</p>	<p>Housing Capacity (in housing units)</p> <ul style="list-style-type: none"> ■ Single Family ■ Multifamily ■ Mixed Use 
Single-Family Zones	1,234		
Single-Family Capacity in Pipeline	0		
Multifamily Zones	1,593		
Multifamily Capacity in Pipeline	0		
Mixed-Use Zones - downtown	1,464		
Capacity in Pipeline	616		
Other Adjustments	0		
Total Capacity (units)	4,907		
Remaining Housing Target (2012-2031)	4,139		
Surplus/Deficit Capacity	768		

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF BURIEN

- Burien lost both commercial and industrial jobs between 2006 and 2012, even accounting for the Area X annexation with about 2,000 jobs.
- The 2010 annexation of North Highline Area X had capacity for hundreds of added jobs.
- With adjustments for annexation and job losses during the reporting period, Burien's current target is just over 7,500 jobs to accommodate.
- The City's capacity is for more than 8,800 jobs, including refilling vacant spaces and new capacity in downtown and other developments.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	119.1	0.4	4	0.0	115.2	10%/25%	99.0
Mixed-Use	24.7	0.0	0	0.2	24.4	25%	18.3
Industrial	68.7	5.7	2	0.0	61.1	10%/15%	55.0
Non-Res Land Total	212.5	6.0	5	0.2	200.8		172.3

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.31	0.32/0.99	0.28	2.41	250/450	5,952
Industrial	2.40	0.34	0.07	0.97	450/1000	176
Neighborhood Total						6,128

Mixed-Use / Urban Center

Mixed Use Vacant	0.15	2.50		0.08	293	253
Mixed Use Redev'able	0.65	2.50	0.15	0.15	300	509
Mixed-Use Total	0.80	2.50	0.15	0.23	296	762
City Total						
Commercial	4.31	0.30/0.31	0.28	2.41	250/450	5,952
Mixed-Use	0.80	0.30/2.00	0.15	0.23	296	762
Industrial	2.40	0.42/0.40	0.07	0.97	450/1000	176
Jobs in Pipeline						0
City Total	7.51		0.50	3.61		6,890

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	12,026	1,993	14,020
2006-12 Change	-1,219	-738	-1,958
= 2012 Jobs	10,807	1,255	12,062
Adjustments			0
= 2012 Job Total	10,807	1,255	12,062

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	4,600
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	1,010
Plus Job Loss, 2006-2012	1958
Net Adjustment to Target	2,968
Net Adjustment to Target	2,968
Remaining Target (2012-2031)	7,568
2012 Job Capacity [from table to left]	6,890
Adjustment to capacity**	1,958
Final 2012 Job Capacity	8,848
Surplus/Deficit Capacity	1,280

**capacity created by job loss: empty cubicles can be refilled.

CITY OF FEDERAL WAY

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Federal Way gained new housing units at a slower pace than in the preceding years; multifamily construction fell off.
 - The City had about 35,500 housing units by 2012, and a remaining housing growth target of about 7,500 housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	58.5	28.7	5.9	6.8	17.2	55	3.2
3 - 5 du/acre	93.6	29.1	15.9	8.6	40.1	225	5.6
5 - 7 du/acre	62.0	3.9	12.1	9.5	36.5	209	5.7
7 - 9 du/acre	8.5	0.0	2.1	0.7	5.7	47	8.3
> 9 du/acre							
Plats Total	222.7	61.7	35.9	25.6	99.5	536	5.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	56.3	88	1.6			
3 - 5 du/acre		50.4	258	5.1			
5 - 7 du/acre		62.3	291	4.7			
7 - 9 du/acre		5.7	46	8.1			
> 9 du/acre		0.7	4	6.2			
SF Pmts Total	n/a	n/a	n/a	n/a	175.2	687	3.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	2.3			1.1	1.2	9	7.5
13 - 19 du/acre							
19 - 31 du/acre	4.7	0.2	0.1	0.3	4.2	62	14.9
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	7.0	0.2	0.1	1.4	5.4	71	13.2

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	20,099	13,690	33,789
+ 2006-12 Permits	445	198	643
= 2012 H.U.	20,544	13,888	34,432
Plus adjustmt (Census)	670	390	1,060
= 2012 Adj. H.Units	21,214	14,278	35,492

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	8,100
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	445
Net New MF Units Permitted	198
Net New Units, Annex Area	0
Net New Units (2006-2012)	643
Plus Annexat'n Area Target	0
Net Adjustment to Target	643
Net Adjustment to Target	(643)
Remaining Target (2012-2031)	7,457

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF FEDERAL WAY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	548.03	141.02	122.10	10%	256.42	0.62 / 8.18	888
	Redev Subtotal	904.53	82.08	246.73	15%	489.36	0.62 / 5.06	1,137
	Total	1,452.56	223.10	30%		745.78		2,025
	Multifamily							
	Vacant Subtotal	30.96	13.22	1.47	10%	14.65	11.5 / 23.0	221
	Redev Subtotal	37.64	4.90	2.58	15%	25.64	11.5 / 23.0	276
Total	68.60	18.12	8%		40.29		497	
Neighborhood Total		1,521.2	241.2			786.1		2,522
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	155.76	21.16	6.41	10%	115.37	12.0/75.0	506
	Redev Subtotal	438.63	21.14	28.82	15% / 25%	299.23	12.0/75.0	3,994
	Mixed Use Total	594.4	42.3	3%		414.6		5,921
City Total	All Housing							
	Vacant Total	734.75	175.40	129.98	10%	386.44		1,615
	Redev Total	1,380.80	108.12	278.13	25%	814.23		5,407
	Total	2,115.6	283.5	408.1		1,200.7		8,443

Note: numbers above include housing units in the pipeline.

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	2,025
Single-Family Capacity in Pipeline	387
Multifamily Zones	497
Multifamily Capacity in Pipeline	654
Mixed-Use Zones - Kent CBD +Midway	4,500
Mixed-Use Capacity in Pipeline	380
Other Adjustments	0
Total Capacity (units)	8,443
Remaining Housing Target (2012-2031)	7,457
Surplus/Deficit Capacity	986

Federal Way's residential capacity exceeds its remaining target by nearly 1,000 units. Two-thirds of the City's capacity is in mixed-use areas including downtown and other high-density areas.

Housing Capacity

- Single Family
- Multifamily
- Mixed Use



214

214

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF FEDERAL WAY

Since 2006,

- the City of Federal Way has experienced a slight job loss, like many South KC cities.
- the loss occurred especially in commercial jobs; there was a very slight gain in industrial jobs during the period.
- the City has capacity for more than 17,000 additional jobs, primarily in mixed-use zones in downtown and adjoining areas. The capacity is sufficient to meet the City's remaining jobs target to plan for about 12,900 additional jobs by 2031.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	149.8	35.5	2	2.3	109.8	10%/15%	97.5
Mixed-Use	594.4	42.3	30	5.2	516.9	10%/25%	414.6
Industrial	0.0	0.0	0	0.0	0.0	10%/15%	0.0
Non-Res Land Total	744.2	77.8	32	7.5	626.7		512.1

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.25	0.25/0.38	0.01	1.51	250	6,025
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Neighborhood Total						6,025

Mixed-Use / Urban Center						
Mixed Use Vacant	4.36	0.50/1.50		1.41	400/800	2,175
Mixed Use RedeVable	9.75	0.50/1.50	2.39	3.80	400/800	8,349
Mixed-Use Total	14.11	0.30/2.00	2.39	5.21	296	10,524
City Total						
Commercial	4.25	0.25/0.38	0.01	1.51	250	6,025
Mixed-Use	14.11	0.50/1.50	2.39	5.21	400/800	10,524
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Jobs in Pipeline						916
City Total	18.36		2.40	6.72		17,465

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	27,154	2,952	30,106
2006-12 Change	-690	61	-629
= 2012 Jobs	26,464	3,013	29,477
Adjustments			0
= 2012 Job Total	26,464	3,013	29,477

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	12,300
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	629
Net Adjustment to Target	629
Net Adjustment to Target	629
Remaining Target (2012-2031)	12,929
2012 Job Capacity [from table to left]	17,465
Adjustment to capacity**	629
Final 2012 Job Capacity	18,094
Surplus/Deficit Capacity	5,165

**capacity created by job loss: empty cubicles can be refilled.

CITY OF KENT

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Kent gained new housing units at a much slower pace than the preceding years; multifamily construction fell way off.

- The Panther Lake area annexed in 2010, adding 9,500 housing units and 25,000 people to the City.
- Designation of a new major center at Midway is adding capacity for thousands of additional housing units in mixed-use zoned areas.
- The City's remaining housing target is to plan for about 7,200 housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	311.0	63.3	50.4	22.5	174.9	1,117	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	31.8	67	2.1			
3 - 5 du/acre		14.4	59	4.1			
5 - 7 du/acre		154.5	933	6.0			
7 - 9 du/acre		5.7	57	9.9			
> 9 du/acre		5.1	37	7.2			
SF Pmts Total	n/a	n/a	n/a	n/a	211.5	1,153	5.5

Multifamily Permits Issued

< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	122.0	52.8	5.2	3.2	60.7	706	11.6

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	18,279	16,761	35,040
+ 2006-12 Permits	1,164	64	1,228
= 2012 H.U. (old bdry)	19,443	16,825	36,268
Plus anxn, adjustmt	7,680	1,910	9,590
= 2012 Adj. H.Units	27,123	18,735	45,858

* single family includes mobile homes

Growth Target Update, 2006 to 2012

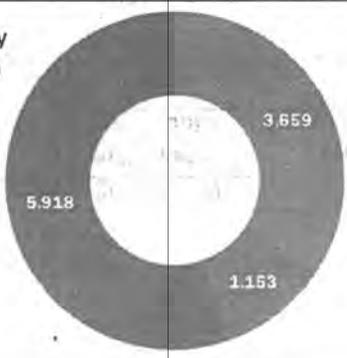
Housing Growth Target (2006-2031)	7,800
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-1,164
Net New MF Units Permitted	-64
Net New Units, Annex Area	-806
Net New Units (2006-2012)	-2,034
Plus Annexat'n Area Target	1,470
Net Adjustment to Target	-564
Net Adjustment to Target	(564)
Remaining Target (2012-2031)	7,236

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	882.71	240.62	144.28	10%	448.03	4.79	2,148
	Redev Subtotal	810.65	109.05	176.59	25%	393.76	5.69	1,511
	Total	1,693.36	349.67	24%		841.79		3,659
	Multifamily							
	Vacant Subtotal	80.89	19.63	3.28	10%	52.18	16.37	854
	Redev Subtotal	61.78	5.46	2.09	25%	40.67	12.02	299
	Total	142.67	25.09	5%		92.85		1,153
	Neighborhood Total	1,836.03	374.76			934.64		4,812
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	137.38	3.36	3.29	10%	117.66	30.0/112.0	2,854
	Redev Subtotal	105.07	2.16	3.25	25%	74.75	30.0/112.0	2,478
	Mixed Use Total	242.45	5.52	3%		192.41		5,918
City Total	All Housing							
	Vacant Total	1,100.98	263.61	150.85	10%	617.87		5,856
	Redev Total	977.50	116.67	181.93	25%	509.18		4,288
	Total	2,078.5	380.3	332.8		1,127.1		10,730

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)		<p>Kent's residential capacity exceeds its remaining target by 3,500 units. More than half of the City's capacity is in mixed-use areas including downtown and Midway.</p>	<p>Housing Capacity (in housing units)</p> <ul style="list-style-type: none"> ■ Single Family ■ Multifamily ■ Mixed Use 
Single-Family Zones	3,659		
Single-Family Capacity in Pipeline	0		
Multifamily Zones	1,153		
Multifamily Capacity in Pipeline	0		
Mixed-Use Zones - Kent CBD +Midway	5,332		
Mixed-Use Capacity in Pipeline	586		
Other Adjustments	0		
Total Capacity (units)	10,730		
Remaining Housing Target (2012-2031)	7,236		
Surplus/Deficit Capacity	3,494		

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

Kent's employment picture has changed considerably in the years since 2006. Points include:

- 2010 annexation of Panther Lake area with 1,800 jobs in 2006;
- job loss in combined City of Kent (including annexation area) between 2006 and 2012, like many South King County cities;
- loss especially in industrial jobs; slight gain in commercial jobs during the period;
- few major changes in Kent's official Urban Center, downtown Kent, since 2006;
- designation of a new major center at Midway on western edge of City, with capacity for thousands of added jobs.

With capacity for 23,000 additional jobs, Kent has a surplus of capacity over its 14,900-job target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	166.4	32.4	0	1.5	132.5	10%/25%	113.2
Mixed-Use	242.5	5.6	0	6.5	230.4	10%/25%	192.4
Industrial	476.9	99.2	0	13.8	363.9	10%/25%	314.5
Non-Res Land Total	885.8	137.2	0	21.8	726.8		620.1

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.94	0.30/0.31	0.22	1.28	335	3,831
Industrial	13.70	0.42/0.40	0.34	5.34	766	6,972
Neighborhood Total						10,803

Mixed-Use / Urban Center

Mixed Use Vacant	2.68	0.35/2.00		1.66	293	5,653
Mixed Use RedeVable	1.30	0.30/2.00	0.16	1.10	300	3,649
Mixed-Use Total	3.98	0.30/2.00	0.16	2.75	296	9,302
City Total						
Commercial	4.94	0.30/0.31	0.22	1.28	335	3,831
Mixed-Use	3.98	0.30/2.00	0.16	2.75	296	9,302
Industrial	13.70	0.42/0.40	0.34	5.34	766	6,972
Jobs in Pipeline						1,519
City Total	22.62		0.72	9.38		21,624

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	29,016	35,735	64,751
2006-12 Change	843	-2,502	-1,659
= 2012 Jobs	29,859	33,233	63,092
Adjustments			0
= 2012 Job Total	29,859	33,233	63,092

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	13,200
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	80
Plus Job Loss, 2006-2012	1659
Net Adjustment to Target	1,739
Net Adjustment to Target	1,739
Remaining Target (2012-2031)	14,939
2012 Job Capacity [from table to left]	21,624
Adjustment to capacity**	1,659
Final 2012 Job Capacity	23,283
Surplus/Deficit Capacity	8,344

**capacity created by job loss: empty cubicles can be refilled.

CITY OF KIRKLAND

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Kirkland issued permits for 1,216 new units in its original 2006 boundaries. In 2011, Kirkland annexed the Juanita-Finn Hill-Kingsgate area with 11,300 housing units, increasing the City's housing unit count by 50%. Accounting for both the annexation and the new construction, by 2012 Kirkland had more than 37,000 housing units, almost 60% more than in 2006. About 30% of the change in housing stock consisted of multifamily units, with the result that as of 2012, 43% of Kirkland's housing is multifamily.

Achieved single family densities average about 5 units per acre, and multifamily density is more than 46 du per acre.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	1.9	0.4	0.0	0.0	1.5	2	1.3
3 - 5 du/acre	5.9	0.5	0.4	0.0	5.0	17	3.4
5 - 7 du/acre	89.9	3.5	4.4	0.2	81.9	408	5.0
7 - 9 du/acre	1.1	0.1	0.1	0.0	0.9	8	8.8
> 9 du/acre	2.3	0.0	0.0	0.0	2.3	19	8.4
Plats Total	101.1	4.5	4.8	0.2	91.6	454	5.0

Single-Family Permits Issued							
0 - 3 du/acre	Not Applicable				3.1	4	1.3
3 - 5 du/acre	Not Applicable				8.6	20	2.3
5 - 7 du/acre	Not Applicable				112.3	542	4.8
7 - 9 du/acre	Not Applicable				5.0	34	6.8
> 9 du/acre	Not Applicable				5.7	64	11.3
SF Pmts Total	n/a	n/a	n/a	n/a	134.6	664	4.9

Multifamily Permits Issued							
< 9 du/acre	3.5	2.7	0.0	0.0	0.8	13	
9 - 13 du/acre	10.6	1.6	0.2	0.0	8.7	231	26.4
13 - 19 du/acre	0.5	0.0	0.0	0.0	0.5	10	21.7
19 - 31 du/acre	1.1	0.0	0.0	0.0	1.1	41	37.5
31 - 48 du/acre							
48 + du/acre	9.1	0.0	0.0	0.0	9.0	636	70.4
Other zones							
MF Pmts Total	24.7	4.3	0.3	0.0	20.1	931	46.3

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	11,505	11,832	23,337
+ 2006-12 Permits	432	784	1,216
= 2012 H.U. (old bdry)	11,937	12,616	24,553
Plus anxn, adjustmt	9,220	3,390	12,610
= 2012 Adj. H.Units	21,157	16,006	37,163

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	7,200
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-432
Net New MF Units Permitted	-784
Net New Units, Annex Area	-146
Net New Units (2006-2012)	-1,362
Plus Annexat'n Area Target	1,370
Net Adjustment to Target	8
Net Adjustment to Target	8
Remaining Target (2012-2031)	7,208

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	130.35	42.68	5.26	5%	78.40	4.02	315
	Redev Subtotal	787.71	112.38	67.53	10%	547.02	5.44	2,083
	Total	918.06	155.06	10%		625.42	5.26	2,398
	Multifamily							
	Vacant Subtotal	16.40	5.17	0.22	-5%	10.46	13.30	139
	Redev Subtotal	57.23	5.21	1.04	10%	45.88	16.37	509
Total	73.63	10.38	5%		56.34		648	
Neighborhood Total	991.69	165.44			681.76		3,046	
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	6.10	2.02	0.08	5%	3.80	7.0/135.0	206
	Redev Subtotal	152.54	7.58	2.91	10%	127.85	9.0/135.0	5,798
	Mixed Use Total	158.64	9.60	3%		131.65		6,668
City Total	All Housing							
	Vacant Total	152.85	49.87	5.56	5%	92.66		660
	Redev Total	997.48	125.17	71.48	10%	720.75		8,390
	Total	1,150.3	175.0	77.0		813.4		9,714

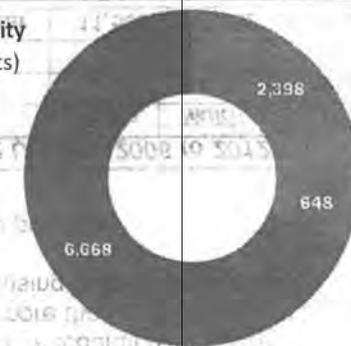
Capacity (2012) vs Housing Growth Target (2012-2031)

Capacity (units)	
Single-Family Zones	2,398
Single-Family Capacity in Pipeline	0
Multifamily Zones	648
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Totem Lake + CBD	6,004
Mixed-Use Capacity in Pipeline	664
Other adjustments	0
Total Capacity (units)	9,714
Remaining Housing Target (2012-2031)	7,208
Surplus/Deficit Capacity	2,506

Kirkland's residential capacity exceeds its remaining target by 2,500 units. More than two-thirds of the City's capacity is in mixed-use areas including downtown and Totem Lake.

Housing Capacity
(in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF KIRKLAND

Between 2006 and 2012, the City of Kirkland had a slight overall gain in covered jobs, from 36,700 to 38,700. The six-year change included a substantial gain of commercial employment (including retail, services, government and education) while undergoing a loss of 2,200 industrial jobs (manufacturing, construction, wholesale, utilities, and transportation). These job changes account for the 2011 annexation of the Juanita-Finn Hill-Kingsgate area which had 4,500 jobs in 2006.

Kirkland's job capacity was re-measured for this Report, to fully account for the increased capacity for growth in the Totem Lake Urban Center and other mixed-use areas of the City. With capacity for more than 22,000 added jobs, Kirkland has a surplus over its 18,800 job target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	74.9	7.3	1.0	0.0	66.5	1%/10%	66.2
Mixed-Use	158.6	9.6	3.0	0.0	146.0	10%/25%	131.6
Industrial	21.1	1.1	0.4	0.0	19.0	1%/10%	18.9
Non-Res Land Total	254.6	18.0	4.4	0.0	231.6		216.7

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.92	0.30/2.00	0.56	1.61	250/294	5,695
Industrial	0.83	0.65	0.08	0.22	250	867
Neighborhood Total						6,562

Mixed-Use / Urban Center

Mixed Use Vacant	0.07	0.65/2.50		0.12	250/313	403
Mixed Use Redevable	2.56	0.65/2.50	1.56	1.92	250/500	6,780
Mixed-Use Total	2.63	0.65/2.50	1.56	2.03		7,183

City Total

Commercial	2.92	0.30/0.31	0.56	1.61	250/294	5,695
Mixed-Use	2.63	0.65/2.50	1.56	2.03	250/500	7,183
Industrial	0.83	0.65	0.08	0.22	250	867
Jobs in Pipeline						8,686
City Total	6.38		2.19	3.86		22,431

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	28,820	7,847	36,667
2006-12 Change	4,218	-2,172	2,046
= 2012 Jobs	33,038	5,675	38,713
Annexation accounted			0
= 2012 Adj. Jobs	33,038	5,675	38,713

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	20,200
Jobs Change: 2006-2012	
Plus Annexat'n Area Target	650
Less Job Gain in 2006 bdy.	-1900
Less Job Gain, Anxtn Area	-146
Net Adjustment to Target	-1,396
Net Adjustment to Target	(1,396)
Jobs Growth Target (2006-2031)	20,200
Remaining Target (2012-2031)	18,804
2012 Job Capacity [from table to left]	22,431
Surplus/Deficit Capacity	3,627

CITY OF REDMOND

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Redmond gained about 2,100 housing units, more than half of which were multifamily.

- A small annexation added about 50 housing units to the City.
- Redmond adopted a new comprehensive plan in 2011, which included residential capacity in two Urban Centers, Downtown and Overlake.
- The City's remaining target under the Countywide Planning Policies is to plan for about 8,000 additional housing units by 2031. In its new comprehensive plan, the City has adopted a revised, higher internal growth target.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	207.0	38.4	40.1	9.9	119.1	703	5.9
5 - 7 du/acre	29.6	8.4	4.5	1.6	15.2	121	8.0
7 - 9 du/acre							
> 9 du/acre	51.0	0.0	28.3	9.4	15.7	280	17.9
Plats Total	287.5	46.8	72.9	20.9	149.9	1,104	7.4

Single-Family Permits Issued

0 - 3 du/acre					1.7	3	1.8
3 - 5 du/acre					112.4	700	6.2
5 - 7 du/acre		Not Applicable			8.2	62	7.6
7 - 9 du/acre							
> 9 du/acre					28.3	280	9.9
SF Pmts Total	n/a	n/a	n/a	n/a	150.6	1,045	6.9

Multifamily Permits Issued

< 9 du/acre	7.5	3.0	0.3	0.0	4.1	143	34.5
9 - 13 du/acre	25.4	0.0	4.4	8.7	12.3	424	34.4
13 - 19 du/acre							
19 - 31 du/acre	7.0	0.0	0.0	0.6	6.4	134	21.0
31 - 48 du/acre							
48 + du/acre	7.0	0.0	0.2	0.0	6.8	456	66.9
Other zones	7.0	0.0	0.3	0.0	6.7	230	34.2
MF Pmts Total	53.9	3.0	5.2	9.2	36.4	1,387	38.1

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	11,677	10,939	22,616
+ 2006-12 Permits	793	1,334	2,127
= 2012 H.U. unadjusted	12,470	12,273	24,743
Plus anxn, adjustmt	69	0	69
= 2012 Adj. H.Units	12,539	12,273	24,812

* single family includes mobile homes

Growth Target Update, 2006 to 2012

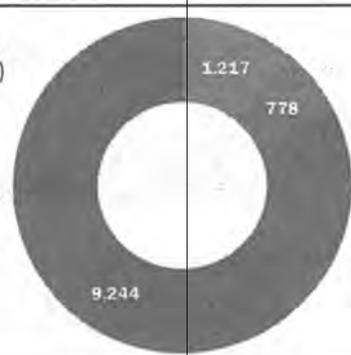
Housing Growth Target (2006-2031)	10,200
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-793
Net New MF Units Permitted	-1,334
Net New Units, Annex Area	-69
Net New Units (2006-2012)	-2,196
Plus Annexat'n Area Target	0
Net Adjustment to Target	-2,196
Net Adjustment to Target	(2,196)
Remaining Target (2012-2031)	8,004

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	293.4	95.1	47.1	10%	136.1	3.68	501
	Redev Subtotal	314.1	60.5	69.3	15%	156.7	5.49	716
	Total	607.5	155.6	26%		292.8		1,217
	Multifamily							
	Vacant Subtotal	54.5	12.0	11.9	10%	27.6	21.5	592
	Redev Subtotal	17.6	4.3	0.0	15%	11.3	19.1	186
Total	72.1	16.3	5%		38.9		778	
Neighborhood Total	679.6	171.9			331.7		1,995	
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	13.70	0.73	0.00	10%	7.68	62.0	476
	Redev Subtotal	197.18	3.05	0.00	15%	88.00	62.0/140.0	8,456
	Mixed Use Total	210.9	3.8	0%		95.7		9,244
City Total	All Housing							
	Vacant Total	361.60	107.83	59.00	10%	171.34		1,569
	Redev Total	528.88	67.85	69.25	25%	256.00		9,358
	Total	890.5	175.7	128.3		427.3		11,239

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)			<p>Redmond's residential capacity exceeds its remaining target by 3,200 units. More than three-fourths of the City's capacity is in mixed-use areas including downtown and Overlake.</p>	<p>Housing Capacity (in housing units)</p> <ul style="list-style-type: none"> ■ Single Family ■ Multifamily ■ Mixed Use 
Single-Family Zones	1,217			
Single-Family Capacity in Pipeline	211			
Multifamily Zones	778			
Multifamily Capacity in Pipeline	79			
Mixed-Use Zones - CBD, Overlake	8,932			
Mixed-Use Capacity in Pipeline	22			
Other Adjustments	0			
Total Capacity (units)	11,239			
Remaining Housing Target (2012-2031)	8,004			
Surplus/Deficit Capacity	3,235			

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF REDMOND

The City of Redmond has sufficient capacity for targeted job growth, partly due to projects already underway. Details:

- State Employment Security job data, compiled by PSRC, shows a reported loss of about 4,300 jobs between 2006 and 2012. However, this apparent loss is overstated due to inaccuracies of reporting the location of some Microsoft jobs in 2006, compared to 2012 when job locations were identified more precisely. Redmond did lose some finance-insurance, manufacturing and construction jobs during the period.
- Redmond updated its comprehensive plan in 2007 to provide for more intensive mixed-use development in its Overlake center.
- About half of the City's commercial-industrial capacity consists of projects in the pipeline, including a recent development agreement for the Capstone site (former Group Health property).

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	6.9	0.8	0	0.0	6.1	10%/15%	5.8
Mixed-Use	210.9	3.8	0	0.0	207.1	10%/15%	179.9
Industrial	216.7	48.0	0	0.0	184.4	10%/15%	160.2
Non-Res Land Total	434.4	52.5	0	0.0	397.5		345.8

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.25	0.27/0.30	0.01	0.06	300	203
Industrial	6.98	0.51/0.65	0.64	3.38	300/565	9,583
Neighborhood Total	7.23		0.64	3.44		9,786

Mixed-Use / Urban Center

Mixed Use Vacant	0.51	1.00/1.42		0.23	300	749
Mixed Use RedeVable	7.33	1.00/1.42	0.67	0.70	300/350	2,021
Mixed-Use Total	7.84	1.00/1.42	0.67	0.92	300/350	2,770
City Total						
Commercial	0.25	0.27/0.30	0.01	0.06	300	203
Mixed-Use	7.84	1.00/1.42	0.67	0.92	300/350	2,770
Industrial	6.98	0.51/0.65	0.64	3.38	300/565	9,583
Jobs in Pipeline						16,764
City Total	15.06		1.31	4.37		29,320

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	64,915	17,014	81,929
2006-12 Change	-641	-3,674	-4,315
= 2012 Jobs	64,274	13,340	77,614
Adjustments			0
= 2012 Job Total	64,274	13,340	77,614

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	23,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	4315
Net Adjustment to Target	4,315
Net Adjustment to Target	4,315
Remaining Target (2012-2031)	27,315
2012 Job Capacity [from table to left]	29,320
Adjustment to capacity**	4,315
Final 2012 Job Capacity	33,635
Surplus/Deficit Capacity	6,320

**capacity created by job loss: empty cubicles can be refilled.

CITY OF RENTON

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Renton issued permits for more than 3,000 new housing units, adding 11% to the city's housing stock. These new units were equally divided between single family and multifamily.

- In 2007, Renton annexed the Benson Hill area with an additional housing units, and there were other annexations as well.

After adjusting for annexations and new construction, Renton's remaining 2012 - 2031 housing target is to plan for 11,700 additional housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.4	0.7	0.7	0.0	3.0	4	1.3
3 - 5 du/acre	165.7	23.9	23.7	14.0	104.1	542	5.2
5 - 7 du/acre							
7 - 9 du/acre	220.9	19.1	25.7	13.6	162.7	1,095	6.7
> 9 du/acre	116.2	9.9	15.7	24.8	65.8	523	8.0
Plats Total	507.3	53.6	65.8	52.4	335.6	2,164	6.4

Single-Family Permits Issued

0 - 3 du/acre					8.8	4	0.5
3 - 5 du/acre					89.4	478	5.3
5 - 7 du/acre							
7 - 9 du/acre					189.3	1,225	6.5
> 9 du/acre					72.0	666	9.3
SF Pmts Total	n/a	n/a	n/a	n/a	359.5	2,373	6.6

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	0.4	0.0	0.0	0.0	0.4	4	10.3
13 - 19 du/acre	32.5	11.3	0.5	0.4	20.4	262	12.8
19 - 31 du/acre	61.9	33.1	7.4	1.0	20.4	220	10.8
31 - 48 du/acre							
48 + du/acre	7.9	0.0	0.0	0.2	7.7	578	74.7
Other zones	7.5	0.0	1.3	0.3	5.8	193	
MF Pmts Total	110.2	44.4	9.2	1.8	54.8	1,257	22.9

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	14,373	12,726	27,099
2006-12 Change	1,515	1,584	3,099
=2012 Units (old bdr)	15,888	14,310	30,198
Plus anxn, adjustm	6,300	3,870	10,170
= 2012 Adj. H.Units	22,188	18,180	40,368

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	14,000
Housing Units: 2006-2012	
Net New SF Units Permitted	-1,516
Net New MF Units Permitted	-1,583
Net New Units, Annex Area	-30
Net New Units (2006-2012)	-3,129
Plus Annexat'n Area Target	835
Net Adjustment to Target	-2,294
Net Adjustment to Target	(2,294)
Remaining Target (2012-2031)	11,706

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	489.76	201.64	46.32	10%	217.62	1.33 / 8.44	1,229
	Redev Subtotal	1,602.57	308.60	267.80	15%	872.25	1.33 / 8.44	3,736
	Total	2,092.33	510.24			1,089.87		4,965
	Multifamily							
	Vacant Subtotal	11.38	9.74	0.04	10%	1.44	19.0 / 84.0	43
	Redev Subtotal	85.94	20.36	1.66	15%	54.33	19.0 / 84.0	1,408
	Total	97.32	30.10			55.77		1,451
	Neighborhood Total	2,189.65	540.34			1,145.64		6,416
	Mixed Use	Multifamily in Mixed-Use Zones						
Vacant Subtotal		52.36	8.69	0.04	10%	40.21	53.1 / 116.0	1,306
Redev Subtotal		170.58	14.87	0.00	15%	132.35	44.5 / 116.0	5,177
Total		222.94	23.56			172.56		8,935
City Total	All Housing							
	Vacant Total	553.50	220.07	46.40	10%	259.27		2,578
	Redev Total	1,859.09	343.83	269.46	15%	1,058.93		10,321
	Total	2,412.59	563.90			1,318.20		15,351

Note: pipeline development is embedded in mixed-use numbers above

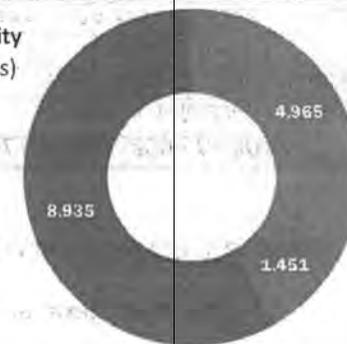
Capacity (2012) vs Housing Growth Target (2012-2031)

Capacity (units)	
Single-Family Zones	4,965
Single-Family Capacity in Pipeline	745
Multifamily Zones	1,451
Multifamily Capacity in Pipeline	93
Mixed-Use Zones - Renton CBD +	6,483
Mixed-Use Capacity in Pipeline	1,614
Other adjustments	0
Total Capacity (units)	15,351
Remaining Housing Target (2012-2031)	11,706
Surplus/Deficit Capacity	3,645

Residential capacity in Renton exceeds the City's target by 3,600 housing units. More than half the capacity is in the downtown & other mixed-use areas.

Housing Capacity
(in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF RENTON

From 2006 to 2012, the City of Renton gained jobs, in the face of job losses at nearby cities. In 2007, Renton annexed the Benson Hill area with about 3,000 jobs and capacity for more. As of 2012, Renton has capacity for more than 26,000 additional jobs, a surplus over its target of about 23,200 jobs. Nearly half of that capacity is in projects already in the pipeline, including redevelopment of the Longacres site for office development.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	258.5	63.6	0.0	0.0	194.9	10%/15%	168.5
Mixed-Use	196.1	20.9	1.4	0.0	175.0	10%/15%	150.4
Industrial	235.8	79.9	0.0	1.8	154.1	10%/15%	133.9
Non-Res Land Total	690.3	164.4	1.4	1.8	524.0		452.9

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	7.34	0.15/0.38	0.69	0.82	250/400	2,473
Industrial	5.83	0.17/0.37	0.26	1.06	700	1,516
Neighborhood Total						3,989

Mixed-Use / Urban Center

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Mixed Use Vacant	0.88	0.31/1.86		0.40	250/400	1,493
Mixed Use Redev/able	1.84	1.18/1.86	0.91	2.16	250/400	8,172
Mixed-Use Total	2.71	0.31/1.86	0.91	2.56	250/400	9,665

City Total

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Commercial	7.34	0.15/0.38	0.69	0.82	250/400	2,473
Mixed-Use	2.71	0.31/1.86	0.91	2.56	250/400	9,664
Industrial	5.83	0.17/0.37	0.26	1.06	700	1,516
Jobs in Pipeline						12,437
City Total	15.89		1.86	4.45		26,090

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	29,716	22,773	52,490
2006-12 Change	5,462	336	5,798
= 2012 Jobs	35,178	23,109	58,287
Adjustments			0
= 2012 Adj. Jobs	35,178	23,109	58,287

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	28,700
Jobs Change: 2006-2012	
Plus Annexat'n Area Target	300
Less Job Gain in 2006 bdy.	-5697
Less Job Gain, Anxtn Area	-100
Net Adjustment to Target	-5,497
Net Adjustment to Target	(5,497)
Remaining Target (2012-2031)	23,203
2012 Job Capacity [from table to left]	26,090
Adjustment to capacity	0
Final 2012 Job Capacity	26,090
Surplus/Deficit Capacity	2,887

227

227

CITY OF SEATAC

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, SeaTac added about 500 new housing units for a 2012 total of 10,500. Totals have been adjusted to account for Census measurement of number of housing units.

- SeaTac's housing target is to provide capacity for an additional 5,300 housing units between 2012 and 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	311.0	63.3	50.4	22.5	174.9	1,117	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	31.8	67	2.1			
3 - 5 du/acre		14.4	59	4.1			
5 - 7 du/acre		154.5	933	6.0			
7 - 9 du/acre		5.7	57	9.9			
> 9 du/acre		5.1	37	7.2			
SF Pmts Total	n/a	n/a	n/a	n/a	211.5	1,153	5.5

Multifamily Permits Issued

< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	122.0	52.8	5.2	3.2	60.7	706	11.6

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,377	3,923	10,300
+ 2006-12 Permits	62	433	495
= 2012 H.U. (old bdry)	6,439	4,356	10,795
Plus anxn, adjustmt	-300	0	-300
= 2012 Adj. H.Units	6,139	4,356	10,495

* single family includes mobile homes

Growth Target Update, 2006 to 2012

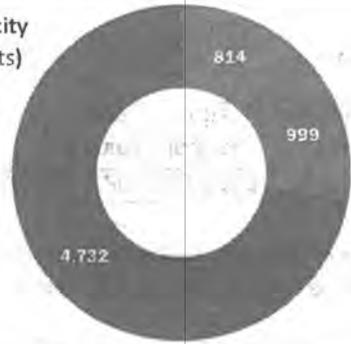
Housing Growth Target (2006-2031)	5,800
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-62
Net New MF Units Permitted	-433
Net New Units, Annex Area	0
Net New Units (2006-2012)	-495
Plus Annexat'n Area Target	0
Net Adjustment to Target	-495
Net Adjustment to Target	(495)
Remaining Target (2012-2031)	5,305

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	99.2	48.1	5.1	10%	41.4	2.1 / 4.7	173
	Redev Subtotal	396.4	45.8	35.1	15%	268.2	2.1 / 6.8	641
	Total	495.6	93.9	10%		309.6		814
	Multifamily							
	Vacant Subtotal	44.7	31.3	0.6	10%	11.5	13.3 / 70.0	193
	Redev Subtotal	42.8	3.2	0.2	15%	33.5	13.3 / 70.0	806
Total	87.5	34.5	2%		45.0		999	
Neighborhood Total		583.1	128.4			354.6		1,813
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	43.0	4.9	0.00	10%	34.3	15.0 / 100.0	537
	Redev Subtotal	342.4	45.8	0.00	15% - 30%	230.7	15.0 / 100.0	4,195
	Mixed Use Total	385.4	50.7	3%		265.0		4,732
City Total	All Housing							
	Vacant Total	186.9	84.3	5.7	10%	87.2		903
	Redev Total	781.6	94.8	35.3	25%	532.4		5,642
	Total	968.5	179.1	41.0		619.6		6,545

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)		<p>SeaTac's residential capacity exceeds its remaining target by 1,200 units. Most of the City's capacity is in mixed-use areas in and near the city's designated Urban Center.</p>	<p>Housing Capacity (in housing units)</p> <ul style="list-style-type: none"> ■ Single Family ■ Multifamily ■ Mixed Use 
Single-Family Zones	814		
Single-Family Capacity in Pipeline	0		
Multifamily Zones	999		
Multifamily Capacity in Pipeline	0		
Mixed-Use Zones - Kent CBD +Midway	4,732		
Mixed-Use Capacity in Pipeline	0		
Other Adjustments	0		
Total Capacity (units)	6,545		
Remaining Housing Target (2012-2031)	5,305		
Surplus/Deficit Capacity	1,240		

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SEATAC

In the years since 2006:

- SeaTac lost both commercial and industrial jobs during the 2006 - 2012 period, largely due to Recession job-losses at the Airport.
- SeaTac has about 27,000 jobs as of 2012, with capacity for an additional 34,500 jobs (including space to replace the 1,800 lost jobs).
- Most of SeaTac's capacity for additional jobs is contained in the City's designated Urban Center area.
- Some of the City's mixed-use zones are in areas outside the Urban Center, but were counted with the Center in this tabulation (CH zone).
- Similarly, some of the AVC zone within the downtown area is tabulated with industrial land in the "neighborhoods" outside the Urban Center.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	3.0	0.4	0.1	0.0	2.5	15%	2.2
Mixed-Use	285.5	40.2	0.0	0.0	245.3	10%/30%	188.6
Industrial	213.5	42.6	1.5	1.5	167.9	10%/15%	151.2
Non-Res Land Total	502.0	83.2	2	1.5	415.7		342.0

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.09	0.65		0.06	450	126
Industrial	6.59	0.33/0.35	0.04	2.42	550/800	4,291
Neighborhood Total						4,417

Urban Center & Mixed Use

Mixed Use Vacant	1.20	0.4 / 3.0		1.66	450 / 800	3,617
Mixed Use RedeVable	5.58	0.4 / 3.0	1.41	14.41	450 / 800	24,701
Mixed-Use Total	6.78	0.4 / 3.0	1.41	16.07	450 / 800	28,318
City Total						
Commercial	0.09	0.65	0.00	0.06	450	126
Mixed-Use	6.78	0.4 / 3.0	1.41	16.07	450 / 800	28,318
Industrial	6.59	0.33/0.35	0.04	2.42	550/800	4,291
Jobs in Pipeline						0
City Total	13.46		1.46	18.55		32,735

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	13,817	14,977	28,794
2006-12 Change	-812	-972	-1,784
= 2012 Jobs	13,005	14,005	27,010
Adjustments			0
= 2012 Job Total	13,005	14,005	27,010

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	25,300
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	1,784
Net Adjustment to Target	1,784
Net Adjustment to Target	1,784
Remaining Target (2012-2031)	27,084
2012 Job Capacity [from table to left]	32,735
Adjustment to capacity**	1,784
Final 2012 Job Capacity	34,519
Surplus/Deficit Capacity	7,435

**capacity created by job loss: empty cubicles can be refilled.

CITY OF TUKWILA

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Tukwila gained fewer than 100 new housing units, all single family. The annexation of the Tukwila South area in 2010 included a small increase in the City's residential target.

As of 2012 the City's remaining target is more than 4,700 housing units.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	23.8	2.1	2.2	0.7	18.8	107	5.7
7 - 9 du/acre							
> 9 du/acre							
Plats Total	23.8	2.1	2.2	0.7	18.8	107	5.7

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre							
5 - 7 du/acre		37.8	226	6.0			
7 - 9 du/acre							
> 9 du/acre		1.9	2	1.0			
SF Pmts Total	n/a	n/a	n/a	n/a	39.7	228	5.7

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	0.0	0.0	0.0	0.0	0.0	0	n/a

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	3,804	4,107	7,911
2006-12 Change	77	0	77
= 2012 Units	3,881	4,107	7,988
Plus anxtn, adjustm	-100	-100	-200
= 2012 Adj. H.Units	3,781	4,007	7,788

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	4,800
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-77
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	-77
Plus Annexat'n Area Target	50
Net Adjustment to Target	-27
Net Adjustment to Target	(27)
Remaining Target (2012-2031)	4,773

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

CITY OF TUKWILA

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	229.8	102.0	12.5	10%	103.6	5.7	590
	Redev Subtotal	386.8	145.5	24.1	15%	184.7	5.7	573
	Total	616.6	247.5			288.3		1,163
	Multifamily							
	Vacant Subtotal	6.3	0.4	0.00	10%	5.2	16.8	201
	Redev Subtotal	14.0	0.0	0.00	15%	13.6	16.8	212
Total	20.2	0.4			18.8		413	
Neighborhood Total	636.8	247.9			307.1		1,576	
Mixed Use	Multifamily in Mixed-Use							
	Vacant Subtotal	108.1	6.5	4.8	10%	87.7	21 / 67	561
	Redev Subtotal	87.9	3.1	4.2	15%	68.5	21 / 67	2,938
Total	196.0	9.6			156.2		4,199	
City Total	All Housing							
	Vacant Total	344.2	108.9	17.3	10%	196.5		1,352
	Redev Total	488.7	148.6	28.3	10% - 15%	266.8		3,723
Total	832.8	257.5	45.6		463.3		5,775	

Note: pipeline development is included in numbers above

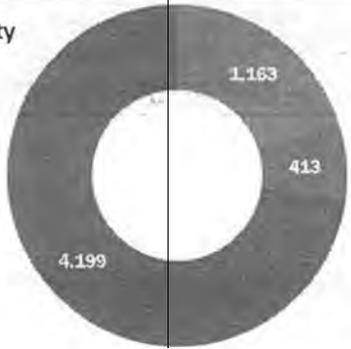
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,163
Single-Family Capacity in Pipeline	0
Multifamily Zones	413
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Tukwila Urban Ctr	3,499
Capacity in Pipeline - Tukwila South	700
Other Adjustments	0
Total Capacity (units)	5,775
Remaining Housing Target (2012-2031)	4,773
Surplus/Deficit Capacity	1,002

Three-fourths of Tukwila's residential capacity is in mixed-use zones including the Tukwila Urban Center and the Tukwila South recent annexation area.

Housing Capacity

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF TUKWILA

From 2006 to 2012, the City of Tukwila lost 1,800 industrial jobs but gained 2,200 commercial jobs for an overall slight net gain.

In 2010, Tukwila annexed 260 acres south of the city and began planning the Tukwila South development. This mixed-use development will add 700 housing units and up to 22,427 jobs in the area immediately south of Parkway Plaza. The annexation also came with a target of 2,050 additional jobs. Overall, the City has capacity for more than 38,000 jobs, a surplus of 21,000 over its updated target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	41.6	6.7	2.4	0.0	32.6	10%	29.7
Mixed-Use	195.9	9.5	9.1	0.0	177.3	12%	156.2
Industrial	344.6	35.3	16.6	0.0	293.4	10%	258.9
Non-Res Land Total	582.1	51.5	28.1	0.0	503.3		444.8

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	1.29	0.50	0.09	0.64	545	1,800
Industrial	11.28	0.60	0.63	6.09		8,884
Neighborhood Total						10,684

Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	2.30	0.75		1.24	500	2,481
Mixed Use RedeVable	2.39	0.5 / 0.75	0.79	0.82	500	1,667
Mixed-Use Total	4.68	0.31/1.86	0.79	2.06		4,148

City Total							
Commercial	1.29	0.50	0.09	0.64	545	1,800	
Mixed-Use	4.68	0.31/1.86	0.79	2.06	545	4,148	
Industrial	11.28		0.63	6.09		8,884	
Jobs in Pipeline	Pipeline includes Tukwila South with potential for 22,427 jobs.						23,789
City Total Capacity	17.25		1.51	8.79		38,621	

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	24,411	19,704	44,115
2006-12 Change	2,196	-1,779	417
= 2012 Jobs	26,607	17,925	44,532
Adjustments			0
= 2012 Job Total	26,607	17,925	44,532

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031) 15,500

Jobs Change: 2006-2012

Plus Annexat'n Area Target	2,050
Less Job Gain, 2006-2012	-417
Net Adjustment to Target	1,633
Net Adjustment to Target	1,633
Remaining Target (2012-2031)	17,133
2012 Job Capacity [from table to left]	38,621
Adjustment to capacity	0
Final 2012 Job Capacity	38,621
Surplus/Deficit Capacity	21,488

Larger Cities

Des Moines

Issaquah

Kenmore

Maple Valley

Mercer Island

Sammamish

Shoreline

Woodinville

Blank.

CITY OF DES MOINES

1. RESIDENTIAL DEVELOPMENT

Between 2006 and 2012 the City of Des Moines issued 80 permits for single family houses, and no multifamily permits.

- The 2010 Census counted about 500 more housing units than had been estimated previously, so that adjustment was made. The City now has about 12,600 housing units, about 60% single family (incluign mobile homes).
- The updated residential growth target for Des Moines is for the City to plan for about 2,900 additional housing units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	38.9	15.1	4.4	2.9	16.5	51	3.1
3 - 5 du/acre	10.1		1.3	0.2	8.6	39	4.5
5 - 7 du/acre	243.0	41.1	42.4	17.5	142.1	959	6.7
7 - 9 du/acre	14.2	6.3	1.4	1.7	4.7	48	10.2
> 9 du/acre	4.8	0.8	0.9	0.2	3.0	20	6.7
Plats Total	311.0	63.3	50.4	22.5	174.9	1,117	6.4

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	31.8	67	2.1			
3 - 5 du/acre		14.4	59	4.1			
5 - 7 du/acre		154.5	933	6.0			
7 - 9 du/acre		5.7	57	9.9			
> 9 du/acre		5.1	37	7.2			
SF Pmts Total	n/a	n/a	n/a	n/a	211.5	1,153	5.5

Multifamily Permits Issued

< 9 du/acre	97.4	45.6	4.3	3.0	44.5	477	10.7
9 - 13 du/acre	10.7	7.0	0.5	0.0	3.2	36	11.2
13 - 19 du/acre	9.6	0.2	0.4	0.3	8.8	101	11.5
19 - 31 du/acre	4.3	0.0	0.0	0.0	4.3	92	21.6
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	122.0	52.8	5.2	3.2	60.7	706	11.6

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	7,563	4,396	11,959
+ 2006-12 Permits	80	0	80
= 2012 HU (unadjusted)	7,643	4,396	12,039
Plus adjustmt (Census)	230	320	550
= 2012 Adj. H.Units	7,873	4,716	12,589

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	3,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-80
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	-80
Plus Annexat'n Area Target	
Net Adjustment to Target	-80
Net Adjustment to Target	(80)
Remaining Target (2012-2031)	2,920

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	209.2	87.1	36.6	10%	76.9	2.50 / 6.50	368
	Redev Subtotal	381.0	161.8	65.8	15%	130.4	2.50 / 6.50	437
	Total	590.1	248.8	24%		207.3		805
	Multifamily							
	Vacant Subtotal	15.8	1.3	1.5	10%	11.80	12.7 / 50.0	169
	Redev Subtotal	52.5	5.9	4.7	15%	35.67	12.7 / 50.0	1,410
Total	68.3	7.1	5%		47.47		1,579	
Neighborhood Total		658.4	256.0			254.8		2,876
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	14.9	1.2	1.4	10%	11.1	30.0 / 34.0	255
	Redev Subtotal	65.8	3.2	6.3	15%	47.8	30.0 / 34.0	979
	Mixed Use Total	80.7	4.4	3%		58.9		1,570
City Total	All Housing							
	Vacant Total	239.9	89.5	39.5	10%	99.8		792
	Redev Total	499.2	170.9	76.7	25%	213.9		2,826
	Total	739.1	260.4	116.1		313.7		4,446

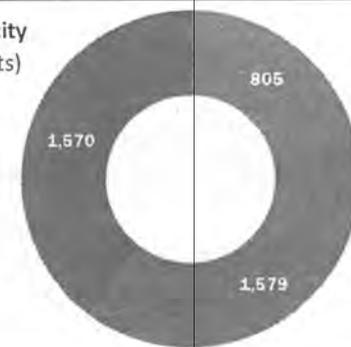
Note: data above include housing units in the pipeline.

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)		
Single-Family Zones	805	Des Moines's residential capacity exceeds its remaining target by 1,500 units. The City's capacity is evenly split among neighborhood single family / multifamily and mixed-use areas.
Single-Family Capacity in Pipeline	424	
Multifamily Zones	1,579	
Multifamily Capacity in Pipeline	68	
Mixed-Use Zones - CBD + Pac.Ridge	1,234	
Mixed-Use Capacity in Pipeline	336	
Other Adjustments	0	
Total Capacity (units)	4,446	
Remaining Housing Target (2012-2031)	2,920	
Surplus/Deficit Capacity	1,526	

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF DES MOINES

There have been changes since the 2007 Buildable Lands Report. Points include:

- Des Moines had a small loss of jobs between 2006 and 2012, but the City's job base is fundamentally sound.
- The City's job growth target is to plan for 5,000 additional jobs by 2031, almost doubling the number of jobs in the city.
- Des Moines has capacity to accommodate 15,000 jobs, almost triple the target.
- Des Moines has job capacity in commercial, industrial and mixed-use zones. The City's strongest potential for job growth is in the Pacific Ridge development near Pacific Highway South, with growth planned in both commercial and mixed-use zones.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	61.2	0.7	3	3.0	54.4	10%/15%	47.5
Mixed-Use	80.7	4.4	4	3.8	68.6	10%/15%	58.9
Industrial	169.1	13.4	8	7.8	140.1	10%/15%	122.7
Non-Res Land Total	310.9	18.5	15	14.6	263.2		229.1

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.07	0.15 / 4.0	0.13	3.17	350 / 450	7,148
Industrial	5.34	0.27	0.00	1.44	450	3,208
Neighborhood Total						10,356

Mixed-Use / Urban Center

Mixed Use Vacant	0.21	3.0 / 4.0		0.81	450	1,797
Mixed Use RedeVable	0.46	3.0 / 4.0	0.31	1.43	450	3,175
Mixed-Use Total	0.67	3.0 / 4.0	0.31	2.24	450	4,972
City Total						
Commercial	2.07	3.0 / 4.0	0.13	3.17	350 / 450	7,148
Mixed-Use	0.67	3.0 / 4.0	0.31	2.24	450	4,972
Industrial	5.34	3.0 / 4.0	0.00	1.44	450	3,208
Jobs in Pipeline						0
City Total	8.09		0.44	6.85		15,328

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	5,120	597	5,717
2006-12 Change	-101	-58	-159
= 2012 Jobs	5,019	539	5,558
Adjustments			0
= 2012 Job Total	5,019	539	5,558

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	5,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	159
Net Adjustment to Target	159
Net Adjustment to Target	159
Remaining Target (2012-2031)	5,159
2012 Job Capacity [from table to left]	15,328
Adjustment to capacity**	159
Final 2012 Job Capacity	15,487
Surplus/Deficit Capacity	10,328

**capacity created by job loss: empty cubicles can be refilled.

CITY OF ISSAQUAH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Issaquah...

- had an increase of 4,800 housing units, through both new construction and small annexations;
- gained single family and multifamily units in approximately equal numbers;
- designated several new master plan developments;
- adopted the Central Issaquah Plan which now includes a designated Urban Center.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	851.4	38.7	62.3	522.2	228.2	1,793	7.9

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	4.2	4	1.0			
3 - 5 du/acre		8.8	26	3.0			
5 - 7 du/acre		20.0	86	4.3			
7 - 9 du/acre		4.5	22	4.9			
> 9 du/acre		145.1	1,344	9.3			
SF Pmts Total	n/a	n/a	n/a	n/a	182.5	1,482	8.1

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	56.0	1.4	3.0	4.5	47.1	1,225	26.0

Housing Unit Update, 2006 to 2012

	Single Family*	Multi- family	Total Hous'g Units
2006 Base Year	4,729	4,708	9,437
2006-12 Change	774	1,060	1,834
= 2012 Units	5,503	5,768	11,271
Plus anxn, adjustmt	1,860	1,120	2,980
= 2012 Adj. H.Units	7,363	6,888	14,251

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	5,750
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-774
Net New MF Units Permitted	-1,060
Net New Units, Annex Area	0
Net New Units (2006-2012)	-1,834
Plus Annexat'n Area Target	0
Net Adjustment to Target	-1,834
Net Adjustment to Target	(1,834)
Remaining Target (2012-2031)	3,916

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	322.87	171.02	22.59	10%	116.34	3.3	382
	Redev Subtotal	294.21	92.83	27.48	15%	147.82	3.8	356
	Total	617.08	263.85			264.16		738
	Multifamily							
	Vacant Subtotal	24.65	4.43	3.03	10%	15.47	10.3	159
	Redev Subtotal	13.66	5.34	1.25	15%	6.01	10.3	30
Total	38.31	9.77			21.48		189	
Neighborhood Total	655.4	273.6			285.6		927	
Mixed Use	Multifamily in Mixed-Use							
	Vacant Subtotal	82.47	46.54	8.08	10%	25.07	35 / 85	574
	Redev Subtotal	265.53	68.42	45.81	10%	136.17	35 / 85	4,893
Total	348.0	115.0			161.2		10,385	
City Total	All Housing							
	Vacant Total	429.99	221.99	33.70	10%	156.88		1,115
	Redev Total	573.40	166.59	74.54	10% - 15%	290.00		5,279
Total	1003.4	388.6	108.2		446.9		11,312	

Note: pipeline development is included in numbers above

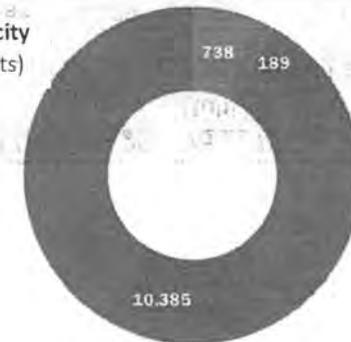
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	738
Single-Family Capacity in Pipeline	0
Multifamily Zones	189
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Urban Core, Village	5,467
Mixed-Use Capacity in Pipeline	4,918
Other Adjustments	0
Total Capacity (units)	11,312
Remaining Housing Target (2012-2031)	3,916
Surplus/Deficit Capacity	7,396

Almost all of Issaquah's substantial residential capacity is in mixed-use zones such as Downtown and Central Issaquah, and in pipeline projects.

Housing Capacity
(in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF ISSAQUAH

From 2006 to 2012, the City of Issaquah gained commercial jobs, primarily in services, but lost some industrial jobs. The net gain of 2,500 jobs may be overstated because some 1,800 Microsoft jobs were properly counted in Issaquah in 2012 but not in 2006. Issaquah is planning for a major development, Central Issaquah, with expanded capacity compared to that measured in the 2007 Buildable Lands Report. Other developments already approved and underway, including Issaquah Highlands, Rowley, and Costco, contribute to a pipeline capacity of more than 20,000 jobs occupying land that is not counted in this analysis. Issaquah has a sizeable surplus of commercial-industrial capacity to accommodate job growth to and beyond 2031.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	15.3	2.3	0.4	0.2	12.5	10%	11.3
Mixed-Use	348.0	115.0	23.3	30.6	179.2	10%	161.2
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	363.3	117.2	23.7	30.8	191.7		172.5

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.49	0.50	0.09	0.16	545	292
Industrial	0.00		0.00	0.00		0
Neighborhood Total						292

Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.57	1.0 / 2.5		0.65	545	1,189
Mixed Use RedeVable	3.28	1.0 / 2.5	2.66	2.76	545	5,066
Mixed-Use Total	3.84	0.31/1.86	2.66	3.41		6,255

City Total						
Commercial	0.49	0.50	0.09	0.16	545	292
Mixed-Use	3.84	0.31/1.86	2.66	3.41	545	6,255
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						20,164
City Total Capacity	4.33		2.74	3.57		26,711

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	13,949	4,330	18,280
2006-12 Change	3,652	-1,169	2,483
= 2012 Jobs	17,601	3,161	20,762
Adjustments			0
= 2012 Job Total	17,601	3,161	20,762

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	20,000
Jobs Change: 2006-2012	
Plus Annexat'n Area Target	0
Less Job Gain, 2006-2012	-2483
Net Adjustment to Target	-2,483
Net Adjustment to Target	(2,483)
Remaining Target (2012-2031)	17,517
2012 Job Capacity [from table to left]	26,711
Adjustment to capacity	0
Final 2012 Job Capacity	26,711
Surplus/Deficit Capacity	9,194

CITY OF KENMORE

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Kenmore had moderate growth of residential units, primarily single family. There were fewer new housing units than in the preceding 5-year period.

- The city had no annexations during this period.
- Kenmore reported sufficient residential capacity in the 2007 Buildable Lands Report to accommodate the newer 2009 growth target of 3,500 housing units and to carry over its capacity data from the 2007 BLR.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	8.6	4.5	0.1	0.0	4.1	4	1.0
3 - 5 du/acre	21.5	7.5	1.4	3.5	8.5	46	5.4
5 - 7 du/acre	91.8	21.2	12.7	3.3	54.4	386	7.1
7 - 9 du/acre							
> 9 du/acre	0.2				0.2	3	15.8
Plats Total	122.1	33.3	14.2	6.9	67.2	439	6.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	14.8	11	0.7			
3 - 5 du/acre		29.6	105	3.5			
5 - 7 du/acre		62.2	356	5.7			
7 - 9 du/acre							
> 9 du/acre							
SF Pmts Total	n/a	n/a	n/a	n/a	106.5	472	4.4

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	4.4	1.1	0.1	0.0	3.2	58	18.0
13 - 19 du/acre	5.1	1.8	0.0	0.0	3.2	50	15.5
19 - 31 du/acre	0.4	0.0	0.0	0.0	0.4	10	23.8
31 - 48 du/acre	1.4	0.0	0.0	0.0	1.4	46	33.7
48 + du/acre	1.8	0.0	0.0	0.0	1.8	90	50.9
Other zones							
MF Pmts Total	13.1	2.9	0.1	0.0	10.0	254	25.4

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,074	2,091	8,165
+ 2006-12 Permits	387	133	520
= 2012 H.U. (old bdry)	6,461	2,224	8,685
Plus OFM adjustmt	10	40	50
= 2012 Adj. H.Units	6,471	2,264	8,735

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	3,500
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-387
Net New MF Units Permitted	-133
Net New Units, Annex Area	0
Net New Units (2006-2012)	-520
Plus Annexat'n Area Target	0
Net Adjustment to Target	-520
Net Adjustment to Target	(520)
Remaining Target (2012-2031)	2,980

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (based on 2007)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	240.55	93.61	33.81	10%	101.82	1.24 / 7.00	592
	Redev Subtotal	601.86	213.14	92.72	15%	251.60	1.50 / 7.00	1,147
	Total	842.41	306.75	126.53	25%	353.42		1,739
	Multifamily							
	Vacant Subtotal	2.60	0.53	0.03	10%	1.84	15.0 / 23.8	34
	Redev Subtotal	51.32	12.34	0.46	15%	32.74	15.0 / 45.5	841
	Total	53.92	12.87	0.49	12.5%	34.58		875
	Neighborhood Total	896.3	319.6	127.0	18.75%	388.0		2,614
	Mixed Use	Multifamily in Mixed Use						
Vacant Subtotal		5.64	0.28	0.00	10%	4.83	24.0 / 45.0	94
Redev Subtotal		59.16	7.04	0.00	15%	44.30	24.0 / 45.0	647
Mixed Use Total		64.8	7.3	0.00	12.5%	49.1		2,341
City Total	All Housing							
	Vacant Total	248.79	94.42	33.84	10%	108.49		720
	Redev Total	712.34	232.52	93.18	25%	328.64		2,635
	Total	961.1	326.9	127.0	18.75%	437.1		4,955

Note: development in the pipeline is included in numbers above.

Capacity (2006/2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	1,739
Single-Family Capacity in Pipeline	0
Multifamily Zones	875
Multifamily Capacity in Pipeline	0
Mixed-Use Zones	741
Mixed-Use Capacity in Pipeline, other	1,668
Total Capacity, 2006 (units)	5,023
Less development, 2006 - 2012	-520
Total Capacity, 2012 (units)	4,503
Remaining Housing Target (2012-2031)	2,980
Surplus/Deficit Capacity	1,523

Kenmore's residential capacity exceeds its remaining target by 2,000 units. Nearly half of the City's capacity is in mixed-use areas near SR 522.

Housing Capacity

- Single Family: 1,739
- Multifamily: 875
- Mixed Use: 2,341

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF KENMORE

Replace 2007 text with brief summary of changes since 2007 BLR and explanation of how additional job capacity was identified. Points include:

- Kenmore was hit hard by the Recession, losing more than 20% of the city's 2006 job base.
- Making up for the lost jobs adds to the City's target, but also adds to capacity (vacant job spaces to be refilled).
- Kenmore continues to have a slight surplus of job capacity over its updated target of 3,900 jobs.
- To ensure capacity for growth beyond 2031, the City may have to seek additional job-growth opportunities.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0	0.0	0.0	10%/15%	0.0
Mixed-Use	64.8	7.3	0	0.0	57.5	10%/15%	49.1
Industrial	10.5	0.0	0	0.0	10.5	10%/15%	8.9
Non-Res Land Total	75.3	7.3	0	0.0	67.9		58.0

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	NA	0.00	0.00	NA	0
Industrial	0.39	0.35	0.10	0.04	800	46
Neighborhood Total	0.39		0.10	0.04		46

Mixed-Use / Urban Center

Mixed Use Vacant	0.11	0.50/1.00		0.09	350	257
Mixed Use Redevable	0.96	0.30/1.00	0.22	0.39	350 / 500	1,112
Mixed-Use Total	1.07	0.30/1.00	0.22	0.48	350 / 500	1,369
City Total						
Commercial	0.00	NA	0.00	0.00	NA	0
Mixed-Use	1.07	0.30/1.00	0.22	0.48	350 / 500	1,369
Industrial	0.39	0.35	0.10	0.04	800	46
Jobs in Pipeline						1,633
City Total	1.46		0.32	0.52		3,048

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	3,332	959	4,291
2006-12 Change	-584	-313	-897
= 2012 Jobs	2,748	646	3,394
Adjustments			0
= 2012 Job Total	2,748	646	3,394

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	3,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	897
Net Adjustment to Target	897
Net Adjustment to Target	897
Remaining Target (2012-2031)	3,897
2012 Job Capacity [from table to left]	3,048
Adjustment to capacity**	897
Final 2012 Job Capacity	3,945
Surplus/Deficit Capacity	48

**capacity created by job loss: empty cubicles can be refilled.

CITY OF MAPLE VALLEY

1. RESIDENTIAL DEVELOPMENT

Maple Valley experienced a substantial amount of single-family growth during the six years, and a small increase in number of multifamily units, defraying its 2006-31 growth target by half.

In 2010, the City annexed Maple Ridge with about 600 housing units and nearly 2,000 people. The Maple Ridge area did not have a growth target.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre	112.4	8.2	22.0	13.4	68.8	468	6.8
5 - 7 du/acre	179.9	1.2	37.9	36.2	104.7	807	7.7
7 - 9 du/acre	32.3	0.0	13.9	2.1	16.2	132	8.1
> 9 du/acre	10.0	0.4	1.6	0.8	7.2	69	9.5
Plats Total	334.6	9.8	75.4	52.5	196.9	1,476	7.5

Single-Family Permits Issued

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre					3.4	8	2.3
3 - 5 du/acre					73.7	468	6.3
5 - 7 du/acre					107.8	773	7.2
7 - 9 du/acre					17.7	201	11.4
> 9 du/acre					4.2	39	9.4
SF Pmts Total	n/a	n/a	n/a	n/a	206.7	1,489	7.2

Multifamily Permits Issued

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
< 9 du/acre	5.0		1.1	0.2	3.6	53	14.6
9 - 13 du/acre	0.4	0.0			0.4	4	11.1
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre							
48 + du/acre							
Other zones							
MF Pmts Total	5.3	0.0	1.1	0.2	4.0	57	14.3

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,307	463	6,770
+ 2006-12 Permits	804	64	868
= 2012 H.U. (old bdry)	7,111	527	7,638
Plus anxn, adjustmt	650	0	650
= 2012 Adj. H.Units	7,761	527	8,288

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	1,800
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-804
Net New MF Units Permitted	-64
Net New Units, Annex Area	0
Net New Units (2006-2012)	-868
Plus Annexat'n Area Target	0
Net Adjustment to Target	-868
Net Adjustment to Target	(868)
Remaining Target (2012-2031)	932

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2006 and Update)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	177.7	12.7	49.5	15%	98.4	1.0 / 8.0	666
	Redev Subtotal	329.3	9.7	95.9	20%	179.0	6.0 / 8.0	1,088
	Total	507.0	22.4	30%		277.4		1,754
	Multifamily							
	Vacant Subtotal	16.8	0.0	3.4	15%	12.8	9.5	122
	Redev Subtotal	4.0	0.0	0.4	20%	2.9	9.5	22
	Total	20.8	0.0	5%		15.7		144
Neighborhood Total	527.8	22.4			293.1		1,898	
Mixed Use	Development in Mixed Use							
	Vacant Subtotal	28.7	0.0	1.2	15%	23.4	12.0	280
	Redev Subtotal	1.2	0.0	0.1	20%	0.9	12.0	11
	Mixed Use Total	29.9	0.0	4%		24.3		484
City Total	All Housing							
	Vacant Total	223.2	12.7	54.1	10%	134.6		1,068
	Redev Total	334.5	9.7	96.4	25%	182.8		1,121
	Total	557.7	22.4	150.4		317.4		2,382

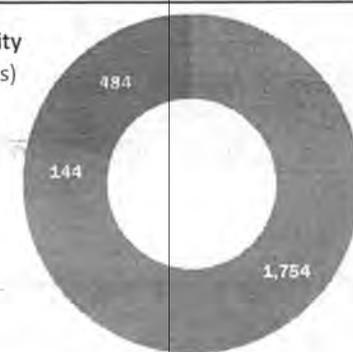
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units, 2006)	
Single-Family Zones	1,754
Single-Family Capacity in Pipeline	181
Multifamily Zones	144
Multifamily Capacity in Pipeline	12
Mixed-Use Zones	291
Mixed-Use Capacity in Pipeline	0
Less 2006 - 2011 Units Permitted	-868
Total Capacity (units, 2012)	1,514
Remaining Housing Target (2012-2031)	932
Surplus/Deficit Capacity	582

Maple Valley's residential capacity exceeds its remaining target by more than 500 units. Most of the City's capacity is in single family zones.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF MAPLE VALLEY

The City of Maple Valley had only modest changes in employment during the 2006 -2012 period. Points include:

- The City experienced very little net job change between 2006 and 2012; a slight gain of commercial jobs was countered by a slight loss of industrial jobs.
- As of 2012, Maple Valley has about 3,200 jobs and a remaining target for about 2,000 more jobs by 2031.
- The City's job capacity for 3,800 added jobs is essentially the same as reported in the 2007 BLR; the capacity exceeds Maple Valley's target by about 1,800 jobs.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	142.9	9.8	2.9	2.9	127.4	15%/20%	104.3
Mixed-Use	69.7	0.1	1.4	1.4	66.8	15%/20%	56.6
Industrial	44.5	0.0	0.9	0.9	42.8	15%/20%	35.1
Non-Res Land Total	257.1	9.9	5.2	5.2	237.0		196.0

Employment Capacity (2006)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capax (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	4.55	0.20/0.30	0.09	1.00	400/850	1,768
Industrial	1.53	0.2	0.07	0.24	850	277
Neighborhood Total						2,045

Mixed-Use Zones						
Mixed Use Vacant	2.38	0.35		0.83	500	1,662
Mixed Use Redev'able	0.09	0.35	0.00	0.03	500	65
Mixed-Use Total	2.47	0.30/2.00	0.00	0.86	296	1,727
City Total						
Commercial	4.55	0.30/0.31	0.09	1.00	400/850	1,768
Mixed-Use	2.47	0.30/2.00	0.00	0.86	500	1,727
Industrial	1.53	0.42/0.40	0.07	0.24	850	277
Jobs in Pipeline						0
City Total	8.54		0.16	2.09		3,772

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	2,550	667	3,217
2006-12 Change	60	-44	16
= 2012 Jobs	2,610	623	3,233
Adjustments			0
= 2012 Job Total	2,610	623	3,233

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	2,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	44
Net Adjustment to Target	44
Net Adjustment to Target	44
Remaining Target (2012-2031)	2,044
2012 Job Capacity [from table to left]	3,772
Adjustment to capacity**	44
Final 2012 Job Capacity	3,816
Surplus/Deficit Capacity	1,772

**capacity created by job loss: empty cubicles can be refilled.

CITY OF MERCER ISLAND

1. RESIDENTIAL DEVELOPMENT

Since the 2007 Buildable Lands Report, there have been changes in Mercer Island:

- From 2006 to 2012, Mercer Island permitted nearly 700 housing units. The 2010 Census resulted in an adjustment adding 250 units, for a 2012 total of nearly 10,000 housing units.
- Mercer Island's updated housing growth target is to plan for an additional 1,300 units by 2031.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	3.0	0.3	0.4	0.0	2.3	7	3.1
3 - 5 du/acre	3.0	0.0	0.2	0.1	2.6	11	4.2
5 - 7 du/acre	3.5	0.8	0.0	0.0	2.6	8	3.1
7 - 9 du/acre							
> 9 du/acre							
Plats Total	9.4	1.1	0.6	0.1	7.5	26	3.5

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	13.6	28	2.1			
3 - 5 du/acre		12.2	36	3.0			
5 - 7 du/acre		7.7	28	3.6			
7 - 9 du/acre							
> 9 du/acre		1.7	11	6.7			
SF Pmts Total	n/a	n/a	n/a	n/a	35.2	103	2.9

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre	0.7	0.2	0.0	0.0	0.5	23	48.5
31 - 48 du/acre	3.0	0.3	0.0	0.0	2.7	93	34.8
48 + du/acre	4.7	0.0	0.0	0.0	4.7	457	97.1
Other zones							
MF Pmts Total	8.4	0.5	0.0	0.0	7.9	573	73.0

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	6,991	2,025	9,016
+ 2006-12 Permits	-12	698	686
= 2012 H.U. (old bdry)	6,979	2,723	9,702
Plus anxn, adjustmt	400	-150	250
= 2012 Adj. H.Units	7,379	2,573	9,952

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	2,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	0
Net New MF Units Permitted	-698
Net New Units, Annex Area	0
Net New Units (2006-2012)	-698
Plus Annexat'n Area Target	0
Net Adjustment to Target	-698
Net Adjustment to Target	(698)
Remaining Target (2012-2031)	1,302

248

248

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	102.0	0.0	10.8	20%	73.0	2.0 / 4.0	213
	Redev Subtotal	263.3	0.0	29.0	20%	187.5	2.0 / 4.0	401
	Total	365.25	0.00			260.5		614
	Multifamily							
	Vacant Subtotal	1.2	0.2	0.0	20%	0.8	38.0	30
	Redev Subtotal	8.9	0.7	0.0	20%	6.6	14.3 / 38.0	107
	Total	10.1	0.9			7.4		143
	Neighborhood Total	375.4	0.9			267.9		757
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	0.0	0.0	0.0	10%	0.0		0
	Redev Subtotal	19.4	0.0	0.0	20%	15.6	99.0	786
	Mixed Use Total	19.4	0.0			15.6		1,247
City Total	All Housing							
	Vacant Total	103.2	0.2	10.8	10%	73.8		243
	Redev Total	291.6	0.7	29.0	25%	209.7		1,294
	Total	394.8	0.9	39.8		283.5		2,004

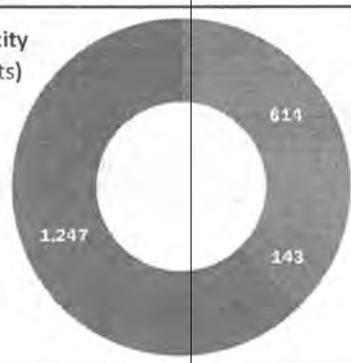
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	614
Single-Family Capacity in Pipeline	0
Multifamily Zones	137
Multifamily Capacity in Pipeline	6
Mixed-Use Zones - downtown	786
Mixed-Use Capacity in Pipeline	461
Other Adjustments	0
Total Capacity (units)	2,004
Remaining Housing Target (2012-2031)	1,302
Surplus/Deficit Capacity	702

Mercer Island's residential capacity exceeds its remaining target by 700 units. More than half of the City's capacity is in mixed-use areas in or near downtown.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF MERCER ISLAND

In the years between 2006 and 2012:

- Mercer lost about 200 jobs, and has about 6,600 jobs in 2012.
- Redevelopment has been underway in downtown Mercer Island.
- Several mixed-use projects are in the pipeline.
- The City has capacity for nearly 2,400 additional jobs, twice the remaining 2012-2031 job growth target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	6.0	0.0	0	0.0	6.0	20%	4.8
Mixed-Use	19.4	0.0	0	0.0	19.4	20%	15.6
Industrial	0.0	0.0	0	0.0	0.0		0.0
Non-Res Land Total	25.4	0.0	0	0.0	25.4		20.4

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.21	0.50 / 0.55	0.01	0.10	400	245
Industrial	0.00		0.00	0.00		0
Neighborhood Total						245

Mixed-Use / Urban Center

Mixed Use Vacant	0.00			0.00		0
Mixed Use RedeVable	0.33	2.66	0.15	0.73	400	1,833
Mixed-Use Total	0.33	0.30/2.00	0.15	0.73	296	1,833
City Total						
Commercial	0.21	0.50 / 0.55	0.01	0.10	400	245
Mixed-Use	0.33	2.66	0.15	0.73	400	1,833
Industrial	0.00		0.00	0.00	0	0
Jobs in Pipeline						67
City Total	0.54		0.16	0.83		2,145

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	6,082	727	6,809
2006-12 Change	10	-238	-228
= 2012 Jobs	6,092	489	6,581
Adjustments			0
= 2012 Job Total	6,092	489	6,581

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	1,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	228
Net Adjustment to Target	228
Net Adjustment to Target	228
Remaining Target (2012-2031)	1,228
2012 Job Capacity [from table to left]	2,145
Adjustment to capacity**	228
Final 2012 Job Capacity	2,373
Surplus/Deficit Capacity	1,145

**capacity created by job loss: empty cubicles can be refilled.

CITY OF SAMMAMISH

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, the City of Sammamish gained more than 600 housing units, almost all single family.

There were several small annexations that added about 400 housing units, and an adjustment was needed to correct old estimates, in order to reach the 2010 Census count and OFM estimate of housing units in the City - more than 16,000 in 2012.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	4.0	1.1	0.0	0.0	2.9	6	2.1
3 - 5 du/acre							
5 - 7 du/acre	9.7	1.1	0.0	0.0	8.6	32	3.7
7 - 9 du/acre	5.8	1.4	0.5	0.2	3.7	20	5.4
> 9 du/acre	831.9	35.2	61.8	522.0	212.9	1,735	8.1
Plats Total	851.4	38.7	62.3	522.2	228.2	1,793	7.9

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable	4.2	4	1.0			
3 - 5 du/acre		8.8	26	3.0			
5 - 7 du/acre		20.0	86	4.3			
7 - 9 du/acre		4.5	22	4.9			
> 9 du/acre		145.1	1,344	9.3			
SF Pmts Total	n/a	n/a	n/a	n/a	182.5	1,482	8.1

Multifamily Permits Issued

< 9 du/acre							
9 - 13 du/acre	1.1	0.0	0.0	0.0	1.1	12	11.2
13 - 19 du/acre							
19 - 31 du/acre	7.4	0.5	0.0	0.0	6.8	321	47.0
31 - 48 du/acre							
48 + du/acre							
Other zones	47.6	0.9	3.0	4.5	39.2	892	22.8
MF Pmts Total	56.0	1.4	3.0	4.5	47.1	1,225	26.0

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	13,057	1,258	14,315
2006-12 Change	611	10	621
= 2012 Units	13,668	1,268	14,936
Plus anxn, adjustmt	1,700	-300	1,400
= 2012 Adj. H.Units	15,368	968	16,336

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	4,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-611
Net New MF Units Permitted	-10
Net New Units, Annex Area	0
Net New Units (2006-2012)	-621
Plus Annexat'n Area Target	0
Net Adjustment to Target	-621
Net Adjustment to Target	(621)
Remaining Target (2012-2031)	3,379

251

251

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	1,334.00	664.00	227.80	15%	375.87	1.0 / 8.0	1,375
	Redev Subtotal	2,211.00	746.00	498.10	20%	773.60	1.0 / 8.0	2,314
	Total	3,545.00	1,410.00			1,149.47		3,706
	Multifamily							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	8.00	4.00	1.36	20%	2.11	11.0	18
Total	8.00	4.00			2.11		18	
Neighborhood Total		3,553.0	1,414.0			1,151.6		3,724
Mixed Use	Multifamily in Mixed-Use							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00		0
	Redev Subtotal	229.00	74.00	35.70	10%	107.42	7.3 / 41.7	1,742
	Total	229.0	74.0			107.4		1,742
City Total	All Housing							
	Vacant Total	1,334.00	664.00	227.80	10%	375.87		1,375
	Redev Total	2,448.00	824.00	535.16	10% - 15%	883.13		4,074
	Total	3782.0	1488.0	763.0		1259.0		5,466

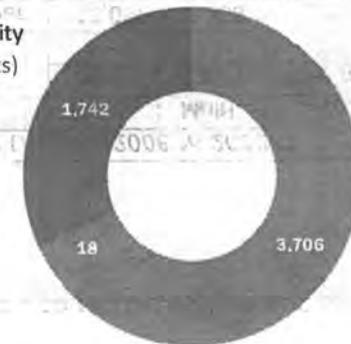
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	3,706
Single-Family Capacity in Pipeline	0
Multifamily Zones	18
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - Town Center	1,742
Mixed-Use Capacity in Pipeline	0
Other Adjustments	0
Total Capacity (units)	5,466
Remaining Housing Target (2012-2031)	3,379
Surplus/Deficit Capacity	2,087

Most of Sammamish's residential capacity is in single family zones but also with a substantial number in the Town Center mixed-use area.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF SAMMAMISH

From 2006 to 2012, Sammamish lost about 300 industrial/construction jobs, but gained 400 commercial jobs for an overall slight net gain.

- The City has limited commercial areas, and limited growth potential.
- Town Center development proposal was approved in 2011 and is proceeding with development. Town Center will have capacity for nearly 2,000 jobs as well as multifamily housing in a mixed-use area. With the Town Center development in place, Sammamish's capacity exceeds its job target. Much of Sammamish's employment capacity and job growth is in the education sector.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0.0	0.0	0.0	10%	0.0
Mixed-Use	64.0	11.0	5.8	6.4	40.8	10%	36.7
Industrial	0.0	0.0	0.0	0.0	0.0		0.0
Non-Res Land Total	64.0	11.0	5.8	6.4	40.8		36.7

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.50	0.00	0.16		0
Industrial	0.00		0.00	0.00		0
Neighborhood Total						0

Mixed-Use / Urban Center	in millions of square feet, non-residential uses only.					
Mixed Use Vacant	0.00				0.00	0
Mixed Use Redev'able	0.32	1.84	0.00	0.59	300	1,958
Mixed-Use Total	0.32	0.31/1.86	0.00	0.59		1,958

City Total						
Commercial	0.00	0.50	0.00	0.00		0
Mixed-Use	0.32	1.84	0.00	0.59		1,958
Industrial	0.00		0.00	0.00		0
Jobs in Pipeline						0
City Total Capacity	0.32		0.00	0.59		1,958

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	4,213	683	4,896
2006-12 Change	387	-271	116
= 2012 Jobs	4,600	412	5,012
Adjustments			0
= 2012 Job Total	4,600	412	5,012

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031) 1,800

Jobs Change: 2006-2012

Plus Annexat'n Area Target	0
Less Job Gain, 2006-2012	-116
Net Adjustment to Target	-116

Net Adjustment to Target (116)

Remaining Target (2012-2031) 1,684

2012 Job Capacity [from table to left] 1,958

Adjustment to capacity 0

Final 2012 Job Capacity 1,958

Surplus/Deficit Capacity 274

CITY OF SHORELINE

1. RESIDENTIAL DEVELOPMENT

During the six years from 2006 to 2012, the City of Shoreline issued permits for 1,100 net new residential units, almost all multifamily.

The City's remaining residential target for growth by 2031 has thus been reduced from 5,000 to fewer than 3,900 units.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre							
3 - 5 du/acre							
5 - 7 du/acre	20.4	0.4	1.5	0.9	17.6	105	6.0
7 - 9 du/acre							
> 9 du/acre	4.1	0.0	0.1	0.3	3.8	45	11.9
Plats Total	24.6	0.4	1.6	1.3	21.4	150	7.0

Single-Family Permits Issued

0 - 3 du/acre	Not Applicable						
3 - 5 du/acre					8.1	13	1.6
5 - 7 du/acre					38.7	222	5.7
7 - 9 du/acre					1.0	16	16.3
> 9 du/acre					2.0	15	7.6
SF Pmts Total	n/a	n/a	n/a	n/a	49.8	266	5.3

Multifamily Permits Issued

< 9 du/acre	5.1	2.1	0.2	0.1	2.6	26	9.9
9 - 13 du/acre	2.9	0.0	0.0	0.0	2.9	33	11.3
13 - 19 du/acre	0.2	0.0	0.0	0.0	0.2	3	17.4
19 - 31 du/acre	3.0	0.0	0.4	0.9	1.7	51	30.9
31 - 48 du/acre	0.6	0.0	0.0	0.0	0.6	17	27.3
48 + du/acre	1.1	0.0	0.0	0.0	1.1	109	101.8
Other zones	3.3	0.0	0.0	0.0	3.3	139	41.5
MF Pmts Total	16.1	2.1	0.6	1.0	12.4	378	30.5

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	16,129	5,527	21,656
+ 2006-12 Permits	92	1,050	1,142
= 2012 H.U.	16,221	6,577	22,798
Plus adjustmt (Census)	180	-20	0
= 2012 Adj. H.Units	16,401	6,557	22,958

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	5,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-92
Net New MF Units Permitted	-1,050
Net New Units, Annex Area	0
Net New Units (2006-2012)	-1,142
Plus Annexat'n Area Target	0
Net Adjustment to Target	-1,142
Net Adjustment to Target	(1,142)
Remaining Target (2012-2031)	3,858

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	882.71	240.62	144.28	10%	448.03	4.79	222
	Redev Subtotal	810.65	109.05	176.59	25%	393.76	5.69	1,253
	Total	1,693.36	349.67	24%		841.79		1,475
	Multifamily							
	Vacant Subtotal	80.89	19.63	3.28	10%	52.18	16.37	76
	Redev Subtotal	61.78	5.46	2.09	25%	40.67	12.02	384
	Total	142.67	25.09	5%		92.85		460
	Neighborhood Total	1,836.0	374.8			934.6		1,935
	Mixed Use	Multifamily in Mixed Use						
Vacant Subtotal		0.00	0.00	0.00	10%	0.00		0
Redev Subtotal		221.07	0.00	8.10	25%	160.34	40.0/96.0	7,424
Mixed Use Total		221.1	0.0	3%		160.3		7,424
City Total	All Housing							
	Vacant Total	963.60	260.25	147.56	10%	500.21		298
	Redev Total	1,093.50	114.51	186.78	25%	594.77		9,061
	Total	2,057.1	374.8	334.3		1,095.0		9,359

Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)		Shoreline's residential capacity exceeds its remaining target by 5,500 units. Most of the City's capacity is in mixed-use areas including the Aurora corridor and North City.	Housing Capacity (in housing units)		
Single-Family Zones	1,475			Single Family	1,475
Single-Family Capacity in Pipeline	0			Multifamily	460
Multifamily Zones	460			Mixed Use	7,424
Multifamily Capacity in Pipeline	0				
Mixed-Use Zones-Aurora, N.City, other	7,424				
Mixed-Use Capacity in Pipeline	0				
Other Adjustments	0				
Total Capacity (units)	9,359				
Remaining Housing Target (2012-2031)	3,858				
Surplus/Deficit Capacity	5,501				

3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

The City of Shoreline lost about 300 jobs during the 2006 -2012 reporting period.

- Commercial and residential capacity was added in Downtown by rezoning area along Aurora Ave to permit taller structures and greater FAR.
- The majority of commercial capacity increase occurred along Aurora, though smaller amounts of additional capacity were added in commercial areas in the Ballinger, Richmond Beach, Ridgecrest and North City neighborhoods.
- With a capacity of more than 7,200 jobs, Shoreline's capacity for employment growth exceeds its target by nearly 2,000 jobs.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWS (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	0.0	0.0	0	0.0	0.0	10%/25%	0.0
Mixed-Use	221.1	0.0	8	0.0	213.0	10%/25%	160.3
Industrial	0.0	0.0	0	0.0	0.0	10%/25%	0.0
Non-Res Land Total	221.1	0.0	8	0.0	213.0		160.3

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	0.00	0.30/0.31	0.00	0.00	-	0
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Neighborhood Total						0

Mixed-Use / Urban Center

Mixed Use Vacant	0.00			0.00	293	0
Mixed Use Redev'able	4.21	1.0	1.19	2.54	300	7,256
Mixed-Use Total	4.21	0.30/2.00	1.19	2.54	296	7,256
City Total						
Commercial	0.00	0.30/0.31	0.00	0.00	-	0
Mixed-Use	4.21	0.30/2.00	1.19	2.54	296	7,256
Industrial	0.00	0.42/0.40	0.00	0.00	-	0
Jobs in Pipeline						0
City Total	4.21		1.19	2.54		7,256

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	15,213	1,123	16,336
2006-12 Change	-137	-192	-329
= 2012 Jobs	15,076	931	16,007
Adjustments			0
= 2012 Job Total	15,076	931	16,007

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	5,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	329
Net Adjustment to Target	329
Net Adjustment to Target	329
Remaining Target (2012-2031)	5,329
2012 Job Capacity [from table to left]	7,256
Adjustment to capacity**	0
Final 2012 Job Capacity	7,256
Surplus/Deficit Capacity	1,927

**capacity created by job loss: empty cubicles can be refilled.

CITY OF WOODINVILLE

1. RESIDENTIAL DEVELOPMENT

From 2006 to 2012, Woodinville issued permits for about 570 new housing units. An adjustment based on the 2010 Census count added another 250 units for a total of about 5,000 housing units in 2012.

- Woodinville's achieved residential densities were updated for the 2006 -11 measurement period using GIS analysis.

Woodinville's housing target is to plan for about 2,400 housing units to be added by 2031.

Residential Development Activity: 2006-2011

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre	21.0	0.0	2.9	0.0	18.2	17	0.9
3 - 5 du/acre	0.0	0.0	0.0	0.0	0.0	0	
5 - 7 du/acre	3.8	0.0	1.1	0.0	2.8	16	5.8
7 - 9 du/acre							
> 9 du/acre							
Plats Total	24.8	0.0	4.0	0.0	21.0	33	1.6

Single-Family Permits Issued

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
0 - 3 du/acre					18.0	16	0.9
3 - 5 du/acre					3.5	43	12.4
5 - 7 du/acre		Not Applicable			24.8	86	3.5
7 - 9 du/acre					0.7	5	7.1
> 9 du/acre					0.0	0	
SF Pmts Total	n/a	n/a	n/a	n/a	47.0	150	3.2

Multifamily Permits Issued

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
< 9 du/acre	0.0	0.0	0.0	0.0	0.0	0	
9 - 13 du/acre							
13 - 19 du/acre							
19 - 31 du/acre							
31 - 48 du/acre	22.6	15.6	0.0	0.0	7.0	458	65.4
48 + du/acre							
Other zones	0.3	0.0	0.0	0.0	0.3	9	29.0
MF Pmts Total	22.9	15.6	0.0	0.0	7.3	467	63.9

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,903	1,276	4,179
+ 2006-12 Permits	98	475	573
= 2012 H.U. (old bdry)	3,001	1,751	4,752
Plus adjustment	40	210	250
= 2012 Adj. H.Units	3,041	1,961	5,002

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	3,000
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-98
Net New MF Units Permitted	-475
Net New Units, Annex Area	0
Net New Units (2006-2012)	-573
Plus Annexat'n Area Target	0
Net Adjustment to Target	-573
Net Adjustment to Target	(573)
Remaining Target (2012-2031)	2,427

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	217.1	74.6	29.9	14%	97.1	0.9 / 7.2	310
	Redev Subtotal	453.6	92.8	54.1	15%	260.7	0.9 / 7.2	669
	Total	670.7	167.4	24%		357.8		979
	Multifamily							
	Vacant Subtotal	0.0	0.0	0.0	10%	0.0		0
	Redev Subtotal	1.1	0.7	0.2	15%	0.2	10 / 65	25
Total	1.1	0.7	5%		0.2		25	
Neighborhood Total	671.8	168.1			358.0		1,010	
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	0.0	0.0	0.0	10%	0.0		0
	Redev Subtotal	45.4	22.3	2.3	15%	17.7	36 / 90	1,592
	Mixed Use Total	45.4	22.3	3%		17.7		1,811
City Total	All Housing							
	Vacant Total	217.10	74.60	29.85	10%	97.10		310
	Redev Total	500.13	115.74	56.62	25%	278.61		2,286
	Total	717.2	190.3	86.5		375.7		2,821

Note: Numbers above include projects in the pipeline.

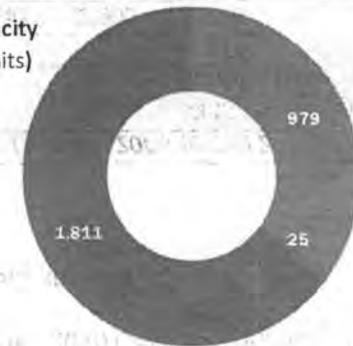
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	979
Single-Family Capacity in Pipeline	6
Multifamily Zones	25
Multifamily Capacity in Pipeline	0
Mixed-Use Zones - downtown, others	1,592
Mixed-Use Capacity in Pipeline	219
Other Adjustments	0
Total Capacity (units)	2,821
Remaining Housing Target (2012-2031)	2,427
Surplus/Deficit Capacity	394

Woodinville's residential capacity exceeds its remaining target by 400 units. More than half of the City's capacity is in mixed-use areas including downtown.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

CITY OF WOODINVILLE

Woodinville experienced a substantial job loss during the 2006 to 2012 period, almost entirely in industrial jobs. As of 2012, the City had about 11,800 jobs.

- As a result of the job loss, there are vacant work spaces that can accommodate about 2,000 workers to bring the City back to its 2006 job total. Together with Woodinville's 2006 job target, the City's current job target is to plan for 7,000 additional jobs.

- With downtown redevelopment planning underway, Woodinville has capacity for more than 7,100 new jobs, a slight surplus over the City's updated target.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	59.3	20.5	0.3	1.9	33.3	15%	28.3
Mixed-Use	181.6	26.8	8.0	7.7	139.0	15%	118.4
Industrial	105.0	25.1	3.8	4.1	68.9	15%	58.5
Non-Res Land Total	345.9	72.4	12.1	13.7	241.2		205.2

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	1.23	0.30	0.07	0.37	325 / 550	683
Industrial	2.55	0.30	0.14	0.62	700	909
Neighborhood Total	3.78		0.22	0.99		1,592

Mixed-Use / Urban Center

Mixed Use Vacant	0.13	0.60		0.07	400	172
Mixed Use Redeveable	3.75	0.60	1.10	1.15	400	2,608
Mixed-Use Total	3.87	0.48/0.60	1.10	1.22	400	2,780

City Total

Commercial	1.23	0.30	0.07	0.37	325 / 550	683
Mixed-Use	3.87	0.48/0.60	1.10	1.22	400	2,780
Industrial	2.55	0.30	0.14	0.62	700	909
Jobs in Pipeline						772
City Total	7.65		1.32	2.21		5,144

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	6,607	7,261	13,868
2006-12 Change	-7	-2,014	-2,021
= 2012 Jobs	6,600	5,247	11,847
Adjustments			0
= 2012 Job Total	6,600	5,247	11,847

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	5,000
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	2021
Net Adjustment to Target	2,021
Net Adjustment to Target	2,021
Remaining Target (2012-2031)	7,021
2012 Job Capacity [from table to left]	5,144
Adjustment to capacity**	2,021
Final 2012 Job Capacity	7,165
Surplus/Deficit Capacity	144

**capacity created by job loss: empty cubicles can be refilled.

Small Cities and Urban Unincorporated Areas

Algona

Beaux Arts

Black Diamond

Carnation

Clyde Hill

Covington

Duval

Enumclaw

Hunts Point

Lake Forest Park

Medina

Milton

Newcastle

Normandy Park

North Bend

Pacific

Skykomish

Snoqualmie

Yarrow Point

Urban Unincorporated King County

Blank.

CITY OF ALGONA

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Algona gained an average of ten housing units per year. The City has sufficient capacity to accommodate its updated target of 133 additional housing units between 2012 and 2031.

- Algona reported sufficient job capacity in the 2007 BLR and gained more jobs than its 25-year target. It continues to have job capacity.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	946	39	985
+ 2006-12 Permits	48	9	57
= 2012 H.U.	994	48	1,042
Plus anxtn, adjustmt	0	0	0
= 2012 Adj. H.Units	994	48	1,042

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	190
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-48
Net New MF Units Permitted	-9
Net New Units, Annex Area	0
Net New Units (2006-2012)	-57
Plus Annexat'n Area Target	0
Net Adjustment to Target	-57
Net Adjustment to Target	(57)
Remaining Target (2012-2031)	133

Housing Capacity (units, 2006)	320
Less 2006 - 2011 Units Permitted	-57
Total Capacity (units, 2012)	263
Remaining Housing Target (2012-2031)	133
Surplus/Deficit Capacity	130

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	383	1,481	1,864
2006-12 Change	-237	500	263
= 2012 Jobs	146	1,981	2,127
Adjustments			0
= 2012 Job Total	146	1,981	2,127

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	210
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-263
Net Adjustment to Target	-263
Net Adjustment to Target	(263)
Remaining Target (2012-2031)	(53)
2006 Job Capacity (from 2007 BLR)	580
Six-year adjustment to capacity	(263)
Final 2012 Job Capacity	317
Surplus/Deficit Capacity	370

JOB CAPACITY SUMMARY:

Algona has already met its 2031 job target, but continues to have additional job-growth capacity.

TOWN OF BEAUX ARTS VILLAGE

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was little change in the housing stock of Beaux Arts Village. Beaux Arts has capacity to accommodate its modest remaining housing target. The Town lost a few jobs during the 2006 - 2012 reporting period.

- Beaux Arts nominally has a growth target of 3 jobs, but with no commercial zoning, a target of zero jobs would be appropriate.

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	124	0	124
+ 2006-12 Permits	0	2	2
= 2012 H.U.	124	2	126
Plus anxn, adjustmt	0	0	0
= 2012 Adj. H.Units	124	2	126

* single family includes mobile homes

Housing Growth Target (2006-2031)	3
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	0
Net New MF Units Permitted	-2
Net New Units, Annex Area	0
Net New Units (2006-2012)	-2
Plus Annexat'n Area Target	0
Net Adjustment to Target	-2
Net Adjustment to Target	(2)
Remaining Target (2012-2031)	1

Housing Capacity (units, 2006)	5
Less 2006 - 2011 Units Permitted	-2
Total Capacity (units, 2012)	3
Remaining Housing Target (2012-2031)	1
Surplus/Deficit Capacity	2

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	19
2006-12 Change	n.a.	n.a.	-6
= 2012 Jobs	n.a.	n.a.	13
Adjustments			0
= 2012 Job Total	-	-	13

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Jobs Growth Target (2006-2031)	See Note
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	6
Net Adjustment to Target	6
Net Adjustment to Target	6
Remaining Target (2012-2031)	
2006 Job Capacity (from 2007 BLR)	0
Six-year adjustment to capacity***	6
Final 2012 Job Capacity	6
Surplus/Deficit Capacity	6

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Beaux Arts has no commercial zoning and no formal capacity for job growth.

263

263

CITY OF BLACK DIAMOND

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Black Diamond issued permits for about 40 housing units.

- Black Diamond has capacity for more than 4,000 housing units, primarily in two master-planned developments.
- The City lost industrial jobs during the 2006 - 2012 reporting period. There is sufficient remaining capacity for job growth.

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,541	37	1,578
+ 2006-12 Permits	32	7	39
= 2012 H.U.	1,573	44	1,617
Plus anxn, adjustmt	70	0	70
= 2012 Adj. H.Units	1,643	44	1,687

* single family includes mobile homes

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	1,900
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	-32
Net New MF Units Permitted	-7
Net New Units, Annex Area	0
Net New Units (2006-2012)	-39
Plus Annexat'n Area Target	0
Net Adjustment to Target	-39
Net Adjustment to Target	(39)
Remaining Target (2012-2031)	1,861

Housing Capacity (units, 2006)	4,270
Less 2006 - 2011 Units Permitted	-39
Total Capacity (units, 2012)	4,231
Remaining Housing Target (2012-2031)	1,861
Surplus/Deficit Capacity	2,370

<u>Employment Update, 2006 to 2012</u>			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	317	163	480
2006-12 Change	11	-82	-71
= 2012 Jobs	328	81	409
Adjustments			0
= 2012 Job Total	328	81	409

* industrial = manufacturing, construction, wholesale, transp.

<u>Growth Target Update, 2006 to 2012</u>	
Jobs Growth Target (2006-2031)	1,050
<u>Jobs Changes, 2006-2012:</u>	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	71
Net Adjustment to Target	71
Net Adjustment to Target	71
Remaining Target (2012-2031)	1,121
2006 Job Capacity (from 2007 BLR)	4,700
Six-year adjustment to capacity**	71
Final 2012 Job Capacity	4,771
Surplus/Deficit Capacity	3,650

**capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Black Diamond continues to have sufficient job capacity to meet the updated job target.

CITY OF CARNATION

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Carnation had no net change in housing units. Its residential target remains the same at 330 units.
 - Carnation continues to have sufficient residential capacity - 800 housing units - to meet the updated target.
 - Exact data on jobs by type are not available, but Carnation had a substantial job loss between 2006 and 2012.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	595	63	658
+ 2006-12 Permits	0	0	0
= 2012 H.U.	595	63	658
Plus anxn, adjustmt	10	0	10
= 2012 Adj. H.Units	605	63	668

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	330
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	0
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	0
Plus Annexat'n Area Target	0
Net Adjustment to Target	0
Net Adjustment to Target	0
Remaining Target (2012-2031)	330

Housing Capacity (units, 2006)	800
Less 2006 - 2011 Units Permitted	0
Total Capacity (units, 2012)	800
Remaining Housing Target (2012-2031)	330
Surplus/Deficit Capacity	470

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	641	222	863
2006-12 Change	-19	-142	-161
= 2012 Jobs	622	80	702
Adjustments			0
= 2012 Job Total	622	80	702

* industrial = manufacturing, construction, wholesale, transp.

**2006 employment numbers by type are approximate.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	370
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	161
Net Adjustment to Target	161
Net Adjustment to Target	161
Remaining Target (2012-2031)	531
2006 Job Capacity (from 2007 BLR)	1,570
Six-year adjustment to capacity***	161
Final 2012 Job Capacity	1,731
Surplus/Deficit Capacity	1,200

***capacity created by job loss: empty cubicles can be refilled.

JOB CAPACITY SUMMARY:

Carnation continues to have sufficient job capacity to meet its updated target. Some of the City's job capacity is in its UGA outside city limits.

265

265

CITY OF CLYDE HILL

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was no change in the City of Clyde Hill's housing stock.

- Clyde Hill has capacity to accommodate its modest housing target.
- The City lost jobs during the 2006 - 2012 reporting period. Clyde Hill has no job target, but has capacity to replace lost jobs.

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,065	2	1,067
+ 2006-12 Permits	-2	2	0
= 2012 H.U.	1,063	4	1,067
Plus anxtn, adjustmt	30	0	30
= 2012 Adj. H.Units	1,093	4	1,097

* single family includes mobile homes

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	10
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	2
Net New MF Units Permitted	-2
Net New Units, Annex Area	0
Net New Units (2006-2012)	0
Plus Annexat'n Area Target	0
Net Adjustment to Target	0
Net Adjustment to Target	0
Remaining Target (2012-2031)	10

Housing Capacity (units, 2006)	25
Less 2006 - 2011 Units Permitted	0
Total Capacity (units, 2012)	25
Remaining Housing Target (2012-2031)	10
Surplus/Deficit Capacity	15

<u>Employment Update, 2006 to 2012</u>			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	600	84	684
2006-12 Change	-32	-53	-85
= 2012 Jobs	568	31	599
Adjustments			0
= 2012 Job Total	568	31	599

* industrial = manufacturing, construction, wholesale, transp.

** 2006 employment numbers by type are approximate.

<u>Growth Target Update, 2006 to 2012</u>	
Jobs Growth Target (2006-2031)	0
<u>Jobs Changes, 2006-2012:</u>	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	85
Net Adjustment to Target	85
Net Adjustment to Target	85
Remaining Target (2012-2031)	85
2006 Job Capacity (from 2007 BLR)	0
Six-year adjustment to capacity***	85
Final 2012 Job Capacity	85
Surplus/Deficit Capacity	0

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Clyde Hill has no job target; empty job space in existing buildings can be refilled.

CITY OF COVINGTON

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Covington added nearly 400 housing units to reach a 2012 total of about 6,200 units. Covington continues to have sufficient residential capacity to meet and exceed its 2031 housing target.

The City had substantial growth of commercial jobs during the 2006 - 2012 period.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	5,567	243	5,810
+ 2006-12 Permits	248	126	374
= 2012 H.U.	5,815	369	6,184
Plus anxn, adjustmt	100	-120	-20
= 2012 Adj. H.Units	5,915	249	6,164

* single family includes mobile homes

Growth Target Update, 2006 to 2012		
Housing Growth Target (2006-2031)		1,470
Housing Unit Change: 2006-2012		
Net New SF Units Permitted	-248	
Net New MF Units Permitted	-126	
Net New Units, Annex Area	0	
Net New Units (2006-2012)	-374	
Plus Annexat'n Area Target	0	
Net Adjustment to Target	-374	
Net Adjustment to Target		(374)
Remaining Target (2012-2031)		1,096

Housing Capacity (units, 2006)	3,300
Less 2006 - 2011 Units Permitted	-374
Total Capacity (units, 2012)	2,926
Remaining Housing Target (2012-2031)	1,096
Surplus/Deficit Capacity	1,830

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	2,969	479	3,448
2006-12 Change	1,110	38	1,148
= 2012 Jobs	4,079	517	4,596
Adjustments			0
= 2012 Job Total	4,079	517	4,596

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012		
Jobs Growth Target (2006-2031)		1,320
Jobs Changes, 2006-2012:		
Plus Annexat'n Area Target	0	
Minus Job Gain, 2006-2012	-1148	
Net Adjustment to Target	-1,148	
Net Adjustment to Target		(1,148)
Remaining Target (2012-2031)		172
2006 Job Capacity (from 2007 BLR)		3,330
Six-year adjustment to capacity**		(1,148)
Final 2012 Job Capacity		2,182
Surplus/Deficit Capacity		2,010

JOB CAPACITY SUMMARY:

Covington continues to have sufficient job capacity to accommodate job growth.

CITY OF DUVALL

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Duvall issued permits for about 200 new housing units, mostly single family.

- Duvall reported sufficient residential capacity in the 2007 BLR; it continues to have sufficient capacity to meet the updated housing target.
- Between 2006 and 2012, Duvall gained commercial jobs and lost a few industrial jobs. The City continues to have capacity to accommodate targeted job growth.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,977	139	2,116
+ 2006-12 Permits	191	19	210
= 2012 H.U.	2,168	158	2,326
Plus anxn, adjustmt	70	0	70
= 2012 Adj. H.Units	2,238	158	2,396

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	1,140
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-191
Net New MF Units Permitted	-19
Net New Units, Annex Area	0
Net New Units (2006-2012)	-210
Plus Annexat'n Area Target	0
Net Adjustment to Target	-210
Net Adjustment to Target	(210)
Remaining Target (2012-2031)	930

Housing Capacity (units, 2006)	2,650
Less 2006 - 2011 Units Permitted	-210
Total Capacity (units, 2012)	2,440
Remaining Housing Target (2012-2031)	930
Surplus/Deficit Capacity	1,510

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	853	180	1,033
2006-12 Change	285	-66	219
= 2012 Jobs	1,138	114	1,252
Adjustments			0
= 2012 Job Total	1,138	114	1,252

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	840
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-219
Net Adjustment to Target	-219
Net Adjustment to Target	(219)
Remaining Target (2012-2031)	621
2006 Job Capacity (from 2007 BLR)	1,600
Six-year adjustment to capacity	(219)
Final 2012 Job Capacity	1,381
Surplus/Deficit Capacity	760

CAPACITY SUMMARY:

Duvall continues to have sufficient job capacity to meet its updated target, 600 jobs.

CITY OF ENUMCLAW

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Enumclaw gained about 140 housing units and about 140 jobs.

- Enumclaw reported sufficient residential capacity in the 2007 BLR; it continues to have sufficient capacity to meet the updated target.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	3,351	1,241	4,592
+ 2006-12 Permits	122	20	142
= 2012 H.U.	3,473	1,261	4,734
Plus anxtn, adjustmt	80	20	100
= 2012 Adj. H.Units	3,553	1,281	4,834

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	1,425
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-122
Net New MF Units Permitted	-20
Net New Units, Annex Area	0
Net New Units (2006-2012)	-142
Plus Annexat'n Area Target	0
Net Adjustment to Target	-142
Net Adjustment to Target	(142)
Remaining Target (2012-2031)	1,283

Housing Capacity (units, 2006)	3,250
Less 2006 - 2011 Units Permitted	-142
Total Capacity (units, 2012)	3,108
Remaining Housing Target (2012-2031)	1,283
Surplus/Deficit Capacity	1,825

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	3,762	649	4,411
2006-12 Change	-45	187	142
= 2012 Jobs	3,717	836	4,553
Adjustments			0
= 2012 Job Total	3,717	836	4,553

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	735
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-142
Net Adjustment to Target	-142
Net Adjustment to Target	(142)
Remaining Target (2012-2031)	593
2006 Job Capacity (from 2007 BLR)	1,790
Six-year adjustment to capacity	(142)
Final 2012 Job Capacity	1,648
Surplus/Deficit Capacity	1,055

CAPACITY SUMMARY:

Enumclaw continues to have sufficient job capacity to meet its updated job target.

TOWN OF HUNTS POINT

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was little change in the housing stock of Hunts Point. The Town has capacity to accommodate its modest remaining housing target. Hunts Point lost a few jobs during the 2006 - 2012 reporting period.

- Hunts Point has no commercial zoning and no job target.

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	192	0	192
+ 2006-12 Permits	-5	0	-5
= 2012 H.U.	187	0	187
Plus anxn, adjustmt	-10	0	-10
= 2012 Adj. H.Units	177	0	177

* single family includes mobile homes

Housing Growth Target (2006-2031)	1
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	5
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	5
Plus Annexat'n Area Target	0
Net Adjustment to Target	5
Net Adjustment to Target	5
Remaining Target (2012-2031)	6

Housing Capacity (units, 2006)	1
Less 2006 - 2011 Units Permitted	5
Total Capacity (units, 2012)	6
Remaining Housing Target (2012-2031)	6
Surplus/Deficit Capacity	0

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	36
2006-12 Change	n.a.	n.a.	-7
= 2012 Jobs	n.a.	n.a.	29
Adjustments			0
= 2012 Job Total	-	-	29

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Jobs Growth Target (2006-2031)	0
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	7
Net Adjustment to Target	7
Net Adjustment to Target	7
Remaining Target (2012-2031)	7
2006 Job Capacity (from 2007 BLR)	0
Six-year adjustment to capacity***	7
Final 2012 Job Capacity	7
Surplus/Deficit Capacity	7

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

Hunts Point has no commercial zoning and no formal capacity for job growth.

270

270

CITY OF LAKE FOREST PARK

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Lake Forest Park had slight gains in housing units and jobs.

- Lake Forest Park reported sufficient residential capacity in the 2007 BLR; it continues to have sufficient capacity to meet the updated targets.

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	4,449	778	5,227
+ 2006-12 Permits	36	8	44
= 2012 H.U.	4,485	786	5,271
Plus adjustment	10	0	10
= 2012 Adj. H.Units	4,495	786	5,281

* single family includes mobile homes

Housing Growth Target (2006-2031)	475
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-36
Net New MF Units Permitted	-8
Net New Units, Annex Area	0
Net New Units (2006-2012)	-44
Plus Annexat'n Area Target	0
Net Adjustment to Target	-44
Net Adjustment to Target	(44)
Remaining Target (2012-2031)	431

Housing Capacity (units, 2006)	675
Less 2006 - 2011 Units Permitted	-44
Total Capacity (units, 2012)	631
Remaining Housing Target (2012-2031)	431
Surplus/Deficit Capacity	200

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	1,339	282	1,621
2006-12 Change	197	-102	95
= 2012 Jobs	1,536	180	1,716
Adjustments			0
= 2012 Job Total	1,536	180	1,716

* industrial = manufacturing, construction, wholesale, transp.

Jobs Growth Target (2006-2031)	210
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-95
Net Adjustment to Target	-95
Net Adjustment to Target	(95)
Remaining Target (2012-2031)	115
2006 Job Capacity (from 2007 BLR)	380
Six-year adjustment to capacity**	(95)
Final 2012 Job Capacity	285
Surplus/Deficit Capacity	170

**capacity created by job loss: empty cubicles can be refilled.

CAPACITY SUMMARY:

Lake Forest Park continues to have sufficient job capacity for its updated job target.

CITY OF MEDINA

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Medina had very little change in housing stock. It continues to have sufficient capacity to accommodate its small residential growth target.

- Medina had essentially no net change in jobs during the reporting period, and a commercial-industrial breakdown was not available in 2006.

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,169	0	1,169
+ 2006-12 Permits	-6	2	-4
= 2012 H.U.	1,163	2	1,165
Plus adjustment	10	0	10
= 2012 Adj. H.Units	1,173	2	1,175

* single family includes mobile homes

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	19
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	6
Net New MF Units Permitted	-2
Net New Units, Annex Area	0
Net New Units (2006-2012)	4
Plus Annexat'n Area Target	0
Net Adjustment to Target	4
Net Adjustment to Target	4
Remaining Target (2012-2031)	23

Housing Capacity (units, 2006)	40
Plus 2006 - 2011 Units net change	4
Total Capacity (units, 2012)	44
Remaining Housing Target (2012-2031)	23
Surplus/Deficit Capacity	21

<u>Employment Update, 2006 to 2012</u>			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	n.a.	n.a.	283
2006-12 Change	n.a.	n.a.	-1
= 2012 Jobs	265	17	282
Adjustments			0
= 2012 Job Total	265	17	282

* industrial = manufacturing, construction, wholesale, transp.

<u>Growth Target Update, 2006 to 2012</u>	
Jobs Growth Target (2006-2031)	0
<u>Jobs Changes, 2006-2012:</u>	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	1
Net Adjustment to Target	1
Net Adjustment to Target	1
Remaining Target (2012-2031)	1
2006 Job Capacity (from 2007 BLR)	0
Six-year adjustment to capacity**	1
Final 2012 Job Capacity	1
Surplus/Deficit Capacity	0

**capacity created by job loss: empty cubicles can be refilled.

CAPACITY SUMMARY:

Medina has no job target, and no reported job-growth capacity in 2007 or at present.

CITY OF MILTON (King County portion)

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, Milton gained about 30 multifamily housing units. The City has capacity to accommodate its King County housing target. There are very few jobs in the King County portion of Milton.

- Milton has a sizeable job capacity, more than enough to accommoate its 2031 job target.

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	339	2	341
+ 2006-12 Permits	2	30	32
= 2012 H.U.	341	32	373
Plus anxtn, adjustmt	10	-10	0
= 2012 Adj. H.Units	351	22	373

* single family includes mobile homes

Housing Growth Target (2006-2031)	50
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-2
Net New MF Units Permitted	-30
Net New Units, Annex Area	0
Net New Units (2006-2012)	-32
Plus Annexat'n Area Target	0
Net Adjustment to Target	-32
Net Adjustment to Target	(32)
Remaining Target (2012-2031)	18

Housing Capacity (units, 2006)	420
Less 2006 - 2011 Units Permitted	-32
Total Capacity (units, 2012)	388
Remaining Housing Target (2012-2031)	18
Surplus/Deficit Capacity	370

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	24
2006-12 Change	n.a.	n.a.	-17
= 2012 Jobs	n.a.	n.a.	7
Adjustments			0
= 2012 Job Total	-	-	7

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Jobs Growth Target (2006-2031)	160
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	17
Net Adjustment to Target	17
Net Adjustment to Target	17
Remaining Target (2012-2031)	177
2006 Job Capacity (from 2007 BLR)	2,470
Six-year adjustment to capacity***	17
Final 2012 Job Capacity	2,487
Surplus/Deficit Capacity	2,310

JOB CAPACITY SUMMARY:

Milton has sufficient employment capacity to accommodate its job target.

273

273

CITY OF NEWCASTLE

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Newcastle issued permits for 225 additional housing units. Accounting for a Census adjustment, the City now has more than 4,200 housing units. It continues to have sufficient capacity to meet its updated housing target.

- During the reporting period, Newcastle gained about 400 jobs, to a total of more than 2,000.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi- family	Total Hous'g Units
2006 Base Year	2,850	943	3,793
+ 2006-12 Permits	163	62	225
= 2012 H.U.	3,013	1,005	4,018
Plus anxn, adjustmt	130	120	250
= 2012 Adj. H.Units	3,143	1,125	4,268

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	1,200
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-163
Net New MF Units Permitted	-62
Net New Units, Annex Area	0
Net New Units (2006-2012)	-225
Plus Annexat'n Area Target	0
Net Adjustment to Target	-225
Net Adjustment to Target	(225)
Remaining Target (2012-2031)	975

Housing Capacity (units, 2006)	1,500
Less 2006 - 2011 Units Permitted	-225
Total Capacity (units, 2012)	1,275
Remaining Housing Target (2012-2031)	975
Surplus/Deficit Capacity	300

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	1,386	242	1,628
2006-12 Change	469	-66	403
= 2012 Jobs	1,855	176	2,031
Adjustments			0
= 2012 Job Total	1,855	176	2,031

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	735
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-403
Net Adjustment to Target	-403
Net Adjustment to Target	(403)
Remaining Target (2012-2031)	332
2006 Job Capacity (from 2007 BLR)	870
Six-year adjustment to capacity	(403)
Final 2012 Job Capacity	467
Surplus/Deficit Capacity	135

JOB CAPACITY SUMMARY:

Small City continues to have sufficient job capacity to meet the updated job target.

CITY OF NORMANDY PARK

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, the City of Normandy Park had a small increase in housing stock, primarily multifamily.

- Normandy Park continues to have sufficient residential capacity to meet the updated target.
- The City had a slight job loss during the reporting period.

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,238	545	2,783
+ 2006-12 Permits	17	30	47
= 2012 H.U.	2,255	575	2,830
Plus adjustment	10	10	20
= 2012 Adj. H.Units	2,265	585	2,850

* single family includes mobile homes

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	120
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	-17
Net New MF Units Permitted	-30
Net New Units, Annex Area	0
Net New Units (2006-2012)	-47
Plus Annexat'n Area Target	0
Net Adjustment to Target	-47
Net Adjustment to Target	(47)
Remaining Target (2012-2031)	73

Housing Capacity (units, 2006)	275
Less 2006 - 2011 Units Permitted	-47
Total Capacity (units, 2012)	228
Remaining Housing Target (2012-2031)	73
Surplus/Deficit Capacity	155

<u>Employment Update, 2006 to 2012</u>			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	608	139	747
2006-12 Change	31	-90	-59
= 2012 Jobs	639	49	688
Adjustments			0
= 2012 Job Total	639	49	688

* industrial = manufacturing, construction, wholesale, transp.

<u>Growth Target Update, 2006 to 2012</u>	
Jobs Growth Target (2006-2031)	65
<u>Jobs Changes, 2006-2012:</u>	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	59
Net Adjustment to Target	59
Net Adjustment to Target	59
Remaining Target (2012-2031)	124
2006 Job Capacity (from 2007 BLR)	170
Six-year adjustment to capacity**	59
Final 2012 Job Capacity	229
Surplus/Deficit Capacity	105

**capacity created by job loss: empty work spaces can be refilled.

JOB CAPACITY SUMMARY:

Normandy Park continues to have sufficient job capacity to meet the updated job target.

CITY OF NORTH BEND

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, North Bend issued permits for 17 new houses, and annexed about 480 housing units for a 2012 total of 2,400 units.

- The City of North Bend continues to have sufficient capacity to meet the updated residential target.
- Exact data on jobs by type are not available, but the City had a job gain between 2006 and 2012.

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,325	581	1,906
+ 2006-12 Permits	17	0	17
= 2012 H.U.	1,342	581	1,923
Plus anxn, adjustmt	440	40	480
= 2012 Adj. H.Units	1,782	621	2,403

* single family includes mobile homes

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	665
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	-17
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	-17
Plus Annexat'n Area Target	30
Net Adjustment to Target	-17
Net Adjustment to Target	(17)
Remaining Target (2012-2031)	648

Housing Capacity (units, 2006)	1,600
Less 2006 - 2011 Units Permitted	-17
Total Capacity (units, 2012)	1,583
Remaining Housing Target (2012-2031)	648
Surplus/Deficit Capacity	935

<u>Employment Update, 2006 to 2012</u>			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	1,968	475	2,443
2006-12 Change	243	198	441
= 2012 Jobs	2,211	673	2,884
Adjustments			0
= 2012 Job Total	2,211	673	2,884

* industrial = manufacturing, construction, wholesale, transp.

**2006 employment numbers by type are approximate.

<u>Growth Target Update, 2006 to 2012</u>	
Jobs Growth Target (2006-2031)	1,050
<u>Jobs Changes, 2006-2012:</u>	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-441
Net Adjustment to Target	-441
Net Adjustment to Target	(441)
Remaining Target (2012-2031)	609
2006 Job Capacity (from 2007 BLR)	7,760
Six-year adjustment to capacity**	(441)
Final 2012 Job Capacity	7,319
Surplus/Deficit Capacity	6,710

JOB CAPACITY SUMMARY:

North Bend has a substantial job capacity, more than enough for its updated job target. Some of North Bend's job capacity is in its UGA outside the city limits.

CITY OF PACIFIC

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Pacific issued permits for 144 housing units during the 2006-12 reporting period, halfway to the City's 2031 residential target.

- Pacific continues to have sufficient capacity to accommodate its housing target.

Between 2006 and 2012, the City of Pacific lost many wholesale/transportation jobs (may be a geographic location data error).

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	1,386	830	2,216
+ 2006-12 Permits	115	29	144
= 2012 H.U.	1,501	859	2,360
Plus anxn, adjustmt	40	-20	20
= 2012 Adj. H.Units	1,541	839	2,380

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	285
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-115
Net New MF Units Permitted	-29
Net New Units, Annex Area	0
Net New Units (2006-2012)	-144
Plus Annexat'n Area Target	0
Net Adjustment to Target	-144
Net Adjustment to Target	(144)
Remaining Target (2012-2031)	141

Housing Capacity (units, 2006)	560
Less 2006 - 2011 Units Permitted	-144
Total Capacity (units, 2012)	416
Remaining Housing Target (2012-2031)	141
Surplus/Deficit Capacity	275

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	488	1,113	1,601
2006-12 Change	11	-799	-788
= 2012 Jobs**	499	314	813
Adjustments			0
= 2012 Job Total	499	314	813

* industrial = manufacturing, construction, wholesale, transp.

** 2012 employment numbers by type are approximate.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	370
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Plus Job Loss, 2006-2012	788
Net Adjustment to Target	788
Net Adjustment to Target	788
Remaining Target (2012-2031)	1,158
2012 Job Capacity (from City of Pacific)	400
Six-year adjustment to capacity***	788
Final 2012 Job Capacity	1,188
Surplus/Deficit Capacity	30

***capacity created by job loss: empty job spaces can be refilled.

JOB CAPACITY SUMMARY:

With zoning changes in 2011, Pacific now has sufficient capacity to meet job target.

277

277

TOWN OF SKYKOMISH

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was no change in the housing stock of Skykomish. The Town has capacity to accommodate its modest remaining housing target. Skykomish gained a few jobs during the 2006 - 2012 reporting period.

- Although Skykomish has commercial uses and zoning, it has no formal job target.

<u>Housing Unit Update, 2006 to 2012</u>			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	159	3	162
+ 2006-12 Permits	0	0	0
= 2012 H.U.	159	3	162
Plus anxtn, adjustmt	5	0	5
= 2012 Adj. H.Units	164	3	167

* single family includes mobile homes

<u>Growth Target Update, 2006 to 2012</u>	
Housing Growth Target (2006-2031)	10
<u>Housing Unit Change: 2006-2012</u>	
Net New SF Units Permitted	0
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	0
Plus Annexat'n Area Target	0
Net Adjustment to Target	0
Net Adjustment to Target	0
Remaining Target (2012-2031)	10

Housing Capacity (units, 2006)	35
Less 2006 - 2011 Units Permitted	0
Total Capacity (units, 2012)	35
Remaining Housing Target (2012-2031)	10
Surplus/Deficit Capacity	25

<u>Employment Update, 2006 to 2012</u>			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	56
2006-12 Change	n.a.	n.a.	7
= 2012 Jobs	n.a.	n.a.	63
Adjustments			0
= 2012 Job Total	-	-	63

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

<u>Growth Target Update, 2006 to 2012</u>	
Jobs Growth Target (2006-2031)	0
<u>Jobs Changes, 2006-2012:</u>	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	7
Net Adjustment to Target	7
Net Adjustment to Target	7
Remaining Target (2012-2031)	7
2006 Job Capacity (from 2007 BLR)	0
Six-year adjustment to capacity***	7
Final 2012 Job Capacity	7
Surplus/Deficit Capacity	7

JOB CAPACITY SUMMARY:

Skykomish has commercial zoning, but no formal capacity for job growth.

CITY OF SNOQUALMIE

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, Snoqualmie issued permits for 1,078 new housing units, more than any other Small City, to a total of 4,000 units.

- With a remaining capacity for 2,400 units, Snoqualmie continues to have sufficient capacity to meet the updated housing target.
- Snoqualmie gained more than 700 jobs during the 2006 - 2012 reporting period.

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	2,407	490	2,897
+ 2006-12 Permits	1,020	58	1,078
= 2012 H.U.	3,427	548	3,975
Plus anxn, adjustmt	20	0	20
= 2012 Adj. H.Units	3,447	548	3,995

* single family includes mobile homes

Housing Growth Target (2006-2031)	1,615
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-1,020
Net New MF Units Permitted	-58
Net New Units, Annex Area	0
Net New Units (2006-2012)	-1,078
Plus Annexat'n Area Target	0
Net Adjustment to Target	-1,078
Net Adjustment to Target	(1,078)
Remaining Target (2012-2031)	537

Housing Capacity (units, 2006)	3,480
Less 2006 - 2011 Units Permitted	-1,078
Total Capacity (units, 2012)	2,402
Remaining Housing Target (2012-2031)	537
Surplus/Deficit Capacity	1,865

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	1,663	600	2,263
2006-12 Change	341	396	737
= 2012 Jobs	2,004	996	3,000
Adjustments			0
= 2012 Job Total	2,004	996	3,000

* industrial = manufacturing, construction, wholesale, transp.

Jobs Growth Target (2006-2031)	1,050
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	-737
Net Adjustment to Target	-737
Net Adjustment to Target	(737)
Remaining Target (2012-2031)	313
2012 Job Capacity (from City, 2014)	1,993
Six-year adjustment to capacity	0
Final 2012 Job Capacity	1,993
Surplus/Deficit Capacity	1,680

JOB CAPACITY SUMMARY:

Snoqualmie had sufficient job capacity in 2012 to accommodate updated job target. (Later in 2012, the City annexed Mill Site with capacity for additional 1,089 jobs.)

TOWN OF YARROW POINT

RESIDENTIAL DEVELOPMENT AND EMPLOYMENT UPDATE

Between 2006 and 2012, there was little change in the housing stock of Yarrow Point. The Town has capacity to accommodate its modest remaining housing target. Yarrow Point gained a few jobs during the 2006 - 2012 reporting period.

- Yarrow Point has no commercial zoning and no job target.

Housing Unit Update, 2006 to 2012			
	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	385	3	388
+ 2006-12 Permits	4	0	4
= 2012 H.U.	389	3	392
Plus anxn, adjustmt	40	0	40
= 2012 Adj. H.Units	429	3	432

* single family includes mobile homes

Growth Target Update, 2006 to 2012	
Housing Growth Target (2006-2031)	14
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-4
Net New MF Units Permitted	0
Net New Units, Annex Area	0
Net New Units (2006-2012)	-4
Plus Annexat'n Area Target	0
Net Adjustment to Target	-4
Net Adjustment to Target	(4)
Remaining Target (2012-2031)	10

Housing Capacity (units, 2006)	35
Less 2006 - 2011 Units Permitted	-4
Total Capacity (units, 2012)	31
Remaining Housing Target (2012-2031)	10
Surplus/Deficit Capacity	21

Employment Update, 2006 to 2012			
	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year**	n.a.	n.a.	80
2006-12 Change	n.a.	n.a.	11
= 2012 Jobs	n.a.	n.a.	91
Adjustments			0
= 2012 Job Total	-	-	91

* industrial = manufacturing, construction, wholesale, transp.

** employment data by type are not available.

Growth Target Update, 2006 to 2012	
Jobs Growth Target (2006-2031)	0
Jobs Changes, 2006-2012:	
Plus Annexat'n Area Target	0
Minus Job Gain, 2006-2012	11
Net Adjustment to Target	11
Net Adjustment to Target	11
Remaining Target (2012-2031)	0
2006 Job Capacity (from 2007 BLR)	0
Six-year adjustment to capacity	0
Final 2012 Job Capacity	0
Surplus/Deficit Capacity	0

JOB CAPACITY SUMMARY:

Yarrow Point has no commercial zoning and no formal capacity for job growth.

UNINCORPORATED KING COUNTY (Urban)

1. RESIDENTIAL DEVELOPMENT

Between 2006 and 2012, about 4,500 new housing units were authorized in urban unincorporated King County. Most of that construction occurred in 2006 and 2007, then development fell off with the Recession.

- More important during the 2006 to 2012 period were five major annexations, to Auburn, Renton, Burien, Kent and Kirkland (and some small annexations), subtracting 43,000 housing units, more than 45% of the housing stock.
- Unincorporated housing growth target was reduced by both residential construction and shifting annexation-area targets into annexing cities.

Residential Development Activity: 2001-2005

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	# Lots or Units	Net Density (units/ac)
Plats Recorded							
0 - 3 du/acre-R1	366.7	207.8	22.5	29.6	106.8	346	3.24
3 - 5 du/acre-R4	460.8	56.3	75.4	69.8	259.4	1,579	6.09
5 - 7 du/acre-R6	343.3	40.0	55.2	38.2	209.8	1,528	7.28
7 - 9 du/acre-R8	103.7	10.6	18.1	2.0	63.9	607	9.50
Other (UPDs)	663.4	269.0	72.0	110.5	211.8	1,619	7.64
Plats Total	1,937.9	583.7	243.2	250.1	851.7	5,679	6.67

Single-Family Permits Issued

Zoned Density	Gross Area	Critical Areas	ROWs	Public Purpose	Net Area	# Lots or Units	Net Density
0 - 3 du/acre					173.6	353	2.03
3 - 5 du/acre					410.2	1,773	4.32
5 - 7 du/acre					343.1	2,169	6.32
7 - 9 du/acre					95.2	785	8.25
> 9 du/acre					262.3	1,795	6.84
SF Pmts Total	n/a	n/a	n/a	n/a	1,284.4	6,875	5.35

Multifamily Permits Issued

Zoned Density	Gross Area	Critical Areas	ROWs	Public Purpose	Net Area	# Lots or Units	Net Density
< 9 du/acre	14.1	6.7	0.8	0.1	6.5	74	11.38
9-13 du/acre-R12	48.9	8.7	3.1	2.4	34.8	656	18.85
13-19 du/acre-R18	33.7	3.6	2.5	0.6	26.8	767	28.62
19-31 du/acre-R24	42.4	11.9	0.7	2.8	27.1	709	26.16
31-48 du/acre-R48	2.7	0.0	0.1	0.1	2.5	94	37.60
48 + du/acre							
Other (UPDs)	20.9	0.0	0.0	0.0	20.9	281	13.44
MF Pmts Total	162.7	30.9	7.2	6.0	118.6	2,581	21.76

Housing Unit Update, 2006 to 2012

	Single Family*	Multi-family	Total Hous'g Units
2006 Base Year	70,160	19,540	89,700
+ 2006-12 Permits	3,234	1,267	4,501
= 2012 H.U. ('06 bdry)	73,394	20,807	94,201
Minus annexations	-32,100	-10,840	-42,940
= 2012 Adj. H.Units	41,294	9,967	51,261

* single family includes mobile homes

Growth Target Update, 2006 to 2012

Housing Growth Target (2006-2031)	17,905
Housing Unit Change: 2006-2012	
Net New SF Units Permitted	-3,234
Net New MF Units Permitted	-1,267
Net New Units, Annex Area	0
Net New Units (2006-2012)	-4,501
Minus Annexat'n Area Target	-5,435
Net Adjustment to Target	-9,936
Net Adjustment to Target	(9,936)
Remaining Target (2012-2031)	7,969

281

281

2. RESIDENTIAL LAND SUPPLY AND CAPACITY

UNINCORPORATED KING COUNTY (Urban)

Residential Land Supply and Dwelling Unit Capacity (2012)

	Residential Capacity	Gross acres	Critical Areas	ROW & Public Purpose Discount	Market Factor	Net Available Acres	Assumed Density	Net Capacity
Neighborhoods	Single Family							
	Vacant Subtotal	2,049.26	457.27	579.50	10%	1,012.50	3.24 / 9.50	5,768
	Redev Subtotal	733.64	65.63	233.80	10%	403.78	3.24 / 9.50	2,372
	Total	2,782.90	522.90	36%		1,416.28		8,141
	Multifamily							
	Vacant Subtotal	160.84	28.18	15.92	18%	108.60	18.8 / 37.6	2,708
	Redev Subtotal	18.89	1.59	0.90	18%	13.37	18.8 / 37.6	350
Total	179.73	29.77	5%		121.97		3,058	
Neighborhood Total		2,962.6	552.7			1,538.2		11,198
Mixed Use	Multifamily in Mixed Use							
	Vacant Subtotal	0.00	0.00	0.00	10%	0.00	30.0/112.0	0
	Redev Subtotal	0.00	0.00	0.00	25%	0.00	30.0/112.0	0
	Mixed Use Total	0.0	0.0	3%		0.0		0
City Total	All Housing							
	Vacant Total	2,210.10	485.45	595.42	10%	1,121.10		8,476
	Redev Total	752.53	67.22	234.70	25%	417.14		2,722
	Total	2,962.6	552.7	830.1		1,538.2		11,198

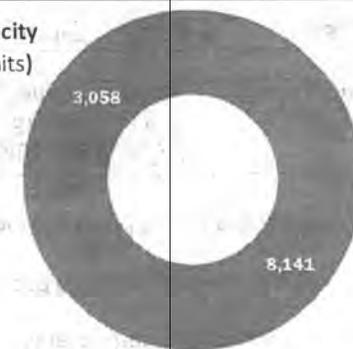
Capacity (2012) vs Housing Growth Target (2012 - 2031)

Capacity (units)	
Single-Family Zones	8,140
Single-Family Capacity in Pipeline	701
Multifamily Zones	3,058
Multifamily Capacity in Pipeline	230
Mixed-Use Zones - Greenbridge	0
Mixed-Use Capacity in Pipeline	632
Other Adjustments	0
Total Capacity (units)	12,761
Remaining Housing Target (2012-2031)	7,969
Surplus/Deficit Capacity	4,792

The residential capacity of unincorporated Urban King County exceeds its remaining target by 4,800 units. Most of its capacity is in single family zones, with 1,500 units in the pipeline at Greenbridge and Redmond Ridge.

Housing Capacity (in housing units)

- Single Family
- Multifamily
- Mixed Use



3. COMMERCIAL-INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

UNINCORPORATED KING COUNTY (Urban)

Unincorporated urban King County lost about 1,100 jobs during the Recession.

- 2007 and 2010 annexations removed 12,400 jobs and capacity for some thousands of jobs, but only a job target of 3,980. Therefore, the unincorporated areas together have a shortfall of job capacity - the only jurisdiction in King County with such a shortfall. Most of the job capacity reported in 2007 was annexed away during the reporting period.

Non-Residential Land Supply (Acres)

Zoned Density (max. du/acre)	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Net Area (acres)	Market Factor	Net-net Area (acres)
Vacant / Redev.							
Commercial	66.1	7.9	0	1.5	56.7	10%/25%	48.2
Mixed-Use	0.0	0.0	0	0.0	0.0		0.0
Industrial	163.8	44.6	0	12.0	107.2	10%/25%	91.1
Non-Res Land Total	229.9	52.5	0	13.5	163.9		139.3

Employment Capacity (2012)

	Net Land (mil.sq.ft.)	Assumed FAR	Existing Floor (s.f.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Employee	Job Capacity
Neighborhoods						
Commercial	2.10	0.30/0.31	0.00	0.63	350	1,800
Industrial	3.97	0.10/0.20	0.00	0.79	450	1,760
Neighborhood Total						3,560

Mixed-Use / Urban Center						
Mixed Use Vacant	0.00	0.35/2.00		0.00		0
Mixed Use RedeVable	0.00	0.30/2.00	0.00	0.00		0
Mixed-Use Total	0.00	0.30/2.00	0.00	0.00	296	0

Jurisdiction Total						
Commercial	2.10	0.30/0.31	0.00	0.63	350	1,800
Mixed-Use	0.00	0.30/2.00	0.00	0.00	296	0
Industrial	3.97	0.42/0.40	0.00	0.79	450	1,760
Jobs in Pipeline						2,280
Jurisdiction Total	6.07		0.00	1.42		5,840

Employment Update, 2006 to 2012

	Comm'l Jobs	Indust. Jobs*	Total Employment
2006 Base Year	21,300	6,900	28,200
2006-12 Change	-9,100	-4,400	-13,500
= 2012 Jobs	12,200	2,500	14,700
Changes include job losses & annexations			0
= 2012 Job Total	12,200	2,500	14,700

* industrial = manufacturing, construction, wholesale, transp.

Growth Target Update, 2006 to 2012

Jobs Growth Target (2006-2031)	10,600
Jobs Changes, 2006-2012:	
Minus Annexat'n Area Target	-3,980
Plus Job Loss, 2006-2012	1,100
Net Adjustment to Target	-2,880
Net Adjustment to Target	(2,880)
Remaining Target (2012-2031)	7,720
2012 Job Capacity [from table to left]	5,840
Adjustment to capacity**	1,100
Final 2012 Job Capacity	6,940
Surplus/Deficit Capacity	-780

**capacity created by job loss; empty cubicles can be refilled.

Rural Areas and Resource Lands

The purpose of the Buildable Lands Report is to analyze recent urban development and to determine whether King County and its cities have sufficient capacity within Urban Growth Areas (UGA) to accommodate the county's forecasted population and job growth. In addition, RCW 36.70A.215 (2) requires some information about land uses and development outside the UGA. Such information can be useful in analysis of residential trends and to assist the County in directing its programs such as the Rural Economic Strategies to areas of greatest need. It is also helpful in analyzing linkages between urban and rural growth trends. The 2002 and 2007 Reports included data on 5 years of residential permits in Rural areas. This 2014 Report expands on this work to include a limited measurement of developable lots in rural areas and resource lands.

Rural Areas and Resource Lands in King County

The landscape of King County's Rural and Resource areas is characterized by extensive forests, small-scale farms, free-flowing streams, and a wide variety of residential housing mostly at very low densities. There is no growth target for rural or resource areas. Their role is as supplier of resources including timber and agricultural products.

- Rural areas cover approximately 290 square miles of King County (13% of the land area) including all of Vashon Island and a band of territory east of the contiguous Urban Growth Area.
- Resource lands, including designated Forest and Agricultural Production Districts and Mineral Lands, cover about 1,380 square miles or nearly 65% of King County's total land area.
- The entire King County UGA, by contrast, covers 460 square miles, less than 22% of the county's land area.
- Together, the rural- and resource-designated areas cover more than three-fourths of the county's land area but contain only 140,000 people, less than 8% of the county's total population.
- The Countywide Planning Policies (CPPs) assume only a small fraction of King County's residential growth will occur in rural- and resource areas; staff projected about four percent of countywide growth for the 2001 – 22 planning period.

Growth Trends outside the UGA

A major goal of the King County Comprehensive Plan and the Countywide Planning Policies is to focus growth into the UGA. As Chapter V demonstrates, King County's UGA does have sufficient capacity to accommodate its entire growth target based on OFM's 2012 population forecast. During the 1980s, prior to the adoption of the Growth Management Act, about 10% to 14% of each year's new residential units were

built outside the UGA. Following adoption of the Comprehensive Plan in 1994, the percent of growth in rural areas has generally declined each year; since 2005, less than four percent of new units have been developed outside the UGA, as shown in Table 6.1 below. Together, these findings demonstrate that King County is succeeding in directing growth to, and accommodating growth within, the Urban Growth Areas.

Major Findings

The major findings regarding land uses and activities in the rural areas and on resource lands are as follows:

- The total number of existing housing units is approximately 51,800 (46,100 in rural areas, 5,700 in resource lands).
- The number of permits for new residential units in rural and resource areas has declined to a steady average of about 500 houses per year since 2000, and fewer after 2007.
- This small amount of growth is expected to continue, consistent with the assumption in the CPPs of a small fraction of residential growth occurring in rural areas and resource lands.
- Of approximately 63,000 total parcels in rural and resource areas, about 52,000 are developed with residential, commercial, public or open space use. Another 11,000 parcels are vacant or could be subdivided under existing county zoning regulations.
- Many parcels in rural areas are smaller than the minimum lot size, because they were created long ago, before current zoning was in place.
- Approximately 14,300 additional housing units could be developed in rural and resource areas if all theoretically possible development occurred.
- The maximum number of housing units that could be built on vacant parcels is about 12,400, and there is potential for a maximum of 1,900 housing units on parcels that could be subdivided.
- In the five years since this analysis was done in 2007, fewer than 1,000 new housing units have been added in rural and resource areas, leaving a remaining potential for about 13,300 additional housing units as of 2012.
- At current rates of residential permitting, the rural area will still have undeveloped lots at the end of the planning period in 2031.

With regard to commercial and industrial uses, the major finding was as follows:

- Rural and resource areas have approximately 215 vacant parcels zoned for commercial or industrial uses, covering 3,200 acres. More than half of those parcels are in the “M” Mining zone classification, covering about 2,500 acres.

No data are available on commercial construction potential or employment potential of the rural and resource areas at this time.

Methodology and sources

The measurement of rural and resource land-uses relies on the same data sources as the Urban capacity analysis, but uses a different approach that reflects the unique development pattern and different policy expectations in rural areas. Land records and critical areas data are maintained at a finer level of detail in urban areas; data on rural and resource lands are sometimes incomplete. While every attempt was made to produce the most accurate information possible, the precision of the rural lot estimate reflects the limitations of the data sources available.

This measurement began with geographic information system (GIS) files from the King County Assessor's land records. GIS layers included Assessor real property and building files, zoning and UGA files from the Department of Development and Environmental Services (DDES), and critical areas files from the Department of Natural Resources and Parks (DNRP). Government-owned parcels (including US Forest Service), utilities and community open space parcels were removed. Critical areas were identified from DNRP slope and wetland files taken from the National Wetland Inventory, and appropriate buffers were applied. The analysis did not account for DDES's authority to reduce critical area buffers in certain circumstances. However, the analysis did recognize that vacant parcels below the minimum lot size could be allowed one housing unit; on parcels more than twice the minimum, the lot size factor was applied. Parcels with a housing unit were identified as subdividable if they were more than twice the minimum lot size. The maximum number of housing units was tallied for both vacant and subdividable parcels.

Exhibit 18. Residential Building Permits in Rural and Resource Areas, 1996 – 2011

Year	Rural Areas	Resource Lands	Total Residential Permits (Outside UGA)	Percent of King County Total
1996	878	37	915	8.0%
1997	886	33	919	7.6%
1998	829	38	867	6.1%
1999	705	25	730	5.0%
2000	549	29	578	3.9%
2001	476	37	513	4.3%
2002	453	20	473	4.1%
2003	451	30	481	4.2%
2004	484	43	527	4.6%
2005	412	31	443	3.5%
2006	423	20	443	3.7%
2007	392	19	411	2.7%
2008	n.a.	n.a.	213	1.9%
2009	n.a.	n.a.	153	3.9%
2010	n.a.	n.a.	108	1.7%
2011	n.a.	n.a.	103	1.5%

Source: King County, 2014



King County

Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	11	Name:	Christine Jensen
Proposed No.:	2014-0463	Date:	December 2, 2014

SUBJECT

A proposed ordinance adopting and ratifying Growth Management Planning Council Motion 14-4.

SUMMARY

Proposed Ordinance 2014-0463 would approve the 2014 King County Buildable Lands Report, as recommended by the Growth Management Planning Council, and ratify it on behalf of the population of unincorporated King County. If approved, this ordinance would begin the ratification process by the cities.

BACKGROUND

The Growth Management Planning Council (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 interlocal agreement¹ 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).² Under the GMA, the CPPs serve as the framework for each individual jurisdiction's comprehensive plan, and ensure countywide consistency with respect to land use planning efforts.

As provided for in the interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council³ and ratified by the cities in 1992. Subsequent amendments to the CPPs follow the same adoption process, which is outlined in CPP G-1: recommendation by the GMPC, adoption by the King County Council, and ratification by the cities. Amendments to the CPPs become

¹ Motion 8733

² RCW 36.70A.210

³ Ordinance 10450

effective when ratified by ordinance or resolution 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, within 90 days of adoption by King County, the city disapproves it by legislative action.

State law requires six western Washington counties – including King County – and the cities within the six counties, to measure their land supply and land capacity in housing units and jobs.⁴ This is accomplished through adoption of a Buildable Lands Report (BLR). The BLR is one component of implementing the CPPs in King County, which in turn help carry out the Regional Growth Strategy⁵ in the Puget Sound Regional Council's (PSRC) VISION 2040 document.⁶ Consistent with VISION 2040, the BLR is structured into five "Regional Geographies:" Metropolitan Cities, Core Cities with designated Urban Centers, Larger Cities, Small Cities, and unincorporated King County within the Urban Growth Area.⁷

Recognizing the impacts of the Great Recession on development, the Washington State Department of Commerce (DOC) authorized a streamlined approach to the 2014 BLR in counties where development activity fell off considerably or where there had been no major change in comprehensive plan policy in recent years. As these criteria apply to most King County jurisdictions, the GMPC approved the use of this streamlined approach at their May, 2013 meeting. This approach builds upon and updates the work done in the 2007 BLR.

The deadline for submitting the 2014 BLR to the DOC was June 30, 2014. King County submitted the 2014 BLR public review draft to DOC on that date. However, since the GMPC had not yet taken action on the draft report, the county requested a 60 day extension for submission of the final document, which the DOC approved. On August 1, 2014, the County submitted the final report as adopted by the GMPC, which met the state's requirement for a complete BLR.

The 2014 BLR will be used by the city jurisdictions as they complete the update to their comprehensive plans in 2015, as required by the GMA.⁸

⁴ RCW 36.70A.215

⁵ The Regional Growth Strategy calls for growth to be focused in: the Urban Growth Area of the Puget Sound counties; the region's largest and most complete cities containing designated urban centers; and within those designated urban centers.

⁶ Which guides housing and employment growth for the four-county (King, Pierce, Snohomish, and Kitsap) region from 2000 through 2040.

⁷ Rural area and Natural Resource lands located outside the Urban Growth Area (UGA) were not analyzed in the 2014 BLR, which is consistent with the previous two BLRs. The reason noted in the report for this exclusion is because these areas "are not intended to accommodate growth." While any potential growth in these areas would be minimal, it is worth noting that the Regional Growth Strategy in VISION 2040 does allocate some increased growth that may occur outside of the UGA: 7% of overall population growth in the four-county area.

⁸ RCW 36.70A.130 – on or before June 30, 2015

ANALYSIS

Proposed ordinance 2014-0463 would adopt the 2014 King County BLR. This would be the third BLR for King County – the two previous being adopted in 2002 and 2007.

The 2014 BLR reviewed and evaluated the development activity in jurisdictions in King County from 2006 to 2011, along with an updated analysis of land supply and capacity as of January 2012. Buildable lands data was compiled from all cities and urban unincorporated areas in the County and compared to updated housing and employment targets to verify whether each jurisdiction has capacity to accommodate targeted growth to 2031.⁹

The report concludes that, consistent with the Regional Growth Strategy, the majority of new growth has been focused within designated urban centers. This has been achieved through planning tools such as parcel-specific development agreements and encouragement of mixed-use buildings, which has helped create “dense, vibrant, walkable mixed-use districts in urban and suburban places formerly dominated by one-story buildings and parking lots.” As a result, cities that had documented shortfalls in the 2007 BLR, have since transitioned to have sufficient capacity in the 2014 report – which means that all of the 39 cities in King County can accommodate their adopted housing and employment targets through at least 2031.

If this growth pattern continues, there is more than enough land supply and capacity to accommodate countywide growth targets through 2031. The countywide surplus beyond the 2031 targets for housing capacity is 247,130 units, and the surplus for employment capacity is 221,960 jobs. Additionally, 82 to 84 percent of all King County development capacity is in the top two Regional Geographies: Metropolitan Cities and Core Cities. This is consistent with the targets and policy goals in VISION 2040.

It is worth noting that there is one Regional Geography with a minor shortfall related to employment growth: the urban unincorporated area in King County. This shortfall is a result of annexations that took away more capacity than the associated job targets. The report states that, in a countywide context, this shortfall is not a major issue and that there is meaningful employment capacity in the Metropolitan and Core Cities, which is where the majority of job growth should be focused. At some point, however, reassessment of land use plans and regulations may be required for urban unincorporated King County. The County may wish to consider this in future Comprehensive Plan updates.

The BLR also highlights that apartment and condominium development outside of Seattle has decreased significantly during the Great Recession – more so than the reduction in single family construction. While the report documented these sorts of

⁹ RCW 36.70A.110 requires county and city to adopt comprehensive plans that accommodate 20 years of anticipated population and employment growth. The most recent growth targets for King County were adopted by the GMPC in 2009 and ratified in 2010, which cover a period from 2006-2031. As a result, the BLR analyzes through 2031.

historic trends in development of different the housing types (multi-family and single family), it does not evaluate the future capacities for each housing type; it only looks at overall future housing capacity. As a result, there has been some increased regional discussion at GMPC and at the Washington State Legislature about the ability to accommodate the differing types of housing growth and whether it's feasible and/or desired to distinguish capacity between single-family and multi-family units. Even if desired, it would not be possible to incorporate this analysis into the current report; however, this may continue to be an issue raised in future BLRs.

GMPC Action

On July 23, 2014, the GMPC unanimously approved Motion 14-4, which recommends approval of the 2014 King County Buildable Lands Report. The GMPC action is a recommendation to the County Council and is not binding.

Consistent with CPPs adoption requirements, Proposed Ordinance 2014-0463 forwards this GMPC recommendation to the County Council for consideration for possible approval. The proposed ordinance would also ratify the change on behalf of the population of unincorporated King County, and would begin the ratification process by the cities.

ATTACHMENTS:

1. Proposed Ordinance 2014-0463, with attachments
 - A. GMPC Motion 14-4 and Buildable Lands Report
2. Transmittal letter dated October 31, 2014
3. Fiscal Note

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KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 16, 2014

Ordinance 17952

Proposed No. 2014-0464.1

Sponsors Dembowski

1 AN ORDINANCE adopting and ratifying Growth
2 Management Planning Council Motion 14-5.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 SECTION 1. Findings:

5 A. Growth Management Planning Council Motion 14-5 recommends that King
6 County Countywide Planning Policy EN-17 be amended to define countywide
7 greenhouse gas reduction targets and that EN-18A be added to establish greenhouse gas
8 measurement and reporting commitments.

9 B. On July 23, 2014, the Growth Management Planning Council unanimously
10 adopted Motion 14-5, which recommends amendment of the 2012 King County
11 Countywide Planning Policies.

12 SECTION 2. The amendments to the 2012 King County Countywide Planning

Ordinance 17952

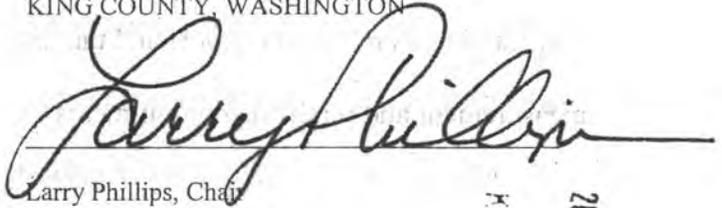
13 Policies, as shown in Attachment A to this ordinance, are hereby adopted by King County
14 and ratified on behalf of the population of unincorporated King County.

15

Ordinance 17952 was introduced on 12/1/2014 and passed by the Metropolitan King County Council on 12/15/2014, by the following vote:

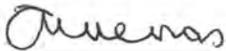
Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert, Mr. Dunn, Mr. McDermott and Mr. Dembowski
No: 0
Excused: 1 - Mr. Upthegrove

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

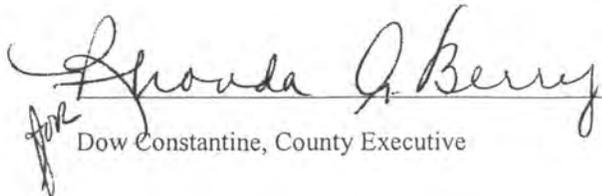
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
2014 DEC 26 PM 3:39
CLERK
KING COUNTY COUNCIL

APPROVED this 24th day of December, 2014.



Dow Constantine, County Executive

Attachments: A. GMPC Motion No. 14-5

2014-164

7/23/14

Sponsored By: Executive Committee

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GMPC MOTION NO. 14-5

A MOTION amending the 2012 King County Countywide Planning Policies; defining countywide greenhouse gas reduction targets and greenhouse gas measurement and reporting commitments.

WHEREAS, Countywide Planning Policy EN-17 calls for the establishment of a countywide greenhouse gas reduction target that meets or exceeds the statewide reduction requirement; and

WHEREAS, Countywide Planning Policy EN-18 calls for the establishment of a greenhouse gas emissions inventory and measurement framework; and

WHEREAS, increasing air temperatures, ocean acidification, rising sea levels, decreasing snow pack, and changing river flows are examples of climate change impacts that are already occurring; and

WHEREAS, jurisdictions will choose from a menu of strategies and actions to implement within their own boundaries to reduce greenhouse gas emissions that collectively will result in significant countywide emissions reduction; and

WHEREAS, the proposed greenhouse gas reduction targets are ambitious but achievable; and

WHEREAS, King County government has agreed to accept responsibility for implementing and maintaining a countywide greenhouse gas inventory and measurement framework.

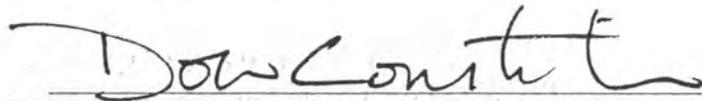
NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends that King County Countywide Planning Policy EN-17 be amended and that new policy EN-18A be added, as follows:

EN-17 ((Establish a countywide)) Reduce countywide sources of greenhouse gas ((reduction target that meets or exceeds the statewide reduction requirement that is stated as the 2050 goal of a 50-percent reduction below 1990 levels)) emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050.

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Assuming 1% annual population growth, these targets translate to per capita emissions of approximately 8.5 metric tons of carbon dioxide equivalent (MTCO₂e) by 2020, 5 MTCO₂e by 2030, and 1.5 MTCO₂e by 2050.

EN 18A King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and other local government buildings, on road vehicles and solid waste at least every two years. King County shall also update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years.



Dow Constantine, Chair, Growth Management Planning Council



King County

Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	12	Name:	Christine Jensen
Proposed No.:	2014-0464	Date:	December 2, 2014

SUBJECT

A proposed ordinance adopting and ratifying Growth Management Planning Council Motion 14-5.

SUMMARY

Proposed Ordinance 2014-0464 would amend Countywide Planning Policy EN-17 and add a new policy EN-18A, both related to greenhouse gas and as recommended by the Growth Management Planning Council, and ratify the changes on behalf of the population of unincorporated King County. If approved, this ordinance would begin the ratification process by the cities.

BACKGROUND

The Growth Management Planning Council (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 interlocal agreement¹ 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).² Under the GMA, the CPPs serve as the framework for each individual jurisdiction's comprehensive plan, and ensure countywide consistency with respect to land use planning efforts.

As provided for in the interlocal agreement, the GMPC developed and recommended the original CPPs, which were adopted by the King County Council³ and ratified by the cities in 1992. Subsequent amendments to the CPPs follow the same adoption process, which is outlined in CPP G-1: recommendation by the GMPC, adoption by the

¹ Motion 8733

² RCW 36.70A.210

³ Ordinance 10450

King County Council, and ratification by the cities. Amendments to the CPPs become effective when ratified by ordinance or resolution 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, within 90 days of adoption by King County, the city disapproves it by legislative action.

ANALYSIS

Regional greenhouse gas emissions reduction requirements

Proposed ordinance 2014-0464 would amend the CPPs by making the following changes to policy EN-17, which currently calls for establishment of countywide greenhouse gas emissions reduction targets:

EN-17 (~~(Establish a countywide))~~ Reduce countywide sources of greenhouse gas ((reduction target that meets or exceeds the statewide reduction requirement that is stated as the 2050 goal of a 50 percent reduction below 1990 levels)) emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050. Assuming 1% annual population growth, these targets translate to per capita emissions of approximately 8.5 metric tons of carbon dioxide equivalent (MTCO_{2e}) by 2020, 5 MTCO_{2e} by 2030, and 1.5 MTCO_{2e} by 2050.

The existing EN-17 language is consistent with current Washington State 2050 emissions reduction requirements contained in RCW 70.235.020. The proposed language would change the King County 2050 countywide reduction target from 50 percent below 1990 levels to 80 percent below 2007 levels, which is a more aggressive requirement. This proposed countywide 80 percent reduction is in line with the countywide target in the 2012 King County Strategic Climate Action Plan (SCAP).⁴

Similar to the current EN-17 policy, King County Comprehensive Plan (KCCP) policy E-210 requires collaboration with "cities and other partners to meet or exceed the state requirements of 50 percent below 1990 levels by 2050." However, in policy E-211, the KCCP goes on to require that the County collaborate with cities and partners to develop "near term targets" to achieve the higher, 80 percent regional reductions below 2007 levels by 2050.⁵ In line with policy E-211, not only does the proposed EN-17 language utilize the 80 percent below 2007 levels threshold, but it would also add to the CPPs near-term emissions reduction milestones of 25 percent by 2020 and 50 by 2030. State

⁴ Adopted by the Council in Motion 13777 "Communitywide target: King County shall partner with its residents, businesses, local governments and other partners to reduce countywide greenhouse-gas emissions by at least 80 percent below 2007 levels by 2050."

⁵ KCCP policy E-211: "King County shall collaborate with its cities and other partners to develop near term targets to achieve greenhouse gas emission reductions throughout the region to 80 percent below 2007 levels by 2050." In response to this, the King County-Cities Climate Collaboration (K4C) was formed as a regional, voluntary partnership to collaborate on climate and sustainability issues. Membership currently includes King County and eleven cities: Bellevue, Burien, Issaquah, Kirkland, Mercer Island, Redmond, Renton, Seattle, Shoreline, Snoqualmie, and Tukwila. More information can be found here: <http://www.kingcounty.gov/environment/climate/other-governments/climate-pledge.aspx>

law also includes near-term requirements (reduction to 1990 levels for 2020 and 25 percent below 1990 levels by 2035); however the proposed milestones in EN-17 would be more ambitious than state law. The SCAP does not include near-term targets.

The following is a table that compares the some of the adopted emissions targets in the region.

Jurisdiction	Near-term reductions	2050 reductions
Current EN-17		50% below 1990 levels
Proposed EN-17	25% below 2007 levels by 2020, 50% by 2030	80% below 2007 levels
Washington State	At 1990 levels by 2020, 25% by 2035	50% below 1990 levels
KC SCAP		80% below 2007 levels
KCCP		50% below 1990 levels
Kirkland	10% below 2005 levels by 2010, 20% by 2020	80% below 2005 levels
Issaquah		80% below 2007 levels
Mercer Island		80% below 2007 levels
Seattle		Carbon neutral
Shoreline	25% below 2007 levels by 2020, 50% by 2030	80% below 2007 levels

In addition to setting more ambitious emissions reductions, the proposed amendments to the EN-17 language would also transition to a more formal reduction requirement. The current policy only calls for establishment of countywide "targets" for reduction of greenhouse gas; whereas, the proposed language calls for actual reduction of not only greenhouse gas as identified in metric tons of carbon dioxide, but also reduction in *sources* of greenhouse gas emissions.

On average, the reductions required in the proposed language could be achieved by a slightly less than two percent reduction in emissions each year from 2007 to 2050. However, actual implementation may not follow this average trajectory. Additionally, because some time has passed since the 2007 baseline, aggressive early actions may be needed in order to achieve the initial 2020 milestone.

If adopted, the emissions reductions would be measured on a countywide basis. As a result, individual jurisdictions could have varying levels of reductions that still collectively add up to the percentages in the proposed policy. Additionally, strategies for implementation would vary for each jurisdiction within the county. Actions could be dependent on factors such as location and development history.

Regional greenhouse gas inventory

Proposed Ordinance 2014-0464 would also add a new climate change policy to the CPPs:

EN 18A King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and other local government buildings, on road vehicles and solid waste at least every two years. King County shall also update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years.

This new policy would require the County to implement and maintain a countywide greenhouse gas inventory and measurement framework. This will allow for the region to track progress towards meeting the emissions reduction milestones. The KCCP currently calls for the county to work with cities and partners to establish this type of inventory and measurement framework⁶ – but, the KCCP does not specify whether the County would be solely responsible for this work. Proposed policy EN-18A would further define the County's role as the responsible party for the inventory. This, however, would not be a big change, as the County has already been monitoring greenhouse gas emissions and preparing associated reports since 2000. The proposed EN-18A policy would set out requirements for the frequency and content of such emissions reports – which is consistent with the County's previous work in this area.

GMPC action

On July 23, 2014, the GMPC unanimously approved Motion 14-5, which recommends approval of both CPP changes: amending policy EN-17 and adding policy EN-18A. The GMPC action is a recommendation to the County Council and is not binding.

Consistent with CPPs adoption requirements, Proposed Ordinance 2014-0464 forwards this GMPC recommendation to the County Council for consideration for possible approval. If adopted by the Council, the ordinance would ratify the change on behalf of the population of unincorporated King County, and would begin the ratification process by the cities.

Fiscal Impacts

The fiscal note indicated a no additional cost impact for adopting the ordinance. Executive staff have indicated that the updated EN-17 policy would not increase County costs, as the County is already working towards this reduction target as a result of the SCAP. Specific future costs, however, will be identified through the actions that the County chooses to take over time and consistent with the strategies outlined in the SCAP. Future costs may range from minimal by amending transportation and building regulations to more substantial by implementing expanded or new programs (the impact

⁶ E-212 "King County will work with its cities and other partners to establish a greenhouse gas emissions inventory and measurement framework for use by all King County jurisdictions to efficiently and effectively measure progress toward countywide targets."

of which could be mitigated by partnering with other jurisdictions or utilities). Some costs could also potentially be off-set due to reduced resource costs and the avoided costs of climate change impacts.

Similarly, there would be no additional fiscal impact to the County if EN-18A is added to the CPPs, because the County has already been doing this work. According to Executive staff, it costs approximately \$10,000 to update core greenhouse gas emissions for all King County cities and unincorporated areas. If the policy is adopted, this work would be done on a biennial basis, which is consistent with the County's previous work. The more comprehensive update of all geographic-based greenhouse gas emissions, which would be required once every five years (also consistent with previous efforts), costs approximately \$30,000 - \$40,000, with potential additional costs for including consumption-based emissions data. For past inventories, the County has cost shared these efforts with partners such as the Puget Sound Clean Air Agency and the U.S. Department of Energy.

ATTACHMENTS:

1. Proposed Ordinance 2014-0464, with attachments
 - A. GMPC Motion 14-5
2. Transmittal letter dated October 31, 2014
3. Fiscal Note

SUPPORTING DOCUMENTS

Countywide Planning Policies:

<http://www.kingcounty.gov/property/permits/codes/growth/GMPC/CPPs.aspx>

RESOLUTION NO. 1199

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DES MOINES, WASHINGTON, adopting Environmental Stewardship Policies for the City of Des Moines.

WHEREAS, the City Council of Des Moines exists to promote the welfare of the citizens of Des Moines, Washington, and recognizes that escalating energy consumption and vehicular emissions can be harmful to the health of people, the economy, and the environment, and

WHEREAS, state, regional, and local governments throughout the United States are adopting energy conservation programs and policies, and

WHEREAS, many local governments throughout the nation, both small and large, are taking steps to be more environmentally conscious and make sustainable choices through programs that provide economic and quality of life benefits such as reduced energy bills, green space preservation, air quality improvements, reduced traffic congestion, improved transportation choices to reduce vehicle miles traveled, and Greenhouse Gas (GHG) emission reduction policies, among other policies, and

WHEREAS, the City Council of Des Moines recognizes that by improving the energy efficiency in all its operations and purchasing, they can realize monetary savings and quality of life enhancements, and

WHEREAS, the City of Des Moines has already been addressing environmental stewardship through goals, policies, and strategies that address the more broad issue of sustainability, in addition to GHG emissions, and

WHEREAS, according to RCW 70.235.070, beginning in 2010, when distributing capital funds through competitive programs for infrastructure and economic development projects, all state agencies must consider whether the entity receiving the funds has adopted policies to reduce greenhouse gas emissions, and

WHEREAS, according to RCW 70.235.070, state agencies must also consider whether a proposed infrastructure and economic development project is consistent with the state's limits on the emissions of greenhouse gases established in RCW 70.235.020; the

Resolution No. 1199
Page 2 of 2

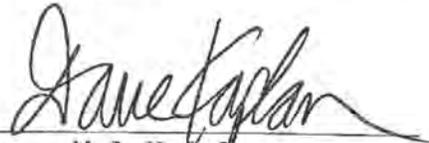
Statewide goals to reduce annual per capita vehicle miles traveled by 2050, in accordance with RCW 47.01.440; and applicable federal emission reduction requirements, and

WHEREAS, the Washington State Public Works Board, as well as other granting entities, has made the adoption of a GHG Reduction Policy a requirement of submitting an applications for monies; now therefore,

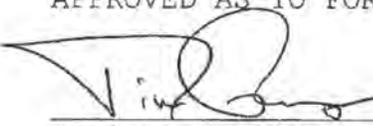
THE CITY COUNCIL OF THE CITY OF DES MOINES RESOLVES AS FOLLOWS:

The City Council adopts the policies and/or procedures attached in Exhibit A to satisfy the Washington Public Works Board, as well as other granting entities, requirement and to recognize the policies will benefit the City of Des Moines as good stewards of the environment and natural resources, sustain the environmental quality of the City and the region, and reduce the emission of greenhouse gasses.

ADOPTED BY the City Council of the City of Des Moines, Washington this 12th day of July, 2012 and signed in authentication thereof this 12th day of July, 2012.


MAYOR

APPROVED AS TO FORM:


Assistant City Attorney

ATTEST:

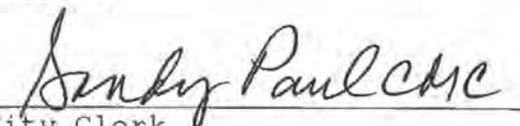

City Clerk

EXHIBIT ACITY OF DES MOINES POLICIES AND STRATEGIES FOR
ENVIRONMENTAL STEWARDSHIPPublic Building Policies:

- Publicly funded buildings should incorporate cost-effective, energy-efficient design.
- Encourage energy conservation practices in buildings by raising the awareness of employees own energy use.
- Conduct energy audits of publicly owned buildings, evaluate potential conservation measures, and then carry out those measures that are appropriate.

Employee Oriented Policies:

- Encourage ride-sharing, van-pooling and the use of flex-time schedules by employees when reasonable.
- Support voluntary, employer-based trip reduction programs.
- Encourage telecommuting options with new and existing employers, through project review and incentives, as appropriate.
- Encourage energy conservation practices in buildings by raising the awareness of employees own energy use.
- Implement a "guaranteed ride home" program when supported by public transit agencies for those who commute by bus, light-rail, ride-sharing, or other modes of transportation, and encourage employers to subscribe to or support the program.

Energy Source & Use Policies:

- Reduce vehicular emissions by expanding the use of conservation and alternative energy sources and by reducing vehicle miles traveled.
- Reduce pollutants from transportation activities, including evaluating the use of cleaner fuels and vehicles, as well as implementing sound design and land use planning.
- Encourage energy conservation practices in buildings by raising the awareness of employees own energy use.

Fleet & Vehicle Policies:

- Encourage an energy-sensitive fleet management program.
- Encourage local purchasing to promote reductions in GHG emissions by the suppliers of its goods and services.
- Consider the installation of Electric Vehicle charging stations.

Equipment Oriented Policies:

- Manage street lighting needs by encouraging lighting standards and using lamps that will assure safe and effective illumination at minimum cost and energy use.
- ~~• Monitor the efficiency of pumps, and operate and maintain them at peak efficiency. When cost effective options are possible, the one using the least amount of energy should be preferred.~~

Waste Reduction & Use Oriented Policies:

- Implement a solid waste strategy which:
 - Reduces the solid waste stream by recycling and other means
 - Investigates ways to convert non-recyclable solid waste to energy and
 - Promotes the purchase of recycled and recyclable goods
- Expand jurisdiction-wide waste diversion services to include, for example, curbside recycling, and recycling of food and green waste.
- Encourage vendors to reduce vehicular emissions through improved management of waste handling and reductions in waste generation.
- Where and when allowed by the building code, encourage the use of building construction materials made from recycled and recyclable materials.

Land Use Oriented Policies:

- Ensure that local Land Use, Housing, and Transportation Plans are aligned with, support, and enhance any regional plans that have been developed consistent with state guidance to achieve reductions in environmentally unsustainable vehicle emissions.
- Adopt and implement a development pattern that utilizes existing infrastructure where feasible.
- Redirect new growth into existing city/urban growth areas.
- Encourage high-density, mixed-use, infill development and creative reuse of brownfield, under-utilized and/or defunct properties within the urban area.
- Whenever possible, urban development should occur only where urban public facilities and services exist or can be reasonably made available.

Public Education & Outreach Policies:

- Publicize energy conservation actions to raise public awareness of the value of wise energy use.
- Promote and expand recycling programs, purchasing policies, and employee education to reduce the amount of waste produced.
- Collaborate with local energy suppliers and distributors to establish energy conservation.
- Work with local businesses and energy providers on specific, targeted outreach campaigns and incentive programs.

Transportation Oriented Policies:

- Give priority to transportation projects that will contribute to a reduction in vehicle miles traveled per capita, while maintaining economic vitality and sustainability.
- Provide safe and convenient access for pedestrians and bicyclists.
- Support voluntary, employer-based trip reduction programs.
- Where feasible, implement signal timing programs where emissions reduction benefits can be demonstrated, including maintenance of a synchronization system, and will coordinate with adjoining jurisdictions as needed to optimize transit operation while maintaining a free flow of traffic.

- Promote ride sharing programs, including designating parking spaces for ride-sharing vehicles.

Stormwater Oriented Policies:

- Plan and encourage sound management of natural resources considering entire watersheds and regional influences.
- Work with citizens, land owners, businesses, neighboring cities, King County, special purpose districts, and private and public agencies to protect and improve environmental quality, seeking shared responsibility and uniform environmental management.
- Manage surface water using a watershed approach through ~~regional efforts to restore salmon habitat and to control flooding.~~
- Emphasize educational programs and implementation of Best Management Practices to reduce pollution entering surface waters and groundwater and Puget Sound.

Pesticide Management Policies:

- Manage pests or vegetation on public lands, rights-of-way and bodies of water in an environmentally sensitive manner while addressing public health, safety, economic, legal and/or aesthetic requirements.
- Protect endangered and threatened species as well as public health by reducing the volume and toxicity of pesticides used on all properties and facilities owned or operated by the City.
- Make decisions regarding the planning, design, and maintenance of grounds, landscapes, road and utility rights-of-way, and water bodies within the City consistent with the principles of Integrated Pest Management (IPM). Additionally, if pesticides are used in the course of implementing an IPM program, toxicity, including possible effects on threatened or endangered species as well as public health, should be considered in the selection and application of products.
- Fertilizer use should be minimized as follows: 1) Organic/slow release fertilizers should be used whenever possible; 2) Whenever possible Natural Yard Care techniques should be utilized; and 3) Fertilizers should be used to the minimum

extent necessary and should never exceed manufacturer's specifications of application.

- Pesticide use should be minimized as follows: 1) Use manual vegetation removal methods whenever feasible; 2) Targeted application of pesticides should be used whenever feasible, rather than broad land application; 3) Pesticides should be used to the minimum extent necessary and should never exceed manufacturers specifications of application; and 4) Pesticides should be only applied by trained/qualified/licensed staff.

Other Policies:

- Coordinate with other agencies in region to develop and ~~implement effective waste management strategies and waste-to-energy technologies.~~
- Establish programs and policies to increase the use of recycled water.
- Install water-efficient landscapes and irrigation

