

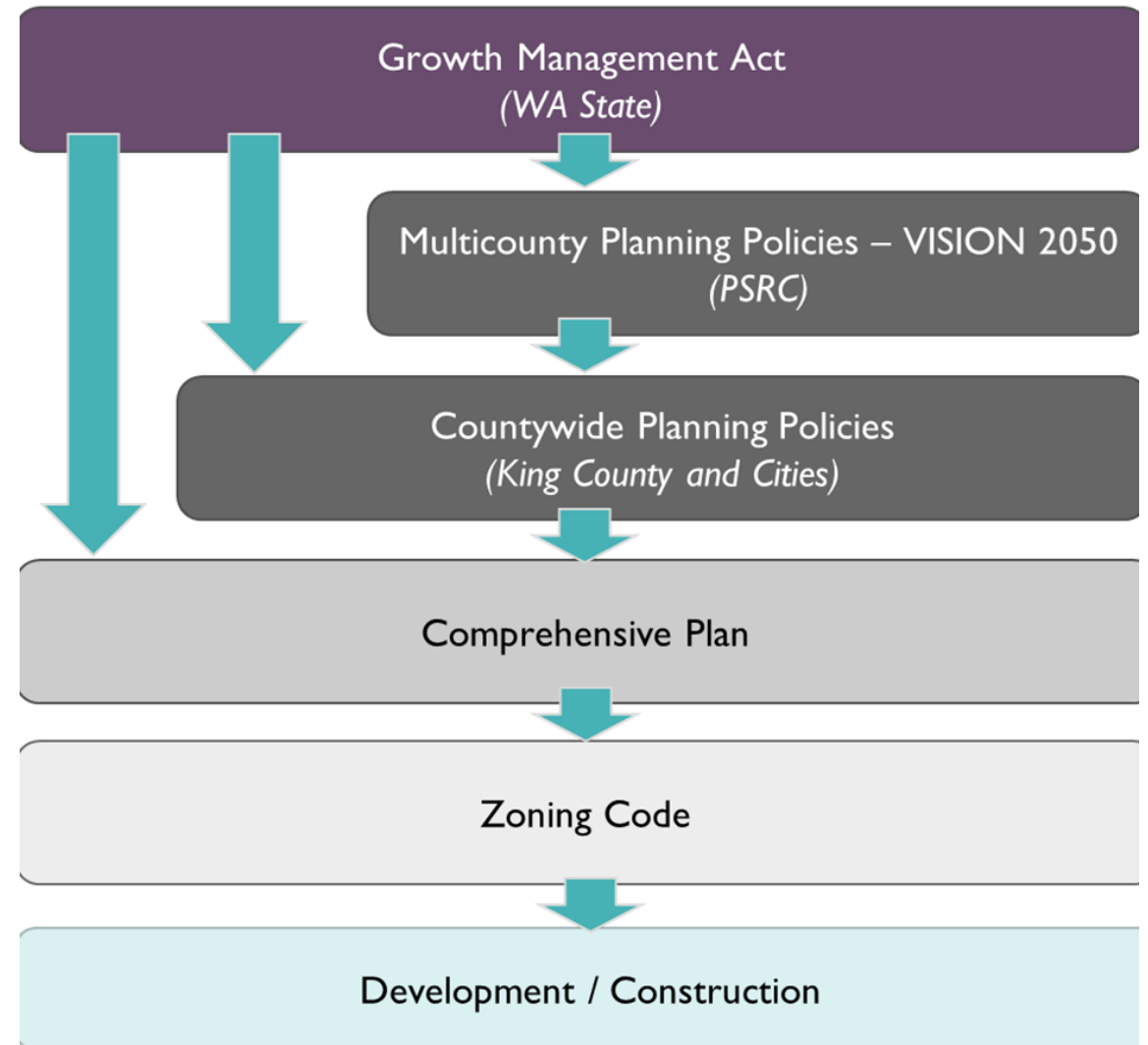
King County Growth Targets and 2021 Countywide Planning Policies

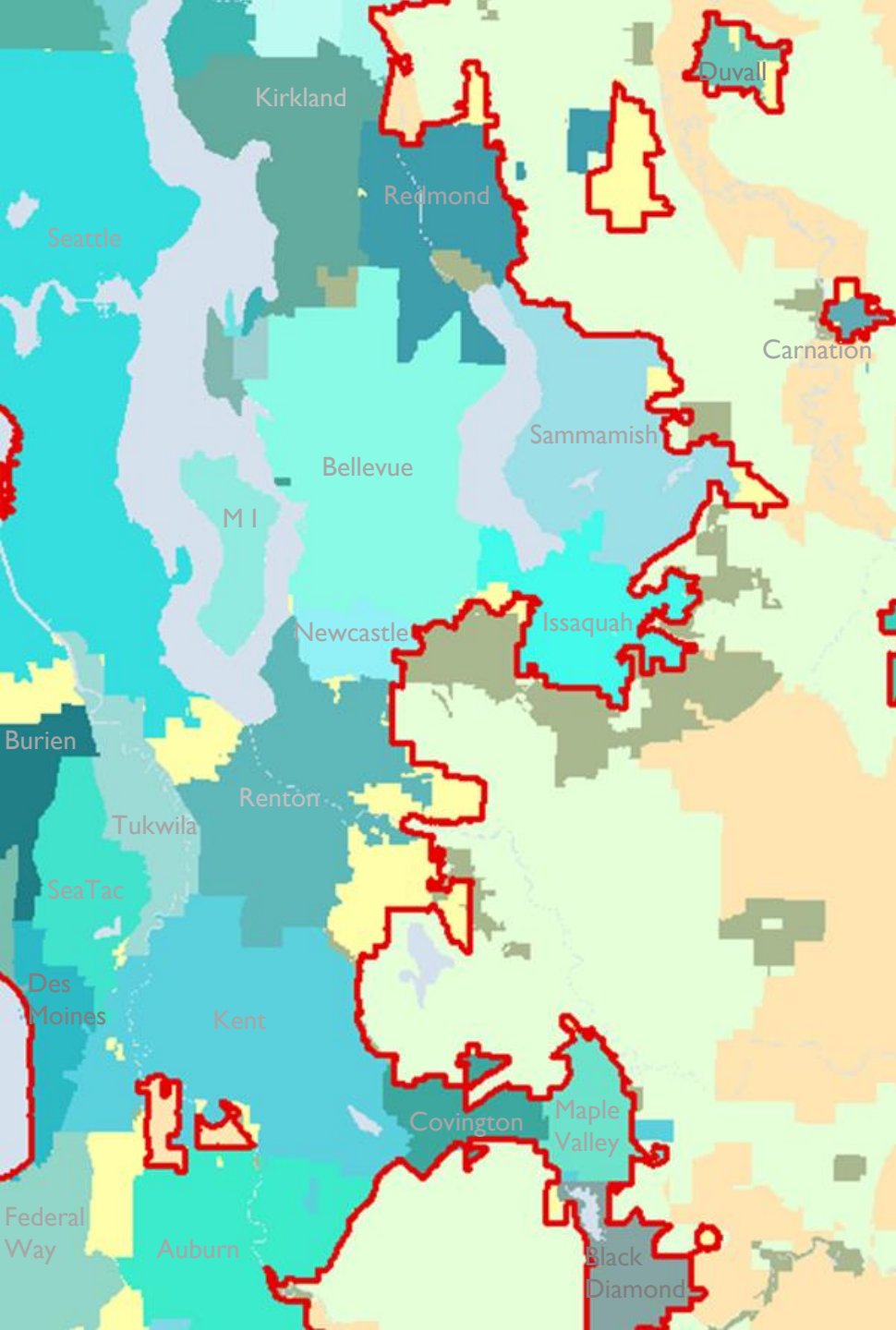
Presentation for the Bellevue Planning
Commission

January 26, 2022

2021 Countywide Planning Policies

- Countywide vision for comprehensive planning in King County
- Updated to align with:
 - VISION 2050
 - Regional Centers Framework
 - GMA changes
 - Affordable Housing Committee Action Plan
- Guides the development of 2024 comprehensive plan updates





Countywide Planning Policies: Key Policy Functions

Countywide Planning Policies establish:

- Guidance for the comprehensive plans

- Urban growth area boundary

- Criteria for revising growth boundary

- Growth targets for each jurisdiction

- Criteria for defining urban centers and manufacturing/industrial centers

- Policies for issues of a countywide nature

Growth Targets: Background

Growth targets are:

A policy statement about the amount of housing and jobs each jurisdiction will plan for in 2024 comprehensive plans

Part of the Countywide Planning Policies

For the urban area only

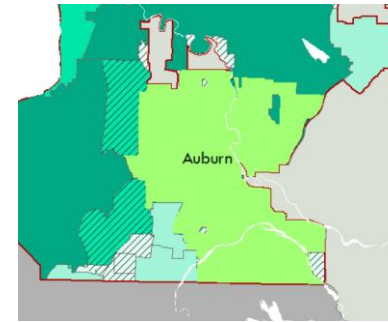
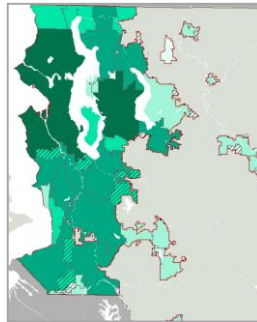
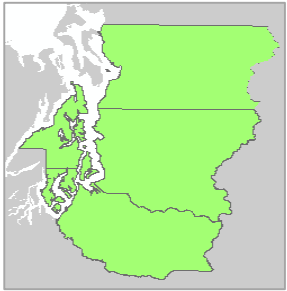
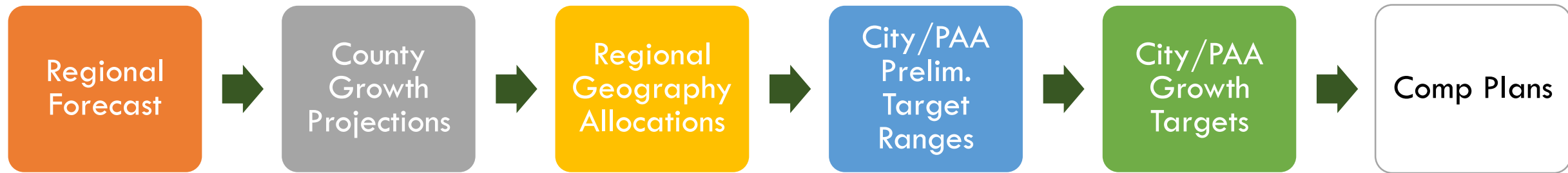
For at least a 20-year period (2019-2044)

Created collaboratively by all cities and King County



Growth Targets: Development Process Overview

Process Steps



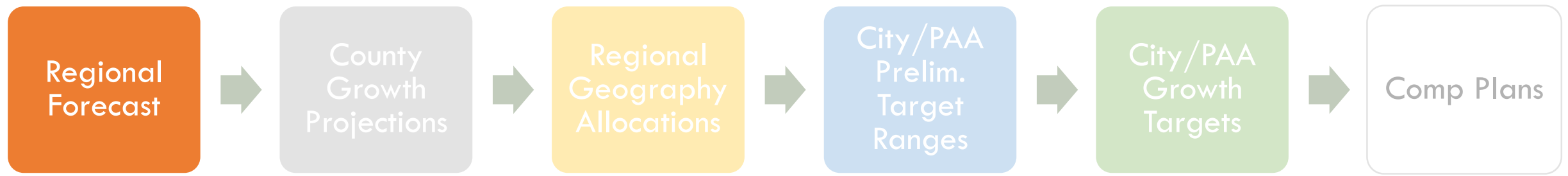
Data Sources

VISION 2050 Regional Growth Strategy

OFM

Pop → HU

County/Local Factors

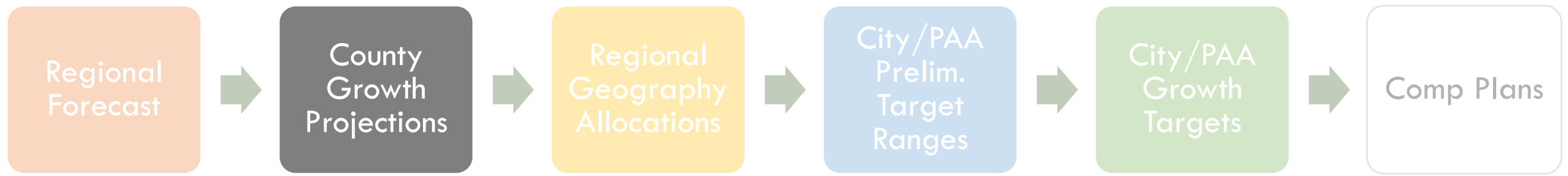


Regional **Population and Job Growth** 2019-2044:

- Data Source: PSRC Regional Forecast
- Assumptions: Central Puget Sound counties have agreed to use this forecast for growth target setting

	Population Growth	Job Growth
Region	1,321,700	884,450

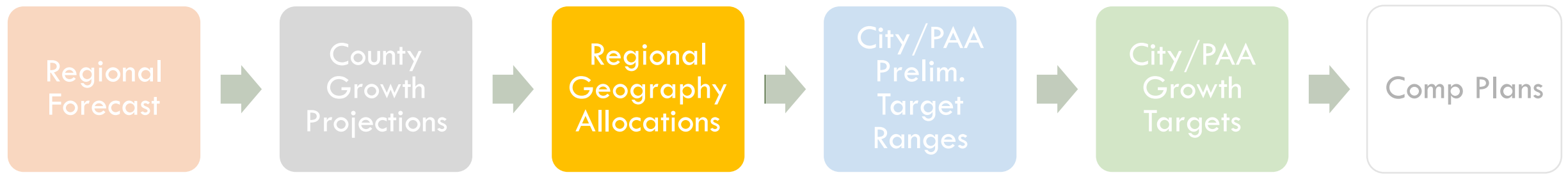
Growth Targets: Development Process



Countywide **Population and Job Growth** 2019-2044:

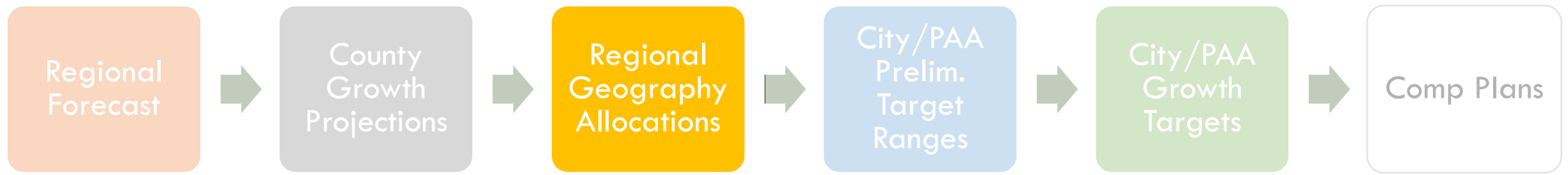
- Data Source: County growth share from VISION 2050 Regional Growth Strategy
- Assumptions: Apply growth share to regional forecasted growth 2019-2044

	Population Growth Share	Job Growth Share
King County	50%	59%
Kitsap County	5%	5%
Pierce County	21%	17%
Snohomish County	25%	19%



Regional Geography Housing Unit and Job Growth 2019-2044:

- Data Sources:
 - Regional Geography growth shares from VISION 2050 Regional Growth Strategy
 - Demographic data from OFM, Census Bureau
- Assumptions:
 - Apply RG growth share to countywide growth 2019-2044
 - Convert population to housing units with household assumptions for each Regional Geography

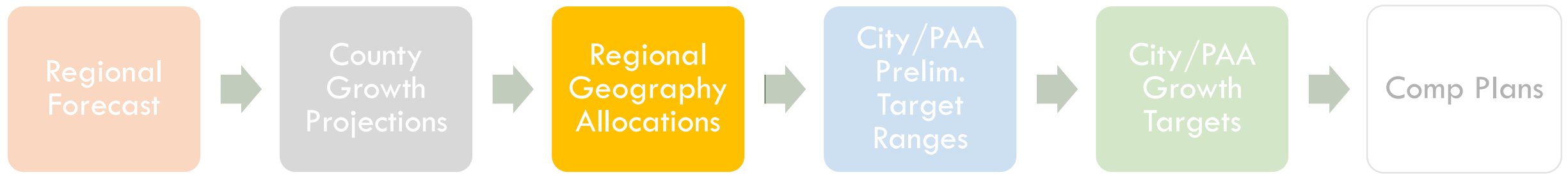


Regional Geography Housing Unit and Job Growth 2019-2044:

Regional Geography	Population Growth Share	Job Growth Share
Metro Cities	44%	46%
Core Cities	40%	45%
High Capacity Transit Communities	11%	6%
Cities and Towns	5%	3%
Urban Unincorporated	<1%	<1%
Rural	1%	<1%

More on Assumptions:

- Urban Unincorporated King County's largest potential annexation areas are in High Capacity Transit Communities
- Cities in the rural area include affiliated PAA
- Targets are not created for the rural area
- Household size, vacancy rate, and group quarters assumptions are unique to Regional Geographies, and reflect long-term and recent trends

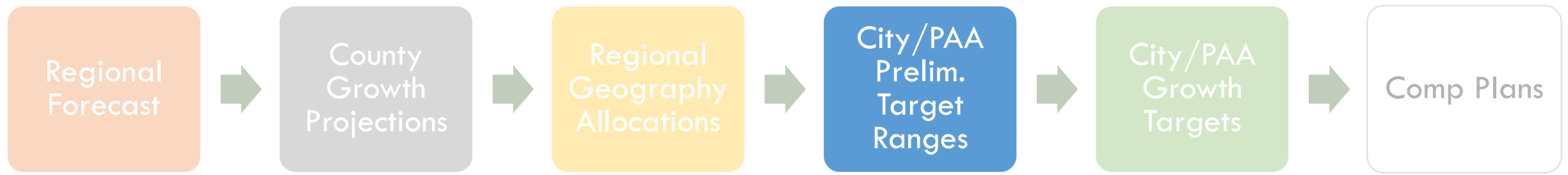


Regional Geography Allocations:

King County 2019-2044	
Population	660,850
Housing Units	269,800
Jobs	490,850

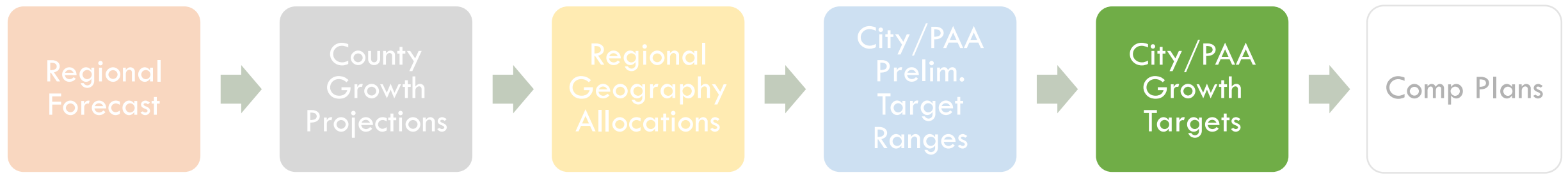
2019-2044 Growth	Metro	Core	HCT	Cities and Towns	Urban Unincorporated
Population	288,400	261,900	69,650	33,300	3,000
Housing Units	134,500	112,850	29,950	14,000	1,300
Jobs	223,500	222,800	28,750	12,950	700

*Regional Growth Strategy Rural area growth: 4,200 Housing Units, 2,150 Jobs



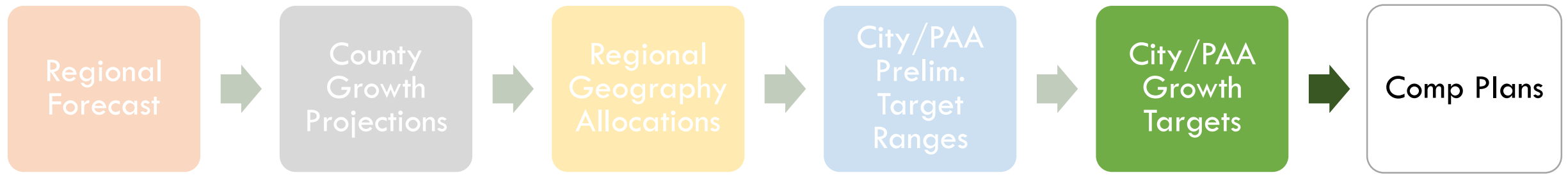
City and Potential Annexation Area Ranges of **Housing Unit and Job Growth** 2019-2044

- Data Sources:
 - Growth data from OFM, Census Bureau, PSRC
 - Capacity from the Urban Growth Capacity Report
- Assumptions:
 - Allocate housing units and jobs proportionately to cities within regional geographies, based on data factors



City and PAA **Housing Unit and Job Growth** 2019-2044:

- Data Sources:
 - Initial target ranges (previous step)
 - Countywide discussion and deliberation
- Assumptions:
 - Convene cities by Regional Geography
 - Review methods and city ranges
 - Collaboratively determine local growth targets



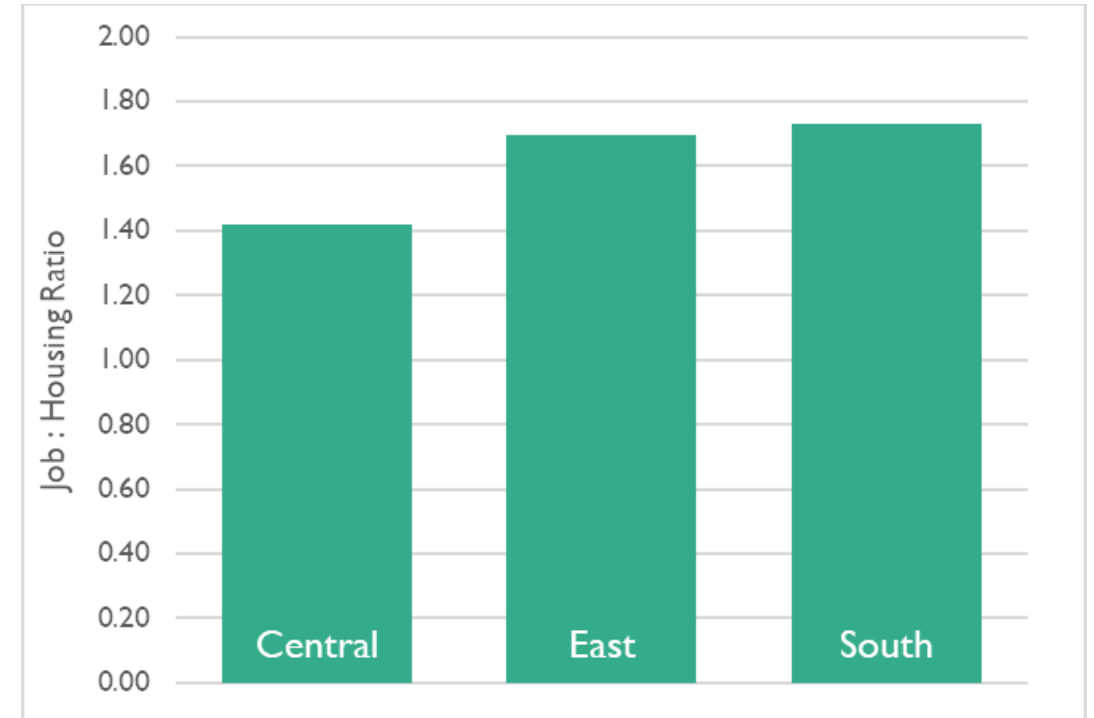
	Net New Housing Units 2019-2044	Net New Jobs 2019-2044
Bellevue	35,000	75,000
Seattle	112,000	169,500
Regional Geography Total	147,000	239,500

- Key Themes:
 - Job-housing balance
 - VISION 2050 policies
 - Major developments
 - Capacity for new development

Adopted Growth Targets: Metro Cities

Growth Targets: Eastside Perspective

- Jobs-Housing balance was a key factor for determining targets in several job-rich cities
 - Currently, the eastside has about 26% of King County's homes, and 28% of jobs
 - The 2019-2044 targets increase the eastside's share to 30% of housing and 32% of jobs



Countywide Planning Policies: 2022 work

- Affordable Housing Committee
 - Establish subarea/jurisdictional countywide need
 - Strengthening monitoring + accountability
 - Potential CPP updates at the end of 2022
- UGA Expansion Policies (4-to-1 program)
 - Review program, recommend changes
- Sammamish Growth Targets
 - Revise to reflect updated capacity estimates



For more information

GMPC Website

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The King County Interjurisdictional Team

Facilitator: Ivan Miller, FAICP: ivan.miller@kingcounty.gov

Growth Targets Lead: Rebecca Maskin, AICP: rmaskin@kingcounty.gov