



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
425.587-3225 - www.kirklandwa.gov

MEMORANDUM

To: Kurt Triplett, City Manager
From: Eric Shields, Planning Director
Date: April 28, 2014
Subject: Countywide Planning Policies

RECOMMENDATION

Council adopts the attached resolution which approves amendment of the King County Countywide Planning Policies and designates a new Urban Center in the City of Issaquah.

BACKGROUND DISCUSSION

On September 25, 2013, the Growth Management Planning Council adopted Motion 13-1 amending the King County Countywide Planning Policies (CPPs) to add the Central Issaquah Urban Core as an Urban Center. On March 31, 2014, the Metropolitan King County Council adopted Ordinance 17783 approving amendment of the CPPs designating the Issaquah Urban Center.

Both bodies concluded that the adopted Comprehensive Plan and zoning regulations for the Central Issaquah Urban Core meet the Urban Center criteria in Policy DP-31 of the CPPs - specifically the ability to accommodate:

- A minimum of 15,000 jobs within one-half mile of a transit center,
- At a minimum, an average of 50 employees per gross acre; and
- At a minimum, an average of 15 households per acre.

In accordance with the adopted CPPs, amendments adopted by the County Council require ratification by at least 30 percent of city and county governments representing at least 70 percent of the population within the County.

Attachments:

1. Materials from King County:
 - Transmittal letter
 - King County Signature Report, Ordinance 17783
 - GMPC Motion 13-1
 - Transportation, Economy and Environment Committee Staff Report
 - GMPC Agenda Item



King County

April 11, 2014

The Honorable Amy Walen
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033-6189

Dear Mayor Walen:

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

On March 31, 2014, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. The ordinance will become effective April 12, 2014. Copies of the King County Council staff report, ordinance and Growth Management Planning Council motion are enclosed to assist you in your review of this amendment.

In accordance with the Countywide Planning Policies, FW-1, Step 9, 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 this amendment is July 11, 2014.**

If you adopt any legislation concerning this action, please send a copy of the legislation by the close of business, Friday, July 11, 2014, 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 Rick Bautista, Metropolitan King County Council Staff, at 206 477-0872.

Thank you for your prompt attention to this matter.

Sincerely,



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
Rick Bautista, Council Staff, Transportation, Environment and Economy Committee (TREE)



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

April 1, 2014

Ordinance 17783

Proposed No. 2014-0072.1

Sponsors Dembowski

1 AN ORDINANCE adopting Growth Management Planning Council
2 Motion 13-1 and ratifying Motion 13-1 for unincorporated King
3 County.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Findings:

6 A. King County Countywide Planning Policy DP-31 allows for designation of new Urban
7 Centers.

8 B. The city of Issaquah has demonstrated that the Central Issaquah Urban Core meets the criteria
9 listed in Policy DP-3.

10 C. On May 29, 2013, the city of Issaquah briefed the Growth Management Planning Council on
11 the proposal to designate the Central Issaquah Urban Core as an Urban Center.

12 D. On September 25, 2013, the Growth Management Planning Council adopted Motion 13-1
13 amending the urban Growth Area map in the 2012 King County Countywide Planning Policies to add the
14 Central Issaquah Urban Core as an Urban Center.

15 SECTION 2. The amendment to the 2012 King County Countywide Planning Policies, as shown
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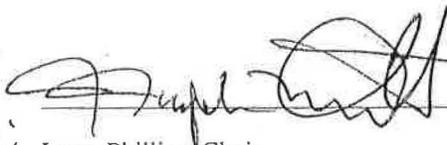
17 in Attachment A to this ordinance, is hereby adopted and ratified on behalf of the population of
18 unincorporated King County.

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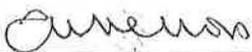
Ordinance 17783 was introduced on 3/3/2014 and passed by the Metropolitan King County Council on 3/31/2014, by the following vote:

Yes: 7 - Mr. Phillips, Mr. Gossett, Ms. Hague, Mr. Dunn, Mr. McDermott, Mr. Dembowski and Mr. Upthegrove
No: 0
Excused: 2 - Mr. von Reichbauer and Ms. Lambert

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

FOR: 
Larry Phillips, Chair

ATTEST:


Anne Noris, Clerk of the Council

APPROVED this 2 day of APRIL, 2014.


Dow Constantine, County Executive

RECEIVED
2014 APR -3 AM 11:32
CLERK
KING COUNTY COUNCIL

Attachments: A. GMPC Motion No. 13-1

9/25/13

Sponsored By: Executive Committee

GMPC MOTION NO. 13-1

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A MOTION to amend to the Urban Growth Area map in the 2012 King County Countywide Planning Policies to add the Central Issaquah Urban Core as an Urban Center.

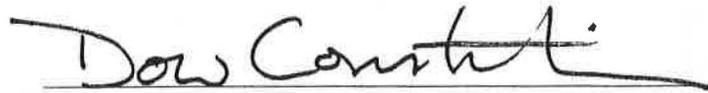
WHEREAS, accommodating growth in Urban Centers allows King County to meet a range of objectives including providing a land use framework for an efficient and effective regional transportation system; and

WHEREAS, Countywide Planning Policy DP-31 allows for designation of new Urban Centers; and

WHEREAS, the City of Issaquah has demonstrated that the Central Issaquah Urban Core meets the criteria listed in Policy DP-31; and

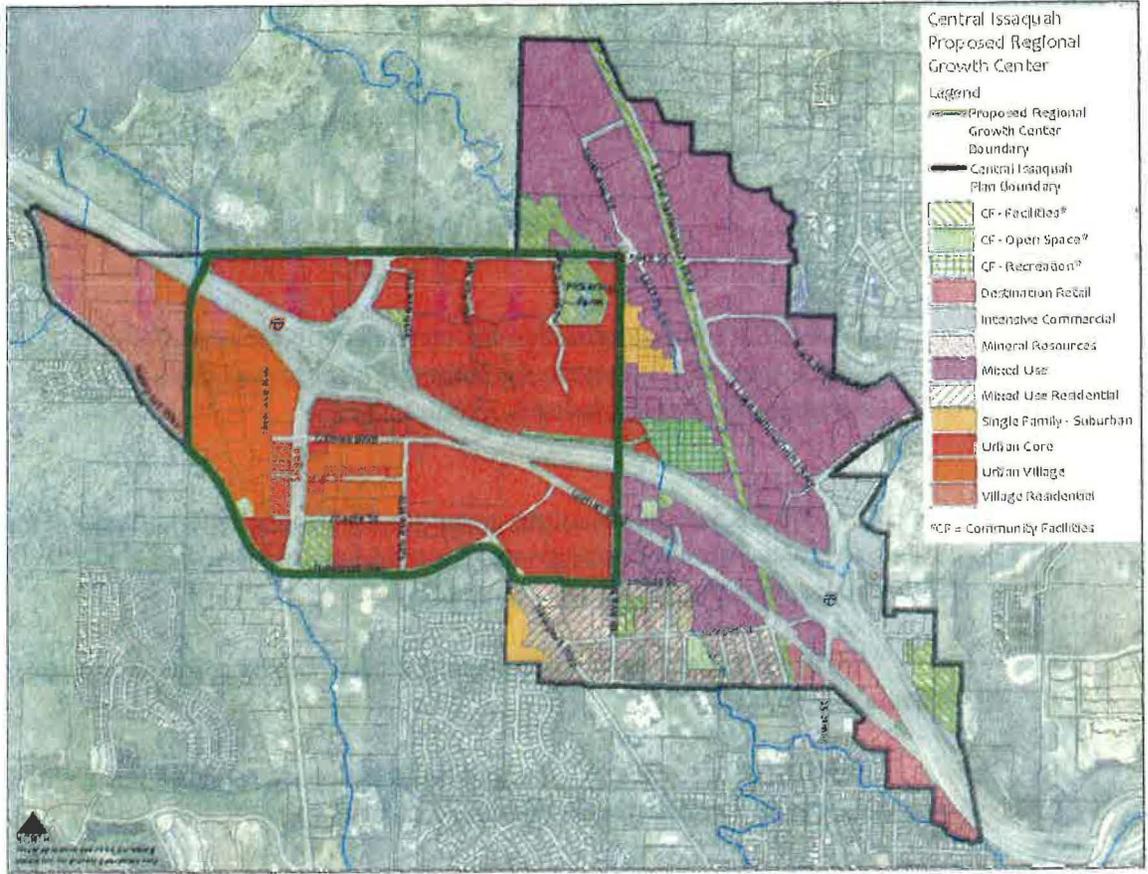
WHEREAS, City of Issaquah briefed the Growth Management Planning Council on the proposal to designate the Central Issaquah Urban Core as an Urban Center at its meeting on May 29, 2013.

NOW THEREFORE BE IT RESOLVED that the Growth Management Planning Council of King County hereby recommends that the Urban Growth Area map in the 2012 King County Countywide Planning Policies be amended to add the Central Issaquah Urban Core as an Urban Center as shown on attachment A to this motion.



Dow Constantine, Chair, Growth Management Planning Council

Attachment A: Central Issaquah Urban Core map





King County

Transportation, Economy and Environment Committee

STAFF REPORT

Agenda Item:	6	Name:	Rick Bautista
Proposed No.:	2014-0072	Date:	March 18, 2014

SUBJECT:

Ordinance adopting amendments to the Countywide Planning Policies; designating Central Issaquah as an Urban Center.

BACKGROUND:

Growth Management Planning Council (GMPC) and Countywide Planning Policies (CPPs)

The GMPC is a formal body comprised of elected officials from King County, Seattle, Bellevue, the Suburban Cities, and Special Districts. The GMPC was created in 1992 by interlocal agreement, in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt CPPs.

Under GMA, countywide planning policies 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 CPPs, which were adopted by the King County Council and ratified by the cities. Subsequent amendments to the CPPs follow the same process: recommendation by the GMPC, adoption by the 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 by legislative action disapproves it.

Requirements for Urban Center Designation

The CPPs describe Urban Centers as areas of concentrated employment and housing, with direct service by high-capacity transit and a wide range of other land uses. Collectively, they are expected to account for up to one half of King County's employment growth and one quarter of household growth over the next 20 years. In order to be designated as an Urban Center, jurisdictions must meet specific criteria in the Countywide Planning Policies, including having planned land uses to accommodate:

- A minimum of 15,000 jobs within one-half mile of a transit center;
- At a minimum, an average of 50 employees per gross acre; and
- At a minimum, an average of 15 households per acre.

In addition the CPPs require that fully realized Urban Centers shall be characterized by the following:

- Clearly defined geographic boundaries;
- An intensity/density of land uses sufficient to support effective and rapid transit;
- Pedestrian emphasis within the Center;
- Emphasis on superior urban design which reflects the local community;
- Limitations on single-occupancy vehicle usage during peak commute hours;
- A broad array of land uses and choices within those land uses for employees and residents;
- Sufficient public open spaces and recreational opportunities; and
- Uses which provide both daytime and nighttime activities in the Center.

SUMMARY:

Proposed Ordinance 2014-0072 would amend the CPPs by adding Central Issaquah to the list of Urban Centers. The ordinance would also ratify the change on behalf of the population of unincorporated King County, and begin the ratification process by the cities.

ANALYSIS:

The GMPC staff analysis of the city's proposal as presented to the GMPC, is included as Attachment 2 to this staff report. Through its unanimous adoption of Motion 13-3, has declared that the City of Issaquah has demonstrated its commitment to developing a fully realized Urban Center as envisioned in the CPPs. Specific findings include:

- Issaquah's comprehensive plan and downtown plan establish the policy framework for achieving a compact, mixed use, transit and pedestrian oriented Urban Center.
- Issaquah has implemented its plans with supportive land use and development regulations, including unlimited residential density in the downtown zone, increased height limits, design guidelines and streamlined permit processing.
- The city has planned for future growth within the Urban Center through recent investments in utility, street and sidewalk upgrades, and in land assembly and acquisition. These efforts include plans for a mixed-use Town Square development, and plans for a transit-oriented development project.

Council staff has had an opportunity to thoroughly review the city's proposal, and concurs that it meets the requirements in the CPPs for designation as an Urban Center.

ATTACHMENTS:

1. Proposed Ordinance 2014-0072, with attachments
2. Staff Report to GMPC Motion 13-3

Council Meeting Date: May 29, 2013

Agenda Item: IV

**GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM
KING COUNTY, WASHINGTON**

AGENDA TITLE: Designate Central Issaquah as an Urban Center in the King County
Countywide Planning Policies – Appendix 1 Land Use Map

PRESENTED BY: Ava Frisinger, Issaquah Mayor

SUMMARY

Nomination: The City of Issaquah is proposing that Central Issaquah be designated an Urban Center in the Countywide Planning Policies. The Issaquah City Council authorized nomination of the Central Issaquah Urban Core for Urban Center on April 15, 2013 (AB 6586).

Location: The area proposed for Urban Center designation is shown on the attached map. The proposed Center is 461 acres and includes several of Issaquah's top employers, including Costco's corporate headquarters.

Growth Targets and Future Land Use: Most of Issaquah's future housing and job growth (GMA Targets - 5,750 housing units and 20,000 jobs) is planned for Central Issaquah and the proposed Urban Center. This growth will transform the Urban Center from a collection of strip malls and office buildings into a more livable, sustainable and balance mixed use community. Planned densities are 51 jobs and 15.58 housing units per acre.

A Commitment to Urban Center Expectations: The Issaquah City Council has taken the following steps to plan for growth in the proposed Urban Center:

- ADOPTED the Central Issaquah Plan, including a policy calling for Urban Center designation;
- COMPLETED a *Planned Action EIS* for Central Issaquah and the proposed Urban Center;

- ☑ ADOPTED new *Development and Design Standards* for Central Issaquah;
- ☑ ADOPTED a *Planned Action Ordinance* for the proposed Urban Center; and
- ☑ REZONED the proposed Urban Center from primarily *Office* and *Retail* zoning to higher density mixed use *Urban Core* and *Urban Village* zoning.

APPLICABLE COUNTYWIDE PLANNING POLICIES

The Countywide Planning Policies provide direction about the process for designating Urban Centers.

DP-29 Concentrate housing and employment growth within designated Urban Centers.

7,185 new residential units and 27,565 new jobs are planned for the 461 acre Urban Center.

DP-30 Designate Urban Centers in the Countywide Planning Policies where city-nominated location meets the criteria in policies DP-31 and DP-32 and where the city's commitments will help ensure the success of the center.

The City's commitment to becoming an Urban Center is summarized above. These actions are the result of six years of community planning.

Urban Centers will be limited in number and located on existing or planned high capacity transit corridors to provide a framework for targeted private and public investments that support regional land use and transportation goals. The Land Use Map in Appendix 1 shows the locations of designated Urban Centers.

Issaquah's proposed Urban Center is located adjacent to I-90, a designated high capacity transit (HCT) corridor in the 2005 Sound Transit Long Range Plan.

DP-31 Allow designation on new Urban Centers where the proposed Center:

- a) **Encompasses an area up to one and a half square miles; and**

The proposed Issaquah Center is 461 acres (.72 square miles).

- b) **Has adopted zoning regulations and infrastructure plans that are adequate to accommodate:**

New mixed use urban density zoning districts were adopted for the proposed Urban Center on April 15, 2013. The Central Issaquah Plan EIS identifies specific measures to assure that the City's infrastructure plans are adequate to accommodate the planned growth.

- i) **A minimum of 15,000 jobs within one-half mile of an existing or planned high-capacity transit station.**

The adopted Central Issaquah Plan includes a conceptual HCT I-90 corridor and four potential light rail stations. Three of the four potential stations meet this criterion.

- ii) **At a minimum, an average of 50 employees per gross acre within the Urban Center; and,**

The Central Issaquah Plan anticipates 23,555 jobs in the proposed center – an average of 51.1 employees per gross acre.

- iii) **At a minimum, an average of 15 housing units per gross acre within the Urban Center.**

The Central Issaquah Plan anticipates 7,185 new residential units in the proposed center – an average of 15.58 units per gross acre.

- DP-32 Adopt a map and housing and employment growth targets in City comprehensive plans for each Urban Center, and adopt policies to promote and maintain quality of life in the Center through:**

The Central Issaquah Plan includes a Land Use Map, including the proposed Urban Center and housing and employment targets.

- **A broad mix of land uses that foster both daytime and nighttime activities and opportunities for social interaction;**

The adopted Development and Design Standards allow a mix of uses vertically and horizontally.

- **A range of affordable and healthy housing choices;**

The Housing Element of the Central Issaquah Plan includes policies addressing housing choices and affordability. Residential and mixed

use residential development in the proposed Urban Center is required to provide not less than ten percent of the residential units for mid-moderate incomes. Affordable housing is also one of the required public benefits to participate in the City's density bonus program within the Development and Design Standards.

- **Historic preservation and adaptive reuse of historic places;**

The City's Comprehensive Plan includes policies to preserve natural, cultural and historic resources.

- **Parks and public open spaces that are accessible and beneficial to all residents in the Urban Center;**

The proposed Urban Center will be served by a "Green Necklace" of connected urban parks, green space and pedestrian corridors and three new parks. The proposed Urban Center is also adjacent to Lake Sammamish State Park (512 acres) and Issaquah's 30 acre Tibbetts Valley Park.

- **Strategies to increase tree canopy within the Urban Center and incorporate low-impact development measures to minimize stormwater runoff.**

The Central Issaquah Development and Design Standards establish minimum tree densities, tree removal standards and tree replacement requirements.

City Codes require redevelopment to be consistent with low impact development measures, including narrow streets and impervious pavement.

- **Facilities to meet human service needs;**

The Community Food and Clothing Bank is within walking distance from the proposed Center. The City provides financial support to a variety of local and regional human service programs that serve Issaquah.

- **Superior Urban Design which reflect the local community vision for compact urban development.**

The City adopted new Development and Design Standards for the proposed Urban Center to promote pedestrian oriented development and create a sense of place.

- **Pedestrian and bicycle mobility, transit use and linkages between these modes;**

The vision for the proposed Urban Center is to create a "connected urban community where pedestrians are priority". This vision is implemented through related plan policies and the adopted Development and Design Standards.

- **Planning for complete streets to provide safe and inviting access to multiple travel modes, especially bicycle and pedestrian travel; and,**

Chapter 6.0 Circulation of the Development and Design Standards will "create a complete streets network" for the Urban Center. In addition, the Central Issaquah Plan identifies a number of strategies for Central Issaquah to become bike friendly.

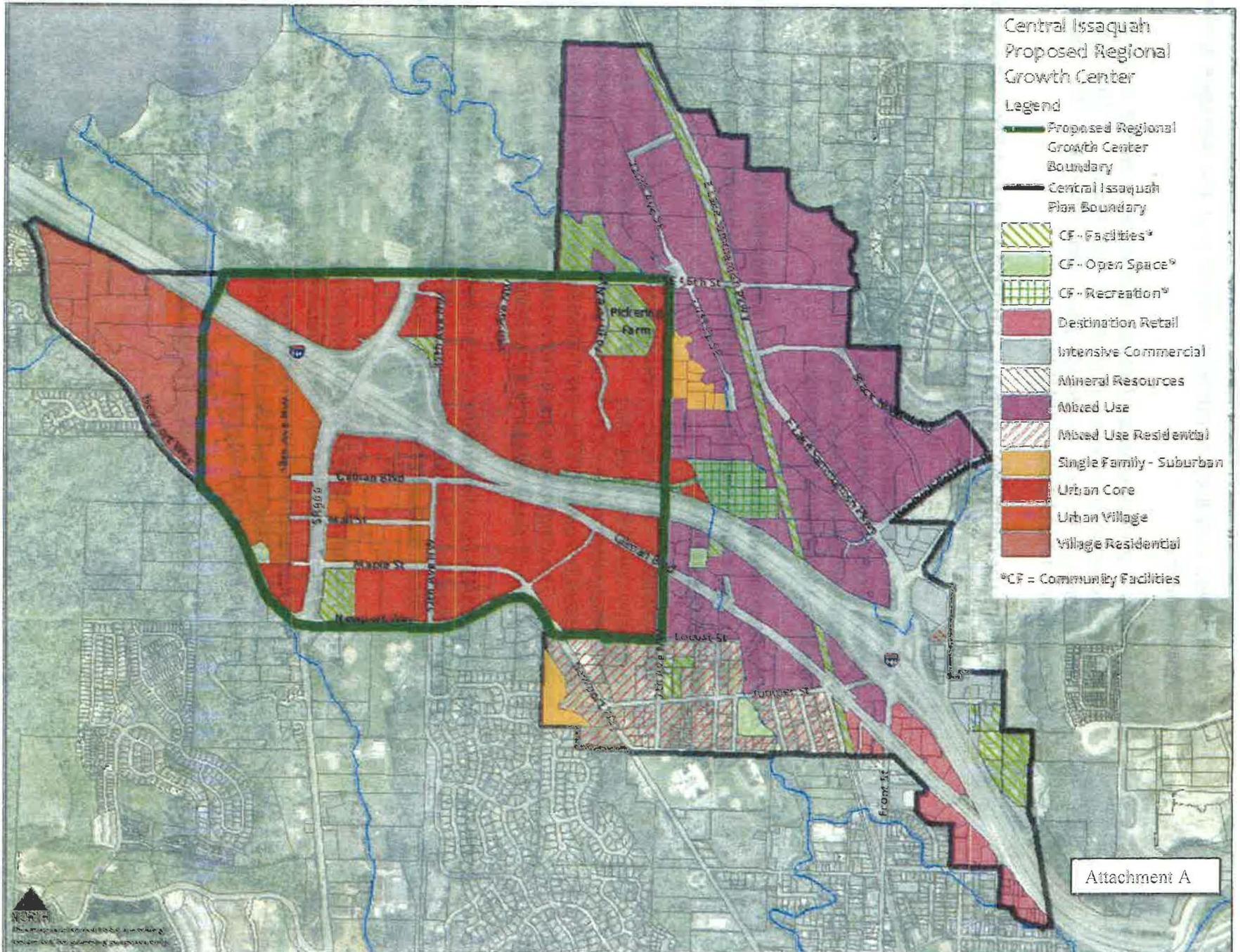
- **Parking management and other strategies that minimize trips made by single-occupant vehicles, especially during peak commute periods.**

Approximately 75% of the developed land in Central Issaquah is currently used for parking. The new Development and Design Standards replace the City's current suburban parking standards with new parking requirements and policies to encourage transit use and walking. The Central Issaquah Plan includes a commitment to achieve a 17% transit, transit supportive and nonmotorized mode split.

DP-33 Form the land use foundation for a regional high-capacity transit system through the designation of a system of Urban Centers. Urban Centers should receive high priority for the location of transit service.

The Sound Transit 2 Plan (ST2) proposal to extend rail service to Issaquah will play an important role in connecting Issaquah to other regional employment and housing centers. The designation of the Central Issaquah Urban Core as an Urban Center will support future transit investment in the I-90 HCT corridor.

Attachment A: Central Issaquah Plan Proposed Regional Growth Center Map



RESOLUTION R-5055

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND RATIFYING AMENDMENTS TO THE KING COUNTY COUNTYWIDE PLANNING POLICIES.

WHEREAS, the Metropolitan King County Council adopted new King County Countywide Planning Policies (CPPs) on December 4, 2012; and;

WHEREAS, the Growth Management Planning Council (GMPC) was established by interlocal agreement to provide for the collaborative policy development of the CPPs; and

WHEREAS, the GMPC passed motion 13-1 on September 25, 2013, which recommended amendments to the CPPs; and

WHEREAS, on March 31, 2014, the Metropolitan King County Council adopted Ordinance 17783 approving the amendments to the CPPs recommended by the GMPC; and

WHEREAS, Policy G-1 of the CPPs requires ratification of the CPPs and amendments to the CPPs by 30 percent of the city and county governments representing at least 70 percent of the population of King County, within 90 days of adoption by the King County Council;

NOW, THEREFORE, be it resolved by the City Council of the City of Kirkland as follows:

Section 1. The Kirkland City Council ratifies Metropolitan King County Ordinance 17783 amending the King County Countywide Planning Polices.

Passed by majority vote of the Kirkland City Council in open meeting this ____ day of _____, 2014.

Mayor

Attest:

City Clerk