



CITY OF KIRKLAND

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MEMORANDUM

To: David Ramsay, City Manager
From: Eric Shields, Planning Director
Date: March 5, 2009
Subject: Housing and Job Growth Target Update

RECOMMENDATION

Hear a presentation on the process for updating housing and job growth targets. No action is requested at this time.

BACKGROUND DISCUSSION

The State Growth Management Act (GMA) requires counties and cities to establish targets for accommodating future growth over a rolling twenty year period. Every five years the state Office of Financial Management (OFM) makes population forecasts for counties. Every ten years, the forecasts must be distributed to individual jurisdictions and used as the basis for updating Comprehensive Plans and development regulations. The most recent OFM forecasts were made in 2007. The next Comprehensive Plan updates are due in December, 2011. Discussions are now underway among County and City staff to begin the target update process.

In King County, growth targets for individual cities are adopted in the King County Countywide Planning Policies (CPPs). The CPPs establish a collaborative process among jurisdictions for updating the targets and amending the CPPs. CPP amendments must be first adopted by the Growth Management Planning Council (GMPC), a committee of elected officials representing a broad spectrum of jurisdictions. Adoption is also required by the King County Council followed by ratification by other jurisdictions representing a majority of the County population. It is hoped that draft targets for the year 2031 can be presented to the GMPC for adoption this fall.

Although the GMA only addresses population targets, King County has also adopted job targets. In the last target update, the allocation process sought to maintain a jobs/ housing balance among four County subareas: Seattle/ Shoreline, East King County, South King County, and Rural cities. In this update, we will also have to address the Vision 2040 plan recently adopted by the Puget Sound Regional Council (PSRC). Vision 2040 targeted growth to groupings of cities referred to as "regional geographies." Kirkland is in the regional geography referred to as "Core Cities" which is targeted to take a significant share of growth.

Attachments:

1. GMA Growth Targets update for King County
2. PowerPoint staff presentation for Council meeting

GMA Growth Targets Update for King County

This briefing paper was prepared by King County and the Suburban Cities Association as a resource for local planning staff in communicating with elected officials and the public about the growth targets update process.

New Growth Targets for King County and Cities: Key Points

- The Growth Management Planning Council is considering updates to county and city **Growth Targets** along with other amendments to the **Countywide Planning Policies** in 2009 and 2010.
- Updated targets provide a framework for local GMA **comprehensive plan updates** due in 2011 while accommodating new **state population projections**.
- Updates to CPPs and targets are guided by Multicounty Planning Policies and the Regional Growth Strategy contained in **Vision 2040**.
- During spring 2009, local governments will review draft targets for both housing and jobs. Final targets to be adopted by GMPC in fall 2009 with ratification by the county and cities.

Planning for Growth under the Growth Management Act

Under Washington State's GMA, King County and its cities must adopt comprehensive plans that accommodate 20 years of anticipated population and employment growth. Plans must provide for land uses and densities, capital facilities and transportation infrastructure, that are sufficient to meet future needs. Local governments have discretion as to how they will accommodate the growth within their borders. Local jurisdictions must update their comprehensive plans at least every 7 years. Cities in King County last completed their plan updates in 2004. The deadline for the next plan update is December 2011.

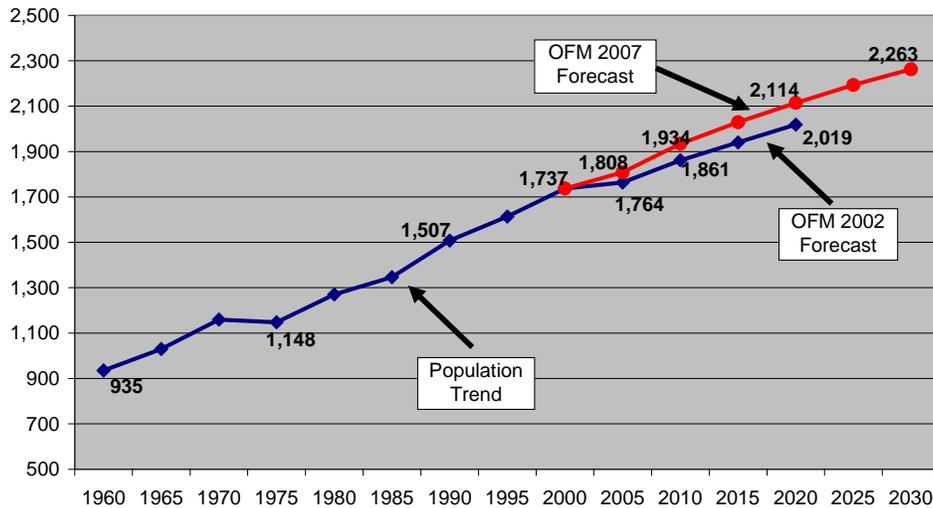
Every five years, the state Office of Financial Management (OFM) issues population projections for each county in the state as a basis for GMA planning. Based on these projections, counties and cities collaborate in determining local allocations of that growth. The act requires that local growth numbers be updated at least every ten years.

New Population and Employment Projections for King County

In King County, growth targets are policy statements indicating the minimum number of households and jobs each jurisdiction plans to accommodate during the current Growth Management period. The targets are based on the OFM population projections along with employment forecasts produced by the Puget Sound Regional Council (PSRC). The county is an attractive region which, over the long term, is expected to see robust amounts of growth.

- OFM released new projections in 2007, which show King County growing at a faster rate than previously forecasted. The result: nearly 100,000 more people countywide in 2022 than currently planned for. Overall, the county is expected to grow by about 450,000 people between 2006 and 2031 to a total population of 2.3 million. The graph on the next page shows the new projection as an extension of historical trends and compared with the 2002 OFM projection.
- The latest employment forecasts released by PSRC in 2006 show growth in the county, over this same period, of nearly 450,000 jobs to a total of 1.7 million jobs.

OFM Population Trends/Forecasts for King County
Numbers in thousands



Adoption of Growth Targets by the Growth Management Planning Council

The GMPC is a formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns, special purpose districts, and the Port of Seattle. The GMPC responds to the GMA requirement that counties and cities collaborate to develop and adopt Countywide Planning Policies (CPPs). Household and job growth targets are contained in the CPPs.

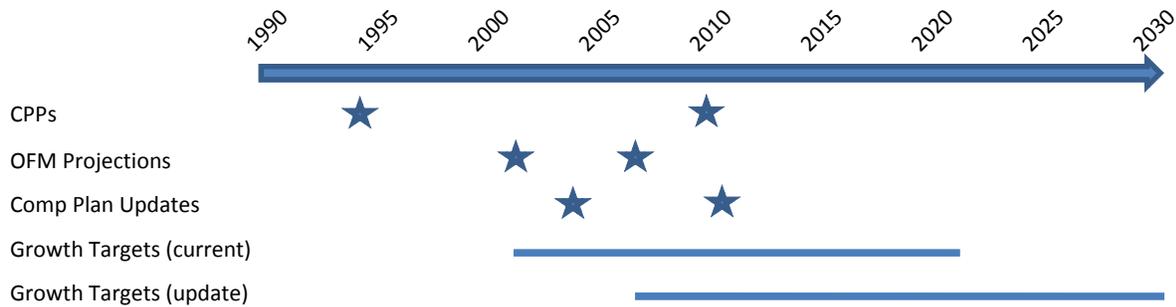
The CPPs were originally adopted by the GMPC in 1994. Growth targets were updated in 2002, for a planning period extending to 2022. The county and cities incorporated those targets into their 2004 plan updates. The GMPC will be considering new updates to the targets based on the new population projections from OFM, thus providing substantive guidance to cities as they update their 20-year comprehensive plans once again. New growth targets would extend the countywide planning period out another 9 years, with a horizon of 2031, 20 years beyond the 2011 comprehensive plan update requirement.

The CPPs establish the policy framework for allocating growth targets. Those policies include:

- 1) Limiting growth in Rural and Resource areas,
- 2) Focusing growth within the existing Urban Growth Area, within cities, and within designated Urban Centers and Manufacturing/Industrial Centers,
- 3) Improving jobs-housing balance within four planning subareas, and
- 4) Fostering a pattern of growth that ensures efficient use of infrastructure and can be served by public transportation.

Development of the targets, which are formally adopted by the GMPC and ratified by the county and cities, involves extensive coordination among staff from throughout the county. Through this process, every jurisdiction is expected to take its fair share of growth. The rationale for the staff recommended target allocation is based on best available demographic, economic, and land use data, and also incorporates unique factors and local policies.

The timeline below gives an overview of the schedule for GMA planning actions for King County.



New Policy Guidance from *Vision 2040*

The Puget Sound Regional Council recently adopted *Vision 2040*, a growth management, transportation, and economic development strategy for the 4-county region. With *Vision 2040*, the PSRC has amended its Multicounty Planning Policies (MPPs) to address coordinated action around a range of policy areas, including land use and development patterns. The GMPC will be updating its countywide policies in 2010 to bring them into consistency with the MPPs.

Vision 2040 also contains a Regional Growth Strategy that provides substantive guidance for planning for the roughly 1.7 million additional people and 1.2 million additional jobs expected in the region between 2000 and 2040. The Strategy retains much of the discretion that counties and cities have in setting local targets, while calling for broad shifts in where growth locates within the region. In comparison to current targets and plans, the Strategy calls for:

- **Increasing** the amount of growth targeted to cities that contain regionally designated urban centers (to include both metropolitan centers and many suburban cities)
- **Increasing** the amount of growth targeted to other large cities (with combined population and employment of at least 22,500)
- **Decreasing** the amount of growth targeted to Urban designated unincorporated areas, Rural designated unincorporated areas, and to smaller cities
- Achieving a greater **jobs-housing balance** within the region

New growth targets for King County are expected to move toward achieving the desired pattern of growth laid out in *Vision 2040*, while recognizing the long-term nature of the regional land use goals and the many challenges involved in “bending the trend” away from past growth patterns.

Next Steps

Staff work toward updated growth targets for King County is underway now. In the coming months, cities will be asked to review and provide input on a range of potential future growth scenarios. Based on this process, recommended draft targets may go to the GMPC as early as July 2009, with a vote for adoption possible at the council’s September 2009 meeting. Once adopted, growth targets must be ratified by the county council and cities.

ATTACHMENT 1

As described in this paper, the proposed update schedule for the CPPs and growth targets is intended to meet state, regional, and local policy objectives. Adopting targets ahead of the 2011 comprehensive plan updates will ensure that appropriate and timely planning can be done to accommodate projected growth. Many cities will find that their current land uses and densities do accommodate housing and jobs needed through 2031; others may need to adjust their plans and regulations in the 2011 update. With an updated CPP framework, including growth targets, in place, all cities will be in a much better position to align their plans with both *Vision 2040* and the GMA.

Questions about King County's growth targets can be directed to Chandler Felt, King County Office of Strategic Planning and Performance Management at (206) 263-9693 / chandler.felt@kingcounty.gov, or to Michael Hubner, Suburban Cities Association at (253) 856-5443 / mhubner@ci.kent.wa.us.

**King County Housing and Job
Growth Targets**
Update to Kirkland City Council
March, 2009

Planning for Growth Under GMA

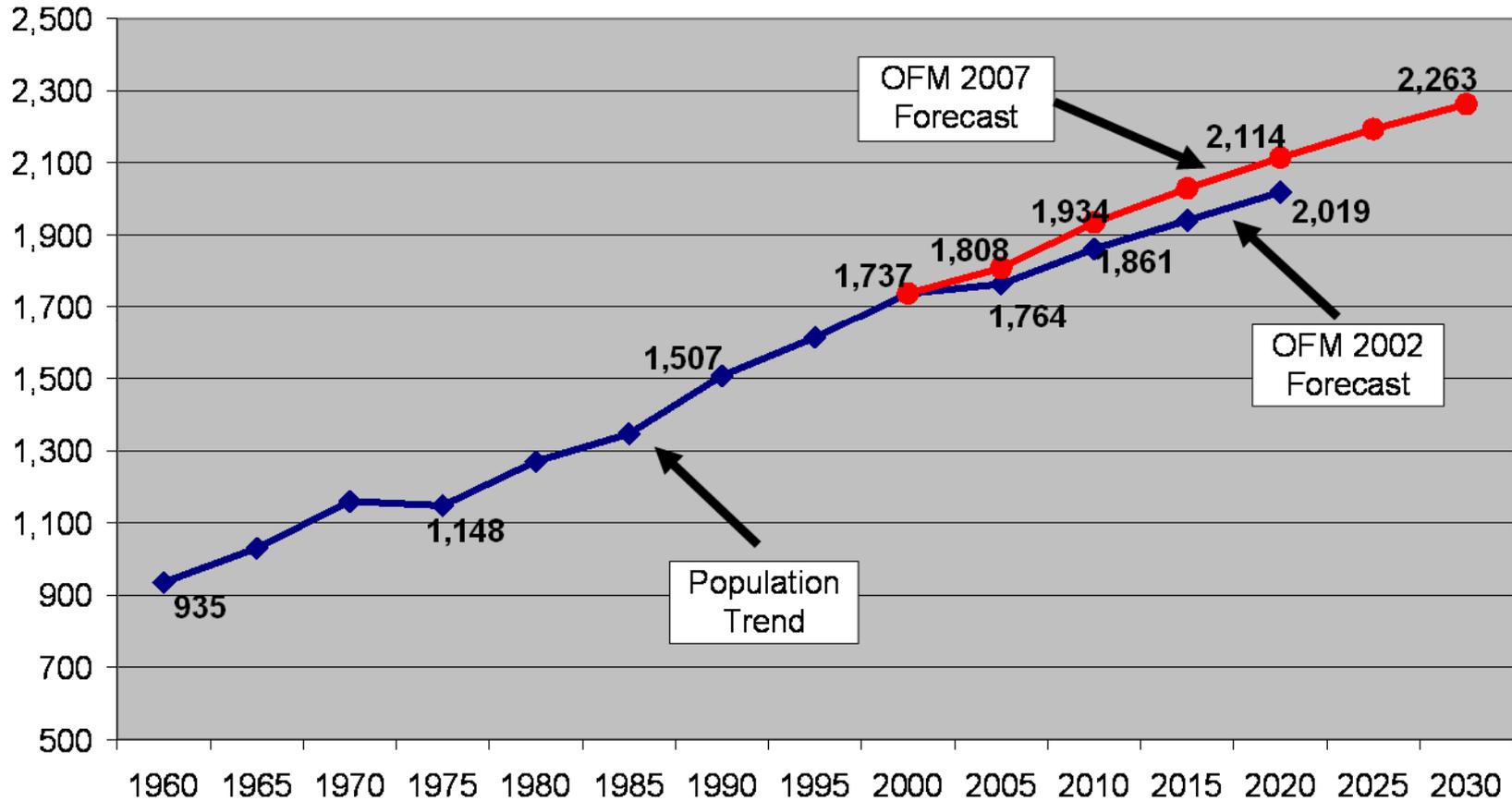
- **Comprehensive Plan Requirements of the Growth Management Act**
 - Accommodate 20 years of population and job growth
 - Provide for sufficient land uses, densities, capital facilities, and transportation
 - Update plans at least every 7 years
 - King Co. cities last updated their plans in 2004
 - Comprehensive plan updates next due Dec. 2011
 - ❖ See RCW 36.70A.110, .115, .130. and .215
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GMA Growth Projections

- **State Office of Financial Management forecasts of population for counties**
 - Issued every 5 years
 - Counties and cities collaborate in allocating OFM projected growth to cities and unincorporated areas
 - Local allocations updated at least every 10 years
 - Latest OFM projections released in 2007
 - They show King County growing faster over the long-term than previous forecasts
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OFM Population Trends/Forecasts for King County

Numbers in thousands



Allocation of Growth Targets

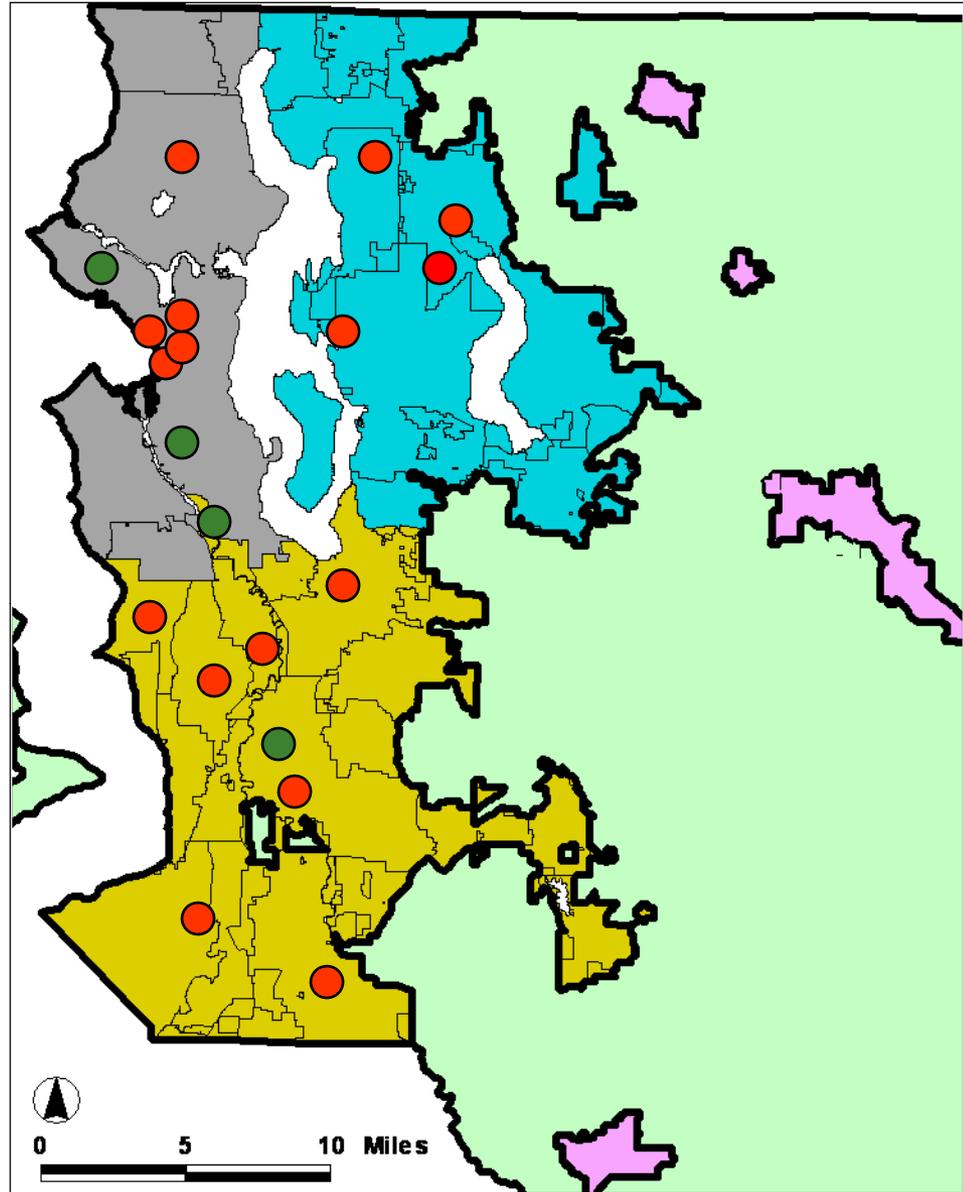
- **Growth Management Planning Council (GMPC)**
 - Body of city / county elected officials oversee Growth Mgmt
 - Adopts Countywide Planning Policies (CPPs)
 - CPPs must be ratified by county and cities
 - **CPPs and Growth Targets**
 - Growth Targets are adopted in CPPs as policy statement
 - Minimal amount of growth that local govts must plan for over a 20-year planning period
 - Expressed as household- and job-growth numbers
 - Current targets cover 2002-2022 planning period
 - GMPC considering targets update in its 2009 work plan
 - Proposed target update pushes planning out 9 years to 2031
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CPP Guidance for Target Allocations

- **County and cities develop target jointly**
 - Each jurisdiction takes fair share of growth
 - Based on best available data, countywide policy, and local factors
 - **CPPs establish guiding principles:**
 - 1) Limit growth in Rural and Resource areas
 - 2) Focus growth in Urban Growth Area, cities, and Urban Centers
 - 3) Land use pattern efficient to serve with infrastructure and transit
 - 4) Jobs-housing balance in 4 subareas
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Subareas of King County UGA

-  Urban Centers
-  Manufacturing Centers
-  UGA Boundary
- Subareas**
 -  East County
 -  Rural Cities
 -  South County
 -  Sea-Shore
 -  Rural Unincorporated



Vision 2040, CPPs, and Growth Targets

■ Vision 2040

- Long-range strategy for growth management, transportation, and economic development in 4-county region
- Adopted by counties and cities in 2008

■ Multicounty Planning Policies

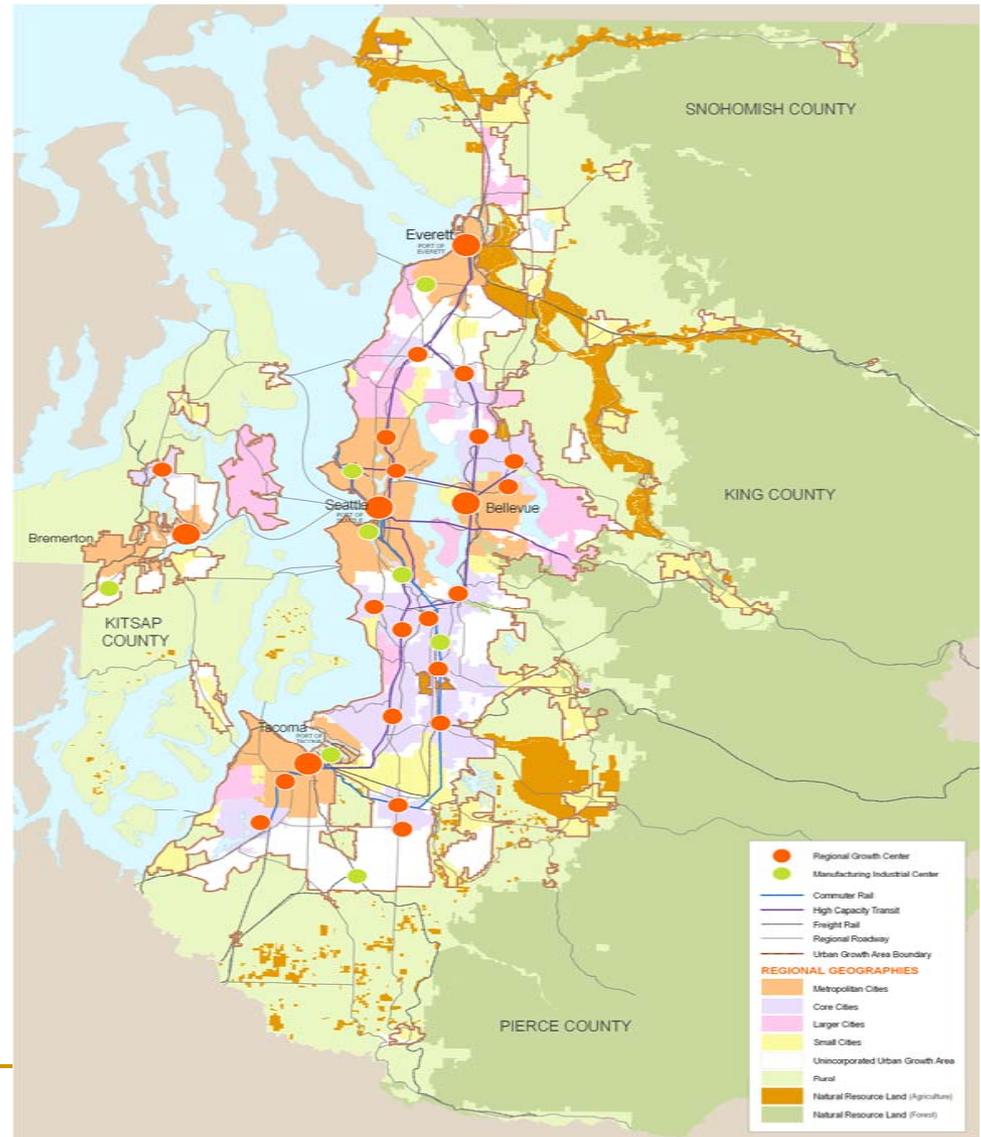
- Policy guidance for regional, county and local government
- CPPs must be amended by Dec 2010 to align with MPPs

■ Regional Growth Strategy

- Desired pattern of growth in region over 40 years (2000-2040)
 - Sets quantitative guidance (%s) for county and city target allocations
 - Retains countywide discretion in target setting while “bending the trend” away from past growth patterns and plans
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Regional Geographies

- Metropolitan cities – largest in each county
- Core Cities – cities with designated centers e.g. **Kirkland**
- Larger Cities
- Small Cities
- Unincorporated Urban Growth Areas
- Rural and Resource Areas



Growth Strategy

Share of Growth

Population Employment

Increased share to:

- | | | |
|------------------------|--------------|--------------|
| • Metropolitan cities: | 39.8% | 44.7% |
| • Core cities: | 28.3% | 37.8% |
| • Large cities: | 13.9% | 10.4% |

Decreased share to:

- | | | |
|-------------------------|------|------|
| ■ Small cities: | 6.2% | 3.2% |
| ■ Unincorporated urban: | 8.4% | 3.3% |
| ■ Rural areas: | 2.8% | 0.7% |

Job Growth Shifted somewhat to other counties

Direction for Kirkland

- Accommodate growth target as much as feasible within Totem Lake Urban Center

Update Process

- **Sept. '08 – Feb. '09:**
 - Staff committee formed
 - Technical issues resolved: e.g. adjustments for growth since 2000, household size and vacancy rates.
 - **Feb. – April '09:** Council briefings
 - **April '09:** GMPC briefing and direction
 - **April - June '09:** Draft targets prepared
 - **July '09:** GMPC considers draft targets
 - **Sept. '09:** GMPC adopts final targets
 - **Oct. '09 +:** King Co. adoption and city ratification
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Questions?
