



CITY OF KIRKLAND
Planning and Community Development Department
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MEMORANDUM

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

RECOMMENDATION

Review proposed growth targets for Kirkland and other King County cities. Provide comments that can be transmitted to the Growth Management Planning Council. Staff recommends that the draft targets be recommended for adoption by the GMPC.

BACKGROUND DISCUSSION

In March, 2009, the City Council was briefed on the process for updating growth targets for King County jurisdictions. Targets represent the housing and employment growth that jurisdictions must plan for over a twenty year period. Each jurisdiction must provide sufficient development capacity to accommodate its target. The new targets will be for the twenty year period ending in 2031 and will be used in updating comprehensive plans by 2011.

To establish targets, the Growth Management Act requires that *housing* targets be adopted based on population projections prepared by the state Office of Financial Management (OFM). In addition, the King County Countywide Planning Policies (CPPs) and the Vision 2040 regional plan require that *job* targets be adopted based on forecasts prepared by the Puget Sound Regional Council (PSRC). The new targets will take effect following approval by the King County Growth Management Planning Council (GMPC), adoption by the King County Council and ratification by a majority of King County cities.

The most recent OFM population forecasts require King County cities to provide capacity for 233,700 additional housing units. To accommodate the PSRC jobs forecast, capacity for 429,300 additional jobs is needed. Note that these housing and job forecasts are less than the growth forecasts often cited from Vision 2040: 1.7 million additional people and 1.3 million additional jobs. This is because Vision 2040 covers a longer time period (through 2040), as well as a larger area (four counties).

Planning directors from King County jurisdictions have been working on draft targets with the intent of forwarding them for review by the GMPC in July. Local jurisdictions are asked to review and comment on the draft targets in June. If all goes smoothly, adoption by the GMPC would occur in September followed by King County adoption and city ratification by the end of the year.

A briefing paper on the target update process is provided as attachment 1.

There are two steps in assigning targets to individual jurisdictions. The first involves distributing growth to “regional geographies” designated by the PSRC Vision 2040 plan. Vision 2040 divides cities into five geographies based on city size and whether a city has a designated Urban Center. Each “geography” is assigned a different percentage of growth, with the “geographies” for largest cities generally assigned the greatest growth. Kirkland is one of ten cities in King County designated as a “core city.” The core city group is assigned to take 31% of the county housing growth, and 39% of the new jobs. By comparison, there are two “metropolitan cities” that are targeted to take substantially more growth (44% of the housing and 47% of the jobs!), while eight “larger cities” and 19 “small cities” are targeted to accommodate much less. A small amount of growth is targeted to urban unincorporated areas.

The second step in the process involves distributing the targets for each of the five regional geographies to the cities within each group. Planning directors from each group met separately to discuss this. In the case of core cities, our target is 72,800 housing units and 166,700 jobs. We approached the distribution by examining the growth *capacity* for each city through the target year of 2031. While all of the cities have ample land zoned to accommodate growth, particularly in our urban centers, the *capacity* for growth is more limited. Under growth management procedures, capacity is a measure of land likely to redevelop based on land values and preexisting improvements. Remarkably, when the housing capacity formula was applied to core cities, the total capacity was only 245 units less than needed to meet the core city target. Consequently, all of the core cities will be able to meet our targets if each city agrees to a target equal to its existing capacity plus an average of 25 additional units each. We felt that this was a reasonable solution since it would allow all core cities to meet our targets without any one city having to undertake significant re-zoning. Kirkland’s mid range housing target would be 7200, which is about average for the ten core cities.

With regard to jobs, the core city capacity is 18,000 more than the overall target. In keeping with the approach suggested for housing targets, planning directors recommended that each city be assigned a job target equal to its capacity minus a proportionate share of the surplus capacity. Kirkland’s mid range job target would be 20,200, somewhat above average.

Attachments 2 and 3 show the draft housing and job targets for each jurisdiction, with Kirkland’s targets highlighted. At this point, the targets are expressed as ranges, but in the final version a single target within the range will be assigned.

Attachments:

1. Update of King County Growth, Targets Briefing Paper
2. Proposed housing Target Ranges
3. Proposed Job Target Ranges

UPDATE OF KING COUNTY GROWTH TARGETS

BRIEFING PAPER – JUNE 2009

Washington's Growth Management Act requires local jurisdictions in King County to adopt and periodically update their comprehensive plans to accommodate 20 years of anticipated population and employment growth. In King County, the amount of growth that each city must plan for is set forth in "growth targets" that are adopted in the Countywide Planning Policies. As part of a broader review and update of the CPPs occurring through 2010, the Growth Management Planning Council (GMPC) has directed staff to develop updated growth targets for consideration and potential adoption in 2009.

In King County, growth targets are policy statements indicating the minimum number of households or housing units and jobs each jurisdiction intends to accommodate during the current Growth Management planning period. The current targets, adopted in 2002, are based on Office of Financial Management (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 both residential and employment growth. Planning for anticipated growth is essential to maintain the vitality and livability of our region. To that end, growth targets represent a local jurisdiction commitment to accommodate a share of the region's growth through planned land uses and densities, implementing regulations, and capital facilities plans and investments. However, because land development is determined by many factors beyond local government control, the targets are not an obligation to achieve a prescribed level of growth by a certain date.

In 2008, a committee of senior staff from cities throughout the county and from the county itself convened to draft updated growth targets. The "Growth Targets Committee" met monthly from July 2008 through June 2009 and developed a proposed approach, methodology, schedule, and range of numbers for a growth targets update. On April 15, 2009, the Committee recommended to GMPC an approach that addresses the following factors.

Respond to GMA timelines and local planning needs. The Growth Management Act requires comprehensive plan updates every 7 years, with the next due in 2011. GMA also requires a UGA review every 10 years that addresses 20-year growth needs. With both deadlines coming up for King County jurisdictions in the next several years, a 2009 adoption of updated growth targets ensures statutory compliance and provides cities with the information they need to plan ahead for anticipated needs. New growth targets would extend the planning period out to 2031, 20 years beyond the 2011 plan update deadline.

Incorporate new population projections from OFM. Every five years, the state Office of Financial Management issues population projections for each county in the state as a basis for GMA planning. OFM released new projections in 2007, which show King County growing at a faster rate than previously forecasted and currently planned for. According to the new projections, the county is expected to grow by about 450,000 people between 2006 and 2031 to a total population of 2.3 million. The latest employment forecasts released by PSRC in 2006 show growth in the county, over this same 25-year period, of nearly 440,000 jobs to a total of 1.7 million jobs in 2031.

Implement *Vision 2040* and the Multicounty Planning Policies. *Vision 2040* provides substantive guidance for target allocations in each of the four PSRC counties. *Vision 2040*'s Regional Growth Strategy and updated MPPs call for shifts in where growth locates within the region, among the counties, and to groupings of cities called "regional geographies." City-specific target numbers are to be worked out in each county. Regional policy guidance on targets is broadly consistent with current King County CPPs, including limiting rural growth, focusing growth in cities and Urban Centers, and improving jobs-housing balance. New growth targets for King County will move toward achieving the desired pattern of development called for in *VISION 2040*, while recognizing the long-term nature of the regional land use goals and the many challenges involved in moving away from past growth patterns.

Follow a bottoms-up process that balances regional and local factors. The county and cities are addressing the growth targets update collaboratively. Every jurisdiction is expected to take a “fair share” of the growth, determined through a process that considers best available demographic, economic, and land use data, and also incorporates regional and countywide policy direction along with unique local factors and policies. Based on these factors, the Growth Targets Committee developed a methodology to convert population and employment forecasts into proposed targets totals for each of the regional geographies in the county. The results of this process are summarized in the table below.

Table 1: Proposed Growth Allocations to Regional Geographies

Regional Geography	Proposed Growth Allocations 2006 - 2031		
	Population	Housing Units	Jobs
Metropolitan Cities	206,100	103,000	199,700
Core Cities	139,700	72,800	166,700
Larger Cities	62,200	29,000	42,700
Small Cities	22,700	10,800	9,600
Urban Unincorporated	25,300	18,100	10,600
Rural	13,000	5,400	0
King County Total	469,000	239,100	429,300

Within each Regional Geography, staff met to develop a proposed range of draft targets for housing and jobs for each jurisdiction. Criteria that were used to inform the allocation included the following:

- Countywide Planning Policies, including existing adopted targets for the 2001-2022 planning period
- Data from the 2007 Buildable Lands Report, including development trends and land capacity
- Current population, jobs and land area
- Location within the county, including subarea
- Local policies, plans, zoning and other regulations, and major development projects and proposals
- “Fair share” distribution of the responsibility to accommodate future growth

The results of this process are shown in the tables—Proposed Housing Target Ranges and Proposed Job Target Ranges—which are attached to this memo. The tables indicate a range of potential targets for each city and unincorporated urban area. Within the range, some regional geographies may need to plan for the high or low end in order to reach the overall total for the grouping. As a point of comparison, existing targets for the 2001-2022 planning period are also shown. These targets will be replaced by the new targets once adopted.

Next Steps. The Growth Targets Committee will present draft local target ranges to the GMPC at its next meeting on July 15. The GMPC is scheduled to take action to approve final targets at its September 16 meeting. If approved by GMPC, the targets, like any other Countywide Planning Policy, must be ratified by the King County Council and by cities.

Distribution of this memo and proposed target ranges is intended to further local review by cities. Staff will be providing this information to local city councils and other key decision makers. No action is required on the targets at this time, but feedback generated through the local review process is important as the Growth Targets Committee and the GMPC refine the targets proposal in the coming months.

Questions about the growth targets, along with the recommended policy position, should be directed to Chandler Felt, King County Strategic Planning, at (206) 263-9693 / chandler.felt@kingcounty.gov, or Michael Hubner, Suburban Cities Association, at (253) 856-5443 / mhubner@ci.kent.wa.us.

King County Growth Targets Update
Proposed Housing Target Ranges, June 2009 Local Review Draft

Regional Geography City / Subarea	Existing Household Growth Targets (2001-2022)	Allocations to Regional Geographies	Updated Planning Targets- New Additional Housing Units (2006-2031)		
			Low	Mid	High
Metropolitan Cities					
Bellevue	10,117		15,000	17,000	19,000
Seattle	51,510		88,000	86,000	84,000
Total	61,627	103,000	103,000	103,000	103,000
Core Cities					
Auburn	5,928		8,000	8,400	8,800
Bothell	1,751		2,800	2,900	3,000
Burien	1,552		3,700	3,900	4,100
Federal Way	6,188		7,700	8,100	8,500
Kent	4,284		7,400	7,800	8,200
Kirkland	5,480		6,800	7,200	7,600
Redmond	9,083		9,200	9,700	10,200
Renton	6,198		13,300	14,000	14,700
SeaTac	4,478		5,500	5,800	6,100
Tukwila	3,200		4,600	4,800	5,000
Total	48,142	72,800	69,000	72,600	76,200
Larger Cities					
Des Moines	1,576		2,500	2,750	3,000
Issaquah	3,993		5,000	5,250	5,500
Kenmore	2,325		2,500	3,000	3,500
Maple Valley	300		1,500	1,650	1,800
Mercer Island	1,437		1,800	1,900	2,000
Sammamish	3,842		3,000	3,500	4,000
Shoreline	2,651		4,000	4,500	5,000
Woodinville	1,869		2,500	2,750	3,000
Total	17,993	29,000	22,800	25,300	27,800
Small Cities					
Algona	298		190	200	210
Beaux Arts	3		3	3	3
Black Diamond	1,099		1,900	2,000	2,100
Carnation	246		330	350	370
Clyde Hill	21		10	11	12
Covington	1,173		1,470	1,550	1,630
Duvall	1,037		1,140	1,200	1,260
Enumclaw	1,927		1,425	1,500	1,575
Hunts Point	1		1	1	1
Lake Forest Park	538		475	500	525
Medina	31		19	20	21
Milton	50		50	55	60
Newcastle	863		880	925	970
Normandy Park	100		120	125	130
North Bend	636		665	700	735
Pacific	996		285	300	315
Skykomish	20		10	10	11
Snoqualmie	1,697		1,615	1,700	1,785
Yarrow Point	28		14	15	16
Total	10,764	10,800	10,602	11,165	11,728
Urban Unincorporated					
SeaShore	1,670		1,425	1,500	1,575
South County	4,935		12,255	12,900	13,545
East County	6,801		3,515	3,700	3,885
Total	13,406	18,100	17,195	18,100	19,005
King County UGA Total	151,932	233,700	222,597	230,165	237,733

King County Growth Targets Update
Proposed Job Target Ranges, June 2009 Local Review Draft

Regional Geography City / Subarea	Existing Job Growth Targets (2001-2022)	Allocations to Regional Geographies	Proposed Planning Targets- New Additional Jobs (2006-2031)		
			Low	Mid	High
Metropolitan Cities					
Bellevue	40,000		50,000	51,500	53,000
Seattle	92,083		149,700	148,200	146,700
Total	132,083	199,700	199,700	199,700	199,700
Core Cities					
Auburn	6,079		18,200	19,200	20,200
Bothell	2,000		4,600	4,800	5,000
Burien	1,712		4,400	4,600	4,800
Federal Way	7,481		11,700	12,300	12,900
Kent	11,500		12,500	13,200	13,900
Kirkland	8,800		19,200	20,200	21,200
Redmond	21,760		21,850	23,000	24,150
Renton	27,597		27,300	28,700	30,100
SeaTac	9,288		24,000	25,300	26,600
Tukwila	16,000		14,700	15,500	16,300
Total	112,217	166,700	158,450	166,800	175,150
Larger Cities					
Des Moines	1,695		4,000	4,500	5,000
Issaquah	14,000		15,000	17,500	20,000
Kenmore	2,800		2,500	2,750	3,000
Maple Valley	804		1,400	1,700	2,000
Mercer Island	800		800	900	1,000
Sammamish	1,230		1,200	1,500	1,800
Shoreline	2,618		4,000	4,500	5,000
Woodinville	2,000		4,000	4,500	5,000
Total	25,947	42,700	32,900	37,850	42,800
Small Cities					
Algona	108		190	200	210
Beaux Arts	-		3	3	3
Black Diamond	2,525		950	1,000	1,050
Carnation	75		330	350	370
Clyde Hill	-		-	-	-
Covington	900		1,200	1,250	1,320
Duvall	1,125		760	800	840
Enumclaw	1,125		665	700	735
Hunts Point	-		-	-	-
Lake Forest Park	455		190	200	210
Medina	-		-	-	-
Milton	1,054		140	150	160
Newcastle	500		665	700	735
Normandy Park	67		55	60	65
North Bend	1,125		950	1,000	1,050
Pacific	108		330	350	370
Skykomish	-		-	-	-
Snoqualmie	1,800		950	1,000	1,050
Yarrow Point	-		-	-	-
Total	10,967	9,600	7,378	7,763	8,168
Urban Unincorporated					
SeaShore	694		2,300	2,400	2,500
South County	2,582		3,500	3,700	3,900
East County	4,637		4,250	4,500	4,700
Total	7,913	10,600	10,050	10,600	11,100
King County UGA Total	289,127	429,300	408,478	422,713	436,918