



King County

1200 King County
Courthouse
516 Third Avenue
Seattle, WA 98104

Meeting Agenda

Transportation, Economy and Environment Committee

*Councilmembers: Rod Dembowski, Chair; Claudia Balducci, Vice Chair;
Jeanne Kohl-Welles, Kathy Lambert, Joe McDermott, Dave Upthegrove, Pete von Reichbauer*

*Staff: Mary Bourguignon, Lead Staff (206-477-0873)
Angelica Calderon, Committee Assistant (206-477-0874)*

9:30 AM

Tuesday, September 20, 2016

Room 1001

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

1. **Call to Order**

To show a PDF of the written materials for an agenda item, click on the agenda item below.

2. **Roll Call**

3. **Approval of Minutes** pp. 3-8

Minutes of September 14, 2016 Special meeting.

4. **Public Comment**

Discussion and Possible Action

5. **Proposed Ordinance No. 2016-0155** pp. 9-416

AN ORDINANCE relating to comprehensive planning and permitting; amending Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020, Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030, and Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030, Ordinance 10870, Section 330, as amended, and K.C.C. 21A.08.030, Ordinance 10870, Section 332, as amended, and K.C.C. 21A.08.050, Ordinance 10870, Section 333, as amended, and K.C.C. 21A.08.060, Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070, Ordinance 10870, Section 335, as amended, and K.C.C. 21A.08.080, Ordinance 10870, Section 336, as amended, and K.C.C. 21A.08.090, Ordinance 10870, Section 337, as amended, and K.C.C. 21A.08.100, Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020, Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110, adding new sections to K.C.C. chapter 21A.06, adding new sections to K.C.C. chapter 21A.42, decodifying K.C.C. 20.54.010 and repealing Ordinance 8421, Section 2, and K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C. 20.54.020, Ordinance 3064, Section 3, as



*Sign language and communication material in alternate formats can be arranged given sufficient notice (206-1000).
TDD Number 206-1024.*

ASSISTIVE LISTENING DEVICES AVAILABLE IN THE COUNCIL CHAMBERS.



amended, and K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040, Ordinance 3064, Section 5, and K.C.C. 20.54.050, Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060, Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070, Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080, Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090, Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100, Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110, Ordinance 3064, Section 12, and K.C.C. 20.54.120, Ordinance 3064, Section 13, and K.C.C. 20.54.130 and Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010

Sponsors: Mr. Dembowski

Christine Jensen, Council Staff

6. [Proposed Ordinance No. 2016-0159](#) pp. 417-637

AN ORDINANCE relating to comprehensive planning; adopting the 2016 King County real property asset management plan in response to the 2015/2016 Biennial Budget Ordinance, Ordinance 17941, Section 121, as amended by Ordinance 18110, Section 55, Proviso P1 and to K.C.C. 20.12.100; and amending Ordinance 10810, Section 1, as amended, and K.C.C. 20.12.100.

Sponsors: Mr. Upthegrove

Katherine Cortes, Council Staff

Other Business

Adjournment



King County

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Meeting Minutes

Transportation, Economy and Environment Committee

*Councilmembers: Rod Dembowski, Chair; Claudia Balducci, Vice
Chair;
Jeanne Kohl-Welles, Kathy Lambert, Joe McDermott, Dave
Upthegrove, Pete von Reichbauer*

*Staff: Mary Bourguignon, Lead Staff (206-477-0873)
Angelica Calderon, Committee Assistant (206-477-0874)*

1:30 PM

Wednesday, September 14, 2016

Room 1001

SPECIAL MEETING

Pursuant to K.C.C. 1.24.035 A. and F., this meeting is also noticed as a meeting of the Metropolitan King County Council, whose agenda is limited to the committee business. In this meeting only the rules and procedures applicable to committees apply and not those applicable to full council meetings.

1. **Call to Order**

Chair Dembowski called the special meeting to order at 1:31 p.m.

2. **Roll Call**

Present: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

3. **Approval of Minutes**

Councilmember Balducci moved the approval of the minutes of September 6, 2016 meeting. Seeing no objections, the minutes were approved as presented.

4. **Public Comment**

The following people were present to offer public comment:

1. Alex Zimmerman
2. Michael Fuller

Consent Items

5. **Proposed Ordinance No. 2016-0406**

AN ORDINANCE approving and adopting two memoranda of agreement regarding Ferry Coalition Reopener on Cost-of-Living Adjustment for 2017 and Deckhand Bump-up to Captain, negotiated by and between King County and the Ferry Coalition (Passenger only Vessels, Marine Division,

Department of Transportation) representing employees in the department of transportation; and establishing the effective dates of said agreements.

Sponsors: Mr. McDermott

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Ordinance be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

6. Proposed Ordinance No. 2016-0416

AN ORDINANCE authorizing the county executive to execute a contract agreement between King County and the city of Redmond relating to the administration of the fire code operational permit program in unincorporated King County Fire District 34.

Sponsors: Mr. Dembowski

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Ordinance be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

7. Proposed Ordinance No. 2016-0438

AN ORDINANCE changing the name of the Lakehaven Utility District to the Lakehaven Water and Sewer District.

Sponsors: Mr. von Reichbauer

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Ordinance be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

8. Proposed Motion No. 2016-0434

A MOTION confirming the executive's appointment of Bobbi Wallace, who resides in council district six, to the King County waterworks grant ranking committee, as the district six representative.

Sponsors: Ms. Balducci

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Motion be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

9. Proposed Motion No. 2016-0440

A MOTION appointing Gregory J. Beardsley, who resides in council district eight, to a term of four

years on the Vashon Island ferry advisory committee.

Sponsors: Mr. McDermott

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Motion be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

10. Proposed Motion No. 2016-0441

A MOTION appointing Kari Ulatoski, who resides in council district eight, to a term of two years on the Vashon Island ferry advisory committee.

Sponsors: Mr. McDermott

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Motion be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

11. Proposed Motion No. 2016-0442

A MOTION appointing Jan Stephens, who resides in council district eight, to a term of three years on the Vashon Island ferry advisory committee.

Sponsors: Mr. McDermott

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Motion be Recommended Do Pass Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

Discussion and Possible Action

12. Proposed Ordinance No. 2016-0339

AN ORDINANCE relating to the sale of biomethane and related environmental attributes held by the county; authorizing the wastewater treatment division to enter into an agreement for the sale of biomethane and environmental attributes associated with purified biomethane produced at the South wastewater treatment plant to IGI Resources, Inc.

Sponsors: Mr. Dembowski

Michael Reed, Council Staff, briefed the legislation and answered questions from the members. Grover Cleveland, Business Development Manager, and David Broustis, Energy Manager, Department of Natural Resources and Parks were present to brief the Committee with a PowerPoint Presentation and answer questions from the members. Councilmember Balducci moved Striking Amendment 1. The amendment was adopted.

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Ordinance be Recommended Do Pass Substitute Consent. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

13. Proposed Motion No. 2016-0453

A MOTION accepting a transit passenger and operator security action plan to enhance the safety and security of transit customers and employees, in response to Motion 14595.

Sponsors: Mr. Dembowski

Greg Doss, Council Staff, briefed the legislation and answered questions from the members. Rob Gannon, Interim General Manager, Metro Transit and Major Jutilla, Metro Transit Police Chief, were present to brief the Committee with a PowerPoint Presentation and answer questions from the members.

This item was expedited to the September 19, 2016 Council Agenda.

A motion was made by Councilmember Balducci that this Motion be Recommended Do Pass. The motion carried by the following vote:

Yes: 7 - Mr. Dembowski, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer, Ms. Kohl-Welles and Ms. Balducci

Briefing

14. Briefing No. 2016-B0175

2016-RPT0115 - Paid parental leave pilot report

Nick Wagner, Council Staff, briefed and answered questions from the members. Denise Pruitt, Senior Policy Advisor, Human Resources Division, DES was present to brief and answer questions from the members.

This matter was Presented

15. Grant Alerts

The Chair read the Grant Alerts into the record.

Adjournment

The meeting was adjourned at 2:45 p.m.

Approved this _____ day of _____.

Clerk's Signature

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King County

**Metropolitan King County Council
Transportation, Economy and Environment Committee**

STAFF REPORT

| | | | |
|----------------------|-----------|--------------|--------------------|
| Agenda Item: | 5 | Name: | Christine Jensen |
| Proposed No.: | 2016-0155 | Date: | September 20, 2016 |

SUBJECT

A briefing on the proposed 2016 update to the King County Comprehensive Plan (KCCP).

SUMMARY

This year marks a four-year, “major” update to the KCCP, which allows for consideration of substantive policy changes to the Plan and potential revisions to the Urban Growth Area (UGA). The Executive transmitted the proposed 2016 KCCP to the Council on March 1, 2016.¹ The Council is in the process of reviewing and deliberating on the Executive’s proposal. The Council’s review thus far has included eleven briefings in the Transportation, Economy and Environment Committee (TrEE), as well as numerous opportunities to submit written or verbal public comment. Based on the discussions in committee, public comments received to-date, and deliberations with the Executive and Councilmembers, on September 1, 2016 the TrEE Chair issued a proposed Striking Amendment, S1, to the transmitted 2016 KCCP. An in-depth briefing on the Striking Amendment was provided at the September 6, 2016 TrEE meeting.

The TrEE Committee is slated to act on the proposed 2016 KCCP at today’s meeting, which will include potential action on the proposed Striking Amendment and individual amendments to the Striking Amendment.^{2,3}

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County,

¹ Includes: the 2016 KCCP, updates to the development code, and land use map amendments in Proposed Ordinance 2016-0155; and the Real Property Asset Management Plan (RAMP) in Proposed Ordinance 2016-0159. The Striking Amendment to the 2016 RAMP was addressed in a separate staff report at the September 6, 2016 TrEE meeting.

² There will also be vote today on the 2016 RAMP (PO 2016-0159) as part of the 2016 KCCP update.

³Final adoption of the 2016 KCCP (PO 2016-0155) and the 2016 RAMP (PO 2016-0159) at the full Council is scheduled for late 2016.

including transit, sewers, parks, trails, and open space. The King County Code dictates the allowed frequency for updates to the KCCP.

Annual cycle. On an annual basis, only technical changes and other limited amendments to the KCCP are allowed to be adopted.⁴ This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually,⁵ it is not required to be reviewed or amended on an annual basis.

Four-year cycle. Substantive changes to policy language and amendments to the UGA boundary⁶ are only allowed to be considered once every four years.^{7,8} This is known as the “four-year cycle.” The Code requires the County to complete a “comprehensive review” of the KCCP once every four years in order to “update it as appropriate” and ensure continued compliance with the Growth Management Act (GMA).⁹ The Code requires the Executive to transmit to the Council a proposed ordinance amending the KCCP once every four years.¹⁰ However, the Code does not require the Council to adopt a KCCP update during the four-year cycle.¹¹ This year’s four-year review of the KCCP is the fifth major review since 2000.

GMA update requirements. It is worth highlighting how the County’s KCCP cycles fit into the GMA planning cycles. The GMA requires cities and counties to update their comprehensive plans once every eight years.¹² The GMA authorizes, but does not require, cities and counties to amend their comprehensive plans annually.

For King County, the GMA-established plan update deadlines are in 2015 and 2023. For the purposes of the GMA, the 2012 update to the KCCP¹³ satisfied the State’s requirement to update the County’s comprehensive plan by 2015. The GMA does not require the County to complete another comprehensive update until 2023. Under the County’s current policies and Code, the County will complete this update in the 2020 four-year cycle.

⁴ K.C.C. 20.18.030

⁵ K.C.C. 20.18.030(B)

⁶ Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

⁷ From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

⁸ The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

⁹ K.C.C. 20.18.030(C)

¹⁰ K.C.C. 20.18.060

¹¹ If the Council decides not to adopt a four-year update, the County may still need to formally announce that it has completed the required review; the mechanism to do that, whether legislatively or not, would need to be discussed with legal counsel.

¹² Revised Code of Washington (RCW) 36.70A.130

¹³ Ordinance 17485

Under the County's policies and regulations, the 2016 review of the KCCP constitutes a “four-year amendment.” However, under GMA requirements, the County's 2016 review is subject to the rules applicable to an “annual amendment,” which is not a required action.

Actions to date for the 2016 KCCP. In May 2015, the Council adopted the Scoping Motion¹⁴ for the 2016 KCCP update, a link to which is provided at the end of the staff report. The Scoping Motion outlined the key issues the Council and Executive identified for specific consideration in the forthcoming KCCP update. While the scope of work approved through the Scoping Motion was intended to be as thorough as possible, it does not establish the absolute limit on the scope of issues that can be considered. Based on subsequent public testimony, new information, or Council initiatives, other issues may also be considered by the Executive or the Council – except for UGA expansion proposals, which must follow the limitations of KCCP policy RP-107¹⁵ as discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report.¹⁶

King County Code (K.C.C.) 20.18.160 and RCW 36.70A.140 call for “early and continuous” public engagement in the development and amendment of the KCCP and any implementing development regulations. As part of that public engagement process, the Executive published a Public Review Draft (PRD) of the KCCP on November 6, 2015, which was open for public comment through January 2016.¹⁷ During that time, the Executive hosted six PRD community meetings: one each in Fairwood, Skyway, Fall City, Issaquah, and two in Vashon. A summary of the Executive’s outreach efforts can be found in Appendix R “Public Outreach for Development of KCCP.” A detailed listing of all of the public comments received during development of the Plan can be found in the Public Participation Report that is located on the Council’s KCCP website.¹⁸

On March 1, 2016, the Executive transmitted the proposed 2016 update to the KCCP.¹⁹ The Council’s review thus far has included eleven briefings in the Transportation, Economy and Environment Committee (TrEE), as well as numerous opportunities to submit written or verbal public comment. Based on the discussions in committee, public comments received to-date, and deliberations with the Executive and Councilmembers, on September 1, 2016 the TrEE Chair issued a proposed Striking Amendment, S1, to the

¹⁴ Motion 14351, which was required to be transmitted by the Executive by K.C.C. 20.18.060. The Council approved the 2016 KCCP scoping motion after the April 30 deadline for Council action. However, as noted in the adopted Motion, the Executive agreed to treat the scope as timely and would proceed with the work program as established in the Council-approved version of the motion.

¹⁵ This policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the 2016 KCCP. Does not apply to Four-to-One proposals.

¹⁶ <http://www.kingcounty.gov/council/2016compplan/materials.aspx>

¹⁷ General public comment was open through January 6, 2016. Additional comments on the late addition of the East Cougar Mountain Potential Annexation Area to the Public Review Draft were allowed from January 27 to February 3.

¹⁸ <http://www.kingcounty.gov/council/2016compplan.aspx>

¹⁹ Includes: the 2016 KCCP, updates to the development code, and land use map amendments in Proposed Ordinance 2016-0155; and the Real Property Asset Management Plan (RAMP) in Proposed Ordinance 2016-0159. The Striking Amendment to the 2016 RAMP will be addressed in a separate staff report at the September 6, 2016 TrEE meeting.

transmitted 2016 KCCP. An in-depth briefing on the Striking Amendment was provided at the September 6, 2016 TrEE meeting.

As noted above, the TrEE Committee is slated to act on the proposed 2016 KCCP at today's meeting, which will include potential action on the proposed Striking Amendment and individual amendments to the Striking Amendment.^{20,21}

ANALYSIS

Striking Amendment S1 consists of a number of components:

- **Changes to the proposed changes to the development code.** Striking Amendment S1 to Proposed Ordinance 2016-0155, which makes changes to the development code in the ordinance transmitted with the Comprehensive Plan, can be found in Attachment 2 of the staff report. A matrix that summarizes each of these changes can be found in Attachment 4 to the staff report, and a track changes version of the changes (for illustrative purposes only) can be found in Attachment 5 to the staff report.
- **Changes to the transmitted 2016 King County Comprehensive Plan.** The Striking Amendment replaces the transmitted 2016 KCCP²² with a new version of the 2016 KCCP, which can be found online at the link provided at the end of this staff report or in the binders provided to Councilmembers. The new version, dated September 1, 2016, accepts all of the transmitted strikethrough/underline changes from the Executive and then shows the Chair's proposed changes to the transmitted version in strikethrough/underline format.

A matrix that summarizes each of the changes to policies, as well as major changes to text, can be found online at the link provided at the end of this staff report or in the binders provided to the Councilmembers. Policies that have substantive changes are shown in bold text for emphasis. Policies that were unchanged by the Striking Amendment are in normal font, as are policies that only had technical, grammar, or typographical changes.

- **Changes to the land use map amendments.** The Striking Amendment replaces the transmitted land use map amendments²³ with a new version of the land use map amendments, which can be found in Attachment 6 of this staff report. A matrix that summarizes each of the changes can be found in Attachment 7.

²⁰ There will also be vote today on the 2016 RAMP (PO 2016-0159) as part of the 2016 KCCP update.

²¹Final adoption of the 2016 KCCP (PO 2016-0155) and the 2016 RAMP (PO 2016-0159) at the full Council is scheduled for late 2016.

²² Attachment A to PO 2016-0155

²³ Attachment B to PO 2016-0155

- **Changes to Technical Appendixes A through D.** The Striking Amendment replaces the transmitted version of Technical Appendixes A through D²⁴ with a new version of Technical Appendixes A through D, which can be found online at the link provided at the end of this staff report. No substantive changes have been made to these appendices in the Striking Amendment; the only changes made were to accept the Executive’s transmitted changes in a “clean” format, updating the Appendixes from their transmitted format in strikethrough/underline. Review for technical corrections will occur prior to final adoption at the full Council.
- **Changes to Technical Appendix R – Public Outreach.** The Striking Amendment replaces the transmitted version of Technical Appendix R – Public Outreach²⁵ with a new version of Technical Appendix R – Public Outreach, which can be found in Attachment 8 of the staff report. The appendix has been updated to reflect Council’s public participation portion of the 2016 KCCP process and to make technical corrections.
- **Amendment to the Vashon Town Plan.** The Striking Amendment adds a new attachment to the Ordinance,²⁶ an amendment to the Vashon Town Plan, which can be found in Attachment 9 of this staff report. This amendment implements the zoning change in one of the land use and zoning map changes in Attachment B.

There is also an associated Title Amendment, T1, which can be found in Attachment 3 to this staff report.

A number of individual amendments to the Striking Amendment have also been proposed. Those amendments can be found in Attachment 10 to the staff report, and a summary matrix of these amendments of can be found in Attachment 11 to the staff report.

ATTACHMENTS

1. Proposed Ordinance 2016-0155
2. Striking Amendment S1
3. Title Amendment T1
4. Matrix of changes in Striking Amendment S1
5. Redline version of Striking Amendment S1
6. Land Use and Zoning Amendments (Attachment B) – Dated September 1, 2016
7. Matrix of Striker Land Use Map Amendments
8. Appendix R – Public Outreach (Attachment I) – Dated September 1, 2016

²⁴ Technical Appendix A: Capital Facilities Planning (Attachment C to PO 2016-0155); Technical Appendix B: Housing (Attachment D to PO 2016-0155); Technical Appendix C: Transportation (Attachment E to PO 2016-0155); Technical Appendix C1: Transportation Needs Report (Attachment F to PO 2016-0155); Technical Appendix C2: Regional Trail Needs Report (Attachment G to PO 2016-0155); Technical Appendix D: Growth Targets and the Urban Growth Area (Attachment H to PO 2016-0155).

²⁵ Attachment I to PO 2016-0155

²⁶ Attachment K to PO 2016-0155

9. Addendum to Vashon Town Plan (Attachment K)
10. Amendments to Striking Amendment S1
11. Matrix of amendments to Striking Amendment S1
12. 2016 KCCP Schedule, updated as of August 10, 2016
13. Frequently Used Acronyms
14. Public comments, updated as of September 16, 2016

INVITED

- Ivan Miller, KCCP Manager, Performance, Strategy and Budget

LINKS

All components of Striking Amendment S1 to the transmitted 2016 KCCP can be found at:

<http://www.kingcounty.gov/council/2016compplan/amendments>

These components include:

- Striking Amendment S1 to Proposed Ordinance 2016-0155
- Title Amendment T1 to Proposed Ordinance 2016-0155
- Matrix of changes in Striking Amendment S1
- Redline version of Striking Amendment S1
- 2016 KCCP (Attachment A)
- Matrix of changes made to 2016 KCCP (Attachment A)
- Land Use and Zoning Amendments (Attachment B)
- Appendix A: Capital Facilities (Attachment C) – *no changes, just replaces with a clean version*
- Appendix B: Housing (Attachment D) – *no changes, just replaces with a clean version*
- Appendix C: Transportation (Attachment E) – *no changes, just replaces with a clean version*
- Appendix C1: Transportation Needs Report (Attachment F) – *no changes, just replaces with a clean version*
- Appendix C2: Regional Trails Needs Report (Attachment G) – *no changes, just replaces with a clean version*
- Appendix D: Growth Targets and the Urban Growth Area (Attachment H) – *no changes, just replaces with a clean version*
- Appendix R: Public Outreach for Development of KCCP (Attachment I)
- Addendum to Vashon Town Plan (Attachment K)
- Individual amendments to Striking Amendment S1

All components of the transmitted 2016 KCCP can be found at:

<http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

These components include:

- Proposed Ordinance 2016-0155
- 2016 KCCP (Attachment A)
- Land Use and Zoning Amendments (Attachment B)
- Appendix A: Capital Facilities (Attachment C)
- Appendix B: Housing (Attachment D)
- Appendix C: Transportation (Attachment E)
- Appendix C1: Transportation Needs Report (Attachment F)
- Appendix C2: Regional Trails Needs Report (Attachment G)
- Appendix D: Growth Targets and the Urban Growth Area (Attachment H)
- Appendix R: Public Outreach for Development of KCCP (Attachment I)
- Skyway-West Hill Action Plan (Attachment J)
- Area Zoning Studies (*Attachment to transmittal package, does not get adopted*)
- Development Code Studies (*Attachment to transmittal package, does not get adopted*)
- Policy Amendment Analysis Matrix (*Attachment to transmittal package, does not get adopted*)
- Public Participation Report (*Attachment to transmittal package, does not get adopted*)

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KING COUNTY
Signature Report
September 16, 2016

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2016-0155.1

Sponsors Dembowski

1 AN ORDINANCE relating to comprehensive planning and
2 permitting; amending Ordinance 8421, Section 3, as
3 amended, and K.C.C. 14.56.020, Ordinance 8421, Section
4 4, as amended, and K.C.C. 14.56.030, and Ordinance
5 13147, Section 19, amended, and K.C.C. 20.18.030,
6 Ordinance 10870, Section 330, as amended, and K.C.C.
7 21A.08.030, Ordinance 10870, Section 332, as amended,
8 and K.C.C. 21A.08.050, Ordinance 10870, Section 333, as
9 amended, and K.C.C. 21A.08.060, Ordinance 10870,
10 Section 334, as amended, and K.C.C. 21A.08.070,
11 Ordinance 10870, Section 335, as amended, and K.C.C.
12 21A.08.080, Ordinance 10870, Section 336, as amended,
13 and K.C.C. 21A.08.090, Ordinance 10870, Section 337, as
14 amended, and K.C.C. 21A.08.100, Ordinance 13274,
15 Section 4, as amended, and K.C.C. 21A.37.020, Ordinance
16 13733, Section 10, as amended, and K.C.C. 21A.37.110,
17 adding new sections to K.C.C. chapter 21A.06, adding new
18 sections to K.C.C. chapter 21A.42, decodifying K.C.C.

19 20.54.010 and repealing Ordinance 8421, Section 2, and
20 K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C.
21 20.54.020, Ordinance 3064, Section 3, as amended, and
22 K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended,
23 and K.C.C. 20.54.040, Ordinance 3064, Section 5, and
24 K.C.C. 20.54.050, Ordinance 3064, Section 6, as amended,
25 and K.C.C. 20.54.060, Ordinance 3064, Section 7, as
26 amended, and K.C.C. 20.54.070, Ordinance 3064, Section
27 8, as amended, and K.C.C. 20.54.080, Ordinance 3064,
28 Section 9, as amended, and K.C.C. 20.54.090, Ordinance
29 3064, Section 10, as amended, and K.C.C. 20.54.100,
30 Ordinance 3064, Section 11, as amended, and K.C.C.
31 20.54.110, Ordinance 3064, Section 12, and K.C.C.
32 20.54.120, Ordinance 3064, Section 13, and K.C.C.
33 20.54.130 and Ordinance 7889, Section 4, as amended, and
34 K.C.C. 26.08.010

35 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

36 **SECTION 1. Findings:** For the purposes of effective land use planning and
37 regulation, the King County council makes the following legislative findings:

38 A. King County adopted the King County Comprehensive Plan 2012 to meet the
39 requirements of the Washington State Growth Management Act ("the GMA");

40 B. The 2012 King County Comprehensive Plan, adopted by King County
41 Ordinance 17485, satisfied the GMA requirement for the county to update its
42 comprehensive plan by June 30, 2015;

43 C. In 2013 and 2014, King County adopted narrow amendments to the King
44 County Comprehensive Plan 2012;

45 D. The King County Code authorizes a review of the Comprehensive Plan and
46 allows substantive amendments to the Comprehensive Plan once every four years. The
47 King County Comprehensive Plan 2016 amendments are the fifth major review of the
48 Comprehensive Plan;

49 E. The GMA requires that King County adopt development regulations to be
50 consistent with and implement the Comprehensive Plan;

51 F. The changes to zoning contained in this ordinance are needed to maintain
52 conformity with the King County Comprehensive Plan, as required by the GMA. As
53 such, they bear a substantial relationship to, and are necessary for, the public health,
54 safety and general welfare of King County and its residents; and

55 G. King County engages in a comprehensive review of its Comprehensive Plan
56 and development regulations every four years. This ordinance constitutes the conclusion
57 of the county's review process. The 2016 King County Comprehensive Plan and King
58 County's development are intended to satisfy the requirements of the GMA.

59 SECTION 2. A. King County completed its fifth comprehensive four-cycle
60 review of the Comprehensive Plan in 2016. As a result of the review, King County
61 amended the King Comprehensive Plan 2012 through passage of the King County
62 Comprehensive Plan 2016.

63 B. The amendments to the King County Comprehensive Plan 2012 contained in
64 Attachments A, B, C, D, E, F, G, H, I and J to this ordinance are hereby adopted as
65 amendments to the King County Comprehensive Plan 2012.

66 C. Attachments A and B to this ordinance amend policies, text and maps of the
67 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land
68 use and zoning amendments contained in Attachments A and B to this ordinance are
69 hereby adopted as the official land use and zoning controls for those portions of
70 unincorporated King County defined in Attachments A and B to this ordinance.

71 D. Attachment C to this ordinance contains Technical Appendix A (Capital
72 Facilities).

73 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

74 F. Attachment E to this ordinance contains Technical Appendix C
75 (Transportation).

76 G. Attachment F to this ordinance contains Technical Appendix C.1
77 (Transportation Needs Report).

78 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional
79 Trails Needs Report).

80 I. Attachment H. to this ordinance contains Technical Appendix D (Growth
81 Targets and Urban Growth Area).

82 J. Attachment I to this report contains Technical Appendix R (Summary of Public
83 Outreach for Development of the 2016 KCCP Update.)

84 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

85 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby
86 repealed.

87 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
88 each hereby amended to read as follows:

89 There is established a (~~(non-motorized vehicle)~~) nonmotorized transportation
90 program (~~(to meet the following goals and objectives:~~

91 A. ~~To identify and document the needs of non-motorized transportation in King~~
92 ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~

93 B. ~~To determine ways that the existing county transportation network, including~~
94 ~~transit, can be made more responsive to the needs of non-motorized users)).~~ The program

95 shall consist of the nonmotorized policies in the King County Comprehensive Plan and
96 the respective functional plans of the responsible county agencies, nonmotorized project
97 needs contained in agency capital improvement programs and operational activities that:

98 A. Identify and document the nonmotorized transportation needs in the county
99 for bicyclists, pedestrians, equestrians and special populations such as school children or
100 people with limited mobility and wheelchair users;

101 B. Determine ways that nonmotorized transportation can be integrated into the
102 current and future county transportation network and services, including transit;

103 C. (~~(To i)~~)Inform and educate the public on issues relating to ((non-motorized))
104 nonmotorized transportation, including compliance with traffic laws; and

105 D. (~~(To institute the consideration of non-motorized transportation in all related~~
106 ~~county-funded))~~ Consider nonmotorized transportation safety and other needs in all

107 related county programs, and ((to)) encourage the same consideration on an interlocal and
108 regional basis((;

109 ~~E. To improve non-motorized transport users and motorists compliance with~~
110 ~~traffic laws; and~~

111 ~~F. To guide development of a county functional plan for non-motorized~~
112 ~~transportation, to implement the adopted policies established in the county~~
113 ~~comprehensive plan, the county transportation plan, and current programs within county~~
114 ~~government)).~~

115 SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
116 each hereby amended to read as follows:

117 The department of transportation shall ~~((carry out the following duties and~~
118 ~~responsibilities))):~~

119 A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation
120 program in coordination with other county departments;

121 B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation
122 advisory committee; and

123 C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental
124 organizations to identify, develop and promote programs that encourage the use of ((non-
125 motorized)) nonmotorized modes of transportation.

126 SECTION 6. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are
127 hereby amended to read as follows:

128 A. The King County Comprehensive Plan shall be amended in accordance with
129 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public

130 participation program whereby amendments are considered by the council no more
131 frequently than once a year as part of the amendment cycle established in this chapter,
132 except that the council may consider amendments more frequently to address:

- 133 1. Emergencies;
- 134 2. An appeal of the plan filed with the Central Puget Sound Growth
135 Management Hearings Board or with the court;
- 136 3. The initial adoption of a subarea plan, which may amend the urban growth
137 area boundary only to redesignate land within a joint planning area;
- 138 4. An amendment of the capital facilities element of the Comprehensive Plan
139 that occurs in conjunction with the adoption of the county budget under K.C.C.
140 4A.100.010; or
- 141 5. The adoption or amendment of a shoreline master program under chapter
142 90.58 RCW.

143 B. Every year the Comprehensive Plan may be amended to address technical
144 updates and corrections, and to consider amendments that do not require substantive
145 changes to policy language, changes to the priority areas map, or changes to the urban
146 growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section.
147 This review may be referred to as the annual cycle. The Comprehensive Plan, including
148 subarea plans, may be amended in the annual cycle only to consider the following:

- 149 1. Technical amendments to policy, text, maps or shoreline designations;
- 150 2. The annual capital improvement plan;
- 151 3. The transportation needs report;
- 152 4. School capital facility plans;

153 5. (~~A mining site conversion demonstration project. The demonstration project~~
154 ~~shall evaluate and address:~~

155 a. ~~potential options for the use of a reclaimed mine site, including the~~
156 ~~feasibility of residential use and/or long term forestry on the demonstration project site;~~

157 b. ~~the impacts to carbon sequestration as a result of reforestation, and for~~
158 ~~residential use, the impacts to carbon sequestration when implementing modified~~
159 ~~standards for lot clustering or transfer of development rights;~~

160 c. ~~the need for a site design that compatibly integrates any proposed residential~~
161 ~~development on the demonstration project site with uses occurring on the adjacent rural~~
162 ~~or forest production district lands, especially if the proposed residential development~~
163 ~~utilizes modified standards for lot clustering and/or transfer of development rights;~~

164 d. ~~the levels and standards for reclamation of mining sites that are appropriate~~
165 ~~to their use either for long term forestry and/or for residential development; and~~

166 e. ~~the need to ensure that the demonstration project provides an overall public~~
167 ~~benefit by providing permanent protection, as designated park or open space, of lands in~~
168 ~~the vicinity of the demonstration project site that form the headwaters of critical, high-~~
169 ~~valued habitat areas; or that remove the development potential from nonconforming legal~~
170 ~~parcels in the forest production district; or that provide linkages with other forest~~
171 ~~production district lands;~~

172 ~~6.)~~ Changes required by existing Comprehensive Plan policies;

173 ~~((7.))~~ 6. Changes to the technical appendices and any amendments required
174 thereby;

175 ~~((8.))~~ 7. Comprehensive updates of subarea plans initiated by motion;

176 ~~((9.))~~ 8. Changes required by amendments to the countywide planning policies
177 or state law;

178 ~~((10.))~~ 9. Redesignation proposals under the four-to-one program as provided
179 for in this chapter;

180 ~~((11.))~~ 10. Amendments necessary for the conservation of threatened and
181 endangered species; ~~((and))~~

182 ~~((12.))~~ 11. Site-specific ~~((comprehensive))~~ land use map amendments that do
183 not require substantive change to comprehensive plan policy language and that do not
184 alter the urban growth area boundary, except to correct mapping errors ;

185 12. Amendments resulting from subarea studies required by comprehensive plan
186 policy that do not require substantive change to comprehensive plan policy language and
187 that do not alter the urban growth area boundary, except to correct mapping errors; and

188 13. Changes required to implement a study regarding the provision of
189 wastewater services to a Rural Town. Such amendments shall be limited to policy
190 amendments and adjustment to the boundaries of the Rural Town as needed to implement
191 the preferred option identified in the study.

192 C. Every fourth year beginning in 2000, the county shall complete a
193 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
194 to ensure continued compliance with the GMA. This review may provide for a
195 cumulative analysis of the twenty-year plan based upon official population growth
196 forecasts, benchmarks and other relevant data in order to consider substantive changes to
197 policy language and changes to the urban growth area ("UGA"). This comprehensive
198 review shall begin one year in advance of the transmittal and may be referred to as the

199 four-year cycle. The urban growth area boundaries shall be reviewed in the context of
200 the four-year cycle and in accordance with countywide planning policy ((~~FW~~))G-1 and
201 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan
202 are not being achieved as evidenced by official population growth forecasts, benchmarks,
203 trends and other relevant data, substantive changes to the Comprehensive Plan may also
204 be considered on even calendar years. This determination shall be authorized by motion.
205 The motion shall specify the scope of the even-year amendment, and identify that the
206 resources necessary to accomplish the work are available. An analysis of the motion's
207 fiscal impact shall be provided to the council before to adoption. The executive shall
208 determine if additional funds are necessary to complete the even-year amendment, and
209 may transmit an ordinance requesting the appropriation of supplemental funds.

210 D. The executive shall seek public comment on the comprehensive plan and any
211 proposed comprehensive plan amendments in accordance with the procedures in K.C.C.
212 20.18.160 before making a recommendation, in addition to conducting the public review
213 and comment procedures required by SEPA. The public shall be afforded at least one
214 official opportunity to record public comment before to the transmittal of a
215 recommendation by the executive to the council. County-sponsored councils and
216 commissions may submit written position statements that shall be considered by the
217 executive before transmittal and by the council before adoption, if they are received in a
218 timely manner. The executive's recommendations for changes to policies, text and maps
219 shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of
220 their financial costs and public benefits, any of which may be included in environmental
221 review documents. Proposed amendments to the Comprehensive Plan shall be

222 accompanied by any development regulations or amendments to development
223 regulations, including area zoning, necessary to implement the proposed amendments.

224 SECTION 7. K.C.C. 20.54.010 is each hereby decodified.

225 SECTION 8. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby
226 repealed.

227 SECTION 9. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are
228 each hereby repealed.

229 SECTION 10. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are
230 each hereby repealed.

231 SECTION 11. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby
232 repealed.

233 SECTION 12. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are
234 each hereby repealed.

235 SECTION 13. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are
236 each hereby repealed.

237 SECTION 14. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are
238 each hereby repealed.

239 SECTION 15. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are
240 each hereby repealed.

241 SECTION 16. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100
242 are each hereby repealed.

243 SECTION 17. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110
244 are each hereby repealed.

245 SECTION 18. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each
246 hereby repealed.

247 SECTION 19. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each
248 hereby repealed.

249 NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter
250 21A.06 a new section to read as follows:

251 Agriculture: the use of land for commercial purposes for either the raising of
252 crops or livestock or the production of agricultural products, or both.

253 NEW SECTION. SECTION 21. There is hereby added to K.C.C. chapter
254 21A.06 a new section to read as follows:

255 Agricultural activities: those agricultural uses and practices that pertain directly
256 to the commercial production of agricultural products, including, but not limited to:

257 A. Tilling, discing, planting, seeding, fertilization, composting and other soil
258 amendments and harvesting;

259 B. Grazing, animal mortality management and on-site animal waste storage,
260 disposal and processing;

261 C. Soil conservation practices including dust control, rotating and changing
262 agricultural crops and allowing agricultural lands to lie fallow under local, state or federal
263 conservation programs;

264 D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems
265 canals and flood control facilities;

266 E. Normal maintenance, operation and repair of existing serviceable equipment,
267 structures, facilities or improved areas, including, but not limited to, fencing, farm access
268 roads and parking; and

269 F. Processing, promotion, sale, storage, packaging and distribution.

270 NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter

271 21A.06 a new section to read as follows:

272 Agricultural products: products that include, but are not limited to:

273 A. Horticultural, viticultural, floricultural and apiary products;

274 B. Livestock and livestock products;

275 C. Animal products including, but not limited to, upland finfish, dairy products,
276 meat, poultry and eggs;

277 D. Feed or forage for livestock;

278 E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as
279 crops and harvested within fifteen years of planting; and

280 F. Turf, sod, seed and related products.

281 NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter

282 21A.06 a new section to read as follows:

283 Agricultural support services: any activity that is directly related to agriculture
284 and directly dependent upon agriculture for its existence but is undertaken on lands that
285 are not predominately in agricultural use.

286 NEW SECTION. SECTION 24. There is hereby added to K.C.C. chapter

287 21A.06 a new section to read as follows:

288 Farm: the land, buildings equipment and infrastructure used in the raising and
 289 production of agricultural products for commercial sales.

290 NEW SECTION. SECTION 25. There is hereby added to K.C.C. chapter

291 21A.06 a new section to read as follows:

292 Farm residence: a single detached dwelling unit that serves as the primary
 293 residence for a farm.

294 SECTION 26. Ordinance 10870, Section 330, as amended, and K.C.C.

295 21A.08.030 are each hereby amended to read as follows:

296 A. Residential land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | | | |
|-------------------|------------------------|----------|----|---|--------------|-------------|------|--------|-----------------------|-----|----|----|----|---|---|---|---|
| P-Permitted Use | | A | F | M | R | * | R | U | R | N | B | C | B | R | B | O | I |
| C-Conditional Use | | G | O | I | U | U | E | R | E | E | U | O | U | E | U | F | N |
| S-Special Use | | Z | R | R | N | R | S | B | S | I | S | M | S | G | S | F | D |
| | | O | I | E | E | A | B | E | A | I | G | I | M | I | I | I | U |
| | | N | C | S | R | L | A | R | N | D | H | N | U | N | O | N | C |
| | | E | U | T | A | | N | V | | E | B | E | N | E | N | E | E |
| | | L | | | L | A | | E | | N | O | S | I | S | A | S | R |
| | | T | | | | R | | | | T | R | S | T | S | L | S | I |
| | | U | | | | E | | | | I | H | | Y | | | | A |
| | | R | | | | A | | | | A | O | | | | | | L |
| | | E | | | | | | | | L | O | | | | | | |
| SIC # | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | | NB | CB | RB | O | I | | | |
| | DWELLING UNITS, TYPES: | | | | | | | | | | | | | | | | |
| * | Single Detached | PC12 | P2 | | PC12 | PC12 | PC12 | PC12 | | P15 | | | | | | | |
| * | Townhouse | | | | C4 | C4 | P11 | P | | P3 | P3 | P3 | P3 | | | | |

| | | | | | | | | | | | | |
|----------------------------------|-----------------------------------|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--|
| | | | | | | | C12 | | | | | |
| * | Apartment | | | C4 | C4 | P5 C5 | P | P3 | P3 | P3 | P3 | |
| * | Mobile Home Park | | | S13 | | C8 | P | | | | | |
| * | Cottage Housing | | | | | P15 | | | | | | |
| | GROUP RESIDENCES: | | | | | | | | | | | |
| * | Community Residential Facility-I | | | C | C | P14.a C | P | P3 | P3 | P3 | P3 | |
| * | Community Residential Facility-II | | | | | P14.b | P | P3 | P3 | P3 | P3 | |
| * | Dormitory | | | C6 | C6 | C6 | P | | | | | |
| * | Senior Citizen Assisted Housing | | | | P4 | P4 | P | P3 | P3 | P3 | P3 | |
| | ACCESSORY USES: | | | | | | | | | | | |
| * | Residential Accessory Uses | P7 ((P17)) | P7 | |
| * | Home Occupation | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | ((P18)) P17 | |
| * | Home Industry | C | | C | C | C | | | | | | |
| | TEMPORARY LODGING: | | | | | | | | | | | |
| 7011 | Hotel/Motel (1) | | | | | | | | P | P | P | |
| * | Bed and Breakfast Guesthouse | P9 | | P9 | P9 | P9 | P9 | P9 | P10 | P10 | | |
| 7041 | Organization Hotel/Lodging Houses | | | | | | | | | P | | |
| GENERAL CROSS REFERENCES: | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | |

297

B. Development conditions.

298

1. Except bed and breakfast guesthouses.

299

2. In the forest production district, the following conditions apply:

300

a. Site disturbance associated with development of any new residence shall be

301

limited to three acres. Site disturbance shall mean all land alterations including, but not

302 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage
303 disposal systems and driveways. Additional site disturbance for agriculture, including
304 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be
305 approved only if a farm management plan is prepared in accordance with K.C.C. chapter
306 21A.30. Animal densities shall be based on the area devoted to animal care and not the
307 total area of the lot;

308 b. A forest management plan shall be required for any new residence in the
309 forest production district, that shall be reviewed and approved by the King County
310 department of natural resources and parks before building permit issuance; and

311 c. The forest management plan shall incorporate a fire protection element that
312 includes fire safety best management practices developed by the department.

313 3. Only as part of a mixed use development subject to the conditions of K.C.C.
314 chapter 21A.14, except that in the NB zone on properties with a land use designation of
315 commercial outside of center (CO) in the urban areas, stand-alone townhouse
316 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and
317 21A.14.180.

318 4. Only in a building listed on the National Register as an historic site or
319 designated as a King County landmark subject to K.C.C. 21A.32.

320 5.a. In the R-1 zone, apartment units are permitted, if:

321 (1) At least fifty percent of the site is constrained by unbuildable critical
322 areas. For purposes of this subsection B.5.a.(1), unbuildable critical areas includes
323 wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and

324 (2) The density does not exceed a density of eighteen units per acre of net
325 buildable area.

326 b. In the R-4 through R-8 zones, apartment units are permitted if the density
327 does not exceed a density of eighteen units per acre of net buildable area.

328 c. If the proposal will exceed base density for the zone in which it is proposed,
329 a conditional use permit is required.

330 6. Only as accessory to a school, college, university or church.

331 7.a. Accessory dwelling units:

332 (1) Only one accessory dwelling per primary single detached dwelling unit;

333 (2) Only in the same building as the primary dwelling unit on:

334 (a) an urban lot that is less than five thousand square feet in area;

335 (b) except as otherwise provided in subsection B.7.a.(5) of this section, a
336 rural lot that is less than the minimum lot size; or

337 (c) a lot containing more than one primary dwelling;

338 (3) The primary dwelling unit or the accessory dwelling unit shall be owner
339 occupied;

340 (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,
341 one of the dwelling units shall not exceed one thousand square feet of heated floor area
342 except when one of the dwelling units is wholly contained within a basement or attic; and

343 (b) When the primary and accessory dwelling units are located in the same
344 building, or in multiple buildings connected by a breezeway or other structure, only one
345 entrance may be located on each street;

346 (5) On a site zoned RA:

347 (a) If one transferable development right is purchased from the rural area
348 under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum
349 floor area up to one thousand five hundred square feet; and

350 (b) If one transferable development right is purchased from the rural area
351 under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5
352 zoned lot that is at least two and one-half acres and less than three and three-quarters
353 acres;

354 (6) One additional off-street parking space shall be provided;

355 (7) The accessory dwelling unit shall be converted to another permitted use or
356 shall be removed if one of the dwelling units ceases to be owner occupied; and

357 (8) An applicant seeking to build an accessory dwelling unit shall file a notice
358 approved by the department of executive services, records and licensing services
359 division, that identifies the dwelling unit as accessory. The notice shall run with the land.
360 The applicant shall submit proof that the notice was filed before the department shall
361 approve any permit for the construction of the accessory dwelling unit. The required
362 contents and form of the notice shall be set forth in administrative rules. If an accessory
363 dwelling unit in a detached building in the rural zone is subsequently converted to a
364 primary unit on a separate lot, neither the original lot nor the new lot may have an
365 additional detached accessory dwelling unit constructed unless the lot is at least twice the
366 minimum lot area required in the zone; and

367 (9) Accessory dwelling units and accessory living quarters are not allowed in
368 the F zone.

369 b. One single or twin engine, noncommercial aircraft shall be permitted only
370 on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody
371 or landing field, but only if there are:

372 (1) no aircraft sales, service, repair, charter or rental; and

373 (2) no storage of aviation fuel except that contained in the tank or tanks of the
374 aircraft.

375 c. Buildings for residential accessory uses in the RA and A zone shall not
376 exceed five thousand square feet of gross floor area, except for buildings related to
377 agriculture or forestry.

378 8. Mobile home parks shall not be permitted in the R-1 zones.

379 9. Only as accessory to the permanent residence of the operator, and:

380 a. Serving meals shall be limited to paying guests; and

381 b. The number of persons accommodated per night shall not exceed five,
382 except that a structure that satisfies the standards of the International Building Code as
383 adopted by King County for R-1 occupancies may accommodate up to ten persons per
384 night.

385 10. Only if part of a mixed use development, and subject to the conditions of
386 subsection B.9. of this section.

387 11. Townhouses are permitted, but shall be subject to a conditional use permit if
388 exceeding base density.

389 12. Required before approving more than one dwelling on individual lots,
390 except on lots in subdivisions, short subdivisions or binding site plans approved for

391 multiple unit lots, and except as provided for accessory dwelling units in subsection B.7.
392 of this section.

393 13. No new mobile home parks are allowed in a rural zone.

394 14.a. Limited to domestic violence shelter facilities.

395 b. Limited to domestic violence shelter facilities with no more than eighteen
396 residents or staff.

397 15. Only in the R4-R8 zones limited to:

398 a. developments no larger than one acre;

399 b. not adjacent to another cottage housing development such that the total
400 combined land area of the cottage housing developments exceeds one acre;

401 c. All units must be cottage housing units with no less than three units and no
402 more than sixteen units, provided that if the site contains an existing home that is not
403 being demolished, the existing house is not required to comply with the height limitation
404 in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C.

405 21A.14.025.B.; and

406 d. Before filing an application with the department, the applicant shall hold a
407 community meeting in accordance with K.C.C. 20.20.035.

408 15. The development for a detached single-family residence shall be consistent
409 with the following:

410 a. The lot must have legally existed before March 1, 2005;

411 b. The lot has a Comprehensive Plan land use designation of Rural
412 Neighborhood Commercial Center or Rural Area; and

413 c. The standards of this title for the RA-5 zone shall apply.

414 17. (~~Housing for agricultural employees who are employed by the owner or~~
415 ~~operator of the site year round as follows:~~

416 a. ~~Not more than:~~

417 (1) ~~One agricultural employee dwelling unit on a site under twenty acres;~~

418 (2) ~~Two agricultural employee dwelling units on a site between twenty acres~~
419 ~~and fifty acres;~~

420 (3) ~~Three agricultural employee dwelling units on a site greater than fifty~~
421 ~~acres and less than one hundred acres; and~~

422 (4) ~~On sites one hundred acres and larger one additional agricultural~~
423 ~~employee dwelling unit for each additional one hundred acres;~~

424 b. ~~The primary use of the site shall be agricultural in SIC Industry Group No.~~
425 ~~01 Growing and Harvesting Crops or SIC Industry Group No. 02 Raising Livestock and~~
426 ~~Small Animals. If the primary use of the site changes to a nonagricultural use, all~~
427 ~~agricultural employee dwelling units shall be removed;~~

428 c. ~~The applicant shall file with the department of executive services, records~~
429 ~~and licensing services division, a notice approved by the department that identifies the~~
430 ~~agricultural employee dwelling units as accessory and that the dwelling units shall only~~
431 ~~be occupied by agricultural employees who are employed by the owner or operator year-~~
432 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
433 ~~proof that the notice was filed with the department of executive services, records and~~
434 ~~licensing services division, before the department approves any permit for the~~
435 ~~construction of agricultural employee dwelling units;~~

436 ~~d. An agricultural employee dwelling unit shall not exceed a floor area of one~~
 437 ~~thousand square feet and may be occupied by no more than eight unrelated agricultural~~
 438 ~~employees;~~

439 ~~e. One off street parking space shall be provided for each agricultural~~
 440 ~~employee dwelling unit; and~~

441 ~~f. The agricultural employee dwelling units shall be constructed in compliance~~
 442 ~~with K.C.C. Title 16.~~

443 18.)) Allowed if consistent with K.C.C. chapter 21A.30.

444 SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C.

445 21A.08.050 are each hereby amended to read as follows:

446 A. General services land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | |
|-------------------|---|----------|---|---|--------------|-------------|----------------|----------------|-----------------------|-----|-----|-----|--------|---|---|
| P-Permitted Use | Z O N E L T U R E | A | F | M | R | U R | U | R | N B | C B | R B | O | I | | |
| C-Conditional Use | | G | O | I | U | R E | R | E | E U | O U | E U | F | N | | |
| S-Special Use | | R | R | N | R | B S | B | S | I S | M S | G S | F | D | | |
| | | I | E | E | A | A E | A | I | G I | M I | I I | I | U | | |
| | | N | C | S | R | L | N | R | N | D | H N | U N | O N | C | S |
| | | E | U | T | A | | V | | E | B E | N E | N E | E | T | |
| | | L | | L | A | | E | | N | O S | I S | A S | | R | |
| | | T | | | R | | | | T | R S | T S | L S | | I | |
| | | U | | | E | | | | I | H | Y | | | A | |
| | | R | | | A | | | | A | O | | | | L | |
| | | E | | | | | | | L | O | | | | | |
| | | | | | | | | | D | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | N B | CB | RB | O | I | | |
| | PERSONAL SERVICES: | | | | | | | | | | | | | | |
| 72 | General Personal Service | | | | | | C25 ((€37)) | C25 ((€37)) | P | P | P | P3 | P 3 | | |

Ordinance

| | | | | | | | | | | | | | |
|------|---|------------|--|--|-------------------------|--------------|--------------|--------------|---------|-----|--------|-----|--------|
| | | | | | | <u>C36</u> | <u>C36</u> | | | | | | |
| 7216 | Drycleaning Plants | | | | | | | | | | | | P |
| 7218 | Industrial Launderers | | | | | | | | | | | | P |
| 7261 | Funeral Home/Crematory | | | | C4 | C4 | C4 | | P | P | | | |
| * | Cemetery, Columbarium or Mausoleum | | | | P24 C5 and 31 | P24 C5 | P24 C5 | P24 C5 | P2 4 | P24 | P24 C5 | P24 | |
| * | Day Care I | P6 | | | P6 | P6 | P6 | P | P | P | P | P7 | P 7 |
| * | Day Care II | | | | P8 C | P8 C | P8 C | P8 C | P | P | P | P7 | P 7 |
| 074 | Veterinary Clinic | P9 | | | P9 C10 and 31 | P9 C10 | | | P1 0 | P10 | P10 | | P |
| 753 | Automotive Repair (1) | | | | | | | | P1 1 | P | P | | P |
| 754 | Automotive Service | | | | | | | | P1 1 | P | P | | P |
| 76 | Miscellaneous Repair | ((P33) | | | P32 ((P33)) | P32 | P32 | P32 | P32 | P3 | P | P | P 2 |
| 866 | Church, Synagogue, Temple | | | | P12 C27 and 31 | P12 C | P12 C | P12 C | P | P | P | P | |
| 83 | Social Services (2) | | | | P12 P13 C31 | P12 P13 C | P12 P13 C | P12 P13 C | P | P | P | P | |
| 0752 | Animal specialty services | | | | C P34 P35 ((P36)) | C | | | P | P | P | P | P |
| * | Stable | P14 C | | | P14 C31 | P14 C | P 14 C | | | | | | |
| * | Commercial Kennel or Commercial Cattery | P42 | | | C43 | C43 | | | | C43 | P43 | | |
| * | Theatrical Production Services | | | | | | | | | P30 | P28 | | |
| * | Artist Studios | | | | P28 | P28 | P28 | P28 | P | P | P | P29 | P |
| * | Interim Recycling | | | | P21 | P21 | P21 | P21 | P2 | P22 | P | P21 | P |

| | | | | | | | | | | | | | |
|--------|--------------------------------------|----------------|-----|--|--|----------------|-------------------------------|-------------------------------|----|-----------------------|-----------------------|-----------------------|----------------|
| | Facility | | | | | | | | 2 | | | | |
| * | Dog training facility | ((C34)) C33 | | | ((C34)) C33 | ((C34)) C33 | | | P | P | P | | P |
| | HEALTH SERVICES: | | | | | | | | | | | | |
| 801-04 | Office/Outpatient Clinic | | | | P12 C 13a | P12 C13a | P12 C13a ((C37)) C36 | P12 C13a ((C37)) C36 | P | P | P | P | P |
| 805 | Nursing and Personal Care Facilities | | | | | | | C | | P | P | | |
| 806 | Hospital | | | | | | C13a | C13a | | P | P | C | |
| 807 | Medical/Dental Lab | | | | | | | | | P | P | P | P |
| 808-09 | Miscellaneous Health | | | | | | | | | P | P | P | |
| | EDUCATION SERVICES: | | | | | | | | | | | | |
| * | Elementary School | | | | P38 P39 ((P40)) | P | P | P | | P16 ((P40)) P39 | P16 ((P40)) P39 | P16 ((P40)) P39 | |
| * | Middle/Junior High School | | | | ((P40) C39)) P39 C38 and 31 | P | P | P | | P16 ((C40)) C39 | P16 ((C40)) C39 | P16 ((C40)) C39 | |
| * | Secondary or High School | | | | ((C39) C38 and 31 ((C44) C40 and 31 | P26 | P26 | P26 | | P16 C15 | P16 C15 | P16 | |
| * | Vocational School | | | | | P13a C | P13a C | P13a C | | | | P15 | P17 P |
| * | Specialized Instruction School | | P18 | | P19 C20 and 31 | P19 C20 | P19 C20 | P19 C20 | P | P | P | P17 | ((P38)) P37 |
| * | School District Support | | | | | P23 C | P23 C | P23 C | C1 | P15 | P15 | P15 | P |

| | | | | | | | | | | | | | |
|----------------------|----------|--|--|--|--|--|--|--|---|--|--|--|----|
| | Facility | | | | | | | | 5 | | | | 15 |
| GENERAL CROSS | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters | | | | | | | | | | | |
| REFERENCES: | | 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review | | | | | | | | | | | |
| | | Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter | | | | | | | | | | | |
| | | 21A.06. | | | | | | | | | | | |

- 447 B. Development conditions.
- 448 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 449 use table.
- 450 2. Except SIC Industry Group Nos.:
- 451 a. 835-Day Care Services, and
- 452 b. Community residential facilities.
- 453 3. Limited to SIC Industry Group and Industry Nos.:
- 454 a. 723-Beauty Shops;
- 455 b. 724-Barber Shops;
- 456 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 457 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 458 e. 217-Carpet and Upholstery Cleaning.
- 459 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 460 property is located within a designated unincorporated Rural Town.
- 461 5. Structures shall maintain a minimum distance of one hundred feet from
- 462 property lines adjoining rural area and residential zones.
- 463 6. Only as accessory to residential use, and:
- 464 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 465 with no openings except for gates, and have a minimum height of six feet; and

466 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
467 from property lines adjoining rural area and residential zones.

468 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
469 21A.08.060.A.

470 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
471 or an accessory use to a school, church, park, sport club or public housing administered
472 by a public agency, and:

473 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
474 with no openings except for gates and have a minimum height of six feet;

475 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
476 from property lines adjoining rural area and residential zones;

477 c. Direct access to a developed arterial street shall be required in any
478 residential zone; and

479 d. Hours of operation may be restricted to assure compatibility with
480 surrounding development.

481 9. As a home occupation only, but the square footage limitations in K.C.C.
482 chapter 21A.30 for home occupations apply only to the office space for the veterinary
483 clinic, and:

484 a. Boarding or overnight stay of animals is allowed only on sites of five acres
485 or more;

486 b. No burning of refuse or dead animals is allowed;

487 c. The portion of the building or structure in which animals are kept or treated
488 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be

489 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
490 concrete or other impervious material; and

491 d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

492 10.a. No burning of refuse or dead animals is allowed;

493 b. The portion of the building or structure in which animals are kept or treated
494 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
495 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
496 concrete or other impervious material; and

497 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

498 11. The repair work or service shall only be performed in an enclosed building,
499 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
500 Repair Shops and Paint Shops is not allowed.

501 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
502 Before filing an application with the department, the applicant shall hold a community
503 meeting in accordance with K.C.C. 20.20.035.

504 13.a. Except as otherwise provided in subsection B.13.b. of this (~~sub~~)section,
505 only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

506 b. Allowed for a social service agency on a site in the NB zone that serves
507 transitional or low-income housing located within three hundred feet of the site on which
508 the social service agency is located.

509 c. Before filing an application with the department, the applicant shall hold a
510 community meeting in accordance with K.C.C. 20.20.035.

511 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not
512 exceed twenty thousand square feet, but stabling areas, whether attached or detached,
513 shall not be counted in this calculation.

514 15. If located outside of the urban growth area, limited to projects that are of a
515 size and scale designed to primarily serve the rural area and shall be located within a rural
516 town.

517 16. If located outside of the urban growth area, shall be designed to primarily
518 serve the rural area and shall be located within a rural town. In CB, RB and O, for K-12
519 schools with no more than one hundred students.

520 17. All instruction must be within an enclosed structure.

521 18. Limited to resource management education programs.

522 19. Only as accessory to residential use, and:

523 a. Students shall be limited to twelve per one-hour session;

524 b. Except as provided in ~~((subsection))~~ B.19.c. of this ~~((sub))~~section, all
525 instruction must be within an enclosed structure;

526 c. Outdoor instruction may be allowed on properties at least two and one-half
527 acres in size. Any outdoor activity must comply with the requirements for setbacks in
528 K.C.C. chapter 21A.12; and

529 d. Structures used for the school shall maintain a distance of twenty-five feet
530 from property lines adjoining rural area and residential zones.

531 20. Subject to the following:

532 a. Structures used for the school and accessory uses shall maintain a minimum
533 distance of twenty-five feet from property lines adjoining residential zones;

534 b. On lots over two and one-half acres:

535 (1) Retail sale of items related to the instructional courses is permitted, if total
536 floor area for retail sales is limited to two thousand square feet;

537 (2) Sale of food prepared in the instructional courses is permitted with
538 Seattle-King County department of public health approval, if total floor area for food
539 sales is limited to one thousand square feet and is located in the same structure as the
540 school; and

541 (3) Other incidental student-supporting uses are allowed, if such uses are
542 found to be both compatible with and incidental to the principal use; and

543 c. On sites over ten acres, located in a designated Rural Town and zoned any
544 one or more of UR, R-1 and R-4:

545 (1) Retail sale of items related to the instructional courses is permitted,
546 provided total floor area for retail sales is limited to two thousand square feet;

547 (2) Sale of food prepared in the instructional courses is permitted with
548 Seattle-King County department of public health approval, if total floor area for food
549 sales is limited to one thousand seven hundred fifty square feet and is located in the same
550 structure as the school;

551 (3) Other incidental student-supporting uses are allowed, if the uses are found
552 to be functionally related, subordinate, compatible with and incidental to the principal
553 use;

554 (4) The use shall be integrated with allowable agricultural uses on the site;

555 (5) Advertised special events shall comply with the temporary use
556 requirements of this chapter; and

557 (6) Existing structures that are damaged or destroyed by fire or natural event,
558 if damaged by more than fifty percent of their prior value, may reconstruct and expand an
559 additional sixty-five percent of the original floor area but need not be approved as a
560 conditional use if their use otherwise complies with the development condition in
561 subsection B.20.c. of this section and this title.

562 21. Limited to:

563 a. drop box facilities accessory to a public or community use such as a school,
564 fire station or community center; or

565 b. in the RA zone, a facility accessory to a retail nursery, garden center and
566 farm supply store that accepts earth materials, vegetation, organic waste, construction and
567 demolition materials or source separated organic materials, if:

568 (1) the site is five acres or greater;

569 (2) all material is deposited into covered containers or onto covered
570 impervious areas;

571 (3) the facility and any driveways or other access to the facility maintain a
572 setback of at least twenty five feet from adjacent properties;

573 (4) the total area of the containers and covered impervious area is ten
574 thousand square feet or less;

575 (5) ten feet of type II landscaping is provided between the facility and
576 adjacent properties;

577 (6) no processing of the material is conducted on site; and

578 (7) access to the facility is not from a local access street.

579 22. With the exception of drop box facilities for the collection and temporary
580 storage of recyclable materials, all processing and storage of material shall be within
581 enclosed buildings. Yard waste processing is not permitted.

582 23. Only if adjacent to an existing or proposed school.

583 24. Limited to columbariums accessory to a church, but required landscaping
584 and parking shall not be reduced.

585 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
586 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.

587 26.a. New high schools permitted in the rural and the urban residential and
588 urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.

589 b. Renovation, expansion, modernization, or reconstruction of a school, or the
590 addition of relocatable facilities, is permitted.

591 27. Limited to projects that do not require or result in an expansion of sewer
592 service outside the urban growth area. In addition, such use shall not be permitted in the
593 RA-20 zone.

594 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
595 21A.32 or as a joint use of an existing public school facility.

596 29. All studio use must be within an enclosed structure.

597 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
598 rural area and residential zones, any other adult use facility, school, licensed daycare
599 centers, parks, community centers, public libraries or churches that conduct religious or
600 educational classes for minors.

601 31. Subject to review and approval of conditions to comply with trail corridor
602 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

603 32. Limited to repair of sports and recreation equipment:

604 a. as accessory to a recreation or multiuse park in the urban growth area; or

605 b. as accessory to a park and limited to a total floor area of seven hundred fifty
606 square feet.

607 33. ~~((Accessory to agricultural or forestry uses provided:~~

608 ~~a. the repair of tools and machinery is limited to those necessary for the
609 operation of a farm or forest.~~

610 ~~b. the lot is at least five acres.~~

611 ~~c. the size of the total repair use is limited to one percent of the lot size up to a
612 maximum of five thousand square feet unless located in a farm structure, including but
613 not limited to barns, existing as of December 31, 2003.~~

614 34.)) Subject to the following:

615 a. the lot is at least five acres;

616 b. in the A zones, area used for dog training shall be located on portions of
617 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
618 the already developed portion of such agricultural lands that are not available for direct
619 agricultural production or areas without prime agricultural soils;

620 c. structures and areas used for dog training shall maintain a minimum distance
621 of seventy-five feet from property lines; and

622 d. all training activities shall be conducted within fenced areas or in indoor
623 facilities. Fences must be sufficient to contain the dogs.

- 624 (~~35~~) 34. Limited to animal rescue shelters and provided that:
- 625 a. the property shall be at least four acres;
- 626 b. buildings used to house rescued animals shall be no less than fifty feet from
- 627 property lines;
- 628 c. outdoor animal enclosure areas shall be located no less than thirty feet from
- 629 property lines and shall be fenced in a manner sufficient to contain the animals;
- 630 d. the facility shall be operated by a nonprofit organization registered under the
- 631 Internal Revenue Code as a 501(c)(3) organization; and
- 632 e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 633 and no later than 7 p.m.
- 634 (~~36~~) 35. Limited to kennel-free dog boarding and daycare facilities, and:
- 635 a. the property shall be at least four and one-half acres;
- 636 b. buildings housing dogs shall be no less than seventy-five feet from property
- 637 lines;
- 638 c. outdoor exercise areas shall be located no less than thirty feet from property
- 639 lines and shall be fenced in a manner sufficient to contain the dogs;
- 640 d. the number of dogs allowed on the property at any one time shall be limited
- 641 to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and
- 642 e. training and grooming are ancillary services that may be provided only to
- 643 dogs staying at the facility; and
- 644 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 645 and no later than 7 p.m.

646 (~~37~~) 36. Not permitted in R-1 and subject to the additional requirements in
647 K.C.C. 21A.12.250.

648 (~~38~~) 37. Driver training is limited to driver training schools licensed under
649 chapter 46.82 RCW.

650 (~~39~~) 38. A school may be located outside of the urban growth area only if
651 allowed under King County Comprehensive Plan policies.

652 (~~40~~) 39. Only as a reuse of an existing public school.

653 (~~41~~) 40. A high school may be allowed as a reuse of an existing public school
654 if allowed under King County Comprehensive Plan policies.

655 (~~42~~) 41. Commercial kennels and commercial catteries in the A zone are
656 subject to the following:

657 a. Only as a home occupation, but the square footage limitations in K.C.C.
658 chapter 21A.30.085 for home occupations apply only to the office space for the
659 commercial kennel or commercial cattery; and

660 b. Subject to K.C.C. 21A.30.020, except:

661 (1) A building or structure used for housing dogs or cats and any outdoor
662 runs shall be set back one hundred and fifty feet from property lines;

663 (2) The portion of the building or structure in which the dogs or cats are kept
664 shall be soundproofed;

665 (3) Impervious surface for the kennel or cattery shall not exceed twelve
666 thousand square feet; and

667 (4) Obedience training classes are not allowed except as provided in
668 subsection (~~B.34~~) B.33. of this section.

669 ((43-)) 42. Commercial kennels and commercial catteries are subject to K.C.C.

670 21A.30.020.

671 SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C.

672 21A.08.060 are each hereby amended to read as follows:

673 A Government/business services land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | |
|-------------------|---------------------------------|----------|---|---|--------------------|----------------|--------------------|--------------------|-----------------------|-----|-----|---|-------------------------|
| P-Permitted Use | | A | F | M | R | U R | U R | | N B | C B | R B | O | I |
| C-Conditional Use | | G | O | I | U | R E | R E | | E U | O U | E U | F | N |
| S-Special Use | | Z R | R | N | R | B S | B S | | I S | M S | G S | F | D |
| | | O I | E | E | A | A E | A I | | G I | M I | I I | I | U |
| | | N C | S | R | L | N R | N D | | H N | U N | O N | C | S |
| | | E U | T | A | | V | E | | B E | N E | N E | E | T |
| | | L | | L | A | E | N | | O S | I S | A S | | R |
| | | T | | | R | | T | | R S | T S | L S | | I |
| | | U | | | E | | I | | H | Y | | | A |
| | | R | | | A | | A | | O | | | | L |
| | | E | | | | | L | | O | | | | |
| | | | | | | | | | D | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1- 8 | R12- 48 | NB | CB | RB | O | I ((30)) 29) |
| | GOVERNMENT SERVICES: | | | | | | | | | | | | |
| * | Public agency or utility office | | | | P3 C5 | P3 C5 | P3 C | P3 C | P | P | P | P | ((P16) P15 |
| * | Public agency or utility yard | | | | ((P2 7)) P26 | ((P27)) P26 | ((P2 7)) P26 | ((P2 7)) P26 | | | P | | P |
| * | Public agency archives | | | | | | | | | | P | P | P |
| 921 | Court | | | | | | | | | P4 | P | P | |
| 9221 | Police Facility | | | | P7 | P7 | P7 | P7 | P7 | P | P | P | P |

| | | | | | | | | | | | | | |
|--------------|---|-------------------------------------|-------------------------------------|-------------------------------------|---|-----------------------------|-------------------------------------|-------------------------------------|----------------|----------------|--------------------|-------------------|-------------------|
| 9224 | Fire Facility | | | | C6 ((and 33)) | C6 | C6 | C6 | P | P | P | P | P |
| * | Utility Facility | ((P2 9 C28) P28 C27 | ((P2 9 C28) P28 C27 | ((P2 9 C28) P28 C27 | ((P2 9 C28 and 33)) P28 C27 | ((P29 C28) P28 C27 | ((P2 9 C28) P28 C27 | ((P2 9 C28) P28 C27 | P | P | P | P | P |
| * | Commuter Parking Lot | | | | C ((33 P19)) P19 | C ((P19) P18 | C ((P1 9)) P18 | C ((19)) 18 | P | P | P | P | ((P35) P33 |
| * | Private Stormwater Management Facility | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 | P8 |
| * | Vactor Waste Receiving Facility | P | P | P | ((P1 8)) P17 | ((P18)) P17 | ((P1 8)) P17 | ((P1 8)) P17 | ((P34)) P30 | ((P34)) P30 | ((P3 4)) P30 | ((P34) P30 | P |
| | BUSINESS SERVICES: | | | | | | | | | | | | |
| * | Construction and Trade | | | | ((P3 4)) P32 | | | | | | P | P9 | P |
| * | Individual Transportation and Taxi | | | | | | | | ((P25)) P24 | P | P10 | P | |
| 421 | Trucking and Courier Service | | | | | | | | | P11 | P12 | P13 | P |
| * | Warehousing, (1) and Wholesale Trade | | | | | | | | | | | | P |
| * | Self-service Storage | | | | | | | P14 P34 | ((P37)) P34 | P | P | P | P |
| 4221 4222 | Farm Product Warehousing, Refrigeration and Storage | ((P1 5 C36)) | | | ((P1 5 and 33 C36)) | ((P15 C36)) | | | | | | | P |

| | | | | | | | | | | | | | |
|------|--------------------------------------|--------------------------|---|---|---------------------------|------------------------|-----------------------------|-----------------------------|-------------------------|-----------------------------|------------------------------|----------------------------|----------------------------|
| * | Log Storage | P((± 5)) <u>25</u> | P | | P26 and 33 | | | | | | | | P |
| 47 | Transportation Service | | | | | | | | | | | | P |
| 473 | Freight and Cargo Service | | | | | | | | | | P | P | P |
| 472 | Passenger Transportation Service | | | | | | | | P | P | P | | |
| 48 | Communication Offices | | | | | | | | | P | P | | P |
| 482 | Telegraph and other Communications | | | | | | | | P | P | P | | P |
| * | General Business Service | | | | | | | P | P | P | P | | ((P16) <u>P15</u>) |
| * | Professional Office | | | | | | | P | P | P | P | | ((P16) <u>P15</u>) |
| 7312 | Outdoor Advertising Service | | | | | | | | | P | | ((P17) <u>P16</u>) | P |
| 735 | Miscellaneous Equipment Rental | | | | | | | | ((P17) <u>P16</u>) | P | | ((P17) <u>P16</u>) | P |
| 751 | Automotive Rental and Leasing | | | | | | | | P | P | | | P |
| 752 | Automotive Parking | | | | | | | ((P20) <u>P19a</u>) | ((P20) <u>P19b</u>) | ((P2 4)) <u>P20</u>) | ((P20)) <u>P19a</u>) | | P |
| * | Off-Street Required Parking Lot | | | | ((P3 2)) <u>P31</u> | ((P32) <u>P31</u>) | ((P3 2)) <u>P31</u>) | ((P3 2)) <u>P31</u>) | ((P32) <u>P31</u>) | ((P32) <u>P31</u>) | ((P3 2)) <u>P31</u>) | P32)) <u>P31</u>) | ((P32) <u>P31</u>) |
| 7941 | Professional Sport Teams/Promoters | | | | | | | | | | P | P | |
| 873 | Research, Development and Testing | | | | | | | | | | P2 | P2 | P2 |
| * | Heavy Equipment and Truck Repair | | | | | | | | | | | | P |
| | ACCESSORY USES: | | | | | | | | | | | | |
| * | Commercial/Industrial Accessory Uses | | | P | ((P2 2)) | | | | ((P22) <u>P21</u>) | ((P22) <u>P21</u>) | P | P | P |

| | | | | | | | | | | | | | |
|--------------------|----------|---|--|--|------------|--------------------|-----------------|-----------------|--------------------|--------------------|-----------------|-----------------|------------------|
| | | | | | <u>P21</u> | | | | | | | | |
| * | Helistop | | | | | ((C23)) | ((C2 | ((C2 | ((C23)) | ((C23)) | ((C2 | ((C2 | ((C24 |
| | | | | | | <u>C22</u> |) |) | <u>C22</u> | <u>C23</u> | 4)) |) |) |
| | | | | | | <u>C22</u> | <u>C22</u> | | | <u>C23</u> | <u>C22</u> | <u>C23</u> | |
| GENERAL | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30; | | | | | | | | | | | |
| CROSS | | General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 | | | | | | | | | | | |
| REFERENCES: | | through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | | |

- 674 B. Development conditions.
- 675 1. Except self-service storage.
- 676 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 677 Educational Research, see general business service/office.
- 678 3.a. Only as a reuse of a public school facility or a surplus nonresidential facility
- 679 subject to K.C.C. chapter 21A.32; or
- 680 b. only when accessory to a fire facility and the office is no greater than one
- 681 thousand five hundred square feet of floor area.
- 682 4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 683 21A.32.
- 684 5. New utility office locations only if there is no commercial/industrial zoning
- 685 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
- 686 no feasible alternative location is possible, and provided further that this condition
- 687 applies to the UR zone only if the property is located within a designated unincorporated
- 688 Rural Town.
- 689 6.a. All buildings and structures shall maintain a minimum distance of twenty
- 690 feet from property lines adjoining rural area and residential zones;
- 691 b. Any buildings from which fire-fighting equipment emerges onto a street
- 692 shall maintain a distance of thirty-five feet from such street;

- 693 c. No outdoor storage; and
- 694 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
- 695 feasible alternative location is possible.
- 696 7. Limited to storefront police offices. Such offices shall not have:
- 697 a. holding cells;
- 698 b. suspect interview rooms (except in the NB zone); or
- 699 c. long-term storage of stolen properties.
- 700 8. Private stormwater management facilities serving development proposals
- 701 located on commercial/industrial zoned lands shall also be located on
- 702 commercial/industrial lands, unless participating in an approved shared facility drainage
- 703 plan. Such facilities serving development within an area designated urban in the King
- 704 County Comprehensive Plan shall only be located in the urban area.
- 705 9. No outdoor storage of materials.
- 706 10. Limited to office uses.
- 707 11. Limited to self-service household moving truck or trailer rental accessory to
- 708 a gasoline service station.
- 709 12. Limited to self-service household moving truck or trailer rental accessory to
- 710 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
- 711 13. Limited to SIC Industry No. 4215-Courier Services, except by air.
- 712 14. Accessory to an apartment development of at least twelve units provided:
- 713 a. The gross floor area in self service storage shall not exceed the total gross
- 714 floor area of the apartment dwellings on the site;

- 715 b. All outdoor lights shall be deflected, shaded and focused away from all
716 adjoining property;
- 717 c. The use of the facility shall be limited to dead storage of household goods;
- 718 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
719 similar equipment;
- 720 e. No outdoor storage or storage of flammable liquids, highly combustible or
721 explosive materials or hazardous chemicals;
- 722 f. No residential occupancy of the storage units;
- 723 g. No business activity other than the rental of storage units; and
- 724 h. A resident director shall be required on the site and shall be responsible for
725 maintaining the operation of the facility in conformance with the conditions of approval.
- 726 i. Before filing an application with the department, the applicant shall hold a
727 community meeting in accordance with K.C.C. 20.20.035.
- 728 15. ~~((a. The floor area devoted to warehousing, refrigeration or storage shall not~~
729 ~~exceed two thousand square feet;~~
- 730 ~~b. Structures and areas used for warehousing, refrigeration and storage shall~~
731 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
732 ~~and residential zones; and~~
- 733 ~~c. Warehousing, refrigeration and storage is limited to agricultural products~~
734 ~~and sixty percent or more of the products must be grown or processed in the Puget Sound~~
735 ~~counties. At the time of the initial application, the applicant shall submit a projection of~~
736 ~~the source of products to be included in the warehousing, refrigeration or storage.~~
- 737 16.)) Only as an accessory use to another permitted use.

738 ~~((17.))~~ 16. No outdoor storage.

739 ~~((18.))~~ 17. Only as an accessory use to a public agency or utility yard, or to a
740 transfer station.

741 ~~((19.))~~ 18. Limited to new commuter parking lots designed for thirty or fewer
742 parking spaces or commuter parking lots located on existing parking lots for churches,
743 schools, or other permitted nonresidential uses that have excess capacity available during
744 commuting; provided that the new or existing lot is adjacent to a designated arterial that
745 has been improved to a standard acceptable to the department of transportation;

746 ~~((20.))~~ 19.a. No tow-in lots for damaged, abandoned or otherwise impounded
747 vehicles~~((7.))~~; and

748 b. Tow-in lots for damaged, abandoned or otherwise impounded vehicles shall
749 be:

750 (1) permitted only on parcels located within Vashon Town Center;

751 (2) accessory to a gas or automotive service use; and

752 (3) limited to no more than ten vehicles.

753 ~~((21.))~~ 20. No dismantling or salvage of damaged, abandoned or otherwise
754 impounded vehicles.

755 ~~((22.))~~ 21. Storage limited to accessory storage of commodities sold at retail on
756 the premises or materials used in the fabrication of commodities sold on the premises.

757 ~~((23.))~~ 22. Limited to emergency medical evacuation sites in conjunction with
758 police, fire or health service facility. Helistops are prohibited from the UR zone only if
759 the property is located within a designated unincorporated Rural Town.

760 ~~((24.))~~ 23. Allowed as accessory to an allowed use.

761 ~~((25.))~~ 24. Limited to private road ambulance services with no outside storage
762 of vehicles.

763 ~~((26.))~~ 25. Limited to two acres or less.

764 ~~((27.))~~ 26.a. Utility yards only on sites with utility district offices; or

765 b. Public agency yards are limited to material storage for road maintenance
766 facilities.

767 ~~((28.))~~ 27. Limited to bulk gas storage tanks that pipe to individual residences
768 but excluding liquefied natural gas storage tanks.

769 ~~((29.))~~ 28. Excluding bulk gas storage tanks.

770 ~~((30.))~~ 29. For I-zoned sites located outside the urban growth area designated by
771 the King County Comprehensive Plan, uses shall be subject to the provisions for rural
772 industrial uses in K.C.C. chapter 21A.12.

773 ~~((31.))~~ 30. Vactor waste treatment, storage and disposal shall be limited to liquid
774 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
775 in tanks (or other covered structures), as well as enclosed buildings.

776 ~~((32.))~~ 31. Subject to the following:

777 a. Off-street required parking for a land use located in the urban area must be
778 located in the urban area;

779 b. Off-street required parking for a land use located in the rural area must be
780 located in the rural area; and

781 c.(1) Except as provided in subsection ~~((B.32.e.(2)))~~ B.31.c.(2) of this
782 subsection, off-street required parking must be located on a lot that would permit, either

783 outright or through a land use permit approval process, the land use the off-street parking
784 will serve.

785 (2) For a social service agency allowed under K.C.C. 21A.08.050_B.13.b. to
786 be located on a site in the NB zone, off-street required parking may be located on a site
787 within three hundred feet of the social service agency, regardless of zoning classification
788 of the site on which the parking is located.

789 ~~((33. Subject to review and approval of conditions to comply with trail corridor
790 provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~

791 ~~34.))~~ 32. Limited to landscape and horticultural services (SIC 078) that are
792 accessory to a retail nursery, garden center and farm supply store. Construction
793 equipment for the accessory use shall not be stored on the premises.

794 ~~((35.))~~ 33. Allowed as a primary or accessory use to an allowed industrial-zoned
795 land use.

796 ~~((36. Accessory to agricultural uses provided:~~

797 ~~a. In the RA zones and on lots less than thirty five acres in the A zone, the
798 floor area devoted to warehousing, refrigeration or storage shall not exceed three
799 thousand five hundred square feet unless located in a building designated as historic
800 resource under K.C.C. chapter 20.62;~~

801 ~~b. On lots at least thirty five acres in the A zones, the floor area devoted to
802 warehousing, refrigeration or storage shall not exceed seven thousand square feet unless
803 located in a building designated as historic resource under K.C.C. chapter 20.62.~~

804 ~~c. In the A zones, structures and areas used for warehousing, refrigeration and
805 storage shall be located on portions of agricultural lands that are unsuitable for other~~

806 agricultural purposes, such as areas within the already developed portion of such
 807 agricultural lands that are not available for direct agricultural production, or areas without
 808 prime agricultural soils;

809 d. Structures and areas used for warehousing, refrigeration or storage shall
 810 maintain a minimum distance of seventy five feet from property lines adjoining rural area
 811 and residential zones; and

812 e. Warehousing, refrigeration and storage is limited to agricultural products
 813 and sixty percent or more of the products must be grown or processed in the Puget Sound
 814 counties. At the time of the initial application, the applicant shall submit a projection of
 815 the source of products to be included in the warehousing, refrigeration or storage.

816 37)) 34. Use shall be limited to the NB zone on parcels outside of the Urban
 817 Growth Area, Rural Towns and Rural Neighborhoods and the building floor area devoted
 818 to such use shall not exceed ten thousand square feet.

819 SECTION 29. Ordinance 10870, Section 334, as amended, and K.C.C.
 820 21A.08.070 are each hereby amended to read as follows:

821 A. Retail land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | |
|-------------------|---|----------|---|---|-----------------|-------------|---|---|---|-----------------------|---|---|---|---|---|---|---|
| | | A | F | M | R | U | R | U | R | N | B | C | B | R | B | O | I |
| P-Permitted Use | | | | | | | | | | | | | | | | | |
| C-Conditional Use | | G | O | I | U | R | E | R | E | E | U | O | U | E | U | F | N |
| S-Special Use | Z | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | E | U | T | A | | | V | | E | B | E | N | E | N | E | E | T |

| | | L T U R E | | L | A R E A | E | N T I A L | O S T R I C H O D | I S T R I C T S | A S S L S | | R I A L | |
|------|--|-------------------------------|-------------------------------|---|-------------------------------|-------------------------------|---------------------------------|---|--------------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12- 48 | NB | CB | RB | O | I (30) |
| * | Building Materials and Hardware Stores | | ((P23)) <u>P20</u> | | | | | | P2 | P | P | | |
| * | Retail Nursery, Garden Center and Farm Supply Stores | P1 C1 | | | P1 C1 | | | | P | P | P | | |
| * | Forest Products Sales | P3 and 4 | P4 | | P3 and 4 | | | | | | P | | |
| * | Department and Variety Stores | | | | | | ((C14a)) <u>C13a</u> | ((P14)) <u>P13</u> | P5 | P | P | | |
| 54 | Food Stores | | | | | | ((C15a)) <u>C14a</u> | ((P15)) <u>P14</u> | P | P | P | C | P6 |
| * | Agricultural Product Sales | ((P7 €7)) | P4 | | P3 ((P7 €7)) | P3 | P3 | ((P25)) <u>P22</u> | ((P25)) <u>P22</u> | ((P25)) <u>P22</u> | ((P25)) <u>P22</u> | ((P25)) <u>P22</u> | ((P25)) <u>P22</u> |
| * | Farmers Market | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> | ((P24)) <u>P21</u> |
| * | Motor Vehicle and | | | | | | | | | | ((P8)) <u>P7</u> | | P |

| | | | | | | | | | | | | | |
|-----|--|-------------------|--|-------------------|------------------------------|----------------|------------------------------|------------------------------|------------------------------|------------------------------|---|-------------------|-------------------|
| | Boat Dealers | | | | | | | | | | | | |
| 553 | Auto Supply Stores | | | | | | | | ((P9)) P8 | ((P9)) P8 | | | P |
| 554 | Gasoline Service Stations | | | | | | | P | P | P | | | P |
| 56 | Apparel and Accessory Stores | | | | | | | | P | P | | | |
| * | Furniture and Home Furnishings Stores | | | | | | | | P | P | | | |
| 58 | Eating and Drinking Places | | | | ((P21 C19)) P18 C16 | | ((P20 C16)) P17 C15 | ((P20 C16)) P17 C15 | ((P10) P9 | P | P | P | P |
| * | Drug Stores | | | | | | ((C15)) C14 | ((P15) P14 | P | P | P | C | |
| * | Recreational marijuana retailer | | | | | | | | ((P26 C27)) P23 C24 | ((P26 C27)) P23 C24 | | | |
| 592 | Liquor Stores | ((P13) P12 | | | ((P13) P12 | ((P13) P12 | | | ((P13) P12 | P | P | | |
| 593 | Used Goods: Antiques/ Secondhand Shops | | | | | | | | | P | P | | |
| * | Sporting Goods and Related | | | ((P22) P19 | ((P22) P19 | ((P22) P19 | ((P22)) P19 | ((P22) P19 | ((P22) P19 | P | P | ((P22) P19 | ((P22) P19 |

| | | | | | | | | | | | | | |
|-----|---|------------|------------|--|------------|------------|--------------------|-------------------|---|----------------|----------------|---|---|
| | Stores | | | | | | | | | | | | |
| * | Book, Stationery, Video and Art Supply Stores | | | | | | ((C15a) C14a | ((P15) P14 | P | P | P | | |
| * | Jewelry Stores | | | | | | | | | P | P | | |
| * | Monuments , Tombstones , and Gravestone s | | | | | | | | | | P | | |
| * | Hobby, Toy, Game Shops | | | | | | | | P | P | P | | |
| * | Photographi c and Electronic Shops | | | | | | | | P | P | P | | |
| * | Fabric Shops | | | | | | | | | P | P | | |
| 598 | Fuel Dealers | | | | | | | | | ((C14) C10 | P | | P |
| * | Florist Shops | | | | | | ((C15) C14a | ((P15) P14 | P | P | P | P | |
| * | Personal Medical Supply Stores | | | | | | | | | P | P | | |
| * | Pet Shops | | | | | | | | P | P | P | | |
| * | Bulk Retail | | | | | | | | | P | P | | |
| * | Auction Houses | | | | | | | | | | ((P12) P11 | | P |
| * | Livestock Sales | ((P17) | ((P17) | | ((P17) | ((P17) | ((P17) and | | | | | | P |

| | | | | | | | | | | | | | |
|--------------------|--|--|--|--|--|--|------|--|--|--|--|--|--|
| | | | | | | | 18)) | | | | | | |
| GENERAL | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters | | | | | | | | | | | | |
| CROSS | 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review | | | | | | | | | | | | |
| REFERENCES: | Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter | | | | | | | | | | | | |
| | 21A.06. | | | | | | | | | | | | |

822 B. Development conditions.

823 1.a. As a permitted use, covered sales areas shall not exceed a total area of two
824 thousand square feet, unless located in a building designated as historic resource under
825 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three
826 thousand five hundred square feet may be allowed. Greenhouses used for the display of
827 merchandise other than plants shall be considered part of the covered sales area.

828 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not
829 considered part of the covered sales area;

- 830 b. The site area shall be at least four and one-half acres;
- 831 c. Sales may include locally made arts and crafts; and
- 832 d. Outside lighting is permitted if no off-site glare is allowed.

833 2. Only hardware stores.

834 3.a. Limited to products grown on site.

835 b. Covered sales areas shall not exceed a total area of five hundred square feet.

836 4. No permanent structures or signs.

837 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
838 maximum of two thousand square feet of gross floor area.

839 6. Limited to a maximum of five thousand square feet of gross floor area.

840 7. ~~((a. As a permitted use, the covered sales area shall not exceed two thousand~~
841 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~

842 ~~chapter 20.62. As a conditional use, up to three thousand five hundred square feet of~~
843 ~~covered sales area may be allowed;~~

844 ~~b. The site area shall be at least four and one half acres;~~

845 ~~c. Forty percent or more of the gross sales of agricultural product sold through~~
846 ~~the store must be sold by the producers of primary agricultural products;~~

847 ~~d. Sixty percent or more of the gross sales of agricultural products sold through~~
848 ~~the store shall be derived from products grown or produced in the Puget Sound counties.~~

849 ~~At the time of the initial application, the applicant shall submit a reasonable projection of~~
850 ~~the source of product sales;~~

851 ~~e. Sales shall be limited to agricultural products and locally made arts and~~
852 ~~crafts;~~

853 ~~f. Storage areas for agricultural products may be included in a farm store~~
854 ~~structure or in any accessory building; and~~

855 ~~g. Outside lighting is permitted if no off site glare is allowed.~~

856 ~~8.) Excluding retail sale of trucks exceeding one-ton capacity.~~

857 ~~((9.)) 8. Only the sale of new or reconditioned automobile supplies is permitted.~~

858 ~~((10.)) 9. Excluding SIC Industry No. 5813-Drinking Places.~~

859 ~~((11.)) 10. No outside storage of fuel trucks and equipment.~~

860 ~~((12.)) 11. Excluding vehicle and livestock auctions.~~

861 ~~((13.)) 12. Only as accessory to a winery or SIC Industry No. 2082-Malt~~

862 ~~Beverages, and limited to sales of products produced on site and incidental items where~~
863 ~~the majority of sales are generated from products produced on site.~~

864 ~~((14.))~~ 13.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,
865 limited to a maximum of five thousand square feet of gross floor area, and subject to
866 K.C.C. 21A.12.230; and

867 b. Before filing an application with the department, the applicant shall hold a
868 community meeting in accordance with K.C.C. 20.20.035.

869 ~~((15.))~~ 14.a. Not permitted in R-1 and limited to a maximum of five thousand
870 square feet of gross floor area and subject to K.C.C. 21A.12.230; and

871 b. Before filing an application with the department, the applicant shall hold a
872 community meeting in accordance with K.C.C. 20.20.035.

873 ~~((16.))~~ 15.a. Not permitted in R-1 and excluding SIC Industry No. 5813-
874 Drinking Places, and limited to a maximum of five thousand square feet of gross floor
875 area and subject to K.C.C. 21A.12.230, except as provided in subsection ~~((B.20.))~~ B.17.
876 of this section; and

877 b. Before filing an application with the department, the applicant shall hold a
878 community meeting in accordance with K.C.C. 20.20.035.

879 ~~((17. Retail sale of livestock is permitted only as accessory to raising livestock.~~

880 ~~18. Limited to the R-1 zone.~~

881 ~~19.))~~ 16. Only as:

882 a. an accessory use to a permitted manufacturing or retail land use, limited to
883 espresso stands to include sales of beverages and incidental food items, and not to include
884 drive-through sales; or

885 b. an accessory use to a recreation or multiuse park, limited to a total floor area
886 of three thousand five hundred square feet.

887 ~~((20.))~~ 17. Only as:

888 a. an accessory use to a recreation or multiuse park; or

889 b. an accessory use to a park and limited to a total floor area of one thousand
890 five hundred square feet.

891 ~~((21.))~~ 18. Accessory to a park, limited to a total floor area of seven hundred
892 fifty square feet.

893 ~~((22.))~~ 19. Only as an accessory use to:

894 a. a large active recreation and multiuse park in the urban growth area; or

895 b. a park, or a recreation or multiuse park in the RA zones, and limited to a
896 total floor area of seven hundred and fifty square feet.

897 ~~((23.))~~ 20. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
898 Industry No. 2431-Millwork and;

899 a. limited to lumber milled on site; and

900 b. the covered sales area is limited to two thousand square feet. The covered
901 sales area does not include covered areas used to display only milled lumber.

902 ~~((24.))~~ 21. Requires at least five farmers selling their own products at each
903 market and the annual value of sales by farmers should exceed the annual sales value of
904 nonfarmer vendors.

905 ~~((25.))~~ 22. Limited to sites located within the urban growth area and:

906 a. The sales area shall be limited to three hundred square feet and must be
907 removed each evening;

908 b. There must be legal parking that is easily available for customers; and

909 c. The site must be in an area that is easily accessible to the public, will
 910 accommodate multiple shoppers at one time and does not infringe on neighboring
 911 properties.

912 ((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand
 913 square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.

914 ((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand
 915 square feet gross floor area devoted to, and in support of, the retail sale of marijuana.

916 SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C.
 917 21A.08.080 are each hereby amended to read as follows:

918 A. Manufacturing land uses.

| KEY | | RESOURCE | | | RURA | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | | | | |
|-------------------|-------------------------------|---------------|----|---|--------|-------------|----|-----|-----------------------|-----|------|---|------|---|---|---|---|---|
| P-Permitted Use | | A | F | M | R | U | R | U | R | N | B | C | B | R | B | O | I | |
| C-Conditional Use | | G | O | I | U | R | E | R | E | E | U | O | U | E | U | F | N | |
| S-Special Use | | Z | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | | E | U | T | A | | | V | | E | B | E | N | E | N | E | E | T |
| | | L | | L | A | | | E | | N | O | S | I | S | A | S | | R |
| | | T | | | R | | | | | T | R | S | T | S | L | S | | I |
| | | U | | | E | | | | | I | H | Y | | | | | | A |
| | | R | | | A | | | | | A | O | | | | | | | L |
| | | E | | | | | | | | L | O | | | | | | | |
| | | | | | | | | | | | D | | | | | | | |
| SIC # | SPECIFIC LAND USE | A | F | M | RA | UR | R1 | R12 | NB | CB | RB | O | I | | | | | |
| | | | | | | | -8 | -48 | | | | | (11) | | | | | |
| 20 | Food and Kindred Products | P4 C4 | P4 | | P4-C4 | P4 | | | P2 | P2 | P2 C | | P2 C | | | | | |
| *2082 /2085 | Winery/Brewery /Distillery | P3 C4 2 | | | P3 C12 | P3 | | | P17 | P17 | P | | P | | | | | |

Ordinance

| | | | | | | | | | | | | | |
|------|---|---------------|---------------------|--------------------|--------------|----|--|----|------------|------------|---------|--|------------|
| * | Materials Processing Facility | | P1 3 C | P1 4 C1 5 | P16 C | | | | | | | | P |
| 22 | Textile Mill Products | | | | | | | | | | | | C |
| 23 | Apparel and other Textile Products | | | | | | | | | C | | | P |
| 24 | Wood Products, except furniture | P4 P1 8 | P4 P1 8 C5 | | P4 P18 C5 | P4 | | | | | C6 | | P |
| 25 | Furniture and Fixtures | | P1 9 | | P19 | | | | | | C | | P |
| 26 | Paper and Allied Products | | | | | | | | | | | | C |
| 27 | Printing and Publishing | | | | | | | P7 | P7 | P7C | P7 C | | P |
| * | Recreational marijuana Processor I | P2 0 | | | P20 | | | | P21 C22 | P21 C22 | | | |
| * | Recreational marijuana Processor II | | | | | | | | P23 C24 | P23 C24 | | | P25 C26 |
| 28 | Chemicals and Allied Products | | | | | | | | | | | | C |
| 2911 | Petroleum Refining and Related Industries | | | | | | | | | | | | C |
| 30 | Rubber and Misc. Plastics Products | | | | | | | | | | | | C |
| 31 | Leather and Leather Goods | | | | | | | | | C | | | P |
| 32 | Stone, Clay, Glass and Concrete Products | | | | | | | | P6 | P9 | | | P |
| 33 | Primary Metal Industries | | | | | | | | | | | | C |
| 34 | Fabricated Metal Products | | | | | | | | | | | | P |

921 b. In the A zone, only allowed on sites where the primary use is SIC industry
922 Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small
923 Animals;

924 c. In the RA and UR zones, only allowed on lots of at least four and one-half
925 acres and only when accessory to an agricultural use;

926 d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,
927 the floor area devoted to all processing shall not exceed three thousand five hundred
928 square feet, unless located in a building designated as historic resource under K.C.C.
929 chapter 20.62;

930 (2) With a conditional use permit, up to five thousand square feet of floor
931 area may be devoted to all processing; and

932 (3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to
933 all processing shall not exceed seven thousand square feet, unless located in a building
934 designated as historic resource under K.C.C. chapter 20.62;

935 e. Structures and areas used for processing shall maintain a minimum distance
936 of seventy-five feet from property lines adjoining rural area and residential zones, unless
937 located in a building designated as historic resource under K.C.C. chapter 20.62;

938 f. Processing is limited to agricultural products and sixty percent or more of
939 the products processed must be grown in the Puget Sound counties. At the time of initial
940 application, the applicant shall submit a projection of the source of products to be
941 produced;

942 g. In the A zone, structures used for processing shall be located on portions of
943 agricultural lands that are unsuitable for other agricultural purposes, such as areas within

944 the already developed portion of such agricultural lands that are not available for direct
945 agricultural production, or areas without prime agricultural soils; and

946 h. Tasting of products produced on site may be provided in accordance with
947 state law. The area devoted to tasting shall be included in the floor area limitation in
948 subsection B.1.d. of this section.

949 2. Except slaughterhouses.

950 3.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
951 Industry No. 2085-Distilled and Blended Liquors;

952 b. ~~((In the A zone, only allowed on sites where the primary use is SIC Industry
953 Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small
954 Animals:))~~

955 e.)) In the RA and UR zones, only allowed on lots of at least four and one-half
956 acres;

957 ~~((f.))~~ c. The floor area devoted to all processing shall not exceed three
958 thousand five hundred square feet, unless located in a building designated as historic
959 resource under K.C.C. chapter 20.62;

960 ~~((e.))~~ d. Structures and areas used for processing shall maintain a minimum
961 distance of seventy-five feet from property lines adjoining rural area and residential
962 zones, unless located in a building designated as historic resource under K.C.C. chapter
963 20.62;

964 ~~((f.))~~ e. Sixty percent or more of the products processed must be grown in the
965 Puget Sound counties. At the time of the initial application, the applicant shall submit a
966 projection of the source of products to be produced; and

967 (~~(g.)~~) f. Tasting of products produced on site may be provided in accordance
968 with state law. The area devoted to tasting shall be included in the floor area limitation in
969 subsection (~~(B.3.e.)~~) B.3.b. of this section.

970 4. Limited to rough milling and planing of products grown on-site with portable
971 equipment.

972 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.
973 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the
974 minimum site area is four and one-half acres.

975 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
976 No. 2431-Millwork(~~(g.)~~) (excluding planing mills).

977 7. Limited to photocopying and printing services offered to the general public.

978 8. Only within enclosed buildings, and as an accessory use to retail sales.

979 9. Only within enclosed buildings.

980 10. Limited to boat building of craft not exceeding forty-eight feet in length.

981 11. For I-zoned sites located outside the urban growth area designated by the
982 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
983 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
984 rural industrial uses as set forth in K.C.C. chapter 21A.12.

985 12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
986 Industry No. 2085-Distilled and Blended Liquors;

987 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
988 of structures for wineries, breweries and distilleries and any accessory uses shall not
989 exceed a total of eight thousand square feet. The floor area may be increased by up to an

990 additional eight thousand square feet of underground storage that is constructed
991 completely below natural grade, not including required exits and access points, if the
992 underground storage is at least one foot below the surface and is not visible above
993 ground; and

994 (2) On Vashon-Maury Island, the total floor area of structures for wineries,
995 breweries and distilleries and any accessory uses may not exceed six thousand square
996 feet, including underground storage;

997 c. Wineries, breweries and distilleries shall comply with Washington state
998 Department of Ecology and King County board of health regulations for water usage and
999 wastewater disposal. Wineries, breweries and distilleries using water from exempt wells
1000 shall install a water meter;

1001 d. Off-street parking is limited to one hundred and fifty percent of the
1002 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
1003 21A.18.030;

1004 e. Structures and areas used for processing shall be set back a minimum
1005 distance of seventy-five feet from property lines adjacent to rural area and residential
1006 zones, unless the processing is located in a building designated as historic resource under
1007 K.C.C. chapter 20.62;

1008 f. The minimum site area is four and one-half acres. If the total floor area of
1009 structures for wineries, breweries and distilleries and any accessory uses exceed six
1010 thousand square feet, including underground storage:

1011 (1) the minimum site area is ten acres; and

1012 (2) a minimum of two and one-half acres of the site shall be used for the
1013 growing of agricultural products;

1014 g. The facility shall be limited to processing agricultural products and sixty
1015 percent or more of the products processed must be grown in the Puget Sound counties.
1016 At the time of the initial application, the applicant shall submit a projection of the source
1017 of products to be processed; and

1018 h. Tasting of products produced on site may be provided in accordance with
1019 state law. The area devoted to tasting shall be included in the floor area limitation in
1020 subsection B.12.b. of this section.

1021 13. Only on the same lot or same group of lots under common ownership or
1022 documented legal control, which includes, but is not limited to, fee simple ownership, a
1023 long-term lease or an easement:

1024 a. as accessory to a primary forestry use and at a scale appropriate to process
1025 the organic waste generated on the site; or

1026 b. as a continuation of a sawmill or lumber manufacturing use only for that
1027 period to complete delivery of products or projects under contract at the end of the
1028 sawmill or lumber manufacturing activity.

1029 14. Only on the same lot or same group of lots under common ownership or
1030 documented legal control, which includes, but is not limited to, fee simple ownership, a
1031 long-term lease or an easement:

1032 a. as accessory to a primary mineral use; or

1033 b. as a continuation of a mineral processing use only for that period to
1034 complete delivery of products or projects under contract at the end of mineral extraction.

1035 15. Continuation of a materials processing facility after reclamation in
1036 accordance with an approved reclamation plan.

1037 16. Only a site that is ten acres or greater and that does not use local access
1038 streets that abut lots developed for residential use.

1039 17.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
1040 Industry No. 2085-Distilled and Blended Liquors;

1041 b. The floor area devoted to all processing shall not exceed three thousand five
1042 hundred square feet, unless located in a building designated as historic resource under
1043 K.C.C. chapter 20.62;

1044 c. Structures and areas used for processing shall maintain a minimum distance
1045 of seventy-five feet from property lines adjoining rural area and residential zones, unless
1046 located in a building designated as historic resource under K.C.C. chapter 20.62; and

1047 d. Tasting of products produced on site may be provided in accordance with
1048 state law. The area devoted to tasting shall be included in the floor area limitation in
1049 subsection B.18.b. of this section.

1050 18. Limited to:

1051 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-
1052 Millwork, as follows:

1053 (1) If using lumber or timber grown off-site, the minimum site area is four
1054 and one-half acres;

1055 (2) The facility shall be limited to an annual production of no more than one
1056 hundred fifty thousand board feet;

1057 (3) Structures housing equipment used in the operation shall be located at
1058 least one-hundred feet from adjacent properties with residential or rural area zoning;

1059 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to
1060 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1061 (6) In the RA zone, the facility's driveway shall have adequate entering sight
1062 distance required by the 2007 King County Road Design and Construction Standards. An
1063 adequate turn around shall be provided on-site to prevent vehicles from backing out on to
1064 the roadway that the driveway accesses; and

1065 (7) Outside lighting is limited to avoid off-site glare; and

1066 b. SIC Industry No. 2411-Logging.

1067 19. Limited to manufacture of custom made wood furniture or cabinets.

1068 20.a. Only allowed on lots of at least four and one-half acres;

1069 b. Only as an accessory use to a Washington state Liquor Control Board

1070 licensed marijuana production facility on the same lot; and

1071 c. Accessory marijuana processing uses allowed under this section are subject

1072 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1073 21.a. Only in the CB and RB zones located outside the urban growth area; and

1074 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in

1075 support of, processing marijuana together with any separately authorized production of

1076 marijuana shall be limited to a maximum of two thousand square feet; and

1077 c. If the two thousand square foot per parcel threshold is exceeded, each and

1078 every marijuana-related entity occupying space in addition to the two thousand square

1079 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
1080 subsection B.23. of this section.

1081 22.a. Only in the CB and RB zones located outside the urban growth area; and

1082 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1083 support of, processing marijuana together with any separately authorized production of
1084 marijuana shall be limited to a maximum of thirty thousand square feet.

1085 23.a. Only in the CB and RB zones located inside the urban growth area; and

1086 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1087 support of, processing marijuana together with any separately authorized production of
1088 marijuana shall be limited to a maximum of two thousand square feet; and

1089 c. If the two thousand square foot per parcel threshold is exceeded, each and
1090 every marijuana-related entity occupying space in addition to the two thousand square
1091 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
1092 subsection B.25. of this section.

1093 24.a. Only in the CB and RB zones located inside the urban growth area; and

1094 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1095 support of, processing marijuana together with any separately authorized production of
1096 marijuana shall be limited to a maximum of thirty thousand square feet.

1097 25. Per parcel, limited to a maximum aggregate total of two thousand square
1098 feet of gross floor area devoted to, and in support of, the processing of marijuana together
1099 with any separately authorized production of marijuana.

1100 26. Per parcel, limited to a maximum aggregate total of thirty thousand square
 1101 feet of gross floor area devoted to, and in support of, the processing of marijuana together
 1102 with any separately authorized production of marijuana.

1103 SECTION 31. Ordinance 10870, Section 336, as amended, and K.C.C.
 1104 21A.08.090 are each hereby amended to read as follows:

1105 A. Resource land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | | | | |
|-------------------|---|------------|------------|---|-----------------|-------------|------------|------------|-----------------------|----|----|---|---|---|---|---|---|---|
| P-Permitted Use | Z O N E | A | F | M | R | U | R | U | R | N | B | C | B | R | B | O | I | |
| C-Conditional Use | | G | O | I | U | R | E | R | E | E | U | O | U | E | U | F | N | |
| S-Special Use | | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D | |
| | | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U | |
| | | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | | U | T | A | | | V | | E | B | E | N | E | N | E | E | T | |
| | | L | | L | A | | E | | N | O | S | I | S | A | S | | R | |
| | | T | | | R | | | | T | R | S | T | S | L | S | | I | |
| | | U | | | E | | | | I | H | | Y | | | | | A | |
| | | R | | | A | | | | A | O | | | | | | | L | |
| | | E | | | | | | | L | O | | | | | | | | |
| | | | | | | | | | | D | | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1- 8 | R12- 48 | NB | CB | RB | O | I | | | | | |
| | AGRICULTURE: | | | | | | | | | | | | | | | | | |
| 01 | Growing and Harvesting Crops | P | P | | P | P | P | | | | | | P | | | | | |
| 02 | Raising Livestock and Small Animals (6) | P | P | | P | P | | | | | | | P | | | | | |
| 01/02 | <u>Agricultural Activities</u> | <u>P24</u> | <u>P24</u> | | <u>P24</u> | | | | | | | | | | | | | |
| 01/02 | <u>Agricultural Support Services</u> | <u>P25</u> | <u>P25</u> | | <u>P26</u> | | <u>P26</u> | | | | | | | | | | | |
| 01/02 | | <u>C</u> | <u>C</u> | | <u>C</u> | | <u>C</u> | | | | | | | | | | | |
| 01/02 | | | | | | | | | | | | | | | | | | |
| 01/02 | | | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | | | |
|----------------------------------|--|---|-----------|-----------|------------|----|---|--|--|------------|------------|----|------------|
| * | Recreational marijuana producer | P15 C22 | | | P16 C17 | | | | | P18 C19 | P18 C19 | | P20 C21 |
| * | Agriculture Training Facility | C10 | | | | | | | | | | | |
| * | Agriculture-related special needs camp | P12 | | | | | | | | | | | |
| * | Agricultural Anaerobic Digester | P13 | | | | | | | | | | | |
| | FORESTRY: | | | | | | | | | | | | |
| 08 | Growing & Harvesting Forest Production | P | P | P7 | P | P | P | | | | | | P |
| * | Forest Research | | P | | P | P | | | | | | P2 | P |
| | FISH AND WILDLIFE MANAGEMENT: | | | | | | | | | | | | |
| 0921 | Hatchery/Fish Preserve (1) | P | P | | P | P | C | | | | | | P |
| 0273 | Aquaculture (1) | P | P | | P | P | C | | | | | | P |
| * | Wildlife Shelters | P | P | | P | P | | | | | | | |
| | MINERAL: | | | | | | | | | | | | |
| 10,12,14 | Mineral Extraction and Processing | | P9 C | P C11 | | | | | | | | | |
| 2951, 3271, 3273 | Asphalt/Concrete Mixtures and Block | | P8 C11 | P8 C11 | | | | | | | | | P |
| | ACCESSORY USES: | | | | | | | | | | | | |
| * | Resource Accessory Uses | P3 P23 <u>P27</u> | P4 | P5 | P3 | P3 | | | | | | | P4 |
| * | Temporary Farm Worker Housing | P14 | P14 | | P14 | | | | | | | | |
| GENERAL CROSS REFERENCES: | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | | |

1106

B. Development conditions.

1107

1. May be further subject to K.C.C. chapter 21A.25.

1108

2. Only forest research conducted within an enclosed building.

- 1109 3. (~~Accessory dwelling units~~) Farm houses: in accordance with K.C.C.
1110 21A.08.030.
- 1111 4. Excluding housing for agricultural workers.
- 1112 5. Limited to either maintenance or storage facilities, or both, in conjunction
1113 with mineral extraction or processing operation.
- 1114 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1115 7. Only in conjunction with a mineral extraction site plan approved in
1116 accordance with K.C.C. chapter 21A.22.
- 1117 8. Only on the same lot or same group of lots under common ownership or
1118 documented legal control, which includes, but is not limited to, fee simple ownership, a
1119 long-term lease or an easement:
- 1120 a. as accessory to a primary mineral extraction use;
- 1121 b. as a continuation of a mineral processing only for that period to complete
1122 delivery of products or projects under contract at the end of a mineral extraction; or
- 1123 c. for a public works project under a temporary grading permit issued in
1124 accordance with K.C.C. 16.82.152.
- 1125 9. Limited to mineral extraction and processing:
- 1126 a. on a lot or group of lots under common ownership or documented legal
1127 control, which includes but is not limited to, fee simple ownership, a long-term lease or
1128 an easement;
- 1129 b. that are located greater than one-quarter mile from an established residence;
1130 and

1131 c. that do not use local access streets that abut lots developed for residential
1132 use.

1133 10. Agriculture training facilities are allowed only as an accessory to existing
1134 agricultural uses and are subject to the following conditions:

1135 a. The impervious surface associated with the agriculture training facilities
1136 shall comprise not more than ten percent of the allowable impervious surface permitted
1137 under K.C.C. 21A.12.040;

1138 b. New or the expansion of existing structures, or other site improvements,
1139 shall not be located on class 1, 2 or 3 soils;

1140 c. The director may require reuse of surplus structures to the maximum extent
1141 practical;

1142 d. The director may require the clustering of new structures with existing
1143 structures;

1144 e. New structures or other site improvements shall be set back a minimum
1145 distance of seventy-five feet from property lines adjoining rural area and residential
1146 zones;

1147 f. Bulk and design of structures shall be compatible with the architectural style
1148 of the surrounding agricultural community;

1149 g. New sewers shall not be extended to the site;

1150 h. Traffic generated shall not impede the safe and efficient movement of
1151 agricultural vehicles, nor shall it require capacity improvements to rural roads;

1152 i. Agriculture training facilities may be used to provide educational services to
1153 the surrounding rural/agricultural community or for community events. Property owners

1154 may be required to obtain a temporary use permit for community events in accordance
1155 with K.C.C. chapter 21A.32;

1156 j. Use of lodging and food service facilities shall be limited only to activities
1157 conducted in conjunction with training and education programs or community events
1158 held on site;

1159 k. Incidental uses, such as office and storage, shall be limited to those that
1160 directly support education and training activities or farm operations; and

1161 l. The King County agriculture commission shall be notified of and have an
1162 opportunity to comment upon all proposed agriculture training facilities during the permit
1163 process in accordance with K.C.C. chapter 21A.40.

1164 11. Continuation of mineral processing and asphalt/concrete mixtures and block
1165 uses after reclamation in accordance with an approved reclamation plan.

1166 12.a. Activities at the camp shall be limited to agriculture and agriculture-
1167 oriented activities. In addition, activities that place minimal stress on the site's
1168 agricultural resources or activities that are compatible with agriculture are permitted.

1169 (1) passive recreation;

1170 (2) training of individuals who will work at the camp;

1171 (3) special events for families of the campers; and

1172 (4) agriculture education for youth.

1173 b. Outside the camp center, as provided for in subsection B.12.e. of this
1174 section, camp activities shall not preclude the use of the site for agriculture and
1175 agricultural related activities, such as the processing of local food to create value-added
1176 products and the refrigeration and storage of local agricultural products. The camp shall

1177 be managed to coexist with agriculture and agricultural activities both onsite and in the
1178 surrounding area.

1179 c. A farm plan shall be required for commercial agricultural production to
1180 ensure adherence to best management practices and soil conservation.

1181 d.(1) The minimum site area shall be five hundred acres. Unless the property
1182 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
1183 of this section, a minimum of five hundred acres of the site must be owned by a single
1184 individual, corporation, partnership or other legal entity and must remain under the
1185 ownership of a single individual, corporation, partnership or other legal entity for the
1186 duration of the operation of the camp.

1187 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
1188 owner from selling or transferring the development rights for a portion or all of the site to
1189 the King County farmland preservation program or, if the development rights are
1190 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1191 e. The impervious surface associated with the camp shall comprise not more
1192 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1193 f. Structures for living quarters, dining facilities, medical facilities and other
1194 nonagricultural camp activities shall be located in a camp center. The camp center shall
1195 be no more than fifty acres and shall depicted on a site plan. New structures for
1196 nonagricultural camp activities shall be clustered with existing structures;

1197 g. To the extent practicable, existing structures shall be reused. The applicant
1198 shall demonstrate to the director that a new structure for nonagricultural camp activities

1199 cannot be practicably accommodated within an existing structure on the site, though
1200 cabins for campers shall be permitted only if they do not already exist on site;

1201 h. Camp facilities may be used to provide agricultural educational services to
1202 the surrounding rural and agricultural community or for community events. If required
1203 by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for
1204 community events;

1205 i. Lodging and food service facilities shall only be used for activities related to
1206 the camp or for agricultural education programs or community events held on site;

1207 j. Incidental uses, such as office and storage, shall be limited to those that
1208 directly support camp activities, farm operations or agricultural education programs;

1209 k. New nonagricultural camp structures and site improvements shall maintain a
1210 minimum set-back of seventy-five feet from property lines adjoining rural area and
1211 residential zones;

1212 l. Except for legal nonconforming structures existing as of January 1, 2007,
1213 camp facilities, such as a medical station, food service hall and activity rooms, shall be of
1214 a scale to serve overnight camp users;

1215 m. Landscaping equivalent to a type III landscaping screen, as provided for in
1216 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
1217 and site improvements located within two hundred feet of an adjacent rural area and
1218 residential zoned property not associated with the camp;

1219 n. New sewers shall not be extended to the site;

1220 o. The total number of persons staying overnight shall not exceed three
1221 hundred;

1222 p. The length of stay for any individual overnight camper, not including camp
1223 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

1224 q. Traffic generated by camp activities shall not impede the safe and efficient
1225 movement of agricultural vehicles nor shall it require capacity improvements to rural
1226 roads;

1227 r. If the site is adjacent to an arterial roadway, access to the site shall be
1228 directly onto the arterial unless the county road engineer determines that direct access is
1229 unsafe;

1230 s. If direct access to the site is via local access streets, transportation
1231 management measures shall be used to minimize adverse traffic impacts;

1232 t. Camp recreational activities shall not involve the use of motor vehicles
1233 unless the motor vehicles are part of an agricultural activity or are being used for the
1234 transportation of campers, camp personnel or the families of campers. Camp personnel
1235 may use motor vehicles for the operation and maintenance of the facility. Client-specific
1236 motorized personal mobility devices are allowed; and

1237 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
1238 light away from any adjacent property.

1239 13. Limited to digester receiving plant and animal and other organic waste from
1240 agricultural activities, and including electrical generation, as follows:

1241 a. the digester must be included as part of a Washington state Department of
1242 Agriculture approved dairy nutrient plan;

1243 b. the digester must process at least seventy percent livestock manure or other
1244 agricultural organic material from farms in the vicinity, by volume;

1245 c. imported organic waste-derived material, such as food processing waste,
1246 may be processed in the digester for the purpose of increasing methane gas production for
1247 beneficial use, but not shall exceed thirty percent of volume processed by the digester;
1248 and

1249 d. the use must be accessory to an operating dairy or livestock operation.

1250 14. Farm worker housing. Either:

1251 a. Temporary farm worker housing subject to the following conditions:

1252 ~~((a-))~~ (1) The housing must be licensed by the Washington state Department
1253 of Health under chapter 70.114A RCW and chapter 246-358 WAC;

1254 ~~((b-))~~ (2) Water supply and sewage disposal systems must be approved by the
1255 Seattle King County department of health;

1256 ~~((c-))~~ (3) To the maximum extent practical, the housing should be located on
1257 nonfarmable areas that are already disturbed and should not be located in the floodplain
1258 or in a critical area or critical area buffer; and

1259 ~~((d-))~~ (4) The property owner shall file with the department of executive
1260 services, records and licensing services division, a notice approved by the department
1261 identifying the housing as ~~((the))~~ temporary farm worker housing ~~((as accessory))~~ and
1262 that the housing shall ~~((only))~~ be occupied only by agricultural employees and their
1263 families while employed by the owner or operator or on a nearby farm. The notice shall
1264 run with the land~~((;))~~; or

1265 b. Housing for agricultural employees who are employed by the owner or
1266 operator of the farm year-round as follows:

1267 (1) Not more than:

1268 (a) one agricultural employee dwelling unit on a site under twenty acres;

1269 (b) two agricultural employee dwelling units on a site between twenty acres

1270 and fifty acres;

1271 (c) three agricultural employee dwelling units on a site greater than fifty

1272 acres and less than one-hundred acres; and

1273 (d) four agricultural employee dwelling units on sites one-hundred acres and

1274 larger and one additional agricultural employee dwelling unit for each additional one

1275 hundred acres thereafter;

1276 (2) If the primary use of the site changes to a nonagricultural use, all

1277 agricultural employee dwelling units shall be removed;

1278 (3) The applicant shall file with the department of executive services, records

1279 and licensing services division, a notice approved by the department that identifies the

1280 agricultural employee dwelling units as accessory and that the dwelling units shall only

1281 be occupied by agricultural employees who are employed by the owner or operator year-

1282 round. The notice shall run with the land. The applicant shall submit to the department

1283 proof that the notice was filed with the department of executive services, records and

1284 licensing services division, before the department approves any permit for the

1285 construction of agricultural employee dwelling units;

1286 (4) An agricultural employee dwelling unit shall not exceed a floor area of

1287 one thousand square feet and may be occupied by no more than eight unrelated

1288 agricultural employees;

1289 (5) To the maximum extent practical, the housing should be located on

1290 nonfarmable areas that are already disturbed;

1291 (6) One off-street parking space shall be provided for each agricultural
1292 employee dwelling unit; and

1293 (7) The agricultural employee dwelling units shall be constructed in
1294 compliance with K.C.C. Title 16.

1295 15. Marijuana production by marijuana producers licensed by the Washington
1296 state Liquor Control Board is subject to the following standards:

1297 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1298 within structures that are nondwelling unit structures that exist as of October 1, 2013,
1299 subject to the size limitations in subsection B.15.b. of this section;

1300 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1301 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
1302 aggregated total of two thousand square feet and shall be located within a fenced area or
1303 marijuana greenhouse that is no more than ten percent larger than that combined area, or
1304 may occur in nondwelling unit structures that exist as of October 1, 2013; and

1305 c. Outdoor production area fencing as required by the Washington state Liquor
1306 Control Board and marijuana greenhouses shall maintain a minimum street setback of
1307 fifty feet and a minimum interior setback of thirty feet.

1308 16. Marijuana production by marijuana producers licensed by the Washington
1309 state Liquor Control Board is subject to the following standards:

1310 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1311 within nondwelling unit structures that exist as of October 1, 2013, subject to the size
1312 limitations in subsection B.16.b. of this section;

1313 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1314 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
1315 aggregated total of two thousand square feet and shall be located within a fenced area or
1316 marijuana greenhouse, that is no more than ten percent larger than that combined area, or
1317 may occur in nondwelling unit structures that exist as of October 1, 2013;

1318 c. Only allowed on lots of at least four and one-half acres; and

1319 d. Outdoor production area fencing as required by the Washington state Liquor
1320 Control Board and marijuana greenhouses shall maintain a minimum street setback of
1321 fifty feet and a minimum interior setback of thirty feet; and

1322 e. If the two thousand square foot per parcel threshold of plant canopy within
1323 fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related
1324 entity occupying space in addition to the two thousand square foot threshold area on that
1325 parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.

1326 17. Marijuana production by marijuana producers licensed by the Washington
1327 state Liquor Control Board is subject to the following standards:

1328 a. Production is limited to outdoor and indoor within marijuana greenhouses
1329 subject to the size limitations in subsection B.17.b. of this section;

1330 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1331 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
1332 aggregated total of thirty thousand square feet and shall be located within a fenced area or
1333 marijuana greenhouse that is no more than ten percent larger than that combined area;
1334 and

1335 c. Only allowed on lots of at least four and one-half acres.

1336 18.a. Production is limited to indoor only; and

1337 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1338 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
1339 aggregated total of two thousand square feet and shall be located within a building or
1340 tenant space that is no more than ten percent larger than the plant canopy and separately
1341 authorized processing area; and

1342 c. If the two thousand square foot per parcel threshold is exceeded, each and
1343 every marijuana-related entity occupying space in addition to the two thousand square
1344 foot threshold area on that parcel shall obtain a conditional use permit as set forth in
1345 subsection B.19. of this section.

1346 19.a. Production is limited to indoor only; and

1347 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1348 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
1349 aggregated total of thirty thousand square feet and shall be located within a building or
1350 tenant space that is no more than ten percent larger than the plant canopy and separately
1351 authorized processing area.

1352 20.a. Production is limited to indoor only;

1353 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1354 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
1355 aggregated total of two thousand square feet and shall be located within a building or
1356 tenant space that is no more than ten percent larger than the plant canopy and separately
1357 authorized processing area.

1358 21.a. Production is limited to indoor only;

1359 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1360 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
1361 aggregated total of thirty thousand square feet and shall be located within a building or
1362 tenant space that is no more than ten percent larger than the plant canopy and separately
1363 authorized processing area.

1364 22. Marijuana production by marijuana producers licensed by the Washington
1365 state Liquor Control Board is subject to the following standards:

1366 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1367 within structures that are nondwelling unit structures that exist as of October 1, 2013,
1368 subject to the size limitations in subsection B.15.b. of this section;

1369 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1370 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
1371 aggregated total of ten thousand square feet and shall be located within a fenced area or
1372 marijuana greenhouse that is no more than ten percent larger than that combined area, or
1373 may occur in nondwelling unit structures that exist as of October 1, 2013; and

1374 c. Outdoor production area fencing as required by the Washington state Liquor
1375 Control Board and marijuana greenhouses shall maintain a minimum street setback of
1376 fifty feet and a minimum interior setback of thirty feet.

1377 23. The storage and processing of non-manufactured source separated organic
1378 waste that originates from agricultural operations and that does not originate from the
1379 site, if:

1380 a. agricultural is the primary use of the site;

1381 b. the storage and processing are in accordance with best management practices
1382 included in an approved farm plan; and

1383 c. except for areas used for manure storage, the areas used for storage and
1384 processing do not exceed three acres and ten percent of the site.

1385 24.a. For activities relating to the manufacturing or processing of crops or
1386 livestock for commercial purposes, including associated activities such as warehousing,
1387 storage, including refrigeration, and other similar activities and excluding wineries, SIC
1388 Industry No. 2085 - Distilled and Blended Liquors and SIC Industry No. 2082 - Malt
1389 Beverages:

1390 (1) in the RA and UR zones, only allowed on lots of at least four and one-half
1391 acres;

1392 (2) limited to agricultural products and sixty percent or more of the products
1393 processed must be grown in the Puget Sound counties. At the time of initial application,
1394 the applicant shall submit a projection of the source of products to be produced;

1395 (3) structures and areas used for processing, warehousing, storage, including
1396 refrigeration, and other similar activities shall maintain a minimum distance of seventy-
1397 five feet from property lines adjoining rural area and residential zones, unless located in a
1398 building designated as historic resource under K.C.C. chapter 20.62;

1399 (4) in the A zone, structures and areas used for processing, warehousing,
1400 refrigeration, storage and other similar activities shall be located on portions of
1401 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
1402 the already developed portion of such agricultural lands that are not available for direct
1403 agricultural production, or areas without prime agricultural soils; and

1404 (5)(a) as a permitted use, the floor area devoted to all processing shall not
1405 exceed three thousand five hundred square feet, unless located in a building designated as
1406 an historic resource under K.C.C. chapter 20.62. The department may review and
1407 approve, in accordance with the code compliance review process in section 33 of this
1408 ordinance, an increase in the processing floor area as follows: up to five thousand square
1409 feet of floor area may be devoted to all processing in the RA zones or on lots less than
1410 thirty-five acres located in the A zones or up to seven thousand square feet on lots greater
1411 than thirty-five acres in the A zone, unless located in a building designated as historic
1412 resource under K.C.C. chapter 20.62; and

1413 (b) as a permitted use, the floor area devoted to all warehousing,
1414 refrigeration, storage or other similar activities shall not exceed two thousand square feet,
1415 unless located in a building designated as historic resource under K.C.C. chapter 20.62.
1416 The department may review and approve, in accordance with the code compliance
1417 process in section 33 of this ordinance, up to three thousand five hundred square feet of
1418 floor area devoted to all warehousing, storage, including refrigeration, or other similar
1419 activities in the RA zones or on lots less than thirty-five acres located in the A zones or
1420 up to seven thousand square feet on lots greater than thirty-five acres in the A zone,
1421 unless located in a building designated as historic resource under K.C.C. chapter 20.62.

1422 b. For activities relating to the retail sale of agricultural products, except
1423 livestock:

1424 (1) as a permitted use, the covered sales area shall not exceed two thousand
1425 square feet, unless located in a building designated as a historic resource under K.C.C.
1426 chapter 20.62. The department may review and approve, in accordance with the code

1427 compliance review process in section 33 of this ordinance, up to three thousand five
1428 hundred square feet of covered sales area;

1429 (2) in the RA and UR zones, only allowed on lots at least four and one-half
1430 acres;

1431 (3) forty percent or more of the gross sales of agricultural product sold
1432 through the store must be sold by the producers of primary agricultural products;

1433 (4) sixty percent or more of the gross sales of agricultural products sold
1434 through the store shall be derived from products grown or produced in the Puget Sound
1435 counties. At the time of the initial application, the applicant shall submit a reasonable
1436 projection of the source of product sales;

1437 (5) sales shall be limited to agricultural products and locally made arts and
1438 crafts;

1439 (6) tasting of products, in accordance with applicable health regulations, is
1440 allowed;

1441 (7) storage areas for agricultural products may be included in a farm store
1442 structure or in any accessory building; and

1443 (8) outside lighting is permitted if no off-site glare is allowed.

1444 c. Retail sales of livestock is permitted only as accessory to raising livestock.

1445 d. Farm operations, including equipment repair and related facilities, except
1446 that:

1447 (1) in the RA zones, only allowed on lots of at least four and one-half acres;

1448 (2) the repair of tools and machinery is limited to those necessary for the
1449 operation of a farm or forest; and

1450 (3) the size of the total repair use is limited to one percent of the lot size up to
1451 a maximum of five thousand square feet unless located within an existing farm structure,
1452 including but not limited to barns, existing as of December 31, 2003.

1453 e. Minimum lot sizes in the rural and residential zones and minimum setbacks
1454 from rural and residential properties may be reduced in accordance with the code
1455 compliance review process in section 33 of this ordinance.

1456 25. The department may review and approve establishment of an agricultural
1457 support facility in accordance with the code compliance review process in section 34 of
1458 this ordinance only if:

1459 a. project is sited on lands that are unsuitable for direct agricultural production
1460 based on size, soil conditions or other factors and cannot be returned to productivity by
1461 drainage maintenance, and

1462 b. the proposed use is allowed under FPP conservation easement and/or zoning
1463 development standards.

1464 26. The department may review and approve establishment of agricultural
1465 support services in accordance with the code compliance review process in section 34 of
1466 this ordinance only if:

1467 a. the project site is located on properties that adjoin or are within six hundred
1468 sixty feet of the agricultural production district, has direct vehicular access to the
1469 agricultural production district and, except for farmworker housing, does not use local
1470 access streets that abut lots developed for residential use; and

1471 b. Minimum lot size is four and one-half acres.

1472 27.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
 1473 Industry No. 2085-Distilled and Blended Liquors;
 1474 b. The floor area devoted to all processing shall not exceed three thousand five
 1475 hundred square feet, unless located in a building designated as historic resource under
 1476 K.C.C. chapter 20.62;
 1477 c. Structures and areas used for processing shall maintain a minimum distance
 1478 of seventy-five feet from property lines adjoining rural area and residential zones, unless
 1479 located in a building designated as historic resource under K.C.C. chapter 20.62;
 1480 d. Sixty percent or more of the products processed must be grown in the Puget
 1481 Sound counties. At the time of the initial application, the applicant shall submit a
 1482 projection of the source of products to be produced; and
 1483 e. Tasting of products produced on site may be provided in accordance with
 1484 state law. The area devoted to tasting shall be included in the floor area limitation in
 1485 subsection B.3.c. of this section.

1486 SECTION 32. Ordinance 10870, Section 337, as amended, and K.C.C.
 1487 21A.08.100 are each hereby amended to read as follows:

1488 A. Regional land uses.

| KEY | | RESOURCE | | | R U R A L | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | |
|-------------------|---|----------|---|---|-----------------|-------------|-----|---|-----------------------|-----|-----|-----|---|---|
| | | A | F | M | R | U R | U | R | N B | C B | R B | O | I | |
| P-Permitted Use | Z | G | O | I | U | R E | R | E | E U | O U | E U | F | N | |
| C-Conditional Use | | R | R | N | R | B S | B | S | I S | M S | G S | F | D | |
| S-Special Use | | O | I | E | E | A | A E | A | I | G I | M I | I I | I | U |
| | | N | C | S | R | L | N R | N | D | H N | U N | O N | C | S |
| | E | U | T | A | | V | | E | B E | N E | N E | E | T | |

| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I (15) |
|------|--|------------------|-------|-------|-------|-------|-------|--------|-------|-------|-------|-------|--------|
| * | Jail | | | | | | S | S | S | S | S | S | S |
| * | Jail Farm/Camp | S | S | | S | S | | | | | | | |
| * | Work Release Facility | | | | S19 | S19 | S | S | S | S | S | S | |
| * | Public Agency Animal Control Facility | | S | | S | S | | | | | S | | P |
| * | Public Agency Training Facility | | S | | S3 | | | | | S3 | S3 | S3 | C4 |
| * | Hydroelectric Generation Facility | | C14 S | | C14 S | C14 S | C14 S | | | | | | |
| * | Non-hydroelectric Generation Facility | ((P25)) C12 S | C12 S | C12 S | C12 S | C12 S | C12 S | P12 S |
| * | Communication Facility (17) | C6c S | P | | C6c S | C6c S | C6c S | C6c S | C6c S | P | P | P | P |
| * | Earth Station | P6b C | P | | C6a S | C6a S | C6a S | C6a S | P6b C | P | P | P | P |
| 13 | Oil and Gas Extraction | S | C | P | S | S | S | S | S | S | S | S | C |
| * | Energy Resource Recovery Facility | | S | S | S | S | S | S | S | S | S | S | S |
| * | Soil Recycling Facility | | S | S | S | | | | | | | | C |
| * | Landfill | | S | S | S | S | S | S | S | S | S | S | S |
| * | Transfer Station | | | S | S | S | S | S | S | S | S | | P |
| * | Wastewater Treatment Facility | | | | S | S | S | S | S | S | S | S | C |
| * | Municipal Water Production | S | P13 S | S | S | S | S | S | S | S | S | S | S |
| * | Airport/Heliport | S7 | S7 | | S | S | S | S | S | S | S | S | S |
| * | Rural Public Infrastructure Maintenance Facility | | | | C23 | | | | | | | | |
| * | Transit Bus Base | | | | | | S | S | S | S | S | S | P |

| | | | | | | | | | | | | | |
|----------------------|--------------------------------|---|-----|--|-------------------|-------------------|-----------------|-----------------|-----------------|----|----|----|-----|
| * | School Bus Base | | | | C5 S20 | C5 S | C5 S | C5 S | S | S | S | S | P |
| 7948 | Racetrack | | | | S8 | S8 | S8 | S8 | S8 | S8 | S8 | S8 | S24 |
| * | Regional Motor Sports Facility | | | | | | | | | | | | P |
| * | County Fairgrounds Facility | | | | P21 S22 | | | | | | | | |
| * | Fairground | | | | | | | | | S | S | | S |
| 8422 | Zoo/Wildlife Exhibit(2) | | S9 | | S9 | S | S | S | | S | S | | |
| 7941 | Stadium/Arena | | | | | | | | | | S | | S |
| 8221- 8222 | College/University(1) | P10 | P10 | | P10 C11 S18 | P10 C11 S18 | P10 C11 S | P10 C11 S | P10 C11 S | P | P | P | P |
| * | Zoo Animal Breeding Facility | P16 | P16 | | P16 | | | | | | | | |
| GENERAL CROSS | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters | | | | | | | | | | | |
| REFERENCES: | | 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | | |

1489

B. Development conditions.

1490

1. Except technical institutions. See vocational schools on general services land

1491

use table, K.C.C. 21A.08.050.

1492

2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

1493

3. Except weapons armories and outdoor shooting ranges.

1494

4. Except outdoor shooting range.

1495

5. Only in conjunction with an existing or proposed school.

1496

6.a. Limited to no more than three satellite dish (~~antennae~~) antennas.

1497

b. Limited to one satellite dish antenna.

1498

c. Limited to tower consolidations.

1499

7. Limited to landing field for aircraft involved in forestry or agricultural

1500

practices or for emergency landing sites.

- 1501 8. Except racing of motorized vehicles.
- 1502 9. Limited to wildlife exhibit.
- 1503 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 1504 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 1505 21A.32.
- 1506 12. Limited to cogeneration facilities for on-site use only.
- 1507 13. Excluding impoundment of water using a dam.
- 1508 14. Limited to facilities that comply with the following:
- 1509 a. Any new diversion structure shall not:
- 1510 (1) exceed a height of eight feet as measured from the streambed; or
- 1511 (2) impound more than three surface acres of water at the normal maximum
- 1512 surface level;
- 1513 b. There shall be no active storage;
- 1514 c. The maximum water surface area at any existing dam or diversion shall not
- 1515 be increased;
- 1516 d. An exceedance flow of no greater than fifty percent in mainstream reach
- 1517 shall be maintained;
- 1518 e. Any transmission line shall be limited to a:
- 1519 (1) right-of-way of five miles or less; and
- 1520 (2) capacity of two hundred thirty KV or less;
- 1521 f. Any new, permanent access road shall be limited to five miles or less; and
- 1522 g. The facility shall only be located above any portion of the stream used by
- 1523 anadromous fish.

1524 15. For I-zoned sites located outside the urban growth area designated by the
1525 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
1526 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be
1527 prohibited. All other uses, including waste water treatment facilities, shall be subject to
1528 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

1529 16. The operator of such a facility shall provide verification to the department of
1530 natural resources and parks or its successor organization that the facility meets or exceeds
1531 the standards of the Animal and Plant Health Inspection Service of the United States
1532 Department of Agriculture and the accreditation guidelines of the American Zoo and
1533 Aquarium Association.

1534 17. The following provisions of the table apply only to major communication
1535 facilities. Minor communication facilities shall be reviewed in accordance with the
1536 processes and standard outlined in K.C.C. chapter 21A.27.

1537 18. Only for facilities related to resource-based research.

1538 19. Limited to work release facilities associated with natural resource-based
1539 activities.

1540 20. Limited to projects which do not require or result in an expansion of sewer
1541 service outside the urban growth area, unless a finding is made that no cost-effective
1542 alternative technologies are feasible, in which case a tightline sewer sized only to meet
1543 the needs of the school bus base and serving only the school bus base may be used.
1544 Renovation, expansion, modernization or reconstruction of a school bus base is permitted
1545 but shall not require or result in an expansion of sewer service outside the urban growth

1546 area, unless a finding is made that no cost-effective alternative technologies are feasible,
1547 in which case a tightline sewer sized only to meet the needs of the school bus base.

1548 21. Only in conformance with the King County Site Development Plan Report,
1549 through modifications to the plan of up to ten percent are allowed for the following:

- 1550 a. building square footage;
- 1551 b. landscaping;
- 1552 c. parking;
- 1553 d. building height; or
- 1554 e. impervious surface.

1555 22. A special use permit shall be required for any modification or expansion of
1556 the King County fairgrounds facility that is not in conformance with the King County
1557 Site Development Plan Report or that exceeds the allowed modifications to the plan
1558 identified in subsection B.21. of this section.

1559 23. The facility shall be primarily devoted to rural public infrastructure
1560 maintenance and is subject to the following conditions:

- 1561 a. The minimum site area shall be ten acres, unless:
 - 1562 (1) the facility is a reuse of a public agency yard; or
 - 1563 (2) the site is separated from a county park by a street or utility right-of-way;
- 1564 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1565 between any stockpiling or grinding operations and adjacent residential zoned property;
- 1566 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1567 between any office and parking lots and adjacent residential zoned property;

1568 d. Access to the site does not use local access streets that abut residential zoned
1569 property, unless the facility is a reuse of a public agency yard;

1570 e. Structural setbacks from property lines shall be as follows:

1571 (1) Buildings, structures and stockpiles used in the processing of materials
1572 shall be no closer than:

1573 (a) one hundred feet from any residential zoned properties, except that the
1574 setback may be reduced to fifty feet when the grade where the building or structures are
1575 proposed is fifty feet or greater below the grade of the residential zoned property;

1576 (b) fifty feet from any other zoned property, except when adjacent to a
1577 mineral extraction or materials processing site;

1578 (c) the greater of fifty feet from the edge of any public street or the setback
1579 from residential zoned property on the far side of the street; and

1580 (2) Offices, scale facilities, equipment storage buildings and stockpiles shall
1581 not be closer than fifty feet from any property line except when adjacent to M or F zoned
1582 property or when a reuse of an existing building. Facilities necessary to control access to
1583 the site, when demonstrated to have no practical alternative, may be located closer to the
1584 property line;

1585 f. On-site clearing, grading or excavation, excluding that necessary for
1586 required access, roadway or storm drainage facility construction, shall not be permitted
1587 within fifty feet of any property line except along any portion of the perimeter adjacent to
1588 M or F zoned property. If native vegetation is restored, temporary disturbance resulting
1589 from construction of noise attenuation features located closer than fifty feet shall be
1590 permitted; and

1591 g. Sand and gravel extraction shall be limited to forty thousand yards per year.

1592 24. The following accessory uses to a motor race track operation are allowed if

1593 approved as part of the special use permit:

1594 a. motocross;

1595 b. autocross;

1596 c. skidpad;

1597 d. garage;

1598 e. driving school; and

1599 f. fire station.

1600 ~~((25. Only as an accessory use of an agricultural anaerobic digester.))~~

1601 SECTION 33. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020

1602 are hereby amended to read as follows:

1603 A. For the purpose of this chapter, "sending site" means the entire tax lot or lots

1604 qualified under subsection B. of this section. Sending sites may only be located within

1605 rural or resource lands or urban separator areas with R-1 zoning, as designated by the

1606 King County Comprehensive Plan, and shall meet the minimum lot area for construction

1607 requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located.

1608 Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by

1609 the Washington state Department of Natural Resources as state grant or state forest lands,

1610 land in public ownership may not be sending sites. If the sending site consists of more

1611 than one tax lot, the lots must be contiguous and the area of the combined lots must meet

1612 the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in

1613 which the sending site is located. For purposes of this section, lots divided by a street are

1614 considered contiguous if the lots would share a common lot line if the street was
1615 removed; this provision may be waived by the interagency committee if the total acreage
1616 of a rural or resource sending site application exceeds one hundred acres. A sending site
1617 shall be maintained in a condition that is consistent with the criteria in this section under
1618 which the sending was qualified.

1619 B. Qualification of a sending site shall demonstrate that the site contains a public
1620 benefit such that preservation of that benefit by transferring residential development
1621 rights to another site is in the public interest. A sending site must meet at least one of the
1622 following criteria:

1623 1. Designation in the King County Comprehensive Plan or a functional plan as
1624 an agricultural production district or zoned A;

1625 2. Designation in the King County Comprehensive Plan or a functional plan as
1626 forest production district or zoned F;

1627 3. Designation in the King County Comprehensive Plan as rural residential,
1628 zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open
1629 space, farm and agricultural land, or timber land;

1630 4. Designation in the King County Comprehensive Plan, or a functional plan as
1631 a proposed rural or resource area regional trail or rural or resource area open space site,
1632 through either:

1633 a. designation of a specific site; or

1634 b. identification of proposed rural or resource area regional trails or rural or
1635 resource area open space sites which meet adopted standards and criteria, and for rural or

1636 resource area open space sites, meet the definition of open space land, as defined in RCW
1637 84.34.020;

1638 5. Identification as habitat for federal listed endangered or threatened species in
1639 a written determination by the King County department of natural resources and parks,
1640 Washington state Department of Fish and Wildlife, United States Fish and Wildlife
1641 Services or a federally recognized tribe that the sending site is appropriate for
1642 preservation or acquisition; or

1643 6. Designation in the King County Comprehensive Plan as urban separator and
1644 zoned R-1.

1645 C. For the purposes of the TDR program, acquisition means obtaining fee simple
1646 rights in real property, or a less than a fee simple right in a form that preserves in
1647 perpetuity the public benefit supporting the designation or qualification of the property as
1648 a sending site.

1649 D. If a sending site has any outstanding code violations, the person responsible
1650 for code compliance should resolve these violations, including any required abatement,
1651 restoration, or payment of civil penalties, before a TDR sending site may be qualified by
1652 the interagency review committee created under K.C.C. 21A.37.070. However, the
1653 interagency may qualify and certify a TDR sending site with outstanding code violations
1654 if the person responsible for code compliance has made a good faith effort to resolve the
1655 violations and the proposal is in the public interest.

1656 E. For lots on which the entire lot or a portion of the lot has been cleared or
1657 graded in accordance with a Class II, III or IV special forest practice as defined in chapter
1658 76.09 RCW within the six years prior to application as a TDR sending site, the applicant

1659 must provide an affidavit of compliance with the reforestation requirements of the Forest
1660 Practices Act, and any additional reforestation conditions of their forest practice permit.
1661 Lots on which the entire lot or a portion of the lot has been cleared or graded without any
1662 required forest practices or county authorization, shall be not qualified or certified as a
1663 TDR sending site for six years unless the six-year moratorium on development
1664 applications has been lifted or waived or the landowner has a reforestation plan approved
1665 by the state Department of Natural Resources and King County.

1666 SECTION 34. Ordinance 13733, Section 10, as amended, and K.C.C.

1667 21A.37.110 are hereby amended to read as follows:

1668 A. The TDR bank may purchase development rights from qualified sending sites
1669 at prices not to exceed fair market value and to sell development rights at prices not less
1670 than fair market value. The TDR bank may accept donations of development rights from
1671 qualified TDR sending sites.

1672 B. The TDR bank may purchase a conservation easement only if the property
1673 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
1674 qualification report, the conservation easement restricts development of the sending site
1675 in the manner required by K.C.C. 21A.37.060 and the development rights generated by
1676 encumbering the sending site with the conservation easement are issued to the TDR bank
1677 at no additional cost.

1678 C. ~~((If a conservation easement is acquired through a county park, open space,
1679 trail, agricultural, forestry or other natural resource acquisition program for a property
1680 that is qualified as a TDR sending site as evidenced by a TDR qualification report, any
1681 development rights generated by encumbering the sending site with the conservation~~

1682 easement may be issued to the TDR bank so long as there is no additional cost for the
1683 ~~development rights.~~) Any development rights, generated by encumbering property with
1684 a conservation easement, may be issued to the TDR bank if:

1685 1.a. The conservation easement is acquired through a county park, open space,
1686 trail, agricultural, forestry or other natural resource acquisition program for a property
1687 that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

1688 b. the property is acquired by the county with the intent of conveying the
1689 property encumbered by a reserved conservation easement. The number of development
1690 rights generated by this reserved conservation easement shall be determined by the TDR
1691 qualification report; and

1692 2. Under either subsection C.1.a. or b. of this section, there will be no additional
1693 cost to the county for acquiring the development rights.

1694 D. The TDR bank may use funds to facilitate development rights transfers.
1695 These expenditures may include, but are not limited to, establishing and maintaining
1696 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals
1697 and reimbursing the costs incurred by the department of natural resources and parks,
1698 water and land resources division, or its successor, for administering the TDR bank fund
1699 and executing development rights purchases and sales.

1700 E. The TDR bank fund may be used to cover the cost of providing staff support
1701 for identifying and qualifying sending and receiving sites, and the costs of providing staff
1702 support for the TDR interagency review committee.

1703 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
1704 bank development rights shall be available for acquisition of additional development

1705 rights and as amenity funds to facilitate interlocal TDR agreements with cities in King
1706 County. Amenity funds provided to a city from the sale of TDR bank development rights
1707 to that city are limited to one-third of the proceeds from the sale.

1708 NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter
1709 21A.42 a new section to read as follows:

1710 Modifications and expansions of standards for agricultural activities as provided
1711 in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team
1712 established by section 34 of this ordinance, subject to the following;

1713 A. The proposed modification or expansion must be located on existing
1714 impervious surface or lands not otherwise suitable for direct agricultural production
1715 based upon soil conditions or other factors and cannot be returned to productivity by
1716 drainage maintenance;

1717 B. The proposed modification or expansion must be allowed under Farmland
1718 Preservation Program conservation easement and/or zoning development standards;

1719 C. The proposed modifications or expansion must be supported by adequate
1720 utilities, parking, internal circulation and other infrastructure;

1721 D. The proposed modification or expansion must not interfere with neighborhood
1722 circulation or interfere with existing or permitted development or use on neighboring
1723 properties;

1724 E. The proposed modification or expansion must be designed in a manner that is
1725 compatible with the character and appearance of existing, or proposed development in the
1726 vicinity of the subject property;

1727 F. The proposed modification or expansion must not be in conflict with the health
1728 and safety of the community and is such that pedestrian and vehicular traffic associated
1729 with the use must not be hazardous or conflict with existing and anticipated traffic in the
1730 neighborhood;

1731 G. The proposed modification or expansion must be supported by adequate
1732 public facilities or services and must not adversely affect public services to the
1733 surrounding area; and

1734 H. The expansion or modification must not be in conflict with the policies of the
1735 Comprehensive Plan or the basic purposes of K.C.C. Title 21A.

1736 NEW SECTION. SECTION 36. There is hereby added to K.C.C. chapter
1737 21A.42 a new section to read as follows:

1738 The department shall establish an agricultural technical review committee
1739 consisting of representatives of the departments of permitting and environmental review,
1740 natural resources and parks and public health and the King Conservation District to
1741 review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090.
1742 The committee may authorize the siting of the facilities subject to the following:

1743 A. The use must be limited to processing, warehousing, storage, including
1744 refrigeration, retail sales and other similar support services of locally produced
1745 agricultural products. Sixty percent or more of the products must be grown or raised in
1746 the agricultural production district. At the time of initial application, the applicant shall
1747 submit a projection of the source of products to be produced;

1748 B. Limited to farmworker housing to support agricultural operations located in
1749 the agricultural production district;

1750 C. The use must be limited to farm operations, including equipment repair, and
1751 other similar services primarily supporting agricultural operations located in the
1752 agricultural production district. Sixty percent or more of the services business must be to
1753 support agricultural operations in the agricultural production district. At the time of
1754 initial application, the applicant shall submit a projection of the source of products to be
1755 produced;

1756 D. Structures and areas used for agricultural services, including walls, fences and
1757 screening vegetation, must meet the setback and size limitation in K.C.C.
1758 21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with
1759 existing or permitted development or use on neighboring properties;

1760 E. The proposed use must be designed in a manner which is compatible with the
1761 character and appearance of existing, or proposed development in the vicinity of the
1762 subject property;

1763 F. The use must not be in conflict with the health and safety of the community
1764 and must be such that pedestrian and vehicular traffic associated with the use will not be
1765 hazardous or conflict with existing and anticipated traffic in the neighborhood;

1766 G. The use must be supported by adequate public facilities or services and will
1767 not adversely affect public services to the surrounding area; and

1768 H. The use must not be in conflict with the policies of the Comprehensive Plan or
1769 the basic purposes of K.C.C. Title 21A.

1770 SECTION 37. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are
1771 each hereby repealed.

1772 **SECTION 38. Severability.** If any provision of this ordinance its application to
1773 any person or circumstance is held invalid, the remainder of the ordinance or the
1774 application of the provision other persons or circumstances is not affected.
1775

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. King County Comprehensive Plan - 2016 Update, B. Appendix - Land Use and Zoning Amendments, C. Technical Appendix A - Capital Facilities, D. Technical Appendix B - Housing, E. Technical Appendix C - Transportation, F. 2016 Transportation Needs Report, G. Technical Appendix C2 - Regional Trails Needs Report, H. Technical Appendix D - Growth Targets and the Urban Growth Area, I. Technical Appendix R - Public Outreach for the Development of the 2016 Comprehensive Plan, J. Skyway-West Hil Action Plan - January 22, 2016

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| S1 |
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09/01/16

S1 – Striking Amendment

ea

Sponsor: DembowskiProposed No.: 2016-0155

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION**

2 **1**

3 On page 2, beginning on line 35, strike everything through page 96, line 1774, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:** For the purposes of effective land use planning and

6 regulation, the King County council makes the following legislative findings:

7 A. King County adopted the King County Comprehensive Plan 2012 to meet the

8 requirements of the Washington State Growth Management Act ("the GMA");

9 B. The 2012 King County Comprehensive Plan, adopted by King County

10 Ordinance 17485, satisfied the GMA requirement for the county to update its

11 comprehensive plan by June 30, 2015;

12 C. In 2013 and 2014, King County adopted narrow amendments to the King

13 County Comprehensive Plan 2012;

14 D. The King County Code authorizes a review of the Comprehensive Plan and

15 allows substantive amendments to the Comprehensive Plan once every four years. The

16 King County Comprehensive Plan 2016 amendments are the fifth major review of the

17 Comprehensive Plan;

18 E. The GMA requires that King County adopt development regulations to be
19 consistent with and implement the Comprehensive Plan;

20 F. The changes to zoning contained in this ordinance are needed to maintain
21 conformity with the King County Comprehensive Plan, as required by the GMA. As
22 such, they bear a substantial relationship to, and are necessary for, the public health,
23 safety and general welfare of King County and its residents; and

24 G. King County engages in a comprehensive review of its Comprehensive Plan
25 and development regulations every four years. This ordinance constitutes the conclusion
26 of the county's review process. The 2016 King County Comprehensive Plan and King
27 County's development are intended to satisfy the requirements of the GMA.

28 SECTION 2. A. King County completed its fifth comprehensive four-cycle
29 review of the Comprehensive Plan in 2016. As a result of the review, King County
30 amended the King Comprehensive Plan 2012 through passage of the King County
31 Comprehensive Plan 2016.

32 B. The amendments to the King County Comprehensive Plan 2012 contained in
33 Attachments A, B, C, D, E, F, G, H, I, J and K to this ordinance are hereby adopted as
34 amendments to the King County Comprehensive Plan 2012.

35 C. Attachments A and B to this ordinance amend policies, text and maps of the
36 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land
37 use and zoning amendments contained in Attachments A and B to this ordinance are
38 hereby adopted as the official land use and zoning controls for those portions of
39 unincorporated King County defined in Attachments A and B to this ordinance.

40 D. Attachment C to this ordinance contains Technical Appendix A (Capital
41 Facilities).

42 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

43 F. Attachment E to this ordinance contains Technical Appendix C
44 (Transportation).

45 G. Attachment F to this ordinance contains Technical Appendix C.1
46 (Transportation Needs Report).

47 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional
48 Trails Needs Report).

49 I. Attachment H to this ordinance contains Technical Appendix D (Growth
50 Targets and Urban Growth Area).

51 J. Attachment I to this ordinance contains Technical Appendix R (Summary of
52 Public Outreach for Development of the 2016 KCCP Update).

53 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

54 L. Attachment K to this ordinance amends the Vashon Town Plan and the King
55 County zoning map for those portions of unincorporated King County defined in
56 Attachment K to this ordinance.

57 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby
58 repealed.

59 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
60 each hereby amended to read as follows:

61 There is established a (~~non-motorized vehicle~~) nonmotorized transportation
62 program (~~to meet the following goals and objectives:~~

- 63 A. ~~To identify and document the needs of non-motorized transportation in King~~
64 ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~
- 65 B. ~~To determine ways that the existing county transportation network, including~~
66 ~~transit, can be made more responsive to the needs of non-motorized users)). The program~~
67 shall consist of the nonmotorized policies in the King County Comprehensive Plan and
68 the respective functional plans of the responsible county agencies, nonmotorized project
69 needs contained in agency capital improvement programs and operational activities that:
- 70 A. Identify and document the nonmotorized transportation needs in the county
71 for bicyclists, pedestrians, equestrians and special populations such as school children or
72 people with limited mobility and wheelchair users;
- 73 B. Determine ways that nonmotorized transportation can be integrated into the
74 current and future county transportation network and services, including transit;
- 75 C. ~~((To i))~~Inform and educate the public on issues relating to ((non-motorized))
76 nonmotorized transportation, including compliance with traffic laws; and
- 77 D. ~~((To institute the consideration of non-motorized transportation in all related~~
78 ~~county-funded))~~ Consider nonmotorized transportation safety and other needs in all
79 related county programs, and ((to)) encourage the same consideration on an interlocal and
80 regional basis((;
- 81 E. ~~To improve non-motorized transport users and motorists compliance with~~
82 ~~traffic laws; and~~
- 83 F. ~~To guide development of a county functional plan for non-motorized~~
84 ~~transportation, to implement the adopted policies established in the county~~

85 ~~comprehensive plan, the county transportation plan, and current programs within county~~
 86 ~~government)).~~

87 SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
 88 each hereby amended to read as follows:

89 The department of transportation shall ~~((carry out the following duties and~~
 90 ~~responsibilities))):~~

91 A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation
 92 program in coordination with other county departments;

93 B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation
 94 advisory committee; and

95 C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental
 96 organizations to identify, develop and promote programs that encourage the use of ~~((non-~~
 97 ~~motorized))~~ nonmotorized modes of transportation.

98 SECTION 6. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are
 99 each hereby amended to read as follows:

100 The following provisions complete the zoning conversion from K.C.C. Title 21 to
 101 Title 21A pursuant to K.C.C. 21A.01.070:

102 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
 103 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
 104 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
 105 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant
 106 to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted
 107 as attachments to Ordinance 11653:

108 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19,
109 1994.

110 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

111 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

112 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

113 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

114 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

115 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

116 Appendix H: Amendments to East Sammamish Community Plan P-Suffix
117 Conditions.

118 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
119 Conditions.

120 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

121 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
122 Conditions.

123 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

124 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

125 Appendix N: Amendments to Resource Lands Community Plan P-Suffix
126 Conditions.

127 Appendix O: 1994 Parcel List, as amended December 19, 1994.

128 Appendix P: Amendments considered by the council January 9, 1995.

129 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
130 contained in Appendices A and O. Amendments to area-wide P-suffix conditions adopted

131 as part of community plan area zoning are contained in Appendices B through N. Existing
132 P-suffix conditions whether adopted through reclassifications or community plan area
133 zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

134 C. The department is hereby directed to correct the official zoning map in
135 accordance with Appendices A through P of Ordinance 11653.

136 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A
137 are adopted as the official zoning control for those portions of unincorporated King County
138 defined therein.

139 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
140 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
141 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
142 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
143 County, Case No. 95-3-0008.

144 F. The Vashon Town Plan Area Zoning, (~~attached to Ordinance 17842 as~~)
145 Attachment ((D)) K to this ordinance, is adopted as the official zoning control for that
146 portion of unincorporated King County defined therein.

147 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A
148 are adopted as the official zoning control for those portions of unincorporated King County
149 defined therein. Existing p-suffix conditions whether adopted through reclassifications or
150 area zoning are retained by Ordinance 12531.

151 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance
152 12533 as Appendix B is adopted as the official zoning control for those portions of

153 unincorporated King County defined therein. Existing p-suffix conditions whether adopted
154 through reclassifications or area zoning are retained by Ordinance 12533.

155 I. The King County Zoning Atlas is amended to include the area shown in
156 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
157 whether adopted through reclassifications or area zoning are retained by Ordinance 12535.
158 The language from Ordinance 12535, Section 1.D., shall be placed on the King County
159 Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

160 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-
161 DPA, Demonstration Project Area", to the properties identified on Map A attached to
162 Ordinance 12627.

163 K. The special district overlays, as designated on the map attached to Ordinance
164 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and 21A.38.040.

165 L. the White Center Community Plan Area Zoning, as revised in the Attachments
166 to Ordinance 11568, is the official zoning for those portions of White Center in
167 unincorporated King county defined herein.

168 M. Ordinance 12824 completes the zoning conversion process begun in Ordinance
169 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending
170 previously adopted p-suffix conditions or property-specific development standards
171 pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

172 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156
173 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are
174 replaced by the property specific development standards as set forth in Appendix A to
175 Ordinance 12824.

176 2. All ordinances adopting individual zone reclassifications effective prior to
 177 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,
 178 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,
 179 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,
 180 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,
 181 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,
 182 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
 183 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
 184 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
 185 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
 186 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
 187 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
 188 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
 189 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby
 190 repealed and p-suffix conditions are replaced by the property specific development
 191 standards as set forth in Appendix A to Ordinance 12824.

192 3. All ordinances establishing individual reclassifications effective after February
 193 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to retain,
 194 repeal or amend the property specific development standards (p-suffix conditions)
 195 contained therein.

196 4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted
 197 by Ordinance 11653 are repealed as set forth in subsection((s)) M.4.a. through n. of this
 198 section. All p-suffix conditions contained therein are repealed or replaced by adopting the

199 property specific development standards as set forth in Appendix A to Ordinance 12824,
200 the special district overlays as designated in Appendix B to Ordinance 12824 or the special
201 requirements as designated in Appendix A to Ordinance 12822.

202 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is hereby
203 repealed.

204 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as
205 Appendix B, as amended, is hereby repealed.

206 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as
207 Appendix B, as amended is hereby repealed.

208 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
209 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

210 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
211 amended, is hereby repealed.

212 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
213 7837 as Appendix B, as amended, is hereby repealed.

214 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as
215 Appendix B, as amended, is hereby repealed.

216 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
217 is hereby repealed.

218 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
219 Ordinance 9118, is hereby repealed.

220 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499, as
221 amended, is hereby repealed.

222 k. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance
223 10197, Appendix B, as amended, is hereby repealed.

224 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
225 and E, as amended, is hereby repealed.

226 m. The East Sammamish Community Plan Update Area Zoning, as revised in
227 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

228 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as
229 amended, is hereby repealed.

230 5. All ordinances adopting area zoning pursuant to Title 21A and not converted
231 by Ordinance 11653, including community or comprehensive plan area zoning and all
232 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.
233 All property specific development standards (p-suffix conditions) are retained, repealed,
234 amended or replaced by the property specific development standards as set forth in
235 Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B
236 to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance
237 12822.

238 a. The White Center Community Plan Area Zoning, contained in the
239 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as
240 set forth in Appendix D to Ordinance 12824.

241 b. All property specific development standards established in Ordinance 11653,
242 as amended, are hereby amended as set forth in Appendix E to Ordinance 12824.

243 c. All property specific development standards established in Attachment A to
 244 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F to
 245 Ordinance 12824.

246 d. All property specific development standards established in Ordinance 12061,
 247 as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

248 e. All property specific development standards established in Ordinance 12065,
 249 as amended, are hereby amended as set forth in K.C.C. 20.12.170.

250 f. All property specific development standards established in Attachment A to
 251 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H to
 252 Ordinance 12824.

253 SECTION 7. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are
 254 hereby amended to read as follows:

255 A. The King County Comprehensive Plan shall be amended in accordance with
 256 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
 257 participation program whereby amendments are considered by the council no more
 258 frequently than once a year as part of the amendment cycle established in this chapter,
 259 except that the council may consider amendments more frequently to address:

- 260 1. Emergencies;
- 261 2. An appeal of the plan filed with the Central Puget Sound Growth
 262 Management Hearings Board or with the court;
- 263 3. The initial adoption of a subarea plan, which may amend the urban growth
 264 area boundary only to redesignate land within a joint planning area;

265 4. An amendment of the capital facilities element of the Comprehensive Plan
266 that occurs in conjunction with the adoption of the county budget under K.C.C.
267 4A.100.010; or

268 5. The adoption or amendment of a shoreline master program under chapter
269 90.58 RCW.

270 B. Every year the Comprehensive Plan may be amended to address technical
271 updates and corrections, and to consider amendments that do not require substantive
272 changes to policy language, changes to the priority areas map, or changes to the urban
273 growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section.
274 This review may be referred to as the annual cycle. The Comprehensive Plan, including
275 subarea plans, may be amended in the annual cycle only to consider the following:

- 276 1. Technical amendments to policy, text, maps or shoreline designations;
- 277 2. The annual capital improvement plan;
- 278 3. The transportation needs report;
- 279 4. School capital facility plans;
- 280 5. A mining site conversion demonstration project. The authority for
281 consideration of such a demonstration project shall expire with adoption of the 2019
282 annual comprehensive plan update or December 31, 2019, whichever is later. To be
283 considered during an annual update cycle, no later than December 31 of the year
284 proceeding the update, the project proponent shall submit to the county council its
285 proposal for alternative development standards and processes to be tested an evaluated
286 through the demonstration project. The demonstration project shall evaluate and
287 address:

- 288 a. potential options for the use of a reclaimed mine site, including the
289 feasibility of residential use and/or long-term forestry on the demonstration project site;
- 290 b. the impacts to carbon sequestration as a result of reforestation, and for
291 residential use, the impacts to carbon sequestration when implementing modified
292 standards for lot clustering or transfer of development rights;
- 293 c. the need for a site design that compatibly integrates any proposed residential
294 development on the demonstration project site with uses occurring on the adjacent rural
295 or forest production district lands, especially if the proposed residential development
296 utilizes modified standards for lot clustering and/or transfer of development rights;
- 297 d. the levels and standards for reclamation of mining sites that are appropriate
298 to their use either for long-term forestry and/or for residential development; and
- 299 e. the need to ensure that the demonstration project provides an overall public
300 benefit by providing permanent protection, as designated park or open space, of lands in
301 the vicinity of the demonstration project site that form the headwaters of critical, high-
302 valued habitat areas; or that remove the development potential from nonconforming legal
303 parcels in the forest production district; or that provide linkages with other forest
304 production district lands;
- 305 6. Changes required by existing Comprehensive Plan policies;
- 306 7. Changes to the technical appendices and any amendments required thereby;
- 307 8. Comprehensive updates of subarea plans initiated by motion;
- 308 9. Changes required by amendments to the countywide planning policies or
309 state law;

310 10. Redesignation proposals under the four-to-one program as provided for in
311 this chapter;

312 11. Amendments necessary for the conservation of threatened and endangered
313 species; ~~((and))~~

314 12. Site-specific ~~((comprehensive))~~ land use map amendments that do not
315 require substantive change to comprehensive plan policy language and that do not alter
316 the urban growth area boundary, except to correct mapping errors;

317 13. Amendments resulting from subarea studies required by comprehensive plan
318 policy that do not require substantive change to comprehensive plan policy language and
319 that do not alter the urban growth area boundary, except to correct mapping errors; and

320 14. Changes required to implement a study regarding the provision of
321 wastewater services to a Rural Town. The amendments shall be limited to policy
322 amendments and adjustment to the boundaries of the Rural Town as needed to implement
323 the preferred option identified in the study.

324 C. Every fourth year beginning in 2000, the county shall complete a
325 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
326 to ensure continued compliance with the GMA. This review may provide for a
327 cumulative analysis of the twenty-year plan based upon official population growth
328 forecasts, benchmarks and other relevant data in order to consider substantive changes to
329 policy language and changes to the urban growth area ~~((UGA))~~. This comprehensive
330 review shall begin one year in advance of the transmittal and may be referred to as the
331 four-year cycle. The urban growth area boundaries shall be reviewed in the context of
332 the four-year cycle and in accordance with countywide planning policy ~~((FW))~~G-1 and

333 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan
334 are not being achieved as evidenced by official population growth forecasts, benchmarks,
335 trends and other relevant data, substantive changes to the Comprehensive Plan may also
336 be considered on even calendar years. This determination shall be authorized by motion.
337 The motion shall specify the scope of the even-year amendment, and identify that the
338 resources necessary to accomplish the work are available. An analysis of the motion's
339 fiscal impact shall be provided to the council before to adoption. The executive shall
340 determine if additional funds are necessary to complete the even-year amendment, and
341 may transmit an ordinance requesting the appropriation of supplemental funds.

342 D. The executive shall seek public comment on the comprehensive plan and any
343 proposed comprehensive plan amendments in accordance with the procedures in K.C.C.
344 20.18.160 before making a recommendation, in addition to conducting the public review
345 and comment procedures required by SEPA. The public shall be afforded at least one
346 official opportunity to record public comment before to the transmittal of a
347 recommendation by the executive to the council. County-sponsored councils and
348 commissions may submit written position statements that shall be considered by the
349 executive before transmittal and by the council before adoption, if they are received in a
350 timely manner. The executive's recommendations for changes to policies, text and maps
351 shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of
352 their financial costs and public benefits, any of which may be included in environmental
353 review documents. Proposed amendments to the Comprehensive Plan shall be
354 accompanied by any development regulations or amendments to development
355 regulations, including area zoning, necessary to implement the proposed amendments.

356 SECTION 8. K.C.C. 20.54.010 is each hereby decodified.

357 SECTION 9. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby
358 repealed.

359 SECTION 10. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are
360 each hereby repealed.

361 SECTION 11. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are
362 each hereby repealed.

363 SECTION 12. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby
364 repealed.

365 SECTION 13. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are
366 each hereby repealed.

367 SECTION 14. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are
368 each hereby repealed.

369 SECTION 15. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are
370 each hereby repealed.

371 SECTION 16. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are
372 each hereby repealed.

373 SECTION 17. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100
374 are each hereby repealed.

375 SECTION 18. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110
376 are each hereby repealed.

377 SECTION 19. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each
378 hereby repealed.

379 SECTION 20. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each
380 hereby repealed.

381 SECTION 21. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020
382 are hereby amended to read as follows:

383 A. For the purpose of this chapter, "sending site" means the entire tax lot or lots
384 qualified under subsection B. of this section. Sending sites may only be located within
385 rural or resource lands or urban separator areas with R-1 zoning, as designated by the
386 King County Comprehensive Plan, and shall meet the minimum lot area for construction
387 requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located.
388 Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by
389 the Washington state Department of Natural Resources as state grant or state forest lands,
390 land in public ownership may not be sending sites. If the sending site consists of more
391 than one tax lot, the lots must be contiguous and the area of the combined lots must meet
392 the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in
393 which the sending site is located. For purposes of this section, lots divided by a street are
394 considered contiguous if the lots would share a common lot line if the street was
395 removed; this provision may be waived by the interagency committee if the total acreage
396 of a rural or resource sending site application exceeds one hundred acres. A sending site
397 shall be maintained in a condition that is consistent with the criteria in this section under
398 which the sending was qualified.

399 B. Qualification of a sending site shall demonstrate that the site contains a public
400 benefit such that preservation of that benefit by transferring residential development

401 rights to another site is in the public interest. A sending site must meet at least one of the
402 following criteria:

403 1. Designation in the King County Comprehensive Plan or a functional plan as
404 an agricultural production district or zoned A;

405 2. Designation in the King County Comprehensive Plan or a functional plan as
406 forest production district or zoned F;

407 3. Designation in the King County Comprehensive Plan as rural residential,
408 zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open
409 space, farm and agricultural land, or timber land;

410 4. Designation in the King County Comprehensive Plan, or a functional plan as
411 a proposed rural or resource area regional trail or rural or resource area open space site,
412 through either:

413 a. designation of a specific site; or

414 b. identification of proposed rural or resource area regional trails or rural or
415 resource area open space sites which meet adopted standards and criteria, and for rural or
416 resource area open space sites, meet the definition of open space land, as defined in RCW
417 84.34.020;

418 5. Identification as habitat for federal listed endangered or threatened species in
419 a written determination by the King County department of natural resources and parks,
420 Washington state Department of Fish and Wildlife, United States Fish and Wildlife
421 Services or a federally recognized tribe that the sending site is appropriate for
422 preservation or acquisition; or

423 6. Designation in the King County Comprehensive Plan as urban separator and
424 zoned R-1.

425 C. For the purposes of the TDR program, acquisition means obtaining fee simple
426 rights in real property, or a less than a fee simple right in a form that preserves in
427 perpetuity the public benefit supporting the designation or qualification of the property as
428 a sending site.

429 D. If a sending site has any outstanding code violations, the person responsible
430 for code compliance should resolve these violations, including any required abatement,
431 restoration, or payment of civil penalties, before a TDR sending site may be qualified by
432 the interagency review committee created under K.C.C. 21A.37.070. However, the
433 interagency may qualify and certify a TDR sending site with outstanding code violations
434 if the person responsible for code compliance has made a good faith effort to resolve the
435 violations and the proposal is in the public interest.

436 E. For lots on which the entire lot or a portion of the lot has been cleared or
437 graded in accordance with a Class II, III or IV special forest practice as defined in chapter
438 76.09 RCW within the six years prior to application as a TDR sending site, the applicant
439 must provide an affidavit of compliance with the reforestation requirements of the Forest
440 Practices Act, and any additional reforestation conditions of their forest practice permit.
441 Lots on which the entire lot or a portion of the lot has been cleared or graded without any
442 required forest practices or county authorization, shall be not qualified or certified as a
443 TDR sending site for six years unless the six-year moratorium on development
444 applications has been lifted or waived or the landowner has a reforestation plan approved
445 by the state Department of Natural Resources and King County.

446 SECTION 22. Ordinance 13274, Section 5, as amended, and K.C.C. 21A.37.030,
447 are each hereby amended to read as follows:

448 A. Receiving sites shall be:

449 1. King County unincorporated urban sites, except as limited in subsections C
450 and D. of this section, zoned R-4 through R-48, NB, CB, RB or O, or any combination
451 thereof. The sites may also be within potential annexation areas established under the
452 countywide planning policies; or

453 2. Cities where new growth is or will be encouraged under the Growth
454 Management Act and the countywide planning policies and where facilities and services
455 exist or where public investments in facilities and services will be made, or

456 3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that
457 meet the criteria listed in this subsection A.3. may receive development rights transferred
458 from rural forest focus areas, and accordingly may be subdivided and developed at a
459 maximum density of one dwelling per two and one-half acres. Increased density allowed
460 through the designation of rural receiving areas:

461 a. must be eligible to be served by domestic Group A public water service;

462 b. must be located within one-quarter mile of an existing predominant pattern

463 of rural lots smaller than five acres in size;

464 c. must not adversely impact regionally or locally significant resource areas or
465 critical areas;

466 d. must not require public services and facilities to be extended to create or
467 encourage a new pattern of smaller lots;

468 e. must not be located within rural forest focus areas; and

469 f. must not be located on Vashon Island or Maury Island.

470 B. Except as provided in this chapter, development of an unincorporated King
471 County receiving site shall remain subject to all zoning code provisions for the base zone,
472 except TDR receiving site developments shall comply with dimensional standards of the
473 zone with a base density most closely comparable to the total approved density of the
474 TDR receiving site development.

475 C. An unincorporated King County receiving site may accept development rights
476 from one or more sending sites, as follows:

477 1. For short subdivisions, up to the maximum density permitted under K.C.C.
478 21A.12.030 and 21A.12.040; and

479 2. For formal subdivisions, only as authorized in a subarea study that includes a
480 comprehensive analysis of the impacts of receiving development rights.

481 D. Property located within the outer boundaries of the Noise Remedy Areas as
482 identified by the Seattle-Tacoma International Airport may not accept development
483 rights.

484 E. Property located within the shoreline jurisdiction or located on Vashon Island
485 or Maury Island may not accept development rights.

486 SECTION 23. Ordinance 13733, Section 10, as amended, and K.C.C.
487 21A.37.110 are hereby amended to read as follows:

488 A. The TDR bank may purchase development rights from qualified sending sites
489 at prices not to exceed fair market value and to sell development rights at prices not less
490 than fair market value. The TDR bank may accept donations of development rights from
491 qualified TDR sending sites.

492 B. The TDR bank may purchase a conservation easement only if the property
493 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
494 qualification report, the conservation easement restricts development of the sending site
495 in the manner required by K.C.C. 21A.37.060 and the development rights generated by
496 encumbering the sending site with the conservation easement are issued to the TDR bank
497 at no additional cost.

498 C. ~~((If a conservation easement is acquired through a county park, open space,~~
499 ~~trail, agricultural, forestry or other natural resource acquisition program for a property~~
500 ~~that is qualified as a TDR sending site as evidenced by a TDR qualification report, any~~
501 ~~development rights generated by encumbering the sending site with the conservation~~
502 ~~easement may be issued to the TDR bank so long as there is no additional cost for the~~
503 ~~development rights.)) Any development rights, generated by encumbering property with
504 a conservation easement, may be issued to the TDR bank if:~~

505 1.a. The conservation easement is acquired through a county park, open space,
506 trail, agricultural, forestry or other natural resource acquisition program for a property
507 that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

508 b. the property is acquired by the county with the intent of conveying the
509 property encumbered by a reserved conservation easement. The number of development
510 rights generated by this reserved conservation easement shall be determined by the TDR
511 qualification report; and

512 2. Under either subsection C.1.a. or b. of this section, there will be no additional
513 cost to the county for acquiring the development rights.

514 D. The TDR bank may use funds to facilitate development rights transfers.
 515 These expenditures may include, but are not limited to, establishing and maintaining
 516 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals
 517 and reimbursing the costs incurred by the department of natural resources and parks,
 518 water and land resources division, or its successor, for administering the TDR bank fund
 519 and executing development rights purchases and sales.

520 E. The TDR bank fund may be used to cover the cost of providing staff support
 521 for identifying and qualifying sending and receiving sites, and the costs of providing staff
 522 support for the TDR interagency review committee.

523 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
 524 bank development rights shall be available for acquisition of additional development
 525 rights and as amenity funds to facilitate interlocal TDR agreements with cities in King
 526 County and for projects in receiving areas located in urban unincorporated King County.
 527 Amenity funds provided to a city from the sale of TDR bank development rights to that
 528 city are limited to one-third of the proceeds from the sale.

529 SECTION 24. Ordinance 13733, Section 14, as amended, and K.C.C.
 530 21A.37.150 are each hereby amended to read as follows:

531 A. Expenditures by the county for amenities to facilitate development rights sales
 532 in cities shall be authorized by the TDR executive board during review of proposed
 533 interlocal agreements, and should be roughly proportionate to the value and number of
 534 development rights anticipated to be accepted in an incorporated receiving site pursuant
 535 to the controlling interlocal agreement, (~~or in the unincorporated urban area,~~) in
 536 accordance with K.C.C. 21A.37.040. Expenditures by the county to fund projects in

537 receiving areas located in urban unincorporated King County shall be authorized by the
538 TDR executive board and should be roughly proportionate to the value and number of
539 development rights accepted in the unincorporated urban area.

540 B. The county shall not expend funds on TDR amenities in a city before
541 execution of an interlocal agreement, except that:

542 1. The executive board may authorize up to twelve thousand dollars be spent by
543 the county on TDR amenities before a development rights transfer for use at a receiving
544 site or for the execution of an interlocal agreement if the TDR executive board
545 recommends that the funds be spent based on a finding that the expenditure will expedite
546 a proposed transfer of development rights or facilitate acceptance of a proposed transfer
547 of development rights by the community around a proposed or established receiving site
548 area;

549 2. King County may distribute the funds directly to a city if a scope of work,
550 schedule and budget governing the use of the funds is mutually agreed to in writing by
551 King County and the affected city. Such an agreement need not be in the form of an
552 interlocal agreement; and

553 3. The funds may be used for project design renderings, engineering or other
554 professional services performed by persons or entities selected from the King County
555 approved architecture and engineering roster maintained by the department of finance or
556 an affected city's approved architecture and engineering roster, or selected by an affected
557 city through its procurements processes consistent with state law and city ordinances.

558 C. TDR amenities may include the acquisition, design or construction of public
559 art, cultural and community facilities, parks, open space, trails, roads, parking,

560 landscaping, sidewalks, other streetscape improvements, transit-related improvements or
561 other improvements or programs that facilitate increased densities on or near receiving
562 sites.

563 D. When King County funds amenities in whole or in part, the funding shall not
564 commit the county to funding any additional amenities or improvements to existing or
565 uncompleted amenities.

566 E. King County funding of amenities shall not exceed appropriations adopted by
567 the council or funding authorized in interlocal agreements, whichever is less.

568 F. Public transportation amenities shall enhance the transportation system. These
569 amenities may include capital improvements such as passenger and layover facilities, if
570 the improvements are within a designated receiving area or within one thousand five
571 hundred feet of a receiving site. These amenities may also include programs such as the
572 provision of security at passenger and layover facilities and programs that reduce the use
573 of single occupant vehicles, including car sharing and bus pass programs.

574 G. Road fund amenities shall enhance the transportation system. These amenities
575 may include capital improvements, such as streets, traffic signals, sidewalks, street
576 landscaping, bicycle lanes and pedestrian overpasses, if the improvements are within a
577 designated receiving site area or within one thousand five hundred feet of a receiving site.
578 These amenities may also include programs that enhance the transportation system.

579 H. All amenity funding provided by King County to cities or to urban
580 unincorporated receiving areas to facilitate the transfer of development rights shall be
581 consistent with federal, state and local laws.

582 I. The timing and amounts of funds for amenities paid by King County to each
583 participating city shall be determined in an adopted interlocal agreement. The interlocal
584 agreement shall set forth the amount of funding to be provided by the county, an
585 anticipated scope of work, work schedule and budget governing the use of the amenity
586 funds. Except for the amount of funding to be provided by the county, these terms may
587 be modified by written agreement between King County and the city. Such an agreement
588 need not be in the form of an interlocal agreement. Such an agreement must be
589 authorized by the TDR executive board. If amenity funds are paid to a city to operate a
590 program, the interlocal agreement shall set the period during which the program is to be
591 funded by King County.

592 J. A city that receives amenity funds from the county is responsible for using the
593 funds for the purposes and according to the terms of the governing interlocal agreement.

594 K. To facilitate timely implementation of capital improvements or programs at
595 the lowest possible cost, King County may make amenity payments as authorized in an
596 interlocal agreement to a city before completion of the required improvements or
597 implementation programs, as applicable. If all or part of the required improvements or
598 implementation programs in an interlocal agreement to be paid for from King County
599 funds are not completed by a city within five years from the date of the transfer of
600 amenity funds, then, unless the funds have been used for substitute amenities by
601 agreement of the city and King County, those funds, plus interest, shall be returned to
602 King County and deposited into the originating amenity fund for reallocation to other
603 TDR projects.

604 L. King County is not responsible for maintenance, operating and replacement
605 costs associated with amenity capital improvements inside cities, unless expressly agreed
606 to in an interlocal agreement.

607 SECTION 25. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are
608 each hereby repealed.

609 SECTION 26. Severability. If any provision of this ordinance its application to
610 any person or circumstance is held invalid, the remainder of the ordinance or the
611 application of the provision other persons or circumstances is not affected."

612

613 Delete Attachment A, King County Comprehensive Plan - 2016 Update, and insert
614 Attachment A, King County Comprehensive Plan - 2016 Update, dated September 1,
615 2016, engross the changes in the striking amendment and from any adopted amendments
616 to the striking amendment, and delete the line numbers.

617

618 Delete Attachment B, Appendix - Land Use and Zoning Amendments, and insert
619 Attachment B, Appendix - Land Use and Zoning Amendments, dated September 1, 2016,
620 and engross the changes in the striking amendment and from any adopted amendments to
621 the striking amendment.

622

623 Delete Attachment C, Technical Appendix A – Capital Facilities, and insert Attachment
624 C, Technical Appendix A – Capital Facilities, dated September 1, 2016, engross the
625 changes in the striking amendment and from any adopted amendments to the striking
626 amendment, and delete the line numbers.

627

628 Delete Attachment D, Technical Appendix B - Housing, and insert Attachment D,
629 Technical Appendix B - Housing, dated September 1, 2016, engross the changes in the
630 striking amendment and from any adopted amendments to the striking amendment, and
631 delete the line numbers.

632

633 Delete Attachment E, Technical Appendix C - Transportation, and insert Attachment E,
634 Technical Appendix C - Transportation, dated September 1, 2016, engross the changes in
635 the striking amendment and from any adopted amendments to the striking amendment,
636 and delete the line numbers.

637

638 Delete Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, and
639 insert Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, dated
640 September 1, 2016, engross the changes in the striking amendment and from any adopted
641 amendments to the striking amendment, and delete the line numbers.

642

643 Delete Attachment G, Technical Appendix C2 – Regional Trail Needs Report, and insert
644 Attachment G, Technical Appendix C2 – Regional Trail Needs Report, dated September
645 1, 2016, engross the changes in the striking amendment and from any adopted
646 amendments to the striking amendment, and delete the line numbers.

647

648 Delete Attachment H, Technical Appendix D – Growth Targets and the Urban Growth
649 Area, and insert Attachment H, Technical Appendix D – Growth Targets and the Urban

650 Growth Area, dated September 1, 2016, engross the changes in the striking amendment
651 and from any adopted amendments to the striking amendment, and delete the line
652 numbers.

653

654 Delete Attachment I, Technical Appendix R – Public Outreach for the Development of
655 the 2016 Comprehensive Plan, and insert Technical Appendix R – Public Outreach for
656 the Development of the 2016 Comprehensive Plan, dated September 1, 2016, engross the
657 changes in the striking amendment and from any adopted amendments to the striking
658 amendment, and delete the line numbers.

659

660 Insert Attachment K, Addendum to Vashon Town Plan.

661

662 **EFFECT: This striking amendment:**

- 663 • **Amends the Vashon Town Plan to make a zoning change on one parcel,**
- 664 • **Restores allowance of a mining site conversion demonstration project,**
- 665 • **Removes proposed changes related to agricultural uses,**
- 666 • **Adds code provisions related to transfer of development rights, and**
- 667 • **Replaces attachments with updated versions.**

668 **See track changes version of S1, as well as amendment summary matrices, for more**
669 **detail.**

T1

09/01/16

T1 – Title Amendment

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

1 **TITLE AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION 1**

2 On page 1, beginning on line 1, delete everything through page 2, line 34, and insert:

3 "AN ORDINANCE relating to comprehensive planning
4 and permitting; amending Ordinance 8421, Section 3, as
5 amended, and K.C.C. 14.56.020, Ordinance 8421, Section
6 4, as amended, and K.C.C. 14.56.030, Ordinance 11653,
7 Section 6, as amended, and K.C.C. 20.12.017, Ordinance
8 13147, Section 19, amended, and K.C.C. 20.18.030,
9 Ordinance 13274, Section 4, as amended, and K.C.C.
10 21A.37.020, Ordinance 13274, Section 5, as amended, and
11 K.C.C. 21A.37.030, Ordinance 13733, Section 10, as
12 amended, and K.C.C. 21A.37.110 and Ordinance 13733,
13 Section 4, as amended, and K.C.C. 21A.37.150,
14 decodifying K.C.C. 20.54.010 and repealing Ordinance
15 8421, Section 2, and K.C.C. 14.56.010, Ordinance 3064,
16 Section 2, and K.C.C. 20.54.020, Ordinance 3064, Section
17 3, as amended, and K.C.C. 20.54.030, Ordinance 3064,
18 Section 4, as amended, and K.C.C. 20.54.040, Ordinance

19 3064, Section 5, and K.C.C. 20.54.050, Ordinance 3064,
20 Section 6, as amended, and K.C.C. 20.54.060, Ordinance
21 3064, Section 7, as amended, and K.C.C. 20.54.070,
22 Ordinance 3064, Section 8, as amended, and K.C.C.
23 20.54.080, Ordinance 3064, Section 9, as amended, and
24 K.C.C. 20.54.090, Ordinance 3064, Section 10, as
25 amended, and K.C.C. 20.54.100, Ordinance 3064, Section
26 11, as amended, and K.C.C. 20.54.110, Ordinance 3064,
27 Section 12, and K.C.C. 20.54.120, Ordinance 3064, Section
28 13, and K.C.C. 20.54.130 and Ordinance 7889, Section 4,
29 as amended, and K.C.C. 26.08.010."

30 **EFFECT: Corrects title to reflect changes in striking amendment S1.**

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|---|-------------------------|---|--------------------------------|--|
| Findings | Section 1 | No changes | Section 1 | n/a |
| Adoption of the 2016 King County Comprehensive Plan | Section 2 | Adds Attachment K, amending the Vashon Town Plan, and makes other technical corrections | Section 2 | A land use map amendment will modify the P-suffix conditions applied to one parcel in the Vashon Town Plan. Modification of this P-suffix condition in the map amendment also requires amending the Town Plan. |
| Repeal K.C.C. 14.56.010, the findings and purpose section related to the County's nonmotorized transportation program | Section 3 | No changes | Section 3 | n/a |
| Modify K.C.C. 14.56.020 to update how the County will complete nonmotorized transportation planning and the relationship of that planning to the Comprehensive Plan | Section 4 | No changes | Section 4 | n/a |
| Modify K.C.C. 14.56.030 to clarify the role of the County's department of transportation in nonmotorized transportation planning | Section 5 | No changes | Section 5 | n/a |
| N/A, not part of Executive's transmittal | Section 6 | Modify K.C.C. 20.12.014 to add amendment to the Vashon Town Plan | Section 6 | A land use map amendment will modify the P-suffix conditions applied to one parcel in the Vashon Town Plan. Modification of this P-suffix condition in the map amendment also requires amending the Town Plan. |

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|--|--------------------------------|--|---------------------------------------|--|
| Modify K.C.C. 20.18.030 to update the types of amendments that are allowed during an annual amendment, to remove the allowance for a mining site conversion demonstration project; to add an allowance for annual amendments resulting from subarea studies that do not require substantive changes to the policy language; and to allow an annual amendment related to wastewater services for a Rural Town | Section 6 | Adds back ability to consider a mining site conversion demonstration project as part of the annual KCCP cycle, and add a 2019 deadline. Technical corrections. | Section 7 | Continues the annual allowance for consideration of such a demonstration project given ongoing work that is occurring with a potential demonstration project proposal. |
| Decodify K.C.C. 20.54.010, findings and purpose section related to the agricultural lands policy | Section 7 | No changes | Section 8 | n/a |
| Repeal K.C.C. 20.54.020. Chapter 20.54 is related to the County's agricultural lands policy, first adopted in 1977. Since 1977, the provisions of this chapter have been adopted into other development regulations in the code (Zoning, Subdivision, etc.). This chapter is no longer needed and is proposed to be repealed. | Section 8 | No changes | Section 9 | n/a |
| Repeal K.C.C. 20.54.030 | Section 9 | No changes | Section 10 | n/a |
| Repeal K.C.C. 20.54.040 | Section 10 | No changes | Section 11 | n/a |
| Repeal K.C.C. 20.54.050 | Section 11 | No changes | Section 12 | n/a |
| Repeal K.C.C. 20.54.060 | Section 12 | No changes | Section 13 | n/a |
| Repeal K.C.C. 20.54.070 | Section 13 | No changes | Section 14 | n/a |
| Repeal K.C.C. 20.54.080 | Section 14 | No changes | Section 15 | n/a |
| Repeal K.C.C. 20.54.090 | Section 15 | No changes | Section 16 | n/a |
| Repeal K.C.C. 20.54.100 | Section 16 | No changes | Section 17 | n/a |
| Repeal K.C.C. 20.54.110 | Section 17 | No changes | Section 18 | n/a |
| Repeal K.C.C. 20.54.120 | Section 18 | No changes | Section 19 | n/a |

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|--|--------------------------------|--|---------------------------------------|---|
| Repeal K.C.C. 20.54.130 | Section 19 | No changes | Section 20 | n/a |
| Add a definition in the zoning code for "Agriculture" | Section 20 | The changes related to agricultural uses in the Zoning Code have been removed from the Proposed Ordinance in the striking amendment. | n/a | The Council has not had the chance to fully deliberate on the proposed changes to agricultural-related uses. A Workplan item in Chapter 12 of the Comprehensive Plan was added to further review the proposed changes and the associated policy issues/decisions identified by Council. |
| Add a definition in the zoning code for "Agricultural Activities" | Section 21 | " " | n/a | " " |
| Add a definition in the zoning code for "Agricultural Products" | Section 22 | " " | n/a | " " |
| Add a definition in the zoning code for "Agricultural Support Services" | Section 23 | " " | n/a | " " |
| Add a definition in the zoning code for "Farm" | Section 24 | " " | n/a | " " |
| Add a definition in the zoning code for "Farm Residence" | Section 25 | " " | n/a | " " |
| Modify K.C.C. 21A.080.030 to update the Residential land uses permitted use table, to move "farm worker housing" from this table (to the Resource land uses table later in the Proposed Ordinance) | Section 26 | " " | n/a | " " |
| Modify K.C.C. 21A.080.050 to update the General Services land uses permitted use table, to move "miscellaneous repair" from this table (to the Resource land uses table later in the Proposed Ordinance) | Section 27 | " " | n/a | " " |

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|--|--------------------------------|---|---------------------------------------|------------------|
| Modify K.C.C. 21A.08.060 to update the Government/Business Services land uses permitted use table, to move "farm product warehousing, refrigeration and storage" from this table (to the Resource land uses table later in the Proposed Ordinance) | Section 28 | " " | n/a | " " |
| Modify K.C.C. 21A.08.070 to update the Retail land uses permitted use table, to move "agricultural product sales" and "livestock sales" from this table (to the Resource land uses table later in the Proposed Ordinance) | Section 29 | " " | n/a | " " |
| Modify K.C.C. 21A.08.080 to update the Manufacturing land uses permitted use table to move "food and kindred products", and "winery/brewery/distillery" from this table (to the Resource land uses table later in the Proposed Ordinance) | Section 30 | " " | n/a | " " |
| Modify K.C.C. 21A.08.090 to update the Resource land uses permitted use table to add new uses ("agricultural activities" and "agricultural support services") as permitted uses with development conditions, and to modify the permissions for "farm worker housing" | Section 31 | " " | n/a | " " |
| Modify K.C.C. 21A.08.100 to update the Regional land uses to modify the permissions for "non-hydroelectric generation facility" related to anaerobic digesters, to move this to the Resource land uses table earlier in the Proposed Ordinance. | Section 32 | " " | n/a | " " |

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|---|--------------------------------|--|---------------------------------------|---|
| Modify K.C.C. 21A.37.020, related to the transfer of development rights (TDR) program, to clarify when a publicly owned property may be a sending site. | Section 33 | No changes | Section 21 | n/a |
| N/A, not part of Executive's transmittal | n/a | This section was added at the request of the Executive, as it was inadvertently omitted from the transmitted Proposed Ordinance. The proposed changes would modify K.C.C. 21A.37.030, to limit when a formal subdivision can be a TDR receiving site, to match policy changes in the Comprehensive Plan. The TrEE Chair's striking amendment makes technical corrections to the language proposed by the Executive. | Section 22 | This change was requested by the Executive, and would be consistent with proposed policy language in the TrEE Chair's striking amendment to the Comprehensive Plan. |
| Modify K.C.C. 21A.37.110 to clarify when clarify when a publicly owned property may be a sending site. | Section 34 | Language was added at the request of the Executive that was inadvertently omitted from the transmitted Proposed Ordinance. The proposed language added to Subsection F would allow TDR amenity funding to be used in receiving areas in unincorporated King County. | Section 23 | This change was requested by the Executive, and would be consistent with proposed policy language in the TrEE Chair's striking amendment to the Comprehensive Plan. |
| N/A, not part of Executive's transmittal | n/a | This section was added at the request of the Executive, as it was inadvertently omitted from the transmitted Proposed Ordinance. The proposed changes would modify K.C.C. 21A.37.150, to allow TDR amenity funding to be used in receiving areas in unincorporated King County. | Section 24 | This change was requested by the Executive, and would be consistent with proposed policy language in the TrEE Chair's striking amendment to the Comprehensive Plan. |

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|--|--------------------------------|--|---------------------------------------|---|
| Add a new section to K.C.C. chapter 21A.42, to add a new administrative review process to allow modifications and expansions of "agricultural activities". | Section 35 | The changes related to agricultural uses in the Zoning Code have been removed from the Proposed Ordinance in the striking amendment. | n/a | The Council has not had the chance to fully deliberate on the proposed changes to agricultural-related uses. A Workplan item in Chapter 12 of the Comprehensive Plan was added to further review the proposed changes and the associated policy issues/decisions identified by Council. |
| Add a new section to K.C.C. chapter 21A.42, to add a new administrative review process for siting of "agricultural support services" | Section 36 | " " | n/a | " " |
| Repeal K.C.C. 26.08.010, a requirement to review agricultural land acquisition and land use policies, required by August 15, 1987. | Section 37 | No changes | Section 25 | n/a |
| Severability | Section 38 | No changes | Section 26 | n/a |
| ATTACHMENTS: | | | | |
| 2016 KCCP | Attachment A | Substantive and technical changes | Attachment A | See separate summary matrix |
| Land Use and Zoning Amendments | Attachment B | Substantive and technical changes | Attachment B | See separate summary matrix |
| Technical Appendix A – Capital Facilities | Attachment C | Accepts Executive's transmitted changes. | Attachment C | Accepts Executive's transmitted changes in a "clean" version. Review for technical corrections will occur prior to final adoption at the full Council. |
| Technical Appendix B – Housing | Attachment D | " " | Attachment D | " " |
| Technical Appendix C – Transportation | Attachment E | " " | Attachment E | " " |
| Technical Appendix C1 – 2016 Transportation Needs Report | Attachment F | " " | Attachment F | " " |
| Technical Appendix C2 – Regional Trail Needs Report | Attachment G | " " | Attachment G | " " |

September 1, 2016

Comparison of Executive's Transmitted Proposed Ordinance 2016-0155 with Striking Amendment S1

| Executive Transmittal Proposed Code Change | Location in Transmittal | Striking Amendment S1 Proposed Code Change | Location in Striking Amendment | Rationale |
|---|--------------------------------|---|---------------------------------------|--|
| Technical Appendix D – Growth Targets and the Urban Growth Area | Attachment H | “ “ | Attachment H | “ “ |
| Technical Appendix R – Public Outreach | Attachment I | Adds “Phase 3” of outreach process and makes technical corrections. | Attachment I | Updated to reflect Council's public participation process and to make technical corrections. |
| Skyway-West Hill Action Plan | Attachment J | No changes | Attachment J | n/a |
| n/a | n/a | Adds Attachment K, amending the Vashon Town Plan. | Attachment K | A land use map amendment will modify the P-suffix conditions applied to one parcel in the Vashon Town Plan. Modification of this P-suffix condition in the map amendment also requires amending the Town Plan. |

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REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

S1

09/01/16
S1 – Striking Amendment

ea Sponsor: Dembowski
Proposed No.: 2016-0155

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0155, VERSION**

2 **1**

3 On page 2, beginning on line 35, strike everything through page 96, line 1774, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:** For the purposes of effective land use planning and
6 regulation, the King County council makes the following legislative findings:

7 A. King County adopted the King County Comprehensive Plan 2012 to meet the
8 requirements of the Washington State Growth Management Act ("the GMA");

9 B. The 2012 King County Comprehensive Plan, adopted by King County
10 Ordinance 17485, satisfied the GMA requirement for the county to update its
11 comprehensive plan by June 30, 2015;

12 C. In 2013 and 2014, King County adopted narrow amendments to the King
13 County Comprehensive Plan 2012;

14 D. The King County Code authorizes a review of the Comprehensive Plan and
15 allows substantive amendments to the Comprehensive Plan once every four years. The
16 King County Comprehensive Plan 2016 amendments are the fifth major review of the
17 Comprehensive Plan;

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

18 E. The GMA requires that King County adopt development regulations to be
19 consistent with and implement the Comprehensive Plan;

20 F. The changes to zoning contained in this ordinance are needed to maintain
21 conformity with the King County Comprehensive Plan, as required by the GMA. As
22 such, they bear a substantial relationship to, and are necessary for, the public health,
23 safety and general welfare of King County and its residents; and

24 G. King County engages in a comprehensive review of its Comprehensive Plan
25 and development regulations every four years. This ordinance constitutes the conclusion
26 of the county's review process. The 2016 King County Comprehensive Plan and King
27 County's development are intended to satisfy the requirements of the GMA.

28 SECTION 2. A. King County completed its fifth comprehensive four-cycle
29 review of the Comprehensive Plan in 2016. As a result of the review, King County
30 amended the King Comprehensive Plan 2012 through passage of the King County
31 Comprehensive Plan 2016.

32 B. The amendments to the King County Comprehensive Plan 2012 contained in
33 Attachments A, B, C, D, E, F, G, H, ~~I~~ and J and K to this ordinance are hereby adopted
34 as amendments to the King County Comprehensive Plan 2012.

35 C. Attachments A and B to this ordinance amend policies, text and maps of the
36 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land
37 use and zoning amendments contained in Attachments A and B to this ordinance are
38 hereby adopted as the official land use and zoning controls for those portions of
39 unincorporated King County defined in Attachments A and B to this ordinance.

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40 D. Attachment C to this ordinance contains Technical Appendix A (Capital
41 Facilities).

42 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

43 F. Attachment E to this ordinance contains Technical Appendix C
44 (Transportation).

45 G. Attachment F to this ordinance contains Technical Appendix C.1
46 (Transportation Needs Report).

47 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional
48 Trails Needs Report).

49 I. Attachment H- to this ordinance contains Technical Appendix D (Growth
50 Targets and Urban Growth Area).

51 J. Attachment I to this ~~report ordinance~~ contains Technical Appendix R
52 (Summary of Public Outreach for Development of the 2016 KCCP Update-).

53 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

54 ~~L. Attachment K to this ordinance amends the Vashon Town Plan and the King~~
55 ~~County zoning map for those portions of unincorporated King County defined in~~
56 ~~Attachment K to this ordinance.~~

57 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby
58 repealed.

59 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
60 each hereby amended to read as follows:

61 There is established a ~~((non-motorized-vehicle))~~ nonmotorized transportation

62 program ~~((to meet the following goals and objectives:~~

Commented [CJ1]: This is a new addition to the striker, which amends the Vashon Town Plan to make the p-suffix change to the Vashon #1 parcel for affordable housing development consistent with a related 2016 map amendment.

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

63 ~~A. To identify and document the needs of non-motorized transportation in King~~
 64 ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~

65 ~~B. To determine ways that the existing county transportation network, including~~
 66 ~~transit, can be made more responsive to the needs of non-motorized users)). The program~~
 67 ~~shall consist of the nonmotorized policies in the King County Comprehensive Plan and~~
 68 ~~the respective functional plans of the responsible county agencies, nonmotorized project~~
 69 ~~needs contained in agency capital improvement programs and operational activities that:~~

70 ~~A. Identify and document the nonmotorized transportation needs in the county~~
 71 ~~for bicyclists, pedestrians, equestrians and special populations such as school children or~~
 72 ~~people with limited mobility and wheelchair users;~~

73 ~~B. Determine ways that nonmotorized transportation can be integrated into the~~
 74 ~~current and future county transportation network and services, including transit;~~

75 ~~C. ((To-i))Inform and educate the public on issues relating to ((non-motorized))~~
 76 ~~nonmotorized transportation, including compliance with traffic laws; and~~

77 ~~D. ((To institute the consideration of non-motorized transportation in all related~~
 78 ~~county funded)) Consider nonmotorized transportation safety and other needs in all~~
 79 ~~related county programs, and ((to)) encourage the same consideration on an interlocal and~~
 80 ~~regional basis((;~~

81 ~~E. To improve non-motorized transport users and motorists compliance with~~
 82 ~~traffic laws; and~~

83 ~~F. To guide development of a county functional plan for non-motorized~~
 84 ~~transportation, to implement the adopted policies established in the county~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

85 ~~comprehensive plan, the county transportation plan, and current programs within county~~
 86 ~~government)).~~

87 SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
 88 each hereby amended to read as follows:

89 The department of transportation shall ~~((carry out the following duties and~~
 90 ~~responsibilities)):~~

91 A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation
 92 program in coordination with other county departments;

93 B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation
 94 advisory committee; and

95 C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental
 96 organizations to identify, develop and promote programs that encourage the use of ~~((non-~~
 97 ~~motorized))~~ nonmotorized modes of transportation.

98 SECTION 6. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are
 99 each hereby amended to read as follows:

100 The following provisions complete the zoning conversion from K.C.C. Title 21 to
 101 Title 21A pursuant to K.C.C. 21A.01.070:

102 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
 103 Comprehensive Plan pursuant to the Washington State Growth Management Act RCW
 104 36.760A. Ordinance 11653 also converts existing zoning in unincorporated King County
 105 to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A, pursuant
 106 to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following are adopted
 107 as attachments to Ordinance 11653:

Commented [CJ2]: This is a new addition to the striker, which amends the Vashon Town Plan to make the p-suffix change to the Vashon #1 parcel for affordable housing development consistent with a related 2016 map amendment.

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

108 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December 19,
 109 1994.

110 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.

111 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.

112 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.

113 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.

114 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.

115 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.

116 Appendix H: Amendments to East Sammamish Community Plan P-Suffix
 117 Conditions.

118 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
 119 Conditions.

120 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.

121 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
 122 Conditions.

123 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.

124 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.

125 Appendix N: Amendments to Resource Lands Community Plan P-Suffix
 126 Conditions.

127 Appendix O: 1994 Parcel List, as amended December 19, 1994.

128 Appendix P: Amendments considered by the council January 9, 1995.

129 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
 130 contained in Appendices A and O. Amendments to area-wide P-suffix conditions adopted

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

131 as part of community plan area zoning are contained in Appendices B through N. Existing
132 P-suffix conditions whether adopted through reclassifications or community plan area
133 zoning are retained by Ordinance 11653 except as amended in Appendices B through N.

134 C. The department is hereby directed to correct the official zoning map in
135 accordance with Appendices A through P of Ordinance 11653.

136 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix A
137 are adopted as the official zoning control for those portions of unincorporated King County
138 defined therein.

139 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
140 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
141 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
142 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
143 County, Case No. 95-3-0008.

144 F. The Vashon Town Plan Area Zoning, ~~((attached to Ordinance 17842 as))~~
145 Attachment ~~((D))~~ K to this ordinance, is adopted as the official zoning control for that
146 portion of unincorporated King County defined therein.

147 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix A
148 are adopted as the official zoning control for those portions of unincorporated King County
149 defined therein. Existing p-suffix conditions whether adopted through reclassifications or
150 area zoning are retained by Ordinance 12531.

151 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance
152 12533 as Appendix B is adopted as the official zoning control for those portions of

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

153 unincorporated King County defined therein. Existing p-suffix conditions whether adopted
154 through reclassifications or area zoning are retained by Ordinance 12533.

155 I. The King County Zoning Atlas is amended to include the area shown in
156 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
157 whether adopted through reclassifications or area zoning are retained by Ordinance 12535.
158 The language from Ordinance 12535, Section 1.D., shall be placed on the King County
159 Zoning Atlas page #32 with a reference marker on the area affected by Ordinance 12535.

160 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-
161 DPA, Demonstration Project Area", to the properties identified on Map A attached to
162 Ordinance 12627.

163 K. The special district overlays, as designated on the map attached to Ordinance
164 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and 21A.38.040.

165 L. the White Center Community Plan Area Zoning, as revised in the Attachments
166 to Ordinance 11568, is the official zoning for those portions of White Center in
167 unincorporated King county defined herein.

168 M. Ordinance 12824 completes the zoning conversion process begun in Ordinance
169 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or amending
170 previously adopted p-suffix conditions or property-specific development standards
171 pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

172 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137, and 37156
173 adopting individual zone reclassifications are hereby repealed and p-suffix conditions are
174 replaced by the property specific development standards as set forth in Appendix A to
175 Ordinance 12824.

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

176 2. All ordinances adopting individual zone reclassifications effective prior to
 177 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,
 178 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,
 179 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,
 180 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,
 181 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,
 182 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
 183 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
 184 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
 185 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
 186 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
 187 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
 188 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
 189 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271, and 11651, are hereby
 190 repealed and p-suffix conditions are replaced by the property specific development
 191 standards as set forth in Appendix A to Ordinance 12824.

192 3. All ordinances establishing individual reclassifications effective after February
 193 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to retain,
 194 repeal or amend the property specific development standards (p-suffix conditions)
 195 contained therein.

196 4. All ordinances adopting area zoning pursuant to Resolution 25789 or converted
 197 by Ordinance 11653 are repealed as set forth in subsection((s)) M.4.a. through n. of this
 198 section. All p-suffix conditions contained therein are repealed or replaced by adopting the

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

199 property specific development standards as set forth in Appendix A to Ordinance 12824,
200 the special district overlays as designated in Appendix B to Ordinance 12824 or the special
201 requirements as designated in Appendix A to Ordinance 12822.

202 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is hereby
203 repealed.

204 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as
205 Appendix B, as amended, is hereby repealed.

206 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422 as
207 Appendix B, as amended is hereby repealed.

208 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
209 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

210 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
211 amended, is hereby repealed.

212 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
213 7837 as Appendix B, as amended, is hereby repealed.

214 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846 as
215 Appendix B, as amended, is hereby repealed.

216 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
217 is hereby repealed.

218 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
219 Ordinance 9118, is hereby repealed.

220 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499, as
221 amended, is hereby repealed.

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

222 k. The Soos Creek Community Plan Update Area Zoning, adopted by Ordinance
 223 10197, Appendix B, as amended, is hereby repealed.

224 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
 225 and E, as amended, is hereby repealed.

226 m. The East Sammamish Community Plan Update Area Zoning, as revised in
 227 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

228 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11116, as
 229 amended, is hereby repealed.

230 5. All ordinances adopting area zoning pursuant to Title 21A and not converted
 231 by Ordinance 11653, including community or comprehensive plan area zoning and all
 232 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.
 233 All property specific development standards (p-suffix conditions) are retained, repealed,
 234 amended or replaced by the property specific development standards as set forth in
 235 Appendix A to Ordinance 12824, the special district overlays as designated in Appendix B
 236 to Ordinance 12824 or the special requirements as designated in Appendix A to Ordinance
 237 12822.

238 a. The White Center Community Plan Area Zoning, contained in the
 239 Attachments to Ordinance 11568, as subsequently amended, is hereby further amended as
 240 set forth in Appendix D to Ordinance 12824.

241 b. All property specific development standards established in Ordinance 11653,
 242 as amended, are hereby amended as set forth in Appendix E.

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243 c. All property specific development standards established in Attachment A to
 244 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F to
 245 Ordinance 12824.

246 d. All property specific development standards established in Ordinance 12061,
 247 as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

248 e. All property specific development standards established in Ordinance 12065,
 249 as amended, are hereby amended as set forth in K.C.C. 20.12.170.

250 f. All property specific development standards established in Attachment A to
 251 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H to
 252 Ordinance 12824.

253 SECTION 67. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are
 254 hereby amended to read as follows:

255 A. The King County Comprehensive Plan shall be amended in accordance with
 256 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
 257 participation program whereby amendments are considered by the council no more
 258 frequently than once a year as part of the amendment cycle established in this chapter,
 259 except that the council may consider amendments more frequently to address:

- 260 1. Emergencies;
- 261 2. An appeal of the plan filed with the Central Puget Sound Growth
 262 Management Hearings Board or with the court;
- 263 3. The initial adoption of a subarea plan, which may amend the urban growth
 264 area boundary only to redesignate land within a joint planning area;

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265 4. An amendment of the capital facilities element of the Comprehensive Plan
266 that occurs in conjunction with the adoption of the county budget under K.C.C.
267 4A.100.010; or

268 5. The adoption or amendment of a shoreline master program under chapter
269 90.58 RCW.

270 B. Every year the Comprehensive Plan may be amended to address technical
271 updates and corrections, and to consider amendments that do not require substantive
272 changes to policy language, changes to the priority areas map, or changes to the urban
273 growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section.
274 This review may be referred to as the annual cycle. The Comprehensive Plan, including
275 subarea plans, may be amended in the annual cycle only to consider the following:

- 276 1. Technical amendments to policy, text, maps or shoreline designations;
- 277 2. The annual capital improvement plan;
- 278 3. The transportation needs report;
- 279 4. School capital facility plans;

280 5. ~~A mining site conversion demonstration project. The authority for~~
 281 ~~consideration of such a demonstration project shall expire with adoption of the 2019~~
 282 ~~annual comprehensive plan update or December 31, 2019, whichever is later. To be~~
 283 ~~considered during an annual update cycle, no later than December 31 of the year~~
 284 ~~preceding the update, the project proponent shall submit to the county council its~~
 285 ~~proposal for alternative development standards and processes to be tested an evaluated~~
 286 ~~through the demonstration project. The demonstration project shall evaluate and~~
 287 address: ▲

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288 a. potential options for the use of a reclaimed mine site, including the
289 feasibility of residential use and/or long-term forestry on the demonstration project site;

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290 b. the impacts to carbon sequestration as a result of reforestation, and for
291 residential use, the impacts to carbon sequestration when implementing modified
292 standards for lot clustering or transfer of development rights;

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293 c. the need for a site design that compatibly integrates any proposed residential
294 development on the demonstration project site with uses occurring on the adjacent rural
295 or forest production district lands, especially if the proposed residential development
296 utilizes modified standards for lot clustering and/or transfer of development rights;

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297 d. the levels and standards for reclamation of mining sites that are appropriate
298 to their use either for long-term forestry and/or for residential development; and

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299 e. the need to ensure that the demonstration project provides an overall public
300 benefit by providing permanent protection, as designated park or open space, of lands in
301 the vicinity of the demonstration project site that form the headwaters of critical, high-
302 valued habitat areas; or that remove the development potential from nonconforming legal
303 parcels in the forest production district; or that provide linkages with other forest
304 production district lands;

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305 ~~6.7~~ Changes required by existing Comprehensive Plan policies;

Commented [CJ3]: The Executive proposed to delete the allowance for consideration of a mining site conversion demonstration project as part of the annual KCCP cycle. The striking amendment adds this annual allowance back in and adds a 2019 deadline.

306 ~~(7.7)~~ ~~6.7~~. Changes to the technical appendices and any amendments required
307 thereby;

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308 ~~(8.8)~~ ~~7.8~~. Comprehensive updates of subarea plans initiated by motion;

309 ~~(9.9)~~ ~~8.9~~. Changes required by amendments to the countywide planning policies

310 or state law;

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311 ~~((10.))~~ 9.10. Redesignation proposals under the four-to-one program as provided
312 for in this chapter;

313 ~~((11.))~~ 10.11. Amendments necessary for the conservation of threatened and
314 endangered species; ~~((and))~~

315 ~~((12.))~~ 11.12 Site-specific ~~((comprehensive))~~ land use map amendments that do
316 not require substantive change to comprehensive plan policy language and that do not
317 alter the urban growth area boundary, except to correct mapping errors;

318 12.13. Amendments resulting from subarea studies required by comprehensive
319 plan policy that do not require substantive change to comprehensive plan policy language
320 and that do not alter the urban growth area boundary, except to correct mapping errors;
321 and

322 13.14. Changes required to implement a study regarding the provision of
323 wastewater services to a Rural Town. Such ~~The~~ amendments shall be limited to policy
324 amendments and adjustment to the boundaries of the Rural Town as needed to implement
325 the preferred option identified in the study.

326 C. Every fourth year beginning in 2000, the county shall complete a
327 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
328 to ensure continued compliance with the GMA. This review may provide for a
329 cumulative analysis of the twenty-year plan based upon official population growth
330 forecasts, benchmarks and other relevant data in order to consider substantive changes to
331 policy language and changes to the urban growth area ~~((("UGA")))~~. This comprehensive
332 review shall begin one year in advance of the transmittal and may be referred to as the
333 four-year cycle. The urban growth area boundaries shall be reviewed in the context of

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334 the four-year cycle and in accordance with countywide planning policy ((~~FW~~)G-1 and
335 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan
336 are not being achieved as evidenced by official population growth forecasts, benchmarks,
337 trends and other relevant data, substantive changes to the Comprehensive Plan may also
338 be considered on even calendar years. This determination shall be authorized by motion.
339 The motion shall specify the scope of the even-year amendment, and identify that the
340 resources necessary to accomplish the work are available. An analysis of the motion's
341 fiscal impact shall be provided to the council before to adoption. The executive shall
342 determine if additional funds are necessary to complete the even-year amendment, and
343 may transmit an ordinance requesting the appropriation of supplemental funds.

344 D. The executive shall seek public comment on the comprehensive plan and any
345 proposed comprehensive plan amendments in accordance with the procedures in K.C.C.
346 20.18.160 before making a recommendation, in addition to conducting the public review
347 and comment procedures required by SEPA. The public shall be afforded at least one
348 official opportunity to record public comment before to the transmittal of a
349 recommendation by the executive to the council. County-sponsored councils and
350 commissions may submit written position statements that shall be considered by the
351 executive before transmittal and by the council before adoption, if they are received in a
352 timely manner. The executive's recommendations for changes to policies, text and maps
353 shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of
354 their financial costs and public benefits, any of which may be included in environmental
355 review documents. Proposed amendments to the Comprehensive Plan shall be

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356 accompanied by any development regulations or amendments to development
357 regulations, including area zoning, necessary to implement the proposed amendments.

358 SECTION 78. K.C.C. 20.54.010 is each hereby decodified.

359 SECTION 89. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby
360 repealed.

361 SECTION 910. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030
362 are each hereby repealed.

363 SECTION 4011. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040
364 are each hereby repealed.

365 SECTION 4112. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each
366 hereby repealed.

367 SECTION 4213. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060
368 are each hereby repealed.

369 SECTION 4314. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070
370 are each hereby repealed.

371 SECTION 4415. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080
372 are each hereby repealed.

373 SECTION 4516. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090
374 are each hereby repealed.

375 SECTION 4617. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100
376 are each hereby repealed.

377 SECTION 4718. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110
378 are each hereby repealed.

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379 SECTION 1819. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each
 380 hereby repealed.

381 SECTION 1920. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each
 382 hereby repealed.

383 ~~NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter~~
 384 ~~21A.06 a new section to read as follows:~~

385 ~~— Agriculture: the use of land for commercial purposes for either the raising of~~
 386 ~~crops or livestock or the production of agricultural products, or both.~~

387 ~~NEW SECTION. SECTION 21. There is hereby added to K.C.C. chapter~~
 388 ~~21A.06 a new section to read as follows:~~

389 ~~— Agricultural activities: those agricultural uses and practices that pertain directly~~
 390 ~~to the commercial production of agricultural products, including, but not limited to:~~

391 ~~— A. Tilling, discing, planting, seeding, fertilization, composting and other soil~~
 392 ~~amendments and harvesting;~~

393 ~~— B. Grazing, animal mortality management and on-site animal waste storage,~~
 394 ~~disposal and processing;~~

395 ~~— C. Soil conservation practices including dust control, rotating and changing~~
 396 ~~agricultural crops and allowing agricultural lands to lie fallow under local, state or federal~~
 397 ~~conservation programs;~~

398 ~~— D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems~~
 399 ~~canals and flood control facilities;~~

Commented [CJ4]: Removal of Sections 20 through 32 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

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400 ~~— E. Normal maintenance, operation and repair of existing serviceable equipment,~~
 401 ~~structures, facilities or improved areas, including, but not limited to, fencing, farm access~~
 402 ~~roads and parking; and~~

403 ~~— F. Processing, promotion, sale, storage, packaging and distribution.~~

404 ~~— NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter~~
 405 ~~21A.06 a new section to read as follows:~~

406 ~~— Agricultural products: products that include, but are not limited to:~~

407 ~~— A. Horticultural, viticultural, floricultural and apiary products;~~

408 ~~— B. Livestock and livestock products;~~

409 ~~— C. Animal products including, but not limited to, upland finfish, dairy products,~~
 410 ~~meat, poultry and eggs;~~

411 ~~— D. Feed or forage for livestock;~~

412 ~~— E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as~~
 413 ~~crops and harvested within fifteen years of planting; and~~

414 ~~— F. Turf, sod, seed and related products.~~

415 ~~— NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter~~
 416 ~~21A.06 a new section to read as follows:~~

417 ~~— Agricultural support services: any activity that is directly related to agriculture~~
 418 ~~and directly dependent upon agriculture for its existence but is undertaken on lands that~~
 419 ~~are not predominately in agricultural use.~~

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420 ~~NEW SECTION. SECTION 24. There is hereby added to K.C.C. chapter~~

421 ~~21A.06 a new section to read as follows:~~

422 ~~Farm: the land, buildings equipment and infrastructure used in the raising and~~
 423 ~~production of agricultural products for commercial sales.~~

424 ~~NEW SECTION. SECTION 25. There is hereby added to K.C.C. chapter~~

425 ~~21A.06 a new section to read as follows:~~

426 ~~Farm residence: a single detached dwelling unit that serves as the primary~~
 427 ~~residence for a farm.~~

428 ~~SECTION 26. Ordinance 10870, Section 330, as amended, and K.C.C.~~

429 ~~21A.08.030 are each hereby amended to read as follows:~~

430 ~~A. Residential land uses.~~

| KEY | | RESOURCE | | | RUR | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | |
|-------------------|------------------------|----------|----|---|-------|-------------|-------|--------|-----------------------|----|----|----|---|---|
| | | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | |
| P-Permitted Use | | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | |
| C-Conditional Use | | G | O | I | U | E | R | E | E | U | O | U | E | F |
| S-Special Use | | Z | R | R | N | R | S | B | S | I | S | M | S | G |
| | | Q | I | E | E | A | B | E | A | I | G | I | M | I |
| | | N | C | S | R | L | A | R | N | D | H | N | U | N |
| | | E | U | T | A | | N | V | E | | B | E | N | E |
| | | L | | | L | A | | E | N | | O | S | I | S |
| | | T | | | R | | | | T | | R | S | T | S |
| | | U | | | E | | | | I | | H | Y | | |
| | | R | | | A | | | | A | | O | | | |
| | | E | | | | | | | L | | O | | | |
| | | | | | | | | | D | | | | | |
| SIC # | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | O | I | |
| | DWELLING UNITS, TYPES: | | | | | | | | | | | | | |
| 1 | Single-Detached | P-C12 | P2 | | P-C12 | P-C12 | P-C12 | P-C12 | P15 | | | | | |
| 2 | Townhouse | | | | C4 | C4 | P1+ | P | P3 | P3 | P3 | P3 | | |
| | | | | | | | C12 | | | | | | | |

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| | | | | | | | | | | | | | |
|------|-----------------------------------|---|----------------|--|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--|
| ± | Apartment | | | | C4 | C4 | P5-C5 | P | P3 | P3 | P3 | P3 | |
| ± | Mobile-Home-Park | | | | S12 | | C8 | P | | | | | |
| ± | Cottage-Housing | | | | | | P15 | | | | | | |
| | GROUP RESIDENCES: | | | | | | | | | | | | |
| ± | Community-Residential Facility-I | | | | C | C | P14-a C | P | P3 | P3 | P3 | P3 | |
| ± | Community-Residential Facility-II | | | | | | P14-b | P | P3 | P3 | P3 | P3 | |
| ± | Dormitory | | | | C6 | C6 | C6 | P | | | | | |
| ± | Senior-Citizen-Assisted Housing | | | | | P4 | P4 | P | P3 | P3 | P3 | P3 | |
| | ACCESSORY USES: | | | | | | | | | | | | |
| ± | Residential-Accessory Uses | P7 ((P17)) | P7 | | P7 | |
| ± | Home-Occupation | ((P18)) P17 | ((P18)) P17 | | ((P18)) P17 | |
| ± | Home-Industry | C | | | C | C | C | | | | | | |
| | TEMPORARY LODGING: | | | | | | | | | | | | |
| 7044 | Hotel/Motel (+) | | | | | | | | P | P | P | | |
| ± | Bed-and-Breakfast Guesthouse | P9 | | | P9 | P9 | P9 | P9 | P9 | P10 | P10 | | |
| 7044 | Organization Hotel/Lodging Houses | | | | | | | | | P | | | |
| | GENERAL CROSS REFERENCES: | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | | |

- 431 — B. Development conditions.
- 432 — 1. Except bed and breakfast guesthouses.
- 433 — 2. In the forest production district, the following conditions apply:
- 434 — a. Site disturbance associated with development of any new residence shall be
- 435 limited to three acres. Site disturbance shall mean all land alterations including, but not
- 436 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

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437 ~~disposal systems and driveways. Additional site disturbance for agriculture, including~~
 438 ~~raising livestock, up to the smaller of thirty five percent of the lot or seven acres, may be~~
 439 ~~approved only if a farm management plan is prepared in accordance with K.C.C. chapter~~
 440 ~~21A.30. Animal densities shall be based on the area devoted to animal care and not the~~
 441 ~~total area of the lot;~~

442 ~~———— b. A forest management plan shall be required for any new residence in the~~
 443 ~~forest production district, that shall be reviewed and approved by the King County~~
 444 ~~department of natural resources and parks before building permit issuance; and~~

445 ~~———— c. The forest management plan shall incorporate a fire protection element that~~
 446 ~~includes fire safety best management practices developed by the department.~~

447 ~~———— 3. Only as part of a mixed use development subject to the conditions of K.C.C.~~
 448 ~~chapter 21A.14, except that in the NB zone on properties with a land use designation of~~
 449 ~~commercial outside of center (CO) in the urban areas, stand-alone townhouse~~
 450 ~~developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and~~
 451 ~~21A.14.180.~~

452 ~~———— 4. Only in a building listed on the National Register as an historic site or~~
 453 ~~designated as a King County landmark subject to K.C.C. 21A.32.~~

454 ~~———— 5.a. In the R-1 zone, apartment units are permitted, if:~~

455 ~~———— (1) At least fifty percent of the site is constrained by unbuildable critical~~
 456 ~~areas. For purposes of this subsection B.5.a.(1), unbuildable critical areas includes~~
 457 ~~wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and~~

458 ~~———— (2) The density does not exceed a density of eighteen units per acre of net~~
 459 ~~buildable area.~~

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- 460 ~~———— b. In the R-4 through R-8 zones, apartment units are permitted if the density~~
 461 ~~does not exceed a density of eighteen units per acre of net buildable area.~~
- 462 ~~———— c. If the proposal will exceed base density for the zone in which it is proposed,~~
 463 ~~a conditional use permit is required.~~
- 464 ~~———— 6. Only as accessory to a school, college, university or church.~~
- 465 ~~———— 7.a. Accessory dwelling units:~~
- 466 ~~———— (1) Only one accessory dwelling per primary single detached dwelling unit;~~
 467 ~~———— (2) Only in the same building as the primary dwelling unit on:~~
- 468 ~~———— (a) an urban lot that is less than five thousand square feet in area;~~
 469 ~~———— (b) except as otherwise provided in subsection B.7.a.(5) of this section, a~~
 470 ~~rural lot that is less than the minimum lot size; or~~
- 471 ~~———— (c) a lot containing more than one primary dwelling;~~
- 472 ~~———— (3) The primary dwelling unit or the accessory dwelling unit shall be owner~~
 473 ~~occupied;~~
- 474 ~~———— (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,~~
 475 ~~one of the dwelling units shall not exceed one thousand square feet of heated floor area~~
 476 ~~except when one of the dwelling units is wholly contained within a basement or attic; and~~
- 477 ~~———— (b) When the primary and accessory dwelling units are located in the same~~
 478 ~~building, or in multiple buildings connected by a breezeway or other structure, only one~~
 479 ~~entrance may be located on each street;~~
- 480 ~~———— (5) On a site zoned RA:~~

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481 ~~————— (a) If one transferable development right is purchased from the rural area~~
482 ~~under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum~~
483 ~~floor area up to one thousand five hundred square feet; and~~

484 ~~————— (b) If one transferable development right is purchased from the rural area~~
485 ~~under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5~~
486 ~~zoned lot that is at least two and one-half acres and less than three and three-quarters~~
487 ~~acres;~~

488 ~~————— (6) One additional off-street parking space shall be provided;~~

489 ~~————— (7) The accessory dwelling unit shall be converted to another permitted use or~~
490 ~~shall be removed if one of the dwelling units ceases to be owner-occupied; and~~

491 ~~————— (8) An applicant seeking to build an accessory dwelling unit shall file a notice~~
492 ~~approved by the department of executive services, records and licensing services~~
493 ~~division, that identifies the dwelling unit as accessory. The notice shall run with the land.~~
494 ~~The applicant shall submit proof that the notice was filed before the department shall~~
495 ~~approve any permit for the construction of the accessory dwelling unit. The required~~
496 ~~contents and form of the notice shall be set forth in administrative rules. If an accessory~~
497 ~~dwelling unit in a detached building in the rural zone is subsequently converted to a~~
498 ~~primary unit on a separate lot, neither the original lot nor the new lot may have an~~
499 ~~additional detached accessory dwelling unit constructed unless the lot is at least twice the~~
500 ~~minimum lot area required in the zone; and~~

501 ~~————— (9) Accessory dwelling units and accessory living quarters are not allowed in~~
502 ~~the F-zone.~~

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503 ~~———— b. One single or twin engine, noncommercial aircraft shall be permitted only~~
504 ~~on lots that abut, or have a legal access that is not a county right of way, to a waterbody~~
505 ~~or landing field, but only if there are:~~

506 ~~———— (1) no aircraft sales, service, repair, charter or rental; and~~
507 ~~———— (2) no storage of aviation fuel except that contained in the tank or tanks of the~~
508 ~~aircraft.~~

509 ~~———— c. Buildings for residential accessory uses in the RA and A zone shall not~~
510 ~~exceed five thousand square feet of gross floor area, except for buildings related to~~
511 ~~agriculture or forestry.~~

512 ~~———— 8. Mobile home parks shall not be permitted in the R-1 zones.~~

513 ~~———— 9. Only as accessory to the permanent residence of the operator, and:~~

514 ~~———— a. Serving meals shall be limited to paying guests; and~~
515 ~~———— b. The number of persons accommodated per night shall not exceed five,~~
516 ~~except that a structure that satisfies the standards of the International Building Code as~~
517 ~~adopted by King County for R-1 occupancies may accommodate up to ten persons per~~
518 ~~night.~~

519 ~~———— 10. Only if part of a mixed use development, and subject to the conditions of~~
520 ~~subsection B.9. of this section.~~

521 ~~———— 11. Townhouses are permitted, but shall be subject to a conditional use permit if~~
522 ~~exceeding base density.~~

523 ~~———— 12. Required before approving more than one dwelling on individual lots,~~
524 ~~except on lots in subdivisions, short subdivisions or binding site plans approved for~~

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525 ~~multiple unit lots, and except as provided for accessory dwelling units in subsection B.7.~~
526 ~~of this section.~~

527 ~~———— 13. No new mobile home parks are allowed in a rural zone.~~

528 ~~———— 14.a. Limited to domestic violence shelter facilities.~~

529 ~~———— b. Limited to domestic violence shelter facilities with no more than eighteen~~
530 ~~residents or staff.~~

531 ~~———— 15. Only in the R4 R8 zones limited to:~~

532 ~~———— a. developments no larger than one acre;~~

533 ~~———— b. not adjacent to another cottage housing development such that the total~~
534 ~~combined land area of the cottage housing developments exceeds one acre;~~

535 ~~———— c. All units must be cottage housing units with no less than three units and no~~
536 ~~more than sixteen units, provided that if the site contains an existing home that is not~~
537 ~~being demolished, the existing house is not required to comply with the height limitation~~
538 ~~in K.C.C. 21A.12.020.B.25, or the floor area and footprint limits in K.C.C.~~
539 ~~21A.14.025.B.; and~~

540 ~~———— d. Before filing an application with the department, the applicant shall hold a~~
541 ~~community meeting in accordance with K.C.C. 20.20.035.~~

542 ~~———— 15. The development for a detached single family residence shall be consistent~~
543 ~~with the following:~~

544 ~~———— a. The lot must have legally existed before March 1, 2005;~~

545 ~~———— b. The lot has a Comprehensive Plan land use designation of Rural~~
546 ~~Neighborhood Commercial Center or Rural Area; and~~

547 ~~———— c. The standards of this title for the RA 5 zone shall apply.~~

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548 ~~17. ((Housing for agricultural employees who are employed by the owner or~~
549 ~~operator of the site year round as follows:~~

550 ~~a. Not more than:~~

551 ~~(1) One agricultural employee dwelling unit on a site under twenty acres;~~

552 ~~(2) Two agricultural employee dwelling units on a site between twenty acres~~
553 ~~and fifty acres;~~

554 ~~(3) Three agricultural employee dwelling units on a site greater than fifty~~
555 ~~acres and less than one hundred acres; and~~

556 ~~(4) On sites one hundred acres and larger one additional agricultural~~
557 ~~employee dwelling unit for each additional one hundred acres;~~

558 ~~b. The primary use of the site shall be agricultural in SIC Industry Group No.~~
559 ~~01 Growing and Harvesting Crops or SIC Industry Group No. 02 Raising Livestock and~~
560 ~~Small Animals. If the primary use of the site changes to a nonagricultural use, all~~
561 ~~agricultural employee dwelling units shall be removed;~~

562 ~~c. The applicant shall file with the department of executive services, records~~
563 ~~and licensing services division, a notice approved by the department that identifies the~~
564 ~~agricultural employee dwelling units as accessory and that the dwelling units shall only~~
565 ~~be occupied by agricultural employees who are employed by the owner or operator year-~~
566 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
567 ~~proof that the notice was filed with the department of executive services, records and~~
568 ~~licensing services division, before the department approves any permit for the~~
569 ~~construction of agricultural employee dwelling units;~~

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570 ~~_____ d. An agricultural employee dwelling unit shall not exceed a floor area of one~~
 571 ~~thousand square feet and may be occupied by no more than eight unrelated agricultural~~
 572 ~~employees;~~
 573 ~~_____ e. One off street parking space shall be provided for each agricultural~~
 574 ~~employee dwelling unit; and~~
 575 ~~_____ f. The agricultural employee dwelling units shall be constructed in compliance~~
 576 ~~with K.C.C. Title 16.~~
 577 ~~_____ 18.)) Allowed if consistent with K.C.C. chapter 21A.30.~~
 578 ~~_____ SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C.~~
 579 ~~21A.08.050 are each hereby amended to read as follows:~~
 580 ~~_____ A. General services land uses:~~

| KEY | | RESOURCE | | | RU | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | | | | |
|-------------------|--------------------------|----------|---|---|----|-------------|-----------------------|-----------------------|-----------------------|----|----|----|---|---|---|---|---|---|
| | | A | F | M | RA | UR | R1-S | R12-48 | N | CB | RB | O | I | | | | | |
| P-Permitted Use | | A | F | M | RA | UR | R1-S | R12-48 | N | CB | RB | O | I | | | | | |
| C-Conditional Use | | G | O | I | U | R | E | R | E | U | O | U | E | U | F | N | | |
| S-Special Use | | Z | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | | E | U | T | A | | V | | E | | B | E | N | E | N | E | E | T |
| | | L | | L | A | | E | | N | | O | S | I | S | A | S | | R |
| | | T | | | R | | | | T | | R | S | T | S | L | S | | I |
| | | U | | | E | | | | I | | H | | Y | | | | | A |
| | | R | | | A | | | | A | | O | | | | | | | L |
| | | E | | | | | | | L | | O | | | | | | | |
| | | | | | | | | | | | D | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-S | R12-48 | N | CB | RB | O | I | | | | | |
| | PERSONAL SERVICES: | | | | | | | | | | | | | | | | | |
| 72 | General Personal Service | | | | | | C25 ((C37)) C36 | C25 ((C37)) C36 | P | P | P | P3 | P | | | | | |

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| | | | | | | | | | | | | | |
|----------------------------------|--------------------------------------|--|-----|--|--|-------------|--------------------------------------|--------------------------------------|---------|------------------------------|------------------------------|------------------------------|--------------------------------------|
| | | 4)) <u>C32</u> | | | <u>C23</u> | <u>C32</u> | | | | | | | |
| | HEALTH SERVICES: | | | | | | | | | | | | |
| 801-04 | Office/Outpatient Clinic | | | | P12-C 13a | P12 C13a | P12 C13a ((C37)) <u>C36</u> | P12 C13a ((C37)) <u>C36</u> | P | P | P | P | P |
| 805 | Nursing and Personal Care Facilities | | | | | | C | | P | P | | | |
| 806 | Hospital | | | | | | C13a C13a | | P | P | | C | |
| 807 | Medical/Dental Lab | | | | | | | | P | P | P | P | P |
| 808-00 | Miscellaneous Health | | | | | | | | P | P | P | | |
| | EDUCATION SERVICES: | | | | | | | | | | | | |
| 1 | Elementary School | | | | <u>P38</u> <u>P39</u> ((P40)) | P | P | P | | P16 ((P40)) <u>P39</u> | P16 ((P40)) <u>P39</u> | P16 ((P40)) <u>P39</u> | |
| 2 | Middle/Junior-High School | | | | ((P40) <u>C39</u> <u>P39</u> <u>C38</u> and 31 | P | P | P | | P16 ((C40)) <u>C39</u> | P16 ((C40)) <u>C39</u> | P16 ((C40)) <u>C39</u> | |
| 3 | Secondary or High School | | | | ((C39) <u>C38</u> and 31 ((C41) <u>C40</u> and 31 | P26 | P26 | P26 | | P16 C15 | P16 C15 | P16 | |
| 4 | Vocational School | | | | | P13a-C | P13a-C | P13a-C | | | P15 | P17 | P |
| 5 | Specialized Instruction School | | P18 | | P19 <u>C20</u> and 31 | P19-C20 | P19-C20 | P19-C20 | P | P | P | P17 | ((P 38) <u>P</u> 37 |
| 6 | School District Support Facility | | | | | P23-C | P23-C | P23-C | C1 5 | P15 | P15 | P15 | P 15 |
| GENERAL CROSS REFERENCES: | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review | | | | | | | | | | | |

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Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter 21A.06.

- 581 ~~B. Development conditions:~~
- 582 ~~1. Except SIC Industry No. 7534 Tire Retreading, see manufacturing permitted~~
- 583 ~~use table.~~
- 584 ~~2. Except SIC Industry Group Nos.:~~
- 585 ~~a. 835 Day Care Services, and~~
- 586 ~~b. Community residential facilities.~~
- 587 ~~3. Limited to SIC Industry Group and Industry Nos.:~~
- 588 ~~a. 723 Beauty Shops;~~
- 589 ~~b. 724 Barber Shops;~~
- 590 ~~c. 725 Shoe Repair Shops and Shoeshine Parlors;~~
- 591 ~~d. 7212 Garment Pressing and Agents for Laundries and Drycleaners; and~~
- 592 ~~e. 217 Carpet and Upholstery Cleaning.~~
- 593 ~~4. Only as accessory to a cemetery, and prohibited from the UR zone only if the~~
- 594 ~~property is located within a designated unincorporated Rural Town.~~
- 595 ~~5. Structures shall maintain a minimum distance of one hundred feet from~~
- 596 ~~property lines adjoining rural area and residential zones.~~
- 597 ~~6. Only as accessory to residential use, and:~~
- 598 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
- 599 ~~with no openings except for gates, and have a minimum height of six feet; and~~
- 600 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
- 601 ~~from property lines adjoining rural area and residential zones.~~

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602 ~~7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.~~
603 ~~21A.08.060.A.~~

604 ~~8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,~~
605 ~~or an accessory use to a school, church, park, sport club or public housing administered~~
606 ~~by a public agency; and:~~

607 ~~a. Outdoor play areas shall be completely enclosed by a solid wall or fence,~~
608 ~~with no openings except for gates and have a minimum height of six feet;~~

609 ~~b. Outdoor play equipment shall maintain a minimum distance of twenty feet~~
610 ~~from property lines adjoining rural area and residential zones;~~

611 ~~c. Direct access to a developed arterial street shall be required in any~~
612 ~~residential zone; and~~

613 ~~d. Hours of operation may be restricted to assure compatibility with~~
614 ~~surrounding development.~~

615 ~~9. As a home occupation only, but the square footage limitations in K.C.C.~~
616 ~~chapter 21A.30 for home occupations apply only to the office space for the veterinary~~
617 ~~clinic, and:~~

618 ~~a. Boarding or overnight stay of animals is allowed only on sites of five acres~~
619 ~~or more;~~

620 ~~b. No burning of refuse or dead animals is allowed;~~

621 ~~c. The portion of the building or structure in which animals are kept or treated~~
622 ~~shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be~~
623 ~~surrounded by an eight foot high solid wall and the floor area shall be surfaced with~~
624 ~~concrete or other impervious material; and~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

625 ~~———— d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.~~

626 ~~———— 10.a. No burning of refuse or dead animals is allowed;~~

627 ~~———— b. The portion of the building or structure in which animals are kept or treated~~

628 ~~shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be~~

629 ~~surrounded by an eight foot high solid wall and the floor area shall be surfaced with~~

630 ~~concrete or other impervious material; and~~

631 ~~———— c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.~~

632 ~~———— 11. The repair work or service shall only be performed in an enclosed building,~~

633 ~~and no outdoor storage of materials. SIC Industry No. 7532 Top, Body, and Upholstery~~

634 ~~Repair Shops and Paint Shops is not allowed.~~

635 ~~———— 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.~~

636 ~~Before filing an application with the department, the applicant shall hold a community~~

637 ~~meeting in accordance with K.C.C. 20.20.035.~~

638 ~~———— 13.a. Except as otherwise provided in subsection B.13.b₂ of this ((sub))section,~~

639 ~~only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.~~

640 ~~———— b. Allowed for a social service agency on a site in the NB zone that serves~~

641 ~~transitional or low income housing located within three hundred feet of the site on which~~

642 ~~the social service agency is located.~~

643 ~~———— c. Before filing an application with the department, the applicant shall hold a~~

644 ~~community meeting in accordance with K.C.C. 20.20.035.~~

645 ~~———— 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not~~

646 ~~exceed twenty thousand square feet, but stabling areas, whether attached or detached,~~

647 ~~shall not be counted in this calculation.~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 648 ~~15. If located outside of the urban growth area, limited to projects that are of a~~
649 ~~size and scale designed to primarily serve the rural area and shall be located within a rural~~
650 ~~town.~~
- 651 ~~16. If located outside of the urban growth area, shall be designed to primarily~~
652 ~~serve the rural area and shall be located within a rural town. In CB, RB and O, for K-12~~
653 ~~schools with no more than one hundred students.~~
- 654 ~~17. All instruction must be within an enclosed structure.~~
- 655 ~~18. Limited to resource management education programs.~~
- 656 ~~19. Only as accessory to residential use, and:~~
- 657 ~~a. Students shall be limited to twelve per one-hour session;~~
- 658 ~~b. Except as provided in ((subsection)) B.19.c. of this ((sub))section, all~~
659 ~~instruction must be within an enclosed structure;~~
- 660 ~~c. Outdoor instruction may be allowed on properties at least two and one-half~~
661 ~~acres in size. Any outdoor activity must comply with the requirements for setbacks in~~
662 ~~K.C.C. chapter 21A.12; and~~
- 663 ~~d. Structures used for the school shall maintain a distance of twenty-five feet~~
664 ~~from property lines adjoining rural area and residential zones.~~
- 665 ~~20. Subject to the following:~~
- 666 ~~a. Structures used for the school and accessory uses shall maintain a minimum~~
667 ~~distance of twenty-five feet from property lines adjoining residential zones;~~
- 668 ~~b. On lots over two and one-half acres:~~
- 669 ~~(1) Retail sale of items related to the instructional courses is permitted, if total~~
670 ~~floor area for retail sales is limited to two thousand square feet;~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

671 ~~————— (2) Sale of food prepared in the instructional courses is permitted with~~
672 ~~Seattle King County department of public health approval, if total floor area for food~~
673 ~~sales is limited to one thousand square feet and is located in the same structure as the~~
674 ~~school; and~~

675 ~~————— (3) Other incidental student supporting uses are allowed, if such uses are~~
676 ~~found to be both compatible with and incidental to the principal use; and~~

677 ~~————— e. On sites over ten acres, located in a designated Rural Town and zoned any~~
678 ~~one or more of UR, R-1 and R-4:~~

679 ~~————— (1) Retail sale of items related to the instructional courses is permitted,~~
680 ~~provided total floor area for retail sales is limited to two thousand square feet;~~

681 ~~————— (2) Sale of food prepared in the instructional courses is permitted with~~
682 ~~Seattle King County department of public health approval, if total floor area for food~~
683 ~~sales is limited to one thousand seven hundred fifty square feet and is located in the same~~
684 ~~structure as the school;~~

685 ~~————— (3) Other incidental student supporting uses are allowed, if the uses are found~~
686 ~~to be functionally related, subordinate, compatible with and incidental to the principal~~
687 ~~use;~~

688 ~~————— (4) The use shall be integrated with allowable agricultural uses on the site;~~

689 ~~————— (5) Advertised special events shall comply with the temporary use~~
690 ~~requirements of this chapter; and~~

691 ~~————— (6) Existing structures that are damaged or destroyed by fire or natural event,~~
692 ~~if damaged by more than fifty percent of their prior value, may reconstruct and expand an~~
693 ~~additional sixty five percent of the original floor area but need not be approved as a~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

694 conditional use if their use otherwise complies with the development condition in
 695 subsection B.20.c. of this section and this title.

696 ~~21. Limited to:~~

697 ~~a. drop box facilities accessory to a public or community use such as a school,~~
 698 ~~fire station or community center; or~~

699 ~~b. in the RA zone, a facility accessory to a retail nursery, garden center and~~
 700 ~~farm supply store that accepts earth materials, vegetation, organic waste, construction and~~
 701 ~~demolition materials or source separated organic materials, if:~~

702 ~~(1) the site is five acres or greater;~~

703 ~~(2) all material is deposited into covered containers or onto covered~~
 704 ~~impervious areas;~~

705 ~~(3) the facility and any driveways or other access to the facility maintain a~~
 706 ~~setback of at least twenty five feet from adjacent properties;~~

707 ~~(4) the total area of the containers and covered impervious area is ten~~
 708 ~~thousand square feet or less;~~

709 ~~(5) ten feet of type II landscaping is provided between the facility and~~
 710 ~~adjacent properties;~~

711 ~~(6) no processing of the material is conducted on site; and~~

712 ~~(7) access to the facility is not from a local access street.~~

713 ~~22. With the exception of drop box facilities for the collection and temporary~~
 714 ~~storage of recyclable materials, all processing and storage of material shall be within~~
 715 ~~enclosed buildings. Yard waste processing is not permitted.~~

716 ~~23. Only if adjacent to an existing or proposed school.~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 717 ~~———— 24. Limited to columbariums accessory to a church, but required landscaping~~
 718 ~~and parking shall not be reduced.~~
- 719 ~~———— 25. Not permitted in R-1 and limited to a maximum of five thousand square feet~~
 720 ~~per establishment and subject to the additional requirements in K.C.C. 21A.12.230.~~
- 721 ~~———— 26.a. New high schools permitted in the rural and the urban residential and~~
 722 ~~urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.~~
- 723 ~~———— b. Renovation, expansion, modernization, or reconstruction of a school, or the~~
 724 ~~addition of relocatable facilities, is permitted.~~
- 725 ~~———— 27. Limited to projects that do not require or result in an expansion of sewer~~
 726 ~~service outside the urban growth area. In addition, such use shall not be permitted in the~~
 727 ~~RA-20 zone.~~
- 728 ~~———— 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter~~
 729 ~~21A.32 or as a joint use of an existing public school facility.~~
- 730 ~~———— 29. All studio use must be within an enclosed structure.~~
- 731 ~~———— 30. Adult use facilities shall be prohibited within six hundred sixty feet of any~~
 732 ~~rural area and residential zones, any other adult use facility, school, licensed daycare~~
 733 ~~centers, parks, community centers, public libraries or churches that conduct religious or~~
 734 ~~educational classes for minors.~~
- 735 ~~———— 31. Subject to review and approval of conditions to comply with trail corridor~~
 736 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~
- 737 ~~———— 32. Limited to repair of sports and recreation equipment:~~
- 738 ~~———— a. as accessory to a recreation or multiuse park in the urban growth area; or~~

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739 ~~_____ b. as accessory to a park and limited to a total floor area of seven hundred fifty~~
740 ~~square feet.~~

741 ~~_____ 33. ((Accessory to agricultural or forestry uses provided:~~

742 ~~_____ a. the repair of tools and machinery is limited to those necessary for the~~
743 ~~operation of a farm or forest.~~

744 ~~_____ b. the lot is at least five acres.~~

745 ~~_____ c. the size of the total repair use is limited to one percent of the lot size up to a~~
746 ~~maximum of five thousand square feet unless located in a farm structure, including but~~
747 ~~not limited to barns, existing as of December 31, 2003.~~

748 ~~_____ 34.)) Subject to the following:~~

749 ~~_____ a. the lot is at least five acres;~~

750 ~~_____ b. in the A zones, area used for dog training shall be located on portions of~~
751 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~
752 ~~the already developed portion of such agricultural lands that are not available for direct~~
753 ~~agricultural production or areas without prime agricultural soils;~~

754 ~~_____ c. structures and areas used for dog training shall maintain a minimum distance~~
755 ~~of seventy five feet from property lines; and~~

756 ~~_____ d. all training activities shall be conducted within fenced areas or in indoor~~
757 ~~facilities. Fences must be sufficient to contain the dogs.~~

758 ~~_____ ((35.)) 34. Limited to animal rescue shelters and provided that:~~

759 ~~_____ a. the property shall be at least four acres;~~

760 ~~_____ b. buildings used to house rescued animals shall be no less than fifty feet from~~
761 ~~property lines;~~

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762 ~~_____ c. outdoor animal enclosure areas shall be located no less than thirty feet from~~
763 ~~property lines and shall be fenced in a manner sufficient to contain the animals;~~

764 ~~_____ d. the facility shall be operated by a nonprofit organization registered under the~~
765 ~~Internal Revenue Code as a 501(c)(3) organization; and~~

766 ~~_____ e. the facility shall maintain normal hours of operation no earlier than 7 a.m.~~
767 ~~and no later than 7 p.m.~~

768 ~~_____ ((36.)) 35. Limited to kennel free dog boarding and daycare facilities, and:~~

769 ~~_____ a. the property shall be at least four and one half acres;~~

770 ~~_____ b. buildings housing dogs shall be no less than seventy five feet from property~~
771 ~~lines;~~

772 ~~_____ c. outdoor exercise areas shall be located no less than thirty feet from property~~
773 ~~lines and shall be fenced in a manner sufficient to contain the dogs;~~

774 ~~_____ d. the number of dogs allowed on the property at any one time shall be limited~~
775 ~~to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and~~

776 ~~_____ e. training and grooming are ancillary services that may be provided only to~~
777 ~~dogs staying at the facility; and~~

778 ~~_____ f. the facility shall maintain normal hours of operation no earlier than 7 a.m.~~
779 ~~and no later than 7 p.m.~~

780 ~~_____ ((37.)) 36. Not permitted in R-1 and subject to the additional requirements in~~
781 ~~K.C.C. 21A.12.250.~~

782 ~~_____ ((38.)) 37. Driver training is limited to driver training schools licensed under~~
783 ~~chapter 46.82 RCW.~~

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784 ~~———— ((39.)) 38. A school may be located outside of the urban growth area only if~~
785 ~~allowed under King County Comprehensive Plan policies.~~

786 ~~———— ((40.)) 39. Only as a reuse of an existing public school.~~

787 ~~———— ((41.)) 40. A high school may be allowed as a reuse of an existing public school~~
788 ~~if allowed under King County Comprehensive Plan policies.~~

789 ~~———— ((42.)) 41. Commercial kennels and commercial catteries in the A zone are~~
790 ~~subject to the following:~~

791 ~~———— a. Only as a home occupation, but the square footage limitations in K.C.C.~~
792 ~~chapter 21A.30.085 for home occupations apply only to the office space for the~~
793 ~~commercial kennel or commercial cattery; and~~

794 ~~———— b. Subject to K.C.C. 21A.30.020, except:~~

795 ~~———— (1) A building or structure used for housing dogs or cats and any outdoor~~
796 ~~runs shall be set back one hundred and fifty feet from property lines;~~

797 ~~———— (2) The portion of the building or structure in which the dogs or cats are kept~~
798 ~~shall be soundproofed;~~

799 ~~———— (3) Impervious surface for the kennel or cattery shall not exceed twelve~~
800 ~~thousand square feet; and~~

801 ~~———— (4) Obedience training classes are not allowed except as provided in~~
802 ~~subsection ((B.34.)) B.33. of this section.~~

803 ~~———— ((43.)) 42. Commercial kennels and commercial catteries are subject to K.C.C.~~
804 ~~21A.30.020.~~

805 ~~———— SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C.~~
806 ~~21A.08.060 are each hereby amended to read as follows:~~

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807 ——— A Government/business services land uses.

| KEY | | RESOURCE | | | R-U | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | | | | |
|-------------------|---------------------------------|------------------------------|------------------------------|------------------------------|--|-----------------------|------------------------------|------------------------------|-----------------------|----|----|---|---|---|---|---|---|-------------------|
| P-Permitted Use | | A | F | M | R | U | R | U | R | N | B | C | B | R | B | O | I | |
| C-Conditional Use | | G | O | I | U | R | E | R | E | E | U | O | U | E | U | F | N | |
| S-Special Use | | Z | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| | | Θ | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | | N | C | S | R | L | N | R | N | Δ | H | N | U | N | Θ | N | C | S |
| | | E | U | T | A | | V | E | B | E | N | E | N | E | E | E | T | R |
| | | L | | L | A | | E | N | Θ | S | I | S | A | S | | | | |
| | | T | | | R | | T | R | S | T | S | L | S | | | | | |
| | | U | | | E | | I | H | Υ | | | | | | | | | |
| | | R | | | A | | A | Θ | | | | | | | | | | |
| | | E | | | | | L | O | | | | | | | | | | |
| | | | | | | | | Δ | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | NB | CB | RB | Θ | I | | | | | ((30))29) |
| | GOVERNMENT SERVICES: | | | | | | | | | | | | | | | | | |
| Δ | Public agency or utility office | | | | P3 C5 | P3-C5 | P3 C | P3-C | P | P | P | P | P | | | | | ((P16) P15 |
| Δ | Public agency or utility yard | | | | ((P2 7)) P26 | ((P27)) P26 | ((P2 7)) P26 | ((P2 7)) P26 | | | P | | P | | | | | |
| Δ | Public agency archives | | | | | | | | | | P | P | P | | | | | |
| 921 | Court | | | | | | | | | P4 | P | P | | | | | | |
| 9221 | Police Facility | | | | P7 | P7 | P7 | P7 | P7 | P | P | P | P | | | | | |
| 9224 | Fire Facility | | | | C6 ((and 33)) | C6 | C6 | C6 | P | P | P | P | P | | | | | |
| Δ | Utility Facility | ((P2 9 C28) P28 | ((P2 9 C28) P28 | ((P2 9 C28) P28 | ((P2 9 C28 and 33)) P28 | ((P29 C28)) P28 | ((P2 9 C28) P28 | ((P2 9 C28) P28 | P | P | P | P | P | | | | | |

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| | | <u>C27</u> | <u>C27</u> | <u>C27</u> | <u>P28</u> | | <u>C27</u> | <u>C27</u> | | | | | |
|---------------------------|---|--|------------|------------|--|--|--|--|--|--|--|--|--|
| a | Commuter Parking Lot | | | | C (P19) P19 P10 | | C (P19) P18 P18 | C (P19) P18 P18 | P P18 | P P18 | P P18 | P P18 | ((P35)) P23 |
| a | Private Stormwater Management Facility | P8 | P8 | P8 | P8 | | P8 | P8 | P8 | P8 | P8 | P8 | P8 |
| a | Factor Waste Receiving Facility | P | P | P | (P18) P17 P17 | | (P18) P17 P17 | (P18) P17 P17 | ((P31)) P30 P30 | ((P31)) P30 P30 | ((P31)) P30 P30 | ((P31)) P30 P30 | P P30 P30 |
| BUSINESS SERVICES: | | | | | | | | | | | | | |
| a | Construction and Trade | | | | (P34) P22 | | | | | | | P9 | P |
| a | Individual Transportation and Taxi | | | | | | | | ((P25)) P24 | | | P | P40 |
| 421 | Trucking and Courier Service | | | | | | | | P11 | P12 | P13 | | P |
| a | Warehousing, (1) and Wholesale Trade | | | | | | | | | | | | P |
| a | Self-service Storage | | | | | | | P14 | ((P27)) P24 | P | P | P | P |
| 4221 | Farm Product Warehousing, Refrigeration and Storage | (P15) C36 P | | | (P15) C36 and P33 C36 P | | (P15) C36 and P33 C36 P | | | | | | P |
| a | Log Storage | (P15) P25 | P | | P26 and P33 | | | | | | | | P |
| 47 | Transportation Service | | | | | | | | | | | | P |
| 473 | Freight and Cargo Service | | | | | | | | | | P | P | P |
| 472 | Passenger Transportation Service | | | | | | | | | P | P | P | |
| 48 | Communication Offices | | | | | | | | | | P | P | P |
| 482 | Telegraph and other | | | | | | | | | P | P | P | P |

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 810 ~~2. Except SIC Industry No. 8732 Commercial Economic, Sociological, and~~
 811 ~~Educational Research, see general business service/office.~~
- 812 ~~3.a. Only as a reuse of a public school facility or a surplus nonresidential facility~~
 813 ~~subject to K.C.C. chapter 21A.32; or~~
- 814 ~~b. only when accessory to a fire facility and the office is no greater than one~~
 815 ~~thousand five hundred square feet of floor area.~~
- 816 ~~4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter~~
 817 ~~21A.32.~~
- 818 ~~5. New utility office locations only if there is no commercial/industrial zoning~~
 819 ~~in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that~~
 820 ~~no feasible alternative location is possible, and provided further that this condition~~
 821 ~~applies to the UR zone only if the property is located within a designated unincorporated~~
 822 ~~Rural Town.~~
- 823 ~~6.a. All buildings and structures shall maintain a minimum distance of twenty~~
 824 ~~feet from property lines adjoining rural area and residential zones;~~
- 825 ~~b. Any buildings from which fire fighting equipment emerges onto a street~~
 826 ~~shall maintain a distance of thirty five feet from such street;~~
- 827 ~~c. No outdoor storage; and~~
- 828 ~~d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no~~
 829 ~~feasible alternative location is possible.~~
- 830 ~~7. Limited to storefront police offices. Such offices shall not have:~~
- 831 ~~a. holding cells;~~
- 832 ~~b. suspect interview rooms (except in the NB zone); or~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 833 ~~_____ c. long term storage of stolen properties.~~
- 834 ~~_____ 8. Private stormwater management facilities serving development proposals~~
- 835 ~~located on commercial/industrial zoned lands shall also be located on~~
- 836 ~~commercial/industrial lands, unless participating in an approved shared facility drainage~~
- 837 ~~plan. Such facilities serving development within an area designated urban in the King~~
- 838 ~~County Comprehensive Plan shall only be located in the urban area.~~
- 839 ~~_____ 9. No outdoor storage of materials.~~
- 840 ~~_____ 10. Limited to office uses.~~
- 841 ~~_____ 11. Limited to self service household moving truck or trailer rental accessory to~~
- 842 ~~a gasoline service station.~~
- 843 ~~_____ 12. Limited to self service household moving truck or trailer rental accessory to~~
- 844 ~~a gasoline service station and SIC Industry No. 4215 Courier Services, except by air.~~
- 845 ~~_____ 13. Limited to SIC Industry No. 4215 Courier Services, except by air.~~
- 846 ~~_____ 14. Accessory to an apartment development of at least twelve units provided:~~
- 847 ~~_____ a. The gross floor area in self service storage shall not exceed the total gross~~
- 848 ~~floor area of the apartment dwellings on the site;~~
- 849 ~~_____ b. All outdoor lights shall be deflected, shaded and focused away from all~~
- 850 ~~adjoining property;~~
- 851 ~~_____ c. The use of the facility shall be limited to dead storage of household goods;~~
- 852 ~~_____ d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or~~
- 853 ~~similar equipment;~~
- 854 ~~_____ e. No outdoor storage or storage of flammable liquids, highly combustible or~~
- 855 ~~explosive materials or hazardous chemicals;~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

856 ~~_____ f. No residential occupancy of the storage units;~~

857 ~~_____ g. No business activity other than the rental of storage units; and~~

858 ~~_____ h. A resident director shall be required on the site and shall be responsible for~~
859 ~~maintaining the operation of the facility in conformance with the conditions of approval.~~

860 ~~_____ i. Before filing an application with the department, the applicant shall hold a~~
861 ~~community meeting in accordance with K.C.C. 20.20.035.~~

862 ~~_____ 15.((a. The floor area devoted to warehousing, refrigeration or storage shall not~~
863 ~~exceed two thousand square feet;~~

864 ~~_____ b. Structures and areas used for warehousing, refrigeration and storage shall~~
865 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
866 ~~and residential zones; and~~

867 ~~_____ c. Warehousing, refrigeration and storage is limited to agricultural products~~
868 ~~and sixty percent or more of the products must be grown or processed in the Puget Sound~~
869 ~~counties. At the time of the initial application, the applicant shall submit a projection of~~
870 ~~the source of products to be included in the warehousing, refrigeration or storage.~~

871 ~~_____ 16.)) Only as an accessory use to another permitted use.~~

872 ~~_____ ((17.)) 16. No outdoor storage.~~

873 ~~_____ ((18.)) 17. Only as an accessory use to a public agency or utility yard, or to a~~
874 ~~transfer station.~~

875 ~~_____ ((19.)) 18. Limited to new commuter parking lots designed for thirty or fewer~~
876 ~~parking spaces or commuter parking lots located on existing parking lots for churches,~~
877 ~~schools, or other permitted nonresidential uses that have excess capacity available during~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

878 ~~commuting; provided that the new or existing lot is adjacent to a designated arterial that~~
879 ~~has been improved to a standard acceptable to the department of transportation;~~
880 ~~———— ((20.)) 19.a. No tow in lots for damaged, abandoned or otherwise impounded~~
881 ~~vehicles((,)); and~~
882 ~~———— b. Tow in lots for damaged, abandoned or otherwise impounded vehicles shall~~
883 ~~be:~~
884 ~~———— (1) permitted only on parcels located within Vashon Town Center;~~
885 ~~———— (2) accessory to a gas or automotive service use; and~~
886 ~~———— (3) limited to no more than ten vehicles.~~
887 ~~———— ((21.)) 20. No dismantling or salvage of damaged, abandoned or otherwise~~
888 ~~impounded vehicles.~~
889 ~~———— ((22.)) 21. Storage limited to accessory storage of commodities sold at retail on~~
890 ~~the premises or materials used in the fabrication of commodities sold on the premises.~~
891 ~~———— ((23.)) 22. Limited to emergency medical evacuation sites in conjunction with~~
892 ~~police, fire or health service facility. Helistops are prohibited from the UR zone only if~~
893 ~~the property is located within a designated unincorporated Rural Town.~~
894 ~~———— ((24.)) 23. Allowed as accessory to an allowed use.~~
895 ~~———— ((25.)) 24. Limited to private road ambulance services with no outside storage~~
896 ~~of vehicles.~~
897 ~~———— ((26.)) 25. Limited to two acres or less.~~
898 ~~———— ((27.)) 26.a. Utility yards only on sites with utility district offices; or~~
899 ~~———— b. Public agency yards are limited to material storage for road maintenance~~
900 ~~facilities.~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

901 ~~_____ ((28.)) 27. Limited to bulk gas storage tanks that pipe to individual residences~~
 902 ~~but excluding liquefied natural gas storage tanks.~~

903 ~~_____ ((29.)) 28. Excluding bulk gas storage tanks.~~

904 ~~_____ ((30.)) 29. For I zoned sites located outside the urban growth area designated by~~
 905 ~~the King County Comprehensive Plan, uses shall be subject to the provisions for rural~~
 906 ~~industrial uses in K.C.C. chapter 21A.12.~~

907 ~~_____ ((31.)) 30. Vactor waste treatment, storage and disposal shall be limited to liquid~~
 908 ~~materials. Materials shall be disposed of directly into a sewer system, or shall be stored~~
 909 ~~in tanks (or other covered structures), as well as enclosed buildings.~~

910 ~~_____ ((32.)) 31. Subject to the following:~~

911 ~~_____ a. Off street required parking for a land use located in the urban area must be~~
 912 ~~located in the urban area;~~

913 ~~_____ b. Off street required parking for a land use located in the rural area must be~~
 914 ~~located in the rural area; and~~

915 ~~_____ c.(1) Except as provided in subsection ((B.32.c.(2))) B.31.c.(2) of this~~
 916 ~~subsection, off street required parking must be located on a lot that would permit, either~~
 917 ~~outright or through a land use permit approval process, the land use the off street parking~~
 918 ~~will serve.~~

919 ~~_____ (2) For a social service agency allowed under K.C.C. 21A.08.050_B.13.b. to~~
 920 ~~be located on a site in the NB zone, off street required parking may be located on a site~~
 921 ~~within three hundred feet of the social service agency, regardless of zoning classification~~
 922 ~~of the site on which the parking is located.~~

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923 ~~_____ ((33. Subject to review and approval of conditions to comply with trail corridor~~
 924 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~
 925 ~~_____ 34.)) 32. Limited to landscape and horticultural services (SIC 078) that are~~
 926 ~~accessory to a retail nursery, garden center and farm supply store. Construction~~
 927 ~~equipment for the accessory use shall not be stored on the premises.~~
 928 ~~_____ ((35.)) 33. Allowed as a primary or accessory use to an allowed industrial zoned~~
 929 ~~land use.~~
 930 ~~_____ ((36. Accessory to agricultural uses provided:~~
 931 ~~_____ a. In the RA zones and on lots less than thirty five acres in the A zone, the~~
 932 ~~floor area devoted to warehousing, refrigeration or storage shall not exceed three~~
 933 ~~thousand five hundred square feet unless located in a building designated as historic~~
 934 ~~resource under K.C.C. chapter 20.62;~~
 935 ~~_____ b. On lots at least thirty five acres in the A zones, the floor area devoted to~~
 936 ~~warehousing, refrigeration or storage shall not exceed seven thousand square feet unless~~
 937 ~~located in a building designated as historic resource under K.C.C. chapter 20.62.~~
 938 ~~_____ c. In the A zones, structures and areas used for warehousing, refrigeration and~~
 939 ~~storage shall be located on portions of agricultural lands that are unsuitable for other~~
 940 ~~agricultural purposes, such as areas within the already developed portion of such~~
 941 ~~agricultural lands that are not available for direct agricultural production, or areas without~~
 942 ~~prime agricultural soils;~~
 943 ~~_____ d. Structures and areas used for warehousing, refrigeration or storage shall~~
 944 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
 945 ~~and residential zones; and~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

| | | | | | | | | | | | | | |
|-----|--|----------------------------------|----------------------------------|--|----------------------------------|----------------------------|----------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|----------------------------------|----------------------------------|
| | and Hardware Stores | | P20 | | | | | | | | | | |
| ± | Retail Nursery, Garden Center and Farm Supply Stores | P1 C1 | | | P1 C1 | | | | P | P | P | | |
| ± | Forest Products Sales | P3 and 4 | P4 | | P3 and 4 | | | | | | P | | |
| ± | Department and Variety Stores | | | | | | ((C14a)))C13a | ((P14))) | P5 | P | P | | |
| 54 | Food Stores | | | | | | ((C15a)))C14a | ((P15))) | P | P | P | C | P6 |
| ± | Agricultural Product Sales | ((P7)) C7)) | P4 | | P3 ((P7)) C7)) | P3 | P3 | ((P25))) | ((P25)))P22 | ((P25)))P22 | ((P25)))P22 | ((P25))) | ((P25))) |
| ± | Farmers Market | ((P24))) P21 | ((P24))) P21 | | ((P24)))P21 | ((P24)) P21 | ((P24))) P21 | ((P24)))P21 | ((P24)))P21 | ((P24)))P21 | ((P24)))P21 | ((P24))) P21 | ((P24))) P21 |
| ± | Motor Vehicle and Boat Dealers | | | | | | | | | | ((P8)) P7 | | P |
| 553 | Auto Supply Stores | | | | | | | | | ((P9)) P8 | ((P9)) P8 | | P |
| 554 | Gasoline Service Stations | | | | | | | | P | P | P | | P |
| 56 | Apparel and Accessory Stores | | | | | | | | | P | P | | |

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| | | | | | | | | | | | | | |
|-----|---|--|--|--|--|--------------------------------------|--|--|--|--|---|--|--|
| z | Furniture and Home Furnishings Stores | | | | | | | | | P | P | | |
| 58 | Eating and Drinking Places | | | | ((P24 C19)) <u>P18</u> C16 | | ((P20 C16)) <u>P17</u> C15 | ((P20 C16)) <u>P17</u> C15 | ((P10))P9 | P | P | P | P |
| z | Drug Stores | | | | | | ((C15)) <u>C14</u> | ((P15) | P | P | P | C | |
| z | Recreations -marijuana retailer | | | | | | | | ((P26 C27)) <u>P23</u> C24 | ((P26 C27)) <u>P23</u> C24 | | | |
| 592 | Liquor Stores | ((P13) <u>P12</u> | | | ((P13) <u>P12</u> | ((P13))P12 | | | ((P13))P12 | P | P | | |
| 592 | Used Goods- Antiques- Secondhand Shops | | | | | | | | | P | P | | |
| z | Sporting Goods and Related Stores | | | ((P22) <u>P10</u> | ((P22) <u>P10</u> | ((P22))P10 | ((P22))P10 | ((P22))P10 | ((P22))P10 | P | P | ((P22) <u>P10</u> | ((P22) <u>P10</u> |
| z | Book, Stationery, Video and Art Supply Stores | | | | | | ((C15a)C14a | ((P15)P14 | P | P | P | | |
| z | Jewelry Stores | | | | | | | | | P | P | | |
| z | Monuments - Tombstones and Gravestone | | | | | | | | | | P | | |

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962 ~~Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not~~
 963 ~~considered part of the covered sales area;~~

964 ~~—— b. The site area shall be at least four and one half acres;~~

965 ~~—— c. Sales may include locally made arts and crafts; and~~

966 ~~—— d. Outside lighting is permitted if no off site glare is allowed.~~

967 ~~—— 2. Only hardware stores.~~

968 ~~—— 3.a. Limited to products grown on site.~~

969 ~~—— b. Covered sales areas shall not exceed a total area of five hundred square feet.~~

970 ~~—— 4. No permanent structures or signs.~~

971 ~~—— 5. Limited to SIC Industry No. 5331 Variety Stores, and further limited to a~~
 972 ~~maximum of two thousand square feet of gross floor area.~~

973 ~~—— 6. Limited to a maximum of five thousand square feet of gross floor area.~~

974 ~~—— 7.(a. As a permitted use, the covered sales area shall not exceed two thousand~~
 975 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~
 976 ~~chapter 20.62. As a conditional use, up to three thousand five hundred square feet of~~
 977 ~~covered sales area may be allowed;~~

978 ~~—— b. The site area shall be at least four and one half acres;~~

979 ~~—— c. Forty percent or more of the gross sales of agricultural product sold through~~
 980 ~~the store must be sold by the producers of primary agricultural products;~~

981 ~~—— d. Sixty percent or more of the gross sales of agricultural products sold through~~
 982 ~~the store shall be derived from products grown or produced in the Puget Sound counties.~~

983 ~~At the time of the initial application, the applicant shall submit a reasonable projection of~~
 984 ~~the source of product sales;~~

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985 ~~_____ e. Sales shall be limited to agricultural products and locally made arts and~~
986 ~~crafts;~~

987 ~~_____ f. Storage areas for agricultural products may be included in a farm store~~
988 ~~structure or in any accessory building; and~~

989 ~~_____ g. Outside lighting is permitted if no off site glare is allowed.~~

990 ~~_____ 8.) Excluding retail sale of trucks exceeding one ton capacity.~~

991 ~~_____ ((9.)) 8. Only the sale of new or reconditioned automobile supplies is permitted.~~

992 ~~_____ ((10.)) 9. Excluding SIC Industry No. 5813 Drinking Places.~~

993 ~~_____ ((11.)) 10. No outside storage of fuel trucks and equipment.~~

994 ~~_____ ((12.)) 11. Excluding vehicle and livestock auctions.~~

995 ~~_____ ((13.)) 12. Only as accessory to a winery or SIC Industry No. 2082 Malt~~
996 ~~Beverages, and limited to products produced on site and incidental items where~~
997 ~~the majority of sales are generated from products produced on site.~~

998 ~~_____ ((14.)) 13.a. Not in R-1 and limited to SIC Industry No. 5331 Variety Stores,~~
999 ~~limited to a maximum of five thousand square feet of gross floor area, and subject to~~
1000 ~~K.C.C. 21A.12.230; and~~

1001 ~~_____ b. Before filing an application with the department, the applicant shall hold a~~
1002 ~~community meeting in accordance with K.C.C. 20.20.035.~~

1003 ~~_____ ((15.)) 14.a. Not permitted in R-1 and limited to a maximum of five thousand~~
1004 ~~square feet of gross floor area and subject to K.C.C. 21A.12.230; and~~

1005 ~~_____ b. Before filing an application with the department, the applicant shall hold a~~
1006 ~~community meeting in accordance with K.C.C. 20.20.035.~~

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1007 ~~———— ((16.)) 15.a. Not permitted in R-1 and excluding SIC Industry No. 5813-~~
1008 ~~Drinking Places, and limited to a maximum of five thousand square feet of gross floor~~
1009 ~~area and subject to K.C.C. 21A.12.230, except as provided in subsection ((B.20.)) B.17.~~
1010 ~~of this section; and~~

1011 ~~———— b. Before filing an application with the department, the applicant shall hold a~~
1012 ~~community meeting in accordance with K.C.C. 20.20.035.~~

1013 ~~———— ((17. Retail sale of livestock is permitted only as accessory to raising livestock.~~
1014 ~~———— 18. Limited to the R-1 zone.~~

1015 ~~———— 19.)) 16. Only as:~~

1016 ~~———— a. an accessory use to a permitted manufacturing or retail land use, limited to~~
1017 ~~espresso stands to include sales of beverages and incidental food items, and not to include~~
1018 ~~drive through sales; or~~

1019 ~~———— b. an accessory use to a recreation or multiuse park, limited to a total floor area~~
1020 ~~of three thousand five hundred square feet.~~

1021 ~~———— ((20.)) 17. Only as:~~

1022 ~~———— a. an accessory use to a recreation or multiuse park; or~~
1023 ~~———— b. an accessory use to a park and limited to a total floor area of one thousand~~
1024 ~~five hundred square feet.~~

1025 ~~———— ((21.)) 18. Accessory to a park, limited to a total floor area of seven hundred~~
1026 ~~fifty square feet.~~

1027 ~~———— ((22.)) 19. Only as an accessory use to:~~

1028 ~~———— a. a large active recreation and multiuse park in the urban growth area; or~~

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1029 ~~_____ b. a park, or a recreation or multiuse park in the RA zones, and limited to a~~
1030 ~~total floor area of seven hundred and fifty square feet.~~

1031 ~~_____ ((23.)) 20. Only as accessory to SIC Industry Group No. 242 Sawmills and SIC~~
1032 ~~Industry No. 2431 Millwork and;~~

1033 ~~_____ a. limited to lumber milled on site; and~~

1034 ~~_____ b. the covered sales area is limited to two thousand square feet. The covered~~
1035 ~~sales area does not include covered areas used to display only milled lumber.~~

1036 ~~_____ ((24.)) 21. Requires at least five farmers selling their own products at each~~
1037 ~~market and the annual value of sales by farmers should exceed the annual sales value of~~
1038 ~~nonfarmer vendors.~~

1039 ~~_____ ((25.)) 22. Limited to sites located within the urban growth area and:~~

1040 ~~_____ a. The sales area shall be limited to three hundred square feet and must be~~
1041 ~~removed each evening;~~

1042 ~~_____ b. There must be legal parking that is easily available for customers; and~~

1043 ~~_____ c. The site must be in an area that is easily accessible to the public, will~~
1044 ~~accommodate multiple shoppers at one time and does not infringe on neighboring~~
1045 ~~properties.~~

1046 ~~_____ ((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand~~
1047 ~~square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.~~

1048 ~~_____ ((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand~~
1049 ~~square feet gross floor area devoted to, and in support of, the retail sale of marijuana.~~

1050 ~~_____ SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C.~~
1051 ~~21A.08.080 are each hereby amended to read as follows:~~

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1052 ——— A. Manufacturing land uses.

| KEY | | RESOURCE | | | RURA | RESIDENTIAL | | | COMMERCIAL/INDUSTRIAL | | | | | | | | | |
|-------------------|------------------------------------|----------|----|----|--------|-------------|----|-----|-----------------------|-----|------|----|------|---|---|---|---|---|
| P-Permitted Use | | A | F | M | R | U | R | U | R | N | B | C | B | R | B | O | I | |
| C-Conditional Use | | G | O | I | U | R | E | R | E | E | U | O | U | E | U | F | N | |
| S-Special Use | Z | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D | |
| | | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | | N | C | S | R | L | N | R | N | D | H | N | L | N | O | N | C | S |
| | | E | U | T | A | | | V | | E | B | E | N | E | N | E | E | T |
| | | | | | L | A | | | E | N | O | S | I | S | A | S | | R |
| | | | | | | R | | | | F | R | S | T | S | L | S | | I |
| | | | | | | E | | | | I | H | Y | | | | | | A |
| | | | | | | A | | | | A | O | | | | | | | L |
| | | | | | | | | | | L | O | | | | | | | |
| | | | | | | | | | | D | | | | | | | | |
| SIC # | SPECIFIC LAND USE | A | F | M | RA | UR | R1 | R12 | NB | CB | RB | O | I | | | | | |
| | | | | | | | S | -48 | | | | | (11) | | | | | |
| 20 | Food and Kindred Products | P1 | P1 | | P1-C1 | P1 | | | P2 | P2 | P2-C | | P2-C | | | | | |
| 2082 | Winery/Brewery | P3 | | | P3-C12 | P3 | | | P17 | P17 | P | | P | | | | | |
| 2085 | Distillery | C1 | | | | | | | | | | | | | | | | |
| 21 | Materials Processing Facility | | P1 | P1 | P1-C | | | | | | | | P | | | | | |
| | | | 3 | 4 | | | | | | | | | | | | | | |
| | | | C | C1 | | | | | | | | | | | | | | |
| | | | | 5 | | | | | | | | | | | | | | |
| 22 | Textile Mill Products | | | | | | | | | | | | C | | | | | |
| 23 | Apparel and other Textile Products | | | | | | | | | | | E | P | | | | | |
| 24 | Wood Products, except furniture | P4 | P4 | | P4-P18 | P4 | | | | | | C6 | P | | | | | |
| | | P1 | P1 | | C5 | | | | | | | | | | | | | |
| | | 8 | 8 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | |
| 25 | Furniture and Fixtures | | P1 | | P19 | | | | | | | E | P | | | | | |
| | | | 9 | | | | | | | | | | | | | | | |
| 26 | Paper and Allied Products | | | | | | | | | | | | C | | | | | |
| 27 | Printing and | | | | | | | | P7 | P7 | P7C | P7 | P | | | | | |

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| | Instruments | | | | | | | | | | | | | | | |
|----------------------|---|---|--|--|--|--|--|--|--|--|--|--|--|--|---|-----|
| 39 | Miscellaneous Light Manufacturing | | | | | | | | | | | | | | C | P |
| 2 | Motor Vehicle and Bicycle Manufacturing | | | | | | | | | | | | | | | C |
| 3 | Aircraft, Ship and Boat Building | | | | | | | | | | | | | | | P40 |
| 7534 | Tire Retreading | | | | | | | | | | | | | | C | P |
| 781-82 | Movie Production/Distribution | | | | | | | | | | | | | | P | P |
| GENERAL CROSS | | Land-Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. | | | | | | | | | | | | | | |
| REFERENCES: | | chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06 | | | | | | | | | | | | | | |

- 1053 ~~— B. Development conditions:~~
- 1054 ~~— 1.a. Excluding wineries and SIC Industry No. 2082 Malt Beverages;~~
- 1055 ~~— b. In the A zone, only allowed on sites where the primary use is SIC industry~~
- 1056 ~~Group No. 01 Growing Harvesting Crops or No. 02 Raising Livestock and Small~~
- 1057 ~~Animals;~~
- 1058 ~~— c. In the RA and UR zones, only allowed on lots of at least four and one half~~
- 1059 ~~acres and only when accessory to an agricultural use;~~
- 1060 ~~— d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section,~~
- 1061 ~~the floor area devoted to all processing shall not exceed three thousand five hundred~~
- 1062 ~~square feet, unless located in a building designated as historic resource under K.C.C.~~
- 1063 ~~chapter 20.62;~~
- 1064 ~~— (2) With a conditional use permit, up to five thousand square feet of floor~~
- 1065 ~~area may be devoted to all processing; and~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

1066 ~~———— (3) In the A zone, on lots thirty five acres or greater, the floor area devoted to~~
 1067 ~~all processing shall not exceed seven thousand square feet, unless located in a building~~
 1068 ~~designated as historic resource under K.C.C. chapter 20.62;~~

1069 ~~———— e. Structures and areas used for processing shall maintain a minimum distance~~
 1070 ~~of seventy five feet from property lines adjoining rural area and residential zones, unless~~
 1071 ~~located in a building designated as historic resource under K.C.C. chapter 20.62;~~

1072 ~~———— f. Processing is limited to agricultural products and sixty percent or more of~~
 1073 ~~the products processed must be grown in the Puget Sound counties. At the time of initial~~
 1074 ~~application, the applicant shall submit a projection of the source of products to be~~
 1075 ~~produced;~~

1076 ~~———— g. In the A zone, structures used for processing shall be located on portions of~~
 1077 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~
 1078 ~~the already developed portion of such agricultural lands that are not available for direct~~
 1079 ~~agricultural production, or areas without prime agricultural soils; and~~

1080 ~~———— h. Tasting of products produced on site may be provided in accordance with~~
 1081 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
 1082 ~~subsection B.1.d. of this section.~~

1083 ~~———— 2. Except slaughterhouses.~~

1084 ~~———— 3.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
 1085 ~~Industry No. 2085 Distilled and Blended Liquors;~~

1086 ~~———— b. ((In the A zone, only allowed on sites where the primary use is SIC Industry~~
 1087 ~~Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small~~
 1088 ~~Animals.))~~

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- 1089 ~~———— c.) In the RA and UR zones, only allowed on lots of at least four and one-half~~
 1090 ~~acres;~~
- 1091 ~~———— ((d.)) e. The floor area devoted to all processing shall not exceed three~~
 1092 ~~thousand five hundred square feet, unless located in a building designated as historic~~
 1093 ~~resource under K.C.C. chapter 20.62;~~
- 1094 ~~———— ((e.)) d. Structures and areas used for processing shall maintain a minimum~~
 1095 ~~distance of seventy five feet from property lines adjoining rural area and residential~~
 1096 ~~zones, unless located in a building designated as historic resource under K.C.C. chapter~~
 1097 ~~20.62;~~
- 1098 ~~———— ((f.)) e. Sixty percent or more of the products processed must be grown in the~~
 1099 ~~Puget Sound counties. At the time of the initial application, the applicant shall submit a~~
 1100 ~~projection of the source of products to be produced; and~~
- 1101 ~~———— ((g.)) f. Tasting of products produced on site may be provided in accordance~~
 1102 ~~with state law. The area devoted to tasting shall be included in the floor area limitation in~~
 1103 ~~subsection ((B.3.c.)) B.3.b. of this section.~~
- 1104 ~~———— 4. Limited to rough milling and planing of products grown on site with portable~~
 1105 ~~equipment.~~
- 1106 ~~———— 5. Limited to SIC Industry Group No. 242 Sawmills and SIC Industry No.~~
 1107 ~~2431 Millwork. For RA zoned sites, if using lumber or timber grown off site, the~~
 1108 ~~minimum site area is four and one-half acres.~~
- 1109 ~~———— 6. Limited to uses found in SIC Industry No. 2434 Wood Kitchen Cabinets and~~
 1110 ~~No. 2431 Millwork((,)) (excluding planing mills).~~
- 1111 ~~———— 7. Limited to photocopying and printing services offered to the general public.~~

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- 1112 ~~8. Only within enclosed buildings, and as an accessory use to retail sales.~~
- 1113 ~~9. Only within enclosed buildings.~~
- 1114 ~~10. Limited to boat building of craft not exceeding forty eight feet in length.~~
- 1115 ~~11. For I zoned sites located outside the urban growth area designated by the~~
 1116 ~~King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.~~
 1117 ~~21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for~~
 1118 ~~rural industrial uses as set forth in K.C.C. chapter 21A.12.~~
- 1119 ~~12.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
 1120 ~~Industry No. 2085 Distilled and Blended Liquors;~~
- 1121 ~~b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area~~
 1122 ~~of structures for wineries, breweries and distilleries and any accessory uses shall not~~
 1123 ~~exceed a total of eight thousand square feet. The floor area may be increased by up to an~~
 1124 ~~additional eight thousand square feet of underground storage that is constructed~~
 1125 ~~completely below natural grade, not including required exits and access points, if the~~
 1126 ~~underground storage is at least one foot below the surface and is not visible above~~
 1127 ~~ground; and~~
- 1128 ~~(2) On Vashon Maury Island, the total floor area of structures for wineries,~~
 1129 ~~breweries and distilleries and any accessory uses may not exceed six thousand square~~
 1130 ~~feet, including underground storage;~~
- 1131 ~~c. Wineries, breweries and distilleries shall comply with Washington state~~
 1132 ~~Department of Ecology and King County board of health regulations for water usage and~~
 1133 ~~wastewater disposal. Wineries, breweries and distilleries using water from exempt wells~~
 1134 ~~shall install a water meter;~~

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- 1135 ~~_____ d. Off street parking is limited to one hundred and fifty percent of the~~
1136 ~~minimum requirement for wineries, breweries or distilleries specified in K.C.C.~~
1137 ~~21A.18.030;~~
- 1138 ~~_____ e. Structures and areas used for processing shall be set back a minimum~~
1139 ~~distance of seventy five feet from property lines adjacent to rural area and residential~~
1140 ~~zones, unless the processing is located in a building designated as historic resource under~~
1141 ~~K.C.C. chapter 20.62;~~
- 1142 ~~_____ f. The minimum site area is four and one half acres. If the total floor area of~~
1143 ~~structures for wineries, breweries and distilleries and any accessory uses exceed six~~
1144 ~~thousand square feet, including underground storage:~~
- 1145 ~~_____ (1) the minimum site area is ten acres; and~~
- 1146 ~~_____ (2) a minimum of two and one half acres of the site shall be used for the~~
1147 ~~growing of agricultural products;~~
- 1148 ~~_____ g. The facility shall be limited to processing agricultural products and sixty~~
1149 ~~percent or more of the products processed must be grown in the Puget Sound counties.~~
1150 ~~At the time of the initial application, the applicant shall submit a projection of the source~~
1151 ~~of products to be processed; and~~
- 1152 ~~_____ h. Tasting of products produced on site may be provided in accordance with~~
1153 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
1154 ~~subsection B.12.b. of this section.~~
- 1155 ~~_____ 13. Only on the same lot or same group of lots under common ownership or~~
1156 ~~documented legal control, which includes, but is not limited to, fee simple ownership, a~~
1157 ~~long term lease or an easement;~~

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1158 ~~_____ a. as accessory to a primary forestry use and at a scale appropriate to process~~
 1159 ~~the organic waste generated on the site; or~~

1160 ~~_____ b. as a continuation of a sawmill or lumber manufacturing use only for that~~
 1161 ~~period to complete delivery of products or projects under contract at the end of the~~
 1162 ~~sawmill or lumber manufacturing activity.~~

1163 ~~_____ 14. Only on the same lot or same group of lots under common ownership or~~
 1164 ~~documented legal control, which includes, but is not limited to, fee simple ownership, a~~
 1165 ~~long term lease or an easement;~~

1166 ~~_____ a. as accessory to a primary mineral use; or~~

1167 ~~_____ b. as a continuation of a mineral processing use only for that period to~~
 1168 ~~complete delivery of products or projects under contract at the end of mineral extraction.~~

1169 ~~_____ 15. Continuation of a materials processing facility after reclamation in~~
 1170 ~~accordance with an approved reclamation plan.~~

1171 ~~_____ 16. Only a site that is ten acres or greater and that does not use local access~~
 1172 ~~streets that abut lots developed for residential use.~~

1173 ~~_____ 17.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
 1174 ~~Industry No. 2085 Distilled and Blended Liquors;~~

1175 ~~_____ b. The floor area devoted to all processing shall not exceed three thousand five~~
 1176 ~~hundred square feet, unless located in a building designated as historic resource under~~
 1177 ~~K.C.C. chapter 20.62;~~

1178 ~~_____ c. Structures and areas used for processing shall maintain a minimum distance~~
 1179 ~~of seventy five feet from property lines adjoining rural area and residential zones, unless~~
 1180 ~~located in a building designated as historic resource under K.C.C. chapter 20.62; and~~

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- 1181 ~~_____ d. Tasting of products produced on site may be provided in accordance with~~
 1182 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
 1183 ~~subsection B.18.b. of this section.~~
- 1184 ~~_____ 18. Limited to:~~
- 1185 ~~_____ a. SIC Industry Group No. 242 Sawmills and SIC Industry No. 2431-~~
 1186 ~~Millwork, as follows:~~
- 1187 ~~_____ (1) If using lumber or timber grown off site, the minimum site area is four~~
 1188 ~~and one half acres;~~
- 1189 ~~_____ (2) The facility shall be limited to an annual production of no more than one~~
 1190 ~~hundred fifty thousand board feet;~~
- 1191 ~~_____ (3) Structures housing equipment used in the operation shall be located at~~
 1192 ~~least one hundred feet from adjacent properties with residential or rural area zoning;~~
- 1193 ~~_____ (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to~~
 1194 ~~7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;~~
- 1195 ~~_____ (6) In the RA zone, the facility's driveway shall have adequate entering sight~~
 1196 ~~distance required by the 2007 King County Road Design and Construction Standards. An~~
 1197 ~~adequate turn around shall be provided on site to prevent vehicles from backing out on to~~
 1198 ~~the roadway that the driveway accesses; and~~
- 1199 ~~_____ (7) Outside lighting is limited to avoid off site glare; and~~
- 1200 ~~_____ b. SIC Industry No. 2411 Logging.~~
- 1201 ~~_____ 19. Limited to manufacture of custom made wood furniture or cabinets.~~
- 1202 ~~_____ 20.a. Only allowed on lots of at least four and one half acres;~~

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1203 ~~———— b. Only as an accessory use to a Washington state Liquor Control Board~~
 1204 ~~licensed marijuana production facility on the same lot; and~~

1205 ~~———— c. Accessory marijuana processing uses allowed under this section are subject~~
 1206 ~~to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.~~

1207 ~~———— 21.a. Only in the CB and RB zones located outside the urban growth area; and~~

1208 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
 1209 ~~support of, processing marijuana together with any separately authorized production of~~
 1210 ~~marijuana shall be limited to a maximum of two thousand square feet; and~~

1211 ~~———— c. If the two thousand square foot per parcel threshold is exceeded, each and~~
 1212 ~~every marijuana related entity occupying space in addition to the two thousand square~~
 1213 ~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in~~
 1214 ~~subsection B.23. of this section.~~

1215 ~~———— 22.a. Only in the CB and RB zones located outside the urban growth area; and~~

1216 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
 1217 ~~support of, processing marijuana together with any separately authorized production of~~
 1218 ~~marijuana shall be limited to a maximum of thirty thousand square feet.~~

1219 ~~———— 23.a. Only in the CB and RB zones located inside the urban growth area; and~~

1220 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
 1221 ~~support of, processing marijuana together with any separately authorized production of~~
 1222 ~~marijuana shall be limited to a maximum of two thousand square feet; and~~

1223 ~~———— c. If the two thousand square foot per parcel threshold is exceeded, each and~~
 1224 ~~every marijuana related entity occupying space in addition to the two thousand square~~

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1225 ~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in~~
 1226 ~~subsection B.25. of this section.~~
 1227 ~~———— 24.a. Only in the CB and RB zones located inside the urban growth area; and~~
 1228 ~~———— b. Per parcel, the aggregated total gross floor area devoted to the use of, and in~~
 1229 ~~support of, processing marijuana together with any separately authorized production of~~
 1230 ~~marijuana shall be limited to a maximum of thirty thousand square feet.~~
 1231 ~~———— 25. Per parcel, limited to a maximum aggregate total of two thousand square~~
 1232 ~~feet of gross floor area devoted to, and in support of, the processing of marijuana together~~
 1233 ~~with any separately authorized production of marijuana.~~
 1234 ~~———— 26. Per parcel, limited to a maximum aggregate total of thirty thousand square~~
 1235 ~~feet of gross floor area devoted to, and in support of, the processing of marijuana together~~
 1236 ~~with any separately authorized production of marijuana.~~
 1237 ~~———— SECTION 31, Ordinance 10870, Section 336, as amended, and K.C.C.~~
 1238 ~~21A.08.090 are each hereby amended to read as follows:~~
 1239 ~~———— A. Resource land uses.~~

| KEY | RESOURCE | | | RU | RESIDENTIAL | | | | COMMERCIAL/INDUSTRIAL | | | | | | | | |
|-------------------|----------|---|---|----|-------------|---|---|---|-----------------------|---|---|---|---|---|---|---|---|
| | A | F | M | R | U | R | U | R | N | B | C | B | R | B | G | I | |
| P-Permitted Use | G | O | I | U | R | E | R | E | E | U | O | U | E | U | F | N | |
| C-Conditional Use | Z | R | R | N | R | B | S | B | S | I | S | M | S | G | S | F | D |
| S-Special Use | O | I | E | E | A | A | E | A | I | G | I | M | I | I | I | I | U |
| | N | C | S | R | L | N | R | N | D | H | N | U | N | O | N | C | S |
| | E | U | T | A | | V | | E | B | E | N | E | N | E | E | T | |
| | L | | L | A | | E | | N | O | S | I | S | A | S | | R | |
| | T | | | R | | | | T | R | S | T | S | L | S | | I | |
| | U | | | E | | | | I | H | Y | | | | | | A | |
| | R | | | A | | | | A | O | | | | | | | L | |
| | E | | | | | | | L | O | | | | | | | | |

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| SIC# | SPECIFIC LAND USE | A | F | M | RA | UR | R1-8 | R12-48 | D | NB | CB | RB | O | I |
|--------------------------------------|---|------------|-----------|-----------|------------|----|----------|--------|---|------------|------------|----|----|------------|
| AGRICULTURE: | | | | | | | | | | | | | | |
| 01 | Growing and Harvesting Crops | P | P | | P | P | P | | | | | | | P |
| 02 | Raising Livestock and Small Animals (6) | P | P | | P | P | | | | | | | | P |
| 01-02 | Agricultural Activities | P24 C | P24 C | | P24 C | | | | | | | | | |
| 01-02 | Agricultural Support Services | P25 C | P25 C | | P26 C | | P26 C | | | | | | | |
| 01-02 | | | | | | | | | | | | | | |
| 01-02 | | | | | | | | | | | | | | |
| 2 | Recreational marijuana producer | P15 C22 | | | P16 C17 | | | | | P18 C19 | P18 C19 | | | P20 C21 |
| 2 | Agriculture Training Facility | C10 | | | | | | | | | | | | |
| 2 | Agriculture-related special needs camp | P12 | | | | | | | | | | | | |
| 2 | Agricultural Anaerobic Digester | P13 | | | | | | | | | | | | |
| FORESTRY: | | | | | | | | | | | | | | |
| 08 | Growing & Harvesting Forest Production | P | P | P2 | P | P | P | | | | | | | P |
| 2 | Forest Research | | P | | P | P | | | | | | | P2 | P |
| FISH AND WILDLIFE MANAGEMENT: | | | | | | | | | | | | | | |
| 0921 | Hatchery/Fish Preserve (1) | P | P | | P | P | C | | | | | | | P |
| 0273 | Aquaculture (1) | P | P | | P | P | C | | | | | | | P |
| 2 | Wildlife Shelters | P | P | | P | P | | | | | | | | |
| MINERAL: | | | | | | | | | | | | | | |
| 10,12,14 | Mineral Extraction and Processing | | P0 C | P C11 | | | | | | | | | | |
| 2051, 3271, 3273 | Asphalt/Concrete Mixtures and Block | | P0 C11 | P0 C11 | | | | | | | | | | P |
| ACCESSORY USES: | | | | | | | | | | | | | | |
| 2 | Resource-Accessory Uses | P3 P23 | P4 | P5 | P3 | P3 | | | | | | | | P4 |

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| | | | | | | | | | | | | |
|----------------------|-------------------------------|---|-----|--|-----|--|--|--|--|--|--|--|
| | | <u>P27</u> | | | | | | | | | | |
| # | Temporary Farm Worker Housing | P14 | P14 | | P14 | | | | | | | |
| GENERAL CROSS | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters | | | | | | | | | | |
| REFERENCES: | | 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | |

- 1240 ~~B. Development conditions.~~
- 1241 ~~1. May be further subject to K.C.C. chapter 21A.25.~~
- 1242 ~~2. Only forest research conducted within an enclosed building.~~
- 1243 ~~3. ((Accessory dwelling units)) Farm houses: in accordance with K.C.C.~~
- 1244 ~~21A.08.030.~~
- 1245 ~~4. Excluding housing for agricultural workers.~~
- 1246 ~~5. Limited to either maintenance or storage facilities, or both, in conjunction~~
- 1247 ~~with mineral extraction or processing operation.~~
- 1248 ~~6. Allowed in accordance with K.C.C. chapter 21A.30.~~
- 1249 ~~7. Only in conjunction with a mineral extraction site plan approved in~~
- 1250 ~~accordance with K.C.C. chapter 21A.22.~~
- 1251 ~~8. Only on the same lot or same group of lots under common ownership or~~
- 1252 ~~documented legal control, which includes, but is not limited to, fee simple ownership, a~~
- 1253 ~~long term lease or an easement:~~
- 1254 ~~a. as accessory to a primary mineral extraction use;~~
- 1255 ~~b. as a continuation of a mineral processing only for that period to complete~~
- 1256 ~~delivery of products or projects under contract at the end of a mineral extraction; or~~
- 1257 ~~c. for a public works project under a temporary grading permit issued in~~
- 1258 ~~accordance with K.C.C. 16.82.152.~~

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- 1259 ~~9. Limited to mineral extraction and processing:~~
- 1260 ~~a. on a lot or group of lots under common ownership or documented legal~~
- 1261 ~~control, which includes but is not limited to, fee simple ownership, a long-term lease or~~
- 1262 ~~an easement;~~
- 1263 ~~b. that are located greater than one quarter mile from an established residence;~~
- 1264 ~~and~~
- 1265 ~~c. that do not use local access streets that abut lots developed for residential~~
- 1266 ~~use.~~
- 1267 ~~10. Agriculture training facilities are allowed only as an accessory to existing~~
- 1268 ~~agricultural uses and are subject to the following conditions:~~
- 1269 ~~a. The impervious surface associated with the agriculture training facilities~~
- 1270 ~~shall comprise not more than ten percent of the allowable impervious surface permitted~~
- 1271 ~~under K.C.C. 21A.12.040;~~
- 1272 ~~b. New or the expansion of existing structures, or other site improvements,~~
- 1273 ~~shall not be located on class 1, 2 or 3 soils;~~
- 1274 ~~c. The director may require reuse of surplus structures to the maximum extent~~
- 1275 ~~practical;~~
- 1276 ~~d. The director may require the clustering of new structures with existing~~
- 1277 ~~structures;~~
- 1278 ~~e. New structures or other site improvements shall be set back a minimum~~
- 1279 ~~distance of seventy five feet from property lines adjoining rural area and residential~~
- 1280 ~~zones;~~

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- 1281 ~~_____ f. Bulk and design of structures shall be compatible with the architectural style~~
 1282 ~~of the surrounding agricultural community;~~
- 1283 ~~_____ g. New sewers shall not be extended to the site;~~
- 1284 ~~_____ h. Traffic generated shall not impede the safe and efficient movement of~~
 1285 ~~agricultural vehicles, nor shall it require capacity improvements to rural roads;~~
- 1286 ~~_____ i. Agriculture training facilities may be used to provide educational services to~~
 1287 ~~the surrounding rural/agricultural community or for community events. Property owners~~
 1288 ~~may be required to obtain a temporary use permit for community events in accordance~~
 1289 ~~with K.C.C. chapter 21A.32;~~
- 1290 ~~_____ j. Use of lodging and food service facilities shall be limited only to activities~~
 1291 ~~conducted in conjunction with training and education programs or community events~~
 1292 ~~held on site;~~
- 1293 ~~_____ k. Incidental uses, such as office and storage, shall be limited to those that~~
 1294 ~~directly support education and training activities or farm operations; and~~
- 1295 ~~_____ l. The King County agriculture commission shall be notified of and have an~~
 1296 ~~opportunity to comment upon all proposed agriculture training facilities during the permit~~
 1297 ~~process in accordance with K.C.C. chapter 21A.40.~~
- 1298 ~~_____ 11. Continuation of mineral processing and asphalt/concrete mixtures and block~~
 1299 ~~uses after reclamation in accordance with an approved reclamation plan.~~
- 1300 ~~_____ 12.a. Activities at the camp shall be limited to agriculture and agriculture-~~
 1301 ~~oriented activities. In addition, activities that place minimal stress on the site's~~
 1302 ~~agricultural resources or activities that are compatible with agriculture are permitted.~~
- 1303 ~~_____ (1) passive recreation;~~

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1304 ~~———— (2) training of individuals who will work at the camp;~~

1305 ~~———— (3) special events for families of the campers; and~~

1306 ~~———— (4) agriculture education for youth.~~

1307 ~~———— b. Outside the camp center, as provided for in subsection B.12.e. of this~~

1308 ~~section, camp activities shall not preclude the use of the site for agriculture and~~

1309 ~~agricultural related activities, such as the processing of local food to create value-added~~

1310 ~~products and the refrigeration and storage of local agricultural products. The camp shall~~

1311 ~~be managed to coexist with agriculture and agricultural activities both onsite and in the~~

1312 ~~surrounding area.~~

1313 ~~———— c. A farm plan shall be required for commercial agricultural production to~~

1314 ~~ensure adherence to best management practices and soil conservation.~~

1315 ~~———— d.(1) The minimum site area shall be five hundred acres. Unless the property~~

1316 ~~owner has sold or transferred the development rights as provided in subsection B.12.e.(3)~~

1317 ~~of this section, a minimum of five hundred acres of the site must be owned by a single~~

1318 ~~individual, corporation, partnership or other legal entity and must remain under the~~

1319 ~~ownership of a single individual, corporation, partnership or other legal entity for the~~

1320 ~~duration of the operation of the camp.~~

1321 ~~———— (2) Nothing in subsection B.12.d.(1) of this section prohibits the property~~

1322 ~~owner from selling or transferring the development rights for a portion or all of the site to~~

1323 ~~the King County farmland preservation program or, if the development rights are~~

1324 ~~extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;~~

1325 ~~———— e. The impervious surface associated with the camp shall comprise not more~~

1326 ~~than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;~~

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1327 ~~_____ f. Structures for living quarters, dining facilities, medical facilities and other~~
1328 ~~nonagricultural camp activities shall be located in a camp center. The camp center shall~~
1329 ~~be no more than fifty acres and shall depicted on a site plan. New structures for~~
1330 ~~nonagricultural camp activities shall be clustered with existing structures;~~
1331 ~~_____ g. To the extent practicable, existing structures shall be reused. The applicant~~
1332 ~~shall demonstrate to the director that a new structure for nonagricultural camp activities~~
1333 ~~cannot be practicably accommodated within an existing structure on the site, though~~
1334 ~~cabins for campers shall be permitted only if they do not already exist on site;~~
1335 ~~_____ h. Camp facilities may be used to provide agricultural educational services to~~
1336 ~~the surrounding rural and agricultural community or for community events. If required~~
1337 ~~by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for~~
1338 ~~community events;~~
1339 ~~_____ i. Lodging and food service facilities shall only be used for activities related to~~
1340 ~~the camp or for agricultural education programs or community events held on site;~~
1341 ~~_____ j. Incidental uses, such as office and storage, shall be limited to those that~~
1342 ~~directly support camp activities, farm operations or agricultural education programs;~~
1343 ~~_____ k. New nonagricultural camp structures and site improvements shall maintain a~~
1344 ~~minimum set back of seventy five feet from property lines adjoining rural area and~~
1345 ~~residential zones;~~
1346 ~~_____ l. Except for legal nonconforming structures existing as of January 1, 2007,~~
1347 ~~camp facilities, such as a medical station, food service hall and activity rooms, shall be of~~
1348 ~~a scale to serve overnight camp users;~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 1349 ~~_____ m. Landscaping equivalent to a type III landscaping screen, as provided for in~~
1350 ~~K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures~~
1351 ~~and site improvements located within two hundred feet of an adjacent rural area and~~
1352 ~~residential zoned property not associated with the camp;~~
- 1353 ~~_____ n. New sewers shall not be extended to the site;~~
- 1354 ~~_____ o. The total number of persons staying overnight shall not exceed three~~
1355 ~~hundred;~~
- 1356 ~~_____ p. The length of stay for any individual overnight camper, not including camp~~
1357 ~~personnel, shall not exceed ninety days during a three hundred sixty five day period;~~
- 1358 ~~_____ q. Traffic generated by camp activities shall not impede the safe and efficient~~
1359 ~~movement of agricultural vehicles nor shall it require capacity improvements to rural~~
1360 ~~roads;~~
- 1361 ~~_____ r. If the site is adjacent to an arterial roadway, access to the site shall be~~
1362 ~~directly onto the arterial unless the county road engineer determines that direct access is~~
1363 ~~unsafe;~~
- 1364 ~~_____ s. If direct access to the site is via local access streets, transportation~~
1365 ~~management measures shall be used to minimize adverse traffic impacts;~~
- 1366 ~~_____ t. Camp recreational activities shall not involve the use of motor vehicles~~
1367 ~~unless the motor vehicles are part of an agricultural activity or are being used for the~~
1368 ~~transportation of campers, camp personnel or the families of campers. Camp personnel~~
1369 ~~may use motor vehicles for the operation and maintenance of the facility. Client specific~~
1370 ~~motorized personal mobility devices are allowed; and~~

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1371 ~~u. Lights to illuminate the camp or its structures shall be arranged to reflect the~~
1372 ~~light away from any adjacent property.~~

1373 ~~13. Limited to digester receiving plant and animal and other organic waste from~~
1374 ~~agricultural activities, and including electrical generation, as follows:~~

1375 ~~a. the digester must be included as part of a Washington state Department of~~
1376 ~~Agriculture approved dairy nutrient plan;~~

1377 ~~b. the digester must process at least seventy percent livestock manure or other~~
1378 ~~agricultural organic material from farms in the vicinity, by volume;~~

1379 ~~c. imported organic waste derived material, such as food processing waste,~~
1380 ~~may be processed in the digester for the purpose of increasing methane gas production for~~
1381 ~~beneficial use, but not shall exceed thirty percent of volume processed by the digester;~~
1382 ~~and~~

1383 ~~d. the use must be accessory to an operating dairy or livestock operation.~~

1384 ~~14. Farm worker housing. Either:~~

1385 ~~a. Temporary farm worker housing subject to the following conditions:~~

1386 ~~((a.)) (1) The housing must be licensed by the Washington state Department~~
1387 ~~of Health under chapter 70.114A RCW and chapter 246.358 WAC;~~

1388 ~~((b.)) (2) Water supply and sewage disposal systems must be approved by the~~
1389 ~~Seattle King County department of health;~~

1390 ~~((c.)) (3) To the maximum extent practical, the housing should be located on~~
1391 ~~nonfarmable areas that are already disturbed and should not be located in the floodplain~~
1392 ~~or in a critical area or critical area buffer; and~~

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1393 — ~~((d.)) (4) The property owner shall file with the department of executive~~
1394 ~~services, records and licensing services division, a notice approved by the department~~
1395 ~~identifying the housing as ((the)) temporary farm worker housing ((as accessory)) and~~
1396 ~~that the housing shall ((only)) be occupied only by agricultural employees and their~~
1397 ~~families while employed by the owner or operator or on a nearby farm. The notice shall~~
1398 ~~run with the land((,)); or~~

1399 — b. Housing for agricultural employees who are employed by the owner or
1400 operator of the farm year round as follows:

1401 — (1) Not more than:

1402 — (a) one agricultural employee dwelling unit on a site under twenty acres;
1403 — (b) two agricultural employee dwelling units on a site between twenty acres
1404 and fifty acres;

1405 — (c) three agricultural employee dwelling units on a site greater than fifty
1406 acres and less than one hundred acres; and

1407 — (d) four agricultural employee dwelling units on sites one hundred acres and
1408 larger and one additional agricultural employee dwelling unit for each additional one
1409 hundred acres thereafter;

1410 — (2) If the primary use of the site changes to a nonagricultural use, all
1411 agricultural employee dwelling units shall be removed;

1412 — (3) The applicant shall file with the department of executive services, records
1413 and licensing services division, a notice approved by the department that identifies the
1414 agricultural employee dwelling units as accessory and that the dwelling units shall only
1415 be occupied by agricultural employees who are employed by the owner or operator year-

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1416 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
 1417 ~~proof that the notice was filed with the department of executive services, records and~~
 1418 ~~licensing services division, before the department approves any permit for the~~
 1419 ~~construction of agricultural employee dwelling units;~~

1420 ~~———— (4) An agricultural employee dwelling unit shall not exceed a floor area of~~
 1421 ~~one thousand square feet and may be occupied by no more than eight unrelated~~
 1422 ~~agricultural employees;~~

1423 ~~———— (5) To the maximum extent practical, the housing should be located on~~
 1424 ~~nonfarmable areas that are already disturbed;~~

1425 ~~———— (6) One off street parking space shall be provided for each agricultural~~
 1426 ~~employee dwelling unit; and~~

1427 ~~———— (7) The agricultural employee dwelling units shall be constructed in~~
 1428 ~~compliance with K.C.C. Title 16.~~

1429 ~~———— 15. Marijuana production by marijuana producers licensed by the Washington~~
 1430 ~~state Liquor Control Board is subject to the following standards:~~

1431 ~~———— a. Production is limited to outdoor, indoor within marijuana greenhouses, and~~
 1432 ~~within structures that are nondwelling unit structures that exist as of October 1, 2013,~~
 1433 ~~subject to the size limitations in subsection B.15.b. of this section;~~

1434 ~~———— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
 1435 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
 1436 ~~aggregated total of two thousand square feet and shall be located within a fenced area or~~
 1437 ~~marijuana greenhouse that is no more than ten percent larger than that combined area, or~~
 1438 ~~may occur in nondwelling unit structures that exist as of October 1, 2013; and~~

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1439 ~~———— c. Outdoor production area fencing as required by the Washington state Liquor~~
1440 ~~Control Board and marijuana greenhouses shall maintain a minimum street setback of~~
1441 ~~fifty feet and a minimum interior setback of thirty feet.~~

1442 ~~———— 16. Marijuana production by marijuana producers licensed by the Washington~~
1443 ~~state Liquor Control Board is subject to the following standards:~~

1444 ~~———— a. Production is limited to outdoor, indoor within marijuana greenhouses, and~~
1445 ~~within nondwelling unit structures that exist as of October 1, 2013, subject to the size~~
1446 ~~limitations in subsection B.16.b. of this section;~~

1447 ~~———— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1448 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
1449 ~~aggregated total of two thousand square feet and shall be located within a fenced area or~~
1450 ~~marijuana greenhouse, that is no more than ten percent larger than that combined area, or~~
1451 ~~may occur in nondwelling unit structures that exist as of October 1, 2013;~~

1452 ~~———— c. Only allowed on lots of at least four and one half acres; and~~

1453 ~~———— d. Outdoor production area fencing as required by the Washington state Liquor~~
1454 ~~Control Board and marijuana greenhouses shall maintain a minimum street setback of~~
1455 ~~fifty feet and a minimum interior setback of thirty feet; and~~

1456 ~~———— e. If the two thousand square foot per parcel threshold of plant canopy within~~
1457 ~~fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related~~
1458 ~~entity occupying space in addition to the two thousand square foot threshold area on that~~
1459 ~~parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.~~

1460 ~~———— 17. Marijuana production by marijuana producers licensed by the Washington~~
1461 ~~state Liquor Control Board is subject to the following standards:~~

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1462 ~~_____ a. Production is limited to outdoor and indoor within marijuana greenhouses~~
 1463 ~~subject to the size limitations in subsection B.17.b. of this section;~~

1464 ~~_____ b. Per parcel, the plant canopy, as defined in WAC 314 55 010, combined with~~
 1465 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
 1466 ~~aggregated total of thirty thousand square feet and shall be located within a fenced area or~~
 1467 ~~marijuana greenhouse that is no more than ten percent larger than that combined area;~~
 1468 ~~and~~

1469 ~~_____ c. Only allowed on lots of at least four and one half acres.~~

1470 ~~_____ 18.a. Production is limited to indoor only; and~~

1471 ~~_____ b. Per parcel, the plant canopy, as defined in WAC 314 55 010, combined with~~
 1472 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
 1473 ~~aggregated total of two thousand square feet and shall be located within a building or~~
 1474 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
 1475 ~~authorized processing area; and~~

1476 ~~_____ c. If the two thousand square foot per parcel threshold is exceeded, each and~~
 1477 ~~every marijuana related entity occupying space in addition to the two thousand square~~
 1478 ~~foot threshold area on that parcel shall obtain a conditional use permit as set forth in~~
 1479 ~~subsection B.19. of this section.~~

1480 ~~_____ 19.a. Production is limited to indoor only; and~~

1481 ~~_____ b. Per parcel, the plant canopy, as defined in WAC 314 55 010, combined with~~
 1482 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
 1483 ~~aggregated total of thirty thousand square feet and shall be located within a building or~~

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1484 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1485 ~~authorized processing area.~~

1486 ~~——— 20.a. Production is limited to indoor only;~~

1487 ~~——— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1488 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
1489 ~~aggregated total of two thousand square feet and shall be located within a building or~~
1490 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1491 ~~authorized processing area.~~

1492 ~~——— 21.a. Production is limited to indoor only;~~

1493 ~~——— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1494 ~~any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum~~
1495 ~~aggregated total of thirty thousand square feet and shall be located within a building or~~
1496 ~~tenant space that is no more than ten percent larger than the plant canopy and separately~~
1497 ~~authorized processing area.~~

1498 ~~——— 22. Marijuana production by marijuana producers licensed by the Washington~~
1499 ~~state Liquor Control Board is subject to the following standards:~~

1500 ~~——— a. Production is limited to outdoor, indoor within marijuana greenhouses, and~~
1501 ~~within structures that are nondwelling unit structures that exist as of October 1, 2013,~~
1502 ~~subject to the size limitations in subsection B.15.b. of this section;~~

1503 ~~——— b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with~~
1504 ~~any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum~~
1505 ~~aggregated total of ten thousand square feet and shall be located within a fenced area or~~

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1506 ~~marijuana greenhouse that is no more than ten percent larger than that combined area, or~~
 1507 ~~may occur in nondwelling unit structures that exist as of October 1, 2013; and~~
 1508 ~~———— c. Outdoor production area fencing as required by the Washington state Liquor~~
 1509 ~~Control Board and marijuana greenhouses shall maintain a minimum street setback of~~
 1510 ~~fifty feet and a minimum interior setback of thirty feet.~~
 1511 ~~———— 23. The storage and processing of non-manufactured source separated organic~~
 1512 ~~waste that originates from agricultural operations and that does not originate from the~~
 1513 ~~site, if:~~
 1514 ~~———— a. agricultural is the primary use of the site;~~
 1515 ~~———— b. the storage and processing are in accordance with best management practices~~
 1516 ~~included in an approved farm plan; and~~
 1517 ~~———— c. except for areas used for manure storage, the areas used for storage and~~
 1518 ~~processing do not exceed three acres and ten percent of the site.~~
 1519 ~~———— 24.a. For activities relating to the manufacturing or processing of crops or~~
 1520 ~~livestock for commercial purposes, including associated activities such as warehousing,~~
 1521 ~~storage, including refrigeration, and other similar activities and excluding wineries, SIC~~
 1522 ~~Industry No. 2085 – Distilled and Blended Liquors and SIC Industry No. 2082 – Malt~~
 1523 ~~Beverages;~~
 1524 ~~———— (1) in the RA and UR zones, only allowed on lots of at least four and one half~~
 1525 ~~acres;~~
 1526 ~~———— (2) limited to agricultural products and sixty percent or more of the products~~
 1527 ~~processed must be grown in the Puget Sound counties. At the time of initial application,~~
 1528 ~~the applicant shall submit a projection of the source of products to be produced;~~

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1529 ~~— (3) structures and areas used for processing, warehousing, storage, including~~
 1530 ~~refrigeration, and other similar activities shall maintain a minimum distance of seventy~~
 1531 ~~five feet from property lines adjoining rural area and residential zones, unless located in a~~
 1532 ~~building designated as historic resource under K.C.C. chapter 20.62;~~

1533 ~~— (4) in the A zone, structures and areas used for processing, warehousing,~~
 1534 ~~refrigeration, storage and other similar activities shall be located on portions of~~
 1535 ~~agricultural lands that are unsuitable for other agricultural purposes, such as areas within~~
 1536 ~~the already developed portion of such agricultural lands that are not available for direct~~
 1537 ~~agricultural production, or areas without prime agricultural soils; and~~

1538 ~~— (5)(a) as a permitted use, the floor area devoted to all processing shall not~~
 1539 ~~exceed three thousand five hundred square feet, unless located in a building designated as~~
 1540 ~~an historic resource under K.C.C. chapter 20.62. The department may review and~~
 1541 ~~approve, in accordance with the code compliance review process in section 33 of this~~
 1542 ~~ordinance, an increase in the processing floor area as follows: up to five thousand square~~
 1543 ~~feet of floor area may be devoted to all processing in the RA zones or on lots less than~~
 1544 ~~thirty five acres located in the A zones or up to seven thousand square feet on lots greater~~
 1545 ~~than thirty five acres in the A zone, unless located in a building designated as historic~~
 1546 ~~resource under K.C.C. chapter 20.62; and~~

1547 ~~— (b) as a permitted use, the floor area devoted to all warehousing,~~
 1548 ~~refrigeration, storage or other similar activities shall not exceed two thousand square feet,~~
 1549 ~~unless located in a building designated as historic resource under K.C.C. chapter 20.62.~~
 1550 ~~The department may review and approve, in accordance with the code compliance~~
 1551 ~~process in section 33 of this ordinance, up to three thousand five hundred square feet of~~

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1552 ~~floor area devoted to all warehousing, storage, including refrigeration, or other similar~~
 1553 ~~activities in the RA zones or on lots less than thirty five acres located in the A zones or~~
 1554 ~~up to seven thousand square feet on lots greater than thirty five acres in the A zone,~~
 1555 ~~unless located in a building designated as historic resource under K.C.C. chapter 20.62.~~
 1556 ~~———— b. For activities relating to the retail sale of agricultural products, except~~
 1557 ~~livestock:~~
 1558 ~~———— (1) as a permitted use, the covered sales area shall not exceed two thousand~~
 1559 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~
 1560 ~~chapter 20.62. The department may review and approve, in accordance with the code~~
 1561 ~~compliance review process in section 33 of this ordinance, up to three thousand five~~
 1562 ~~hundred square feet of covered sales area;~~
 1563 ~~———— (2) in the RA and UR zones, only allowed on lots at least four and one half~~
 1564 ~~acres;~~
 1565 ~~———— (3) forty percent or more of the gross sales of agricultural product sold~~
 1566 ~~through the store must be sold by the producers of primary agricultural products;~~
 1567 ~~———— (4) sixty percent or more of the gross sales of agricultural products sold~~
 1568 ~~through the store shall be derived from products grown or produced in the Puget Sound~~
 1569 ~~counties. At the time of the initial application, the applicant shall submit a reasonable~~
 1570 ~~projection of the source of product sales;~~
 1571 ~~———— (5) sales shall be limited to agricultural products and locally made arts and~~
 1572 ~~crafts;~~
 1573 ~~———— (6) tasting of products, in accordance with applicable health regulations, is~~
 1574 ~~allowed;~~

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1575 ~~_____ (7) storage areas for agricultural products may be included in a farm store~~
 1576 ~~structure or in any accessory building; and~~

1577 ~~_____ (8) outside lighting is permitted if no off-site glare is allowed.~~

1578 ~~_____ e. Retail sales of livestock is permitted only as accessory to raising livestock.~~

1579 ~~_____ d. Farm operations, including equipment repair and related facilities, except~~
 1580 ~~that:~~

1581 ~~_____ (1) in the RA zones, only allowed on lots of at least four and one-half acres;~~
 1582 ~~_____ (2) the repair of tools and machinery is limited to those necessary for the~~
 1583 ~~operation of a farm or forest; and~~

1584 ~~_____ (3) the size of the total repair use is limited to one percent of the lot size up to~~
 1585 ~~a maximum of five thousand square feet unless located within an existing farm structure,~~
 1586 ~~including but not limited to barns, existing as of December 31, 2003.~~

1587 ~~_____ e. Minimum lot sizes in the rural and residential zones and minimum setbacks~~
 1588 ~~from rural and residential properties may be reduced in accordance with the code~~
 1589 ~~compliance review process in section 33 of this ordinance.~~

1590 ~~_____ 25. The department may review and approve establishment of an agricultural~~
 1591 ~~support facility in accordance with the code compliance review process in section 34 of~~
 1592 ~~this ordinance only if:~~

1593 ~~_____ a. project is sited on lands that are unsuitable for direct agricultural production~~
 1594 ~~based on size, soil conditions or other factors and cannot be returned to productivity by~~
 1595 ~~drainage maintenance, and~~

1596 ~~_____ b. the proposed use is allowed under FPP conservation easement and/or zoning~~
 1597 ~~development standards.~~

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1598 ~~26. The department may review and approve establishment of agricultural~~
1599 ~~support services in accordance with the code compliance review process in section 34 of~~
1600 ~~this ordinance only if:~~

1601 ~~a. the project site is located on properties that adjoin or are within six hundred~~
1602 ~~sixty feet of the agricultural production district, has direct vehicular access to the~~
1603 ~~agricultural production district and, except for farmworker housing, does not use local~~
1604 ~~access streets that abut lots developed for residential use; and~~

1605 ~~b. Minimum lot size is four and one half acres.~~

1606 ~~27.a. Limited to wineries, SIC Industry No. 2082 Malt Beverages and SIC~~
1607 ~~Industry No. 2085 Distilled and Blended Liquors;~~

1608 ~~b. The floor area devoted to all processing shall not exceed three thousand five~~
1609 ~~hundred square feet, unless located in a building designated as historic resource under~~
1610 ~~K.C.C. chapter 20.62;~~

1611 ~~c. Structures and areas used for processing shall maintain a minimum distance~~
1612 ~~of seventy five feet from property lines adjoining rural area and residential zones, unless~~
1613 ~~located in a building designated as historic resource under K.C.C. chapter 20.62;~~

1614 ~~d. Sixty percent or more of the products processed must be grown in the Puget~~
1615 ~~Sound counties. At the time of the initial application, the applicant shall submit a~~
1616 ~~projection of the source of products to be produced; and~~

1617 ~~e. Tasting of products produced on site may be provided in accordance with~~
1618 ~~state law. The area devoted to tasting shall be included in the floor area limitation in~~
1619 ~~subsection B.3.c. of this section.~~

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| | | | | | | | | | | | | | |
|----------------------|--|---|-------|---|-----|------|------|------|-----|----|----|----|-----|
| | Recovery Facility | | | | | | | | | | | | |
| ± | Soil Recycling Facility | | S | S | S | | | | | | | | C |
| ± | Landfill | | S | S | S | S | S | S | S | S | S | S | S |
| ± | Transfer Station | | | S | S | S | S | S | S | S | S | | P |
| ± | Wastewater Treatment Facility | | | | S | S | S | S | S | S | S | S | C |
| ± | Municipal Water Production | S | P13-S | S | S | S | S | S | S | S | S | S | S |
| ± | Airport/Heliport | S7 | S7 | | S | S | S | S | S | S | S | S | S |
| ± | Rural Public Infrastructure Maintenance Facility | | | | C23 | | | | | | | | |
| ± | Transit Bus Base | | | | | | S | S | S | S | S | S | P |
| ± | School Bus Base | | | | C5 | C5-S | C5-S | C5-S | S | S | S | S | P |
| | | | | | S20 | | | | | | | | |
| 7948 | Racetrack | | | | S8 | S8 | S8 | S8 | S8 | S8 | S8 | S8 | S24 |
| ± | Regional Motor Sports Facility | | | | | | | | | | | | P |
| ± | County Fairgrounds Facility | | | | P21 | | | | | | | | |
| | | | | | S22 | | | | | | | | |
| ± | Fairground | | | | | | | | S | S | | | S |
| 8422 | Zoo/Wildlife Exhibit(2) | | S9 | | S9 | S | S | S | | S | S | | |
| 7944 | Stadium/Arena | | | | | | | | | | S | | S |
| 8221 | College/University(1) | P10 | P10 | | P10 | P10 | P10 | P10 | P10 | P | P | P | P |
| 8222 | | | | | C11 | C11 | C11 | C11 | C11 | | | | |
| | | | | | S18 | S18 | S | S | S | | | | |
| ± | Zoo Animal Breeding Facility | P16 | P16 | | P16 | | | | | | | | |
| GENERAL CROSS | | Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters | | | | | | | | | | | |
| REFERENCES: | | 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06. | | | | | | | | | | | |

1623 ——— B. Development conditions:

1624 ——— 1. Except technical institutions. See vocational schools on general services land
 1625 use table, K.C.C. 21A.08.050.

1626 ——— 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

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- 1627 ~~3. Except weapons armories and outdoor shooting ranges.~~
- 1628 ~~4. Except outdoor shooting range.~~
- 1629 ~~5. Only in conjunction with an existing or proposed school.~~
- 1630 ~~6.a. Limited to no more than three satellite dish ((antennae)) antennas.~~
- 1631 ~~b. Limited to one satellite dish antenna.~~
- 1632 ~~c. Limited to tower consolidations.~~
- 1633 ~~7. Limited to landing field for aircraft involved in forestry or agricultural~~
- 1634 ~~practices or for emergency landing sites.~~
- 1635 ~~8. Except racing of motorized vehicles.~~
- 1636 ~~9. Limited to wildlife exhibit.~~
- 1637 ~~10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.~~
- 1638 ~~11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter~~
- 1639 ~~21A.32.~~
- 1640 ~~12. Limited to cogeneration facilities for on site use only.~~
- 1641 ~~13. Excluding impoundment of water using a dam.~~
- 1642 ~~14. Limited to facilities that comply with the following:~~
- 1643 ~~a. Any new diversion structure shall not:~~
- 1644 ~~(1) exceed a height of eight feet as measured from the streambed; or~~
- 1645 ~~(2) impound more than three surface acres of water at the normal maximum~~
- 1646 ~~surface level;~~
- 1647 ~~b. There shall be no active storage;~~
- 1648 ~~c. The maximum water surface area at any existing dam or diversion shall not~~
- 1649 ~~be increased;~~

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- 1650 ~~———— d. An exceedance flow of no greater than fifty percent in mainstream reach~~
 1651 ~~shall be maintained;~~
- 1652 ~~———— e. Any transmission line shall be limited to a:~~
- 1653 ~~———— (1) right of way of five miles or less; and~~
- 1654 ~~———— (2) capacity of two hundred thirty KV or less;~~
- 1655 ~~———— f. Any new, permanent access road shall be limited to five miles or less; and~~
- 1656 ~~———— g. The facility shall only be located above any portion of the stream used by~~
 1657 ~~anadromous fish.~~
- 1658 ~~———— 15. For I zoned sites located outside the urban growth area designated by the~~
 1659 ~~King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.~~
 1660 ~~21A.08.100.A, except for waste water treatment facilities and racetracks, shall be~~
 1661 ~~prohibited. All other uses, including waste water treatment facilities, shall be subject to~~
 1662 ~~the provisions for rural industrial uses in K.C.C. chapter 21A.12.~~
- 1663 ~~———— 16. The operator of such a facility shall provide verification to the department of~~
 1664 ~~natural resources and parks or its successor organization that the facility meets or exceeds~~
 1665 ~~the standards of the Animal and Plant Health Inspection Service of the United States~~
 1666 ~~Department of Agriculture and the accreditation guidelines of the American Zoo and~~
 1667 ~~Aquarium Association.~~
- 1668 ~~———— 17. The following provisions of the table apply only to major communication~~
 1669 ~~facilities. Minor communication facilities shall be reviewed in accordance with the~~
 1670 ~~processes and standard outlined in K.C.C. chapter 21A.27.~~
- 1671 ~~———— 18. Only for facilities related to resource based research.~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 1672 ~~_____ 19. Limited to work release facilities associated with natural resource based~~
 1673 ~~activities.~~
- 1674 ~~_____ 20. Limited to projects which do not require or result in an expansion of sewer~~
 1675 ~~service outside the urban growth area, unless a finding is made that no cost effective~~
 1676 ~~alternative technologies are feasible, in which case a tightline sewer sized only to meet~~
 1677 ~~the needs of the school bus base and serving only the school bus base may be used.~~
 1678 ~~Renovation, expansion, modernization or reconstruction of a school bus base is permitted~~
 1679 ~~but shall not require or result in an expansion of sewer service outside the urban growth~~
 1680 ~~area, unless a finding is made that no cost effective alternative technologies are feasible,~~
 1681 ~~in which case a tightline sewer sized only to meet the needs of the school bus base.~~
- 1682 ~~_____ 21. Only in conformance with the King County Site Development Plan Report,~~
 1683 ~~through modifications to the plan of up to ten percent are allowed for the following:~~
- 1684 ~~_____ a. building square footage;~~
 1685 ~~_____ b. landscaping;~~
 1686 ~~_____ c. parking;~~
 1687 ~~_____ d. building height; or~~
 1688 ~~_____ e. impervious surface.~~
- 1689 ~~_____ 22. A special use permit shall be required for any modification or expansion of~~
 1690 ~~the King County fairgrounds facility that is not in conformance with the King County~~
 1691 ~~Site Development Plan Report or that exceeds the allowed modifications to the plan~~
 1692 ~~identified in subsection B.21. of this section.~~
- 1693 ~~_____ 23. The facility shall be primarily devoted to rural public infrastructure~~
 1694 ~~maintenance and is subject to the following conditions:~~

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

- 1695 ~~_____ a. The minimum site area shall be ten acres, unless:~~
- 1696 ~~_____ (1) the facility is a reuse of a public agency yard; or~~
- 1697 ~~_____ (2) the site is separated from a county park by a street or utility right of way;~~
- 1698 ~~_____ b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided~~
- 1699 ~~between any stockpiling or grinding operations and adjacent residential zoned property;~~
- 1700 ~~_____ c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided~~
- 1701 ~~between any office and parking lots and adjacent residential zoned property;~~
- 1702 ~~_____ d. Access to the site does not use local access streets that abut residential zoned~~
- 1703 ~~property, unless the facility is a reuse of a public agency yard;~~
- 1704 ~~_____ e. Structural setbacks from property lines shall be as follows:~~
- 1705 ~~_____ (1) Buildings, structures and stockpiles used in the processing of materials~~
- 1706 ~~shall be no closer than:~~
- 1707 ~~_____ (a) one hundred feet from any residential zoned properties, except that the~~
- 1708 ~~setback may be reduced to fifty feet when the grade where the building or structures are~~
- 1709 ~~proposed is fifty feet or greater below the grade of the residential zoned property;~~
- 1710 ~~_____ (b) fifty feet from any other zoned property, except when adjacent to a~~
- 1711 ~~mineral extraction or materials processing site;~~
- 1712 ~~_____ (c) the greater of fifty feet from the edge of any public street or the setback~~
- 1713 ~~from residential zoned property on the far side of the street; and~~
- 1714 ~~_____ (2) Offices, scale facilities, equipment storage buildings and stockpiles shall~~
- 1715 ~~not be closer than fifty feet from any property line except when adjacent to M or F zoned~~
- 1716 ~~property or when a reuse of an existing building. Facilities necessary to control access to~~

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1717 ~~the site, when demonstrated to have no practical alternative, may be located closer to the~~
 1718 ~~property line;~~

1719 ~~——— f. On site clearing, grading or excavation, excluding that necessary for~~
 1720 ~~required access, roadway or storm drainage facility construction, shall not be permitted~~
 1721 ~~within fifty feet of any property line except along any portion of the perimeter adjacent to~~
 1722 ~~M or F-zoned property. If native vegetation is restored, temporary disturbance resulting~~
 1723 ~~from construction of noise attenuation features located closer than fifty feet shall be~~
 1724 ~~permitted; and~~

1725 ~~——— g. Sand and gravel extraction shall be limited to forty thousand yards per year.~~

1726 ~~——— 24. The following accessory uses to a motor race track operation are allowed if~~
 1727 ~~approved as part of the special use permit:~~

1728 ~~——— a. motoecross;~~

1729 ~~——— b. autoecross;~~

1730 ~~——— c. skidpad;~~

1731 ~~——— d. garage;~~

1732 ~~——— e. driving school; and~~

1733 ~~——— f. fire station.~~

1734 ~~——— ((25. Only as an accessory use of an agricultural anaerobic digester.))~~

1735 SECTION 3321. Ordinance 13274, Section 4, as amended, and K.C.C.

1736 21A.37.020 are hereby amended to read as follows:

1737 A. For the purpose of this chapter, "sending site" means the entire tax lot or lots
 1738 qualified under subsection B. of this section. Sending sites may only be located within
 1739 rural or resource lands or urban separator areas with R-1 zoning, as designated by the

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

1740 King County Comprehensive Plan, and shall meet the minimum lot area for construction
1741 requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located.
1742 Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by
1743 the Washington state Department of Natural Resources as state grant or state forest lands,
1744 land in public ownership may not be sending sites. If the sending site consists of more
1745 than one tax lot, the lots must be contiguous and the area of the combined lots must meet
1746 the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in
1747 which the sending site is located. For purposes of this section, lots divided by a street are
1748 considered contiguous if the lots would share a common lot line if the street was
1749 removed; this provision may be waived by the interagency committee if the total acreage
1750 of a rural or resource sending site application exceeds one hundred acres. A sending site
1751 shall be maintained in a condition that is consistent with the criteria in this section under
1752 which the sending was qualified.

1753 B. Qualification of a sending site shall demonstrate that the site contains a public
1754 benefit such that preservation of that benefit by transferring residential development
1755 rights to another site is in the public interest. A sending site must meet at least one of the
1756 following criteria:

- 1757 1. Designation in the King County Comprehensive Plan or a functional plan as
1758 an agricultural production district or zoned A;
- 1759 2. Designation in the King County Comprehensive Plan or a functional plan as
1760 forest production district or zoned F;

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1761 3. Designation in the King County Comprehensive Plan as rural residential,
1762 zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open
1763 space, farm and agricultural land, or timber land;

1764 4. Designation in the King County Comprehensive Plan, or a functional plan as
1765 a proposed rural or resource area regional trail or rural or resource area open space site,
1766 through either:

1767 a. designation of a specific site; or

1768 b. identification of proposed rural or resource area regional trails or rural or
1769 resource area open space sites which meet adopted standards and criteria, and for rural or
1770 resource area open space sites, meet the definition of open space land, as defined in RCW
1771 84.34.020;

1772 5. Identification as habitat for federal listed endangered or threatened species in
1773 a written determination by the King County department of natural resources and parks,
1774 Washington state Department of Fish and Wildlife, United States Fish and Wildlife
1775 Services or a federally recognized tribe that the sending site is appropriate for
1776 preservation or acquisition; or

1777 6. Designation in the King County Comprehensive Plan as urban separator and
1778 zoned R-1.

1779 C. For the purposes of the TDR program, acquisition means obtaining fee simple
1780 rights in real property, or a less than a fee simple right in a form that preserves in
1781 perpetuity the public benefit supporting the designation or qualification of the property as
1782 a sending site.

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1783 D. If a sending site has any outstanding code violations, the person responsible
 1784 for code compliance should resolve these violations, including any required abatement,
 1785 restoration, or payment of civil penalties, before a TDR sending site may be qualified by
 1786 the interagency review committee created under K.C.C. 21A.37.070. However, the
 1787 interagency may qualify and certify a TDR sending site with outstanding code violations
 1788 if the person responsible for code compliance has made a good faith effort to resolve the
 1789 violations and the proposal is in the public interest.

1790 E. For lots on which the entire lot or a portion of the lot has been cleared or
 1791 graded in accordance with a Class II, III or IV special forest practice as defined in chapter
 1792 76.09 RCW within the six years prior to application as a TDR sending site, the applicant
 1793 must provide an affidavit of compliance with the reforestation requirements of the Forest
 1794 Practices Act, and any additional reforestation conditions of their forest practice permit.
 1795 Lots on which the entire lot or a portion of the lot has been cleared or graded without any
 1796 required forest practices or county authorization, shall be not qualified or certified as a
 1797 TDR sending site for six years unless the six-year moratorium on development
 1798 applications has been lifted or waived or the landowner has a reforestation plan approved
 1799 by the state Department of Natural Resources and King County.

1800 SECTION 22, Ordinance 13274, Section 5, as amended, and K.C.C.
 1801 21A.37.030, are each hereby amended to read as follows:

1802 A. Receiving sites shall be:

1803 1. King County unincorporated urban sites, except as limited in subsections C
 1804 and D. of this section, zoned R-4 through R-48, NB, CB, RB or O, or any combination

Commented [CJ5]: This is a new section in the Proposed Ordinance that addresses TDR changes that the Exec inadvertently omitted from the transmittal. The Exec has since asked that the Proposed Ordinance be amended to include this language.

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1805 thereof. The sites may also be within potential annexation areas established under the
 1806 countywide planning policies; or
 1807 2. Cities where new growth is or will be encouraged under the Growth
 1808 Management Act and the countywide planning policies and where facilities and services
 1809 exist or where public investments in facilities and services will be made, or
 1810 3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that
 1811 meet the criteria listed in this subsection A.3. may receive development rights transferred
 1812 from rural forest focus areas, and accordingly may be subdivided and developed at a
 1813 maximum density of one dwelling per two and one-half acres. Increased density allowed
 1814 through the designation of rural receiving areas:
 1815 a. must be eligible to be served by domestic Group A public water service;
 1816 b. must be located within one-quarter mile of an existing predominant pattern
 1817 of rural lots smaller than five acres in size;
 1818 c. must not adversely impact regionally or locally significant resource areas or
 1819 critical areas;
 1820 d. must not require public services and facilities to be extended to create or
 1821 encourage a new pattern of smaller lots;
 1822 e. must not be located within rural forest focus areas; and
 1823 f. must not be located on Vashon Island or Maury Island.
 1824 B. Except as provided in this chapter, development of an unincorporated King
 1825 County receiving site shall remain subject to all zoning code provisions for the base zone,
 1826 except TDR receiving site developments shall comply with dimensional standards of the

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1827 zone with a base density most closely comparable to the total approved density of the
 1828 TDR receiving site development.

1829 C. An unincorporated King County receiving site may accept development rights
 1830 from one or more sending sites, as follows:

1831 1. For short subdivisions, up to the maximum density permitted under K.C.C.
 1832 21A.12.030 and 21A.12.040; and

1833 2. For formal subdivisions, only as authorized in a subarea study that includes a
 1834 comprehensive analysis of the impacts of receiving development rights.

1835 D. Property located within the outer boundaries of the Noise Remedy Areas as
 1836 identified by the Seattle-Tacoma International Airport may not accept development
 1837 rights.

1838 E. Property located within the shoreline jurisdiction or located on Vashon Island
 1839 or Maury Island may not accept development rights.

1840 SECTION 3423. Ordinance 13733, Section 10, as amended, and K.C.C.
 1841 21A.37.110 are hereby amended to read as follows:

1842 A. The TDR bank may purchase development rights from qualified sending sites
 1843 at prices not to exceed fair market value and to sell development rights at prices not less
 1844 than fair market value. The TDR bank may accept donations of development rights from
 1845 qualified TDR sending sites.

1846 B. The TDR bank may purchase a conservation easement only if the property
 1847 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
 1848 qualification report, the conservation easement restricts development of the sending site
 1849 in the manner required by K.C.C. 21A.37.060 and the development rights generated by

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1850 encumbering the sending site with the conservation easement are issued to the TDR bank
 1851 at no additional cost.

1852 C. ~~((If a conservation easement is acquired through a county park, open space,~~
 1853 ~~trail, agricultural, forestry or other natural resource acquisition program for a property~~
 1854 ~~that is qualified as a TDR sending site as evidenced by a TDR qualification report, any~~
 1855 ~~development rights generated by encumbering the sending site with the conservation~~
 1856 ~~easement may be issued to the TDR bank so long as there is no additional cost for the~~
 1857 ~~development rights.)) Any development rights, generated by encumbering property with
 1858 a conservation easement, may be issued to the TDR bank if:~~

1859 1.a. The conservation easement is acquired through a county park, open space,
 1860 trail, agricultural, forestry or other natural resource acquisition program for a property
 1861 that is qualified as a TDR site as evidenced by a TDR qualification report; or
 1862 b. the property is acquired by the county with the intent of conveying the
 1863 property encumbered by a reserved conservation easement. The number of development
 1864 rights generated by this reserved conservation easement shall be determined by the TDR
 1865 qualification report; and

1866 2. Under either subsection C.1.a. or b. of this section, there will be no additional
 1867 cost to the county for acquiring the development rights.

1868 D. The TDR bank may use funds to facilitate development rights transfers.
 1869 These expenditures may include, but are not limited to, establishing and maintaining
 1870 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals
 1871 and reimbursing the costs incurred by the department of natural resources and parks,

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1872 water and land resources division, or its successor, for administering the TDR bank fund
 1873 and executing development rights purchases and sales.

1874 E. The TDR bank fund may be used to cover the cost of providing staff support
 1875 for identifying and qualifying sending and receiving sites, and the costs of providing staff
 1876 support for the TDR interagency review committee.

1877 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
 1878 bank development rights shall be available for acquisition of additional development
 1879 rights and as amenity funds to facilitate interlocal TDR agreements with cities in King
 1880 County and for projects in receiving areas located in urban unincorporated King County.
 1881 Amenity funds provided to a city from the sale of TDR bank development rights to that
 1882 city are limited to one-third of the proceeds from the sale.

1883 SECTION 24. Ordinance 13733, Section 14, as amended, and K.C.C.
 1884 21A.37.150 are each hereby amended to read as follows:

1885 A. Expenditures by the county for amenities to facilitate development rights sales
 1886 in cities shall be authorized by the TDR executive board during review of proposed
 1887 interlocal agreements, and should be roughly proportionate to the value and number of
 1888 development rights anticipated to be accepted in an incorporated receiving site pursuant
 1889 to the controlling interlocal agreement. ((or in the unincorporated urban area.)) in
 1890 accordance with K.C.C. 21A.37.040. Expenditures by the county to fund projects in
 1891 receiving areas located in urban unincorporated King County shall be authorized by the
 1892 TDR executive board and should be roughly proportionate to the value and number of
 1893 development rights accepted in the unincorporated urban area.

Commented [CJ6]: This addresses TDR changes that the Exec inadvertently omitted from the transmittal. The Exec has since asked that the Proposed Ordinance be amended to include this language.

Commented [CJ7]: This is a new section in the Proposed Ordinance that addresses TDR changes that the Exec inadvertently omitted from the transmittal. The Exec has since asked that the Proposed Ordinance be amended to include this language.

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1894 B. The county shall not expend funds on TDR amenities in a city before
1895 execution of an interlocal agreement, except that:

1896 1. The executive board may authorize up to twelve thousand dollars be spent by
1897 the county on TDR amenities before a development rights transfer for use at a receiving
1898 site or for the execution of an interlocal agreement if the TDR executive board
1899 recommends that the funds be spent based on a finding that the expenditure will expedite
1900 a proposed transfer of development rights or facilitate acceptance of a proposed transfer
1901 of development rights by the community around a proposed or established receiving site
1902 area;

1903 2. King County may distribute the funds directly to a city if a scope of work,
1904 schedule and budget governing the use of the funds is mutually agreed to in writing by
1905 King County and the affected city. Such an agreement need not be in the form of an
1906 interlocal agreement; and

1907 3. The funds may be used for project design renderings, engineering or other
1908 professional services performed by persons or entities selected from the King County
1909 approved architecture and engineering roster maintained by the department of finance or
1910 an affected city's approved architecture and engineering roster, or selected by an affected
1911 city through its procurements processes consistent with state law and city ordinances.

1912 C. TDR amenities may include the acquisition, design or construction of public
1913 art, cultural and community facilities, parks, open space, trails, roads, parking,
1914 landscaping, sidewalks, other streetscape improvements, transit-related improvements or
1915 other improvements or programs that facilitate increased densities on or near receiving
1916 sites.

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1917 D. When King County funds amenities in whole or in part, the funding shall not
1918 commit the county to funding any additional amenities or improvements to existing or
1919 uncompleted amenities.

1920 E. King County funding of amenities shall not exceed appropriations adopted by
1921 the council or funding authorized in interlocal agreements, whichever is less.

1922 F. Public transportation amenities shall enhance the transportation system. These
1923 amenities may include capital improvements such as passenger and layover facilities, if
1924 the improvements are within a designated receiving area or within one thousand five
1925 hundred feet of a receiving site. These amenities may also include programs such as the
1926 provision of security at passenger and layover facilities and programs that reduce the use
1927 of single occupant vehicles, including car sharing and bus pass programs.

1928 G. Road fund amenities shall enhance the transportation system. These amenities
1929 may include capital improvements, such as streets, traffic signals, sidewalks, street
1930 landscaping, bicycle lanes and pedestrian overpasses, if the improvements are within a
1931 designated receiving site area or within one thousand five hundred feet of a receiving site.
1932 These amenities may also include programs that enhance the transportation system.

1933 H. All amenity funding provided by King County to cities or to urban
1934 unincorporated receiving areas to facilitate the transfer of development rights shall be
1935 consistent with federal, state and local laws.

1936 I. The timing and amounts of funds for amenities paid by King County to each
1937 participating city shall be determined in an adopted interlocal agreement. The interlocal
1938 agreement shall set forth the amount of funding to be provided by the county, an
1939 anticipated scope of work, work schedule and budget governing the use of the amenity

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1940 funds. Except for the amount of funding to be provided by the county, these terms may
1941 be modified by written agreement between King County and the city. Such an agreement
1942 need not be in the form of an interlocal agreement. Such an agreement must be
1943 authorized by the TDR executive board. If amenity funds are paid to a city to operate a
1944 program, the interlocal agreement shall set the period during which the program is to be
1945 funded by King County.

1946 J. A city that receives amenity funds from the county is responsible for using the
1947 funds for the purposes and according to the terms of the governing interlocal agreement.

1948 K. To facilitate timely implementation of capital improvements or programs at
1949 the lowest possible cost, King County may make amenity payments as authorized in an
1950 interlocal agreement to a city before completion of the required improvements or
1951 implementation programs, as applicable. If all or part of the required improvements or
1952 implementation programs in an interlocal agreement to be paid for from King County
1953 funds are not completed by a city within five years from the date of the transfer of
1954 amenity funds, then, unless the funds have been used for substitute amenities by
1955 agreement of the city and King County, those funds, plus interest, shall be returned to
1956 King County and deposited into the originating amenity fund for reallocation to other
1957 TDR projects.

1958 L. King County is not responsible for maintenance, operating and replacement
1959 costs associated with amenity capital improvements inside cities, unless expressly agreed
1960 to in an interlocal agreement.

1961

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1962 ~~NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter~~
 1963 ~~21A.42 a new section to read as follows:~~
 1964 ~~— Modifications and expansions of standards for agricultural activities as provided~~
 1965 ~~in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team~~
 1966 ~~established by section 34 of this ordinance, subject to the following:~~
 1967 ~~— A. The proposed modification or expansion must be located on existing~~
 1968 ~~impervious surface or lands not otherwise suitable for direct agricultural production~~
 1969 ~~based upon soil conditions or other factors and cannot be returned to productivity by~~
 1970 ~~drainage maintenance;~~
 1971 ~~— B. The proposed modification or expansion must be allowed under Farmland~~
 1972 ~~Preservation Program conservation easement and/or zoning development standards;~~
 1973 ~~— C. The proposed modifications or expansion must be supported by adequate~~
 1974 ~~utilities, parking, internal circulation and other infrastructure;~~
 1975 ~~— D. The proposed modification or expansion must not interfere with neighborhood~~
 1976 ~~circulation or interfere with existing or permitted development or use on neighboring~~
 1977 ~~properties;~~
 1978 ~~— E. The proposed modification or expansion must be designed in a manner that is~~
 1979 ~~compatible with the character and appearance of existing, or proposed development in the~~
 1980 ~~vicinity of the subject property;~~
 1981 ~~— F. The proposed modification or expansion must not be in conflict with the health~~
 1982 ~~and safety of the community and is such that pedestrian and vehicular traffic associated~~
 1983 ~~with the use must not be hazardous or conflict with existing and anticipated traffic in the~~
 1984 ~~neighborhood;~~

Commented [CJ8]: Removal of Section 35 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

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1985 ~~—— G. The proposed modification or expansion must be supported by adequate~~
 1986 ~~public facilities or services and must not adversely affect public services to the~~
 1987 ~~surrounding area; and~~

1988 ~~—— H. The expansion or modification must not be in conflict with the policies of the~~
 1989 ~~Comprehensive Plan or the basic purposes of K.C.C. Title 21A.~~

1990 ~~—— **NEW SECTION. SECTION 36.** There is hereby added to K.C.C. chapter~~
 1991 ~~21A.42 a new section to read as follows:~~

1992 ~~—— The department shall establish an agricultural technical review committee~~
 1993 ~~consisting of representatives of the departments of permitting and environmental review,~~
 1994 ~~natural resources and parks and public health and the King Conservation District to~~
 1995 ~~review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090.~~
 1996 ~~The committee may authorize the siting of the facilities subject to the following:~~

1997 ~~—— A. The use must be limited to processing, warehousing, storage, including~~
 1998 ~~refrigeration, retail sales and other similar support services of locally produced~~
 1999 ~~agricultural products. Sixty percent or more of the products must be grown or raised in~~
 2000 ~~the agricultural production district. At the time of initial application, the applicant shall~~
 2001 ~~submit a projection of the source of products to be produced;~~

2002 ~~—— B. Limited to farmworker housing to support agricultural operations located in~~
 2003 ~~the agricultural production district;~~

2004 ~~—— C. The use must be limited to farm operations, including equipment repair, and~~
 2005 ~~other similar services primarily supporting agricultural operations located in the~~
 2006 ~~agricultural production district. Sixty percent or more of the services business must be to~~
 2007 ~~support agricultural operations in the agricultural production district. At the time of~~

Commented [CJ9]: Removal of Section 36 of the Proposed Ordinance would remove the Exec's proposed changes regarding Ag uses and go back to the existing code. The work on proposed changes to Ag uses will be addressed in 2017 via an interbranch team per direction in the Workplan.

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2008 ~~initial application, the applicant shall submit a projection of the source of products to be~~
 2009 ~~produced;~~

2010 ~~—— D. Structures and areas used for agricultural services, including walls, fences and~~
 2011 ~~screening vegetation, must meet the setback and size limitation in K.C.C.~~
 2012 ~~21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with~~
 2013 ~~existing or permitted development or use on neighboring properties;~~

2014 ~~—— E. The proposed use must be designed in a manner which is compatible with the~~
 2015 ~~character and appearance of existing, or proposed development in the vicinity of the~~
 2016 ~~subject property;~~

2017 ~~—— F. The use must not be in conflict with the health and safety of the community~~
 2018 ~~and must be such that pedestrian and vehicular traffic associated with the use will not be~~
 2019 ~~hazardous or conflict with existing and anticipated traffic in the neighborhood;~~

2020 ~~—— G. The use must be supported by adequate public facilities or services and will~~
 2021 ~~not adversely affect public services to the surrounding area; and~~

2022 ~~—— H. The use must not be in conflict with the policies of the Comprehensive Plan or~~
 2023 ~~the basic purposes of K.C.C. Title 21A.~~

2024 ~~**SECTION 3725.** Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010~~
 2025 ~~are each hereby repealed.~~

2026 ~~**SECTION 3826. Severability.** If any provision of this ordinance its application~~
 2027 ~~to any person or circumstance is held invalid, the remainder of the ordinance or the~~
 2028 ~~application of the provision other persons or circumstances is not affected."~~
 2029

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2030 Delete Attachment A, King County Comprehensive Plan - 2016 Update, and insert
2031 Attachment A, King County Comprehensive Plan - 2016 Update, dated September 1,
2032 2016, engross the changes in the striking amendment and from any adopted amendments
2033 to the striking amendment, and delete the line numbers.
2034
2035 Delete Attachment B, Appendix - Land Use and Zoning Amendments, and insert
2036 Attachment B, Appendix - Land Use and Zoning Amendments, dated September 1, 2016,
2037 and engross the changes in the striking amendment and from any adopted amendments to
2038 the striking amendment.
2039
2040 Delete Attachment C, Technical Appendix A – Capital Facilities, and insert Attachment
2041 C, Technical Appendix A – Capital Facilities, dated September 1, 2016, engross the
2042 changes in the striking amendment and from any adopted amendments to the striking
2043 amendment, and delete the line numbers.
2044
2045 Delete Attachment D, Technical Appendix B - Housing, and insert Attachment D,
2046 Technical Appendix B - Housing, dated September 1, 2016, engross the changes in the
2047 striking amendment and from any adopted amendments to the striking amendment, and
2048 delete the line numbers.
2049
2050 Delete Attachment E, Technical Appendix C - Transportation, and insert Attachment E,
2051 Technical Appendix C - Transportation, dated September 1, 2016, engross the changes in

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2052 the striking amendment and from any adopted amendments to the striking amendment,
2053 and delete the line numbers.

2054

2055 Delete Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, and
2056 insert Attachment F, Technical Appendix C1 – 2016 Transportation Needs Report, dated
2057 September 1, 2016, engross the changes in the striking amendment and from any adopted
2058 amendments to the striking amendment, and delete the line numbers.

2059

2060 Delete Attachment G, Technical Appendix C2 – Regional Trail Needs Report, and insert
2061 Attachment G, Technical Appendix C2 – Regional Trail Needs Report, dated September
2062 1, 2016, engross the changes in the striking amendment and from any adopted
2063 amendments to the striking amendment, and delete the line numbers.

2064

2065 Delete Attachment H, Technical Appendix D – Growth Targets and the Urban Growth
2066 Area, and insert Attachment H, Technical Appendix D – Growth Targets and the Urban
2067 Growth Area, dated September 1, 2016, engross the changes in the striking amendment
2068 and from any adopted amendments to the striking amendment, and delete the line
2069 numbers.

2070

2071 Delete Attachment I, Technical Appendix R – Public Outreach for the Development of
2072 the 2016 Comprehensive Plan, and insert Technical Appendix R – Public Outreach for
2073 the Development of the 2016 Comprehensive Plan, dated September 1, 2016, engross the

REDLINE VERSION – FOR ILLUSTRATIVE PURPOSES ONLY

2074 changes in the striking amendment and from any adopted amendments to the striking
2075 amendment, and delete the line numbers.

2076

2077 Insert Attachment K, Addendum to Vashon Town Plan.

2078

2079 **EFFECT: This striking amendment:**

- 2080 • **Amends the Vashon Town Plan to make a zoning change on one parcel,**
- 2081 • **Removes proposed changes related to agricultural uses,**
- 2082 • **Adds code provisions related to transfer of development rights, and**
- 2083 • **Replaces attachments with updated versions.**

2084 **See track changes version of S1, as well as amendment summary matrices, for more**
2085 **detail.**

REDLINE

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**Attachment B to Proposed Ordinance 2016-0155
September 1, 2016**



King County

2016

King County Comprehensive Plan Update

LAND USE AND ZONING AMENDMENTS

Land Use and Zoning Amendments

Table of Contents

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| Amendment 5: | Tall Chief, Department of Natural Resources and Parks |
| Amendment 6: | East Cougar Mountain Potential Annexation Area |
| Amendment 7: | Urban Growth Area Technical Corrections, Department of Transportation |
| Amendment 8: | Vashon #1 |
| Amendment 9: | Rainier Ridge |

Map Amendment # 1

134th Avenue SE and 140th Avenue SE, Near Petrovitsky Road

(Fairwood A Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Map Section 34 Township 23, Range 05 as follows:

6
7
8 LAND USE

9
10 Change land use designation on parcels 3423059035, 3423059061,
11 3423059031, and 3423059034 to “uh” (Urban High; Urban Residential >12
12 du/ac)

13
14 ZONING

- 15
16 1. Change zoning on parcels 3423059035, 3423059061, and
17 3423059031 to R-18-P.
18
19 2. Add P-suffix development condition SC-Pxx to parcels 3423059035,
20 3423059061, and 3423059031:
21 “If proposing multifamily residential development, the use shall
22 be subject to the following conditions:
23 1. Some combination of the following uses are permitted as
24 allowed in K.C.C. 21A.08 and subject to applicable
25 development regulations : senior residential single family,
26 senior citizen assisted housing, day care facilities and
27 nursing and personal care facilities; or
28 2. For multifamily development that is not for the uses noted
29 in Condition 1, at least 20% of the residential units shall
30 be affordable for moderate-income residents as defined
31 in the King County Consolidated Housing and Community
32 Development Plan (Ordinance 18070), or successor
33 plans.”
34
35 3. Change zoning on parcel 3423059034 to R-18-P.
36

37 4. Add P-suffix development condition SC-Pxx to parcel 3423059034:

38

39

40

41

42

43

44

45

46

47

48

“For multifamily development, at least 20% of the residential units shall be affordable for moderate-income residents as defined in the King County Consolidated Housing and Community Development Plan (Ordinance 18070), or successor plans.”

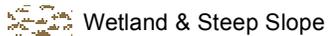
Effect: Amends Land Use from “um” to “uh” and Zoning from R-6 to R-18-P in area to allow for the potential development of a continuing care retirement community, as noted in Motion 14276, and multifamily housing. Adds P-suffix development conditions.

Map Amendment #1 - Fairwood A

2016 King County Comprehensive Plan

ATTACHMENT 6

Land Use Map Amendment

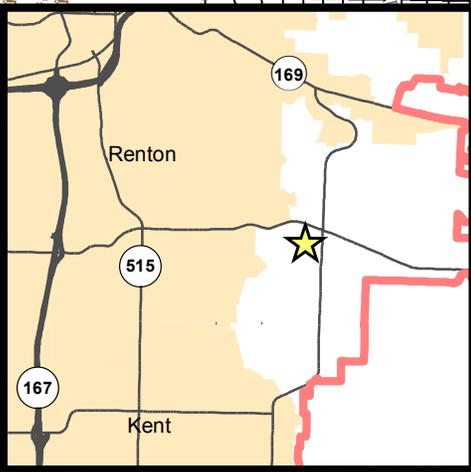
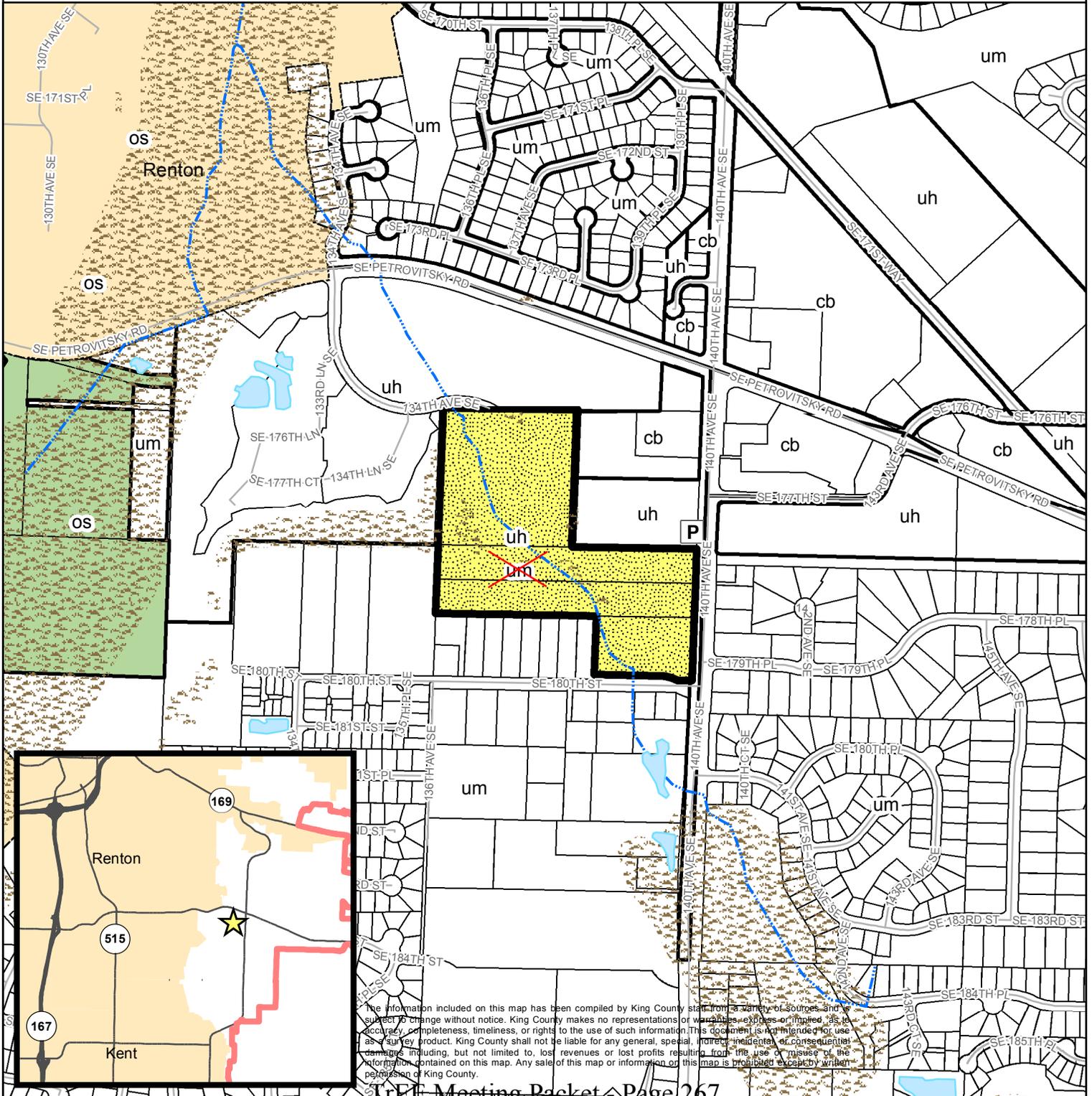
- | | | |
|--|---|-------------------------------------|
|  Study Area |  Park & Ride | cb Community Business |
|  CPLU |  Waterbodies | os KC Open Space System |
|  Wetland & Steep Slope |  Streams | uh Urban Res., High (>12du/acre) |
|  Incorporated Area |  Railroads | um Urban Res., Medium (4-12du/acre) |
|  Urban Growth Boundary |  Parcels | ul Urban Res., Low (1du/acre) |
|  Parks & OS | | |



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Date: 8/22/2016



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Map Amendment #1 - Fairwood A

2016 King County Comprehensive Plan

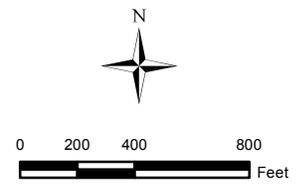
ATTACHMENT 6

Zoning Map Amendment

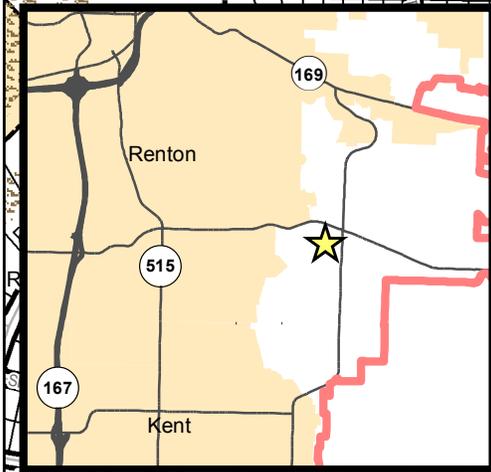
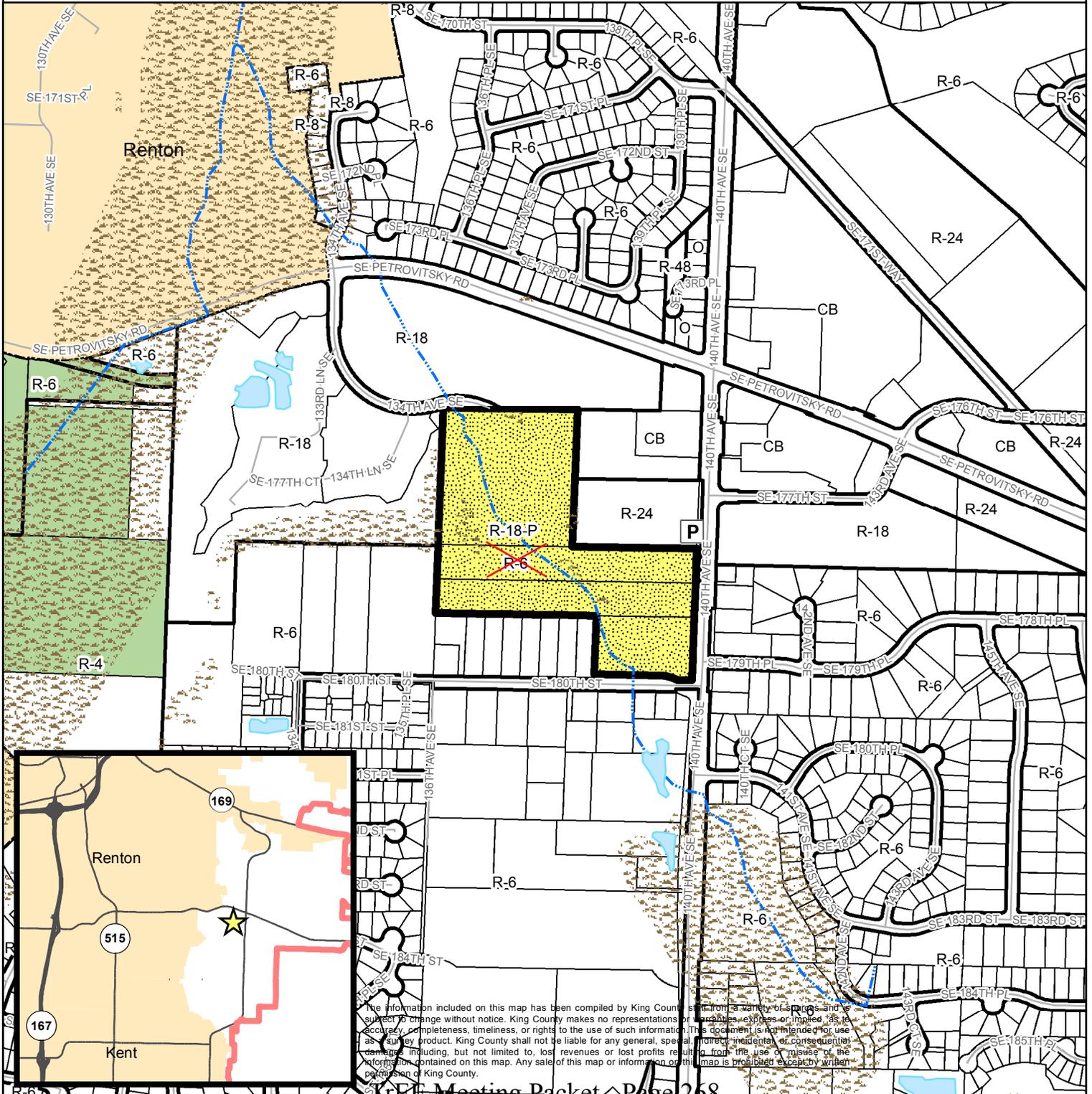
-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

- R-4 Residential, 4 DU per acre
- R-6 Residential, 6 DU per acre
- R-8 Residential, 8 DU per acre
- R-18 Residential, 18 DU per acre
- R-18-P Residential, 18 DU per acre
- R-24 Residential, 24 DU per acre
- R-48 Residential, 48 DU per acre
- CB Community Business
- O Office

P = parcel specific development condition



Date: 8/23/2016



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Map Amendment # 2

South 360th Street @ State Route 161

(Federal Way Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3

4

5

Amend Section 28, Township 21, Range 04 as follows:

6

7

8

LAND USE

9

10

Change land use designation on parcel 2821049171 to Neighborhood
Business Center.

11

12

13

ZONING

14

15

Change zoning on parcel 2821049171 to Neighborhood Business.

16

17

18

Effect: Amends Land Use from “um” to “nb” and Zoning from R-4 to NB.

19

**Allows for a higher density land use category that would allow for commercial
development, as noted in Motion 14276.**

20

Map Amendment # 3

302nd Avenue SE @ 303rd Place SE

(Allison Docket Request Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 32, Township 24, Range 07 as follows:

6
7 ZONING

- 8
9 1. Remove the "SDO" from parcel 3224079134 and revise the existing split
10 zoning from RA-5(SO) / RA-10 to RA-5.
11
12 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties;
13 parcels 3224079140, 3224079112, and 3224079021.
14
15 3. Remove the "SDO" from one adjacent RA-5 (SO) / RA-10 zoned property;
16 parcel 3224079136.
17

18
19 **Effect: Removes an "SDO" condition on the property which has been**
20 **superseded by the County's Critical Areas Ordinance and is therefore no**
21 **longer necessary. In practical terms, this will affect only the Allison property**
22 **(parcel 3224079134) because it has additional development potential and the**
23 **others are already developed. Also changes split zoning on parcel**
24 **3224079134 from RA-5 / RA-10 to RA-5, allowing for the potential development**
25 **of one additional dwelling unit.**

Map Amendment #3 - Allison

2016 King County Comprehensive Plan

ATTACHMENT 6

Land Use Map Amendment

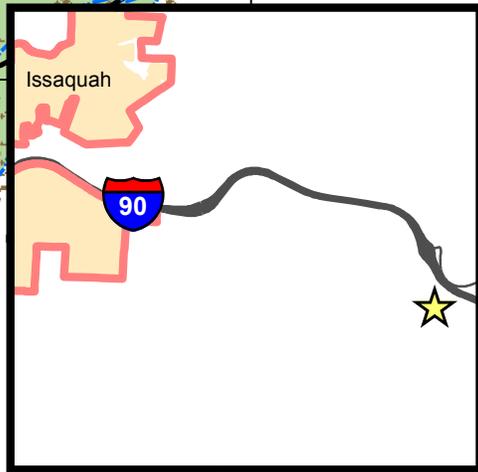
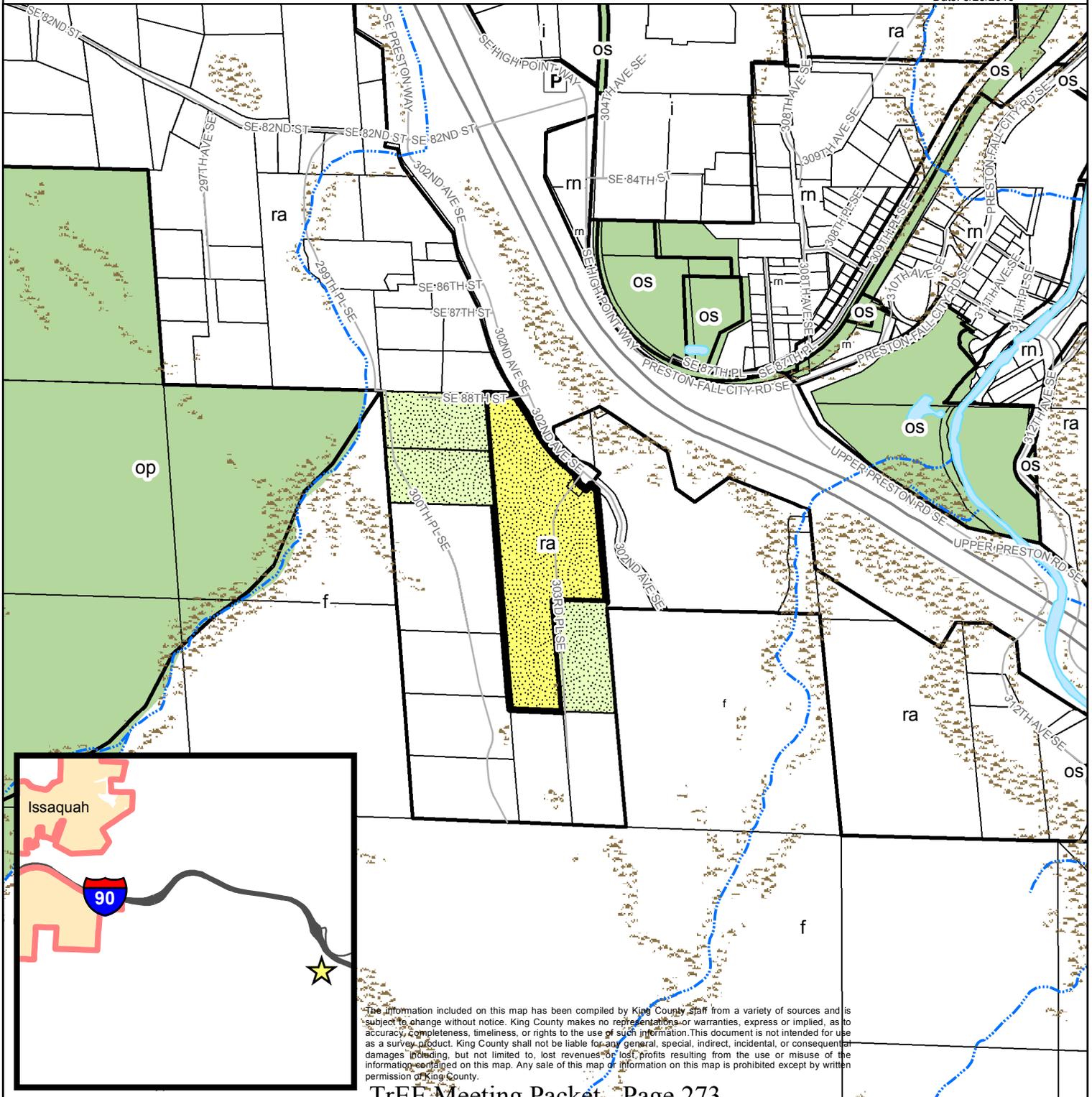
- | | | | | | | | |
|--|-----------------------|---|-------------|---|----------------------|---|------------------------------|
|  | Study Area |  | Parks & OS |  | Park & Ride |  | Forestry |
|  | Affected Parcels |  | Waterbodies |  | Streams |  | Industrial |
|  | CPLU |  | Railroads |  | Incorporated Area |  | Other Parks/Wilderness |
|  | Wetland & Steep Slope |  | Parcels |  | KC Open Space System |  | Rural Area (1du/2.5-10acres) |
|  | Urban Growth Boundary |  | Parcels |  | Rural Neighborhood | | |



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Date: 8/23/2016



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Map Amendment #3 - Allison

2016 King County Comprehensive Plan

Zoning Map Amendment

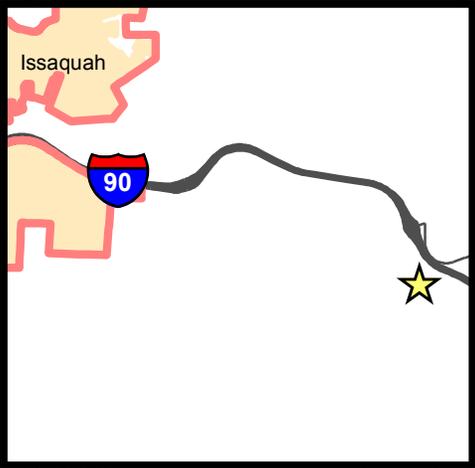
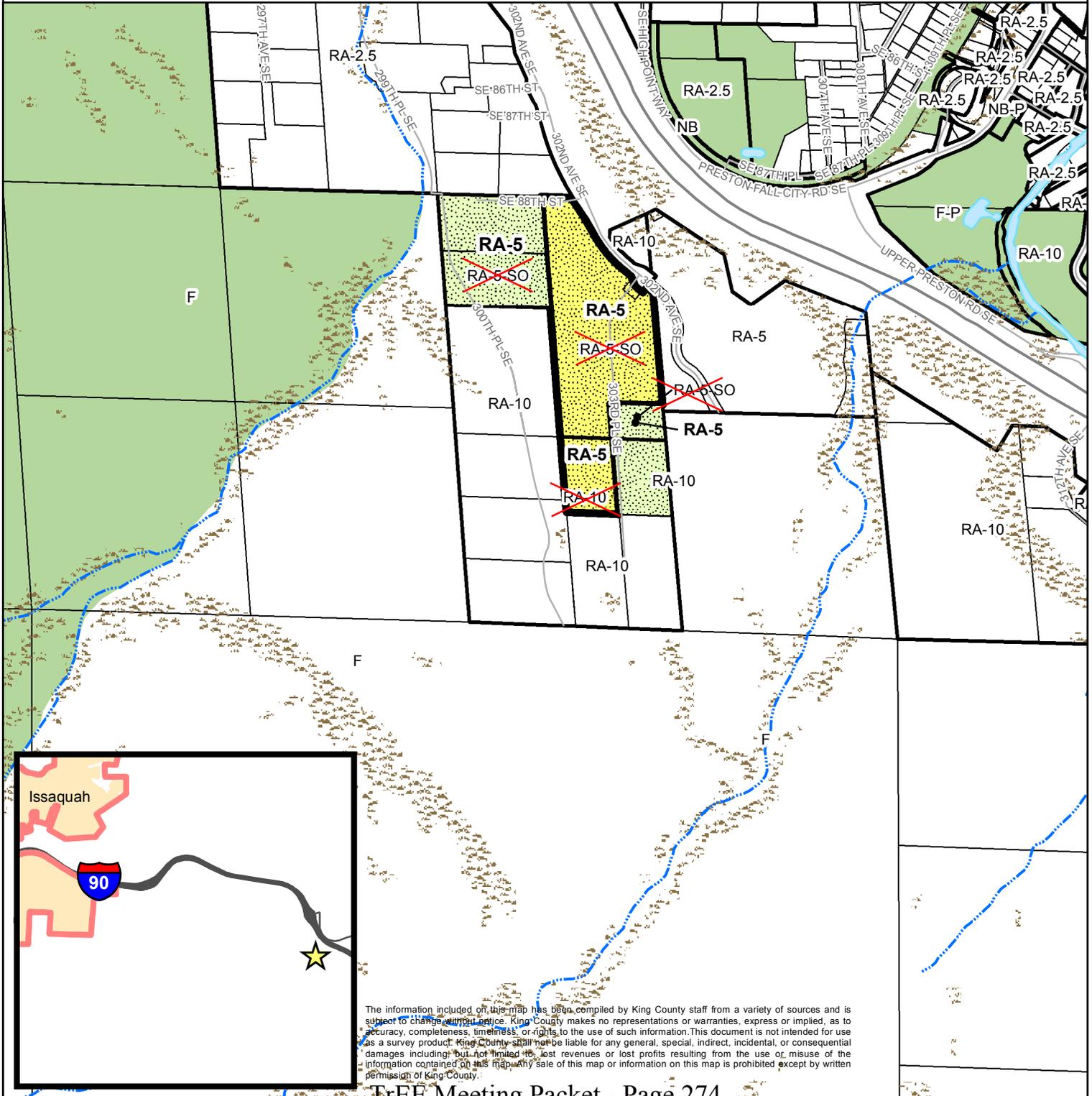
ATTACHMENT 6

- | | | | | | |
|--|-----------------------|---|-------------|---|----------------------------------|
|  | Study Area |  | Parks & OS |  | F Forest |
|  | Affected Parcels |  | Park & Ride |  | F-P Forest |
|  | Zoning |  | Waterbodies |  | I-P Industrial |
|  | Wetland & Steep Slope |  | Streams |  | NB Neighborhood Business |
|  | Incorporated Area |  | Railroads |  | NB-P Neighborhood Business |
|  | Urban Growth Boundary |  | Parcels |  | RA-2.5 Rural Area, 1 DU/5 acres |
| | | | |  | RA-5 Rural Area, 1 DU/5 acres |
| | | | |  | RA-5-SO Rural Area, 1 DU/5 acres |
| | | | |  | RA-10 Rural Area, 1 DU/10 acres |

P = parcel specific development condition SO = special district overlay



Date: 8/23/2016



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Map Amendment # 4

Parcels in Taylor Mountain Forest

(Taylor Mountain Forest Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Sections 30, 32 & 33, Township 23, Range 07 and Section 5, Township 22,
6 Range 07 as follows:

7 8 LAND USE

- 9
- 10 1. Change the land use designation on parcel 3023079001 from Forestry to
 - 11 Open Space.
 - 12
 - 13 2. Change the land use designation on parcels 3223079015 and
 - 14 3223079009 from Rural Area to Open Space.

15 16 ZONING

- 17
- 18 1. Change zoning on ten parcels from Rural Area 10 to Forest, and include
 - 19 them in the Forest Production District. The parcels are:

20
21 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,
22 3223079015, 3223079021, 3223079027, 3323079005, 3323079009

- 23
24 2. Change split zoning on parcel 3123079003 from Forest / RA-10 to Forest.

25 26 FOREST PRODUCTION DISTRICT

27
28 Include eleven parcels in the Forest Production District. Amend all KCCP and
29 Technical Appendix maps that include the Forest Production District to be
30 consistent with this change. The parcels are:

31
32 0522079001, 3223079014, 3223079001, 3223079009, 3223079011,
33 3223079015, 3223079021, 3223079027, 3323079005, 3323079009,
34 3123079003

35
36 **Effect:** This internal request makes the zoning and land use consistent on the
37 parcels within the King County Taylor Mountain Forest.

Map Amendment #3 - Taylor Mountain

ATTACHMENT 6

2016 King County Comprehensive Plan Land Use Map Amendment

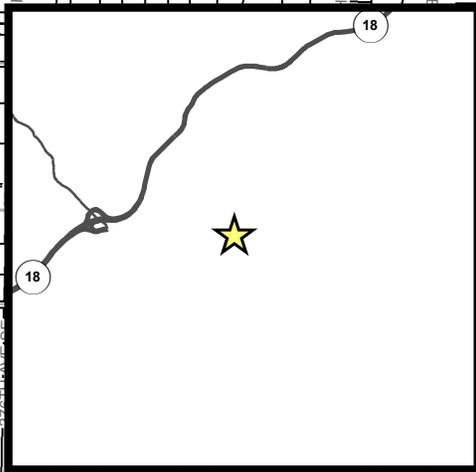
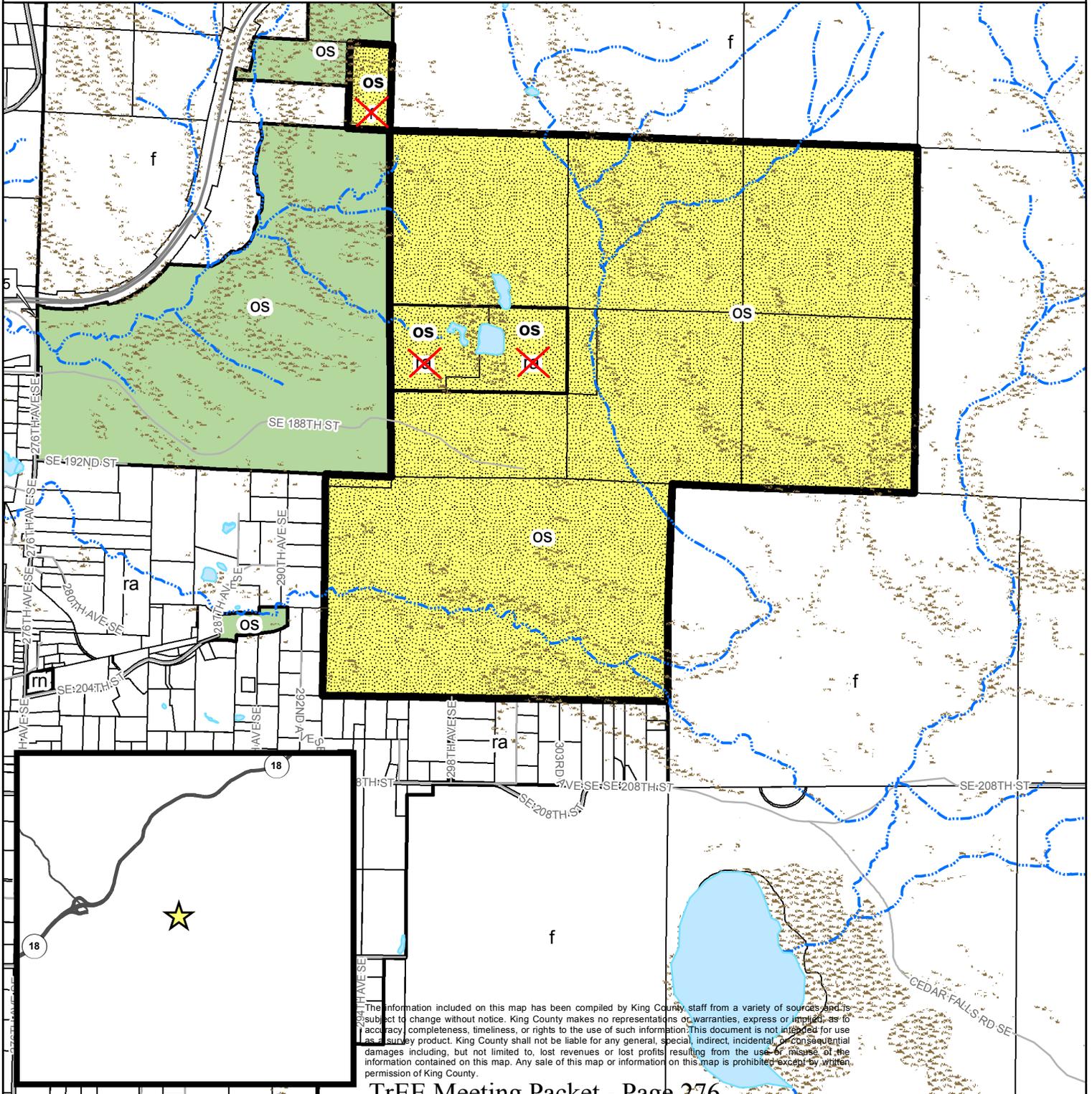
- | | | |
|--|---|--|
|  CPLU |  Park & Ride |  Forestry |
|  Study Area |  Waterbodies |  KC Open Space System |
|  Wetland & Steep Slope |  Streams |  Rural Area |
|  Incorporated Area |  Railroads |  Rural Neighborhood |
|  Urban Growth Boundary |  Parcels | |
|  Parks & OS | | |



0 500 1,000 2,000
Feet



Date: 10/29/2015



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Map Amendment #3 - Taylor Mountain

ATTACHMENT 6

2016 King County Comprehensive Plan Zoning Map Amendment

-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

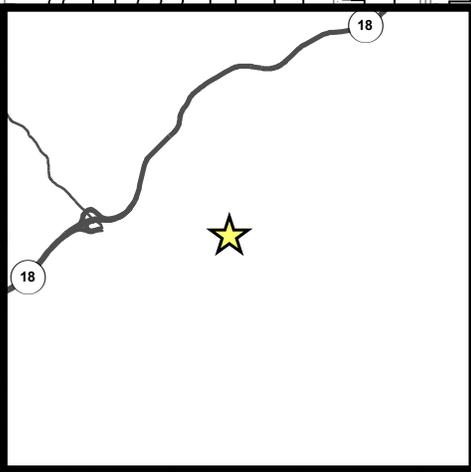
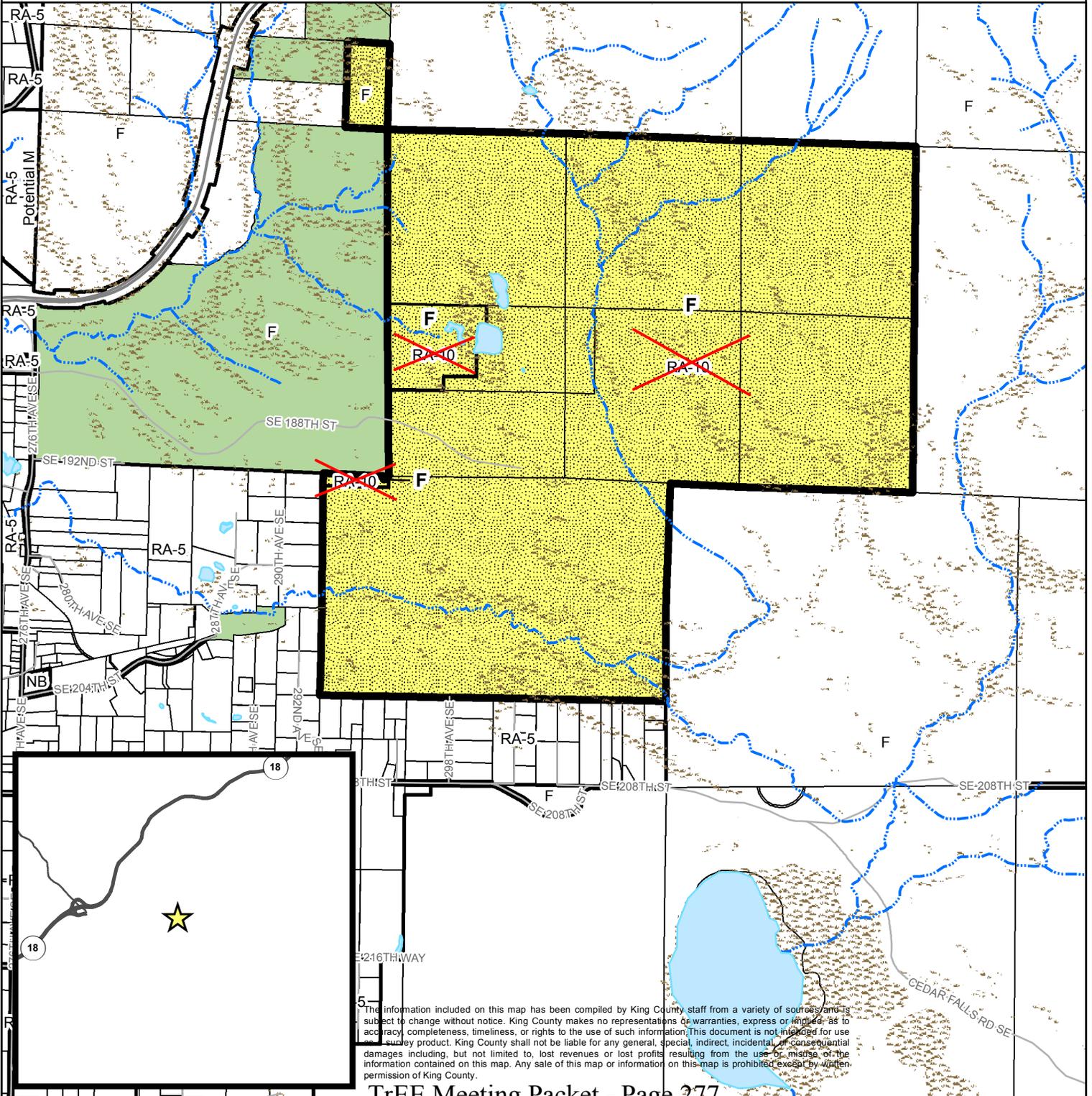
- RA-5 Rural Area, 1 DU/5 acres
- RA-10 Rural Area, 1 DU/10 acres
- F Forest
- M Mineral
- NB Neighborhood Business



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Date: 10/29/2015



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Map Amendment # 5

Tall Chief Golf Course

(Tall Chief Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Section 5, Township 24, Range 07 as follows:

6 LAND USE

- 7
8
9 1. Change the split land use designation on parcel 0524079002 from Rural
10 Area/Agriculture to Agriculture.
11
12 2. Change the land use designation on parcels 0524079025 and
13 0524079026 from Rural Area to Agriculture.
14

15 ZONING

- 16
17 1. Change the split zoning on parcel 0524079002 from RA-10/A-35 to A-35.
18
19 2. Change the zoning on parcel 0524079025 from RA-10 to A-10.
20
21 3. Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-
22 10, and remove SDO from parcel.
23

24 AGRICULTURAL PRODUCTION DISTRICT

25
26 Add parcels 0524079002, 0524079025, and 0524079026 to the Agricultural
27 Production District. Amend all KCCP and Technical Appendix maps that
28 include the Agricultural Production District to be consistent with this change.
29
30

31 **Effect:** This internal request rezones the former Tall Chief Golf Course from
32 Rural Area to Agriculture and adds the parcels to the Agricultural Production
33 District.

Map Amendment #5 - Tall Chief

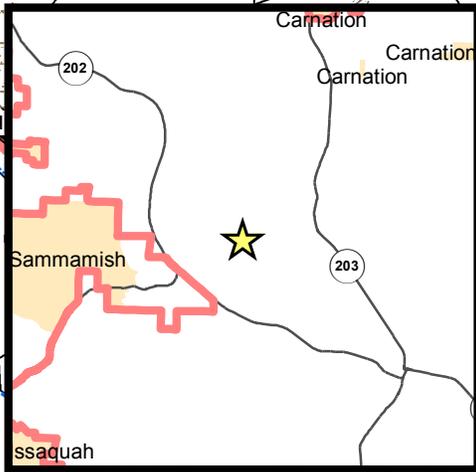
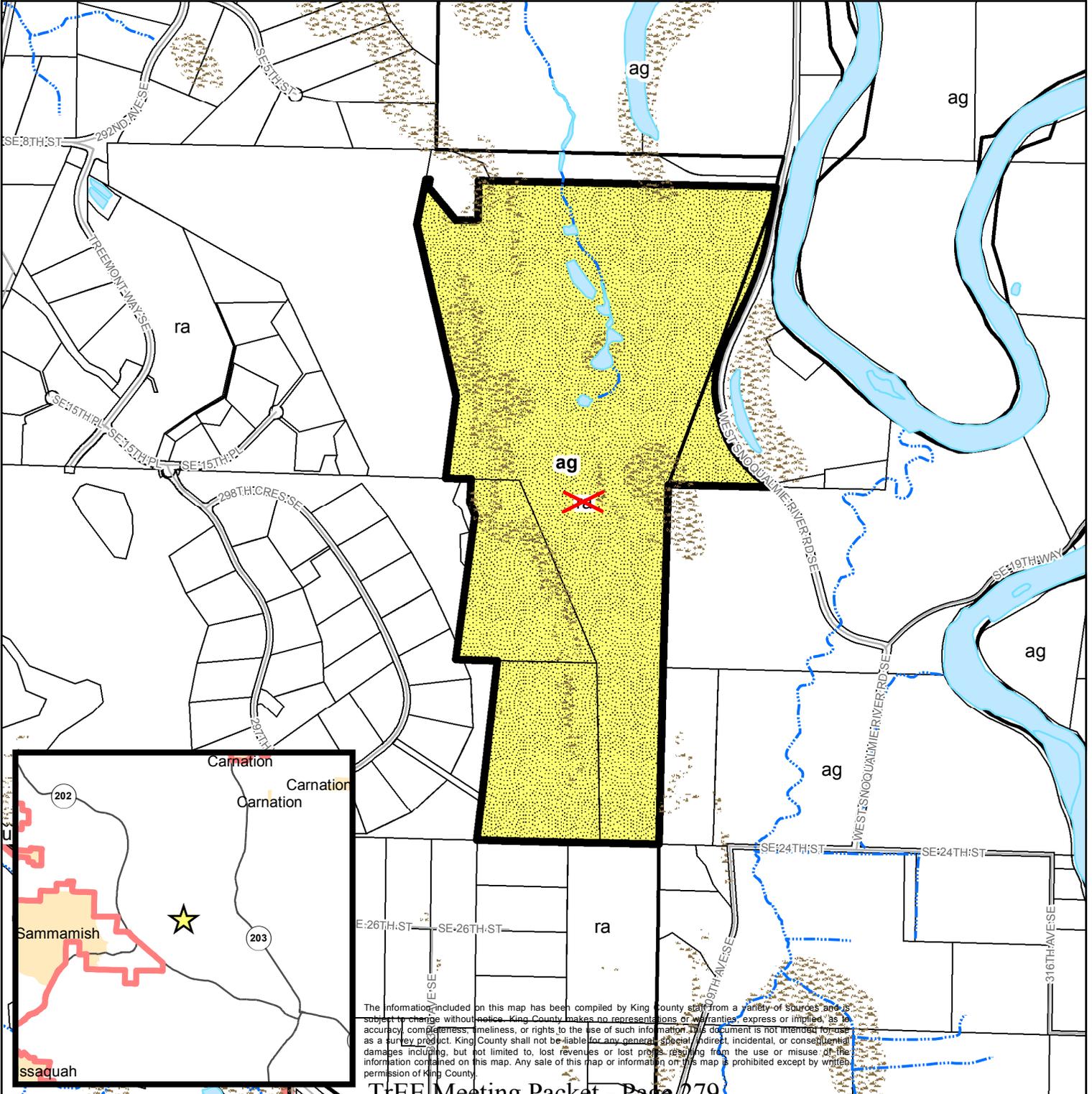
ATTACHMENT 6

2016 King County Comprehensive Plan Land Use Map Amendment

- | | | | |
|--|---|---|----------------|
|  Study Area |  Park & Ride |  Streams | ag Agriculture |
|  CPLU |  Railroads |  Waterbodies | ra Rural Area |
|  Wetland & Steep Slope |  Parcels | | |
|  Incorporated Area | | | |
|  Urban Growth Boundary | | | |
|  Parks & OS | | | |



Date: 10/28/2015



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Map Amendment #5 - Tall Chief

ATTACHMENT 6

2016 King County Comprehensive Plan Zoning Map Amendment

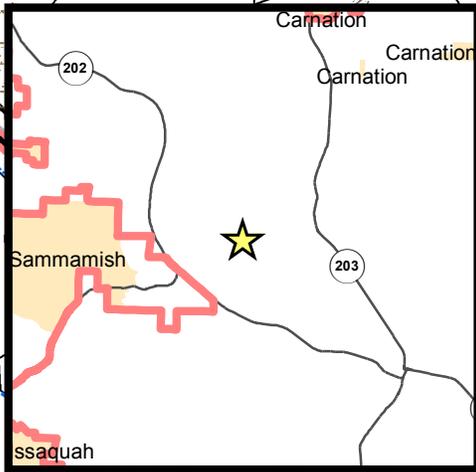
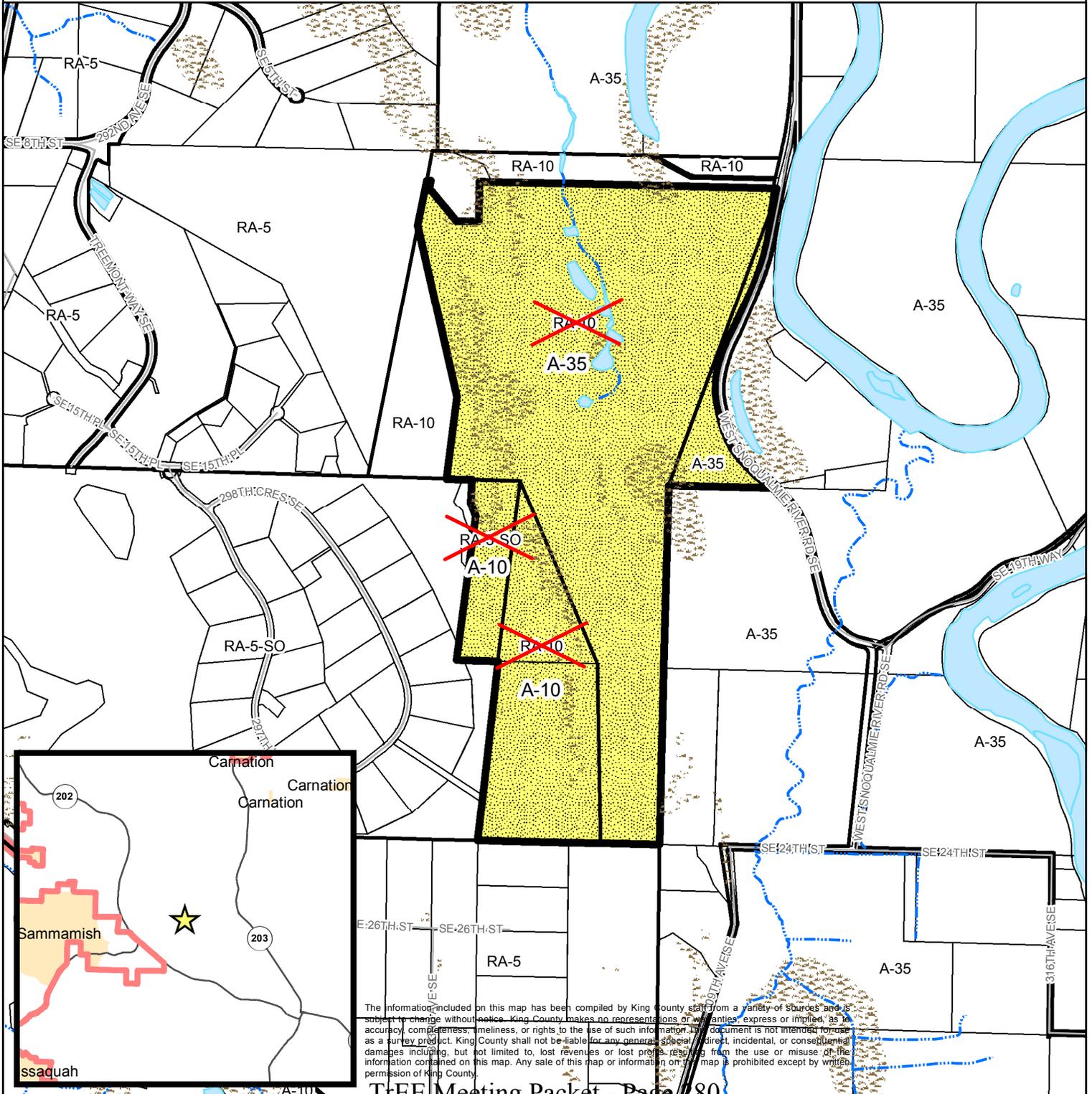
- | | | |
|--|---|----------------------------------|
|  Study Area |  Park & Ride | RA-5 Rural Area, 1 DU/5 acres |
|  Zoning |  Waterbodies | A-10 Agricultural, 1 DU/10 acres |
|  Wetland & Steep Slope |  Streams | A-35 Agricultural, 1 DU/35 acres |
|  Incorporated Area |  Railroads | |
|  Urban Growth Boundary |  Parcels | |
|  Parks & OS | | |



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Date: 10/21/2015



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Map Amendment # 6

East Cougar Mountain Potential Annexation Area

(E. Cougar Mountain PAA Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
2 MAP and KING COUNTY ZONING ATLAS

3
4
5 Amend Sections 19, 20, 29 & 30, Township 24, Range 06 as follows:

6 7 8 LAND USE

9 Remove the following twenty-four (24) parcels from the City of Issaquah Potential
10 Annexation and from the Urban Growth Area, and change the land use
11 designation on the following twenty-four (24) parcels from “upd” to “ra”:

12
13 1924069020, 2024069014, 3024069024, 3024069036, 3024069037,
14 3024069038, 3024069043, 2924069097, 2924069011, 2924069015,
15 2924069016, 2924069017, 2924069019, 2924069020, 2924069021,
16 2924069022, 2924069027, 2924069028, 2924069029, 2924069030,
17 2924069031, 3024069001, 3024069019, 3024069020

18
19 Update the Interim Potential Annexation Area Map to remove the subject parcels
20 from the City of Issaquah Potential Annexation Area.

21
22 Amend all other KCCP and Technical Appendix maps that include the Urban
23 Growth Area to be consistent with this change.

24 25 ZONING

26
27 Change the zoning on the following of the parcels from UR-P-SO to RA-5:

28
29 1924069020, 2024069014, 3024069024, 3024069036, 3024069037,
30 3024069038, 3024069043, 2924069097, 2924069011, 2924069015,
31 2924069016, 2924069017, 2924069019, 2924069020, 2924069021,
32 2924069022, 2924069027, 2924069028, 2924069029, 2924069030,
33 2924069031, 3024069001, 3024069019, 3024069020

36 **Effect:** Responds to a request by the City of Issaquah to remove from their
37 Potential Annexation Area and change these parcels to rural land use and
38 zoning designations. Combined, these parcels represent 188 acres (or
39 excluding parcels currently owned by King County, represent 104.59 privately
40 owned acres). This is 24.24% of the 776-Acre Potential Annexation Area
41 request from the City of Issaquah.

42

43 The County will continue to discuss with the City of Issaquah, the City of
44 Bellevue, and local residents whether other portions of the remaining area
45 could or should be annexed into these two cities or whether the remaining
46 588-acres should be removed from the Urban Growth Area and the Potential
47 Annexation Area in a future King County Comprehensive Plan cycle.

Map Amendment #6 - East Cougar Mountain Potential Annexation Area

ATTACHMENT 6

2016 King County Comprehensive Plan

Land Use Map Amendment

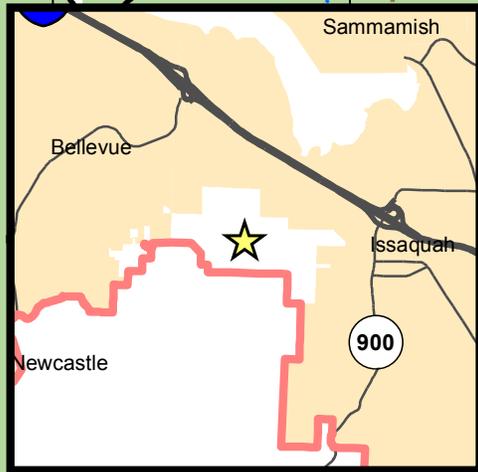
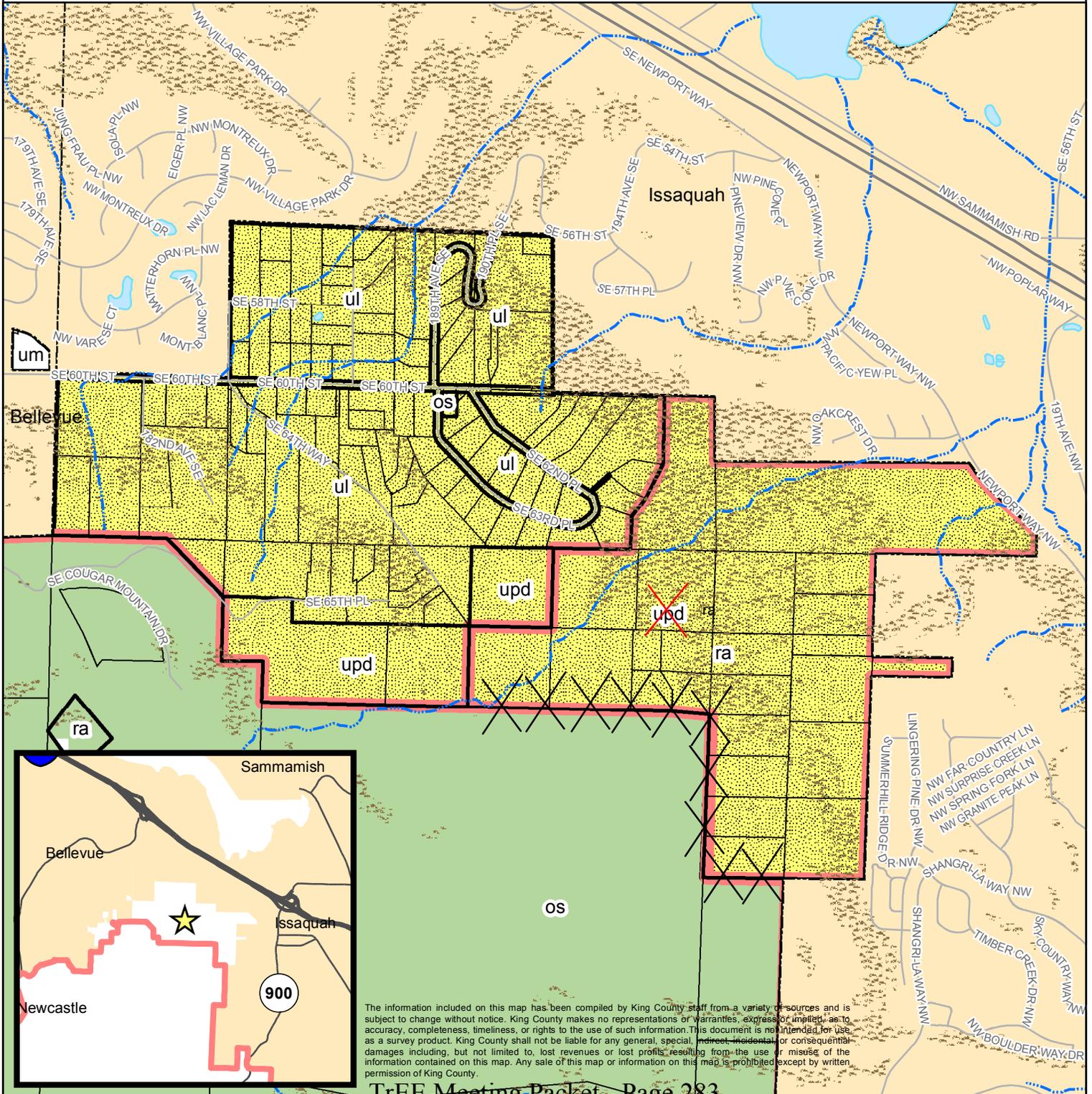
- | | | |
|--|---|--|
|  Study Area |  Park & Ride |  King County Open Space System |
|  Wetland & Steep Slope |  Waterbodies |  Rural Area (1du/2.5-10acres) |
|  Incorporated Area |  Streams |  Urban Planned Development |
|  Urban Growth Boundary |  Railroads |  Urban Res., Low (1 du/acre) |
|  Parks & OS |  Parcels |  Urban Res., Medium (4-12du/acre) |
|  CPLU | | |



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Feet



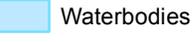
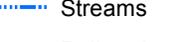
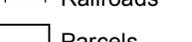
Date: 2/11/2016



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Map Amendment #6 - East Cougar Mountain Potential Annexation Area

2016 King County Comprehensive Plan Zoning Map Amendment

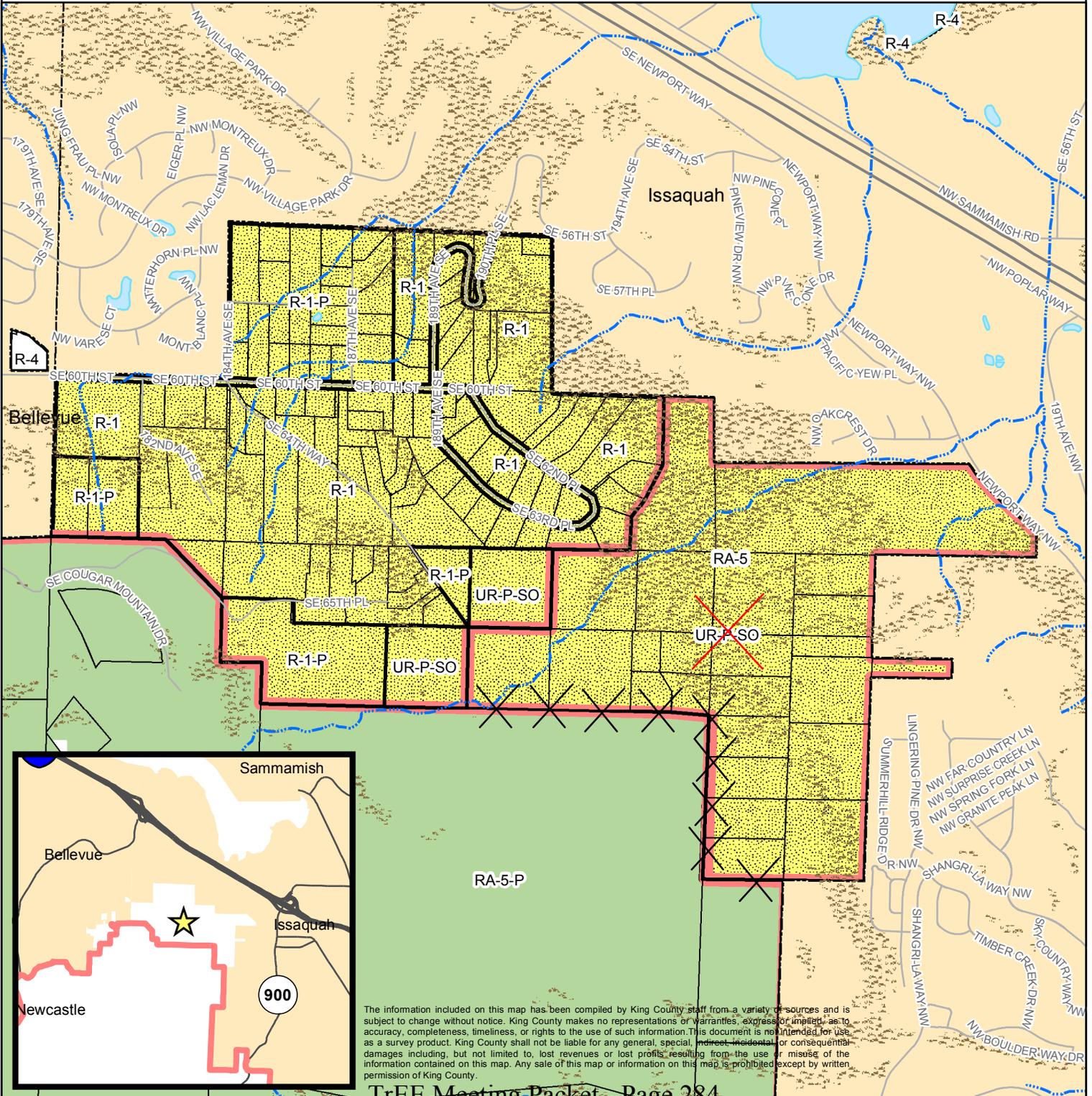
-  Study Area
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Zoning
-  Park & Ride
-  Waterbodies
-  Streams
-  Railroads
-  Parcels

- R-1 Residential, one DU per acre
- R-4 Residential, 4 DU per acre
- RA-5-P Rural Area, one DU per 5 acres
- UR-P-SO Urban Reserve, one DU per 5 acres
- R-1-P Residential, one DU per acre
- RA-5 Rural Area, one DU per 5 acres



P = parcel specific development condition
SO = special district overlay

Date: 2/11/2016



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Map Amendment # 7

Three Urban Growth Area Amendments in locations noted below

(UGA Technical Corrections Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN –LAND USE
2 MAP

3

4

5 Amend Sections 13 and 24, Township 22, Range 05, and Sections 20, 21 and 23,
6 Township 20, Range 06 as follows:

7

8

9

10

1. Include the right-of-way of the following two segments within the Urban Growth Area.

11

12

SE 240th Street from western city limits to 180th Avenue SE

13

14

248th Avenue SE from north city limits to SE 433rd Street

15

16

2. Remove the right-of-way of the following segment from the Urban Growth Area for consistency with adjacent rural roadway segments.

17

18

19

228th Avenue SE from the north boundary of the UGA to the south boundary of the UGA

20

21

22

Update the Interim Potential Annexation Area Map to remove 228th Avenue SE from the City of Enumclaw Potential Annexation Area, to add SE 240th Street to the City of Covington Potential Annexation Area, and to add 248th Avenue NE to the City of Enumclaw Potential Annexation Area.

23

24

25

26

27

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

28

29

30

Effect: This is a series of countywide technical amendments to the Urban Growth Area that only affects segments of county road rights of way; no private property is affected. The purpose of these proposed technical adjustments is to facilitate provision of services. In two cases, right-of-way adjacent to a city is proposed to be added to the UGA so that it may eventually be annexed and served by the city. In one case, the right-of-way is more appropriate to be in the Rural Area, where it will continue to be serviced by King County.

31

32

33

34

35

36

37

Urban Growth Area Boundary Amendment SE 240th Street

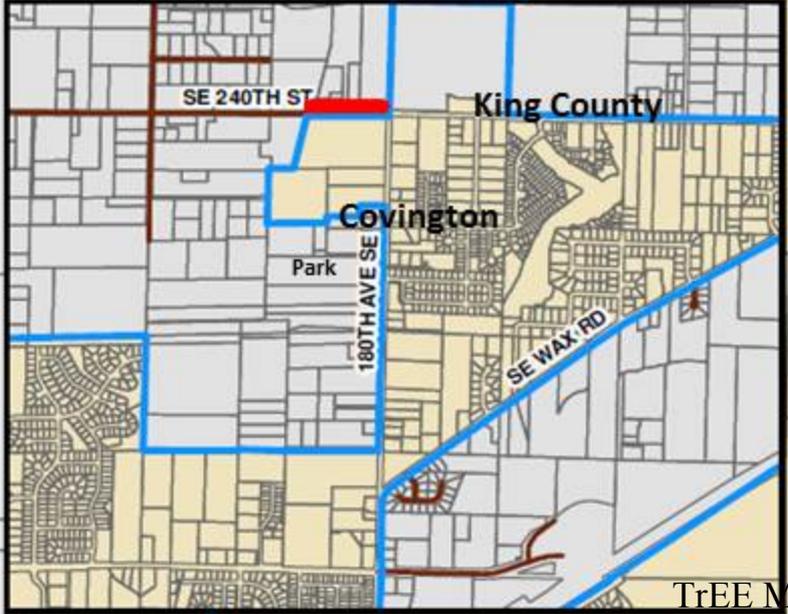
King County

PAA

Move UGA boundary to the north margin of SE 240th St. to include this section of the right-of-way in the urban area.

178TH PL SE

SE 240TH ST



Covington

- - - Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Covington
- ROW Issue





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Urban Growth Area Boundary Amendment 248th Avenue SE

King County

PAA

Move UGA boundary to the west margin of 248th Ave SE to include this section of the right-of-way in the urban area.



Enumclaw

HIGHPOINT ST

- Proposed UGA Boundary
 - Existing UGA Boundary
 - County Roads
 - Parcels
 - King County
 - Enumclaw
 - ROW Issue
- 

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Urban Growth Area Boundary Amendment 228th Avenue SE

King County

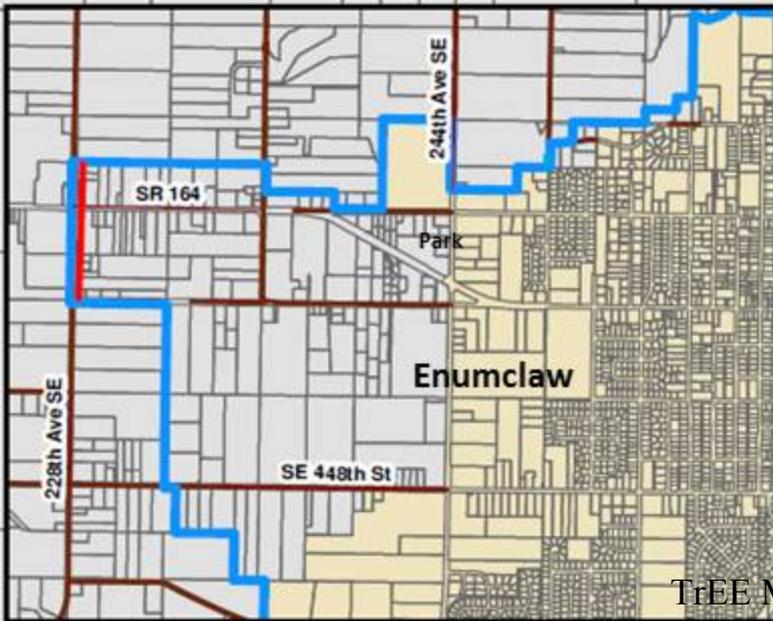
PAA

SE 436TH ST

SE 438TH ST

228TH AVE SE

Move UGA boundary to the east margin of 228th Ave SE to exclude this section of the right-of-way from the urban area.



- Proposed UGA Boundary
- Existing UGA Boundary
- County Roads
- Parcels
- King County
- Enumclaw
- ROW Issue



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Map Amendment # 8

SW Gorsuch Road, Near Vashon Highway SW

(Vashon #1 Area Zoning and Land Use Study)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4

5 Amend Section 29, Township 23, Range 03 as follows:

6
7

ZONING

8
9

1. Remove P-suffix condition VS-P24 from parcel 2923039148.

10

11

2. Add P-suffix condition VS-Pxx to parcel 2923039148 as follows:

12

13

“Development restricted to housing designated for low income.”

14

15

16

Effect: Would remove P-suffix condition VS-P24, which currently restricts development “to mobile homes, manufactured housing units and accessory support structures” and replace it with a P-suffix condition limiting development to a broader range of affordable housing development options.

17

18

19

Map Amendment #8 - Vashon #1

ATTACHMENT 6

2016 King County Comprehensive Plan Land Use Map

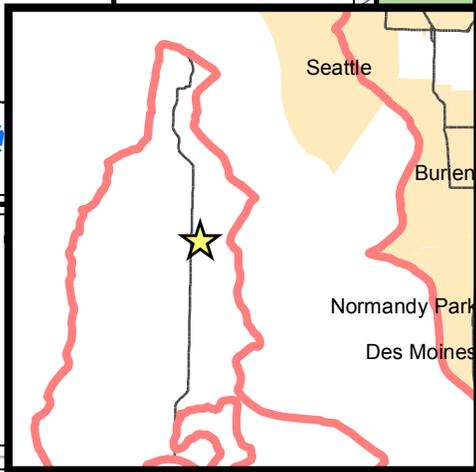
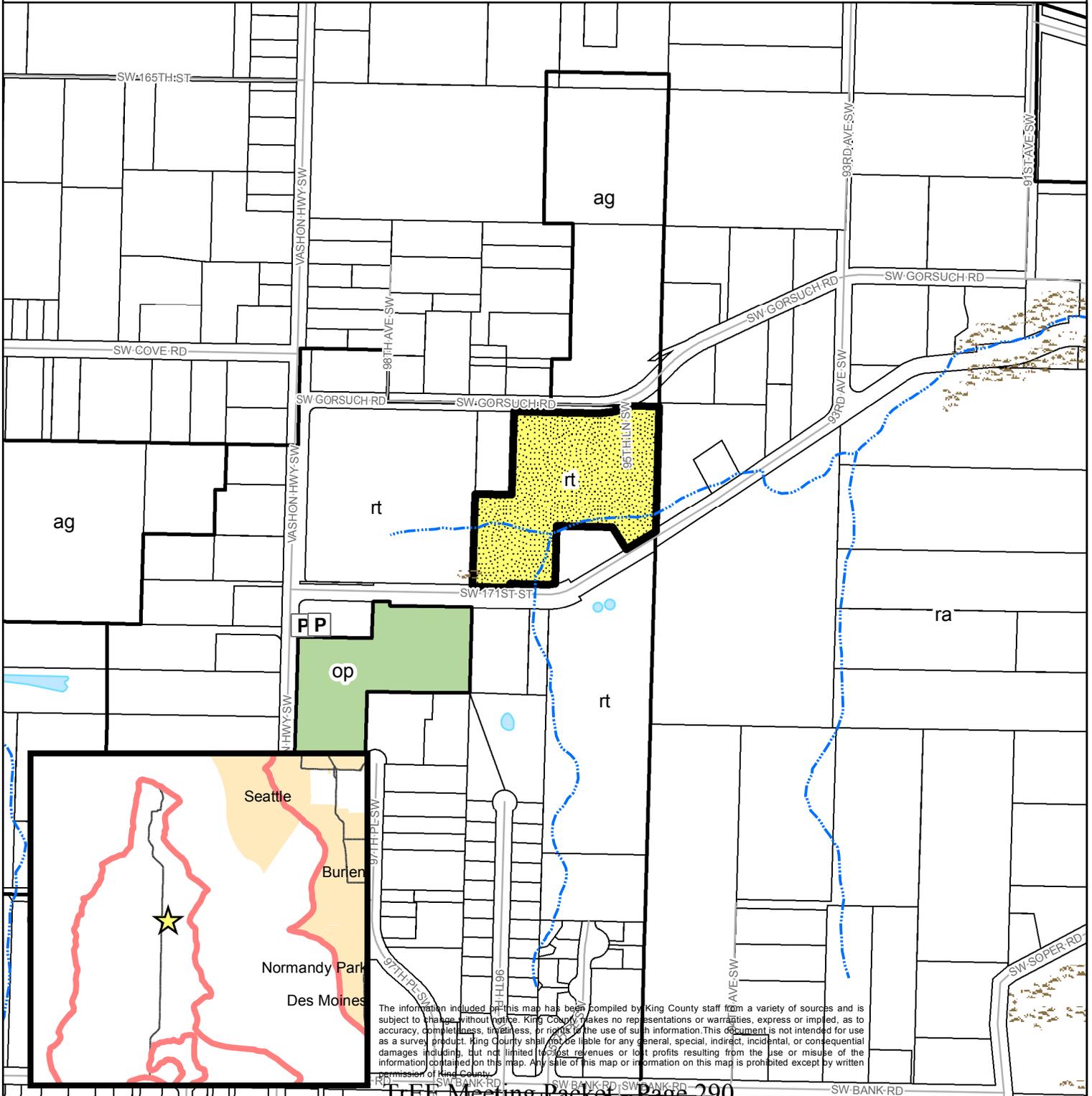
- | | | |
|--|---|---------------------------------|
|  Study Area |  Park & Ride | ra Rural Area (1du/2.5-10acres) |
|  CPLU |  Streams | op Other Parks/Wilderness |
|  Wetland & Steep Slope |  Railroads | ag Agriculture |
|  Incorporated Area |  Waterbodies | rt Rural Town |
|  Urban Growth Boundary |  Parcels | |
|  Parks & OS | | |



0 200 400
Feet



Date: 8/23/2016



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Map Amendment # 9

237th Place SE and SE 288th Street

(Rainier Ridge)

1 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – KING
2 COUNTY ZONING ATLAS

3
4
5 Amend Section 03, Township 21, Range 06 as follows:

6
7
8 ZONING

9
10 Amend P-suffix condition TR-Pxx on parcel 1531000010 as follows:

11
12 “1. A term conservation easement agreement satisfactory to King
13 County shall be recorded within 21 days of approval of this ordinance.
14 The conservation easement shall apply to the remaining 56 acres of
15 the site and shall prohibit all use and development other than passive
16 recreation until such time as the parcel is officially subdivided, whereby
17 the rural portion will be deeded fee simple to King County for the
18 purpose of permanent public passive open space.

19
20 2. ~~((Within one year))~~ By December 31, 2017, the City of Maple Valley
21 shall ~~((commence))~~ complete annexation proceedings ~~((and the~~
22 ~~County and the City shall enter into an interlocal agreement~~
23 ~~addressing: a) annexation of the urban portion of the property; b)~~
24 ~~zoning for the urban portion of the property that will achieve a minimum~~
25 ~~density of 4 dwelling units per acre; and c) subdivision procedures that~~
26 ~~will enable the City of Maple Valley to process a plat application~~
27 ~~including land within the City and County)).~~

28
29 3. SEPA mitigation measures per the MDNS Threshold Determination
30 for project
31 MAMD13-0001 dated November 26, 2013 shall be implemented and
32 completed upon the approval date of this ordinance.

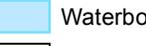
33
34 4. In the event Condition 2 is not satisfied ~~((within one year after~~
35 ~~Council approval of this ordinance))~~, the site shall ~~((be redesignated in~~
36 ~~the next King County Comprehensive Plan update))~~ revert to its pre-
37 application land use (Rural Area) and zoning (RA-5-P) designations.”
38

39 **Effect: Would amend P-suffix condition TR-Pxx to no longer require adoption**
40 **of an Interlocal Agreement, and would require completion of annexation**
41 **proceedings by December 31, 2017 in order for the Rainier Ridge Four-to-One**
42 **UGA amendment to become effective.**

Map Amendment #9 - Rainier Ridge

ATTACHMENT 6

2016 King County Comprehensive Plan Zoning Map

-  Study Area
-  Zoning
-  Wetland & Steep Slope
-  Incorporated Area
-  Urban Growth Boundary
-  Parks & OS
-  Park & Ride
-  Streams
-  Railroads
-  Waterbodies
-  Parcels

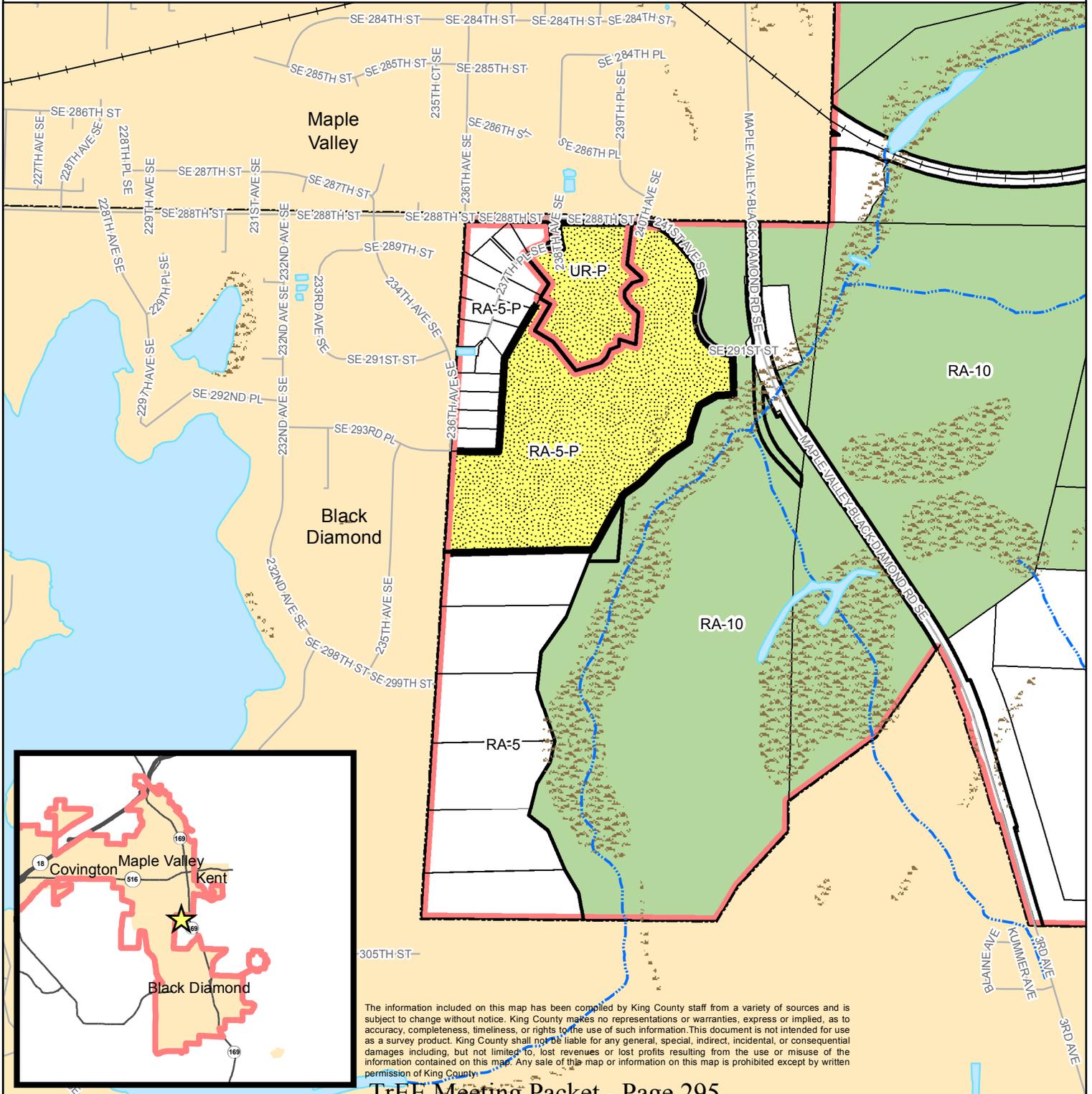
- RA-10 Rural Area, one DU per 10 acres
- RA-5 Rural Area, one DU per 5 acres
- RA-5-P Rural Area, one DU per 5 acres
- UR-P Urban Reserve, one DU per 5 acres
- P = parcel specific development condition



0 200 400 800 1,200
Feet



Date: 8/23/2016



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**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|-------------------------|-------------------------|---|---|--|
| 1 | Fairwood A | 9 | <ol style="list-style-type: none"> 1. Change land use designation on parcel 3423059035 to "uh" (Urban High; Urban Residential >12 du/ac) 2. Change zoning on parcel 3423059035 to R-18 | <ol style="list-style-type: none"> 1. Change land use designation on parcels 3423059035, 3423059061, 3423059031, and 3423059034 to "uh" 2. Change zoning on parcels 3423059035, 3423059061, and 3423059031 to R-18-P, and add p-suffix condition that requires any multifamily development to either be 1) a continuing care senior housing facility or 2) include an affordable housing element. 3. Change zoning on parcel 3423059034 to R-18-P, and add p-suffix condition that requires an | Redesignates and rezones four parcels from R-6 to R-18, instead of just one parcel as in the Exec's transmittal. Adds p-suffix conditions. |

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|-------------------------|-------------------------|--|---|--|
| | | | | affordable housing element. 4. Technical/formatting clean-up, and clarified effect statement | |
| 2 | Federal Way | 7 | 1. Change land use on parcel 2821049171 to Neighborhood Business Center 2. Change zoning on parcel 2821049171 to Neighborhood Business. | Technical/formatting clean-up, and clarified effect statement | Technical |

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|-------------------------------------|-------------------------|--|---|---|
| 3 | Allison Docket ¹ Request | 3 | <ol style="list-style-type: none"> 1. Remove the "SDO" from parcel 3224079134 and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5 / RA-10 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels 3224079140, 3224079112, 3224079021 3. Remove the "SDO" from one adjacent RA-5 (SO)/RA-10 zoned property; parcel 3224079136 | <ol style="list-style-type: none"> 1. Remove the "SDO" from parcel 3224079134 and revise the existing split zoning from RA-5(SO) / RA-10 to RA-5. 2. Remove the "SDO" from three adjacent RA-5 (SO) zoned properties; parcels 3224079140, 3224079112, and 3224079021. 3. Remove the "SDO" from one adjacent RA-5 (SO) / RA-10 zoned property; parcel 3224079136. 4. Technical/formatting clean-up, and clarified effect statement | Removes SDO, as in Exec's transmittal. In addition, rezones one parcel from RA-5/RA-10 to RA-5. |

¹ The Docket is a formal means for interested parties to submit comments on or to propose consideration of changes to the KCCP and development regulations, as required by RCW 36.70A.470 and K.C.C. 20.18.140.

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|-------------------------|-------------------------|--|---|--|
| 4 | Taylor Mountain | 9 | <p>1. Change the land use category on parcel 3023079001 from Forestry to Open Space</p> <p>2. Change the land use category on parcels 3223079015 and 3223079009 from Rural Area to Open Space</p> <p>3. Change zoning on ten parcels from Rural Area 10 to Forest, and include them in the Forest Production District. The parcels are:</p> <p align="center">0522079001, 3223079014, 3223079001, 3223079009, 3223079011, 3223079015, 3223079021, 3223079027, 3323079005, 3323079009</p> | Technical/formatting clean-up, and clarified effect statement | Technical |

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|-------------------------|-------------------------|---|---|--|
| | | | 4. Change split zoning on parcel 3123079003 from Rural Area 10 to Forest, and include it in the Forest Production District (a small portion of the parcel at the southeast edge is RA). | | |
| 5 | Tall Chief | 3 | <p>1. Change the split land use designation on parcel 0524079002 from Rural Area/Agriculture to Agriculture, and add it to the Agriculture Production District.</p> <p>2. Change the land use designation on parcels 0524079025 and 0524079026 from Rural Area to Agriculture and add them to the Agriculture Production District.</p> <p>3. Change the split zoning on parcel 0524079002 from RA-10/Agriculture to A-35.</p> | Technical/formatting clean-up, and clarified effect statement | Technical |

September 1, 2016

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|--|-------------------------|---|---|--|
| | | | <p>4. Change the zoning on parcel 0524079025 from RA-10 to A-10.</p> <p>5. Change the split zoning on parcel 0524079026 from RA-10/RA-5-SO to A-10, remove SDO from parcel.</p> | | |
| 6 | East Cougar Mountain Potential Annexation Area (PAA) | 3 | <p>1. Redraw the Urban Growth Area boundary near the East Cougar Mountain Potential Annexation Area. The following parcels will be removed from the UGA and their land use will be changed to "ra" and zoning changed to RA-5.</p> <p>2. Remove the following twenty-four (24) parcels from the City of Issaquah's Potential Annexation and from the Urban Growth Area.</p> <p>3. Change the Zoning on all of the parcels from UR-P-SO to RA-5.</p> | Technical/formatting clean-up, and clarified effect statement | Technical |

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|---------------------------|-------------------------|---|---|--|
| | | | 4. Change the Land Use on all of the parcels from UPD to RA. | | |
| 7 | UGA Technical Corrections | 7, 9 | <p>1. Include the right-of-way of the following two segments within the Urban Growth Area so that the adjacent city, not King County, can annex and have long term service responsibility:</p> <ul style="list-style-type: none"> • SE 240th Street from western city limits to 180th Avenue SE • 248th Avenue SE from north city limits to SE 433rd Street <p>2. Remove the right-of-way of the following segment from the Urban Growth Area for consistency with adjacent rural roadway segments:</p> <ul style="list-style-type: none"> • 228th Avenue SE from the north boundary of the UGA to the south boundary of the UGA | Technical/formatting clean-up, and clarified effect statement | Technical |

**Comparison of Executive's Transmitted LAND USE MAP AMENDMENTS (Attachment B to 2016 KCCP)
with Striking Amendment S1**

| Map Amend # | Name of Proposal | Council District | Executive Transmitted Recommendation | Striking Amendment Version | Effect of Striking Amendment Change |
|--------------------|-------------------------|-------------------------|--|---|---|
| 8 | Vashon #1 | 8 | N/A. Proposal was submitted after transmittal. | <ol style="list-style-type: none"> 1. Remove P-suffix condition VS-P24 from parcel 2923039148. 2. Add P-suffix condition for low-income housing to parcel 2923039148. | Replaces current mobile/manufactured home p-suffix limitation with low-income housing p-suffix limitation. |
| 9 | Rainier Ridge | 9 | N/A. Proposal was submitted after transmittal. | Amend P-suffix condition on parcel 1531000010 to no longer require adoption of an Interlocal Agreement, and would require completion of annexation proceedings by December 31, 2017 in order for the Rainier Ridge Four-to-One UGA amendment to become effective. | Refines current p-suffix condition with an updated deadline and no requirement for an Interlocal Agreement. |

**Attachment I to Proposed Ordinance 2016-0155
Technical Appendix R to 2016 Comprehensive Plan**



King County

2016
King County Comprehensive Plan Update

~~((Executive Recommended Plan))~~

**TECHNICAL APPENDIX R:
PUBLIC OUTREACH FOR THE
DEVELOPMENT OF THE 2016
COMPREHENSIVE PLAN**

~~((March 1))~~ September 1, 2016

Overview

The **2016 Comprehensive Plan Update** included a strong and on-going public engagement process; the process is summarized below by phases.

Phase 1: Scoping and Development of Public Review Draft. This process included the following components:

- Meetings with community groups, interested parties, County Commissions, the Planning Directors groups, and others in multiple stages of the update process in 2015.

| | |
|---|---|
| <ul style="list-style-type: none"> • King County Planning Directors (2/26) – 30 attendees | <ul style="list-style-type: none"> • Four Creeks/Tiger Mountain CSA Open House (5/12) – 40 attendees |
| <ul style="list-style-type: none"> • Greater Maple Valley UAC (3/1) – 10 attendees | <ul style="list-style-type: none"> • Maple Valley CSA Open House (5/19) – 70 attendees |
| <ul style="list-style-type: none"> • Skyway-West Hill Technical Advisory Committee (3/13) – 15 attendees | <ul style="list-style-type: none"> • West Hill/Skyway CSA Open House (5/21) – 35 attendees |
| <ul style="list-style-type: none"> • Four Creeks/Tiger Mountain CSA (3/18) – 10 attendees | <ul style="list-style-type: none"> • SE King County/Green Valley CSA Open House (6/2) – 85 attendees |
| <ul style="list-style-type: none"> • Bear Creek / Sammamish CSA Open House (4/13) – 16 attendees | <ul style="list-style-type: none"> • Rural Forest Commission (7/9) – 15 attendees |
| <ul style="list-style-type: none"> • Snoqualmie Valley/NE King County CSA Open House (4/21) – 52 attendees | <ul style="list-style-type: none"> • Greater Maple Valley UAC (8/24) – 8 attendees |
| <ul style="list-style-type: none"> • North Highline/White Center CSA Open House (April 23) – 25 attendees | <ul style="list-style-type: none"> • Agricultural Commission (9/17) – 20 attendees |
| <ul style="list-style-type: none"> • Vashon-Maury Island CSA Open House (4/28) – 32 attendees | <ul style="list-style-type: none"> • King County Planning Directors (10/22) – 30 attendees |
| <ul style="list-style-type: none"> • Fairwood/Renton CSA Open House (5/5) – 55 attendees | <ul style="list-style-type: none"> • Rural Forest Commission (11/12) – 15 attendees |

Approximately 560 residents and stakeholders attended these meetings.

- Stakeholders were informed that comments would be accepted throughout the process, rather than solely during public comment period. (~~That~~) This led to a significant amount of early public comments which allowed some issues to be resolved and included in the Public Review Draft.
- Attended and presented at all of the Community Service Area Open Houses; these meetings allowed the Comprehensive Plan to be presented at high-level to a much wider audience. At these meetings, names were added to the email list.

- Updates to the Comprehensive Plan website to make commenting and joining an e-mail list easier; the email list grew to over 500 contacts.
- Distributed a series of "eNewsletters" that helped those on the e-mail list remained informed of milestones in the update process. This included every group listed in the Adopted Scope of Work through Motion 14351, all the email contacts from the 2012 Comprehensive Plan update list, contacts for community weekly newspapers, contacts provided by the Office of Equity and Social Justice in the Executive's Office, and others.

Phase 2: Development of Executive Recommended Plan. This process included the following components:

- Placed advertisements in community papers advertising Community Meetings; six community meetings were held and were attended by almost 300 participants in late 2015 and early 2016. Meetings were held as follows:

| | |
|--|---|
| Vashon-Maury Island (Nov. 9) – (Ten) 10 attendees | Snoqualmie Valley – Bear Creek – Sammamish Area (Dec. 2) – (One hundred ten) 110 attendees |
| Four Creeks – Maple Valley (Nov. 17) – (Fifteen) 15 attendees | Vashon-Maury Island (follow-up Meeting on Dec. 14) – (Forty) 40 attendees |
| West Hill / North Highline/ Urban Annexation Areas (Nov. 19) – (Thirty-five) 35 attendees | East Cougar Mountain Potential Annexation Area (Jan. 28) – (Seventy) 70 attendees |

- Provided a ~~(2-month)~~2 month public comment period between November 6, 2015 and January 6, 2016. This comment period was extended to solicit public comment on an Area Zoning and Land Study that began late in the process, and this comment period went from January 27 to February 3, 2016.
- During these periods, nearly 90 comment letters/emails/comment cards were submitted, containing hundreds of individual comments that were used in the development of the draft Plan.

Combined, over 850 stakeholders participated in the ~~(Comprehensive Plan Updated Process)~~ development of the Public Review Draft and Executive Recommended Plan for the 2016 King County Comprehensive Plan Update.

Phase 3: Council review of and updates to Executive Recommended Plan, and adoption of 2016 Comprehensive Plan. This process has included and/or is anticipated to include the following components:

- Distribution of newsletters to dedicated Comprehensive Plan email list (644 subscribers as of August 29, 2016) to inform the public of Comprehensive Plan committee briefings, schedule updates, news, and public comment opportunities.
- Utilization of the Council's Comprehensive Plan website to provide:
 - Opportunity to sign-up for the Comprehensive Plan email list.
 - Ability to submit written online public testimony, and
 - Up-to-date information on the schedule, committee agendas and staff reports, news, proposed Comprehensive Plan and land use amendments, and public hearing notices.

- Issuance of press releases to media outlets to provide updates on public comment opportunities.
- Inclusion of Comprehensive Plan committee briefing dates and public comment opportunities in "Coming Up At Council" media email list (print, broadcast, and social media).
- Written communication with Docket proponents regarding public comment opportunities.
- Briefings with County Commissions and community groups, as requested.
- A public comment period from time of transmittal (March 1, 2016) through adoption (scheduled for December, 2016), including:
 - Receipt of written comments via letters, emails, or online testimony.
 - Verbal testimony in committee and before the full Council, as follows:

| | |
|--|---|
| <u>March 15 at Transportation, Economy and Environment Committee</u> | <u>June 28 at special Transportation, Economy and Environment Committee</u> |
| <u>April 5 at Transportation, Economy and Environment Committee</u> | <u>July 5 at Transportation, Economy and Environment Committee</u> |
| <u>April 6 at special Committee of the Whole evening Town Hall in Ravensdale</u> | <u>August 16 at Transportation, Economy and Environment Committee</u> |
| <u>May 3 at Transportation, Economy and Environment Committee</u> | <u>August 24 at special Transportation, Economy and Environment Committee</u> |
| <u>May 17 at Transportation, Economy and Environment Committee</u> | <u>September 6 (<i>anticipated</i>) at Transportation, Economy and Environment Committee</u> |
| <u>May 31 at Transportation, Economy and Environment Committee</u> | <u>September 20 (<i>anticipated</i>) at Transportation, Economy and Environment Committee</u> |
| <u>June 7 at Transportation, Economy and Environment Committee</u> | <u>November 28 (<i>anticipated</i>) publicly advertised formal public hearing at full Council</u> |
| <u>June 21 at Transportation, Economy and Environment Committee</u> | |

- Inclusion of received written comments in the published committee packets as part of the Comprehensive Plan staff reports.
- State Environmental Policy Act (SEPA) review and public comment period prior to final adoption at the full Council. (*anticipated*)
- Published advertisement in newspapers for formal public hearing prior to final adoption at full Council. (*anticipated*)
- Mailed notice of public hearing to property owners adjacent to parcels proposed for land use designation and zoning changes prior to final adoption at full Council. (*anticipated*)

Addendum to Vashon Town Plan

The previous adopted zoning on page 92 of the Vashon Town Plan for parcel 2923039148 is amended with the following:

ZONING

1. Remove P-suffix condition VS-P24 from parcel 2923039148.
2. Add P-suffix condition VS-Pxx to parcel 2923039148 as follows:
“Development restricted to housing designated for low income.”

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Proposed Ordinance 2016-0155
2016 Comprehensive Plan

Individual Amendments to Striking
Amendment S1

September 16, 2016

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- b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,~~((and))~~
- c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and
- d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.



9/7/16
U-1 - technical

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, beginning on page 2-13, line 412, strike lines 412 through 418, and
4 insert:

5 "U-126 King County, when evaluating rezone requests(~~(for increases in density)~~),
6 shall (~~notify~~)consult with the city whose PAA includes the property under
7 review; if a pre-annexation agreement exists, King County shall work with
8 the city to ensure compatibility with the city's pre-annexation zoning for the
9 area. King County shall also notify special purpose districts and local
10 providers of urban utility services and should work with these service
11 providers on issues raised by the proposal."

12
13 **EFFECT: *Corrects typo for "exists"***

14 ***The amendment would change the policy from striking amendment S1 as follows:***

15

16 **U-126** King County, when evaluating rezone requests, shall consult with the city
17 whose PAA includes the property under review; if a pre-annexation
18 agreement exists, King County shall work with the city to ensure compatibility
19 with the city's pre-annexation zoning for the area. King County shall also
20 notify special purpose districts and local providers of urban utility services
21 and should work with these service providers on issues raised by the
22 proposal.

23



9/15/16

U-2 – energy conservation

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 2-14, beginning on line 441, strike lines 441 through 445, and

4 insert:

5 **"U-128** **Density incentives should encourage private developers to: provide**
6 **affordable housing, significant open space, trails and parks; use the**
7 **Transfer of Development Rights Program, Low Impact Development and**
8 **Green Building; locate development close to transit; participate in historic**
9 **preservation; and include energy conservation measures(~~(-exceeding state~~**
10 **requirements))."**

11
12 ***EFFECT: Would no longer encourage density incentives for energy conservation***
13 ***measures to exceed state requirements.***

14 ***The amendment would change the policy from striking amendment S1 as follows:***

15 **U-128** Density incentives should encourage private developers to: provide affordable
16 housing, significant open space, trails and parks; use the Transfer of Development
17 Rights Program, Low Impact Development and Green Building; locate development
18 close to transit; participate in historic preservation; and include energy conservation
19 measures(~~(-exceeding state requirements)).~~

20



9/15/16

U-3 – higher ed in the UGA

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 2-20, beginning on line 675, strike lines 675 through 677, and

4 insert:

5 "U-149 **New facilities and businesses that draw from throughout the region, such as**
6 **large retail uses((;)) and large public assembly facilities ((~~and institutions of~~**
7 **~~higher education~~)), should locate in the Urban Growth Area."**

8
9 ***EFFECT: Would no longer encourage institutions of higher education to be located in***
10 ***the UGA.***

11 ***The amendment would change the policy from striking amendment S1 as follows:***

12 U-149 **New facilities and businesses that draw from throughout the region, such as**
13 **large retail uses((;)) and large public assembly facilities((~~and institutions of~~**
14 **~~higher education~~)), should locate in the Urban Growth Area.**



9/15/16

U-4 – Fully Contained
Communities

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 2-32, beginning on line 1140, strike lines 1140 through 1141,
4 and insert:

5 "~~((U-181~~ ~~Except for existing Fully Contained Community designations, no new Fully~~
6 ~~Contained Communities shall be approved in King County.))"~~

7
8 ***EFFECT: Removes current prohibition on new Fully Contained Communities in King***
9 ***County.***

10 ***The amendment would change the policy from striking amendment S1 as follows:***

11 ~~((U-181~~ ~~Except for existing Fully Contained Community designations, no new Fully~~
12 ~~Contained Communities shall be approved in King County.))"~~

13



9/7/16

R-1 – nonresidential uses

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 3-26, beginning on line 940, strike lines 940 through 951, and
4 insert:

- 5 **"R-324 Nonresidential uses in the Rural Area shall be limited to those that:**
- 6 a. **Provide convenient local products and services (~~for nearby Rural~~**
 - 7 **Area residents));**
 - 8 b. **Require location in a Rural Area;**
 - 9 c. **Support natural resource-based industries;**
 - 10 d. **Provide adaptive reuse of significant historic resources; or**
 - 11 e. **Provide recreational and tourism opportunities that are compatible**
 - 12 **with the surrounding Rural Area."**
 - 13

14 **EFFECT: Removes "for nearby residents" in subsection a.**

15 ***The amendment would change the policy from striking amendment S1 as follows:***

- 16 **R-324 Nonresidential uses in the Rural Area shall be limited to those that:**
- 17 a. **Provide convenient local products and services(~~for nearby residents~~);**
 - 18 b. **Require location in a Rural Area;**
 - 19 c. **Support natural resource-based industries;**
 - 20 d. **Provide adaptive reuse of significant historic resources; or**
 - 21 e. **Provide recreational and tourism_opportunities that are compatible with the**
 - 22 **surrounding Rural Area.**
 - 23



9/15/16

R-2 – fire protection

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 3-28, beginning on line 1041, strike lines 1041 through 1056,
4 and insert:

- 5 **"R-334** **To maintain traditional rural development patterns and assure continued**
6 **opportunities for resource activities in the Rural Area, large lot development**
7 **is preferred in the Rural Area. Clustering of lots is permitted when:**
8 **a. The development provides equal or greater protection of the natural**
9 **environment, natural resource lands, historic resources or**
10 **archaeological sites;**
11 **b. Clusters are limited in size to be compatible with surrounding large**
12 **lots or nearby agricultural and forestry uses;**
13 **c. The clustered development is offset with a permanent resource land**
14 **tract preserved for forestry or agriculture, as designated by the**
15 **owner at time of subdivision or short subdivision, or a permanent**
16 **open space tract. Under no circumstances shall the tract be**
17 **reserved for future development; and**
18 **d. The development can be served by rural ((facility))facilities and**
19 **service levels (such as on-site sewage disposal(~~private well(s) for~~**
20 **~~on-site water supply,~~)) and ((rural)) fire protection."**

21
22 ***EFFECT: Removes “rural” qualifier when referencing fire protection as an example***
23 ***of the types of facilities and services that are required for lot clustering.***

24 ***The amendment would change the policy from striking amendment S1 as follows:***

- 25 **R-334** **To maintain traditional rural development patterns and assure continued opportunities**
26 **for resource activities in the Rural Area, large lot development is preferred in the**
27 **Rural Area. Clustering of lots is permitted when:**

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- a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;
 - b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;
 - c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and
 - d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and ~~((rural))~~fire protection).



9/15/16
H-1 – gun safety

cmj

Sponsor: McDermott

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 4-3, beginning on line 54, strike lines 54 through 78, and
4 insert:

- 5 " H-102 King County shall work with jurisdictions, the private sector, state and
6 federal governments, other public funders of housing, other public agencies
7 such as the Housing Authorities, regional agencies such as the Puget
8 Sound Regional Council, intermediary housing organizations, and the
9 non-profit sector, to encourage a wide range of housing and to reduce
10 barriers to the development and preservation of a wide range of housing(
11 ~~within the Urban Growth Area~~), at an appropriate size and scale, that:
- 12 a. Provides housing choices for people of all income levels,
13 particularly in areas with existing or planned high-capacity and
14 frequent public transportation access where it is safe and
15 convenient to walk, bicycle, and take public transportation to work
16 and other key destinations such as educational facilities, shopping
17 and health care;
 - 18 b. Meets the needs of a diverse population, especially families and
19 individuals who have very-low to moderate incomes, older adults,
20 people of color, children and vulnerable adults (including victims
21 and survivors of domestic violence, human trafficking, and
22 commercial sexual exploitation), people with developmental
23 disabilities, ((and))people with behavioral, physical, cognitive
24 and/or functional disabilities, and people who are experiencing
25 homelessness;
 - 26 c. Supports economic growth; ((and))
 - 27 d. Supports King County's E((e))quity and S((e))ocial J((j))ustice
28 Initiative((-)) and Health and Human Services T((t))ransformation
29 P((p))lan goals, for an equitable and rational distribution of

30 low-income and high-quality affordable housing, including
 31 mixed-income housing, throughout the county; and
 32 **e. Fosters safety from gun injury and violence, including through**
 33 **expanding access to and availability of gun storage safes and**
 34 **identifying and utilizing design standards that are shown to**
 35 **increase connectivity and reduce violence. King County shall**
 36 **identify opportunities to encourage permanent firearm and safe**
 37 **medicine storage locations in every new construction private and**
 38 **public residential buildings.**"

39
 40 ***EFFECT: Adds a new subsection e requiring King County to work to address the issue***
 41 ***of gun violence.***

42 ***The amendment would change the policy from striking amendment S1 as follows:***

43 **H-102** King County shall work with jurisdictions, the private sector, state and federal
 44 governments, other public funders of housing, other public agencies such as the
 45 Housing Authorities, regional agencies such as the Puget Sound Regional Council,
 46 intermediary housing organizations, and the non-profit sector, to encourage a wide
 47 range of housing and to reduce barriers to the development and preservation of a
 48 wide range of housing, at an appropriate size and scale, that:
 49 a. Provides housing choices for people of all income levels, particularly in areas with
 50 existing or planned high-capacity and frequent public transportation access where
 51 it is safe and convenient to walk, bicycle, and take public transportation to work
 52 and other key destinations such as educational facilities, shopping and health care;
 53 b. Meets the needs of a diverse population, especially families and individuals who
 54 have very-low to moderate incomes, older adults, people of color, children and
 55 vulnerable adults (including victims and survivors of domestic violence, human
 56 trafficking, and commercial sexual exploitation), people with developmental
 57 disabilities, people with behavioral, physical, cognitive and/or functional disabilities,
 58 and people who are experiencing homelessness;
 59 c. Supports economic growth; **((and))**
 60 d. Supports King County's Equity and Social Justice Initiative and Health and Human
 61 Services Transformation Plan goals, for an equitable and rational distribution of
 62 low-income and high-quality affordable housing, including mixed-income housing,
 63 throughout the county; **and**
 64 **e. Fosters safety from gun injury and violence, including through expanding**
 65 **access to and availability of gun storage safes and identifying and utilizing**
 66 **design standards that are shown to increase connectivity and reduce**
 67 **violence. King County shall identify opportunities to encourage permanent**

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**firearm and safe medicine storage locations in every new construction
private and public residential buildings.**

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| H-2 |
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9/14/16

H-2 – affordable housing
coordination

cmj

Sponsor: BalducciProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**

3 In Attachment A, on page 4-3, after line 79, insert:

4 "As the Countywide Planning Policies note, residents in King County are facing an unmet need for
 5 housing that is affordable to households earning less than 80 percent of area median income. Recent data
 6 indicate that 295,000 households in King County spend more than 30 percent of their income on housing.¹
 7 The lack of affordable housing is felt in every community in the county. A regional problem requires a
 8 regional approach. As such, King County and the jurisdictions within the county have a shared
 9 responsibility to increase the supply of housing affordable to these households.

10

11 Based on the identified need for affordable housing for households who are spending more than 30 percent
 12 of their income on housing, Countywide Planning Policy H-1 has established estimates of the countywide
 13 need for housing affordable to households with moderate, low and very-low incomes. The Countywide
 14 Planning Policies require King County and the jurisdictions located within King County to identify barriers
 15 to housing affordability and implement strategies to overcome them. The Countywide Planning Policies
 16 also require regional collaboration in meeting countywide housing growth targets and affordable housing
 17 needs, as well as in developing resources and programs to provide affordable housing."

18

19 In Attachment A, at the bottom of page 4-3, insert:

20 "¹ Briefing 2015-B0143, based on data from 2015-2019 Consolidated Housing and Community Development
 21 Plan (Ordinance 18070)"

22

23 In Attachment A, on page 4-4, beginning on line 90, insert:

24 "H-103a King County will work cooperatively with jurisdictions and partners to identify
 25 and meet affordable housing needs, including eliminating barriers to housing.
 26 This effort should take the form of a regional affordable housing plan that
 27 summarizes existing efforts and identifies the roles and strategies of the
 28 county, jurisdictions and partners to meet affordable housing needs.

29

30 "

31

32 **EFFECT:** *Adds new lead-in text regarding affordable housing needs and Countywide*

33 *Planning Policy requirements. Adds a new policy, H-103a that requires the county to*

34 *work with jurisdictions and partners to identify and meet affordable housing needs,*

35 *and encourages development of a regional affordable housing plan.*

36

37 *All of the language proposed in this amendment would be new and is not found in the*

38 *striking amendment.*

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| H-3 |
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9/7/16

H-3 – lead poisoning in
affordable housing

cmj

Sponsor: Kohl-Welles & DembowskiProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**

3 In Attachment A, on page 4-6, beginning on line 184, strike lines 184 through 192, and
4 insert:

5 "H-113 **King County should support the development, preservation and**
6 **rehabilitation of affordable housing that protects residents from exposure to**
7 **harmful substances and environments, including ~~((environmental tobacco~~**
8 **~~smoke))~~ lead poisoning, reduces the risk of injury, is well-maintained, and is**
9 **adaptable to all ages and abilities. King County should work on a regional**
10 **level with jurisdictions to ~~((enact a comprehensive healthy housing code~~**
11 **~~system in the county that provides for regular inspection of rental housing~~**
12 **~~units for violations of healthy housing standards, including in~~**
13 **~~unincorporated King County))~~ explore tools to ensure healthy housing is**
14 **provided throughout the region."**

15
16 ***EFFECT: Calls out lead poisoning as part of the harmful substances and***
17 ***environments that affordable housing should protect residents from exposure to.***

18 ***The amendment would change the policy from striking amendment S1 as follows:***

19 **H-113 King County should support the development, preservation and rehabilitation of**
20 **affordable housing that protects residents from exposure to harmful substances and**
21 **environments, including lead poisoning, reduces the risk of injury, is**
22 **well-maintained, and is adaptable to all ages and abilities. King County should work**
23 **on a regional level with jurisdictions to explore tools to ensure healthy housing is**
24 **provided throughout the region.**

25



9/15/16
H-4 – gun safety

cmj

Sponsor: McDermott

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 4-16, beginning on line 569, strike lines 569 through 572, and
4 insert:

5 "H-154 King County shall work with partners and stakeholders to encourage the
6 improvement in healthy housing elements in existing affordable housing
7 sustainability standards, with emphasis on healthy housing elements that
8 reduce problems such as asthma, falls and unintentional poisoning. King
9 County shall work with housing stakeholders and residents to make
10 available information and resources that will reduce gun-related injury and
11 violence, including increasing availability of safer firearm storage locations
12 and devices and choosing housing designs that increase connectivity and
13 reduce violence."

14
15 **EFFECT: *Adds a new sentence on gun safety.***

16 ***The amendment would change the policy from striking amendment S1 as follows:***

17 H-154 King County shall work with partners and stakeholders to encourage the improvement
18 in healthy housing elements in existing affordable housing sustainability standards,
19 with emphasis on healthy housing elements that reduce problems such as asthma,
20 falls and unintentional poisoning. King County shall work with housing
21 stakeholders and residents to make available information and resources that
22 will reduce gun-related injury and violence, including increasing availability of
23 safer firearm storage locations and devices and choosing housing designs that
24 increase connectivity and reduce violence.
25
26

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| H-5 |
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9/14/16

H-5 – healthy communities

cmj

Sponsor: Kohl-Welles & DembowskiProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**

3 In Attachment A, beginning on page 4-23, line 847, strike lines 847 through 868, and

4 insert:

5 **"H-204**

King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices.

King County shall support:

- 10 a. **Access to safe and convenient opportunities to be physically**
- 11 **active, including access to walking, bicycling, recreation and transit**
- 12 **infrastructure;**
- 13 b. **Access to healthy~~((and))~~, affordable foods and the elimination of**
- 14 **food deserts;**
- 15 c. **Protection from exposure to harmful environmental agents and**
- 16 **infectious disease ~~((is reduced and minimized))~~, including regional**
- 17 **efforts to test children (at 12 months and 24 months) for exposure**
- 18 **to lead poisoning;**
- 19 d. **Access to transportation ~~((systems))~~ infrastructure ~~((that are-))~~**
- 20 **designed to prevent pedestrian, bicyclist and ~~((driver))~~ motor**
- 21 **vehicle-related injuries;**
- 22 e. **Residential neighborhoods free from violence and fear of violence;**
- 23 f. **Protection from involuntary exposure to second hand tobacco**
- 24 **smoke and under-age access to tobacco products;**
- 25 g. **Community amenities and design that maximizes opportunities for**
- 26 **social connectivity and stress reduction; and**



9/15/16
H-6 – gun safety

cmj

Sponsor: McDermott

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 4-25, beginning after line 899, insert:

4 "**H-209** **King County shall work to address the public health crisis of gun violence.**
5 **King County shall collect epidemiological and other data on gun-related**
6 **injury and death in King County, and engage with cities, local**
7 **neighborhoods, non-profit, and retailer partners in order to create policy**
8 **and other solutions that can keep our families and communities safe. King**
9 **County shall make available resources that foster safety from gun injury and**
10 **violence, such as LOK-IT-UP, which promotes safe storage of firearms.**"

11
12 ***EFFECT: Adds a new policy requiring King County to work to address gun violence.***

13 ***The amendment would change the policy from striking amendment S1 as follows:***

14 **H-209** **King County shall work to address the public health crisis of gun violence.**
15 **King County shall collect epidemiological and other data on gun-related injury**
16 **and death in King County, and engage with cities, local neighborhoods, non-**
17 **profit, and retailer partners in order to create policy and other solutions that**
18 **can keep our families and communities safe. King County shall make available**
19 **resources that foster safety from gun injury and violence, such as LOK-IT-UP,**
20 **which promotes safe storage of firearms.**

21
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| E-1 |
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9/15/16

E-1 – environmental incentives

cmj

Sponsor: Kohl-WellesProposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 5-5, beginning on line 157, strike lines 157 through 160, and

4 insert:

5 "E-101 In addition to its regulatory authority, King County should use incentives to
6 protect and restore the natural environment whenever practicable.
7 Incentives ~~((should))~~ **shall** be monitored and periodically reviewed to
8 determine their effectiveness in terms of protecting natural resources."

9
10 ***EFFECT: Would require, rather than encourage, environmental incentives to be***
11 ***monitored for effectiveness. Would also add that the incentives will be periodically***
12 ***reviewed, in addition to monitored.***

13 ***The amendment would change the policy from striking amendment S1 as follows:***

14 **E-101** In addition to its regulatory authority, King County should use incentives to
15 protect and restore the natural environment whenever practicable.
16 Incentives ~~((should))~~ **shall** be monitored and periodically reviewed to
17 determine their effectiveness in terms of protecting natural resources.
18

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| E-2 |
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9/15/16

E-2 – habitat considerations

cmj

Sponsor: Kohl-WellesProposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 5-42, beginning on line 1541, strike lines 1541 through 1544,
4 and insert:

5 "E-424 King County ~~((should))~~ **shall** steward public lands well and ~~((should))~~ **shall**
6 integrate fish and wildlife habitat considerations into capital improvement
7 projects whenever feasible. Fish and Wildlife Habitat Conservation Areas
8 should be protected and, where possible, enhanced as part of capital
9 improvement projects."

10
11 ***EFFECT: Would require, rather than encourage, the County to steward public lands***
12 ***well. Would also require, rather than encourage, the county to integrate habitat***
13 ***considerations in to capital improvement projects whenever feasible.***

14 ***The amendment would change the policy from striking amendment S1 as follows:***

15 **E-424** King County ~~((should))~~ **shall** steward public lands well and ~~((should))~~ **shall** integrate
16 fish and wildlife habitat considerations into capital improvement projects whenever
17 feasible. Fish and Wildlife Habitat Conservation Areas should be protected and,
18 where possible, enhanced as part of capital improvement projects.

19

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| E-3 |
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9/15/16

E-3 – fish/wildlife surveys

cmj

Sponsor: Kohl-WellesProposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, beginning on page 5-48, line 1806, strike lines 1806 through 1810, and

4 insert:

5 **"E-439** **King County ((~~should~~)) shall review fish and wildlife surveys and**
 6 **assessments with local application to King County and consider additional**
 7 **habitat protections where warranted. Habitat protection should be**
 8 **accomplished through incentives, cooperative planning, education, habitat**
 9 **acquisition, habitat restoration, or other appropriate actions based on best**
 10 **available science."**

11

12 ***EFFECT: Would require, rather than encourage, fish and wildlife surveys and***

13 ***assessments to be reviewed with local application to King County.***

14 ***The amendment would change the policy from striking amendment S1 as follows:***

15 **E-439** King County ((~~should~~))shall review fish and wildlife surveys and assessments with
 16 local application to King County and consider additional habitat protections where
 17 warranted. Habitat protection should be accomplished through incentives,
 18 cooperative planning, education, habitat acquisition, habitat restoration, or other
 19 appropriate actions based on best available science.

20

F-1

9/15/16

F-1 – public spending in the UGA

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 9-5, beginning on line 139, strike lines 139 through 141, and
4 insert:

5 ~~"((F-208 ————— Public spending to support growth should be directed to the Urban Growth~~
6 ~~Area and prioritized and coordinated through Capital Facility Plans to~~
7 ~~comply with the concurrency requirements of the Growth Management~~
8 ~~Act.))"~~

10 ***EFFECT: Would remove policy F-208, which encouraged public spending to be***

11 ***directed to the UGA and coordinated to comply with concurrency requirements.***

12 ***The amendment would change the policy from striking amendment S1 as follows:***

13 ~~((F-208 ————— Public spending to support growth should be directed to the Urban Growth~~
14 ~~Area and prioritized and coordinated through Capital Facility Plans to comply~~
15 ~~with the concurrency requirements of the Growth Management Act.))~~

16

F-2

9/15/16

F-2 – rural services

cmj

Sponsor: Lambert

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 9-5, beginning on line 143, strike lines 143 through 144, and
4 insert:

5 "F-209 In the Rural Area and Natural Resource Lands, services provided by
6 agencies should support a rural level of ~~((development and not facilitate~~
7 ~~urbanization))~~ service that meets the needs of the community."

8
9 ***EFFECT: Would encourage that rural services support a rural level of service that***
10 ***meets the needs of the community, rather than supporting a rural level of development***
11 ***that does not facilitate urbanization.***

12 ***The amendment would change the policy from striking amendment S1 as follows:***

13 F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should
14 support a rural level of ~~((development and not facilitate urbanization))~~ service that
15 meets the needs of the community.
16

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| I-1 |
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9/14/16

I-1 - LULUs

cmj

Sponsor: DembowskiProposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 12-3, beginning on line 59, strike lines 59 through 62, and

4 insert:

5 "Siting public and private uses in communities can at times lead to concerns and objections from neighbors
 6 resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these
 7 "locally unwanted land uses" (LULUs) can lead to some uses becoming overly-concentrated in some
 8 communities, particularly in historically disadvantaged areas. In response, governments should evaluate
 9 the potential equity and social justice implications, including the beneficial and/or adverse impacts, of
 10 policies and regulations involving such uses.

11
 12 **I-101a** Equity and social justice principles will be used by King County as an important
 13 consideration in developing zoning and development regulations governing public and
 14 private uses, in siting public facilities, and in evaluating land use decisions. Results
 15 from the Equity Impact Review Tool will be used where appropriate."

16
 17 ***EFFECT: Replaces I-101a with a new version, which includes: new lead-in text***
 18 ***regarding LULUs and replaces the policy with language that utilizes the Equity Impact***
 19 ***Review Tool, consistent with other policies in the plan. Relates to Amendment G-1.***

20 ***The amendment would change the policy from striking amendment S1 as follows:***

21 **I-101a** ~~**((King County should evaluate the potential equity and social justice**~~
 22 ~~**implications of policies and regulations involving locally unwanted land uses**~~
 23 ~~**(LULUs). Locally unwanted land uses should be sited with equity**~~
 24 ~~**considerations in mind in order to avoid concentrations in disadvantaged**~~
 25 ~~**communities.))**~~**Equity and social justice principles will be used by King County**

26 as an important consideration in developing zoning and development
27 regulations governing public and private uses, in siting public facilities, and in
28 evaluating land use decisions. Results from the Equity Impact Review Tool will
29 be used where appropriate.

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| I-2 |
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9/15/16

I-2 – removal of mining demo
project

cmj

Sponsor: Kohl-WellesProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**

3 In Attachment A, on page 12-4, beginning on line 112, strike lines 112 through 155, and

4 insert:

5 "I-203

6 Except as otherwise provided in this policy, the annual cycle shall not
7 consider proposed amendments to the King County Comprehensive Plan
8 that require substantive changes to ~~((e))~~Comprehensive ~~((p))~~Plan policies
9 and development regulations or that alter the Urban Growth Area Boundary.
10 Substantive amendments and changes to the Urban Growth Area Boundary
11 may be considered in the annual amendment cycle only if the proposed
12 amendments are necessary for the protection and recovery of threatened
13 and endangered species, or to implement:

- 14 a. A proposal for a Four-to-One project; or
15 b. An amendment regarding the provision of wastewater services to a
16 Rural Town. Such amendments shall be limited to policy amendments
17 and adjustments to the boundaries of the Rural Town as needed to
18 implement a preferred option identified in a Rural Town wastewater
19 treatment study."

20 ***EFFECT: Removes subsection c, which allowed for consideration of a mining site***21 ***conversion demonstration project during the annual Comprehensive Plan update cycle.***22 ***Relates to Amendment 1 to the code.***23 ***The amendment would change the policy from striking amendment S1 as follows:***

24 I-203

25 Except as otherwise provided in this policy, the annual cycle shall not consider
26 proposed amendments to the King County Comprehensive Plan that require
substantive changes to Comprehensive Plan policies and development regulations or

27 that alter the Urban Growth Area Boundary. Substantive amendments and changes
 28 to the Urban Growth Area Boundary may be considered in the annual amendment
 29 cycle only if the proposed amendments are necessary for the protection and recovery
 30 of threatened and endangered species, or to implement:

- 31 a. A proposal for a Four-to-One project; or
 32 b. An amendment regarding the provision of wastewater services to a Rural Town.

33 Such amendments shall be limited to policy amendments and adjustments to the
 34 boundaries of the Rural Town as needed to implement a preferred option
 35 identified in a Rural Town wastewater treatment study. ~~((; or~~

36 ~~**c. Changes related to a mining site conversion demonstration project. The**~~
 37 ~~**authority for consideration of such a demonstration project shall expire**~~
 38 ~~**with adoption of the 2019 annual comprehensive plan update or December**~~
 39 ~~**31, 2019, whichever is later. To be considered during an annual update**~~
 40 ~~**cycle, no later than December 31 of the year preceding the update, the**~~
 41 ~~**project proponent shall submit to the county council its proposal for**~~
 42 ~~**alternative development standards and processes to be tested and**~~
 43 ~~**evaluated through the demonstration project. The demonstration project**~~
 44 ~~**shall evaluate and address:**~~

- 45 ~~— 1. potential options for the use of a reclaimed mine site, including the~~
 46 ~~feasibility of residential use and/or long-term forestry on the demonstration~~
 47 ~~project site;~~
 48 ~~— 2. the impacts to carbon sequestration as a result of reforestation, and for~~
 49 ~~residential use, the impacts to carbon sequestration when implementing~~
 50 ~~modified standards for lot clustering or transfer of development rights;~~
 51 ~~— 3. the need for a site design that compatibly integrates any proposed~~
 52 ~~residential development on the demonstration project site with uses~~
 53 ~~occurring on the adjacent rural or forest production district lands, especially~~
 54 ~~if the proposed residential development utilizes modified standards for lot~~
 55 ~~clustering and/or transfer of development rights;~~
 56 ~~— 4. the levels and standards for reclamation of mining sites that are~~
 57 ~~appropriate to their use either for long-term forestry and/or for residential~~
 58 ~~development; and~~
 59 ~~— 5. the need to ensure that the demonstration project provides an overall~~
 60 ~~public benefit by providing permanent protection, as designated park or~~
 61 ~~open space, of lands in the vicinity of the demonstration project site that~~
 62 ~~form the headwaters of critical, high-valued habitat areas; or that remove the~~
 63 ~~development potential from nonconforming legal parcels in the forest~~
 64 ~~production district; or that provide linkages with other forest production~~
 65 ~~district lands;))~~

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| I-3 |
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9/15/16

I-3 – winery changes in annual cycle

cmj

Sponsor: DembowskiProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**3 In Attachment A, on page 12-4, line 120, after "project;" delete "or" and insert "((~~or~~))"4 In Attachment A, on page 12-4, at the beginning of line 125, delete "or"5 In Attachment A, on page 12-5, beginning on line 155, after "provide linkages with other
6 forest production district lands" insert "; or7 **d. Changes related to the 2016 Sammamish Valley Area Wine and**
8 **Beverage Industry Study.**9
10 ***EFFECT: Amends policy I-203 to add ability to address changes related to the 2016***
11 ***winery study during the annual Comprehensive Plan update cycle. Relates to***
12 ***Amendment 2 to the code.***
13 ***The language proposed in this amendment would be new and is not found in the***
14 ***striking amendment.***

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| I-4 |
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9/15/16

I-4 – benchmark program

cmj

Sponsor: LambertProposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page 12-7, on line 209, after "~~King County Benchmark Program~~)")"

4 insert "will work together to"

5

6 ***EFFECT: Amends lead-in text to direct that the County and its cities will work***

7 ***together to employ review and evaluation through the King County Benchmark***

8 ***Program.***

9 ***The amendment would change the text from striking amendment S1 as follows:***

10 In accordance with the Growth Management Act, King County and its cities **will work together**
 11 **to** employ an established review and evaluation program through the King County Benchmark
 12 Program, as provided by the King County Countywide Planning Policies. The purpose of the
 13 program is to determine whether the county and its cities are achieving urban densities within
 14 urban growth areas by comparing growth and development assumptions, targets, and objectives
 15 contained in the Countywide Planning Policies and the county and city comprehensive plans with
 16 actual growth and development in the county and cities.

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| I-5 |
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9/14/16

I-5 – Bicycle network plan

cmj

Sponsor: Lambert & DembowskiProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**3 In Attachment A, on page 12-19, on line 627, after "bicycle racks and parking;" insert4 "air filling stations;"

5

6 In Attachment A, on page 12-19, on line 630, after "roadway designs and standards"7 insert ", including lighting standards"

8

9 ***EFFECT: Amends Workplan Action 11: Bicycle Network Planning Report. Adds air***
 10 ***filling stations to the list of examples of potential bicycle infrastructure needs. Calls***
 11 ***out lighting standards as an area that the report will evaluate as part of the review of***
 12 ***roadway designs and standards.***

13 ***The amended text as compared with the text in the striking amendment S1 would read***
 14 ***as follows:***

15 This Workplan item directs the King County Department of Transportation, in coordination with the
 16 Department of Natural Resources and Parks and the Department of Permitting and Environmental
 17 Review, to evaluate and report on how to enhance the bicycle network within unincorporated King County
 18 and address identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes,
 19 tracks and trails; plans and financing for capital improvements; bicycle racks and parking; **air filling**
 20 **stations;** etc). This report will include:

- 21 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as
 22 addressing bicycle facility provisions in:
- 23 o roadway designs and standards **,including lighting standards,**
 - 24 o plat approvals,

- 25 ○ commercial developments,
- 26 ○ parks & trails planning, and
- 27 ○ transit planning and access to transit.

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| I-6 |
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9/15/16

I-6 – ingress/egress workplan
item

cmj

Sponsor: LambertProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**

3 In Attachment A, on page 12-20, after line 644, insert:

4 "**Action 12: Update Plat Ingress/Egress Requirements.** State law gives King County the responsibility
5 to adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting
6 and Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary
7 subdivision approval process using the Department of Transportation Roads Division's "King County
8 Road Design and Construction Standards – 2007" (Roads Standards). In recent years, subdivision layouts
9 have included one entry/exit (or ingress/egress) point and a looped road network within the subdivision.

10
11 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as
12 due to: a fire, debris, flooding, ice, snow, etc). This configuration may also cause traffic backups while
13 waiting for ability to turn in to or out of the development. Sometimes, this one access point may also be
14 located too close to other intersecting roadways to the roadway that the development intersects; this can
15 contribute to traffic back-ups.

16
17 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title
18 21A), and the King County Department of Transportation Roads Standards to address these access issues.
19 This code update will include requiring two entry/exit points for plats and subdivisions over a certain size
20 and increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s)
21 shall indicate the rational for the chosen size threshold for when the County will require two entry/exit
22 points.

23

24 • Timeline: The proposed amendments to the King County Code and the King County Roads
25 Standards shall be transmitted to the Council for consideration by December 31, 2018.

26 • Outcomes: The Executive shall file with the Council an ordinance(s) adopting updates to the King
27 County Code and the King County Roads Standards.

28

29 • Lead: Department of Transportation and Department of Permitting and Environmental Review."

30 Renumber the remaining Workplan action items.

31 **EFFECT: Adds a new Workplan action item that directs the Executive to update the**

32 **County's development and roadway standards to address ingress/egress issues for plats**

33 **and subdivisions.**

34 **This Workplan action item is new and is not found in striking amendment S1.**



9/14/16
G-1 - LULUs

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 In Attachment A, on page G-14, beginning on line 510, strike lines 510 through 514.

4

5 ***EFFECT: Deletes “Locally Unwanted Land Use (LULU)” definition. Relates to***
6 ***Amendment I-1.***

7 ***The amendment would change the Glossary text from striking amendment S1 as***
8 ***follows:***

9 **~~(Locally Unwanted Land Use (LULU)~~**

10 ~~A locally unwanted land use is a use that has real or perceived externalities that leads individuals~~
11 ~~to object to the use locating in their community. Externalities such as environmental or health~~
12 ~~hazards, impacts to local property values, loss of views or other aesthetic impacts, or security risks~~
13 ~~are often cited as reason for objection to the use.))~~

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9/15/16

1 – removal of mining demo
project

cmj

Sponsor: Kohl-WellesProposed No.: 2016-01551 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**2 **2016-0155, VERSION 1**

3 Beginning on page 13, line 280, strike lines 280 through 305, and insert:

4 "5. ~~((A mining site conversion demonstration project. The demonstration~~
5 ~~project shall evaluate and address:~~6 ~~a. potential options for the use of a reclaimed mine site, including the~~
7 ~~feasibility of residential use and/or long term forestry on the demonstration project site;~~8 ~~b. the impacts to carbon sequestration as a result of reforestation, and for~~
9 ~~residential use, the impacts to carbon sequestration when implementing modified~~10 ~~standards for lot clustering or transfer of development rights;~~11 ~~c. the need for a site design that compatibly integrates any proposed residential~~
12 ~~development on the demonstration project site with uses occurring on the adjacent rural~~13 ~~or forest production district lands, especially if the proposed residential development~~
14 ~~utilizes modified standards for lot clustering and/or transfer of development rights;~~15 ~~d. the levels and standards for reclamation of mining sites that are appropriate~~
16 ~~to their use either for long term forestry and/or for residential development; and~~17 ~~e. the need to ensure that the demonstration project provides an overall public~~
18 ~~benefit by providing permanent protection, as designated park or open space, of lands in~~

19 ~~the vicinity of the demonstration project site that form the headwaters of critical, high-~~
 20 ~~valued habitat areas; or that remove the development potential from nonconforming legal~~
 21 ~~parcels in the forest production district; or that provide linkages with other forest~~
 22 ~~production district lands;~~

23 6.) Changes required by existing Comprehensive Plan policies;"

24 On page 14, at the beginning of line 306, delete "7." and insert "~~((7-))~~ 6."

25 On page 14, at the beginning of line 307, delete "8." and insert "~~((8-))~~ 7."

26 On page 14, at the beginning of line 308, delete "9." and insert "~~((9-))~~ 8."

27 On page 15, at the beginning of line 310, delete "10." and insert "~~((10-))~~ 9."

28 On page 15, at the beginning of line 312, delete "11." and insert "~~((11-))~~ 10."

29 On page 15, at the beginning of line 314, delete "12." and insert "~~((12-))~~ 11."

30 On page 15, at the beginning of line 317, delete "13." and insert "12."

31 On page 15, at the beginning of line 320, delete "14." and insert "13."

32

33

34 **EFFECT: Removes allowance for consideration of a mining site conversion**

35 **demonstration project during the annual Comprehensive Plan update cycle. Relates to**

36 **Amendment I-2 to policy I-203.**

2

9/15/16

2 – winery changes in annual cycle

cmj

Sponsor: Dembowski

Proposed No.: 2016-0155

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2016-0155, VERSION 1**

3 On page 15, on line 316, after "13." Insert "Changes related to the 2016 Sammamish
4 Valley Area Wine and Beverage Industry Study;

5 14."

6 On page 15, at the beginning of line 320, delete "14." and insert "15."

7

8 ***EFFECT: Adds ability to address changes related to the 2016 winery study during the***
9 ***annual Comprehensive Plan update cycle. Relates to Amendment I-3 to policy I-203.***

10 ***The language proposed in this amendment would be new and is not found in the***
11 ***striking amendment.***

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Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

| Executive Transmittal Proposed Policy | Location in Transmittal | Striking Amendment S1 Proposed Policy | Location in Striking Amendment | Amendment to S1 Proposed Policy (Compared to S1) | Effect of Amendment to S1 | # |
|--|-------------------------|---|--------------------------------|---|---|---|
| ATTACHMENT A: 2016 KING COUNTY COMPREHENSIVE PLAN | | | | | | |
| CHAPTER 1 REGIONAL GROWTH MANAGEMENT PLANNING | | | | | | |
| <p>RP-109 King County shall establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan such as:</p> <p>a. <u>The King County Cities Climate Collaboration (the "K4C") to confront climate change.</u></p> <p>b. <u>The Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs, and</u></p> <p>c. <u>The Eastside Rail Corridor to support a multi-use vision for the corridor.</u></p> | <p>1-6, 1-7</p> | <p>RP-109 King County ((shall)) should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as:</p> <p>a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,</p> <p>b. The <u>Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,((and))</u></p> <p>c. The Eastside Rail Corridor <u>Regional Advisory Council, or successor groups, ((to support a multi-use vision for the corridor))to support a vision that includes dual (recreation trail and public transportation) an multiple objectives, consistent with its federal railbanked status, and</u></p> <p>d. <u>The Regional Code Collaboration to collaborate on development of and updates to green building codes.</u></p> | <p>1-6</p> | <p>RP-109 King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan, such as:</p> <p>a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,</p> <p>b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,((and))</p> <p>c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual (recreation trail and public transportation) <u>and</u> multiple objectives, consistent with its federal railbanked status, and</p> <p>d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.</p> | <p>Technical fix to correct strikethrough in subsection b and typo in subsection c.</p> | <p>RP-1 <i>Dembowski</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

| Executive Transmittal Proposed Policy | Location in Transmittal | Striking Amendment S1 Proposed Policy | Location in Striking Amendment | Amendment to S1 Proposed Policy (Compared to S1) | Effect of Amendment to S1 | # |
|--|-------------------------|---|--------------------------------|---|---|--|
| CHAPTER 2 URBAN COMMUNITIES | | | | | | |
| <p>U-126 King County, when evaluating rezone requests for increases in density, shall ((work with)) <u>notify</u> the city whose PAA includes the property under review; <u>if a pre-annexation agreement exist, King County shall work with the city</u> to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.</p> | 2-14 | <p>U-126 King County, when evaluating rezone requests ((for increases in density)), shall ((notify)) <u>consult with</u> the city whose PAA includes the property under review; if a pre-annexation agreement exist, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.</p> | 2-13, 2-14 | <p>U-126 King County, when evaluating rezone requests, shall consult with the city whose PAA includes the property under review; if a pre-annexation agreement exists, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.</p> | Technical fix to correct a typo. | <p>U-1 <i>Dembowski</i></p> |
| <p>U-128 Density incentives should encourage private developers to: provide ((innovative)) affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program; locate development close to transit; participate in historic preservation; and include energy conservation measures exceeding state requirements.</p> | 2-15 | <p>U-128 Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, <u>Low Impact Development and Green Building</u>; locate development close to transit; participate in historic preservation; and include energy conservation measures exceeding state requirements.</p> | 2-14 | <p>U-128 Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures ((exceeding state requirements)).</p> | Would no longer encourage density incentives for energy conservation measures to exceed state requirements. | <p>U-2 <i>Lambert</i></p> |
| <p>U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institutions of higher education should locate in the Urban <u>Growth Area</u>.</p> | 2-21 | <p>U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities and institutions of higher education should locate in the Urban Growth Area.</p> | 2-20 | <p>U-149 New facilities and businesses that draw from throughout the region, such as large retail uses ((;)) <u>and</u> large public assembly facilities ((and institutions of higher education)), should locate in the Urban Growth Area.</p> | Would no longer encourage institutions of higher education to be located in the UGA. | <p>U-3 <i>Lambert</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

| Executive Transmittal Proposed Policy | Location in Transmittal | Striking Amendment S1 Proposed Policy | Location in Striking Amendment | Amendment to S1 Proposed Policy (Compared to S1) | Effect of Amendment to S1 | # |
|---|-------------------------|--|--------------------------------|--|---|--------------------------------------|
| <p>U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.</p> | <p>2-33</p> | <p>U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.</p> | <p>2-32</p> | <p>((U-181 Except for existing Fully Contained Community designations, no new Fully Contained Communities shall be approved in King County.))</p> | <p>Removes current prohibition on new Fully Contained Communities in King County.</p> | <p>U-4 <i>Lambert</i></p> |
| <p>CHAPTER 3 RURAL AREAS AND NATURAL RESOURCE LANDS</p> | | | | | | |
| <p>R-324 Nonresidential uses in the Rural Area shall be limited to those that:</p> <ul style="list-style-type: none"> a. Provide convenient local products and services for nearby <u>Rural Area</u> residents; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational opportunities that are compatible with the surrounding Rural Area. <p>These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.</p> | <p>3-25</p> | <p>R-324 Nonresidential uses in the Rural Area shall be limited to those that:</p> <ul style="list-style-type: none"> a. Provide convenient local products and services for nearby ((Rural Area)) residents; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational <u>and tourism</u> opportunities that are compatible with the surrounding Rural Area. <p>These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.</p> | <p>3-26</p> | <p>R-324 Nonresidential uses in the Rural Area shall be limited to those that:</p> <ul style="list-style-type: none"> a. Provide convenient local products and services ((for nearby residents)); b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational and tourism opportunities that are compatible with the surrounding Rural Area. <p>These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.</p> | <p>Removes “for nearby residents” in subsection a.</p> | <p>R-1 <i>Lambert</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

| Executive Transmittal Proposed Policy | Location in Transmittal | Striking Amendment S1 Proposed Policy | Location in Striking Amendment | Amendment to S1 Proposed Policy (Compared to S1) | Effect of Amendment to S1 | # |
|---|-------------------------|--|--------------------------------|---|---|--------------------------------------|
| <p>R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:</p> <p>a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;</p> <p>b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;</p> <p>c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and</p> <p>d. The development can be served by rural facility and service levels (such as on-site sewage disposal, <u>private well(s) for on-site water supply, and rural fire protection</u>).</p> | <p>3-28</p> | <p>R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:</p> <p>a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;</p> <p>b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;</p> <p>c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and</p> <p>d. The development can be served by rural ((facility))<u>facilities</u> and service levels (such as on-site sewage disposal(, private well(s) for on-site water supply,)) and rural fire protection).</p> | <p>3-28</p> | <p>R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:</p> <p>a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources or archaeological sites;</p> <p>b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;</p> <p>c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and</p> <p>d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and ((rural))fire protection).</p> | <p>Removes “rural” qualifier when referencing fire protection as an example of the types of facilities and services that are required for lot clustering.</p> | <p>R-2 <i>Lambert</i></p> |

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| CHAPTER 4 HOUSING AND HUMAN SERVICES | | | | | | |
| <p>((U-304)) H-102 King County shall work with ((cities)) <u>jurisdictions</u>, the private sector, <u>state and federal governments, other public funders of housing</u>, other public agencies such as the Housing Authorities, <u>regional agencies such as the Puget Sound Regional Council, intermediary housing organizations</u>, and the non-profit sector, to encourage a wide range of housing <u>and to reduce barriers to the development and preservation of a wide range of housing</u> within the Urban Growth Area that:</p> <p>a. Provides housing choices for people of all income levels, <u>particularly ((located))</u> in areas with existing or planned <u>high-capacity and frequent public transportation access ((networks including those that make it))</u> where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations <u>such as shopping and health care</u>;</p> <p>b. Meets the needs of ((our)) <u>a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people with developmental disabilities and people with behavioral, physical, cognitive and/or functional disabilities, and</u></p> | <p>4-4, 4-5</p> | <p>H-102 King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing ((within the Urban Growth Area)), <u>at an appropriate size and scale</u>, that:</p> <p>a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations <u>such as educational facilities, shopping and health care</u>;</p> <p>b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, <u>people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation)</u>, people with developmental disabilities, ((and</p> | <p>4-3</p> | <p>H-102 King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non-profit sector, to encourage a wide range of housing and to reduce barriers to the development and preservation of a wide range of housing, at an appropriate size and scale, that:</p> <p>a. Provides housing choices for people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping and health care;</p> <p>b. Meets the needs of a diverse population, especially families and individuals who have very-low to moderate incomes, older adults, people of color, children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral, physical, cognitive</p> | <p>Adds a new subsection e requiring King County to work to address the issue of gun violence.</p> | <p>H-1 <i>McDermott</i></p> |

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| <p>people who are homeless;</p> <p>c. Supports economic growth; and</p> <p>d. ((Ensures)) <u>Supports King County's equity and social justice, and transformation plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.</u></p> | | <p>))people with behavioral, physical, cognitive and/or functional disabilities, and people who are <u>experiencing homelessness</u>;</p> <p>c. Supports economic growth; and</p> <p>d. Supports King County's <u>E((e))quity and S((s))ocial J((j))ustice Initiative((,)) and Health and Human Services T((t))ransformation P((p))lan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county.</u></p> | | <p>and/or functional disabilities, and people who are experiencing homelessness;</p> <p>c. Supports economic growth; ((and))</p> <p>d. Supports King County's Equity and Social Justice Initiative and Health and Human Services Transformation Plan goals, for an equitable and rational distribution of low-income and high-quality affordable housing, including mixed-income housing, throughout the county; and</p> <p><u>e. Fosters safety from gun injury and violence, including through expanding access to and availability of gun storage safes and identifying and utilizing design standards that are shown to increase connectivity and reduce violence. King County shall identify opportunities to encourage permanent firearm and safe medicine storage locations in every new construction private and public residential buildings.</u></p> | | |
| <p>--</p> | <p>--</p> | <p>--</p> | <p>--</p> | <p>NEW TEXT:</p> <p><u>As the Countywide Planning Policies note, residents in King County are facing an unmet need for housing that is affordable to households earning less than 80 percent of area median income. Recent data indicate that 295,000 households in King County spend more than 30 percent of their income on housing.¹ The lack of affordable housing is felt in every community in the county. A regional problem requires a regional approach. As such, King County and the</u></p> | <ul style="list-style-type: none"> • Adds new lead-in text regarding affordable housing needs and Countywide Planning Policy requirements. • Adds a new policy, H-103a, that requires the county to work with jurisdictions and partners to identify and meet affordable | <p>H-2 <i>Balducci</i></p> |

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| | | | | <p><u>jurisdictions within the county have a shared responsibility to increase the supply of housing affordable to these households.</u></p> <p><u>Based on the identified need for affordable housing for households who are spending more than 30 percent of their income on housing, Countywide Planning Policy H-1 has established estimates of the countywide need for housing affordable to households with moderate, low and very-low incomes. The Countywide Planning Policies require King County and the jurisdictions located within King County to identify barriers to housing affordability and implement strategies to overcome them. The Countywide Planning Policies also require regional collaboration in meeting countywide housing growth targets and affordable housing needs, as well as in developing resources and programs to provide affordable housing.</u></p> <p>NEW FOOTNOTE:</p> <p>1 <u>Briefing 2015-B0143, based on data from 2015-2019 Consolidated Housing and Community Development Plan (Ordinance 18070)</u></p> <p>NEW POLICY <u>H-103a King County will work cooperatively with jurisdictions and partners to identify and meet affordable housing needs, including eliminating barriers to housing. This effort should take the form of a regional affordable housing plan that summarizes existing efforts and</u></p> | <p>housing needs, and encourages development of a regional affordable housing plan.</p> | |

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| | | | | <u>identifies the roles and strategies of the county, jurisdictions and partners to meet affordable housing needs.</u> | | |
| <p>((U-327)) H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, <u>including environmental tobacco smoke</u>, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. <u>King County should work on a regional level with jurisdictions to enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County.</u></p> | <p>4-8</p> | <p>H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, ((including environmental tobacco smoke,)) reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to ((enact a comprehensive healthy housing code system in the county that provides for regular inspection of rental housing units for violations of healthy housing standards, including in unincorporated King County)) <u>explore tools to ensure healthy housing is provided throughout the region.</u></p> | <p>4-6</p> | <p>H-113 King County should support the development, preservation and rehabilitation of affordable housing that protects residents from exposure to harmful substances and environments, <u>including lead poisoning</u>, reduces the risk of injury, is well-maintained, and is adaptable to all ages and abilities. King County should work on a regional level with jurisdictions to explore tools to ensure healthy housing is provided throughout the region.</p> | <p>Calls out lead poisoning as part of the harmful substances and environments that affordable housing should protect residents from exposure to.</p> | <p>H-3 <i>Kohl-Welles Dembowski</i></p> |

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| <p><u>H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce asthma.</u></p> | <p>4-20</p> | <p>H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce <u>problems such as asthma, falls and unintentional poisoning.</u></p> | <p>4-16</p> | <p>H-154 King County shall work with partners and stakeholders to encourage the improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls and unintentional poisoning. <u>King County shall work with housing stakeholders and residents to make available information and resources that will reduce gun-related injury and violence, including increasing availability of safer firearm storage locations and devices and choosing housing designs that increase connectivity and reduce violence.</u></p> | <p>Adds new sentence on gun safety.</p> | <p>H-4 <i>McDermott</i></p> |
| <p><u>H-204 King County shall apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:</u></p> <p>a. <u>Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;</u></p> <p>b. <u>Access to healthy and affordable foods;</u></p> <p>c. <u>Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;</u></p> | <p>4-31</p> | <p>H-204 King County shall <u>strive to</u> apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments ((tø-))that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:</p> <p>a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;</p> <p>b. Access to healthy ((and)), affordable foods;</p> <p>c. Protection from exposure to harmful environmental agents and infectious disease is reduced and minimized;</p> | <p>4-23, 4-24</p> | <p>H-204 King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the region. King County will support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:</p> <p>a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation and transit infrastructure;</p> <p>b. Access to healthy, affordable foods <u>and the elimination of food deserts;</u></p> <p>c. Protection from exposure to harmful environmental agents and infectious disease ((is reduced and</p> | <ul style="list-style-type: none"> • Adds to subsection b that the County will support the elimination of food deserts. • In subsection c, removes “is reduced and minimized” in regards to infectious disease, and adds a requirement that the county will support regional efforts to test children for exposure to lead poisoning. | <p>H-5 <i>Kohl-Welles Dembowski</i></p> |

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| <p>d. <u>Access to transportation systems that are designed to prevent pedestrian, bicyclist and driver injuries;</u></p> <p>e. <u>Residential neighborhoods free from violence and fear of violence;</u></p> <p>f. <u>Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;</u></p> <p>g. <u>Community amenities and design that maximizes opportunities for social connectivity and stress reduction;</u></p> <p>h. <u>A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.</u></p> | | <p>d. Access to transportation ((systems))infrastructure ((that are))designed to prevent pedestrian, bicyclist and ((driver))motor vehicle-related injuries;</p> <p>e. Residential neighborhoods free from violence and fear of violence;</p> <p>f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;</p> <p>g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; <u>and</u></p> <p>h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.</p> | | <p>minimized), including regional efforts to test children (at 12 months and 24 months) for exposure to lead poisoning;</p> <p>d. Access to transportation infrastructure designed to prevent pedestrian, bicyclist and motor vehicle-related injuries;</p> <p>e. Residential neighborhoods free from violence and fear of violence;</p> <p>f. Protection from involuntary exposure to second hand tobacco smoke and under-age access to tobacco products;</p> <p>g. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and</p> <p>h. A range of health services, including timely emergency response and culturally-specific preventive medical, behavioral and dental care within their community.</p> | | |

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| -- | -- | -- | -- | <u>H-209 King County shall work to address the public health crisis of gun violence. King County shall collect epidemiological and other data on gun-related injury and death in King County, and engage with cities, local neighborhoods, non-profit, and retailer partners in order to create policy and other solutions that can keep our families and communities safe. King County shall make available resources that foster safety from gun injury and violence, such as LOK-IT-UP, which promotes safe storage of firearms.</u> | Adds a new policy requiring King County to work to address gun violence. | H-6 <i>McDermott</i> |
| CHAPTER 5 ENVIRONMENT | | | | | | |
| E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness in terms of protecting natural resources. | 5-6 | E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives should be monitored to determine their effectiveness in terms of protecting natural resources. | 5-5 | E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives <u>((should)) shall be monitored and periodically reviewed</u> to determine their effectiveness in terms of protecting natural resources. | <ul style="list-style-type: none"> • Would require, rather than encourage, environmental incentives to be monitored for effectiveness. • Would also add that the incentives will be periodically reviewed, in addition to monitored. | E-1 <i>Kohl-Welles</i> |

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| E-424 ((The county)) King County should steward public lands well and should integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects. | 5-44 | E-424 King County should steward public lands well and should integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects. | 5-42 | E-424 King County ((should)) shall steward public lands well and ((should)) shall integrate fish and wildlife habitat considerations into capital improvement projects whenever feasible. Fish and Wildlife Habitat Conservation Areas should be protected and, where possible, enhanced as part of capital improvement projects. | <ul style="list-style-type: none"> • Would require, rather than encourage, the County to steward public lands well. • Would also require, rather than encourage, the county to integrate habitat considerations in to capital improvement projects whenever feasible. | E-2 <i>Kohl-Welles</i> |
| E-439 King County should review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science. | 5-51 | E-439 King County should review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science. | 5-48, 5-49 | E-439 King County ((should)) shall review fish and wildlife surveys and assessments with local application to King County and consider additional habitat protections where warranted. Habitat protection should be accomplished through incentives, cooperative planning, education, habitat acquisition, habitat restoration, or other appropriate actions based on best available science. | Would require, rather than encourage, fish and wildlife surveys and assessments to be reviewed with local application to King County. | E-3 <i>Kohl-Welles</i> |
| CHAPTER 9 SERVICES, FACILITIES AND UTILITIES | | | | | | |
| F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act. | 9-5 | F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act. | 9-5 | ((F-208 Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.)) | Would remove policy F-208, which encouraged public spending to be directed to the UGA and coordinated to comply with concurrency requirements. | F-1 <i>Lambert</i> |

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| <p>F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of development and not facilitate urbanization.</p> | <p>9-5</p> | <p>F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of development and not facilitate urbanization.</p> | <p>9-5</p> | <p>F-209 In the Rural Area and Natural Resource Lands, services provided by agencies should support a rural level of ((development and not facilitate urbanization)) <u>service that meets the needs of the community.</u></p> | <p>Would encourage that rural services support a rural level of service that meets the needs of the community, rather than supporting a rural level of development that does not facilitate urbanization.</p> | <p>F-2 <i>Lambert</i></p> |
| <p>CHAPTER 12 IMPLEMENTATION, AMENDMENTS AND EVALUATION</p> | | | | | | |
| <p>--</p> | <p>--</p> | <p>I-101a King County should evaluate the potential equity and social justice implications of policies and regulations involving locally unwanted land uses (LULUs). Locally unwanted land uses should be sited with equity considerations in mind in order to avoid concentrations in disadvantaged communities.</p> | <p>12-3</p> | <p>NEW TEXT: <u>Siting public and private uses in communities can at times lead to concerns and objections from neighbors resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these “locally unwanted land uses” (LULUs) can lead to some uses becoming overly-concentrated in some communities, particularly in historically disadvantaged areas. In response, governments should evaluate the potential equity and social justice implications, including the beneficial and/or adverse impacts, of policies and regulations involving such uses.</u></p> <p>I-101a ((King County should evaluate the potential equity and social justice implications of policies and regulations involving locally unwanted land uses (LULUs). Locally unwanted land uses should be sited with equity considerations in mind in order to avoid concentrations in disadvantaged</p> | <p>Replaces I-101a with a new version, which includes: new lead-in text regarding LULUs and replaces the policy with language that utilizes the Equity Impact Review Tool, consistent with other policies in the plan.</p> <p>Relates to Amendment G-1.</p> | <p>I-1 <i>Dembowski</i></p> |

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| | | | | <p>communities.)) <u>Equity and social justice principles will be used by King County as an important consideration in developing zoning and development regulations governing public and private uses, in siting public facilities, and in evaluating land use decisions. Results from the Equity Impact Review Tool will be used where appropriate.</u></p> | | |
| <p>I-203 Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to comprehensive plan policies and development regulations or that alter the Urban Growth Area ((UGA)) Boundary. Substantive amendments and changes to the ((UGA)) <u>Urban Growth Area</u> Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement;</p> <p>a. A proposal for a Four-to-One project; or</p> <p>b. <u>An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town</u></p> | <p>12-4, 12-5</p> | <p>I-203 Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to ((e))<u>Comprehensive</u> ((p))<u>Plan</u> policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement:</p> <p>a. A proposal for a Four-to-One project; or</p> <p>b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town</p> | <p>12-4, 12-5</p> | <p>I-203 Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement:</p> <p>a. A proposal for a Four-to-One project; or</p> <p>b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study.((;</p> | <p>Removes subsection c, which allowed for consideration of a mining site conversion demonstration project during the annual Comprehensive Plan update cycle.</p> <p>Relates to Amendment 1 to the code.</p> | <p>I-2 <i>Kohl-Welles</i></p> |

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| <p>wastewater treatment study. ((Changes related to a mining site conversion demonstration project. The demonstration project shall evaluate and address:</p> <ul style="list-style-type: none"> 1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site; 2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights; 3. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights; 4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and 5. the need to ensure that the demonstration project provides an overall public benefit by providing | | <p>wastewater treatment study((-)); or</p> <p>c. <u>Changes related to a mining site conversion demonstration project. The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address:</u></p> <ul style="list-style-type: none"> <u>1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;</u> <u>2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;</u> <u>3. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the</u> | | <p>or</p> <p>c. Changes related to a mining site conversion demonstration project. The authority for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address:</p> <ul style="list-style-type: none"> 1. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site; 2. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights; 3. the need for a site design that compatibly integrates any proposed residential development on the | | |

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| Executive Transmittal Proposed Policy | Location in Transmittal | Striking Amendment S1 Proposed Policy | Location in Striking Amendment | Amendment to S1 Proposed Policy (Compared to S1) | Effect of Amendment to S1 | # |
|--|-------------------------|--|--------------------------------|---|---------------------------|---|
| <p>permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.)</p> | | <p><u>adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights;</u> <u>4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and</u> <u>5. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.</u></p> | | <p>demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights; 4. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and 5. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands.)</p> | | |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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|---------------------------------------|-------------------------|---------------------------------------|--------------------------------|---|---|--|
| -- | -- | -- | -- | <p>I-203 Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments and changes to the Urban Growth Area Boundary may be considered in the annual amendment cycle only if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, or to implement: ...</p> <p><u>;</u> or</p> <p>d. Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study.</p> | <p>Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comprehensive Plan update cycle.</p> <p>Relates to Amendment 2 to the code.</p> | <p>I-3 <i>Dembowski</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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| <p>TEXT CHANGE:</p> <p>In accordance with the Growth Management Act ((GMA)), King County and its cities <u>work together to monitor the Countywide Planning Policies and their respective comprehensive plans. Past programs have included the Annual Growth Report and the King County Benchmark Program. ((employ an established review and evaluation program through the King County Benchmark Program, as provided by the King County Countywide Planning Policies. The purpose of the program is to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.</u></p> | <p>12-6</p> | <p>TEXT CHANGE:</p> <p>In accordance with the Growth Management Act, King County and its cities ((work together to monitor the Countywide Planning Policies and their respective comprehensive plans. Past programs have included the Annual Growth Report and the King County Benchmark Program.))<u>employ an established review and evaluation program through the King County Benchmark Program, as provided by the King County Countywide Planning Policies. The purpose of the program is to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.</u></p> | <p>12-7</p> | <p>TEXT CHANGE:</p> <p>In accordance with the Growth Management Act, King County and its cities <u>will work together to</u> employ an established review and evaluation program through the King County Benchmark Program, as provided by the King County Countywide Planning Policies. The purpose of the program is to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.</p> | <p>Amends lead-in text to direct that the County and its cities will work together to employ review and evaluation through the King County Benchmark Program.</p> | <p>I-4 <i>Lambert</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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| -- | -- | <p>WORKPLAN ACTION 11 CHANGE:</p> <p><u>This Workplan item directs the King County Department of Transportation, in coordination with the Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to evaluate and report on how to enhance the bicycle network within unincorporated King County and address identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails; plans and financing for capital improvements; bicycle racks and parking; etc). This report will include:</u></p> <p>a. <u>Evaluation of existing King County planning efforts and possible areas for improvement, such as addressing bicycle facility provisions in:</u></p> <ul style="list-style-type: none"> o <u>roadway designs and standards,</u> o <u>plat approvals,</u> o <u>commercial developments,</u> o <u>parks & trails planning, and</u> o <u>transit planning and access to transit.</u> | 12-19 | <p>WORKPLAN ACTION 11 CHANGE:</p> <p>This Workplan item directs the King County Department of Transportation, in coordination with the Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to evaluate and report on how to enhance the bicycle network within unincorporated King County and address identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails; plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc). This report will include:</p> <p>a. Evaluation of existing King County planning efforts and possible areas for improvement, such as addressing bicycle facility provisions in:</p> <ul style="list-style-type: none"> o roadway designs and standards ,including lighting standards, o plat approvals, o commercial developments, o parks & trails planning, and o transit planning and access to transit. | <p>Amends Workplan Action 11: Bicycle Network Planning Report:</p> <ul style="list-style-type: none"> • Adds air filling stations to the list of examples of potential bicycle infrastructure needs. • Calls out lighting standards as an area that the report will evaluate as part of the review of roadway designs and standards. | <p>I-5 <i>Lambert Dembowski</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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| -- | -- | -- | -- | <p>NEW WORKPLAN ITEM:</p> <p><u>Action 12: Update Plat Ingress/Egress Requirements. State law gives King County the responsibility to adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision approval process using the Department of Transportation Roads Division’s “King County Road Design and Construction Standards – 2007” (Roads Standards). In recent years, subdivision layouts have included one entry/exit (or ingress/egress) point and a looped road network within the subdivision.</u></p> <p><u>Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due to: a fire, debris, flooding, ice, snow, etc). This configuration may also cause traffic backups while waiting for ability to turn in to or out of the development. Sometimes, this one access point may also be located too close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic back-ups.</u></p> <p><u>This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A), and the King County Department of Transportation Roads Standards to address these access issues. This code update will include requiring two entry/exit points for plats and</u></p> | <p>Adds a new Workplan action item that directs the Executive to update the County’s development and roadway standards to address ingress/egress issues for plats and subdivisions.</p> | <p>I-6 <i>Lambert</i></p> |

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|---------------------------------------|-------------------------|---------------------------------------|--------------------------------|--|---------------------------|---|
| | | | | <p><u>subdivisions over a certain size and increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall indicate the rational for the chosen size threshold for when the County will require two entry/exit points.</u></p> <ul style="list-style-type: none"> • <u>Timeline:</u> The proposed amendments to the King County Code and the King County Roads Standards shall be transmitted to the Council for consideration by December 31, 2018. • <u>Outcomes:</u> The Executive shall file with the Council an ordinance(s) adopting updates to the King County Code and the King County Roads Standards. • <u>Lead:</u> Department of Transportation and Department of Permitting and Environmental Review. | | |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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| GLOSSARY | | | | | | |
| -- | -- | <p>Locally Unwanted Land Use (LULU) <u>A locally unwanted land use is a use that has real or perceived externalities that leads individuals to object to the use locating in their community. Externalities such as environmental or health hazards, impacts to local property values, loss of views or other aesthetic impacts, or security risks are often cited as reason for objection to the use.</u></p> | G-14 | <p>((Locally Unwanted Land Use (LULU) A locally unwanted land use is a use that has real or perceived externalities that leads individuals to object to the use locating in their community. Externalities such as environmental or health hazards, impacts to local property values, loss of views or other aesthetic impacts, or security risks are often cited as reason for objection to the use.))</p> | <p>Removes definition for LULUs.</p> <p>Relates to Amendment I-1.</p> | <p>G-1 <i>Dembowski</i></p> |
| KING COUNTY CODE | | | | | | |
| <p>ORDINANCE 2016-0155, Section 6:</p> <p>B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: ...</p> <p>5. ((A mining site conversion demonstration project. The</p> | Lines 153-171 | <p>ORDINANCE 2016-0155 (S1), Section 7:</p> <p>B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: ...</p> <p><u>5. A mining site conversion demonstration project. The authority</u></p> | Lines 280-304 | <p>AMDT TO ORDINANCE 2016-0155 S1, Section 7:</p> <p>B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: ...</p> <p>5. ((A mining site conversion demonstration project. The</p> | <p>Removes allowance for consideration of a mining site conversion demonstration project during the annual Comprehensive Plan update cycle.</p> <p>Relates to Amendment I-2 to policy I-203.</p> | <p>1 <i>Kohl-Welles</i></p> |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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|---|-------------------------|--|--------------------------------|---|---------------------------|---|
| <p>demonstration project shall evaluate and address:</p> <ul style="list-style-type: none"> a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long term forestry on the demonstration project site; b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights; c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights; d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long term forestry and/or for residential development; and e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated | | <p><u>for consideration of such a demonstration project shall expire with adoption of the 2019 annual comprehensive plan update or December 31, 2019, whichever is later. To be considered during an annual update cycle, no later than December 31 of the year proceeding the update, the project proponent shall submit to the county council its proposal for alternative development standards and processes to be tested an evaluated through the demonstration project. The demonstration project shall evaluate and address:</u></p> <ul style="list-style-type: none"> <u>a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long-term forestry on the demonstration project site;</u> <u>b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights;</u> <u>c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential</u> | | <p>demonstration project shall evaluate and address:</p> <ul style="list-style-type: none"> a. potential options for the use of a reclaimed mine site, including the feasibility of residential use and/or long term forestry on the demonstration project site; b. the impacts to carbon sequestration as a result of reforestation, and for residential use, the impacts to carbon sequestration when implementing modified standards for lot clustering or transfer of development rights; c. the need for a site design that compatibly integrates any proposed residential development on the demonstration project site with uses occurring on the adjacent rural or forest production district lands, especially if the proposed residential development utilizes modified standards for lot clustering and/or transfer of development rights; d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long term forestry and/or for residential development; and e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated | | |

Individual Amendments to Striking Amendment S1: 2016 King County Comprehensive Plan

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|--|-------------------------|---|--------------------------------|--|--|--------------------------------------|
| <p>park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;))</p> | | <p><u>development utilizes modified standards for lot clustering and/or transfer of development rights;</u> <u>d. the levels and standards for reclamation of mining sites that are appropriate to their use either for long-term forestry and/or for residential development; and</u> <u>e. the need to ensure that the demonstration project provides an overall public benefit by providing permanent protection, as designated park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;</u></p> | | <p>park or open space, of lands in the vicinity of the demonstration project site that form the headwaters of critical, high-valued habitat areas; or that remove the development potential from nonconforming legal parcels in the forest production district; or that provide linkages with other forest production district lands;))</p> | | |
| <p>--</p> | <p>--</p> | <p>--</p> | <p>--</p> | <p>AMDT TO ORDINANCE 2016-0155 S1, Section 7: B. Every year the Comprehensive Plan may be amended to address technical updates and corrections, and to consider amendments that do not require substantive changes to policy language, changes to the priority areas map, or changes to the urban growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section. This review may</p> | <p>Amends policy I-203 to add ability to address changes related to the 2016 winery study during the annual Comprehensive Plan update cycle. Relates to Amendment I-4 to policy I-203.</p> | <p>2 <i>Dembowski</i></p> |

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|---------------------------------------|-------------------------|---------------------------------------|--------------------------------|---|---------------------------|---|
| | | | | <p>be referred to as the annual cycle. The Comprehensive Plan, including subarea plans, may be amended in the annual cycle only to consider the following: ...</p> <p><u>13. Changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study;</u></p> | | |

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King County Council
Schedule for 2016 King County Comprehensive Plan
(As of 8/10/16, Subject to change)

| | |
|------------------------------|--|
| March 1 | Transmittal of King County Executive's proposed 2016 King County Comprehensive Plan. |
| March 15 9:30 a.m. | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Committee review process overview</i> • <i>Land use proposals/Area Zoning Studies</i> • <i>Chapter 11 Community Service Area Planning</i> • <i>Chapter 12 Implementation, Appendix D Growth Targets</i> <p>Opportunity for public comment</p> |
| April 6 6:30 p.m. | <p>Committee of the Whole Town Hall - Special Evening Meeting Location: Gracie Hansen Community Center at Ravensdale Park (Rock Creek Sports) - 27132 SE Ravensdale Way, Ravensdale WA Opportunity for public comment on proposed 2016 Comprehensive Plan</p> |
| May 3 9:30 a.m. | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 1 Regional Planning</i> • <i>Chapter 3 Rural Area and Natural Resource Lands</i> • <i>Chapter 8 Transportation, Appendix C Transportation, C1 Transportation Needs Report</i> • <i>Chapter 10 Economic Development</i> • <i>Development code updates (Proposed Ordinance 2016-0155)</i> <p>Opportunity for public comment</p> |
| May 17 9:30 a.m. | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 2 Urban Communities</i> <p>Opportunity for public comment</p> |
| May 31 9:30 a.m. | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 4 Housing and Human Services, Appendix B Housing</i> <p>Opportunity for public comment</p> |
| June 7 9:30 a.m. | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 7 Parks, Open Space and Cultural Resources, Appendix C2 – Regional Trail Needs Report</i> <p>Opportunity for public comment</p> |
| June 21 9:30 a.m. | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 5 Environment</i> • <i>Chapter 6 Shorelines</i> <p>Opportunity for public comment</p> |

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| <p>June 28 9:30 a.m.</p> | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Climate Change (all chapters)</i> • <i>Equity and Social Justice (all chapters)</i> <p>Opportunity for public comment</p> |
| <p>July 5 10:30 a.m.</p> | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chapter 9 Services, Facilities and Utilities, Appendix A – Capital Facilities</i> • <i>Real Property Asset Management Plan (Proposed Ordinance 2016-0159)</i> <p>Opportunity for public comment</p> |
| <p>August 16 9:30 a.m.</p> | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Follow up on identified issues in:</i> <ul style="list-style-type: none"> ○ <i>All Chapters in the 2016 Comprehensive Plan</i> ○ <i>Development code updates (Proposed Ordinance 2016-0155)</i> ○ <i>Real Property Asset Management Plan (Proposed Ordinance 2016-0159)</i> <p>Opportunity for public comment</p> |
| <p>August 24 1:30 p.m.</p> | <p>Briefing in Special Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Follow up on land use proposals</i> <p>Opportunity for public comment</p> |
| <p>September 6 9:30 a.m.</p> | <p>Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change):</p> <ul style="list-style-type: none"> • <i>Chair's Striking Amendment</i> <p>Opportunity for public comment</p> |
| <p>September 20 9:30 a.m.</p> | <p>Possible vote in Transportation, Economy and Environment Committee</p> <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i> <p>Opportunity for public comment</p> |
| <p>November 28 Time TBD</p> | <p>Anticipated public hearing at full Council</p> <p>Opportunity for public comment</p> |
| <p>December 5 Time TBD</p> | <p>Possible vote at full Council</p> <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i> |

Unless otherwise noted, all meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

2016 King County Comprehensive Plan Frequently Used Acronyms

| | |
|------|--|
| APD | Agricultural Production District |
| CIP | Capital Improvement Program |
| CPP | Countywide Planning Policy |
| ESA | Endangered Species Act |
| FCC | Fully Contained Community |
| FPD | Forest Production District |
| GMA | Growth Management Act |
| GMPC | Growth Management Planning Council |
| HOT | High Occupancy Toll |
| HOV | High Occupancy Vehicle |
| ITS | Intelligent Transportation Systems |
| KCCP | King County Comprehensive Plan |
| KCSP | King County Strategic Plan |
| LID | Low Impact Development |
| LOS | Level of Service |
| LSRA | Locally Significant Resource Area |
| MPP | Multi-county Planning Policies |
| MPS | Mitigation Payment System |
| PAA | Potential Annexation Area |
| PBRS | Public Benefit Rating System |
| PSRC | Puget Sound Regional Council |
| RSRA | Regionally Significant Resource Area |
| RWSP | Regional Wastewater Services Plan |
| SCAP | Strategic Climate Action Plan |
| SPPT | Strategic Plan for Public Transportation |
| SPRS | Strategic Plan for Road Services |
| SEPA | State Environmental Policy Act |
| TAM | Transportation Adequacy Measure |
| TDR | Transfer of Development Rights |
| TDM | Transportation Demand Management |
| TNR | Transportation Needs Report |
| TOD | Transit Oriented Development |
| UGA | Urban Growth Area |
| UGB | Urban Growth Boundary |
| UPD | Urban Planned Development |
| UTRC | Utilities Technical Review Committee |

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New Comments on the Comprehensive Plan from the Council Web Site

Updated September 16, 2016

| Name | Dist | COMMENT |
|---------|------------|--|
| Todd | Reedy | <p>I feel very strongly that it would be inappropriate to rezone parcel #3423059034 from it's current R-6 to a proposed R-18 due to the inadequacy of the intersection of SE 180th St and 140th Ave SE to provide for the safe ingress and egress of the additional residents. When exiting SE 180th St and turning left onto 140th Ave SE there is insufficient sight distance to the north. I would like the County to tell me what the entering sight distance is for this intersection and how it meets road standards. There is insufficient intersection spacing both to the intersection to the north of SE 180th St and to the south of SE 180th St on 140th Ave SE. 140th Ave SE is classified as a principal arterial requiring spacing between adjacent intersecting streets of 1000 feet. The distance to the intersecting street to the north (SE 177th St) is 475 feet and the distance to the intersecting street to the south (SE 179th PI) is 340 feet. In addition to the inadequacy of the road system to handle the additional residents, all of the land immediately adjacent to Parcel #3423059034 is zoned R-6. Rezoning to R-18 would be creating an island of R-18 surrounded by R-6 zoned land. This certainly appears to be an attempt to benefit a single property owner while negatively impacting the quality of life for other area property owners. We were first notified by King County about the proposal to rezone this parcel and the desire of the property owner to build a 68 unit apartment building on it on September 12th. I am unable to attend the meeting on September 20th to voice my opposition to this proposal and do not think area residents were given sufficient time to weigh in on the proposal.</p> |
| Robert | Lowenstein | <p>I am writing my comment about the 2016 Comprehensive plan including Fairwood A Purposals and rezoning deliberation. First let me say I would like to see the properties being considered for rezoning from R6 to R18 to stay as they are now as this is a nice area to be able to walk your dog. However I am realistic and know building is going to take place sooner than later. I would be in favor of the County Executive recommendation of rezoning the northern-most parcel of Wesley Homes property (3423059035) from R-6 to R18 and leaving the remaining 3 parcels (3423059031) (3423059061) and (3423059034) of the Wesley Homes and Wayne's Place sites R-6. My opinion is based on traffic considerations as well as police and fire safety. Thank you for your consideration. Robert Lowenstein lowensro@hotmail.com</p> |
| Kristin | Hoag | <p>Please note that I am MOST opposed to the proposal from Gerald Schneider to build an apartment complex at the corner of 140th Ave SE and SE 180th St parcel 3423059034. Main reasons are: * too much congestion already and a 68 unit apartment building would bring at LEAST 68 - 136 more cars daily into our already very congested roads * we do not have enough grocery stores (currently down to just 1 - Safeway; where we used to have 3- including QFC and Albertsons) * not enough gas stations (only have the 1 Arco) I strongly oppose this 68 unit apartment building going in and want to see the zoning kept to R-6.</p> |

New Comments on the Comprehensive Plan from the Council Web Site

Updated September 16, 2016

| Name | Dist | COMMENT |
|--------|----------|---|
| Marcia | Whitcomb | <p>9</p> <p>We have so much traffic in this area especially with Carriage Crest School nearby. My husband, James Whitcomb, and I feel the Senior Community would be an asset but not more apartments. There are already huge apartment complex's on the East & West side of Petrovitsky & 140th Ave. A very good addition would be condo's and/or single family homes that would help the renter's become homeowners. Please, consider our opinion in this matter. Marcia & James Whitcomb</p> |
| David | Henrich | <p>9</p> <p>Hello, I received a letter in the mail regarding 1. a proposal from Wesley Homes to build a Continuing Care Retirement Community 2. a proposal from Gerald Schneider to build a multifamily apartment complex at the corner of 140th Ave SE and SE 180th ST, which is close to my house in Fairwood Firs. I am STRONGLY AGAINST both of these, and even more so against the apartment complex. Both of these will significantly increase the amount of traffic and visitors in the area due to habitants, visitors and working staff. Regarding the apartment complex. there are already too many apartment complexes in the immediate neighborhood. Being a homeowner, I DO NOT want to see another one added. We have already had issues with occupants from the existing apartment complexes using our private parks, vandalism and crime. The addition of an other apartment complex, puts MY community at risk for EVEN MORE crime, traffic and overpopulation of the schools my children will go to. This will add ZERO value to MY community and if anything could devalue the value of my property. The only one that has anything to gain is the developer. Everyone I have spoke to is STRONGLY against this happening. Please represent us properly and DO NOT let this change take place. Thank you for your time! -David</p> |

New Comments on the Comprehensive Plan from the Council Web Site

Updated September 16, 2016

| Name | Dist | COMMENT |
|-------|---------|--|
| Steve | Schuh | <p>9</p> <p>In reference to potential rezone of Wesley Homes parcels 3423059031, 3423059061, 3423059035 and Gerald Schneider parcel 3423059034: I am opposed to changing the current zoning from R-6 on any of the parcels. the current roads will not handle the increased traffic. Too many 1-2 acre lots in this area are being plowed under with high density housing going in. It is apparent that once the zoning is changed any current plans for the properties can also change, ref the Schneider parcel. It is very likely that once the zoning changes on these parcels, any surrounding parcels would eventually also be rezoned, and high density housing would be built up (apartments or mushroom houses) I live in the Forest Estates Sub Division, which is served by 134th Ave SE, off of SE192nd St. It is currently blocked at the North end of our neighborhood, with access for emergency vehicles only. My concern is that the county will open 134th to thru traffic due to development on the northern parcels. The increased traffic would be unacceptable; it would become a short cut for traffic wishing to access 192nd. What is now a quiet residential street would become a thoroughfare We have a grade school near by, and many children use 134th, and cross it daily. There is already a new sub division going in to East of our neighborhood that will be connecting to our roads. The County seem fine with allowing adverse impact to our long existing neighborhood. I am not. Thank You, Steve Schuh</p> |
| Amber | Henrich | <p>9</p> <p>I want to first say thank you to Reagan Dunn for sending out the informative letters to notify us of the two proposals that will direct affect me regarding Fairwood A proposal. I also appreciate the opportunity to give my input on the matter. I was born and raised in Fairwood and now live here raising my own children. I appreciate the unique community that we have here and feel protective over keeping it a great family area. This is why I feel strongly opposed to the two proposed actions, specifically the apartment complex. I've already witnessed a lot of criminal activity and suspicious activity around the apartments we currently have in Fairwood. I believe that its certain people from those apartments that has caused property damage to my neighborhood as well. Apartment complexes traditionally increase crime activity, decrease home values, and negatively impact education/schools in their area. As a parent and home ownder, I want to protect my children from both of these things. I also worry about the amount of traffic it will bring to the area as well. I worry about how the community can support it and to the safety of my family with increased traffic load. As an unincorporated area, I worry we have the resources in terms of police and first responders to support the added traffic and population. Honestly, I feel that adding apartment complex would change the whole feel of this amazing community and I am deeply saddened that this could happen. I see more value in adding more homes or other business that would help bring economic growth to the area such as shopping and restaurants. Thank you again for consider the input of the community. Amber Henrich</p> |

New Comments on the Comprehensive Plan from the Council Web Site

Updated September 16, 2016

| Name | Dist | COMMENT |
|------|---------|--|
| Sue | Holbink | <p>3</p> <p>I am commenting on 21A.38.260 Special District Overlay – Fall City business district. There is language (on page 5 of that section) that says: ‘However, a Special District Overlay (SDO) was created to allow all property within the commercial district to be zoned for commercial development but not allow chain stores or other incompatible uses. I don’t believe that the term “chain stores” is specifically addressed pursuant to a response I received from Christine Jensen, Principal Legislative Analyst / King County Council that said: “The Special District Overlay (SDO) for the Fall City Business District does not specifically address the term “chain stores.” The exact text of the SDO is included below, none of which addresses this term or the intent of the term. In fact, the King County zoning code as a whole (not just specific to the uses allowed in Fall City) does not address this term at all. So, I am not sure what exactly prompted the staff that wrote that study to make that statement about “chain stores” ... I believe the SDO is more about guiding the uses to those that are compatible with the size and scale of the local community – and maybe that was the intent of what that staff was trying to get at when saying chain store. So, long answer short, “chain stores” (a series of stores owned by one company and selling the same merchandise in different locations) are allowed. I hope that helps to clarify. ” I would appreciate that you take into consideration the following: What constitutes a chain store (national chains like Starbucks and McDonalds, regional chains like Bartells, or more local chains like Mercury Coffee) and does the term need to be defined? Also, are there square footage limitations, parking requirements, or design guidelines specified to insure that any permit requests take into account the rural character of the existing Fall City Business District? What exists in the zoning code to enforce these definitions? From my experience, the only way Department of Permitting and Environmental Review can restrict any type of proposed development is if there are legally defined and enforceable rules. Thank you, Sue Holbink, Fall City Resident</p> |

Parcel 1457500005

12811 164th Ave SE, Renton, WA 98059

REQUEST OF THE COUNCIL

LAND USE & ZONING

- Legislatively rezone the entire parcel to R1 (aligned to Renton's 2006 pre-zoning)
- Adjust the shape of the RB portion of the property to only include the grandfathered in mobile office and parking lot.

BEHAVIOR

- Councilmembers Lambert and Dunn, who advocated for the owners and sponsored the 2012 legislative rezone that was specifically intended to benefit one party, contact the property owners to make sure they know the council does not support the behaviors.
- The county contact WA DOL requesting the business license for the used car dealership be suspended pending 1) compliance with the settlement, current rezone requirements, and codes, and 2) demonstrated behavior that such compliance will continue when the license is re-activated.

DPER

- Formally request that DPER and the lawyer involved provide justification for the enforcement and settlement actions.
- Engage the Ombudsman deputy who's been involved for the last few months.

ENFORCEMENT

- Why has DPER, been unable or unwilling to enforce the code and rezone requirements? Is it lack of enforcement capabilities (e.g. Mt Anderson), systemic practices, etc.?
- Councilmembers Dunn and Lambert contact DPER requesting they enforce the conditions and codes for this parcel.

SETTLEMENT

- Why did DPER settle the code violation? The property owners had little or no leverage, and, given their history, had plenty of time to comply with requirements.
- Why did DPER allow the owners to use the 10-foot strip of land on the north side of the property? It extends the used car dealership footprint beyond the grandfathered prior use, onto pervious surface into the sensitive area.
- Why did DPER add any reference to the owners' desire to build a garage outside the grandfathered prior use?

CODE

- Advocate that the changes in code, motivated by Mt Anderson (i.e. longer-term and/or recurring actions), will also apply to the scale of this situation.

POTENTIAL ANNEXATION AREAS

- The county continues to take the position of merely informing PAA cities of actions (e.g. rezone) within a city's PAA. It's highly probable this is a legal issue regarding jurisdictional authority.
- The only joint planning the county authorizes is an annexation ILA.

Renton made multiple requests that the county NOT rezone the property for regional business, a request ignored by the Council. Although not directly related to the specific issues with the property, it begs the question regarding the county's commitment to work with cities regarding PAAs even without an annexation planning ILA.

The current comp plan package includes a letter from Renton expressing frustration with the county's lack of response to their multiple requests for a planning ILA for the PAAs.

- Modify policy to state the county "shall" align any land use actions in a PAA to a city's pre-zoning.
- Create a planning ILA for Renton's

PAAs that addresses the list of issues residents have described to both the county and the city, including land use, community planning, and density bonuses.

COMMUNITY PLANNING PRIORITIES

Proposed KCCP changes include community planning. Areas like Vashon are highest priority and areas like that which includes the Renton PAA (the property location) are lowest priority. The Council has an emphasis on PAAs in the current update.

- Adjust the priority for community planning to emphasize PAA areas
- Modify the approach to allow for a planning ILA that does not necessarily include an annexation commitment.

Background

PARCEL

- Parcel 1457500005, on the plateau east of Renton, is mostly inside the boundary of a Category I wetland and habitat. The remaining portion is well within the sensitive area buffers.
- The wetland includes Cemetery Pond, a regional storm water retention/detention facility.
- The wetland and habitat, part of a stewardship program involving local residents and KC DNRP, was the focus of a water and wildlife restoration project that removed over 19 tons of illegal dumping and noxious plants, and planted over 775 native plants.

LAND USE & ZONING

- In 2012, a legislative rezone was approved for the northern 175-feet of the parcel, realizing a potential Regional Business (RB) zoning. The RB allowed the property owners to start a used car business.
- Two prior administrative rezone attempts by failed because RB was ruled to be inappropriate for the parcel. The Council confirmed the 2008 ruling by ordinance.
- The parcel is on the plateau east of Renton in one of the city's PAAs. Renton pre-zoned the parcel R-1 in 2006.
- Renton formally requested King County deny the RB rezone because of incompatibility with their plans for the PAA.

OWNERS

- There have been at least 12 enforcement actions including a code violation Oct 2015.
- They've been compliant for less than a third of time they've owned the parcel, and have been continuously out of compliance since one month after the 2012 legislative rezone.
- As recently as last week, the owners have taken three new actions out of compliance with the conditions and codes: repaved in a sensitive area, have a boat for sale in violation of the rezone conditions, and washed vehicles without runoff control, also a violation of rezone conditions.
- To put a cherry on top of all this, the owners, who are immigrants, are accusing the residents, who are stewarding the area, of being racially prejudiced.

From: [Chris McNeece](#)
To: [CouncilCompPlan](#)
Subject: Fairwood A Rezoning Proposal
Date: Thursday, September 15, 2016 7:53:14 AM

Dear Council Members,

I would like to voice my concern over the upcoming "Fairwood A" proposal. I understand you will be voting next week to determine whether or not to allow for rezoning to higher density levels per acre. I have no problem with the retirement center or condominium proposals, but I understand there is also an apartment complex proposed, of which I would certainly not be in favor. I also understand that the property owners of these (4) parcels would be able to modify their proposals after rezoning is approved. I am certain you are aware of all the many reasons why persons living in Fairwood (I own a home in the Fairwood Crest neighborhood) would be opposed to a new, large apartment complex (much less several complexes) going up in the immediate vicinity, so I will not delve into these here.

I just wanted to take a moment to let you know that this Fairwood resident would *not* be in favor of R18 (or any higher density than the current R6) rezoning.

Thank you,
Christopher McNeece

Public Comments on S-1 Striking Amendment of KCC 20.18.030 to Extend Reserve Silica Demonstration Project; submitted by Friends of Rock Creek Valley, September 6, 2016

We commend TrEE Committee Chair Dembowski for his ethic of fairness, leading to the S1-Striking Amendment proposal to extend the I-203 mining site conversion demonstration project legislation. However, the Friends of Rock Creek Valley (FRCV) firmly believes that the proposed three year extension to these deliberations is excessive, and will only serve to unnecessarily delay further reclamation work needed on this site.

While we do not support any extension of the I-203 Policy, if, in the interest of fairness, the TrEE Committee is convinced that consideration of Reserve's proposed Demonstration Project should extend beyond 2016, we would request that a sunset date of December 31, 2017 be established for I-203, with the requirement that any proposals to be considered by the Council under this provision be submitted by December 31, 2016. Such an amendment would provide Reserve with more than three months to submit their formal proposal – which, by Reserve's own testimony, they are already fully prepared and ready to submit – and it would give the County a full year to review, debate and decide on this proposal. In this way, the final mining reclamation plan for the site could be developed just over a year from now and restoration work begun shortly thereafter; rather than leaving the site in an unproductive state of limbo for potentially another three-plus years.

Our reasons for opposing a lengthy extension are based on the already long history of this project:

- **August 24, 2016**, just two weeks ago – In their own testimony before this TrEE Committee, Reserve stated that they were ready to submit their Demonstration Project proposal anytime, and could even do so “today” (i.e., Aug 24).
- **May 1, 2016**, over four months ago – Reserve's full, detailed, 273-page Demonstration Project proposal was prepared.
 - **May 23, 2016** – Reserve Silica President Frank Melfi stated their proposal was complete and that they planned to submit it before the end of the year.
 - **May 27, 2016** – a printed copy of the May 1st proposal was hand-delivered to FRCV for review, at which time Reserve consultant J. Allen indicated submission to the County was imminent.
- **April 6, 2016**, five months ago – Reserve provided a 12-page summary of their proposal to the Committee of the Whole at the Council meeting in Ravensdale.
- **July 9, 2015**, 14 months ago – Reserve consultant J. Allen, while reviewing the proposal with the FRCV to show justification and gain support for their purchase and use of the Black Diamond Property as an alternative TDR sending site, confirmed the intent to submit the demonstration project shortly.
- **June 30, 2015**, over 14 months ago – Reserve President Frank Melfi stated they would be submitting their proposal to the County “within the next week or two.”
 - Note: July 5, 2015 – FRCV sent notice to Councilmembers Dunn and Phillips and the County Exec that Reserve President Frank Melfi had stated their intent to file plans for a 72-unit development of their property with the County in “the next week or two.”
- **December 1, 2012**, at Reserve's request, with the assistance of Reserve's consultant, J. Allen, Councilmember Phillips [and Hague?] drafted a “compromise” amendment to Policy I-203, which would allow Reserve to submit a “mining site conversion demonstration project” proposal for the site for County consideration during an annual Comp Plan cycle. The driving motivation behind this compromise amendment was to accommodate Reserve's plea that they should not have to wait another four years until the next major Comp Plan update to submit the proposal they were working on. This amendment was approved and adopted by the full Council on December 3, 2012. Now here we are, almost four years later, still waiting for a formal proposal – and potentially looking at an additional 3+ years before any decision is rendered on the future land use of this property.
- **February 14, 2012**, over 4 ½ years ago - Reserve submitted a proposal to upzone all 402 acres of their property to RA-10, and install a 40-unit housing development on the site as part of the 2012 Comp Plan update process.

- **March 9, 2011**, over 5 ½ years ago - having completed mining activity in 2007, Reserve submitted a proposal to upzone the 322 acres of their Mining-zoned property to RA-10, and install a 32-unit housing development on the site.

So Reserve's effort to upzone their property to a Rural Residential land use, and install a clustered housing development has already been going on for over 5 ½ years. Approving the S1 Striking Amendment as written could delay any decision on this property for another 3 ¼ years, thus dragging this decision out for almost nine years, and likely deferring the final reclamation work on the property another four years. Such delays seem counterproductive to the interests of the County, the community, and the environment.

Clearly, Reserve has been fully aware of the time constraints on submitting their proposal and has repeatedly stated their readiness to submit a proposal. Yet they have repeatedly failed to follow through. Now they are before the TrEE Committee, pleading for more time, but again unwilling to wait another four years for the next major Comp Plan update cycle when such a zoning change would normally be considered.

And one final clarification: The FRCV has never endorsed or stated support for any upzone/development proposal drafted by Reserve Silica despite statements implying otherwise made to the TrEE Committee on August 24, 2016 by Reserve's consultant, J. Allen. The FRCV did provisionally support the I-203 demonstration project amendment to the 2012 Comp Plan drafted by then Councilmember Larry Phillips, provided any proposal submitted under that policy met certain conditions. The proposals brought forward by Reserve to date do not meet any of those conditions. Furthermore, FRCV (and we fully suspect County Council as well), was not aware in 2012 of the extent and seriousness of the toxic contamination of the site. Had this information been available at the time, it is highly unlikely the I-203 Amendment would ever have been drafted or passed.

Michael Brathovde
Acting Chair, Friends of Rock Creek Valley

Greater Maple Valley Unincorporated Area Council
P.O. Box 101
Maple Valley, WA 98038

September 13, 2016

To: King County Council TrEE Committee

Re: 2016 KCCP Update--Proposed Striker Amendment

Chairman Dembowski,

We are pleased to submit to you and the TrEE Committee our detailed comments on the proposed Striker Amendment for the 2016 King County Comprehensive Plan (KCCP) Update released on September 1, 2016. This constitutes the GMVUAC's fourth major 4-year KCCP Update going back to 2004.

Since early 2015 the Greater Maple Valley Unincorporated Area Council (GMVUAC) has provided detailed inputs to the Executive's Office as it developed its 2016 KCCP Update Public Review Draft (PRD). We subsequently provided detailed comments on the PRD.

Following release of the Executive's recommended KCCP Update on March 1, 2016, our four subject-matter committees--Economic Development, Environment, Growth Management, and Transportation--conducted comprehensive reviews. Detailed comments generated by those reviews were discussed at GMVUAC meetings and an approved final set of comments was submitted to the TrEE Committee on July 12, 2016.

Following the release of the proposed Striker Amendment our committees again conducted comprehensive reviews. Detailed comments generated by those reviews were discussed at the full GMVUAC and an approved final set of comments is attached.

We plan to remain involved in the KCCP Update process through Council deliberations, Public hearings, and final approval in December. Should TrEE Committee members have any questions regarding our Comments, please contact our Coordinator for the KCCP Update, Peter Rimbo, at 425-432-1332 or primbos@comcast.net.

Thank you in advance for your careful consideration of our Written Comments.

Sincerely,

Steve Hiester
hies_skel@hotmail.com

Chairman, Greater Maple Valley Unincorporated Area Council

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update Greater Maple Valley Unincorporated Area Council

Please note the following includes the GMVUAC's comments on the Proposed TrEE Striker Amendment to 2016 KCCP Update. The format consists of the following:

- *Policy or Text as recommended by the County Executive in his March 1, 2016, transmittal.*
- GMVUAC **COMMENTS**, **CONCERNS**, and/or **RECOMMENDATIONS** on the County Executive's March 1, 2016, recommendations (these were previously provided to the Council's TrEE Committee in our July 12, 2016, comment letter).
- **Council's TrEE Committee proposed Striker Amendment released September 1, 2016, which provides changes to the Executive's recommended plan.**
- **GMVUAC response to TrEE Committee proposed Striker Amendment changes.**

Chapters

CHAPTER 2—URBAN COMMUNITIES

1. **U-109** -- *"King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance. Facilities serving urban areas such as new medical, governmental, educational or institutional development, shall be located in within the Urban Growth Area, except as provided in policies R-326 and R-327."*

RECOMMENDATION: *We support the addition made to this policy, as it aligns with our overall mission ("Keep the Rural Area rural") by restricting the siting of urban- or largely urban-serving facilities to the Urban Growth Area.*

TrEE Committee Proposed Striker Amendment: *Revert to 2012 language.*

We do not concur. The only way to truly maintain the character and integrity of the "Rural Area" is if urban- or largely urban-serving facilities are restricted to the Urban Growth Area.

2. **U-185** -- *"Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area line adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. Land added to the Urban Growth Area for ~~((naturally appearing))~~ drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space."*

CONCERNS: *While we have no problems with the original intent of the Four-to-One Program, we do not support annexing of Rural Area acreage into the UGA when it is not part of a recognized Potential Annexation Area (PAA).*

RECOMMENDATION: *Revisit this augmentation of the Four-to-One Program.*

TrEE Committee Proposed Striker Amendment: *No changes.*

We reiterate the County should revisit its policy of allowing, under the Four-to-One Program, annexation of Rural Area acreage into the UGA when it is not part of a recognized Potential Annexation Area (PAA).

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update Greater Maple Valley Unincorporated Area Council

CHAPTER 3—RURAL AREA AND NATURAL RESOURCE LANDS

1. R-201 -- "...Therefore, King County's land use regulations and development standards shall protect and enhance the following ~~((components of))~~ attributes associated with a rural lifestyle ((the)) and the Rural Area...i. Rural uses that do not include urban or largely urban-serving facilities."

RECOMMENDATION: We strongly support this addition. The Rural Area is no place for "urban or urban-serving facilities." (see RECOMMENDATIONS under R-326 below).

TrEE Committee Proposed Striker Amendment: In list item "i." remove "urban facilities."

As explained in our RECOMMENDATION, and several other places herein, we strongly oppose the siting of urban facilities in the Rural Area. Consequently, we urge the TrEE Committee to accept the Executive's proposed language in list item "i."

2. R-309 -- "The RA-2.5 zone has generally been applied to ~~((rural areas))~~ Rural Areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan. These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon-Maury Islands shall not be eligible as receiving sites."

CONCERNS: We have two major concerns:

1. Allowing such 2.5 zoning perpetuates existing traffic flow issues, consequently, identifying a viable plan to address the traffic issue should be part of any subdivision adjustment, not just TDR agreements. To address Transportation Concurrency we recommend the language be changed to require all the TDRs to not only be purchased from the Rural Area, but also from the same Travel Shed. To do this, we recommend the following be added to the end of the third sentence: "...within the same Travel Shed."

2. That said, Rural Area properties should not serve as receiving sites for any TDRs.

RECOMMENDATION: The third sentence in R-309 should be modified as follows:

"In the RA-2.5 zone aA subdivision at a density of one home per 2.5 acres shall only be permitted through the transfer of development rights from property in the designated Rural Forest Focus Areas within the same Travel Shed."

RECOMMENDATION: Add a new fourth sentence to be consistent with the intent of C. Transfer of Development Rights Program (immediately below R-311): "Rural Area properties should not serve as receiving sites for any TDRs." [this could necessitate changes to CHAPTER 8--TRANSPORTATION]

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update Greater Maple Valley Unincorporated Area Council

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address our CONCERNS and adopt our RECOMMENDATION.

3. **COMMENT:** Following R-309 regarding the RA-2.5 zone, there needs to be more specifics related to the RA-5 zone, especially as related to private wells. **CONCERN:** The King County Board of Health Code's Title 13's references to the "1972" cutoff and "5-acre" minimums (13.04.070 Domestic water supply source., B. Private individual well source: "A private well on a lot five acres or greater in size or a lot created prior to May 18, 1972,...") are not consistent with the "1994 Comprehensive Plan" cited in R-309.

RECOMMENDATION: Add a new Policy as follows:

"R-309a The RA-5 zone is typical of the Rural Area. However, there exist numerous legal parcels of less than five acres in size. These smaller lots may still be developed individually or combined (at the owner's discretion) and private wells allowed, provided applicable King County Board of Health separation requirements can be met for sewage disposal and water supply. Water treatment is an acceptable means of providing, and proving the existence of, an adequate water supply."

RATIONALE: In 1992 State Attorney General issued the following opinion in AGO 1992 No. 17, Re: Requirement of Adequate Water Supply Before a Building permit is Issued: (our emphasis shown)

"If a local building department chooses not to apply public water system standards to other water sources, then it may apply any other criteria that it determines are appropriate to ensure that the water supply for a building is of sufficient quality and quantity for the intended use of the building. These criteria must be based on considerations of water quality and quantity, and not on other considerations, such as limiting density or the construction of unpopular facilities. Furthermore, the local building department may not act in an arbitrary and capricious manner in setting the criteria. E.g., Rosen v. Tacoma, 24 Wn. App. 735, 740, 603 P.2d 846 (1979). This means that its actions must not be willful and unreasoning, taken "without consideration and in disregard of facts and circumstances." e.g., Pierce Cy. Sheriff v. Civil Serv. Comm'n, 98 Wn.2d 690, 695, 658 P.2d 648 (1983)." [Ref: <http://www.atg.wa.gov/ago-opinions/requirement-adequate-water-supply-building-permit-issued>]

Consequently, such criteria must be based on "water quality and quantity," not to limit density, which is under the purview of and, thus, a decision made by the legislative body (i.e., King County Council), not the Board of Health or other agency.

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address our CONCERN, carefully consider our RATIONALE, and adopt our RECOMMENDATION.

4. II. Rural Designation / B. Forestry and Agriculture in Rural King County / 1. Forestry / Item f. -- "Conduct projects on King County park lands to demonstrate sustainable forestry practices, and."

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update Greater Maple Valley Unincorporated Area Council

CONCERN: King County has several types of “lands”--“Recreation Parks, Multi-Use Parks, Working Forest Lands, Natural Areas, Regional Trail Properties, Flood Hazard Properties, and Other Public Lands”--all identified on “King County’s Open Space System 2016” map accompanying Chapter VII--Parks, Open Space, and Natural Resources. Our Rural Area parks (many of which include ballfields for both children and adults) should not see chain saws just to “demonstrate” something.

RECOMMENDATION: Eliminate Item “f.” Otherwise, make the language more specific, so as not to encompass all the lands identified in our CONCERN above, since we don’t think that was the intent.

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address this apparent discrepancy.

5. R-324 “Nonresidential uses in the Rural Area shall be limited to those that:
- Provide convenient local products and services for nearby Rural Area residents;
 - Require location in a Rural Area;
 - Support natural resource-based industries;
 - Provide adaptive reuse of significant historic resources; or
 - Provide recreational opportunities that are compatible with the surrounding Rural Area.

RECOMMENDATION: We strongly support the addition to item a.

TrEE Committee Proposed Striker Amendment: Revert to 2012 language for list item “a.”

We do not concur. We request the TrEE Committee accept the Executive’s proposed addition of “Rural Area.” The Rural Area is not a shopping area for urban residents who have ample shopping venues available.

6. R-326 “Except as provided in R-327:
- New schools and institutions primarily serving rural residents shall be located in neighboring cities and rural towns;
 - New schools, institutions, and other community facilities primarily serving urban residents shall be located within the ((UGA)) Urban Growth Area; and
 - New community facilities and services that primarily serve rural residents shall be located in neighboring cities and rural towns, with limited exceptions when their use is dependent on a rural location and their size and scale supports rural character.”

CONCERN: Siting of Urban facilities in the Rural Area: Policies must be strengthened to forbid siting and approval of urban- or largely urban-serving facilities in Unincorporated or Rural Areas. As an example, the following King County Code should be amended:

KCC 21A.08.060 A. Government/business services land uses. under “Specific Land Use” – “Utility Facility” by adding Note #38 as a Development Condition to all Zoning Designations.

Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential

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development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.

RECOMMENDATION: Add a new item “d.” to R-326 as follows:

“d. New stormwater facilities primarily serving urban needs shall be located within the UGA.”

COMMENT: There was an attempt to address this in CHAPTER 9, F-230, by adding a new subsection: “i. To the extent allowable under the Growth Management Act, the locational criteria in policy R-326.” However, the problem actually stems from King County Code. We are on record recommending a change to: KCC 21A.08.060 A. Government/business services land uses. under “Specific Land Use” – “Utility Facility” by adding a Note #38 as a Development Condition to all Zoning Designations:

Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.

TrEE Committee Proposed Striker Amendment: No changes.

We request the TrEE Committee address our CONCERN and adopt our RECOMMENDATION. Separately, the King County Council should address the problem in the King County Code we have discussed in our COMMENT. We have repeatedly identified this issue over the past several years, but no action has been taken. This also could be considered under Development Code changes.

7. R-334 “To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:...d. The development can be served by rural facility and service levels (such as on-site sewage disposal, private well(s) for on-site water ((and)) supply, and rural fire protection).”

TrEE Committee Proposed Striker Amendment: Remove requirement for clustered developments to be served by private wells for on-site water.

We previously did not provide any comments on this policy because we supported the Executive’s proposed changes. However, we do not concur with the TrEE Committee’s proposed Striker here, as we do not want to see major water extensions into the Rural Area to serve development.

8. R-512 “The creation of new Industrial-zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, do not have potential for

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conversion to residential use due to a historic designation and that may be accessed directly from SR-169.”

QUESTION: *How is this consistent with the proposed “Demonstration Project” at Pacific Raceways? If the land is in the Rural Area and not zoned “Industrial,” then this policy should preclude consideration of such a “Demonstration Project.”*

TrEE Committee Proposed Striker Amendment: *No changes.*

We continue to request the County reconsider the use of “so-called” Demonstration Projects, which essentially act as avenues through which development can be done outside of existing County Code provisions. Pacific Raceways and Reserve Silica, unfortunately, represent just two recent examples.

9. VI. Resource Lands / E. Mineral Resources

CONCERN: *“Demonstration Projects” must not be used to convert resource-based lands into housing subdivisions, as has been proposed in the past and continues to be proposed (e.g., Reserve Silica site in Ravensdale). King County Code Title 21A.55 -- DEMONSTRATION PROJECTS (.010 thru .030) should be strictly adhered to. The Code states the following:*

1. *The purpose of “Demonstration Projects” as to: “...evaluate alternative development standards and processes prior to amending King County policies and regulations” and “test the efficacy of alternative regulations that are proposed to facilitate increased quality of development and/or increased efficiency in the development review processes;...” and that “All demonstration projects shall have broad public benefit through the testing of new development regulations and shall not be used solely to benefit individual property owners seeking relief from King County development standards.” (ref.: KCC Title 21A.55.010)*
2. *The following should be specified: “5. The process through which requests for modifications or waivers are reviewed and any limitations on the type of permit or action; 6. The criteria for modification or waiver approval; 7. The effective period for the demonstration project and any limitations on extensions of the effective period;...” (ref.: KCC Title 21A.55.020)*
3. *“Demonstration projects must be consistent with the King County Comprehensive Plan. Designation of a demonstration project and its provisions to waive or modify development standards must not require nor result in amendment of the comprehensive plan nor the comprehensive land use map.” (ref.: KCC Title 21A.55.030)*

TrEE Committee Proposed Striker Amendment: *No changes.*

We again request the County reconsider the use of “so-called” Demonstration Projects, which act as avenues through which development can be done outside of existing County Code provisions.

CHAPTER 5—ENVIRONMENT

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1. I. Natural Environment and Regulatory Context / B. Policy and Regulatory Context / 2. Clean Water Act

((E-106)) E-112b *“The protection of lands where development would pose hazards to health, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:*

- a. Floodways of 100-year floodplains;
- b. Slopes with a grade of 40 percent or more or landslide hazards that cannot be mitigated;
- c. Wetlands and their protective buffers;”

CONCERN: *As Wetland buffers must be protected, we remain concerned with the use of “in-lieu fees” in wetland buffer mitigation policies, because major developers, who typically can have a large impact on the nearby environment, shouldn’t be able to “buy their way” out of important and necessary environmental requirements.*

RECOMMENDATION: *Do not use “In-lieu fees” as a mitigation method.*
TrEE Committee Proposed Striker Amendment: *Did not address our CONCERN.*

We request our CONCERN and RECOMMENDATION be considered.

2. IV. Land and Water Resources / A. Conserving King County’s Biodiversity / 4. Fish and Wildlife Habitat Conservation Areas / b. Species and Habitats of Local Importance

E-442 *“King County should conserve and restore salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the county, cities, tribes, service providers, and state and federal agencies. Project review of development proposals within basins that contain hatcheries and other artificial propagation facilities that are managed to protect the abundance, productivity, genetic diversity, and spatial distribution of native salmon and provide harvest opportunities should consider significant adverse impacts to those facilities.”*

CONCERN: *It was not apparent this was done in late 2013 / early 2014 when King County and Yarrow Bay negotiated and signed a Development Agreement for the 77-unit Reserves at Woodland upland from the Muckleshoot hatchery west of the City of Black Diamond.*

TrEE Committee Proposed Striker Amendment: *No changes.*

We reiterate our CONCERN and expect the County to follow its own policies.

3. IV. Land and Water Resources / D. Aquatic Resources / 2. Wetlands

E-488 *“King County should be a regional service provider of compensatory mitigation through the Mitigation Reserves Program by working with local cities, other counties, and state agencies to establish partnerships for implementation of inter-jurisdictional in-lieu fee mitigation.”*

CONCERN: *(See E-112b CONCERN under Item 1. above).*

TrEE Committee Proposed Striker Amendment: *No changes.*

We reiterate our CONCERN regarding “in-lieu fees.”

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4. V. Geologically Hazardous Areas /F. Coal Mine Hazard Areas

E-513 “King County shall allow development within coal mine hazard areas if the proposal includes appropriate mitigation for identified, mine-related hazards using best available engineering practices and if the development is in compliance with all other local, state and federal requirements.”

CONCERN: *This Policy incurs a risk to the Public which may not be justified. If anything, extraordinary study should be required before any such development is contemplated within these hazard areas, many of which are inadequately mapped.*

TrEE Committee Proposed Striker Amendment: *No changes.*

We reiterate our CONCERN to ensure Public safety.

CHAPTER 7—PARKS, OPEN SPACE, & CULTURAL RESOURCES

1. I. Parks, Recreation and Open Space / B. Components of the Regional Open Space System / 6. Backcountry Trails

P-118a (Backcountry trails; was P-108):

COMMENT: *Our CONCERNS/QUESTIONS regarding access to Taylor Mountain Park were not addressed:*

QUESTION: *Will King County Parks work with the City of Seattle Public Utility Department to ensure the SE 208th St access to Taylor Mountain Park via the Seattle Watershed will remain open to the Public for hiking and horseback riding? There also is a large off-road parking area at stake here, again, all on the Seattle Watershed property.*

TrEE Committee Proposed Striker Amendment: *No changes.*

We have received no response to our QUESTION.

2. I. Parks, Recreation & Open Space / C. Achieving the Open Space System / Priorities

CONCERN: *Policies should not allow siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas as a tradeoff to secure additional Open Space and/or Trail Connections, as was partly done through the Development Agreement between the County and Yarrow Bay concerning the Reserves at Woodlands just west of the City of Black Diamond in early 2014. In this case the “urban-serving facility” was a massive Stormwater Retention “Lake” (~20-ac in size with a 40-ac footprint) to serve (and help enable) the adjacent Yarrow Bay Master-Planned Developments wholly contained with the City of Black Diamond.*

TrEE Committee Proposed Striker Amendment: *Did not address our CONCERN.*

We request our CONCERN be addressed. We reiterate concerns about siting of urban or largely urban-serving facilities in the Rural Area expressed several times herein.

3. I. Parks, Recreation & Open Space / C. Achieving the Open Space System / 2. Criteria

P-124 (Trades for Open Space lands):

COMMENT: *Our CONCERN regarding allowing the siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas as a*

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tradeoff to secure additional Open Space and/or Trail Connections was not addressed:

RECOMMENDATION: Add a third sentence to P-124 as follows: “Open Space and/or Trail Connections land trade agreements should not allow siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas.” **[Example:** In early 2014, a Development Agreement between King County and YarrowBay (now Oakpointe) concerning the Reserves at Woodlands just west of the City of Black Diamond permitted, in exchange for Open Space and some trail connections, an “urban-serving facility”--a massive Stormwater Retention “Lake” (~20-ac in size with a 40-ac footprint)--to serve (and help enable) the adjacent YarrowBay Master-Planned Developments wholly contained within the City of Black Diamond.]

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our RECOMMENDATION to add a third sentence to policy P-124 regarding siting of such facilities.

CHAPTER 8—TRANSPORTATION

1. **T-102** “As a transportation provider and participant in regional transportation planning, King County should support, plan, design, and implement an integrated, coordinated and balanced multimodal transportation system that serves the growing travel needs of the county safely, effectively and efficiently and promotes a decrease in the share of trips made by single occupant vehicles.”

CONCERN: Regional policies should explore the establishment of County road “networks,” which know no jurisdictional boundaries (similar to State roads), funded by all County taxpayers. We reviewed the January 2016 recommendations of the County Bridges and Roads Task Force, but they inexplicably did not include establishing County road “networks.” We urge the Council to to explore this concept.

RECOMMENDATION: A second sentence should be added to T-102: “King County should explore establishing county-wide “road networks,” which know no jurisdictional boundaries, or a Transportation Benefit District, both funded by all County taxpayers.”

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN and RECOMMENDATION to add a second sentence to policy T-102 on county-wide “road networks.”

2. **T-208** “King County shall not add any new arterial capacity in the Rural Area or (~~natural resource lands~~) Natural Resource Lands, except for segments of rural regional corridors that pass through (~~rural or resource lands~~) Rural Areas and Natural Resource Lands to accommodate levels of traffic between urban areas. Rural regional corridors shall be identified in the Transportation Needs Report (Appendix C) and shall meet all of the following criteria:

- a. Connects one urban area to another, or to a highway of statewide significance that provides such connection, by traversing the Rural Area and Natural Resource Lands;
- b. Classified as a principal arterial;
- c. Carries high traffic volumes (at least 15,000 ADT); and

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d. At least half of P.M. peak trips on the corridor are traveling to cities or other counties.”

CONCERN: Such “rural regional corridors,” so designated “to accommodate levels of traffic between urban areas,” cannot be sustainably funded simply by Rural Area property taxes. T-208 simply provides a means of identifying such “corridors,” but provides no solutions. The same could be said for Policies T-403 and T-407 later in this chapter. They state solutions should be found, yet identify none.

RECOMMENDATIONS: Besides RECOMMENDATIONS given under T-102 above, to begin to address the Rural road usage/funding imbalance problem State laws (RCWs 36.78, 46.68, 120-124, & 84.52) could be reviewed for opportunities to enable a more transportation-sustainable allocation of gas tax monies and provide more flexibility in revenues used. Working with the State, some mechanism should be developed, along with incentives, for cities to share revenues with Counties, possibly tied to growth that occurs in the absence of job opportunities. While we understand State law changes are outside the scope of the Comprehensive Plan update, policies herein should explore the Puget Sound Regional Council’s (PSRC’s) Transportation 2040 user-pays model by providing authority for usage charges, such as tolling key roads and methods to implement such strategies.

TrEE Committee Proposed Striker Amendment: No changes.

We reiterate our CONCERN and RECOMMENDATIONS to explore all rational paths to fix a clearly broken funding system. We understand this is a very big, regional issue and have convened forums to address same. This issue must be confronted for the future quality of life of our area and economy.

3. II. Providing Services and Infrastructure that Support the County Land Use Vision / ((H)) G. Concurrency

CONCERN: Concurrency must have an enforcement mechanism, be linked to a public dialog, and include “regional” perspective among multiple jurisdictions. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise the development approval must be delayed or denied.

TrEE Committee Proposed Striker Amendment: No changes.

We believe the Executive, County Council, and KCDOT all understand our CONCERN, but we have not seen any follow-through. We still believe the biggest impediment to Concurrency working as it was originally intended is lack of a “regional” perspective. The County and PSRC can and should work to make that a reality.

4. T-224 “In the Rural Area, the concurrency test may include a provision that allows the purchase of Transferable Development Rights in order to satisfy transportation concurrency requirements.”

COMMENT: We wholly concur with Docket Item #15 to eliminate T-224 as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to

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help reach that goal and, in fact, can hinder reaching that goal. Consequently, we provide the following:

CONCERN: *Within a failing Travel Shed purchasing TDRs should not allow granting of a Concurrency certificate, since traffic is still being added to a failing area. We asked KCDOT if examples exist where T-224 was applied? KCDOT's Ruth Harvey responded the Policy has never been applied. We have communicated with KC DNRP's Darren Greve regarding the TDR program. Consequently, we suggest the following RECOMMENDATIONS:*

RECOMMENDATION: *Eliminate Policy T-224, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.*

RECOMMENDATION: *Add a new Policy under Concurrency to address the item the KC Council added to "Scope of Work" as follows:*

T-xxx When conducting concurrency testing, King County shall collaborate with other jurisdictions to ensure infrastructure improvement strategies help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.

TrEE Committee Proposed Striker Amendment: *No changes.*

We request the TrEE Committee revisit our CONCERN and adopt our RECOMMENDATIONS to eliminate policy T-224 and add a new policy related to concurrency testing.

5. P. 8-38: IV. Financing Services and Facilities that Meet Local and Regional Goals/ B. Road-Related Funding Capabilities.

COMMENT: *Rural Area taxpayers should not be providing diminishing tax monies any more than they already are to enhance or expand urban-to-urban travel corridors. King County should adopt a long-term vision that recognizes the reality of long-term road revenue shortfalls and should act proactively to avoid decreases in future funding levels. Policies herein should be based on such realities in order to be successful. Consequently, we recommend the following:*

RECOMMENDATION: *On p. 8-38, add the following to the end of the second paragraph:*

"Without a critical revision to our statewide tax code or the State gas tax jurisdictional distribution formula being modified to reflect the reality that many County roads are used by Urban commuters, it is highly predictable that the tax base for Roads funding will never return to pre-recession values in real terms."

TrEE Committee Striker Amendment: *No changes.*

We understand the TrEE Committee is fully cognizant of this issue and that the solution lies with dealing with the State. Consequently, we request adoption of the addition provided in our RECOMMENDATION. The paragraph to which we refer in our RECOMMENDATION is now located on p. 8-37 lines 1343-1347.

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6. **T-405** *“During review of its Comprehensive Plan, King County should consider and address any potential shortfalls likely to occur between expected revenues and costs to maintain, preserve and improve existing transportation infrastructure and service levels. Such review could include a reassessment of land use, growth targets, LOS standards, and revenue availability.”*

TrEE Committee Striker Amendment: Removed the word “existing.”

We did not provide any comment on this Policy because we agreed with the Executive’s proposed addition: “to maintain, preserve and improve existing transportation infrastructure and service levels.” We request the TrEE Committee restore the word “existing” as this Policy is meant to address “potential shortfalls” that will directly affect our existing infrastructure which the Country has recognized it cannot adequately maintain..

CHAPTER 9—SERVICES, FACILITIES, & UTILITIES

1. **F-230** *“Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following...:”*

COMMENT: Please see RECOMMENDATION under R-326 list item c above.

TrEE Committee Proposed Striker Amendment:

While we agree with the miscellaneous changes proposed in the Striker, we remain concerned about the underlying issue with the County Code we identified earlier under R-326 list item c. having to do with “Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area...”

2. **F-236** *“In the Rural Area, King County land use and water service decisions support the long-term integrity of Rural Area ecosystems. Within the Rural Area, individual private wells, rainwater catchment, Group B water systems, and Group A water systems are all allowed. If an existing Group A water provider cannot provide direct or indirect service to new development per the exceptions in Policy F-233, a new public water system or private well may be established if it is owned or operated by the following, in order of preference:*

- a. By a satellite management agency approved by the state Department of Health under contract with the Group A system in whose service area the system is located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under RCW 43.20.260; and*
- b. By a satellite management agency or an existing Group B system approved by both the State Department of Health and King County. If service cannot be obtained by means of the above stated options, then water service may be obtained by creation of a new system, use of private wells or rainwater catchment. All new public water systems formed in the Rural Area shall connect to the Group A water system in whose service area the new system is located when direct service becomes available.”*

CONCERN: Small Group B water systems should not be required to connect to Group A water systems when they become available.

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RECOMMENDATION: *In the last sentence of subitem “b.” change “shall” to “may.”*

TrEE Committee Proposed Striker Amendment: *No changes.*

We request the TrEE Committee adopt our RECOMMENDATION so that small Group B water systems are not be required to, but may, connect to Group A water systems when they become available.

3. **F-240** “King County shall require any new or expanding Group B water system to have a totalizing source meter and make information from the meter available upon request of King County.”

CONCERN: *Our biannual Citizen Surveys, which have been conducted and published over the past decade, continually have indicated Rural Area residents do not want their wells metered.*

RECOMMENDATION: *Strike F-240 in its entirety.*

TrEE Committee Proposed Striker Amendment: *No changes.*

We request our CONCERN be re-considered and our RECOMMENDATION to eliminate policy F-240 be adopted.

4. **F-262** “Collective on-site systems may be used only in the following circumstances in the Rural Area and Resource Lands:

a. Existing on-site systems are failing within an area and the Seattle/King County Department of Public Health concurs that long-term individual on-site system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;

b. An authorized public agency will manage the community system; and

c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies as a precondition to establishing a collective on-site system. Management of the community system must be by an authorized public agency.”

TrEE Committee Proposed Striker Amendment: *Eliminate the Executive’s addition to paragraph “c.”*

We request sentences 2 and 3 of paragraph “c.” be eliminated. We are concerned about the possibility of denying (revoking ?) vested rights to develop nonconforming (“substandard” ?) lots when installing a community onsite sewage system. It is our understanding a community system should be designed to handle sewage from all lots within its service area, regardless of whether such are conforming or nonconforming with current zoning requirements.

CHAPTER 10--ECONOMIC DEVELOPMENT

1. Overarching comments:

CONCERN: *The County does not have in place an Economic Development Organization to coordinate, execute, and implement policies and deploy resources.*

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RECOMMENDATION: *The Executive should establish a position for Economic Development Director within his Office, who is assigned an ongoing mission to foster economic development vision throughout the County and interacts with the Economic Development Council of Seattle and King County.*

TrEE Committee Proposed Striker Amendment: Not addressed.

We understand earlier this year the Executive created a new position of Economic Development Policy Director within his Intergovernment Relations Group. We have requested Ms. Shevlin speak before our Unincorporated Area Council later this Fall so we and our community can understand how the County plans to address our concerns.

CONCERN: *The chapter should include both aquaculture and fisheries.*

TrEE Committee Proposed Striker Amendment: Not addressed.

We request the TrEE Committee consider our CONCERN throughout this Chapter, as both aquaculture and fisheries are important industries to our region.

2. **ED-103** *King County policies, programs, and strategies shall recognize the importance of, and place special emphasis on, start-up companies as well as retaining and expanding homegrown firms in basic industries that bring income into the county and increase the standard of living of the County's residents.*

RECOMMENDATION: *Add the following immediately after "...in basic industries":*

"...that demonstrate their innovativeness, intellectual property development, production, and/or services and..."

RECOMMENDATION: *Also add the word "may" between "that" and "bring."*

TrEE Committee Proposed Striker Amendment: No changes.

We request our our RECOMMENDATIONS be adopted to better clarify County economic strategies.

3. **ED-213** *"King County shall coordinate with a broad range of partners, organizations, businesses and public sector agencies to support the development of business innovation districts and related initiatives in lower income communities, with an emphasis on food innovation districts, in particular. Food innovation districts may encompass anchor food businesses, small food business incubation, food industry education and training, markets and food hubs, food programs and partnerships with urban and rural food growers and cooperatives, and food aggregation and processing."*

RECOMMENDATION: *Add the following sentence to the end of ED-213:*

"Food may include sourcing from land and marine sources, such as aquaculture, aquaponics, and water bodies served by fishing means."

TrEE Committee Proposed Striker Amendment: No changes.

Please see our earlier overall comment at the head of this chapter.

4. **ED-404** *"Through local subarea planning and partnerships with other agencies and organizations, King County should use zoning, incentives, or other measures to capitalize on the economic benefit of infrastructure projects in a manner consistent with existing and forecasted land uses, and other locational criteria."*

CONCERN: *ED-404 should not be used as a pretext to conceiving and approving "Demonstration Projects" in the Rural Area even if those sites are near major arterials, since most already are congested during ever-longer AM*

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and PM traffic commutes. For example, the Cedar Hills Subarea is near SR-169, but the wait at the intersection traffic light is long and once successfully navigated, one sits in an 8-mile-long backup just to reach the I-405 gridlock in both north and south directions, and then the journey begins to major business centers of Seattle, Tacoma, Bellevue, and Everett.

TrEE Committee Proposed Striker Amendment:

Though changes were made, our CONCERN regarding the deleterious effects of "Demonstration Projects" in the Rural Area still remain.

5. ED-604 "King County will continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural, resource and urban economies, such as the Regional Food Policy Council and Puget Sound Fresh and other "Farm to Table" programs."

TrEE Committee Proposed Striker Amendment: Accepted Executive's inclusion of "resource," but not "and other "Farm to Table" programs" due to concerns about "redundancy."

We previously did not provide any comments on this policy because we supported the Executive's proposed changes. We do not believe the Executive's proposed addition of "and other 'Farm to Table' programs" is redundant. We request the TrEE Committee add the above phrase back in.

CHAPTER 11—CSA PLANNING

1. B. Planning Schedule (p. 11-5 Table).

TrEE Committee Proposed Striker Amendment: A Table was added on p. 11-5 listing Subarea Plans in Motion 14351.

In that table under the Cedar Hills/Maple Valley Subarea Plan, the Greater Maple Valley/Cedar River CSA should be added to the Four Creeks/Tiger Mountain CSA under the CSA column. Also, see comments under the corresponding "Area Zoning Studies" Attachment herein.

CHAPTER 12—IMPLEMENTATION

1. I-203 Item b.

COMMENT: This appears to ameliorate our past and ongoing concerns related to the proposed Reserve Silica Demonstration Project. We strongly support such a change. The Executive has not supported this project, nor have we. Members of the Public in our area also strongly oppose this project. It never has been consistent with other policies in the Comprehensive Plan. The County should follow its standard methods for transitioning mining sites when resource extraction is complete, which we and the Public do support, with the land reverting to the underlying zoning as code and practice has long required. This best protects the County's forest and rural resources. [Please also see our related detailed comments above under Chapter 3, VI. Resource Lands / E. Mineral Resources (listed as Item 9.)]

TrEE Committee Striker Amendment: Now policy I-203, item c, with a complete rewrite.

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We strongly supported the Executive’s proposal to remove the Reserve Silica Demonstration Project language and and strongly disagree with the Striker Amendment’s re-inclusion of same.

2. VI. 2016 Comprehensive Plan Workplan

Action 6: Alternate Housing Demonstration Project

TrEE Committee Striker Amendment: Add this as a new Workplan item.

While we understand the need for alternate housing choices, the Workplan item specifically mentions “unincorporated” King County. Rather, we would expect there is an omission here and that it should refer to “unincorporated urban” so as not to include the Rural Area.

Technical Appendices

Technical Appendix C1—TRANSPORTATION NEEDS REPORT (TNR)

1. CONCERN:

A great dichotomy exists between growth targets, which are not forecasts, and identifying and addressing transportation needs. Such a gap complicates planning efforts and, as more development occurs, could result in inadequate infrastructure to meet GMA Concurrency requirements. Clearly realistic forecasts, not allocated growth targets, should be the primary information used in Comprehensive Planning and identification of infrastructure needs.

The PSRC states: “No direction is given in the GMA as to the methodology for setting growth targets. Cities and counties have a duty to accommodate the targets, but are provided broad discretion on how they do so.” (“Growth Management by the Numbers,” July 2005, p. 11.) This can result in an opaque process through which cities utilize selective criteria to furnish information they deem relevant or advantageous.

Further, jurisdictions can grossly exceed their growth targets. This was the case in 2012, as a small city in Southeast King County, in one of the fastest growing and heavily congested areas in the State, with a growth target of 1,900 new residences, signed Development Agreements that would eventually bring an additional 6,050 residences, or approximately 20,000 people, into the city. This scenario could easily repeat itself throughout the county and state as long as it remains to each county and its cities to determine what is relevant in developing such projections.

RECOMMENDATION:

Although outside this Comprehensive Plan update, potential solution paths for discussion could include changes in State law to establish criteria that will ensure realistic forecasting, not minimum growth targets, inform Comprehensive Planning and Transportation Needs Reports. The following RCWs could provide such opportunities:

RCW 43.62 -- DETERMINATION OF POPULATIONS -- STUDENT ENROLLMENTS

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43.62.035 -- Determining population -- Projections

RCW 36.70A -- GROWTH MANAGEMENT -- PLANNING BY SELECTED COUNTIES & CITIES.

36.70A.040 -- Who must plan -- Summary of requirements--Development regulations must implement comprehensive plans [Requires cities and unincorporated areas to plan for future growth through formation of Comprehensive Plans. In King County, Comprehensive Plans are reviewed/revised every four years with the current target year of 2025. Many King County cities currently are updating their Comprehensive Plans to be completed by June 2015.]

TrEE Committee Striker Amendment: No changes.

We request the Tree Committee give strong consideration to our CONCERN and ensure the County Council work with the PSRC and the Growth Management Planning Council (GMPC) to address the dichotomy between growth targets and identifying transportation needs. Such an endeavor eventually must work with State officials as our RECOMMENDATION suggests.

Attachments

TrEE Committee Striker Amendment:

Although the following is not part of the Ordinance under consideration; they were provided as informational items by the Executive as part of the March 1, 2016, transmittal package. Consequently, we have provided Comment to the TrEE Committee during its deliberations on the 2016 KCCP Update., which are reproduced below for consideration.

Attachment—AREA ZONING STUDIES

1. Cedar Hills/Maple Valley--Future Subarea Plan:

CONCERN: *The greater community (unincorporated area councils, community organizations, rural residents, and rural business owners, including forest and farm owners, and rural communities, towns, and cities) must be involved with such Subarea planning, not just the owners of the twelve specific properties identified. Future changes in this subarea could have major impacts on the quality of life of surrounding residences and greatly increase traffic on Cedar Grove Rd, Lake Francis Rd, and SR-169.*

RECOMMENDATION: *Provide the Public with the formal process the County uses to define Subarea Plans.*

TrEE Committee Striker Amendment:

Once again, as explained above, this is not in the Striker; however, it is described in the August 24, 2016, TrEE Committee Staff Report (p. 16, Table 1. Summary of Land Use proposals, Item #14; p. 29; & pp. 99-101). The County Executive's March 1, 2016, transmitted recommendation was:

Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update Greater Maple Valley Unincorporated Area Council

“Initiate subarea plan in 2023 as part of the Executive’s proposed Four Creeks/Tiger Mountain CSA subarea planning cycle in KCCP Chapter 11, or when there is certainty about the closure of the Cedar Hills landfill.”

We believe our CSA, Greater Maple Valley/Cedar River CSA, in addition to the aforementioned Four Creeks/Tiger Mountain CSA, should be involved. This Subarea Plan will directly affect both CSAs which share a long common boundary. Our GMV/CR CSA surrounds on two sides the area subject to subarea planning. We request the Council ensure the GMV/CR CSA’s participation.

Attachment--DEVELOPMENT CODE STUDIES

1. ***CONCERN: There is a need for a Development Code Study #X --***

Scope of Work: Consider code changes regarding the definitions of “Home Industry” and “Home Occupation.”

Background: This requested development code review is in response to expressed concerns about businesses being set up in the Rural Area that are wholly incompatible with the surrounding dwellings and neighborhoods. Examples include Marijuana growing, processing, and distribution facilities and operations. The following is County Code as it currently exists:

“21A.06 TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.06.605 Home industry. Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993).

21A.06.610 Home occupation. Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the primary use of the site as a residence. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993).”

Discussion: The 2008 Comprehensive Plan Update changed the definitions of both “Home Industry” and “Home Occupation.” The pre-2008 condition that such activities are permitted only as “... subordinate to the use of the site as the primary residence of the business owner.”

The purpose of this change is to narrow a loophole where a residence is converted to a business establishment without maintaining “the primary use of the site as a residence.”

It should be noted that should this change be adopted it would be somewhat more lenient than the associated language pre-2008, which mandated that a “Home Industry” and “Home Occupation” was permitted in an RA, F, or A zone only as accessory to the primary use of the site as a residence of the “property owner.” Also, should this change be adopted, a renter or a property owner could operate a “Home Industry” and “Home Occupation” as long as the site is her/his actual “primary residence.”

**Comments on Proposed TrEE Striker Amendment to 2016 KCCP Update
Greater Maple Valley Unincorporated Area Council**

RECOMMENDATION: Amend K.C.C. Titles 21A.06.605 and 21A.06.610 as follows:

“21A.06.605 Home industry. Home industry: a limited-scale sales, service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or residential accessory building, or in a barn or other resource accessory building and is subordinate to the ~~primary~~ use of the site as a the primary residence of the business owner. (Ord. 13022 § 7, 1998: Ord. 10870 § 161, 1993).”

“21A.06.610 Home occupation. Home occupation: a limited-scale service or fabrication activity undertaken for financial gain, which occurs in a dwelling unit or accessory building and is subordinate to the ~~primary~~ use of the site as a the primary residence of the business owner. (Ord. 13022 § 8, 1998: Ord. 10870 § 162, 1993).”

TrEE Committee Striker Amendment:

Once again, as explained above, this is not in the Striker. It also was not covered in the August 24, 2016, TrEE Committee Staff Report. However, we request the Council, at some future date, give due consideration to our CONCERNS and RECOMMENDATION.

From: Lyndsay Price [<mailto:Lyndsay@paadvisors.com>]
Sent: Monday, September 12, 2016 4:34 PM
To: CouncilCompPlan <CouncilCompPlan@kingcounty.gov>
Subject: Fairwood Plaza LLC: Proposal Letter

Reagan,

Hello my name is Lyndsay Price and we are the property management company for Fairwood Plaza LLC. We received your letter to the owner in regards to your land use proposal. Our owner reiterated to us that he all in favor with this land use proposals. Do you need a letter from him to state this acknowledgement?

Please contact me if you have any questions or concerns. Thank you so much,

Lyndsay Price
Operations Assistant



600 108th Avenue NE, Suite 530, Bellevue, WA 98004
O 425.990.6200 x100 | F 425.990.6207
www.paadvisors.com

From: [Janice Magill Sattler](#)
To: [CouncilCompPlan](#)
Subject: Melki Parcel 1457500005
Date: Wednesday, September 14, 2016 1:12:00 PM

King County Council:

Reference: Land use and zoning in regard to the Parcel 1457500005, Highlands Auto Used Car lot at 12811 164th Ave SE, Renton, WA.

I support Tom Carpenter's proposal to rezone this parcel to R1.

I do not understand why the owners of the Highlands Auto are not forced to comply with the conditions and rules. The rules apply to them as well as all other King County residences and businesses. They are NOT special. Rules and regulations are made for a reason and need to be enforced. Doing the deed then asking permission is not the way to do business.

Why were they ever granted a permit to have a used car lot in the first place?

This unsettling, lack of compliance and lack of enforcement of the rules has gone on much too long.

Janice Sattler

From: jeffreykrier@yahoo.com
To: [CouncilCompPlan](#)
Subject: Fairwood A proposal
Date: Thursday, September 15, 2016 9:17:02 PM

Dear council members,

I am writing to voice my concern about the Fairwood "A" Proposal that is at the intersection of 140th ave Se and 180th St., in Renton ,WA. This is to rezone parcel # 3423059034 from R-6 to R-18 or a total of four parcels to R-18. I currently reside in the Westmont Vista neighborhood at 13423 se 181st St. and I am not in favor for this for two reasons. increased traffic and unwanted attention.

First , I am concerned about the increased traffic. With a large apartment complex being built , alongside a massive retirement community , there would be the likelihood of more pedestrian traffic through Westmont Vista and and the Forest Estates neighborhood for those trying to reach 192nd st. Also, if the fire access easement that prevents through traffic for motorist were to ever be lifted , Westmont Vista would become a freeway for motorists trying to avoid traffic lights on 192nd and 140th, especially during peak hours. Westmont vista is currently very quiet and peaceful. The addition of large multi family complexes so close , would impede on this attractive neighborhood quality.

Second,I am concerned about unwanted attention. With an increased amount of residents so close , it also brings the chance of increased loitering , which i am strongly against . The more loitering that occurs , the likelihood for theft and unsafe conditions increases as well. I view Westmont vista as a very safe , and family friendly environment . As a father of two young children , this is a core neighborhood quality and I would like to have it stay that way. Also, the neighborhood as a whole is currently very trusting of one another . I want the focus to continue to revolve around neighborhood cohesiveness and not have other distractions such as theft ,vandalism, or violence jeopardize this aspect of the neighborhood .

Sincerely ,

Jeff Krier

From: treedy007@comcast.net
To: [CouncilCompPlan](#)
Subject: Proposed rezoning of Parcel #3423059034
Date: Thursday, September 15, 2016 8:03:37 PM

I feel very strongly that it would be inappropriate to rezone parcel #3423059034 from it's current R-6 to a proposed R-18 due to the inadequacy of the intersection of SE 180th St and 140th Ave SE to provide for the safe ingress and egress of the additional residents.

When exiting SE 180th St and turning left onto 140th Ave SE there is insufficient sight distance to the north. I would like the County to tell me what the entering sight distance is for this intersection and how it meets road standards.

There is insufficient intersection spacing both to the intersection to the north of SE 180th St and to the south of SE 180th St on 140th Ave SE. 140th Ave SE is classified as a principal arterial requiring spacing between adjacent intersecting streets of 1000 feet. The distance to the intersecting street to the north (SE 177th St) is 475 feet and the distance to the intersecting street to the south (SE 179th Pl) is 340 feet.

In addition to the inadequacy of the road system to handle the additional residents, all of the land immediately adjacent to Parcel #3423059034 is zoned R-6. Rezoning to R-18 would be creating an island of R-18 surrounded by R-6 zoned land. This certainly appears to be an attempt to benefit a single property owner while negatively impacting the quality of life for other area property owners.

We were first notified by King County about the proposal to rezone this parcel and the desire of the property owner to build a 68 unit apartment building on it on September 12th. I am unable to attend the meeting on September 20th to voice my opposition to this proposal and do not think area residents were given sufficient time to weigh in on the proposal.

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King County

**Metropolitan King County Council
Transportation, Economy and Environment Committee**

STAFF REPORT

| | | | |
|----------------------|-----------|--------------|--------------------|
| Agenda Item: | 6 | Name: | Katherine Cortes |
| Proposed No.: | 2016-0159 | Date: | September 20, 2016 |

SUBJECT

Proposed Ordinance 2016-0159 would adopt the 2016 King County Real Property Asset Management Plan (RAMP) as a component of the King County Comprehensive Plan (KCCP), pursuant to King County Code.

Striking Amendment S1 would decouple future RAMP updates from the KCCP and set new conditions for when such updates must occur, revise required components of the RAMP, and replace the transmitted 2016 RAMP with a version that reflects this future process and more completely tracks changes since the 2012 RAMP update.

SUMMARY

The Real Property Asset Management Plan (RAMP) is a policy guidance document for the management of the King County real property assets for which the Facilities Management Division (FMD) is responsible. Pursuant to King County Code requirements, the 2016 RAMP is a component of Technical Appendix A to the King County Comprehensive Plan (KCCP),¹ and addresses space standards, current and future space needs, a policy framework regarding County facility development, and the County facility planning work program.

The RAMP was briefed in committee on July 5, 2016, and (together with Proposed Ordinance 2016-0155, the KCCP) on August 16, 2016. The committee discussed the potential disjuncture between the KCCP as a growth management related document and the RAMP as an internal, strategic and operational plan needing more timely review.

The RAMP was again briefed in committee on September 6, 2016, along with Striking Amendment S1 to address this potential disjuncture. S1 would decouple future RAMP updates from the KCCP and set new conditions for when such updates must occur, revise required components of the RAMP, and replace the transmitted 2016 RAMP with a version that reflects this future process and more completely tracks changes since the 2012 RAMP update.

¹ Intended to meet the Capital Facilities Element requirement of the Growth Management Act in RCW 36.70A.070. The 2016 King County Comprehensive Plan is Proposed Ordinance 2016-0155.

BACKGROUND

Growth Management Act and King County Code Requirements

The Growth Management Act, in RCW 36.70A.070, requires Comprehensive Plans to address capital facilities planning. King County has chosen to date to address these requirements in part, as concerns the County's own government space planning, through the RAMP.

King County Code currently addresses the RAMP as follows:

20.12.100 Real property asset management plan. The 2013 real property asset management plan, formerly called the county space plan, dated June 3, 2014, and consisting of real property asset management policies, practices and strategies, including planning policies, locations of county agencies and implementation plans, [the]* updated 2012 work space survey results, short term space planning and moves and reference legal authorities and King County space standards, is adopted as a component of the capital facilities element of the Comprehensive Plan. The real property asset management plan dated June 3, 2014, shall govern development of all facility master plans, facility program plans and the capital improvement program and lease requests for space housing county agency operations.

The executive shall update the current and future space needs and implementation plans of the real property asset management plan and submit them to the council as amendments to the real property asset management plan by March 1 of every fourth year, beginning on March 1, 2016, as a part of Technical Appendix A and as a component to the Comprehensive Plan. Any proposed policy changes occurring within the four-year period shall be included in the annual Comprehensive Plan updates in accordance with K.C.C. 20.18.030.B.7. (Ord. 17839 § 2, 2014: Ord. 17171 § 2, 2011: Ord. 15328 § 2, 2005: Ord. 14515 § 1, 2002: Ord. 10810 § 1, 1993).

The 2016 RAMP was transmitted by the Executive as Proposed Ordinance 2016-0159 on March 1, 2016. It includes three main sections: 1) Facility Management Policies; 2) Policy Implementation Strategies; and 3) Space Use and Planning.

The 2016 RAMP includes 56 Facility Management Policies. According to the 2016 RAMP, this collection of policies "sets the direction for the management of real property assets," ensuring that "real property asset [management] and workspace activities demonstrate sound stewardship and value to county operations." The 56 individual policies (some with explanatory text) are grouped into categories such as Financial Policies, Building Operations and Maintenance, and Facility Location Policies.

The 2016 RAMP also includes, in the Policy Implementation Strategies and Space Planning sections, narrative information on current FMD projects and initiatives, such as parking program changes, transitioning the King Street Center to County ownership, and

space plans for the Chinook Building. It is likely that most of these projects will be completed before the next RAMP is required under existing King County Code, in 2020.

ANALYSIS

What's new in the transmitted 2016 RAMP?

Facilities Management Policies

The 2016 RAMP revises 24 of the 56 facilities management policies and revises the narrative support for several others. Two policies (49.0 and 52.0) are deleted and combined with 51.0, regarding vacating space. The RAMP also includes one new policy (24.0) under Workplace Design. These changes are shown in strikethrough and underline throughout the Facilities Management Policies section. A detailed summary of the changes was provided in the staff report and briefing to this committee on PO 2016-0159 on July 6, 2016.

Policy Implementation Strategies

The 2016 RAMP proposes seven “Policy Implementation Strategies” or initiatives to address issues and meet policy objectives presented in the 56 facilities management policies. These Policy Implementation Strategies are summarized in Table 1.

Table 1: RAMP Policy Implementation Strategies

| Implementation Strategy | Budget request? | Staffing | Timing |
|---|---|---|--|
| Proposal to Develop New King County Office Space Allocation Standards | approx. \$50,000 workshop or consultant costs | Operations Group standard work | Estimated completion of standards YE 2017 |
| Inadequacies in General Government Facilities Major Maintenance Funding | priority 2017/18 budget issue likely to be addressed to the extent possible given GF shortfall | existing staff of the Capital Planning and Development Section, supported by Operations Group & PSB | 2017/18 budget item – ongoing implementation |
| Proposed Restructuring of General Government Occupancy Charges | anticipated implementation in 2017/18 budget | existing staff of the Operations Group and PSB | Complete if implemented in 2017/18 budget |
| Developing Integrated Asset Management Tools | Initial component funded in 2015-16 omnibus supplemental 18239 (Feb 2016); complete IT project proposal anticipated in 2017/18 budget | one-time and ongoing staff resources from FMD and KCIT | TBD |
| Transitioning King Street Center to County Ownership and Operation | Management costs anticipated in 2017/18 budget | Mandatory support from all FMD sections – chartered project team | Title transfer 6/1/17 |

| Implementation Strategy | Budget request? | Staffing | Timing |
|---|--|---|-----------------------------|
| Managing County Parking Facilities | Proposal anticipated in 2017/18 budget | Operations Group – likely to require reallocation of existing staff | |
| Environmental Sustainability for King County-Owned and Leased Buildings | As in the 2015/16 budget, 2017/18 budget anticipated to include an investment pool available to fund energy and water efficiency projects that have a satisfactory forecast payback schedule | dedicated staff resources from both the Operations Group and Capital Planning and Development | project-by-project approach |

Executive staff characterize these initiatives as necessary and pressing to effectively manage risk and County resources and real assets.

Space Use and Planning

The 2016 RAMP provides some information about the status of past space planning initiatives and the labor-intensive aggregation method by which they collect and review occupancy data, as well as FTE growth assumptions by department (RAMP pages 44-45) and usable space per employee targets by building (RAMP p. 46). This information provides minimal context for the near-term space plans by building (for nine buildings) and longer-term initiatives for several larger projects (including the downtown civic campus and Courthouse revitalization, and space needs for the Department of Public Defense) presented in the Space Use and Planning section.

Many individual project plans or transactions are described in transmittals to Council that are specific to those projects, or in budget ordinances which include appropriations for multiple capital projects. The RAMP, including updates to the RAMP, may both compile this information and contextualize it within the larger picture of countywide space planning. However, some project-specific space planning actions may be sufficiently addressed in individual transmittals and not rise to the level of prompting a RAMP update.

Executive and Council staff reviewed some current or recent space planning projects or actions in an effort to determine an appropriate trigger for RAMP updates not tied to the KCCP update cycle. The following table summarizes several noteworthy projects, the transaction type, and the square footage impacted.

| Project | Transaction type | Est sq footage |
|----------------------|---|----------------|
| ITA court | Potential Harborview Hall space build-out | 20,000 |
| Yesler | Sale/leaseback | 114,395 |
| Black River Building | Sale | 74,280 |
| King Street | Purchase | @300,000 |

| Project | Transaction type | Est sq footage |
|-----------------------|------------------|----------------|
| DPD relocation | Leases | @84,000 |
| 420 (Zombie) building | Purchase | 8,000 |
| North Meridian | Sale / Leaseback | 18,401 |
| Northshore | Sale + new lease | 16,277 |

This summary suggests that a variety of transaction types at a range of square footage levels may constitute significant change worthy of inclusion in the RAMP as a countywide space planning document.

AMENDMENT

Connection to KCCP. While the County Code currently requires that the 2016 RAMP must be adopted concurrently with the Comprehensive Plan, the RAMP is more of an internal, strategic and operational plan than a growth management related document. Striking Amendment S1 to Proposed Ordinance 2016-0159 (the RAMP) would decouple future RAMPs from the Comprehensive Plan.

Because the RAMP is itself an integrated document, the split should be made wholesale rather than piecemeal (i.e., it is not practical to pick-and-choose specific sections of the RAMP to be retained within the Comprehensive Plan), though some high-level policy language may need to be integrated into Chapter 9 Services, Facilities and Utilities to provide general policy direction to the RAMP. Appropriate language is being offered for consideration via Striking Amendment S1 to Proposed Ordinance 2016-0155 (the KCCP).

Level of detail. The 2016 RAMP (and previous RAMPs) includes point-in-time information on the County's real property assets, which may not be timely in a document updated on a four-year cycle. Striking amendment S1 sets new conditions for when RAMP updates must occur to promote timely communication to Council of changes affecting near- and long-term space planning efforts. Specifically, S1 retains the requirement for updates on a four-year cycle, but also requires updates within 90 days of any significant change in the county space plan, such as a move, sale, purchase or other change, affecting 50,000 or more square feet of useable space.

Executive and Facilities Management Division staff have expressed a desire to continue to work with Council and Council staff on implementation of the changes proposed in S1, to ensure that FMD can be successful in delivering future reporting that meets Council's needs. Specifically, FMD staff have expressed the need to establish clarity in terms of what type of information Council would like to receive in the RAMP versus what can be more economically conveyed in property summaries or other documents transmitted regarding individual facilities projects or transaction. Further, they would like clarity on constitutes a "significant change" and when Council may need or want context. Such discussions could take place subsequent to acceptance of the 2016 RAMP, as future updates are anticipated.

ATTACHMENTS

1. Proposed Ordinance 2016-0159, including Attachment
2. Striking Amendment S1, including Attachment A, Version 1.1
3. Red line version of S1
4. Transmittal Letter
5. Fiscal Note

INVITED

- Elissa Benson, Deputy Director, Facilities Management Division



KING COUNTY
Signature Report
September 16, 2016

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Ordinance

Proposed No. 2016-0159.1

Sponsors Upthegrove

1 AN ORDINANCE relating to comprehensive planning;
2 adopting the 2016 King County real property asset
3 management plan in response to the 2015/2016 Biennial
4 Budget Ordinance, Ordinance 17941, Section 121, as
5 amended by Ordinance 18110, Section 55, Proviso P1 and
6 to K.C.C. 20.12.100; and amending Ordinance 10810,
7 Section 1, as amended, and K.C.C. 20.12.100.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 **SECTION 1. Findings:**

10 A. K.C.C. 20.12.100 requires the county executive to submit updates to the real
11 property asset management plan to the county council for approval every fourth year,
12 beginning on March 1, 2016.

13 B. Changed patterns of space use have resulted in opportunities to consolidate
14 agencies, to move agencies to strategic locations and to better address the county's
15 underutilized space in county facilities.

16 C. The 2016 real property asset management plan highlights important changes
17 underway in the county's real property portfolio and details the proposed near term
18 moves.

19 D. The 2015/2016 Biennial Budget Ordinance, Ordinance 17941, Section 121, as
20 amended by Ordinance 18110, Section 55, Proviso P1, states that \$720,000 of the
21 appropriation for the capital improvement program shall not be expended or encumbered
22 until the executive transmits a scoping report on the county's future operational and space
23 needs in the downtown Seattle campus as a whole and updates the real property asset
24 management plan as mandated by K.C.C. 20.12.100 and a motion that approves the
25 report and the motion is passed by council.

26 E. The executive transmitted Proposed Motion _____, that approves the scoping
27 report on the county's future operational and space needs in the downtown Seattle
28 campus.

29 F. The 2016 real property asset management plan is submitted by the executive to
30 fulfill the remaining proviso obligation and to fulfill K.C.C. 20.12.100.

31 SECTION 2. Ordinance 10810, Section 1, and K.C.C. 20.12.100 are each hereby
32 amended to read as follows:

33 The ((2013)) 2016 real property asset management plan, formerly called the
34 county space plan, dated ((June 3, 2014)) March 1, 2016 and consisting of real property
35 asset management policies, practices and strategies, including planning policies, locations
36 of county agencies and implementation plans, ~~the updated 2012 work space survey~~
37 ~~results~~, short term space planning and moves and reference legal authorities and King
38 County space standards, is adopted as a component of the capital facilities element of the
39 Comprehensive Plan. The real property asset management plan dated ((June 3, 2014))
40 March 1, 2016, shall govern development of all facility master plans, facility program

41 plans and the capital improvement program and lease requests for space housing county
42 agency operations.

43 The executive shall update the current and future space needs and implementation
44 plans of the real property asset management plan and submit them to the council as
45 amendments to the real property asset management plan by March 1 of every fourth year,
46 beginning on March 1, 2016, as a part of Technical Appendix A and as a component to
47 the Comprehensive Plan. Any proposed policy changes occurring within the four-year
48 period shall be included in the annual Comprehensive Plan updates in accordance with
49 K.C.C. 20.18.030.B.7.

50 SECTION 3. The Real Property Asset Management Plan dated March 1, 2016,
51 included as Attachment A to this ordinance, is adopted as part of the 2016

52 Comprehensive Plan update in conjunction with Ordinance _____ (Proposed Ordinance
53 _____).
54

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this _____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. 2016 King County Real Property Asset Management Plan

Attachment A:

2016

King County

Real Property Asset Management Plan

**Department of Executive Services
Facilities Management Division
Anthony Wright, Division Director**

Dated March 1, 2016

REAL PROPERTY ASSET MANAGEMENT PLAN

March 1, 2016

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I. EXECUTIVE SUMMARY and INTRODUCTION

The King County Real Property Asset Management Plan (RAMP) is a policy guidance document for the management of the King County real property assets for which the Facilities Management Division (FMD) is responsible. It is intended as a sub-element of the Public Facilities element of the King County Comprehensive Plan and Capital Improvement Plan, and includes space standards, current and future space needs, a policy framework regarding county facility development, and the county facility planning work program.

Because the County's facilities and real properties support the range of county activities and services, the RAMP interrelates with policy guidance and planning across county operations. However, the RAMP is fundamentally the policy guidance document for the management of the County's real property asset portfolio managed by FMD. To the extent that the RAMP conflicts with or contradicts other county declarations of operational policy, e.g. in ordinance, King County Code, or King County Council-approved plans, those directives supersede this Real Property Asset Management Plan.

Consistent with K.C.C. 2.12.100, the 2016 RAMP proposes amendments to the policy framework of the 2013 RAMP, updates the current and future space needs projected over the next two to four years for a majority of FMD managed facilities, sets out associated building-specific implementation plans, and presents updates to facility management practices and strategies.

Funding for this effort was not included in FMD's adopted 2015–2016 budget. In September 2015 funds initially appropriated for the King County Courthouse Revitalization capital project were repurposed with Council approval to support this work along with a scoping proposal for the potential Downtown Civic Campus Plan. Due to budget, staffing, and schedule limitations this plan concentrates primarily on general office facilities rather than on special purpose buildings such as detention facilities and those occupied by a single tenant agency.

The 2016 RAMP prioritizes updating baseline space planning data that would be needed for the development of the downtown civic campus plan (should that effort be approved and funded), the status of projects highlighted in the 2013 RAMP, and new developments in terms of near term space needs that have emerged since the last update. As a result of resource and staffing reductions in FMD, this update does not address broader, comprehensive countywide facility needs beyond the next three to four years.

Chapter II, "Facility Management Policies" includes proposed changes to policies and explanatory text (in amendment format), as well as updates regarding FMD's key operational strategies, ongoing and proposed, for implementing the RAMP policy framework. The proposed policy amendments include two new policies, deletion of four policies, revision of 14 policies, and technical correction of seven policies.

This update also consolidates RAMP-related policies that were presented in separate volumes in the 2013 RAMP by moving policies related to near-term space planning and vacation of space into a single section. The proposed reorganization of the RAMP policy framework is intended to improve FMD's implementation of the framework and more effectively communicate the framework with county agencies affected by the policies.

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The second section in the chapter provides summaries of FMD's ongoing and proposed policy implementation strategies. Highlights of proposed new strategies include:

- A collaborative approach to developing a standardized, comprehensive set of office space standards ("Proposal to Develop New King County Office Space Allocation Standards—A Vision for Managing General Office Space");
- A revised approach to the way tenant agencies are charged for occupancy costs ("Proposed Restructuring of General Government Occupancy Charges");
- A description of how FMD and KCIT propose to proceed to implement a comprehensive suite of asset management tools ("Developing Integrated Asset Management Tools"); and
- An explanation of FMD's approach to achieving environmental sustainability in its operations ("Environmental Sustainability for King County-Owned and Leased Buildings").

Chapter III, "Space Use and Planning" addresses the requirement of K.C.C. 2.12.100 to present current and future space needs and implementation plans. This section includes the results of the implementation plans presented in the 2013 RAMP, outlines FMD's planning methodology and assumptions guiding near term space planning decisions, and presents space plans by major building including current use and efficiency efforts, forecasted future needs, and proposals to address those needs in accordance with current space utilization standards.

Building space plan updates include:

- King Street Center
- Chinook Building
- Administration Building
- King County Courthouse
- Yesler Building
- Maleng Regional Justice Center Court Building
- Blackriver Building

Chapter III also presents FMD initiatives focused on specific customers with particular facility challenges and longer-term needs and challenges to facility use.

Next Steps

The County Executive's Real Estate and Major Projects Oversight Committee (REMPOC) has provided management guidance of this update, with an emphasis on policies that establish a framework for achieving creative solutions to meet the County's space needs. This is a key step in the process of reducing the County's overall building footprint and related costs while preserving county services.

The next required RAMP update is due in 2020. The next steps in the RAMP update process, if funded, could include:

- New developments in near-term space needs that will have emerged since this update;
- Updated building usage data, including resolution of the significant lack of reliable data describing the locations of many county staff;
- Results of the proposed Courthouse Revitalization and Civic Campus studies, if funded, and a proposal for funding and moving forward with those planning efforts; and
- Updated status summaries of projects and initiatives described in this and previous RAMPs, including further development of the County's space planning standards and a comprehensive Asset Management System.

II. FACILITY MANAGEMENT POLICIES

A. Policy Framework for the County's RAMP

Policies clarify what can and cannot be done in pursuit of an organization's objectives. They guide decision making and facilitate solutions to recurring problems. Policies provide a basis for management control, promote consistency, and improve coordination.

The Policy Framework for the County's Real Property Asset Management Plan sets the direction for the management of real property assets consistent with the King County Strategic Plan and agency/departmental strategic and business plans. This framework ensures that real property asset and workspace activities demonstrate sound stewardship and value to county operations.

The following section includes policies concerned with how efficiently real property is managed in support of agency and department programs, policies that guide the near-term move plan, and those whose primary focus is on meeting the broader public interests such as security, safety, environmental sustainability, and accessibility. A failure to effectively manage real property assets and workspace can result in increased program and administrative costs and can compromise program outcomes. This 2016 Real Property Asset Management Plan provides an update to policies provided in the 2013 RAMP and relocates to this section a series of policies and guidelines related to Space Consolidation and Near-Term Moves that were previously presented separately.

1. Real Property Asset Management Policies

- 1.0** *The Real Property Asset Management Plan (RAMP) is one component of the Capital Facility Plan for King County's Comprehensive Plan (Comp Plan). The RAMP will be developed and implemented in a manner consistent with the County's Comprehensive Plan policies.*

Under Chapter 9, *Services, Facilities, and Utilities*, the Comp Plan states that the Washington State Growth Management Act requires the County to prepare a capital facility plan that includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities.

- 2.0** *The County's real property asset management strategy will support the King County Strategic Plan and agency/departmental business plans by providing the most efficient and economical management of county-owned and leased space.*

Effective real property asset management, including property acquisition, operation, maintenance, and disposition, requires alignment with the County's Strategic Plan and core business strategies. The County's real property is a significant resource. Managed well, it enables effective and efficient program delivery. The RAMP facilitates countywide analysis of impacts and informed decision making. As the County's real property manager, the Facilities Management Division (FMD) routinely collaborates with county agencies to develop and manage assets to support short- and long-term goals.

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Moreover, the County's real property resources give King County the ability to promote public health, safety and quality of life in its real property decision making. The County's real property asset management strategies have community, economic, and social impacts that extend beyond the direct financial impacts to the County. Use of an equity and social justice lens allows the County to utilize its influence to support access to the determinants of equity for the County's residents.

This policy is aligned with the King County Strategic Plan's "Efficient, Accountable Regional and Local Government" Financial Stewardship Goal and the related Strategy FS 2.a ~~to manage the County's assets and capital investments in a way that maximizes their productivity and value.~~ It is also aligned with the King County Strategic Plan's Fair and Just principle and the Equity and Social Justice Ordinance 16948.

- 3.0** *The County will dispose of its underutilized and non-performing assets in a timely manner, reducing lost opportunity costs and maximizing benefit.*

Agencies should routinely review their assets. If a property is no longer needed, the agency should work with FMD to take steps to redeploy the asset, i.e., identifying alternative county uses for the property, or to dispose of the asset by surplus it following the procedures established by the King County Code. Retaining the asset for an undetermined future need creates additional unnecessary costs.

- 4.0** *Real property asset information ~~will~~ should be comprehensive and readily accessible to support strategic asset planning, performance analysis, and budget setting.*

Only with accurate and up-to-date data can informed real property asset management decisions be made. The County must work to have the needed information comprehensive and readily accessible.

Using its existing resources, FMD is not able to efficiently manage its county-owned and leased property asset inventory as a coordinated program. Although the division is working to leverage the use of its existing systems to coordinate existing disjointed data to the degree possible, until a comprehensive asset management system is implemented this policy will remain more aspirational than actual.

- 5.0** *Any space owned or leased by King County will be presented in future space plans in both useable square feet (USF) and rentable square feet (RSF) to ensure consistency in analysis and comparison.*

FMD follows standard methods of measurement prescribed by the Building Owners and Managers Association (BOMA). FMD uses Standardware Software, a BOMA product, which calculates area based on the 1996 BOMA-prescribed methods. Those standards define RSF as the amount of space that is charged in standard lease terms, generally including floor-common areas such as elevator lobbies, main hallways, and the like-similar spaces shared by multiple tenants. USF is defined as the smaller area corresponding to the actual space that a tenant can dedicated to a tenant's use for their work processes. Comparing RSF alone cannot fully account for the relative utilization efficiency of work areas between different buildings; comparing USF alone cannot address fundamental differences in the efficiency of a building's design. Both are needed for comparison and analysis of buildings within the overall asset.

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2. Financial Policies

- 6.0** *All real property asset management policies, practices, and actions will be implemented in a manner consistent with the County's financial constraints, with alternatives evaluated for their countywide impact using life cycle cost analyses.*

Life cycle cost analysis (LCCA) is a method of assessing the overall cost of project alternatives. It is used to compare the costs of options, ~~assets or workspace designs,~~ allowing selection of the lowest cost option consistent with quality and function. Where feasible and consistent with the 2013 Green Building Ordinance, 2010 Energy Efficiency Ordinance, and King County's 2015 Strategic Climate Action Plan (SCAP), LCCA should include the total range of costs over the asset life, ~~including the environmental consequences of investment decisions, e.g., production, transportation, construction, decommissioning, and disposal costs.~~

- 7.0** *In addition to fiscal notes, operating and capital improvement proposals transmitted to the King County Council will, where appropriate, include the full range of anticipated tenant improvements; and furniture, fixture, equipment, building occupancy and relocation costs.*

When transmitted to the King County Council, proposals impacting either the operating or capital budgets will include the full range of estimated project costs, including costs for new tenant improvements, furniture and support equipment, and moving costs. Proposals will transparently detail each potential cost category to the extent possible; where costs are unknown or subject to change, the proposal will note it as such.

- 8.0** *Relocations, both within county-owned space or to or from leased space, will strive to be, at a minimum, cost-neutral; all short- and long- term costs will be evaluated to include the impact on the countywide utilization of office space.*

The County's commitment to fiscal sustainability requires an ongoing effort to reduce costs. The direct costs of departmental and agency relocations and space reconfigurations must be balanced against their long-term benefit. "Cost-neutral" means that the fully-loaded relocation cost (e.g., including move costs, new equipment, tenant improvements and financing) pays for itself in the resulting reduced overhead and related costs over a definite period.

A significant element of reducing the cost of space is how efficiently space will be used. This is addressed in Policies 11.0 and 19.0 – 22.0.

- 9.0** *Over the long term, county ownership of its office space will be preferred to leasing; investments in leased office space will occur when there is an overall benefit to the public.*

The County may consider and select ownership options in the suburban areas when it is clearly demonstrated that ownership will provide a long-term cost benefit to the County.

Generally, facility ownership provides greater stability and lower total costs than leasing. Costs for leases and availability of locations vary significantly based on business and economic cycles. Ownership provides greater budget predictability through more steady facility costs. However, considerations regarding flexibility, funding mechanisms,

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location needs, and other factors may be more important in particular circumstances. Proposals for office space leases will defensibly articulate the lease's necessity as compared to county-owned alternatives.

The financial analysis of lease-versus-own or rehabilitate-versus-replace options should include a consideration of the residual values of assets that are retained rather than sold. Thus, the comparative analyses should include not only the relative cash flow impacts but also Equity and Social Justice implications. In the case of rehabilitate-versus-replace, the subject building's deferred maintenance needs should be included in the analysis as a cost of holding the asset.

3. Building Operations and Maintenance; Major Maintenance Policies

- 10.0** ***Revised:** Service level agreements between tenants and FMD will be collaboratively developed, linked to operating and maintenance costs, and regularly monitored and managed. In accordance with the direction of the 2015 Strategic Climate Action Plan, FMD will strive to incorporate the County's Green Building Ordinance procedures into the 2017–2018 Service Level Agreements.*

FMD will work with King County facility tenants to define service levels consistent with adopted FMD and agency operation and maintenance budgets.

- 11.0** *FMD will proactively identify and implement efficiency improvements for individual buildings and the County's asset portfolio.*

FMD will work to meet the County's energy and other operational efficiencies and related environmental and fiscal sustainability goals through continual evaluation and assessment of the efficiency of its buildings and the County's real property assets as a whole.

- 12.0** *County facilities will convey an atmosphere of quality service, thrift, and environmental sustainability, consistent with community standards and expectations.*

The County will operate and maintain its buildings mindful of the public's expectation for government buildings to reflect the community's character and history.

- 13.0** *Preventive maintenance and major maintenance programs for the County's buildings will emphasize identifying and reducing the risk of unanticipated service delivery interruptions and extending the useful life of county assets.*

To the extent possible, maintenance practices in the County's buildings should focus on upkeep and preservation of critical building systems components to ensure building longevity, as well as to minimize the potential downtime for building tenants and the services they provide.

- 14.0** *Buildings placed on the surplus watch list will be subject to a reduced level of capital investment for rehabilitation or upgrade. Long-term capital investments will be limited to those building components that are a direct threat to health and safety, security, or would result in failure of an essential building component. Short-term capital investments will be made to maintain the asset to ensure there is no significant loss of property value.*

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This policy is intended to highlight the importance of long-term investments in security for buildings on the surplus watch list as well as to clarify that "essential" building components should be the focus.

- 15.0** ***NEW:*** *It is sometimes in the best interest of the County to enhance value by carrying out major repairs or upgrades before the sale of a building. The major repair costs associated with upgrading or preparing a building for surplus sale will be budgeted in the Major Maintenance Reserve Fund (MMRF). The MMRF will be reimbursed from the proceeds of the sale. The MMRF budget development will consider an approved sales and marketing plan prepared by the Real Estate Services Section. The budget can be established through the ordinary budgeting process or as a supplemental appropriation request.*

This Policy was formerly Principle M-8.

In addition, K.C.C. 4.56.130 provides that the county organizations responsible for surplus sales will be reimbursed for advertising, postage, and selling fees including appraisal costs, if any, from the proceeds of sale.

Decisions regarding which fund(s) benefit from the sale of general government owned assets, net of closing and sales preparation costs, will be determined on an asset by asset basis by the County Executive and the County Council.

4. Workspace Design Policies

- 16.0** ***Revised:*** *County employees will be provided safe, secure, and healthy work spaces. The specific application of space design to achieve these objectives is the prerogative of County management.*

Safe, secure, and healthy work spaces enhance worker productivity and reduce downtime. Workplace safety will be a topic area discussed in facility and business plans. This policy is aligned with the King County Strategic Plan "Quality Workforce Best Run Government" Goal and the related Strategy QW 3.b to enable employee health and safety. The new county Space Standards will promote county work environments that provide ergonomically sound and inviting workplaces that will foster collaboration, minimize physical and visual obstructions, have good acoustics, natural lighting and ventilation, encourage mobility, and meet the requirements of the Green Building Ordinance.

- 17.0** ***Revised:*** *The FMD will proactively work with clients to identify and implement work space efficiency and utilization improvements in County buildings. FMD will be responsible for developing, issuing, and enforcing countywide Space Standards.*

Using available space utilization and cost metrics, FMD will identify workspaces and buildings that present opportunities for improved space efficiency. FMD will engage County departments and agencies to partner on potential workspace reconfiguration and improvement projects that increase workspace flexibility, consolidate space and save money.

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FMD is undertaking a collaborative process to develop countywide Space Standards. Those standards will identify a set of guiding principles and will identify a vision for county work environments. The standards will provide the framework for allocation of space countywide and will address county workspaces in both owned and leased office spaces. FMD will clearly communicate those standards and will provide a process for agencies to request exceptions to the standards.

The new King County Space Standards will promote county work environments that meet the needs of the employees and the programs they deliver, and provide work stations and shared support spaces that accommodate multiple work methods and future changes to those methods.

- 18.0** *Revised: King County agencies and departments will challenge their business practices and workspace densities to improve work space functionality and space utilization consider work space functionality and space use efficiencies in their continuous improvement efforts.*

Agencies and departments know their work processes best. Creating efficiencies in systems of work often leads to a corresponding increase in the efficiency of the workspace. In considering work process changes, agencies and departments will also consider how such changes impact their space utilization, eliminating unnecessary “waste” and/or inefficient space.

- 19.0** *Maximizing the County’s return on investment in office space takes precedence over single agency/department needs when significant benefits to the County can be realized or major capital and operating costs are involved.*

Priority will be given to existing county-owned or leased accommodation when additional office space is needed.

- 20.0** *Revised: King County workspaces will be designed for flexibility, ~~agility~~, and financial sustainability, ~~thereby promoting~~ to promote employee productivity. Where feasible, King County work spaces will be designed ~~using~~ to achieve county Space Standards. Documented adjustments may be made to account for a building’s physical constraints, lack of funding, or specific functional needs.*

There is an inherent tension between the concepts of “flexible” and “standard,” regarding work spaces: Staff tend toward customized spaces to reflect unique programmatic needs or personal preferences, which may increase costs, while truly standardized spaces reduce initial and ongoing costs but may not provide an optimum environment for all users.

The new King County Space Standards will provide standard space allocations for county employees based on ~~function~~ functional needs. These standards will serve as the baseline for county workspace programming, ensuring a foundation of efficient space utilization. However, existing conditions in many King County buildings and leaseholds make some space utilization investments (e.g., demolition of walls, asbestos remediation, HVAC capacity limitations) uneconomical. Space standards should be followed to the extent possible, but within project funding constraints and awareness of present conditions and staff needs. ~~Exemptions~~ FMD may grant exceptions to certain

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~~space standards can be made given based on these circumstances~~ based on physical environment, functional need, and/or resource constraints.

~~Innovative, creative workspaces support new approaches in business operations. Although County space standards provide a baseline for established position and functional norms, rigid adherence to the individual space standards prevent innovative projects that increase efficiency and productivity through separation from the "one worker one desk" paradigm.~~

- 21.0** ***Revised:** All county agencies will use modular furniture, standardized where feasible, when cost benefit analysis supports its use and funding is available to create open and flexible workspaces. The County shall pursue space design that results in moving people not furniture whenever possible. Future flexibility in reuse and workspace reconfigurations will be considered during the procurement process. Use of secondary market furniture and surplus standardized modular furniture is encouraged to meet sustainability and financial stewardship goals and to reduce waste.*

~~Long-term value to the County as a whole will be considered in furniture procurement. Designing for flexibility and agility requires workspaces and their configurations to be easily and simply reconfigured. Furniture investments include additional carry-over costs and benefits beyond the immediate project. Another benefit comes through familiarizing in-house trades crews with standardized modular furniture. Through initial training sessions and repeated installations of similar modular systems, training requirements are reduced over time. Additionally, spare parts can be stockpiled and re-used as furniture components become worn or broken. Thus, standardizing furniture systems and installing used furniture not only lowers acquisition costs but also reduces the time and cost of installation, removal, and re-installation, as well as overall maintenance costs.~~

Long-term value to the County as a whole will be considered in furniture design and procurement. Designing for flexibility requires workspaces to be easily configured and reconfigured.

The recommended changes also highlight the importance of using modular furniture incorporating surplus furniture in workspace design both for economic reasons and to meet sustainability goals and to reduce waste.

- 22.0** ***Revised:** The County will promote full appropriate workspace utilization through co-location and consolidation of functions, services, and agencies, and through upgrades to existing office buildings. by creating workspaces that are easily occupied and used by other County functions.*

Greater business efficiency and space utilization often result from shared use of common spaces and adjoining areas by functionally-related departments and agencies. The County will seek to maximize opportunities for efficiency through co-location and shared space use, upgrading existing office spaces to provide such opportunities where cost effective.

FMD will create spaces that are easily interchangeable and supportive of multi-unit or -agency project work. When business practices allow, the County will seek to move away from the general concept that a large block of space, such an entire floor in the Chinook

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Building, is assigned to an agency who will occupy that space until that agency releases the space. Rather, space would be assigned based on County need. For example, space that has been vacated because of staff downsizings, alternative work location assignments, or telecommuting will be subject to consolidation of vacated space and assignment to those agencies in need of additional space or emerging projects in need of limited term space.

- 23.0** *Workplace designs will integrate human resources and information technology policies and programs to create workplaces for diverse types of work functions and environments.*

~~Multiple county policies address work alternatives and work-life balance. The County encourages, where appropriate, telecommuting (also known as telework), and modified work schedules. Workplace designs will maximize opportunities for departments and agencies to take advantage of existing and future policies related to work-life balance. Such efforts support the County's efforts to attract and retain a diverse and talented work force, to encourage affordable traffic mitigation, to improve employee productivity and to better address work and family demands.~~

The new county Space Standards will call for agencies to implement technology to enable full communications and simultaneous access to data and to leverage advances in managing current records and converting existing ones. This would enable hoteling and telework space and aggressive programs to convert hard copy files to electronic files.

- 24.0** ***NEW:** Tenant agencies that customize previously standardized office space in county-owned buildings are responsible for costs to return the space to its pre-customized configuration when vacated.*

Agencies sometimes undertake space consolidations to achieve operational savings from reduced facility footprints. This policy clarifies the financial responsibility for returning occupied space to standard configuration to be used by subsequent tenants, as well as the cost to recreate customized configurations in new space.

5. Facility Location Policies

- 25.0** *King County functions requiring heightened security and/or weapons screening will be located, to the extent possible, in existing secured county buildings. Related support functions will also be co-located in existing secured county buildings where possible.*

~~Departments, agencies, and service functions that involve ongoing, fundamental security risks from random acts of violence will be co-located in facilities with weapons screening. As this group categorically includes trials and court hearings, these functions will be generally located in the County's courthouse facilities. Courts and certain related functions require weapons screening in accordance with RCW 9.41.300(b) and King County Superior Court Order 04-2-12050, and will be located in facilities with weapons screening.~~

- 26.0** *County services will be located, to the extent possible, where service delivery is most cost effective and efficient. The equity and social justice opportunities and impacts of*

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possible locations must be taken into account.

The County will work to co-locate services when relationships and/or user accessibility warrant, and when economically feasible. Long-term asset management of county properties shall consider the needs of agencies ~~with functional adjacency or related functions that would benefit from~~ proximity. Locating Effectiveness and efficiency can include opportunities to co-locate services near other government or community partners for coordinated service delivery to the public can increase effectiveness and efficiency. In addition, opportunities for promoting equity and social justice within the community must be one of the guiding principles in the site selection.

- 27.0** *The County shall take into account the equity and social justice opportunities for capital investments within a community when siting a facility or changing locations to improve service delivery.*

The County will consider the impacts and opportunities of a capital investment upon the community in which the investment could be located. This policy is aligned with the Equity and Social Justice Ordinance 16948, which directs the Executive to apply equity and social justice foundational practices in siting and delivery of services in order to influence residents' access to the determinants of equity.

- 28.0** ***Revised:** County law and criminal justice functions and services will be regionally co-located at or near the King County Courthouse in downtown Seattle, the Children and Family Justice Center on Seattle's Capitol Hill, or the Maleng Regional Justice Center in Kent, to the extent feasible and desirable. Coordination or co-location of law and criminal justice functions will take place in conjunction with county-adopted ~~operational master~~ plans.*

King County no longer prepares operational master plans.

- 29.0** *County work space planning will program department locations flexibly, based on identified functional requirements, economic benefits, asset management policies, and future adaptability rather than on the basis of designated buildings.*

As departments and agencies consolidate operations and reduce their space footprint, buildings and locations will present opportunities for additional relocations.

- 30.0** *~~It is the long-term goal to co-locate the County Executive and the County Council in one county-owned building; however, temporarily relocating the County Executive and the Office of Performance, Strategy and Budget in the Chinook Building makes economic sense.~~*

- 31.0** *~~The space vacated by CID in the Maleng Regional Justice Center (MRJC) will be converted to functions consistent with previously approved facility master plans for King County District Court, King County Superior Court juvenile programs, and Department of Adult and Juvenile Detention programs.~~*

- 32.0** *~~The potential relocation of the Department of Adult and Juvenile Detention Work Education Release Program (WER) to the King County Correctional Facility (KCCF) west wing will be studied. The study report will include recommendations for potential~~*

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~~alternative uses and/or tenants for the King County Courthouse space vacated by WER.~~

6. Building Design Policies

- 33.0** *King County will site its essential public facilities consistent with the County's Comprehensive Plan Essential Facility siting policies.*

The region will work cooperatively to site essential public facilities in an equitable manner. The Washington State Growth Management Act definition of essential public facilities includes large, usually difficult-to-site facilities such as jails, solid waste facilities, and airports.

- 34.0** *The County will develop and maintain safe, attractive public buildings that create a good image for government, are sound financial investments, and allow communities to flourish.*

This policy is aligned with the County's goal to encourage a growing and diverse King County economy with vibrant, thriving and sustainable communities. More specifically, the related implementation activity to: "shape a built environment that allows communities to flourish" requires that the County design and develop public buildings to be integrated within the community and in a manner that enables the community to flourish.

- 35.0** **Revised:** *The County will establish ~~seismic standards in the space plan standards programmatic guidelines for the performance of county-occupied buildings in seismic events~~ to provide policy direction for future decisions involving the construction of new buildings, acquisition or renovation of existing buildings, and execution of new leased space.*

- 36.0** *All new construction of buildings, building purchases, new building leases, and major building retrofits must ensure ADA accessibility as required under all applicable building codes and local, State, and Federal laws. The County will also ensure appropriate space for breast milk expression and storage by nursing mothers as required by federal law, with specifically designated locations in major county office facilities.*

- 37.0** **Revised:** *All new construction and major remodel and renovation projects must meet standards for LEED Gold certification, as long as there is no adverse effect to the affected fund; impact to the general fund and/or a cost impact of no more than 2% to other designated county funds. established in King County Code Title 18.*

- 38.0** *All new construction of buildings, building purchases and major building retrofits will use life cycle cost analysis in the selection of materials and equipment ensuring that the operating, maintenance, replacement and disposal costs are considered as well as the initial costs.*

This policy gives emphasis to the life cycle phases of a real property asset. Initial investment decisions must consider the cost impacts of all phases of an asset.

- 39.0** *King County requires gender-neutral restrooms when upgrading or building new county facilities. For existing buildings, cost-effective strategies will be used such as posting*

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signs to identify existing gender-neutral bathrooms or posting new signs on some current gender-specific restrooms.

This policy is aligned with County's commitment to equity and social justice.

7. Disaster Preparedness and Security Planning

- 40.0** *Revised: King County will maintain emergency operations plans for all required buildings; these will include ~~including~~ evacuation routing, continuity planning, and emergency-specific response planning.*

The County's emergency operations planning includes facility-specific planning components, addressing particular needs for multiple types of emergency situations (e.g., infrastructure failure, earthquake, fire, and flood). County disaster planning must address the specific strengths, weaknesses, and capabilities of each major county facility, through individual emergency operations plans for each building and in overall disaster planning countywide.

- 41.0** *Revised: County buildings will be operated and maintained ~~in a readiness position~~ to support the Office of Emergency Management (OEM) conduct of emergency operations for local and regional disasters.*

County emergency operations planning includes facility-specific planning. Alongside individual building plans for different types of disasters, county buildings are also designated for specific purposes in local and regional disasters (e.g., as shelters, staging areas, and the like). County disaster planning will address the particular operational needs of each building to meet these disaster response duties.

- 42.0** *County facilities will be designed for resiliency, incorporating disaster resistance, survivability, and facility security needs. To the extent feasible and practical, resiliency will be incorporated into existing county buildings as part of related building remodel and renovation projects.*

Resiliency builds safety and security into a facility, facilitating disaster response and security incident planning. New county facilities will incorporate resiliency principles into the building design, while challenges to existing facilities will be addressed where reasonable and cost-effective to do so (e.g., construction of the flood protection wall surrounding the MRJC.)

8. Sustainability Policies

- 43.0** *Real property is managed in an environmentally responsible manner, consistent with the adopted policy related to sustainable design.*

With sustainable buildings the lowest possible environmental impact is pursued. Market experience over the last decade shows that sustainably developed buildings are not significantly more expensive than conventional buildings through construction, but result in lower operating costs and longer building life. Studies also report increased occupant productivity and wellbeing. Management of individual property assets and the asset

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portfolio should consider the total impact on sustainability resulting from the particular action, decision, or project, and not narrow definitions of transactional cost.

- 44.0** *County-owned and -financed facilities will be designed, developed, and constructed using green building methods for environmentally, financially, and socially sustainable facilities where cost effective and consistent with Policy 37.0*

Sustainability is a primary goal in the King County Strategic Plan and Comprehensive Plans. The Comprehensive Plan states that King County capital facilities and county-funded projects should be designed and constructed using sustainable development practices, with consideration for long-term environmental and economic sustainability. Furthermore, the County should leverage its purchasing power related to capital improvement projects to help expand the markets for green building products, including recycled-content materials and clean, renewable energy technologies.

~~This policy is aligned with the King County Strategic Plan Environmental Sustainability Goals, and the related Strategy ES 4d to incorporate sustainable development practices into the design, construction and operation of county facilities and county-funded projects.~~

- 45.0** *The County will continue to reduce energy use and improve water quality through improvements in facility and equipment efficiency, procurement, construction practices, and resource conservation.*

FMD will continue to engage in resource energy efficiency projects that both reduce energy and water use and save costs. To improve water quality, FMD will actively engage in utilizing methods that reduce surface water runoff and impervious surfaces in relevant projects.

~~This policy is aligned with the King County Strategic Plan Environmental Sustainability Goal, and the related Strategy ES 1d to protect water quality through reducing pollution at its source, wastewater treatment, low-impact development practices and storm water management, and Strategy ES 4d to incorporate sustainable development practices into the design, construction and operation of county facilities and county-funded projects.~~

The following policies were published in the 2013 RAMP as “Space Consolidation and Near-Term Move Principles”

9. Leasehold Interests

The following policies apply when a county agency vacates space in an existing leasehold (outside leased space).

- 46.0** ~~M-1~~ *The lease obligation remains with the tenant agency until an appropriate backfill can be found and moved into the space.*

Under certain circumstances there is a positive economic benefit to the County to pay early release penalties and move to vacant space either in county-owned buildings or existing leaseholds if the current tenant could be relocated. The economic benefit would be derived from downsizing the operational footprint of the agency. For example, if the early release penalties on leased space plus move and installation costs at a new

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location are less than the value of suitable vacant space within county-owned buildings or leaseholds than there is a positive economic benefit to the County to terminate the lease early.

This policy applies when an agency occupies a portion of a leasehold also occupied by one or more other county agencies. King Street Center is not considered a "Leasehold Interest" for the application of this policy.

- 47.0** ~~M-2~~ Allow outside leasing in the following circumstances: 1) when the outside lease is necessary to execute an economically justified divesting of county-owned real estate assets, or 2) if existing county-owned space does not meet the specialty needs of an agency, or 3) a leased location more appropriately serves the demographic needs of the clients receiving service and there are no other viable ownership options in the geographic area, or 4) in cases where an outside lease is a critical component of a service delivery partnership between King County and another entity.

10. Vacating Space in General Government Buildings

- 48.0** ~~M-3~~ **Revised:** To be of use by another county tenant considered reconfigurable, space must be accessible from the building's common corridors, must have access to the building's common amenities, and must be of sufficient contiguous size as to accommodate another viable tenant. A space is not considered vacant until after non-contiguous spaces are consolidated into a contiguous vacant and useable space.

Agencies that vacate reconfigurable space desire immediate financial relief from their obligation to pay operating and maintenance costs for that space. Frequently this occurs mid-budget year or mid-biennium.

- 49.0** ~~M-4 Deleted (combined with 51.0):~~ All county agencies occupying general government buildings that are operated by FMD will pay their proportional share of county operations and maintenance costs of vacated space up to the point when an individual building's vacancy meets a threshold that would make it advisable for the General Fund to pay operating costs for that vacant space. The threshold will be determined on a case by case basis.

- 50.0** ~~M-5~~ All mothball costs for general government buildings will be paid by the General Fund unless otherwise determined by the Office of Performance, Strategy and Budget (PSB).

- 51.0** ~~M-6~~ **Revised:** Agencies that vacate reconfigurable space (as defined in policy ~~M-3~~ 48.0) mid-budget year and do not subsequently increase their overall square footage will be relieved of the following costs, subject to PSB approval:
- FMD O&M obligation 90 days after they vacate the space if reasonable notice of such move was given; and
 - MMRF obligation starting the following calendar year

Agencies that vacate space, as defined above in policy ~~M-3~~ 48.0, desire timely relief from their MMRF obligation for the space vacated.

- 52.0** ~~M-7 Deleted (combined with 51.0):~~ Agencies that vacate reconfigurable space mid-budget year and do not subsequently increase their overall square footage will be relieved of their MMRF obligation starting the following calendar year.

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- 53.0** ~~*M-9 Revised: The central overhead occupancy is altered on a calendar year to calendar year*~~ *biennium-to-biennium basis as part of the budget process.*

Historically agencies that developed a viable plan to vacate space as part of the budget process have been granted a “target reduction” or “efficiency reduction” for any annual cash savings associated with that vacation if those savings were not used for other agency needs.

- 54.0** ~~*M-10 Revised: Allow agencies an option of applying the annual*~~ *biennial economic savings associated with vacated space to “efficiency reduction” requirements.*

Accordingly, agencies could apply the value of space vacated to their “efficiency reduction” requirements. The agency would also be required to elect to reduce their budget by the cash savings associated with the vacation. The “value” of the space vacated would be equal the total of O&M and central overhead occupancy charges.

11. Surplus Personal Property (Enhanced Policy)

- 55.0** ~~*M-11 FMD, DOT Surplus, and DNRP will*~~ *continue to partner on a multi-phased process to reduce, and then maintain at a reasonable level, the amount of excess office furniture and supplies entering the waste stream. The goal is to reuse, recycle and, only as a last resort, landfill surplus office furniture and supplies.*

In order to further reduce the amount going to the landfill, the FMD is currently working with the Solid Waste Recycling and Environmental Services Section of DNRP and the Procurement and Contract Services Section of the Finance and Business Operations Division to increase the number of recycling contracts on hand and broaden the materials that can be recycled after a move or remodel. ~~This work has led to recycling contracts being awarded for drywall and styrofoam packing materials. Both of these materials will now be are conveniently recycled rather than taken to the landfill for disposal.~~ Not only does this reduce costly disposal fees but it increases compliance with the County’s zero waste goals.

- 56.0** ~~*M-12*~~ *The following surplus property rules shall apply to agencies vacating space:*
- *Agencies vacating a space will ensure that all personal items have been removed, including but not limited to plants, small appliances, and any furniture that was clearly not purchased by the County*
 - *All office supplies that are left behind must be boxed up by individual items with all like items together.*
 - *Agencies will be responsible for the disposition of all files, books, and manuals either by preparing them to be moved to their new location, properly organizing and sending them to the records center/archives for storage, or recycling them prior to the move.*
 - *Agencies will be responsible for cleaning out all desk drawers and cabinets in any furniture left behind.*
 - *An agency that does not remove personal items or organize and box up its residual office supplies will have its operating budget – not the project budget – charged for the labor and dump fees to remove and dispose of the remaining personal items and to separate and organize the office supplies for redistribution.*

B. Policy Implementation Strategies

To achieve the outcomes envisioned in the RAMP policies and other county policies that affect facility management, FMD develops more detailed operational strategies and practices to guide operations in a transparent and consistent manner. This section presents a discussion of the key facility management operational strategies, issues, and initiatives that are critical to meeting the policy objectives of the RAMP and other County policy objectives.

- Proposal to Develop New King County Office Space Allocation Standards
- Inadequacies in General Government Facilities Major Maintenance Funding
- Proposed Restructuring of General Government Occupancy Charges
- Developing Integrated Asset Management Tools
- Transitioning King Street Center to County Ownership and Operation
- Managing county parking facilities
- Environmental Sustainability for King County-Owned and Leased Buildings

1. Proposal to Develop New King County Office Space Allocation Standards – A Vision for Managing General Office Space

a) The Need for Change

Several county agencies are anticipating expansion in the near future while others expect to downsize, which emphasizes the requirement for a coordinated, thoughtful approach to address their varied needs for added or reprogrammed space to accommodate changing staff loads and new programs. If the County is to optimize the use of its existing buildings and minimize its reliance on leased spaces, these changes should be approached as a comprehensive program of coordinated actions rather than as unrelated individual requests.

While the policies presented earlier in this chapter of the RAMP provide high-level guidance about goals and constraints for selecting and configuring new space, more specific guidelines are needed to help county agencies, designers, and property agents make their many decisions more quickly and predictably, while reducing initial and ongoing costs and ensuring uniformity and equity across work groups. The overall goal of this initiative is to transition the County toward optimum space and resource use while providing employees with highly functional work environments.

Historically, workspaces were designed as constructed offices, with partitions between areas constructed of semi-permanent hard walls. The transition to open plan offices with cubicles led to major improvements in building efficiency, reducing costs by placing more workers in the same amount of space. Cubicles also provided greater flexibility in redesign and reconfiguration, because the separations between workspaces were not hard walls. Over time modular furnished areas became the standard, employing more compact built-in desk, file, and bookcase systems, but still based on the same operational principle of the hard-walled offices: one worker to one desk, with a hierarchy of sizes and locations based on job title. The assigned spaces simply got smaller.

Further, today's information technology includes robust electronic records systems, portable equipment such as tablets and smartphones, and applications for remote viewing and online conferencing that allow an increasing variety of work activities to be performed almost anywhere. Many departments are changing their work processes and service delivery

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approaches by incorporating these tools to improve space efficiency while better meeting their customers' needs. It is clear that space allocation standards need to evolve to take advantage of these possible savings and service improvements.

FMD proposes to develop a framework of standards based on the following discussion and proposals, with the goal of completing a King County Space Standards document by the end of 2017 if funded sufficiently. To provide insight into space standards from a tenant's perspective, a work group would be created comprising employees from across the County who have routinely dealt with space designs and moves over the past several years. The goal of this transition is to move the County to optimum space and resource use while providing employees a highly functional work environment.

b) Benefits of the Proposed Changes

The goals and benefits associated with modernized space allocation standards include:

- Providing a decision-making tool for county agencies and PSB for quickly estimating costs and the amount of space needed;
- Promoting space planning concepts and innovative strategies such as hoteling and workspace sharing;
- Reduced one-time design and implementation costs;
- Moving people, not furniture;
- Minimized ongoing occupancy costs;
- Increased sustainability and reduced waste through the reuse of materials;
- Increased layout flexibility and reduced cost of future remodeling;
- Improved work flows;
- Improved employee productivity;
- Increased equity across agencies and job classifications;
- Improved quality and effectiveness of the work environment; and
- Reduced county carbon footprint and energy costs.

c) Metrics, Benchmarks, and Best Practices to Inform Office Space Allocation Standards

(1) Past King County Efforts

The 2011 and 2013 RAMPs presented a series of proposals termed “Size the Prize” that identified efficiency targets for specific buildings, on the assumption that agencies would be aggressively searching for space reductions to create budget savings during a period of declining budgets. “Size the Prize” used simple metrics to enable departments to better understand their office space utilization and building occupancy costs.

Work space usage metrics were derived from three sets of data: 1) Office area rentable and usable square feet (RSF and USF) assigned to each department in each building, 2) Building occupancy costs per square foot, and 3) The number of fulltime equivalent staff (FTEs) who work in each area. In measuring and reporting office space performance – a key component in the process of continuous improvement – the goals were to:

- Characterize building occupancy costs;

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- Create internal cost performance targets and track progress over time;
- Enable comparisons to internal and external benchmarks;
- Support informed strategic decision-making;
- Enable departments to better manage their own office space performance; and
- Provide a springboard for continuous improvement in office space utilization.

To benchmark office space, staff developed best practices targets for the average USF-per-FTE for each building. The target represented a subjective analysis of the utilization of existing space. USF was selected because it more closely correlated to the space used by a tenant for business purposes. While the best practice targets should be achievable by most tenants, there was recognition that those targets may not be achievable because of some buildings' physical and operational constraints. The established targets ranged from 140 USF for the Chinook Building to 201 USF for the King County Courthouse.

During the following years the King County metrics have varied by building, ranging from 140 to 225 USF per employee, the Courthouse being the only significant exception to the target range.

Underutilized space, for the most part, consists of vacant workstations, workstations used for records and equipment storage, and oversized workstations. It should be noted that underutilized space has declined in the five buildings surveyed in 2013.

(2) *Other Entities' Efforts*

Many public and private sector entities have space allocation standards comparable to the benchmarks created with the "Size the Prize" exercise. The proposed new county Space Standards will likely include similar allocation standards and will likely give credit to those county agencies who are using telecommuting and other alternative work arrangements.

The average net USF per employee ranges broadly from one entity to the next. However, survey findings, summarized in the following table, show that 58 percent of companies polled allocate an average of 200 square feet or less per employee and 25 percent allocate 150 or less.

| Percent of Responding Companies Reporting Average Space Use¹ | |
|--|--------------------|
| USF/Employee | % Reporting |
| < 75 | 3% |
| 75 – 100 | 4% |
| 100 – 125 | 7% |
| 125 – 150 | 11% |
| 150 – 175 | 17% |
| 175 – 200 | 17% |

¹ *How Emerging Work Strategies are Changing the Workplace*, CoreNet Global and Steelcase, 2011

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The federal General Services Administration² has established a space allocation standard of 190 USF per employee, and the City of Seattle Space Standards and Design Guidelines³ establish a standard of 140 USF per employee.

Considering recent workplace trends, there should be ample opportunity to increase efficiency through use of alternative workplace strategies. A recent survey of corporate real estate professionals just completed for Steelcase by CoreNet Global⁴ shows that more than two-thirds of survey respondents (69 percent) say they have implemented alternative work strategies (AWS) in the past year, with 73 percent saying the reason was to reduce real estate. Strategies they are using include:

- Home offices on a fulltime or part-time basis (78%)
- Hoteling or “free-address” (unassigned) work spaces (74%)
- Mobile work at multiple spaces (69%)
- Full-time telecommuting from home (57%)
- Satellite offices (27%)

FMD does not currently have accurate data regarding county implementation of many of these strategies. Understanding the use of these strategies by county agencies and monitoring them over time will improve the quality of decisions about county space use and options to address changing demand.

d) Criteria that Would Shape the New Standards

FMD proposes that the County Space Standards identify specific criteria for the allocation of space to County agencies.

FMD will work in consultation with affected county departments to develop and propose a revised set of Space Standards applying the following guiding principles:

- **Standards** – *Provide clear and concise ground rules.* Manage space through standards and guidelines that are easily understood;
- **Communication** – *Undertake an effective communication plan.* Clearly communicate the ground rules to county agencies and employees;
- **Functionality** – *Create spaces with a purpose.* Meet the needs of employees and the programs they deliver, and provide work stations and shared support spaces that accommodate multiple current and future ways of working;
- **Space Efficiency** – *Fill each space mindfully.* Provide adequate functional space for office tasks and work flows by balancing the allocation of workstation sizing to the need for shared support spaces, and by employing space design for specific programmatic purposes while minimizing vacant and underutilized space;

² *Work Utilization and Allocation Benchmark*, Office of Real Property Management Performance Measurement Division, July 2011

³ *Seattle Design Guidelines*, City of Seattle Department of Planning and Development, December 2013

⁴ CoreNet Global and Steelcase

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- **Flexibility** – *Move people not furniture.* Create spaces that are easily interchangeable and supportive of multiunit or agency project work. When developing the workplace, choose components that are adapted easily to meet changes to programs and staff; provide workplace services, systems, and components that allow occupants to adjust thermal, lighting, acoustic, and furniture systems to meet personal and group comfort levels;
- **Variety** – *Reflect workplace work styles.* Provide a variety of work settings for individuals and groups including alternative work strategies, allowing management and staff to select the arrangements most suited to their work;
- **Wellness** – *Help employees feel connected to their environment.* Provide an open, ergonomically sound, and inviting workplace that minimize physical and visual obstructions, have appropriate acoustics, increase natural lighting and ventilation, encourage mobility, and meet the wellness requirements of LEED for commercial interiors;
- **Sustainability** – *Be friendly to our environment.* Adopt universal office and workstation benchmarks comprised of standardized components and ratios of shared spaces to employees, which allows flexibility in adapting the occupancy of an installation without extensive renovation;
- **Consistency** – *Eliminate waste and unnecessary costs of moving.* Select a limited number of standards for office components for modular workstation systems and support function areas, and apply those standard to all county office designs and installations;
- **Technology** – *Apply technology to increase employee mobility and to support cooperation and creativity.* Leverage technology to enable full communications and simultaneous access to data among distributed coworkers both on- and off-site. This will also enable hoteling and telework space and effective programs to convert hard copy files to electronic files; and
- **Diversity** – *Give all employees access to a healthy and creative work space.* Through specific space allocation standards, provide every employee and county workgroup with equitable workspace and access to shared support function areas, applied throughout the organization. Emphasize co-location and sharing of collaboration and other support spaces.

e) *Where the new Space Standards Would Apply*

FMD proposes that the new county Space Standards apply to all county-owned facilities and outside leased workspaces in which general office functions are carried out.

General office space includes all general administrative and program administration areas, but excludes detention areas, courtrooms including jury rooms and judges' chambers, police precincts, clinical and laboratory spaces, storage facilities, water quality facilities, parks and recreational facilities, and mechanic shops. However, these standards would apply to general office areas in otherwise excluded facilities – for example, the areas where administrative functions are carried out within detention facilities. The standards also apply to all FMD-

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operated and leased buildings that house general office functions, and to those buildings operated by the Department of Transportation and Department of Natural Resources and Parks.

The FMD Real Estate Services Section will screen potential leasing options against the County Space Standards with the expectation that leasing opportunities that can't achieve the Space Standards be disregarded as lease opportunities if other options are available. The development of the Space Standards will need to clarify this approach.

f) How the New Space Standards would be Applied

Workplace designs should follow Policies 16.0 through 24.0 in the "Workplace Design Policies" section of the RAMP. The new Space Standards should allow sufficient programming flexibility to meet functional requirements of individual work processes.

New Space Standards could include guidelines similar to the following, subject to the outcome of collaborative discussions with county agency stakeholders during the space standards and allocations development process.

- Office space should be designed and arranged according to function. The space required for each position depends on the functions performed rather than solely on job classification or rank in the organizational hierarchy.
- Allowances should be made if necessary for functions that require visual or acoustical privacy or have special equipment needs.
- Open plan layouts are standard. Large, open work areas shall be furnished with systems furniture consisting of integrated workstations with shared, prefabricated walls.
- Components shall be interchangeable, adjustable for ergonomic purposes, and shall provide for the most efficient use of space.
- Private offices will be furnished with modular furniture, which allows more efficient use of space and more flexibility and ease of reconfiguration.
- Depending on the functions performed, workplaces should provide the following functional areas that support activities best not performed in open plan work areas:
 - "Libraries" where individuals can perform intensive or contemplative work in relative quiet without conversations, cell phones or other disturbances;
 - "Phone booths" where individuals can talk privately on the phone;
 - Interview rooms where a small number of individuals can work together in an enclosed area;
 - Collaboration areas, ideally with white boards and other display space, where individuals can gather informally to work on group projects, share ideas and information, or seek support for a project/new initiatives; and
 - Team spaces and more traditional conference rooms where seating allows all participants to see one another.

With the emphasis on open plan layouts and modular furniture, office space allocations per FTE can be relatively standardized. Enclosed offices should be assumed to be reserved primarily for

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elected officials and department directors, with additional enclosed offices assigned to other users based on the amount of time spent in confidential conversations, the amount of time spent in the office, and the availability of interview rooms and conference rooms. Standard office space allocations typically include a range of standard sizes for a variety of different employee positions or functions.

(1) Implementation, Waivers, and Appeals

FMD proposes that, under the new Space Standards, county agencies be given the opportunity to formally request waivers from specific county Space Standards under special circumstances. Those circumstances could include:

- *Cost effectiveness of necessary alterations to achieve standards;*
- *Physical limitations of the building or space being occupied;*
- *Special purpose needs of occupying agency;*
- *The need for continuous privacy;*
- *Certified accommodation requirements.*

FMD further proposes that the Facilities Management Director be authorized to grant requested waivers based on a confirmation of the written justifications.

Nationally, some public sector organizations require written requests for exemption or waiver from the standards. Others have a less formal process, such as simply providing the authorizing agency with an explanation. Although the County's approach historically has been less formal, a number of entities recently have expressed concern that an informal process eventually reduces the credibility of a standard and it can create the appearance of favoritism and unequal application. Standards and guidelines should be easily understood, and space allocation and waivers from standards should be predictable, functional, and fair. The process of reviewing and confirming waiver requests should address the programmatic uniqueness of the requesting agency and the physical characteristics of the building and space at issue. The process should also allow agencies to appeal to a higher authority if necessary.

g) Challenges

A number of factors affect the ability of an organization to maximize its work space efficiency. These include physical constraints such as building age, floor size, the current configuration of space, and building condition. Operational constraints include desk-sharing potential, the prevalence of rooms that multiple people can share, the functions performed, and the need for public assembly space. The final constraint is financial; making changes to improve space efficiency often involves significant upfront expenditures and a long payback period may not justify the investment.

h) Next steps

FMD proposes that the new county Space Standards be developed by FMD in consultation with affected county departments and governmental branches. The new standards should provide incentives to undertake a series of creative pilot or demonstration projects to explore innovative ways to better use county office space.

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The “Size the Prize” exercise of the past few years laid a foundation for a more rigorous collaborative exercise of benchmarking and space allocations. In addition to collaboration, a true integrated approach requires employers to solicit and view the needs of its workforce and create workplace solutions in ways that deliver the optimal employee experience with the greatest operational value. When workplace solutions are integrated, the value added is more than just monetary. The value is returned in terms of performance, productivity and innovation.

As work space redesign cannot wisely be done without appropriate consideration of technology, records management, and human resources impacts, King County’s work space design team must include representatives from Human Resources, Labor Relations, Records and Licensing, and King County Information Technology in addition to potentially affected tenant agencies. The next steps in development of the new county Space Standards will reflect this approach.

FMD will include this project in its 2017—2018 biennial budget proposal.

2. Inadequacies in General Government Facilities Major Maintenance Funding

At the request of the King County Executive, the King County Council established the Major Maintenance Reserve Fund (MMRF) in 1993 to ensure a stable source of funding to maintain the buildings maintained by FMD. County agencies would contribute an annual amount into the MMRF to be applied to current and future scheduled major maintenance or replacement projects. The annual assessment was calculated based on annual estimates of maintenance needs expected over the next 20 years, which provided a viable and stable funding source for these projects.

The fund was intended to be supported from building-specific, per-square-foot charges to tenant agencies. Although non-General Fund tenants have made contributions based on the division’s facility condition model, General Fund agencies have not contributed their full share. Instead, the Office of Performance, Strategy and Budget (PSB) determines the amount available to support building maintenance for each budget cycle based on availability of General Fund resources. The County Executive and County Council have approved this approach through annual and biennial budgets. FMD historically has reprioritized its annual maintenance requests within the limits PSB provided, typically by selecting only the highest-priority projects and postponing those with lower priorities.

As reported by the King County Auditor’s Office in its 2014 *Performance Audit of the Facilities Management Division Major Maintenance Reserve Fund*:

“Governments at the federal, state, and local levels commonly face the challenge of devoting adequate resources to maintain public buildings. At a time when few other governments, including the State of Washington, had identified viable revenues to match major maintenance needs, King County recognized this key responsibility and created a plan. Under the original plan, agencies were to contribute a stable and predictable amount into the fund each year so sufficient resources would be available to pay for needed building repairs. Agency contributions were to be determined on a square footage basis for individual county buildings. The plan assumed that the fund would accumulate adequate resources so that funding from external sources, such as periodic voter approved levies, would be unnecessary.”

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The idea of prefunding major maintenance at a relatively stable rate to anticipate predicted maintenance needs is a good one; however, the continuing decline in General Fund support for major maintenance has created an upward spiral of deferred maintenance that in turn requires ever-increasing MMRF assessments to keep up with the needed work. Despite the stipulation in King County Code that the fund be fully financed (K.C.C. 4A.200.410.G), budgets have been adopted for many years that do not provide such funding, due to the structural budget deficit of the General Fund. The Auditor's report found that the fund received only about 34 percent of the funds needed between 2002 and 2010. The adopted 2015–2016 budget appropriated less than 15 percent of full funding needs.

The backlog of critical work required before 2015 was just over \$150 million, which clearly represents increasing risks of system shutdowns or catastrophic failures. This investment is necessary simply to satisfy the baseline major repair and replacement needs of the various general government buildings covered by the MMRF. Without this funding the buildings' conditions will continue to deteriorate and the risk of building closures increases.

One commonly-used indicator of building conditions is the Facility Condition Index (FCI), which is typically defined as the ratio of deferred maintenance cost to current building replacement value. For example, a building with a current replacement value of \$1 million and total deferred maintenance costs of \$50,000 would have an FCI of .05, or 5 percent, and would be considered in good condition. A similarly-valued building with deferred maintenance costs of \$150,000 would have an FCI of .15, or 15 percent, and would be considered in poor condition. In its 2014 report the Auditor's Office made the following comments about the condition of the buildings managed through the MMRF Fund:

- *"...significant underfunding has left some buildings in poor condition with a large maintenance backlog..."*
- *"Currently, only about one third of the buildings covered by the fund are assessed in good condition, and there is a large backlog of deferred maintenance..."*
- *"2012 data suggest that over half of the buildings in the division's portfolio are in poor or failing condition."*
- *"King County is currently operating at a high risk for major costs and disruption."*

Given the continuing shortfall of funding for major maintenance and repair, the buildings will further deteriorate and the FCI will continue to rise, raising questions about the advisability of buying or building new facilities if the resources to properly maintain them are not available.

Can the County Achieve a Sustainable Asset Management Program for General Government Buildings?

The fundamental issue is whether the County's systemic shortfall of resources for major maintenance can be overcome. The short answer is "probably not," given that there are no apparent new dedicated revenue sources that could be applied to major maintenance.

This has broad implications for the County's policies with regard to owning general government facilities. Except for criminal justice facilities, it may be time to reconsider the current RAMP policies that state a preference for the County owning rather than leasing its facilities. The study and planning process for the Downtown Civic Campus, if funded, should consider leasing

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alternatives rather than owning facilities as a strategy for mitigating the chronic underfunding of maintenance.

It is time to reconsider the strategies surrounding the Major Maintenance Reserves Fund and the policies regarding county ownership of assets. Without a dedicated source of money to fund major maintenance and replacement, the economic benefits of ownership may be lost.

3. Proposed Restructuring of General Government Occupancy Charges

To operate and maintain general government buildings in a manner that supports tenants' business strategies and service delivery requirements, occupancy charges are levied to departments and/or funds to recover ongoing operating and maintenance (O&M) costs, the imputed building rental rate, lease rates for long-term King County facility leases, and costs to ensure the useful life of the building. There are four general government occupancy charges:

- An O&M charge;
- A major maintenance reserve fund (MMRF) charge;
- A building occupancy overhead charge (BOOC); and
- And a long-term lease (LTL) charge for the Chinook and King Street Center.

FMD and PSB have undertaken two projects that will affect the equity and transparency of charges to occupant agencies. These are the **General Government Space Pricing Project** and the **FMD Rate Integration Project**, which will interrelate and have a bearing on the 2017–2018 Executive Proposed Budget.

General Government Facility Charge Budget Practices

When the four occupancy charges are combined, the total represents the annual facility cost for each general government building. While each charge is based on the amount of space utilized by the tenant agency, each facility charge is billed differently:

- The O&M charge is billed by FMD to departments based on their square foot utilization in multiple buildings;
- The LTL fund charge is billed by FMD to departments based on square feet of leased space;
- The MMRF charge is billed by FMD to individual funds (for non-General Fund agencies only); and
- The BOOC is billed by PSB to individual funds.

Because the charges are applied differently to different accounts the total impact of all four charges by building is relatively opaque to tenant agencies.

Historically there has been a large disparity in charges between buildings as well as between General Fund and Non-General Fund agencies, as discussed in the following section.

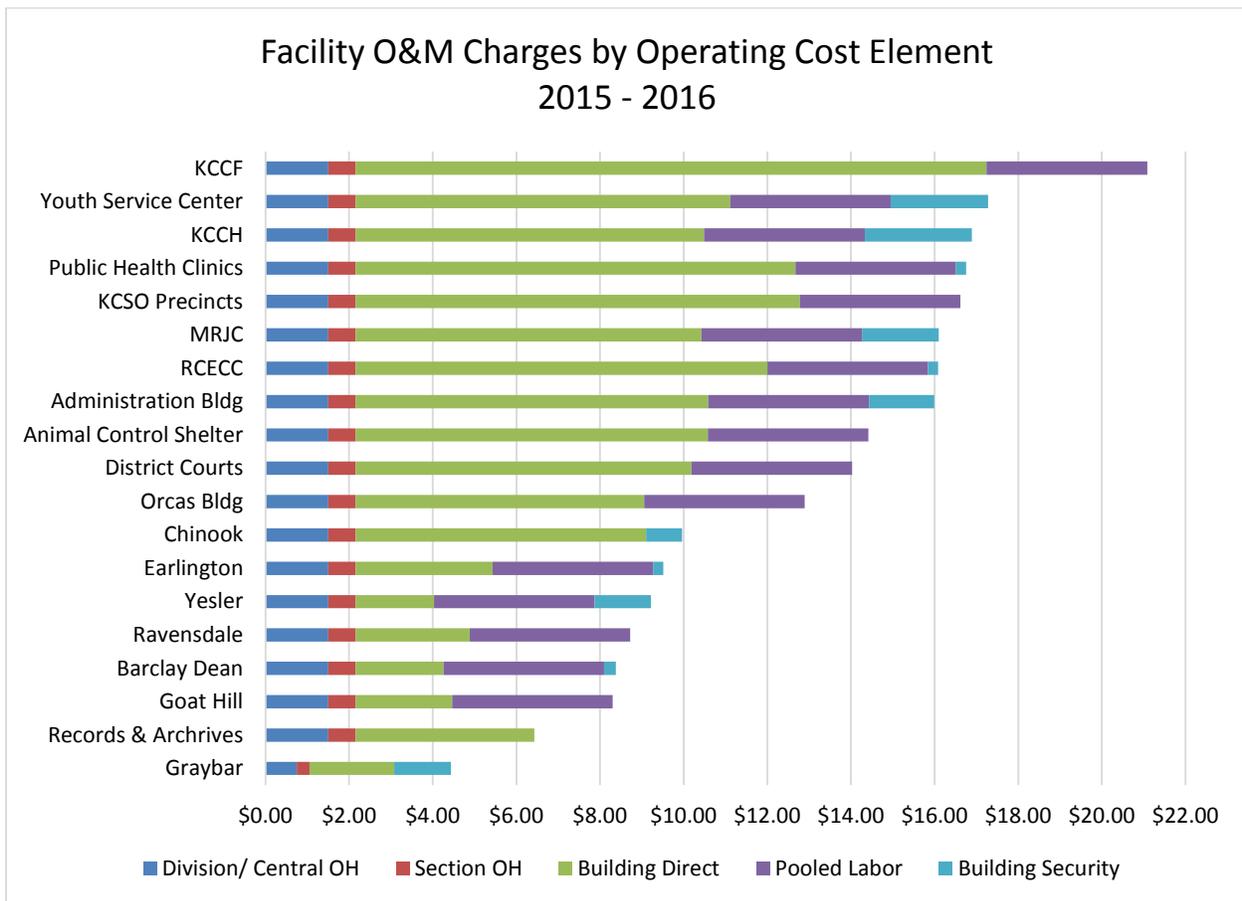
Facility O&M Charge

All agencies occupying general government buildings make payments to FMD through FMD's O&M rates to cover utility costs, basic housekeeping services, and day-to-day maintenance services. The rate components are:

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- Building direct costs, including O&M staff assigned to the building, supplies and utility bills, and pooled labor to respond to work requests;
- O&M staff section overhead costs;
- FMD overhead costs;
- Countywide overhead costs; and
- Building security costs.

Historically, the O&M charges have been calculated by building, as shown in the chart below. The Rate Simplification project is considering creating a rate model that would calculate and sum charges by general category of space. For example, occupants of the County’s general office buildings would all pay the same occupancy rate.



General Government Facilities Major Maintenance Charges

The MMRF, described in the previous section of this chapter, includes 33 general government facilities. MMRF fees are summed and charged to funds rather than to individual tenants by building location so, for example, the amount owed by DPH for all its space in general government buildings is combined, and the total is billed as a single charge to the Public Health Fund. General Fund agencies’ shares are set by PSB and paid directly from the General Fund rather than by the agencies, so those amounts are not directly visible.

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Building Occupancy Overhead Charge

Each fall PSB staff updates the BOOC model beginning with a single composite per square foot estimate representing the probable average market-based rental rate for all general government buildings, most recently estimated at \$20 per square foot. Each department's O&M charge is then determined as described above and averaged over its total floor area. The difference between the imputed average building rental rate and the departmental average O&M square foot charge is applied to the department's total space use. The result is the amount charged to the department for the BOOC.

The BOOC is levied against the following buildings:

- Youth Services Center Alder Buildings
- Barclay Dean Building
- King County Administration Building
- King County Courthouse
- Regional Animal Shelter
- Regional Communication and Emergency Coordination Center
- Yesler Building
- Maleng Regional Justice Center Courthouse

General Fund departments do not pay the BOOC. The amount collected in building occupancy overhead charges totaled \$0.5 million in 2013 from non-General Fund tenants. Had General Fund tenants been levied an additional \$6.5 million would have been collected. The Rate Simplification project would eliminate the central overhead charge while still including other costs of ownership such as debt service on previous capital investment loans.

Long-Term Lease Fund Charge

The LTL fund accounts for periodic payments on office space and other leases entered into by King County agencies. The LTL also includes buildings constructed using 63-20 financing, such as the King Street Center and the Chinook Building.

For 2013 the lease charge for the King Street Center building was \$17.78; the total LTL rate including operating costs (\$8.31) was \$26.09 per square foot.

For the Chinook Building the LTL rate is \$21.25, which is essentially debt service on underlying borrowing. Building O&M is performed by the County for an additional charge of \$9.75, for a total charge of \$31.00 per square foot.

The Rate Simplification project would account for all debt service on general government buildings and standardize the rates for various categories of use.

Major Projects and Strategic Initiatives (MPSI) and Other Charges

FMD carries out a number of activities that benefit more than just the buildings operated by FMD. Historically, many space planning, energy conservation, and strategic planning efforts were either funded through the General Fund or absorbed by FMD at the cost of other, budgeted initiatives.

FMD is undertaking several activities with a similar countywide benefit, including efforts related to the recently enacted Strategic Climate Action Plan and FMD's efforts to procure and

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implement new comprehensive asset management business systems, both of which are described elsewhere in this chapter.

As part of the Rate Integration Project, FMD proposes that these costs be prorated using relative square foot areas as a basis for allocations. Rather than allocating these only to FMD-managed buildings, these costs should be allocated to outside leases and Harborview as well, to better capture the costs of the resulting benefits to all county entities. As part of the Rate Simplification Project, FMD and PSB propose that the amounts allocated to FMD-operated buildings be shown as an element of the rates by category of building use as described above.

General Government Space Pricing Project

Project Need/Justification: The County's current charges for space are complex, with as many as four primary elements to space charges as outlined above. Also, while non-General Fund agencies are billed directly for all space charges, General Fund agencies are typically billed only for FMD O&M charges, with all other space costs paid centrally – and “invisibly” – through a collective fund transfer at budget time. Accordingly, there is a very wide range of charges per square foot of space depending on the building being occupied and whether the agency is identified as a General Fund agency.

This has led to significant uncertainty for tenant agencies regarding how they can reduce space costs or address changing space needs. Many times agencies have preferred to lease space rather than occupy county-owned space, based on the impression that the leased space is less expensive than the many charges associated with county-owned space.

Project Objectives: To evaluate the County's current pricing methodology for General Government Space; to propose recommendations improving the pricing model's clarity and utility to county decision makers; and to more accurately reflect the full cost of operating, maintaining, and providing space to county agencies.

An additional objective would make space charges more consistent and understandable in support of capital investment decisions and, if possible, incorporate incentives to improve the efficiency of space use in the County.

The target schedule would propose a revised model in time for the development of the 2017–2018 budget.

FMD Rate Model Integration Project

Project Need/Justification: FMD currently budgets and recovers its costs via several rate models. Specifically:

- The Internal Service Fund Rate Model recovers costs of the internal service fund activities including the Director's Office and the Building Services and Capital Planning and Development Sections;
- The MMRF Cost Recovery Model serves as the foundation for a countywide assessment of MMRF fees for non-GF agencies that occupy general government buildings, and for compiling assessments to cover General Fund tenants;
- Long Term Lease Fund outside leasing, with building specific models for:
 - Chinook Building
 - King Street Center
 - Graybar Building

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- Long-Term Lease Fund leasing fee;
- Countywide assessments for FMD strategic and space planning efforts;
- Charges to Harborview for facility management services to the Harborview Campus;
- RES family of charges:
 - Permit and franchising fees,
 - Hourly charges and other fees for Acquisition and Sales Services,
 - Property management fees,
 - Leasing services to the Airport; and
- Print Shop production rates

It is evident that the FMD fee structure is not integrated, and that there is opportunity to distribute facility costs more equitably.

Project Objective: Propose ways to reduce rates and make FMD services more affordable to county agencies by integrating the disparate cost recovery models and altering the cost allocation methodologies applied in the model(s).

The Rate Model Integration project is closely related to the General Government Space Pricing project, and would also be completed in time to be included in the development of the 2017–2018 budget.

4. Developing Integrated Asset Management Tools

FMD manages more than 40 county-owned buildings and nearly 400 additional leasehold and lease-fee spaces ranging from public health clinics to ATMs located in county buildings. FMD is also responsible for a real estate portfolio of over 4000 parcels ranging from Roads right of way remainders to tax title lots. Managing these sites requires a range of activities including operations and maintenance (preventative, major, and on demand), capital planning, real estate management (lease and property management, purchases and sales), utility and energy management, and space management and planning. FMD relies on inadequate tools such as Excel spreadsheets for managing many of these activities, which currently results in foregone revenues from tenants for leases that have not had timely adjustments to current market rates, and in avoidable costs such as monthly penalty payments to landlords on expired leases.

In 2003 FMD implemented the Maximo computer program to manage work order assignments for its Building Services Section maintenance staff. In 2009 the Capital Planning and Development Section implemented the Unifier program to manage project records and workflows such as contract actions and payment requests for CIPs. While both these programs have been expanded to include additional functionality since implementation, both offer opportunities for further capabilities such as automated preventive maintenance scheduling that should be pursued. There is also a significant gap remaining in their ability to share data about building systems' current conditions and predicted maintenance needs.

FMD's Operating and Real Estate Services business lines still use outdated and inefficient business processes using multiple nonintegrated side systems. Real estate transactions and property management are impaired by inefficient and inaccurate data, exposing the County to revenue and liability risk. Space planning is conducted with manual systems that are cumbersome and inflexible to use and to keep updated. Overall planning is impeded by a lack of integration between systems.

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Effective facilities management requires shared data across multiple business lines to support informed business decisions and eliminate waste from duplicative data entry, highly manual processing, and data siloes. The market offers several tools, variously called Integrated Workplace Management or Computer Aided Facility Management systems, that integrate data and functions and typically follow standard industry practices for lease management, space planning, preventive and major maintenance scheduling, tracking energy and other operating costs, and other facility management activities. Most of these systems could be configured to either integrate functions or simply share data with FMD's existing Maximo and Unifier programs.

In 2015 FMD started to work with KCIT to investigate how a robust, comprehensive IWMS / CAFM tool could support managing FMD's assets through their entire lifecycles. The current planning-level schedule indicates the initial modules of such a system could be in place by early 2018 if funding is appropriated when needed. By reprioritizing projects and aggressively closing out completed and canceled projects to free up funding, FMD has received Council approval to reallocate project appropriations to fund the planning phase for an IWMS system as part of the Executive's mid-biennial supplemental appropriation request. Meanwhile, FMD continues to improve the functionality of some of its current tools. These ongoing efforts improve project and service delivery as well as increase FMD's internal capacity for change management related to IT projects.

5. Transitioning King Street Center to County Ownership

(Please see "King Street Center" in Section III.C for near-term proposals for changing space usage in this building.)

The King Street Center was the first lease-to-own facility developed for the County pursuant to U.S. Department of Treasury Revenue Procedure ruling 63-20. The building was completed and occupied in 1998 and was a direct result of the King County and Metro merger. The eight-story building, located in Pioneer Square near the King Street Station, contains 323,000 rentable square feet. The initial occupants were the then-recently-created Department of Natural Resources and Parks and the Department of Transportation, whose staff were consolidated from several leased and owned locations. More recently, the King County Department of Information & Technology has been added as a tenant.

The owner of the building, the nonprofit intermediary required under the 63-20 financing model, is the National Development Council. Since 1998 the building has been managed by Wright Runstad & Company. Under the terms of the lease-to-own agreement the building title would be transferred to the County at the end of the lease term, or at the time that the underlying 63-20 debt was refinanced with county limited general obligation debt. In December 2015 the underlying debt was refinanced and the title to the King Street Center will be transferred to the County in June 2017 as the last of the underlying debt is retired. At the time of the title transfer the building will be added to the portfolio of general government buildings operated by the Facilities Management Division.

FMD's goal is to execute a smooth transition to county ownership and operation. This transition will require FMD to work closely with Wright Runstad & Co. and the tenants in the building. Transition planning should begin during the 1st Quarter of 2016, and include the following significant considerations in preparation for the transition:

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- **Create a transition team and charter:** Create a project charter to plan and execute the transition. The project sponsors will be the County's Real Estate and Major Projects Oversight Committee (REMPOC) and team members will include representatives from FMD's Building Services, Capital Planning and Development, and Real Estate Services Sections; the Office of Performance, Strategy and Budget (PSB); and tenant agencies DNRP and DOT.
- **Compile lessons learned from Chinook and Goat Hill Garage Transitions:** Compile a list of lessons learned from these recent transitions to better inform the King Street Center transition.
- **Create a library of existing documentation:** Collect current building plans and specifications, operating procedures, and tenant guidelines used by Right Runstad & Co. Identify current strengths and weaknesses of Wright Runstad's management of the building from the perspective of the tenants and FMD's Real Estate Services Section. Collect the maintenance history of building components and the current plans for major maintenance identified through the Wright Runstad's Common Area Reserve.
- **Identify title impairments, if any:** Work with the Prosecuting Attorney's Office (PAO) to identify any possible impairment to the building title. Also, identify the applicability of any land use limitations.
- **Gather historical operating cost information:** Gather historical cost and staffing information and capital investments to the building since occupancy.
- **Manage retail leasing:** Identify current retail leases, current terms, and those leases needing transition to the County's standard lease provisions. Work with the PAO to determine the legal methodology for transition to county management.
- **Manage vendor contracts:** Identify the existing vendor contracts used by Wright Runstad & Co. and work with the PAO and the Finance and Business Operations Division's Procurement and Payables Section to formulate a strategy of assignments and/or new contracting necessary to implement county management.
- **Parking operations:** Identify current parking practices and procedures and move the parking garage to the FMD parking program. Work with the PAO, PSB, and the Office of Labor Relations to formulate a parking plan for this site.
- **Inspection and creation of the baseline major maintenance status of the building:** Initiate a study of the building and identify its major maintenance requirements consistent with the current Major Maintenance Program.
- **Create a major maintenance budget for the building:** Develop a MMRF budget request for major repair and replacement for King Street Center.
- **Create an operating budget and strategy and a transition budget:** Work with PSB to determine whether the building's 2017 operating budget (covering June–December 2018) will be included in the 2017–2018 Executive Proposed Budget or requested in early 2017. The transition budget should be included in the upcoming 2017–18 budget

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request to integrate this building into FMD's space charges for the biennium. Develop a budget and staffing plan for the 2017–2018 budget period.

- **Create a transition plan:** Develop the detailed steps necessary for an orderly transition.

A structured and thorough planning process will help make this transition easier for the tenants currently occupying the building.

6. Parking Program Changes

FMD oversees several parking facilities throughout the county that are used by county employees and the public, including those listed in the table below. Parking at county facilities is managed subject to K.C.C. 3.32, which requires the King County Executive Services Director to monitor market rates for parking, and to include proposed rate adjustments to the King County Council during the budget process.

King County Parking Facilities

| Garage | Location | Total Spaces | Floors | Employee Unreserved Monthly Rate |
|---------------------------------|--|---------------------|---------------|--|
| Goat Hill | 415 Sixth Ave, Downtown Seattle | 782 | 9 | \$260 |
| Chinook | 401 Fifth Ave, Downtown Seattle | 80 | 2 | \$260 |
| KCCF | 500 Fifth Ave, Downtown Seattle | 63 | 1 | \$260 |
| KSC ¹ | 201 S. Jackson St, Downtown Seattle | 230 | 3 | Set by Wright Runstad |
| YSC | 1211 East Alder Surface Lot | 315 ² | 1 | \$20 |
| CFJC (Proposed) ³ | 1211 East Alder | 360 | 3 | To be determined |
| MRJC | 401 4th Ave N, Kent | 571 | 3 | Free (per MUP agreement with the City of Kent) |

1. County will assume ownership in 2017
2. Will decline to 85 during construction of CFJC, scheduled to begin Summer 2016
3. Scheduled to become operational late 2020

The following are parking changes being considered:

King Street Center

It is anticipated that King County will take ownership of this building in 2017 (see “Transitioning King Street Center to County Ownership” earlier in this chapter for more detailed information).

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As part of this ownership King County will need to develop a transition plan for parking garage operation at this facility.

Youth Services Center Open Lot

As part of the development of the new Child and Family Justice Center (CFJC) Facility there will be a need to reduce parking in the current 315-space surface lot. The lot size will be reduced in 2016 to accommodate construction of the new facility, which, when completed in 2020, will contain a 360-space three-story garage.

Goat Hill Garage

This garage is currently operating at capacity. Early Bird parking for the public was discontinued January 4, 2016 due to an increase in the number of County employees parking at the garage. The rate setting process for the Goat Hill garage has also been modified to include the Office of Labor Relations because the impacts of parking rate increases must be bargained under some collective bargaining agreements. The Executive Branch may recommend an increase in Goat Hill Garage parking rates in the 2017–2018 biennial budget proposal, as the last increase occurred in January 2011.

MRJC Parking Garage

This garage is also at capacity. The Master Use Permit (MUP) for this location requires that parking in the garage be provided at no cost. Because the current garage is at capacity it is not uncommon for people to use the ShoWare Center, across W. James Street, for parking. Parking would be a consideration if a new county-owned building were to be built for the Department of Public Defense near this location (see “Space Needs for the Department of Public Defense” in Section III.D, “Longer-Term Initiatives”).

The growing desire for parking and the County’s commitment to greenhouse gas reduction argue for an update to the County’s parking rates and policies. FMD is proposing this parking issue be treated as a multi-year work program item.

7. Environmental Sustainability for King County-Owned and Leased Buildings

"Environmental Sustainability" means providing for the needs of the present without compromising the ability of future generations to meet their own needs. Put another way, it means operating King County's facilities in a way that not only reduces environmental impacts but also considers ecological restoration. With careful planning and development of environmentally sustainable infrastructure and management practices, the County can also reduce resource costs.

Energy continues to be a major cost to King County, and reducing this and other resource expenses will contribute to the County’s ability to maintain services. The County has long recognized that it can reduce operating costs and emissions of greenhouse gases and other pollutants by reducing its energy use, meeting more of its energy needs with local renewable resources, and taking advantage of opportunities to produce energy where practical. As early as 1980 the County issued its first energy management plan. In 2015, the County’s Energy Plan was updated and incorporated into its Strategic Climate Action Plan (SCAP).

In policy and in practice, King County has committed to continuous improvement in the ways it produces and uses energy and other resources. Current King County policy documents featuring sustainability goals include:

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- The King County Strategic Climate Action Plan,
- The King County Strategic Plan, and
- The King County Green Building Ordinance.

This *2015 King County Strategic Climate Action Plan (SCAP)* synthesizes and focuses King County's most critical goals, objectives, strategies, and priority actions to reduce greenhouse gas (GHG) emissions and prepare for the effects of climate change. It provides a detailed roadmap for implementing the King County Strategic Plan, building on the County's past efforts to improve energy and water efficiency, and expanding the use and production of renewable and GHG-neutral energy.

Goal Area 2 of the 2015 SCAP is Buildings and Facilities Energy. Direct energy use in government operations – including energy used by buildings, to treat wastewater, and to fuel vehicles – represents 45 percent of the total GHG emissions related to King County government operations. Extending the energy efficiency targets originally defined in King County's 2010 Energy Plan, the 2015 SCAP target provides that King County will reduce normalized net energy use from government operations in its buildings and facilities by at least 5 percent by 2020 and 10 percent by 2025, compared to a 2014 baseline.

The *King County Strategic Plan*, as modified in 2015, includes goals that inform current and future actions across all county programs and services. These include guidance regarding financial sustainability; efficient, accountable regional and local government; and maintaining a healthy environment, all of which encourage environmental sustainability.

The 2013 *Green Building Ordinance (17709)* ensures that the planning, design, construction, remodeling, renovation, maintenance and operations of any King County owned or financed capital project are consistent with the latest green building and sustainable development practices. It requires that capital projects strive for LEED Platinum and achieve at minimum LEED Gold rating or, if not eligible for LEED certification, they must integrate cost effective sustainable development practices using the County's Sustainable Infrastructure Scorecard. It also specifies reporting requirements to improve the information compiled on county divisions' green practices and requires project managers to be trained in green building practices.

Based on the foregoing policies and directives, FMD has identified the following objectives to help guide its overall activities:

- *To design and construct county-owned and financed facilities using green building techniques, thereby creating environmentally, financially, and socially sustainable facilities;*
- *To incorporate sustainable practices in facility management and operations to improve efficiency and to reduce the County's environmental footprint by reducing energy usage, increasing reliance on renewable energy, utilizing environmentally preferred maintenance products, and protecting water quality; and*
- *To encourage King County employees to embrace sustainable practices in their workplace in order to reduce their environmental impacts, and to provide incentives to reduce the numbers of single occupancy vehicles driving to downtown Seattle.*

FMD spends over \$7 million on utility resources annually, including all energy resources, water, and sewer. Investing in energy efficient buildings – by implementing both sustainable green building technologies in new construction and by incorporating new technology improvements

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and best practices in energy management of existing facilities – will significantly reduce the County’s environmental footprint, while making buildings more energy efficient, productive, and affordable.

The following table provides the total energy use and cost indices for general government buildings in 2014. (2015 data are not available at the time of this writing due to utility billing cycles, but are expected by April 2016.) The energy usage is expressed in MBTU, or Million British Thermal Units, the standard measure of the amount of heat energy in fuels needed to heat or cool 500 tons of water by one degree Fahrenheit.

| FMD Facility Energy Use and Cost Comparison Report | | | | |
|---|-----------------------------------|-------------------|------------------------------------|-----------------------------------|
| <i>1/2014 thru 12/2014</i> | | | | |
| Facility | Total Annual Energy Use (kBtu) | Floor Area (SqFt) | Energy Use Index (kBtu/SqFt/Yr) | Energy Cost Index (\$/SqFt/Yr) |
| Regional Justice Center | 64,451,687 | 589,542 | 109.33 | \$ 1.98 |
| Courthouse | 56,791,018 | 537,150 | 105.73 | \$ 1.69 |
| Correctional Facility | 51,356,188 | 385,274 | 133.30 | \$ 1.84 |
| Chinook Building | 15,270,732 | 368,680 | 41.42 | \$ 1.07 |
| Youth Services Center | 15,013,330 | 191,870 | 78.25 | \$ 1.61 |
| Administration Building | 14,265,368 | 204,993 | 69.59 | \$ 1.80 |
| King Street Center | 13,886,233 | 469,474 | 29.58 | \$ 0.60 |
| RCECC - Reg Comm & Emergency Center | 5,475,349 | 34,870 | 157.02 | \$ 3.30 |
| Earlington Building | 5,252,135 | 96,528 | 54.41 | \$ 1.49 |
| Yesler Building | 2,916,312 | 96,582 | 30.20 | \$ 0.62 |
| Archives, Records & Elections Wrhs | 2,183,011 | 58,100 | 37.57 | \$ 0.50 |
| Black River Office Building | 2,145,705 | 72,503 | 29.59 | \$ 0.86 |
| Southwest Dist Court / Precinct #4 | 1,890,605 | 23,886 | 79.15 | \$ 1.67 |
| Northshore CSS / Public Health | 1,745,630 | 16,700 | 104.53 | \$ 2.51 |
| Eastgate Public Health | 1,729,901 | 24,193 | 71.50 | \$ 2.01 |
| Federal Way Public Health | 1,632,211 | 23,700 | 68.87 | \$ 1.95 |
| North Multi-Service Center (NDMSC) | 1,577,628 | 31,582 | 49.95 | \$ 1.04 |
| Graybar Building | 1,406,635 | 22,000 | 63.94 | \$ 1.53 |
| Goat Hill Garage | 1,315,410 | 126,000 | 10.44 | \$ 0.26 |
| Issaquah District Court | 1,197,023 | 15,270 | 78.39 | \$ 1.77 |
| Precinct 3 - Maple Valley | 910,868 | 11,618 | 78.40 | \$ 2.47 |
| Northeast District Court (Redmond) | 828,702 | 9,900 | 83.71 | \$ 1.98 |
| Shoreline District Court | 798,594 | 11,895 | 67.14 | \$ 1.49 |

As part of the 2013 King County Green Building Ordinance, the Green Building Team created the King County *Green Operations and Maintenance (O&M) Guidelines Handbook*. These guidelines provide a good starting point for planning and reviewing facility operations and maintenance practices for environmental sustainability, and the 2015 SCAP requires divisions to integrate the guidelines into their facility operations.

Guidelines are provided in the following areas of facility operations and maintenance:

- Retro-commissioning;
- Landscaping;
- Building Envelopes;
- HVAC Systems and Indoor Air Quality;
- Electrical and Lighting Systems;
- Plumbing Fixtures and Systems;
- Recycling and Waste Management; and
- Green Cleaning Practices, Equipment, and Products.

Some examples of 2012–2016 facility energy projects proposed and managed by FMD:

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- Completed five resource conservation projects funded by the Fund to Reduce Energy Demand (FRED). These projects will save \$120,000 annually in water and energy costs;
- Complete the integrated design process for the Child and Family Justice Center, incorporating all cost effective conservation strategies and meeting or exceeding sustainability goals;
- Complete a current major HVAC upgrade at the downtown King County Correction Facility; and
- Complete assessments of sites targeted for comparatively high resource use.

FMD continues to participate in the following federal programs and initiatives aimed at assisting local governments and communities in their efforts to improve overall reductions in energy consumption:

The Better Buildings Challenge: In 2014, King County joined the Better Buildings Challenge as a partner. Through the Better Buildings Challenge, the DOE partners with leaders in the public and private sectors to make the nation's homes, commercial buildings and industrial plants more energy efficient by accelerating investment and sharing of successful best practices. As a Challenge partner, King County has committed to achieving a 20 percent energy reduction in county buildings and facilities by 2024 based on a 2011 baseline. The Fund to Reduce Energy Demand (FRED) program is also featured as a Better Buildings Challenge model implementation method.

ENERGY STAR® Program: ENERGY STAR is a U.S. Environmental Protection Agency voluntary program that helps businesses, governments, and individuals save money and protect our climate through superior energy efficiency. The Energy Star program offers tools and resources that support developing best practices in energy efficiency. As an example, FMD uses the Energy Star Portfolio Manager database to benchmark qualifying buildings and share information in accordance with public energy use disclosure laws. Portfolio Manager provides the backbone for commercial building performance ranking in the United States.

FMD is improving the energy efficiency in county-owned buildings by implementing the following sustainable practices in facility management and operations:

1. Benchmark Energy Performance in all County Buildings – As noted above, FMD has established an account in the EPA's Portfolio Manager software and has used it to benchmark all qualifying FMD-operated facilities larger than 20,000 square feet in gross floor area against national averages.
2. Identify Underperforming Buildings – FMD compares energy performance levels in all buildings to identify underperforming buildings, which will be targeted for energy efficiency improvements. Using software tools that allow advanced energy meter data analysis, FMD is able to measure and report on energy cost, consumption, and influencing environmental factors. These tools collect key building and operational characteristics and energy use data to assess the current energy performance of our buildings and to help all county departments to better understand and manage them.
3. Implement Best Operating Practices and Energy Efficiency Improvements – Once facility audits and benchmarking are complete, buildings identified as underperforming assets

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will be targeted for deep retrofit projects, which can be prioritized and packaged to meet FRED loan program criteria. Implementation of best operational and maintenance strategies, including improving strategic planning in FMD's Major Maintenance Program, are ongoing goals of the Department.

4. Track Progress over Time – FMD staff track progress using utility accounting software, including New Energy Technology's "Energy Center" program and the EPA's Portfolio Manager. These and other, more granular real-time monitoring tools allow the department to track variations in energy consumption and associated greenhouse gas emissions.
5. Verify and Document Results – Utility accounting software is used to provide a level of transparency and accountability by generating performance indicators, including energy use intensity, energy efficiency improvement over a baseline, EPA's Performance Rating (where applicable), and greenhouse gas emissions associated with building energy use. This information is used for both internal and external reporting.

By continuing to incorporate sustainable practices into its day-to-day operations, FMD has the ability to continue to reduce the negative environmental impacts of buildings it maintains and operates.

III. SPACE USE AND PLANNING

This chapter addresses the requirement of K.C.C. 2.12.100 that the Executive update current and future county space needs and implementation plans by March 1 of every fourth year beginning on March 1, 2016. Providing space planning for county agencies and associated facility and project management is a key responsibility of the Facilities Management Division (FMD). Given current resources, FMD space planning work focuses on the immediate and near term (two to four year) space needs of county agencies housed in the facilities managed by the division. Space planning includes working with customer county agencies to make the best use of county-owned and leased spaces to meet their current and near term operational needs consistent with county policy. In addition, as county space needs evolve, FMD evaluates the County's overall facility portfolio to determine whether additional facilities are needed to meet county space requirements, or if existing facilities could be re-developed, mothballed, or sold with the intention of reducing the overall cost of county space.

This chapter is organized into four sections:

- Recent Space Planning Objectives and Results;
- 2016 Approach to Space Planning;
- Near-Term Space Plans by Building; and
- Longer-Term Initiatives.

A. Recent Space Planning Objectives and Results

1. Introduction

With strong support from the Office of Performance, Strategy and Budget (PSB) and the King County Executive, FMD has spearheaded an effort over the past five years to help county

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agencies manage the cost of space more effectively. This effort assisted agencies in achieving cost savings and addressed workplace readiness, which includes space configurations designed to be flexible in supporting the current and future program needs of agencies using the space. FMD's proposal to expand and update the County Office Space Standards, described in "Proposal to Develop New King County Office Space Allocation Standards" in Section II.B, addresses this concept in greater detail.

Over the past several years the County worked to reduce its space usage to respond to a weakened economy and revenue limitations. For the two decades prior to this economic shift King County experienced growth in services and staffing. The primary thrust of space planning in King County prior to the 2007–2009 recession focused on converting from leased space to owned space, while more recent efforts have concentrated on efficiently downsizing the County's use of general office space.

More recently, the improving economy has reversed the recent downsizing trend among several of the County's non-General Fund agencies. Furthermore, many General Fund agencies are now facing a period of staffing stabilization in contrast to the significant staff decline that occurred during and immediately after the recession. Accordingly, the near-term moves over the next few years will be focused on how to best use the County's general government buildings rather than continuing the trend of consolidating vacant space and partially or fully mothballing and disposing of buildings. The priority will be to better use what the County already owns rather than moving to outside leases as a first solution to increased space needs.

A notable exception to this approach involves the needs of the recently created Department of Public Defense (DPD). The efforts to redevelop the partially mothballed Yesler Building for that Department have been placed on hold pending identification of suitable space for the Department of Adult and Juvenile Detention's Community Corrections Program. The County may need to lease interim space to facilitate a timely consolidation of Department of Public Defense downtown functions, with a move to a County-owned facility deferred until later. (See "Yesler Building" in Section III.C "Near-Term Space Plans by Building", and "Space Needs for the Department of Public Defense" in "Longer-Term Initiatives" in Section III.D later in this chapter.)

The 2016 RAMP's overall objective is to better use the existing portfolio of general government buildings by strategically reconfiguring and moving various county functions. Some of the moves proposed in this plan are a continuation of moves originally proposed in the 2011 and 2013 RAMPs. As necessary, FMD will propose reconfigurations presenting opportunities to improve space efficiency and address emerging space needs. The 2016 RAMP assumes that any unused vacant spaces will be considered available for pursuit of outside leasing opportunities to non-county agencies. This is particularly true for currently vacant space at the King Street Center, where the County would receive rent revenues to cover operating costs while preserving space for future county needs. The current relatively strong real estate market has driven up rental rates, making county owned space more desirable to outside agencies.

A further consideration of the near-term space moves is balancing the immediate needs for space with the longer-term recommendations resulting from a downtown Civic Campus plan, currently in the Pre-Planning phase. Near-term moves should not preclude options to be considered in the Civic Campus study and should not spend money unnecessarily for space that may be available only over the mid-term.

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2. Status of Past RAMP Space Planning Initiatives and their Results

During 2011 and 2012 many county agencies cut facility costs through resizing and relocating. The 2011 RAMP called for the implementation of a series of near-term moves in support of the plans to resize and relocate. The goal was to achieve annual savings for affected agencies. For the most part, those moves occurred with significant savings to county agencies. These moves were necessary because of several years of downsizing of the county workforce and changed patterns of space use, which resulted in numerous small pockets of vacant space. Action was necessary to create savings and to reduce the wear and tear on buildings. There was little opportunity to achieve material cost savings when vacant space was limited to individual cubicles or small groupings of vacant cubes.

For agencies that were not downsizing but were required to relocate or make way for newly emerging needs, there were collateral opportunities to create savings through reconfiguring space at their new locations or to make alterations that provided more suitable space to house program operations.

The moves executed in 2011 and 2012 addressed what was considered the “low hanging fruit” with a one- to two-year payback period for recovering the costs of the moves. While these earlier moves were predominantly savings-driven, the subsequent series of moves in 2013-2015 addressed the following:

- Reducing the cost of space to county agencies by using occupied space more efficiently and consistent with the “Size the Prize” strategy in Section 6 of Volume I of the 2013 RAMP;
- Creating opportunities to more closely align workspaces with RAMP strategies, specifically:
 - Aggressively pursue environmental sustainability, focusing on energy savings and environmental compliance in county facilities, thereby saving the County money;
 - Form an IT/HR/FMD alliance to develop an integrated approach to workspace design to better serve county departments and employees; and
 - Form an IT/FMD/RALS alliance to promote archives and records management initiatives, improving space utilization by reducing departments’ need for physical document storage;
- Creating opportunities to consolidate agencies or organizational units economically;
- Pursuing opportunities to vacate leaseholds or mothballed/disposed of county real estate assets;
- Accommodating expanded functions in county-owned rather than leased facilities when county-owned occupancy is the least-cost solution;
- Moving groups to more strategic locations, considering adjacencies and other programmatic goals;
- Aligning with the large-scope facility projects described in the 2013 RAMP:
 - Replacing the deteriorating Youth Services Center with a new Children and Family Justice Center;
 - Preserving the Harborview Hall, with its historic and cultural significance, in a manner that adapts the older building to meet existing critical space needs and benefits the environment by conserving natural resources;
 - Transforming Health and Human Services delivery with an emphasis on partnerships, community hubs. and new ways to meet critical needs;

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- Addressing the shrinking King County Road Fund with office space consolidations and accelerated sales of surplus property sales; and
- Reorganizing the delivery of public legal defense while assuring that the clients continue to receive high quality legal representation.

Thus, the moves identified in the 2013 RAMP were much more complex and costly and broader in approach than the prior ones. The 2013 proposed moves resulted in payback periods longer than those realized in the earlier moves, but less than five years.

As reported in the 2013 RAMP, reaching greater efficiency and effectiveness in the County's real estate portfolio occurs in a dynamic environment informed by many variables. It was recognized that the recommended relocations or other options identified in the 2013 RAMP might change dramatically as additional or new information unfolded. This was a serious understatement in light of dramatic changes to both the expected sales of surplus buildings and the scope of the moves proposed in the 2013 RAMP.

Over the past few years several buildings have been either wholly or partially mothballed. The following table identifies those buildings, presents the original plans for their redevelopment or disposition, and reports on their current status.

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Status of Buildings Recently or Currently Mothballed

| Building | Original Plan | Current Status |
|--|--|---|
| Yesler Building | The upper five floors of the 7 floor building were vacated, which positioned the building for either redevelopment or sale. Predevelopment activities were later undertaken to explore a major redevelopment to be used primarily by the County's new Department of Public Defense | The redevelopment plans have been placed on hold pending identification of space solutions for the largest two remaining tenant agencies; KCSO Photo Lab and Community Corrections. |
| Blackriver | The Blackriver 900 Building housed the Department of Permitting and Environmental Review, a downsizing department whose service population was better served through technology and a location farther north and east, The building is 20 percent occupied by the Assessor's Office. The building was slated to be sold with possible leaseback for residual county tenants currently in the building. | The Blackriver 900 Building is currently taken off the market and is being considered as a location for the County's AFIS Lab, other county functions, and for outside leasing. |
| Aukeen District Court | Vacated as part of the MRJC District Court consolidation project with plans to sell the building to the City of Kent | Sold |
| Kenmore and Maple Valley Police Precincts | The original plan was to vacate and sell the two buildings. | The Kenmore sale has been delayed pending potential community use of the site; the Maple Valley Police Precinct was recommissioned and reoccupied by the KCSO. |
| 7300 Building at King County International Airport | To be vacated | Slated to be demolished and redeveloped for aviation purposes. |
| White Center Health Clinic | To be vacated and transferred to DNRP | Transfer complete |
| Renton Health Clinic | To be vacated and sold | Being marketed for sale |
| Northshore Health Clinic | Being considered for vacating | Being marketed for sale |

B. 2016 Approach to Space Planning

To update current and future space needs for county agencies in FMD-managed facilities, FMD uses three critical inputs. Baseline data regarding current use is generated as the starting point to determine how efficiently the county is using its existing space based on current space allocation benchmarks and policies. Accurate space use data collected at the individual worksite level is most useful in determining if work spaces are being used most efficiently. To date, the county does not have an effective method or system for collecting and maintaining this data, as discussed in “Baseline Occupancy Data and Collection Methodology,” later in this section. Working with agencies and PSB, FMD compiles agreed-upon staff growth assumptions over the next two to four years to forecast whether current space allocations are adequate for anticipated staff and program changes. These two inputs provide snapshots of current and future need. The data is then compared with work space allocation standards for the building to determine whether the current use is efficient or needs to be adjusted to improve space utilization to anticipate forecasted needs.

This section provides a discussion of FMD’s approach to space planning, the necessary data collection and assumption-setting process, and associated difficulties with both. The section also describes some of the challenges in space planning in an organizational environment where some county agencies are in strong growth modes while others are in contraction due to the significant financial challenges in the County’s General Fund.

1. Mid-Term FTE Growth Projections (2016—2018)

The County continues to suffer from a structural imbalance in General Fund revenues. The revenue sources currently authorized and available for the General Fund have not kept pace with the demand for legal, detention, public safety, health, and other services. While this imbalance has been raised to the State Legislature over the past several years, no action has been taken in Olympia to address it. Accordingly, those agencies that get all or most of their revenue from the General Fund continue to aggressively compete for scarce General Fund revenues. In this environment agencies that provide direct services to the public such as public safety, judicial, and health and human services are less vulnerable to budget reductions compared to agencies that provide administrative support functions and those with administrative functions carried out in the County’s general office buildings. Capital investment needs for major maintenance and repair of general governmental buildings also suffer.

Many county “enterprise agencies” are currently benefitting from increases in revenues generated by increasing economic activity or a restructuring of funding sources. Most notable of these agencies is Metro Transit.

It is difficult to forecast staff growth because of the uncertainty of many of the County’s revenue sources. Nevertheless, PSB will need to address staff growth or lack of growth in the upcoming development of the 2017–2018 budget. While not an exact science, FMD is working with county agencies to help PSB forecast general office space needs over the next three years.

FMD’s current focus is on the occupancy and use of buildings that house general office functions. Specifically, FMD’s staff growth forecasts relate to general office uses in:

- King Street Center
- The Chinook Building
- The County Administration Building

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- The King County Courthouse
- The Maleng Regional Justice Center Courthouse
- The Yesler Building
- The Blackriver Building

The primary source of funding for general office functions is the General Fund. The recent improvement in the economy has slightly increased the General Fund's revenue forecast so, although PSB has not yet determined General Fund staffing levels for the 2017—2018 budget, the current three-year growth assumptions for most General Fund agencies are for zero growth rather than a continuation of the significant reductions experienced in the past four years. Based on the current state of the General Fund, the following table lists some of the broad assumptions being made with regard to general office functions:

Three-Year Growth Assumptions – General Fund Supported Agencies

| Functional Area | Affected Agencies | FTE Growth (Reduction) | Common Factors Influencing Assumption |
|----------------------------|--|------------------------|--|
| Public Safety | DAJD, KSCO, Superior Court, District Court, DJA, PAO | 0% | Maintain service levels |
| Central General Government | Executive Office, Council, Labor Relations | 0% | No growth projected |
| General Support Functions | DES Admin, Treasury, OCR, HRD, RALS | 0% | Reduction to match available general funds |
| Internal Service Funds | FBOD, KCIT, FMD, Safety Claims, Fleet | 0% | No growth projected |

There are certainly other variables that drive the staffing needs of county agencies. For example, the staffing needs at detention facilities are driven primarily by detention populations and the number of detention units that need to be available. Nevertheless, staffing of general administrative functions faces significant scrutiny during the budget process, and decisions about staffing levels are primarily driven by the availability of discretionary General Fund revenues.

Those agencies relying primarily on non-General Fund revenues, on the other hand, face entirely different circumstances. Their staffing levels are driven by the relative strength of outside revenue sources such as taxes, grants, contracts, levies, utility charges, and fees and other charges for services. Metro Transit is a good example. Their financial turnaround has occurred because of an improved economy and a substantial investment in transit services by the City of Seattle. Based on recent discussions with agency staff, the general staff growth assumptions listed in the following table can be applied to general office staff for this category of agency.

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Three-Year Growth Assumptions – Non General Fund Supported Agencies

| Functional Area | FTE Growth (Reduction) | Common Factors Influencing Assumption |
|---|------------------------|--|
| Health and Human Services | 3% | Stabilizing grants and new levy funding |
| Transit | 12% | Increased sales tax revenues and new contracts for expanded services. Higher service demand. |
| Roads | 0% | Continued impact of annexations and incorporations – no new revenue sources. Stabilizing after significant staff reductions. |
| Wastewater, Solid Waste, and WLR | 7.5 % | Utility rates, and growing demand, and new environmental programs |
| Parks and Recreation | 6% | Levy growth |
| DNRP Director's Office | 6% | Support to Climate Initiative and Strategic Climate Action Plan |
| Other General Administrative Functions DOT and DNRP | 3% | Support of new and expanding programs. |

Clearly there will be exceptions to the above assumptions that will be addressed in the development of the County's 2017–2018 budget.

2. Baseline Occupancy Data and Collection Methodology

Over the years the collection of fundamental baseline data about use of the County's general government buildings has been a consistent challenge. Historically, the compilation of space plan data has been done through space surveys, interviews, and the collection of other relevant information from multiple sources. For example, the lease information collected for the RAMP is in a small data base maintained by the FMD Real Estate Services Section. Information on tenant occupancies in general government buildings, including square feet of occupied area, is maintained in antiquated software maintained by the FMD Operations Group. FMD and others do not have access to such fundamental information as how many employees are in each department and where they are located. The collection of space planning information has been very labor intensive, limited in scope, and reliant on agency input. Additionally, the accuracy and timeliness of collected information has been an issue. Space planning is one element of FMD's proposed effort to ultimately obtain a comprehensive Asset Management business system that would provide ready access to this type of information. Unfortunately, this effort is just now beginning and will take time to fund, plan, and execute the implementation of such a system. (See "Developing Integrated Asset Management Tools" in Section II.B.)

As part of the effort to develop the 2016 RAMP, FMD explored whether there is an opportunity to use PeopleSoft to capture baseline information on how many full and part-time employees each department has, and where they are located. This was a pilot project designed to secure information about a limited number of general office buildings and to test the feasibility of using PeopleSoft for these purposes. FMD found that the PeopleSoft does have the capacity to provide information to support space planning. However, the current employee location

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information in PeopleSoft is often inaccurate and outdated. Furthermore, FMD found that the PeopleSoft information on vacant positions was not usable for space planning purposes because vacancies, including term limited and short-term positions, are not deleted from the system or otherwise flagged even when they have been cancelled, have expired, or are no longer valid for other reasons. This results in a falsely high estimate of space needed.

FMD worked with the Business Resources Center (BRC) to generate reports from PeopleSoft and used those reports as a starting point in an exercise to confirm the occupancy profile of our targeted buildings. The BRC staff is very interested in supporting, through PeopleSoft, FMD's space planning efforts, ultimately developing necessary interfaces with a new Asset Management System.

FMD generated staffing information from PeopleSoft that reflects currently "active" employees for departments as of December 15, 2015. FMD sorted that data by agency and reported location, and then asked departments to validate the accuracy of data for the targeted buildings. FMD also asked for supplemental information about which floors employees were located on within the targeted buildings. This methodology does not easily capture information about employees who work from multiple sites or telecommute part of the time, nor does it capture information about new hires that were in process as of December 21st. Despite these shortcomings, FMD believes that the gathered information allows it to draw some broad conclusions about the County's space needs at specific buildings over the next three years.

Current and projected space usage data are tabulated at the beginning of each building element in the next section, "Near-Term Space Plans by Building."

3. Working Space Standards

FMD calculated mid-term space needs by applying the projected staff growth percentages shown in the tables above to the collected baseline data, which reflected the staffing profile at selected buildings on December 21, 2015. This then was applied to the building occupancy standards previously used in the 2011 and 2013 RAMPs. Those assumptions are shown in the following table:

Target Usable Space per Employee by Building

| Building | Usable Square Feet per Employee |
|---|--|
| King Street Center | 140 |
| Chinook Building | 140 |
| Administration Building | 170 |
| King County Courthouse | 180 |
| Maleng Regional Justice Center Courthouse | 170 |
| Youth Services Center Alder | 170 |
| Yesler Building | 160 |
| Blackriver | 140 |

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C. Near-Term Space Plans by Building

This section presents current and future space use and implementation plans, both proposed and in process, by major facility for the next three to four years. It also provides updates of major facilities initiatives that are underway, including the Children and Family Justice Center Project and Harborview Hall. Space Plan by Building information is organized as follows: building profile, current occupancy and use, occupant-projected space needs, and implementation plans that include the status of current short-term move implementation projects and options for dealing with projected growth for tenant agencies. Stacking diagrams are included for many facilities to show how building use is expected to change over time as the proposals are implemented.

1. King Street Center



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|---------------------|
| Year Built | 1998 |
| Building Net Square Footage | 321474 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 57437 |
| Present Use | Office Building |
| Views | No |
| Waterfront | No |

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Growth Forecast and Mid-Term Space Implications – King Street Center

| King Street Center | | | | | | | | | |
|--------------------|-----------------------|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|---|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth | unaassigned cubes in newly reconfigured space or space to be reconfigured |
| 1 | Transit | 23 | 5992 | 6636 | 25.76 | 2.76 | 386.4 | 530.3 | |
| 2 | KCIT | 73 | 10745 | 16239 | 73.00 | 0.00 | 0 | 0.0 | |
| 2 | Transit | 35 | 5206 | 7868 | 39.20 | 4.20 | 588 | 807.0 | |
| 3 | Roads | 104 | 17751 | 25874 | 104.00 | 0.00 | 0 | 0.0 | 18 |
| 3 | Transit | 110 | 14297 | 20840 | 123.20 | 13.20 | 1848 | 2536.3 | 15 |
| 4 | Transit | 213 | 34930 | 46367 | 238.56 | 25.56 | 3578.4 | 4911.2 | 39 |
| 5 | KCIT | 6 | 757 | 991 | 6.00 | 0.00 | 0 | 0.0 | |
| 5 | Waste Water Treatment | 281 | 34740 | 45466 | 302.08 | 21.08 | 2950.5 | 4049.4 | |
| 6 | Water and Land | 258 | 31855 | 45326 | 277.35 | 19.35 | 2709 | 3718.0 | |
| 7 | DNRP Director | 34 | 4521 | 6339 | 36.04 | 2.04 | 285.6 | 392.0 | |
| 7 | KCIT | 48 | 5886 | 8253 | 48.00 | 0.00 | 0 | 0.0 | |
| 7 | PARKS | 77 | 6752 | 9467 | 81.62 | 4.62 | 646.8 | 887.7 | |
| 7 | SWD | 117 | 15172 | 21273 | 125.78 | 8.78 | 1228.5 | 1686.1 | 0 |
| 8 | DOT Director's Office | 28 | 8360 | 12204 | 28.84 | 0.84 | 117.6 | 161.4 | 40 |
| 8 | DOT Fleet | 16 | 3014 | 4400 | 16.00 | 0.00 | 0 | 0.0 | |
| 8 | DOT Marine | 9 | 1326 | 1936 | 9.03 | 0.03 | 4.2 | 5.8 | |
| 8 | Transit | 56 | 4549 | 6641 | 62.72 | 6.72 | 940.8 | 1291.2 | |
| | Total | 1488 | 205850 | 286119 | 1597.17 | 109.17 | 15283.8 | 20976.25 | 112 |

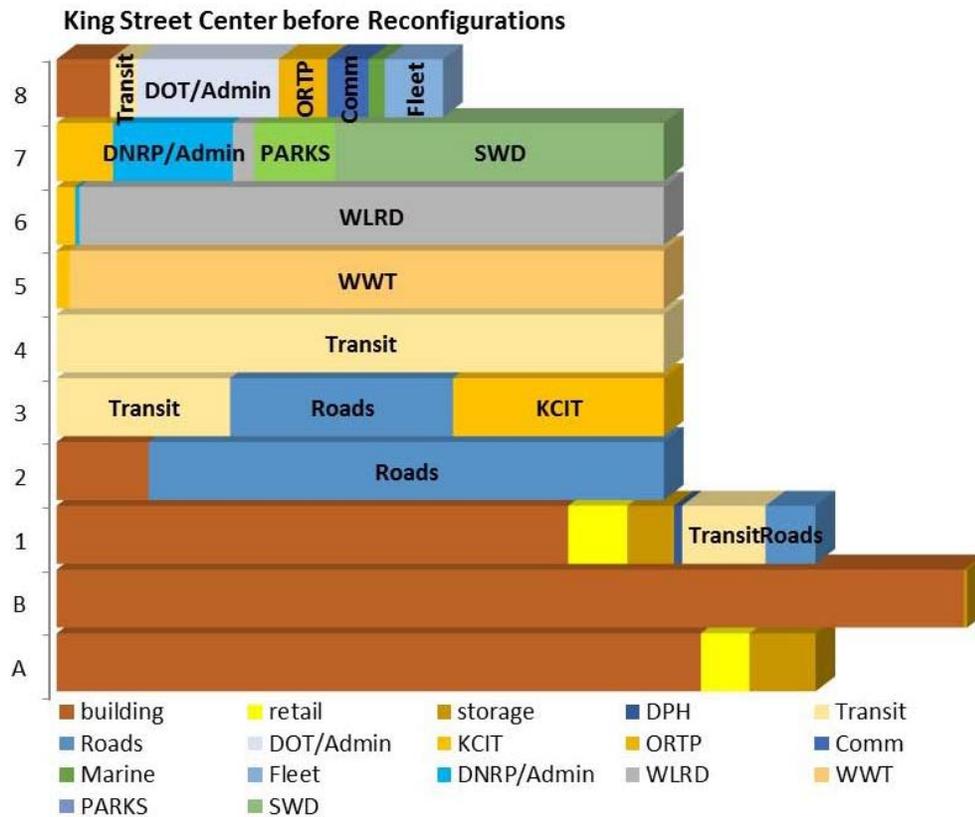
(The County will assume ownership of King Street Center in mid-2017. Please refer to “Transitioning King Street Center to County Ownership” in Section II.B for a proposed schedule and activity plan for that transition.)

a) *Future Need*

Based on the growth assumptions for the next three years, predictions show tenant occupancy at King Street Center increasing by 112 FTE. Forecasts indicate that the building will have roughly 110 unassigned cubicles on floors 3 through 8 after the currently planned reconfigurations are complete, so the additional cubicles will easily accommodate that projected growth. The challenge will be in matching the growth forecast for individual DNRP and DOT functions to available space. According to DNRP there may be a desire to move staff from other DNRP occupied locations to King Street Center. Accordingly, a mitigation strategy will be to undertake reconfigurations at the Chinook and Administration Buildings that would allow further consolidation of KCIT functions currently occupying 8,250 square feet of space on the 7th floor of King Street. The KSC growth projections will be adjusted as the 2017–2018 biennial budget is prepared.

Reconsideration of further outside leasing may be necessary if actual growth exceeds the available inventory of unassigned work spaces.

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b) Implementation Plan Updates – Current and Planned

The King Street Center Space Consolidation Project identified in the 2013 RAMP is well underway. The purpose of the project is to: 1) bring the King Street Center’s area per FTE more in line with the rest of the County, 2) improve the efficiency, creating some vacant space so agencies will not have to lease outside space as they grow, and 3) make at least one floor in the building available to an outside non-county tenant bringing revenue to the county.

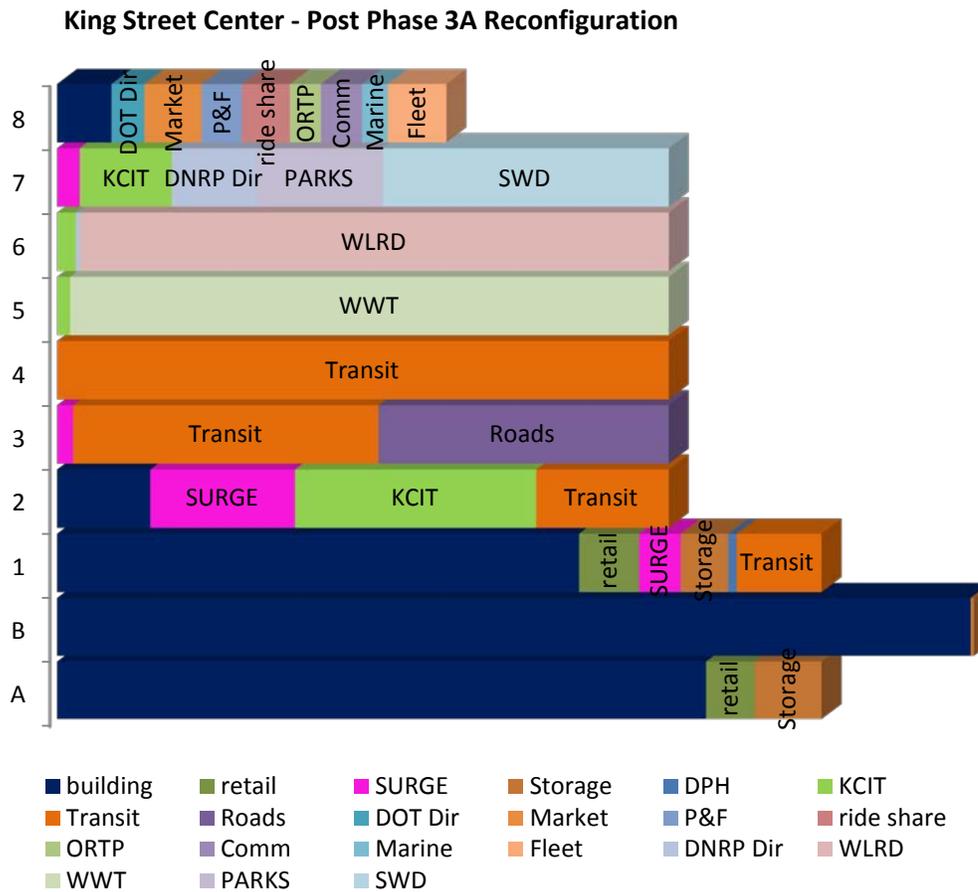
The stacking diagram for King Street Center prior to the King Street Center Space Consolidation Project is shown above. The first phase of the consolidation project was completed in 2013. This phase consolidated the Roads Division on the 3rd floor of King Street Center and moved King County Information Technology (KCIT) from the 3rd floor to an interim location on the 2nd floor. Previously the Roads Division was located on the 2nd and 3rd floors in inefficient and underutilized space. The project reduced Roads’ area from 46,500 useable square feet (USF) and 58,600 rentable square feet (RSF) to 16,800 USF and 24,400 RSF, saving Roads approximately \$889,200 per year in operating and maintenance charges. This reconfiguration/consolidation left “surge” space on the 2nd floor, which has allowed further reconfigurations and consolidations in the building. (“Surge” space is vacant space that is used as temporary locations for staff as their existing space is being reconfigured.)

The second phase of the King Street consolidation project reconfigured the 7th floor for the Department of Natural Resources, Parks, and KCIT. This reconfiguration was designed to create an additional 95 workstations and increase the available spaces for collaboration and project work spaces.

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The third phase of the King Street consolidation project began in late 2015, with part A of that phase completed on January 8th of 2016. Part A reconfigured the remainder of the 3rd floor except for the Transit call center, which will be completed at a later date. Part A allowed for the co-location of staff that had been on floors 3 and 4. It also increased floor capacity by 17 staff. Over the long term this increased capacity will be used to accommodate growth or be added to the stock of space available for outside leasing. Using industry standard guidelines for leased space per person (200 RSF), space for 17 staff equates to approximately 3,400 square feet that could accommodate new Transit staff without needing to lease additional space.

Below is a stacking diagram of King Street after the completion of Phases 1 & 2 and Part A of Phase 3.



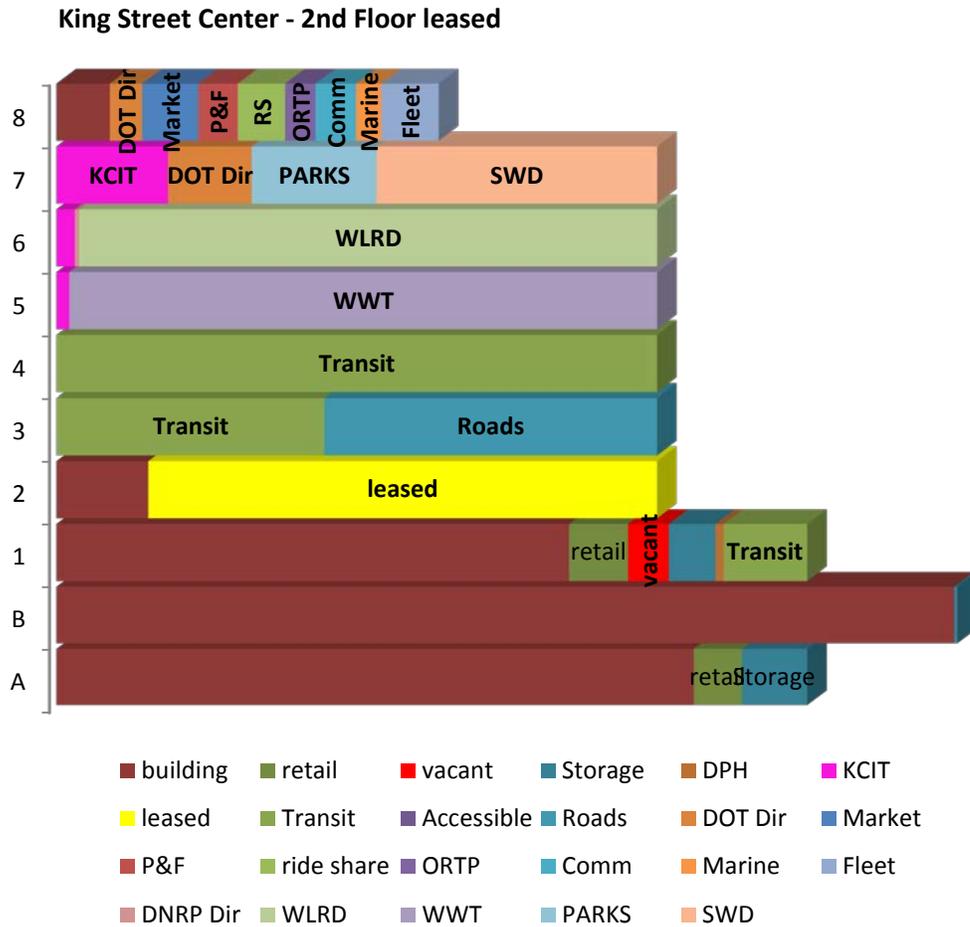
During the first quarter of 2016 some KCIT staff will relocate from the 2nd floor of King Street to the space on the KSC 7th floor. This will be a semi-permanent relocation until there is enough space in the Chinook Building for all KCIT staff to be co-located there. The remaining 80 KCIT staff on the 2nd floor will be relocated to the Chinook building as part of the Chinook relocation project.

The Senior Services Call Center function of Transit will relocate from the 2nd floor, where they have been temporarily housed, to vacant leased space at the Downtown Public Health Clinic. This leased space was recently vacated by the Department of Community and Human Services

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Vets program. The Downtown Public Health space will also house DOT's Fare Enforcement staff and will provide a much-needed comfort station for the Transit Operators.

The ultimate goal is to increase the building occupancy and lease the 2nd floor to an outside party.



The Chinook Space Utilization project calls for a move of KCIT from the 2nd floor of King Street Center to the 7th floor at King Street Center and the 9th floor of the Chinook Building once the Department of Public Health (DPH) is moved off of the 9th floor. Once KCIT is relocated and the reconfiguration projects for the 4th and 8th floors at King Street Center are completed, the remainder of the 2nd floor of King Street Center will be available for outside leasing. The goal is to have that floor leased out to another public agency by January 1, 2017. It has been estimated that such a lease could create annual rent revenues on the order of \$1,250,000. The stacking diagram below shows the distribution of tenants in the King Street Center with the entire 2nd floor leased out.

Finally, there will be a small windowless space on the 1st floor that once housed the ROADS map center, which has been relocated to Renton. Various options are being considered for the use of that space after the current round of reconfigurations are complete.

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The statuses of King Street Center objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|---|--|
| Create Savings for current tenants at King Street | Ongoing |
| Consolidate operations as appropriate for KCIT, Roads, and Transit | Ongoing |
| Create opportunities for moving functions from outside leased space or county-owned space into King Street Center | New space being taken up by growth in DOT and DNRP |
| Create opportunities to sublease county-occupied space to outside tenants | Under way |
| Move towards a more integrated workplace, in accordance with Strategy 9 | Expanding collaborations space. |

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2. Chinook Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|------------------|
| Year Built | 2006 |
| Building Net Square Footage | 303939 |
| Construction Class | STRUCTURAL STEEL |
| Lot Size | 28320 |
| Present Use | Office Building |
| Views | No |
| Waterfront | No |

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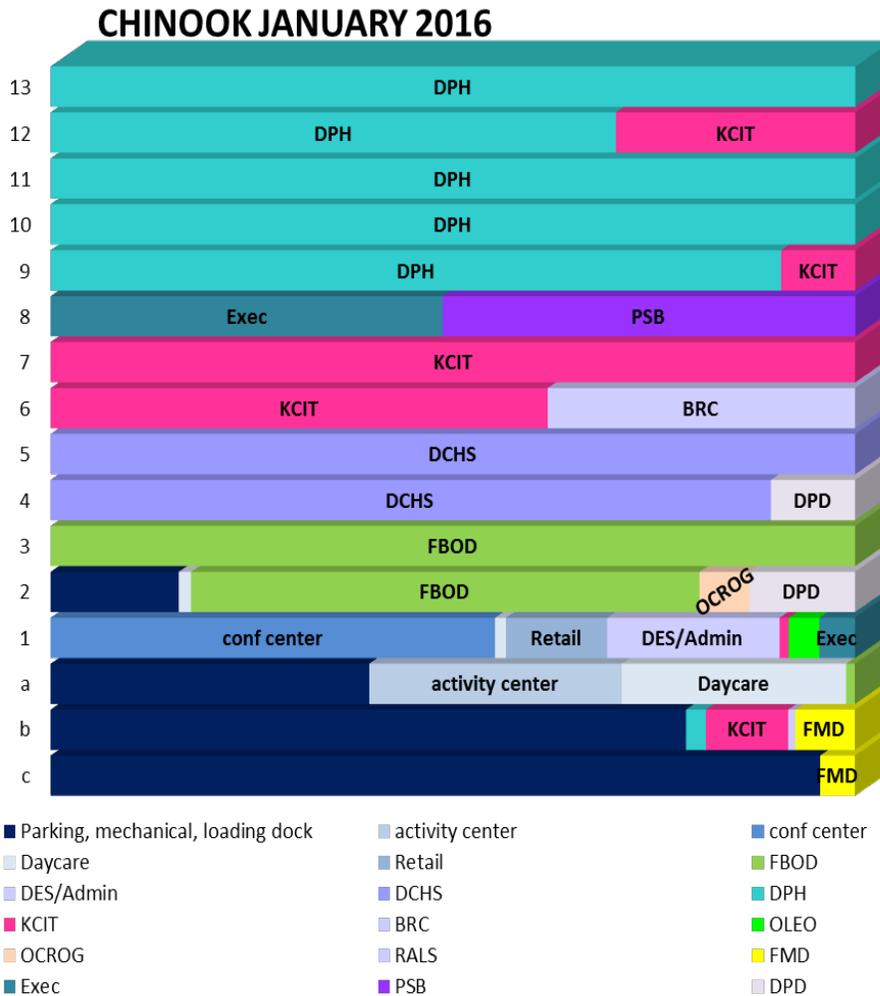
Growth Forecast and Mid-Term Space Implications - Chinook

| Chinook | | | | | | | | |
|---------|--|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 1 | OLEO* | 2 | 631 | 791 | 2 | 0 | 0 | 0 |
| 1 | DES Admin | 13 | 3537 | 4435 | 13 | 0 | 0 | 0 |
| 2 | DPD | 13 | 1754 | 2785 | 13 | 0 | 0 | 0 |
| 2 | OCROG | 7 | 839 | 1333 | 7 | 0 | 0 | 0 |
| 2 | FBOD | 48 | 8481 | 13466 | 48 | 0 | 0 | 0 |
| 3 | FBOD | 88 | 17960 | 22875 | 88 | 0 | 0 | 0 |
| 4 | DPD | 13 | 1528 | 2395 | 13 | 0 | 0 | 0 |
| 4 | DCHS | 123 | 13093 | 20528 | 126.69 | 3.69 | 516.6 | 730.06 |
| 5 | DCHS | 112 | 14967 | 22943 | 115.36 | 3.36 | 470.4 | 664.77 |
| 6 | KCIT | 70 | 8583 | 14154 | 70 | 0 | 0 | 0 |
| 6 | BRC | 57 | 5311 | 8759 | 57 | 0 | 0 | 0 |
| 7 | KCIT | 131 | 17907 | 22856 | 131 | 0 | 0 | 0 |
| 8 | EXEC | 30 | 6723 | 11007 | 30 | 0 | 0 | 0 |
| 8 | PSB | 53 | 7078 | 11588 | 53 | 0 | 0 | 0 |
| 9 | KCIT | 16 | 1385 | 2106 | 16 | 0 | 0 | 0 |
| 9 | DPH** | 109 | 13658 | 20768 | 112.27 | 3.27 | 457.8 | 646.96 |
| 10 | DPH** | 119 | 17837 | 22771 | 122.57 | 3.57 | 499.8 | 706.32 |
| 11 | DPH** | 135 | 17818 | 22771 | 139.05 | 4.05 | 567 | 801.28 |
| 12 | KCIT | 26 | 4465 | 6778 | 26 | 0 | 0 | 0 |
| 12 | DPH** | 78 | 10523 | 15974 | 80.34 | 2.34 | 327.6 | 462.96 |
| 13 | DPH** | 93 | 17254 | 22177 | 95.79 | 2.79 | 390.6 | 552.00 |
| | Total | 1336 | 191330 | 273260.4 | 1359.07 | 23.07 | 3229.8 | 4564.35 |
| | * Data not validated by department | | | | | | | |
| | ** Data gathered from current floorplans | | | | | | | |

a) *Future Need*

Growth assumptions for the next three years predict that tenants currently occupying the Chinook Building will increase by 23 FTE's, a relatively small change compared to overall building occupancy. However, even this modest growth, when taken together with KCIT's continuing interest in total consolidation, creates a number of space challenges that will need resolution in a Chinook Phase II Project. These growth projections will be refined as the 2017–2018 biennial budget is prepared.

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b) Implementation Plan Updates – Current and Planned

Although Chinook Building is one of the County’s most space-efficient general office buildings in the FMD-managed real estate portfolio, utilization of the space could be improved. Instead of being actively used for staff many cubicles have been left vacant or used for storage or other non-staff purposes. All of the tenants in the Chinook Building have underutilized space with the exception of KCIT, BRC, DPD and OCROG. Some of those tenants are experiencing modest staff growth while others are assumed to have none. This trend is a change from the past few years, when many Chinook tenants declined in staffing.

Late in 2014 both the Department of Public Health (DPH) and the Department of Community and Human Services (DCHS) had a number of vacant cubicles on their combined seven floors in the Chinook Building. FMD proposed moving staff and consolidating the vacant spaces to one floor, then leasing the vacant floor to the City of Seattle who, at that time, was interested in leasing office space from the County. A proposal called the Chinook Space Utilization Project was submitted and adopted in the 2015–2016 budget. However, use of these funds was subject to a budget proviso that called for a more detailed plan on the staffing shifts within the Chinook Building and the ultimate backfill of vacated space. Subsequently the City of Seattle lost interest in leasing space in the Chinook Building. In the interim KCIT made it known to FMD that they

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were interested in the co-location of all of their staff in order to facilitate their recent reclassification as a department.

FMD developed a detailed move plan for existing units of DPH and DCHS, and proposed that KCIT backfill the vacated 9th floor. The King County Executive transmitted the Budget Proviso response and the County Council approved the response on January 19, 2016.

The task of vacating the 9th floor and backfilling with KCIT has been titled “Chinook Phase I”. Under this phase, KCIT will be able to co-locate many, but not all, of their units to the Chinook Building.

It may be necessary to undertake a second phase to this project due to the growth of several departments in the Chinook Building, and to address KCIT’s continuing desire to consolidate all of their functions. The challenge will be to fully utilize the building so that space is not wasted, and to appropriately realign the space so it can be effectively used by others. The following account summarizes other emerging space use issues with tenants currently in the building.

Department of Public Defense (DPD) Floors 2 & 4

The newly created DPD’s 35 administrative staff were recently distributed over the 2nd and 4th floors in the Chinook Building. The rest of the DPD downtown staff are located in three leased sites. Being located in many different places is difficult and the goal is to eventually have all of the downtown DPD staff co-located. FMD is working on finding leased space for a consolidated downtown DPD. (See “Space Needs for the Department of Public Defense” in Section III.D, “Longer-Term Initiatives”.)

King County Information Technology (KCIT) Floors 6, 7, 9, & 12

KCIT is one of the Departments currently growing and not co-located. They are dispersed on multiple floors in the Chinook Building (floors 6, 7, 9 and 12) and in King Street Center (floors 2, 5, and 7), and at a number of smaller sites as well. The recent KCIT relocation plan calls for all of the KCIT staff to be co-located at the Chinook Building. However, Phase I of the Chinook Consolidation Project will not provide sufficient space for a consolidation of all KCIT units. FMD currently estimates that KCIT will need an additional 7,000 usable square feet to fully consolidate as needed.

Office of Civil Rights and Open Government (OCROG) Floor 2

OCROG, located on the 2nd floor of the Chinook Building, has two pilot projects underway and has outgrown their current space. They will be supplementing their space by moving staff working on one of their pilot projects to an interim location in the leased Graybar building.

Department of Public Health Floors 5, 10, 11, 12, & 13

Although DPH’s post-Phase I downsizing is saving money for DPH, it provides little opportunity to accommodate future staff growth. They are now beginning to grow and have emerging space needs that will need to be addressed over the next few years.

Department of Community and Human Services Floors 4 & 5

Late in 2014 DCHS had a number of vacant cubicles on their two floors in the Chinook Building. They were asked to consolidate their vacant spaces on a portion of the 5th floor, leaving about 1/3 of a floor vacant for another county agency. About 20 DPH staff will be moving to vacated space on the 5th floor. However, the passage of the 2015 Best Starts for Kids Levy will create the need for additional DCHS staffing that will need space in the short-term. (See “Managing Facilities Associated with King County Public Health” in Section III.D.)

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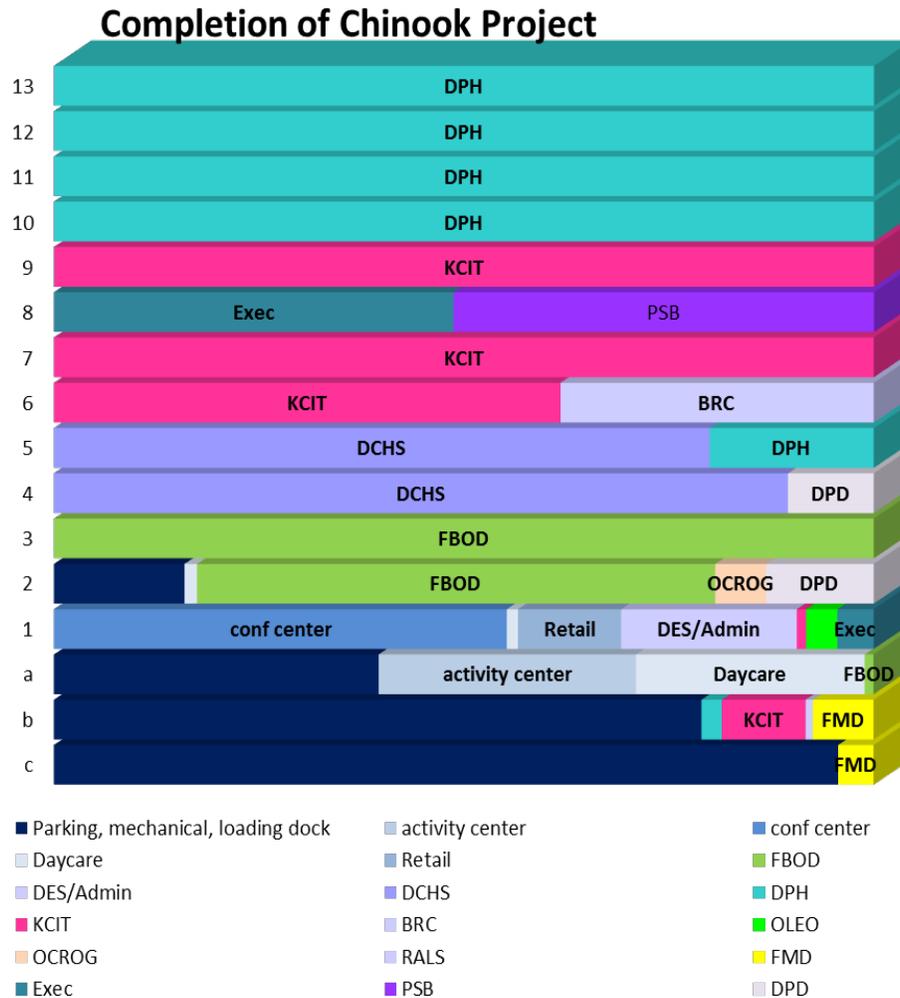
Business Resource Center (BRC) Floor 6

The BRC is currently sharing the 6th floor of the Chinook Building with KCIT. This has resulted in BRC having to double up staff in some cubicles and move other staff to vacant space on the 6th floor of the Administration Building. BRC is also the biggest user of the recently created "Project Space" on the 3rd floor of the Administration Building. BRC is adding staff and there is no additional space available for them on the 6th floor of Chinook. Moving BRC off the 6th floor would accommodate the KCIT consolidation described above, but a permanent location, one that would be near the current Project Space or have adjacent project space would need to be found.

Executive and Performance Strategy and Business (PSB) Floor 8

This floor is underutilized and under review to suggest ways to improve its efficiency and utilization.

Once the Phase I and Phase II Chinook Space Utilization Projects are completed the profile of the building could be as shown below. Further study is necessary to come up with a final plan and final profile.



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A second phase of the Chinook Space Utilization Project would look at improving the efficiency of the 2nd, 3rd, and 8th floors of Chinook with possible relocations of DES Admin, OCROG, DPD, FBOD, and BRC. One goal will be moving BRC off of the 6th floor, making more room for KCIT to co-locate staff from King Street Center, and another will be co-location of the DPD administrative staff.

The statuses of the Chinook Building objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|--|--|
| Address unmet space needs for BRC | Ongoing but improved with the addition of the Project space in Admin |
| Increase efficiency of occupancy on floor 6 and possibly floor 8 | Ongoing – Defer to Phase II |

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3. Administration Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|----------------------|
| Year Built | 1971 |
| Building Net Square Footage | 157329 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 59280 |
| Present Use | Governmental Service |
| Views | No |
| Waterfront | No |

2016 Real Property Asset Management Plan

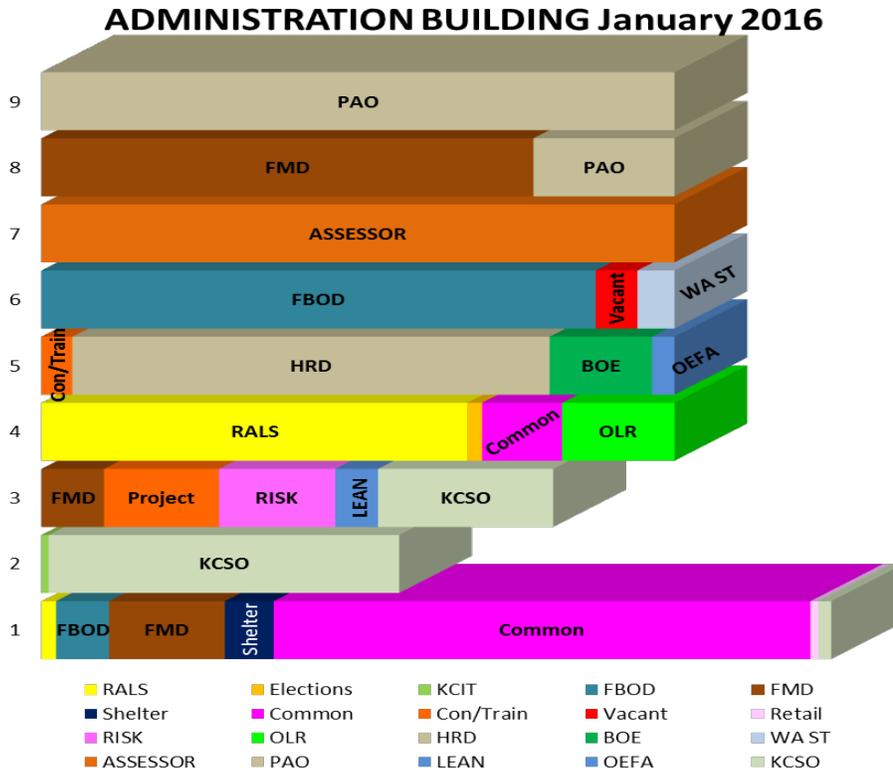
Growth Forecast and Mid-Term Space Implications – Administration Building

| Administration Building | | | | | | | | |
|-------------------------|-----------------------------------|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 2 | KCSO | 52 | 11559 | 13804 | 52 | 0 | 0 | 0 |
| 3 | FMD | 4 | 1168 | 1582 | 4 | 0 | 0 | 0 |
| 3 | KCSO | 21 | 3837 | 7285 | 21 | 0 | 0 | 0 |
| 3 | Risk | 26 | 3564 | 4826 | 26 | 0 | 0 | 0 |
| 4 | OLR | 16 | 3894 | 4799 | 16 | 0 | 0 | 0 |
| 4 | RALS | 71 | 14746 | 18172 | 71 | 0 | 0 | 0 |
| 5 | Council* | 5 | 3195 | 4298 | 5 | 0 | 0 | 0 |
| 5 | Economist | 3 | 697 | 938 | 3 | 0 | 0 | 0 |
| 5 | HRD | 88 | 14898 | 20041 | 88 | 0 | 0 | 0 |
| 6 | FBOD | 88 | 17881 | 23744 | 88 | 0 | 0 | 0 |
| 6 | BRC | 7 | 1343 | 1784 | 7 | 0 | 0 | 0 |
| 7 | Assessor | 126 | 20534 | 27120 | 126 | 0 | 0 | 0 |
| 8 | FMD | 78 | 15953 | 21074 | 78 | 0 | 0 | 0 |
| 8 | PAO | 19 | 4575 | 6044 | 19 | 0 | 0 | 0 |
| 9 | PAO | 60 | 21767 | 27117 | 60 | 0 | 0 | 0 |
| | Total | 664 | 139610 | 182625 | 664 | 0 | 0 | 0 |
| | *Data not validated by department | | | | | | | |

a) *Future Need*

No forecasted growth for nearly all tenants in the Administration Building results in very little demand for addressing unmet space needs. However, the opportunity to reconfigure a relatively inefficient 6th floor would provide space to supplement the Phase II Chinook project or to accommodate Records Management. This reconfiguration is an opportunity that will be banked now until such time as the Administration Building space is needed.

2016 Real Property Asset Management Plan



b) Implementation Plan Updates – Current and Planned

RALS and Elections

The RALS Recorder's Office functions formerly located on the 3rd floor of the Administration Building were relocated to the 4th floor after HRD was moved to the 5th floor. This co-located the RALS Recorder's and Licensing Offices on the same floor. Elections now has a small but convenient presence on the 4th floor where the HRD lobby was formerly located. Some small improvements are planned in preparation for the 2016 Presidential Election.

Common spaces

A conference/training room was created on the 5th floor adjacent to the HRD and Safety and Claims spaces. This room is available for use by all county agencies but the primary users are Safety and Claims and the HRD Training and Development Institute.

An open Project Space was created on the 3rd floor in the space previously occupied by the RALS Recorders Office. The concept for the space was to create an open area for use by special project teams. This open space with a raised floor and no walls or cubicles can accommodate up to 28 people in movable sit-to-stand desks. The raised flooring allows power and data access throughout the space so the movable desks can be configured to accommodate changing users. There is an adjacent small conference room, a lunch room, and two additional conference rooms also available. To date the space has been fully utilized by BRC and KCIT. The current occupant, the KCIT mainframe project, will be moving out in March 2016, to be replaced by the BRC Business Intelligence and Analytics Enterprise Resource Planning project, who is expected to use the space until at least December 2016 or longer if the project is approved through the implementation phase.

2016 Real Property Asset Management Plan

KCSO

The remaining space on the 3rd floor that was vacated by the RALS Recorder's Office was remodeled to create space for the Sheriff's Office Criminal Intelligence Unit. This function was previously relocated from the MRJC to the Courthouse when CID relocated downtown.

c) Potential Future Moves

FMD

Rather than creating an enhanced FMD Emergency Dispatch Center on the 3rd floor as previously planned, the FMD ID Access function will be relocated to the 8th floor of the Administration Building to space within the current FMD footprint. This will improve efficiency and allow for cross training and backup personnel for the ID Access function. The FMD Security Electronics staff on the 3rd floor will relocate to the FMD Electricians space on the 1st floor, freeing up the 3rd floor space (1,168 USF/1,582 RSF) for another use.

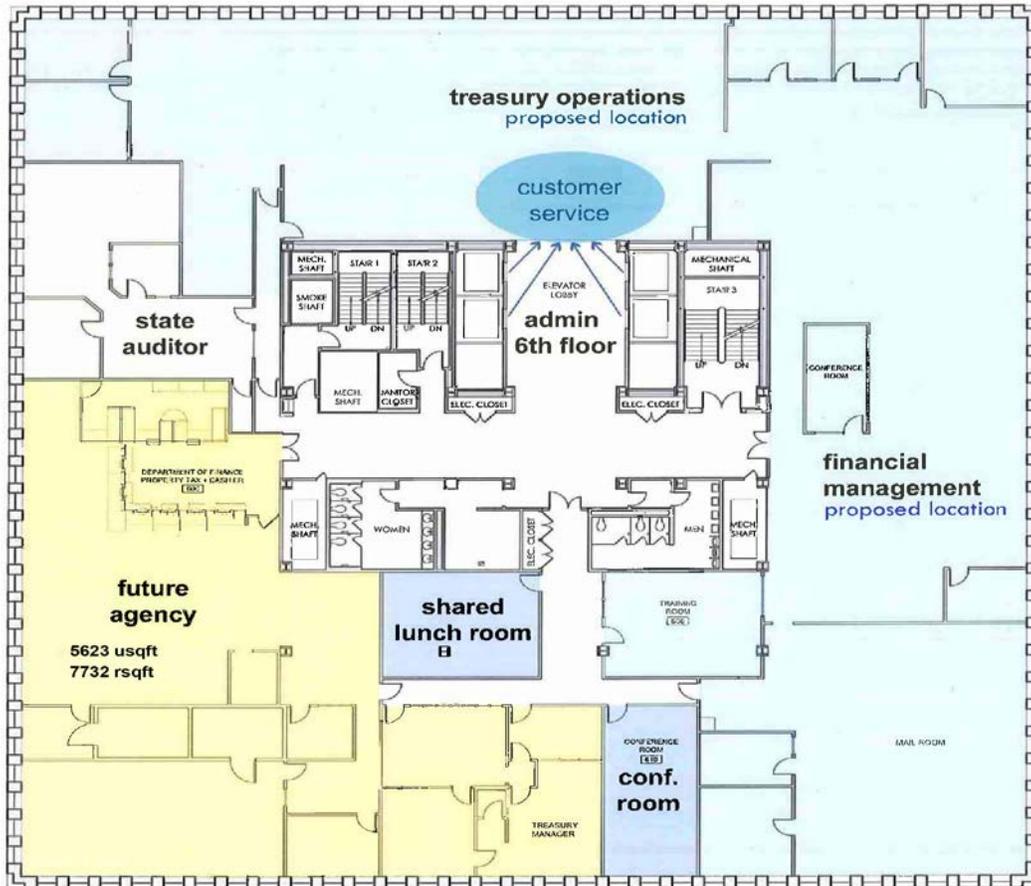
FBOD

The current layout of the 6th floor of the Administration Building is inefficient and underutilized. This space is occupied by FBOD Treasury Operations and Financial Management and the Washington State Auditor. Currently there is 1,343 USF/1,784 RSF of vacant space that has been used intermittently as additional project space for BRC when the 3rd floor project space is not available. Treasury Operations has requested their space be reconfigured and their footprint reduced. FMD has proposed improving the efficiency of the floor by:

- Consolidating Treasury Operations to reduce the agency's footprint;
- Reconfigure Treasury Operations for improved workflow and adjacencies;
- Improve customer service (this is where taxpayers come to pay their property taxes);
- Add security improvements to Treasury's mail room to comply with the State Auditor's requirements;
- Improve air quality in Treasury's mail room; and
- Correct egress issues.

The proposed new layout, shown below, reduces the FBOD footprint on the 6th floor by 5,623 USF/7,732 RSF, saving them approximately \$125,000 in annual operations and maintenance costs, creating accessible space for other county needs, and moving the Accounts Receivable function to a more customer friendly location adjacent to the elevators. This project has not yet been funded.

2016 Real Property Asset Management Plan



Office of Labor Relations (OLR)

OLR currently occupies space on the 4th floor of the Administration Building, a convenient and highly desirable location for county functions that provide services to the public. Labor Relations could be moved to the 6th floor if the improved efficiency project for Treasury were to be completed, or to another county location. This would free up 3,894 USF/4,799 RSF for a county agency that provides direct services to the public.

Human Resources Division (HRD)

The Employee Assistance Program (EAP), currently on the 2nd floor of the Yesler building, needs to be relocated when the Yesler building is redeveloped. HRD has requested that EAP be co-located with them on the 5th floor of the Administration Building. The space currently occupied by the Office of Economic and Financial Analysis (OEFA) on the 5th floor (697 USF/938 RSF) could accommodate EAP. OEFA could be relocated to the 3rd floor space vacated by FMD's ID Access and Security Electronics groups.

2016 Real Property Asset Management Plan

The statuses of the Administration building objectives identified in the 2013 RAMP are listed below:

| 2013 Objective | Status |
|--|--|
| Create a more collaborative and usable work space for the Human Resources Division (HRD) of the Department of Executive Services on the 5th floor | Completed |
| Move toward a more integrated workplace in accordance with workplace readiness and 2013 RAMP Strategy 9 | Ongoing |
| Improve the efficiency and utility of space on the 4th floor | Completed |
| Improve the utility of space on the 6th floor for the Finance and Business Operations Division | On hold |
| Create a public service center on the 4th floor designed for one-stop shopping for citizens seeking services from the County | On hold |
| Consolidate the Records and Licensing Division (RALS) of the Department of Executive Services on the 4th floor | Completed |
| Create a Conference Center annex on the 3rd floor and two training rooms on the 5th floor, thereby supplementing the conference room capacity of the Chinook Building. | Modified and completed |
| Create an expanded Homeless Shelter on the 1st floor | Expansion into the lobby as needed, and added shelter space at Fourth and Jefferson Building |
| Create an enhanced FMD Emergency Dispatch Center on the 3rd floor | Changed |
| Achieve cost savings by moving Records Management out of the Graybar lease. | On hold with identification and analysis of further options |

2016 Real Property Asset Management Plan

4. King County Courthouse



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|----------------------|
| Year Built | 1916 |
| Building Net Square Footage | 482760 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 57120 |
| Present Use | Governmental Service |
| Views | No |
| Waterfront | No |

2016 Real Property Asset Management Plan

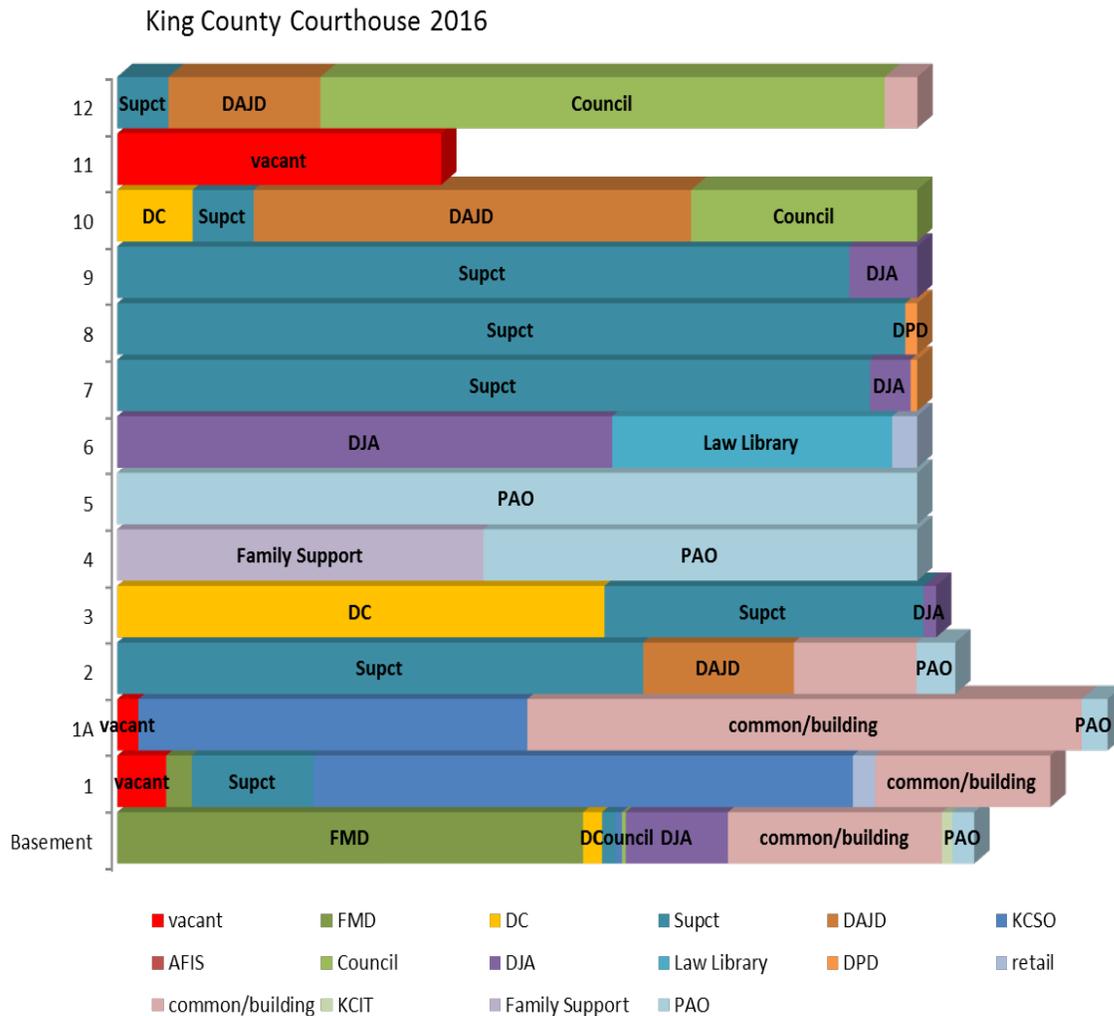
Growth Forecast and Mid-Term Space Implications – Courthouse

| King County Courthouse | | | | | | | | |
|-------------------------------------|----------------|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 1 | KSCO | 108 | 27096 | 29582 | 108 | 0 | 0 | 0 |
| 1A | AFIS | 71 | 16885 | 18515 | 71 | 0 | 0 | 0 |
| 1A | KSCO | 12 | 1818 | 1994 | 12 | 0 | 0 | 0 |
| 2 | DAJD | 27 | 7411 | 8066 | 27 | 0 | 0 | 0 |
| 2 | Superior Court | 109 | 25878 | 28166 | 109 | 0 | 0 | 0 |
| 3 | District Court | 69 | 19847 | 25885 | 69 | 0 | 0 | 0 |
| 3 | DJA | 4 | 523 | 682 | 4 | 0 | 0 | 0 |
| 3 | Superior Court | 14 | 12990 | 16941 | 14 | 0 | 0 | 0 |
| 4 | Family Support | 28 | 16573 | 19516 | 28 | 0 | 0 | 0 |
| 2, 4, & 5 | PAO* | 259 | 58592 | 67814 | 259 | 0 | 0 | 0 |
| 6 | DJA | 95 | 21923 | 25710 | 95 | 0 | 0 | 0 |
| 7 | DJA | 16 | 1643 | 2150 | 16 | 0 | 0 | 0 |
| 7 | Superior Court | 46 | 30415 | 39780 | 46 | 0 | 0 | 0 |
| 8 | DPD | 3 | 475 | 627 | 3 | 0 | 0 | 0 |
| 8 | Superior Court | 34 | 31650 | 41772 | 34 | 0 | 0 | 0 |
| 9 | DJA | 15 | 2713 | 3595 | 15 | 0 | 0 | 0 |
| 9 | Superior Court | 24 | 29191 | 38673 | 24 | 0 | 0 | 0 |
| 10 | DAJD | 8 | 19308 | 23275 | 8 | 0 | 0 | 0 |
| 10 | District Court | 17 | 3310 | 3990 | 17 | 0 | 0 | 0 |
| 10 | Superior Court | 1 | 2700 | 3255 | 1 | 0 | 0 | 0 |
| 10 & 12 | Council** | 149 | 36607 | 42072 | 149 | 0 | 0 | 0 |
| 12 | SUPCT | 2 | 2411 | 2720 | 2 | 0 | 0 | 0 |
| Total | | 1111 | 369960 | 444778 | 1111 | 0 | 0 | 0 |
| *individual floor data not provided | | | | | | | | |
| **Data not validated by department | | | | | | | | |

a) *Future Need*

As in the Administration Building, few tenants in the Courthouse are forecasting growth over the next three years. With limited vacant space, the primary opportunity to address unexpected growth for any tenant agency is through reconfigurations. This strategy is limited by the relatively small area dedicated to open space and the nature of the tenant agencies who are dependent on hard walled offices. The Prosecuting Attorney does have some option on the east side of the 4th floor if unexpected space requirements emerge. Once the Courthouse Revitalization report is complete the future use of vacant space may be re-evaluated in light of facility infrastructure risk assessments.

2016 Real Property Asset Management Plan



b) Implementation Plan Updates – Current and Planned

King County Sheriff (KCSO) Criminal Investigation Unit (CIU)

The CIU of the King County Sheriff’s Office was relocated from their space on the 1st floor of the Courthouse to remodeled space on the 3rd floor of the Administration Building. This unit was relocated from the MRJC along with the Criminal Investigation Division (CID) but there was not enough space in the CID designated spaces on the 2nd and 3rd floors of the Administration building for both CID and CIU. CIU was moved into space on the 1st floor of the Courthouse that has previously housed a mainframe on a raised floor. The space never adequately addressed their needs. Once RALS was relocated from the 3rd floor of the Administration building there was enough room for CIU to be relocated to the Administration Building adjacent to the rest of CID.

KCSO Automated Fingerprint Identification System (AFIS)

AFIS recently vacated a small suite of windowless office space on level 1A of the Courthouse, (1,105 USF/1,212 RSF). To date a tenant for this space has not been identified. The space is easily accessible from the main corridor, making it easier to place a non-KCSO function in the space if necessary.

2016 Real Property Asset Management Plan

Superior Court

The Dependency function located at the Youth Service Center was recently relocated to the King County Courthouse pending completion of the Children and Family Justice Center and Garage. Once complete this function will be relocated to the new site. Superior Court has accommodated the approximately 35 Dependency staff within the existing Superior Court footprint in the Courthouse and has not required borrowing any space from the other Courthouse tenants.

Department of Adult and Juvenile Detention Work Education Release (WER)

WER downsized and vacated the upper portion of their space on the 11th floor of the Courthouse. This space is not useable as office space and is currently in mothball status.

Potential future space alterations

Moving CIU from the Courthouse left a vacant space on the 1st floor (2,527 USF/2,759 RSF). This space is currently still allocated to KCSO but has been used on occasion by the Prosecuting Attorney’s Office for trial training purposes. The space is adjacent to the Superior Court Jury Assembly room and Superior Court has expressed an interest in converting it for use by jurors wishing to access the internet while waiting. Superior Court’s interest in the space will need to be weighed against many other competing interests in the County.

Courthouse Infrastructure and Civic Campus Analyses

In response to a significant backlog of major maintenance work on Courthouse infrastructure systems, the County Executive and Council have directed FMD to scope analyses of short- and long-term options for the Courthouse and surrounding county buildings. Despite current and anticipated General Fund revenue shortfalls, funding has been made available to develop two preliminary reports to be completed in 2016. Both analyses are discussed in detail in the “Downtown Civic Campus Scoping and Methodology Proposal” and “King County Courthouse Revitalization Project” elements in the “Longer-Term Initiatives” section later in this chapter.

The statuses of the King County Courthouse objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|--|---|
| Increase WER capacity and improve the space infrastructure to better align with King County’s strategic plan and best practices. | On hold pending \$3.5M funding for Civic Campus Study |
| Increase Community Corrections training capacity, creating savings to the criminal justice system and furthering ESJ objectives. | (See above) |
| Occupy space with a more efficient and effective configuration. | (See above) |
| Consolidate agency functions. | (See above) |
| Separate King County Council lobby and chambers area from WER area. | (See above) |
| Move toward a more integrated workplace in accordance with Strategy 9. | (See above) |

2016 Real Property Asset Management Plan

5. Yesler Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|------------------------|
| Year Built | 1909 |
| Building Net Square Footage | 90040 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 16266 |
| Present Use | Historic Prop (Office) |
| Views | No |
| Waterfront | No |

2016 Real Property Asset Management Plan

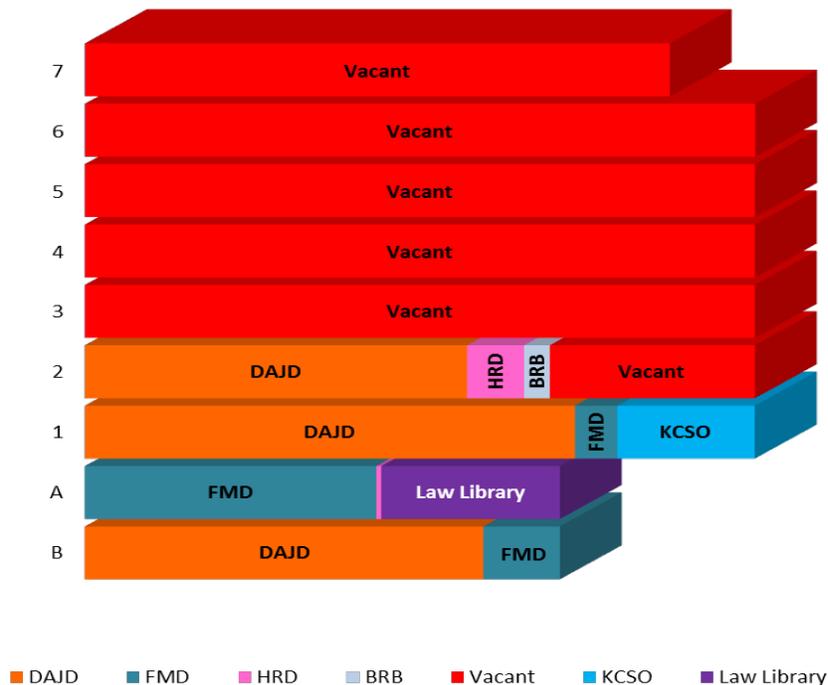
Growth Forecast and Mid-Term Space Implications – Yesler Building

| Yesler | | | | | | | | |
|-----------------------------------|-----------------------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 1 | DAJD | 6 | 7944 | 9244 | 6 | 0 | 0 | 0 |
| 1 | KCSO | 4 | 2227 | 2591 | 4 | 0 | 0 | 0 |
| 1 | Boundary Review Board | 2 | 913 | 1021 | 2 | 0 | 0 | 0 |
| 2 | Hearing Examiner* | 3 | 809 | 905 | 3 | 0 | 0 | 0 |
| 2 | Employee Assistance | 2 | 949 | 1061 | 2 | 0 | 0 | 0 |
| 2 | DAJD | 7 | 6341 | 7095 | 7 | 0 | 0 | 0 |
| Total | | 24 | 19181 | 21917 | 24 | 0 | 0 | 0 |
| *Data not validated by department | | | | | | | | |

a) Future Need

The building provides a limited opportunity to address emerging space needs in the other downtown office buildings. The mothballed floors provide some potential to provide limited-term space but would require tenant improvement investments to actively use those floors.

YESLER January 2016



2016 Real Property Asset Management Plan

b) Implementation Plan Updates – Current and Planned

The Yesler Building is currently in partial mothball status. The top five floors and a portion of the 2nd floor are vacant.

Mental Health Ombudsman

The Mental Health Ombudsman has moved out of the Yesler building to leased space in downtown Seattle on Second Avenue. They are co-located with the DCHS and State of Washington Veterans programs. This new space provides better accessibility for their disabled staff and clients.

Council Hearing Examiner

The Hearing Examiner relocated to Council-occupied space in the Courthouse in early January 2016. This was a cost savings measure for the Council.

HRD

It is planned that HRD's Employee Assistance group located in the Yesler building will be moved to the 5th floor of the Administration building, co-locating them with the rest of HRD. This will occur once the space currently occupied by OEFA is vacated. (See the preceding "Administration Building" section for details.)

Boundary Review Board

No site has yet been located for this group.

Department of Adult and Juvenile Detention (DAJD)

The two DAJD functions in the Yesler building, Community Corrections and the Community Work Program (CWP) are located in the basement and on portions of floors 1 and 2. At the time of this writing the CWP is expected to be relocated to leased space in the Hiawatha building at 925 Hiawatha Place S. in Seattle. A location for Community Corrections has not been identified.

Department of Public Defense

The 2013 RAMP included a brief discussion of the need to find accommodations for the new Department of Public Defense, which was created as a new county agency that year. Early analysis indicated that some of those staff could be relocated to the Yesler building, but that effort was not successful due to the difficulty in relocating Community Corrections. (See "Space Needs for Department of Defense" in the next section.)

KCSO Photo Lab

The Photo Lab is located on the 1st floor of the Yesler building in 2227 USF/2861 RSF. A new location for the Photo Lab has not yet been found. It could be relocated to the Blackriver Building along with the AFIS Fingerprint lab. (See "Blackriver Building" in Section III.C for more details.)

The space occupied by FMD and the Law Library in the basements of the Yesler building are used for storage. New locations do not need to be found for these functions.

2016 Real Property Asset Management Plan

The statuses of the Yesler building objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|--|---------|
| Maximize the value of the site to King County | On Hold |
| Strategically leverage the site to King County's greatest advantage. | On Hold |
| Optimally (from a cost/benefit perspective, as well as programmatic/service delivery perspective) locate the new Department of Public Defense here; if feasible, take advantage of the building's location by leveraging the redevelopment of this building as a cost savings over leasing outside downtown. | On Hold |
| Preserve the historic value of the building | On Hold |
| Move toward a more integrated workplace in accordance with 2013 RMP Strategy 9 | On Hold |

2016 Real Property Asset Management Plan

6. Maleng Regional Justice Center Courthouse



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|----------------------|
| Year Built | 1997 |
| Building Net Square Footage | 233000 |
| Construction Class | MASONRY |
| Lot Size | 425205 |
| Present Use | Governmental Service |
| Views | No |
| Waterfront | No |

2016 Real Property Asset Management Plan

Growth Forecast and Mid-Term Space Implications – MRJC

| Maleng Regional Justice Center - Courthouse only | | | | | | | | |
|--|----------------|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| G | DJAD | 2 | 8084 | 9166 | 2 | 0 | 0 | 0 |
| G | District Court | 1 | 4847 | 5496 | 1 | 0 | 0 | 0 |
| G | FMD | 2 | 3653 | 4141 | 2 | 0 | 0 | 0 |
| G | RALS | 5 | 512 | 581 | 5 | 0 | 0 | 0 |
| G | DJA | 1 | 332 | 376 | 1 | 0 | 0 | 0 |
| G | Superior Court | 4 | 3574 | 4052 | 4 | 0 | 0 | 0 |
| 1 | District Court | 36 | 20218 | 22150 | 36 | 0 | 0 | 0 |
| 1 | DPD | 3 | 529 | 579 | 3 | 0 | 0 | 0 |
| 1 | KCSO | 6 | 45 | 50 | 6 | 0 | 0 | 0 |
| 1 | Superior Court | 21 | 15761 | 17266 | 21 | 0 | 0 | 0 |
| 2 | DJA | 44 | 14399 | 16860 | 44 | 0 | 0 | 0 |
| 2 | PAO | 83 | 17909 | 20970 | 83 | 0 | 0 | 0 |
| 2 | Superior Court | 18 | 8174 | 9571 | 18 | 0 | 0 | 0 |
| 3 | Superior Court | 17 | 29980 | 37757 | 17 | 0 | 0 | 0 |
| 4 | Superior Court | 8 | 31052 | 39397 | 8 | 0 | 0 | 0 |
| | Total | 251 | 159068 | 188411 | 251 | 0 | 0 | 0 |

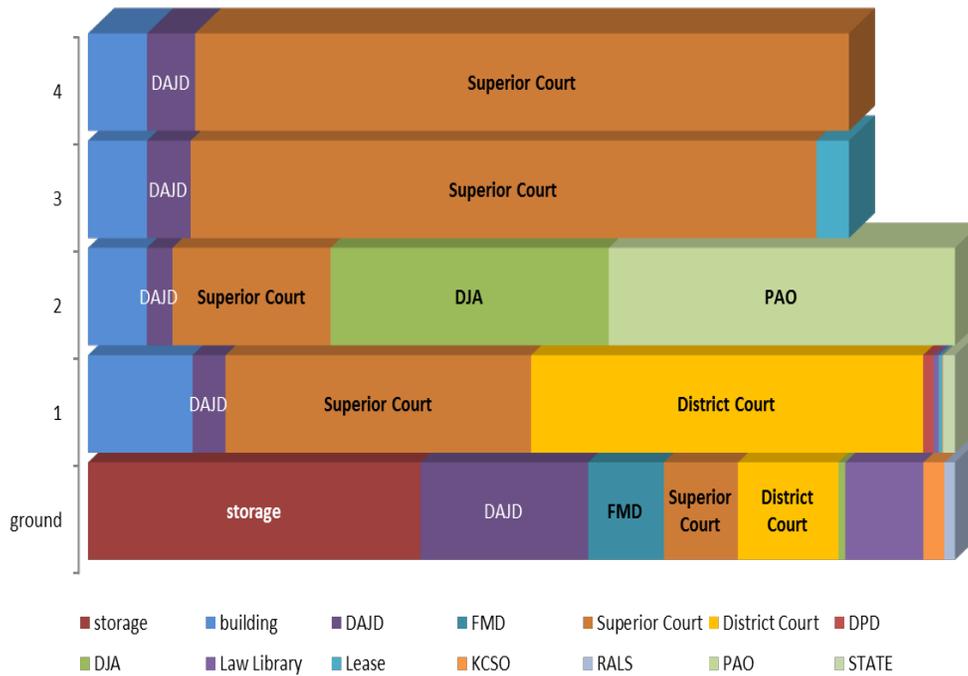
a) *Future Need*

Accommodating growth in this building by any of its existing tenants is problematic because:

- There is no significant vacant space;
- Creating capacity would require reconfigurations; and
- Creating capacity would probably require reallocating space between tenants who are currently close to full capacity.

2016 Real Property Asset Management Plan

Maleng Regional Justice Center - 2016



b) Implementation Plan Updates – Current and Planned

The Sheriff’s Criminal Investigation Division (CID) was relocated from the MRJC in 2014, freeing 19,775 USF/21,747 RSF for District Court to relocate from Renton. Once completed, the secured garage previously used by CID was available and divided into storage spaces for the tenants of the MRJC.

Moving District Court to the MRJC also required the Prosecuting Attorney’s Office to relocate staff previously located in Burien. By realigning the existing space, Superior Court was able to vacate some space and make it available for reconfiguration and occupancy by PAO.

The status of the MRJC objective identified in the 2013 RAMP is listed below:

| Objective | Status |
|---|----------|
| Consolidate South County District Court Functions | Complete |

2016 Real Property Asset Management Plan

7. Blackriver Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|------------------|
| Year Built | 1990 |
| Building Net Square Footage | 66852 |
| Construction Class | STRUCTURAL STEEL |
| Lot Size | 214079 |
| Present Use | Office Building |
| Views | No |
| Waterfront | No |

Growth Forecast and Mid-Term Space Implications – Blackriver

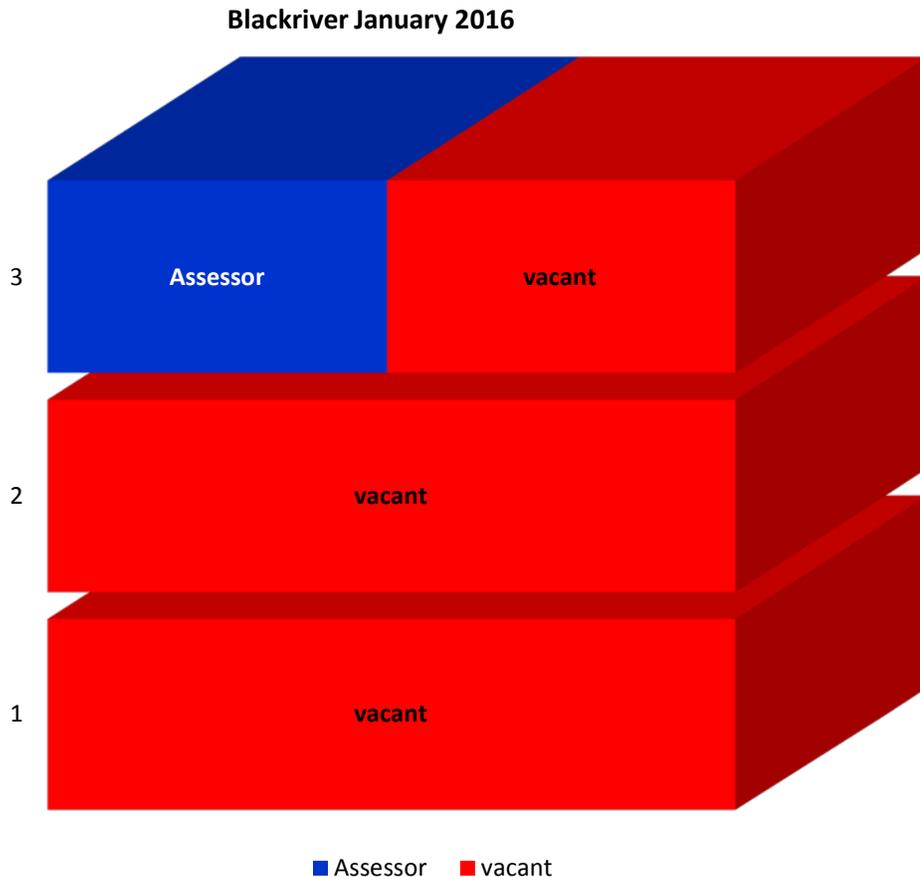
| Blackriver Building | | | | | | | | |
|---------------------|----------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 3 | Assessor | 81 | 11187 | 12265 | 81 | 0 | 0 | 0 |

This building was marketed for sale with a planned leaseback of a portion of the building now occupied by the Assessor's Office, but was taken off the market because the only purchase offers were lower than expected, and because other potential county uses emerged. There have

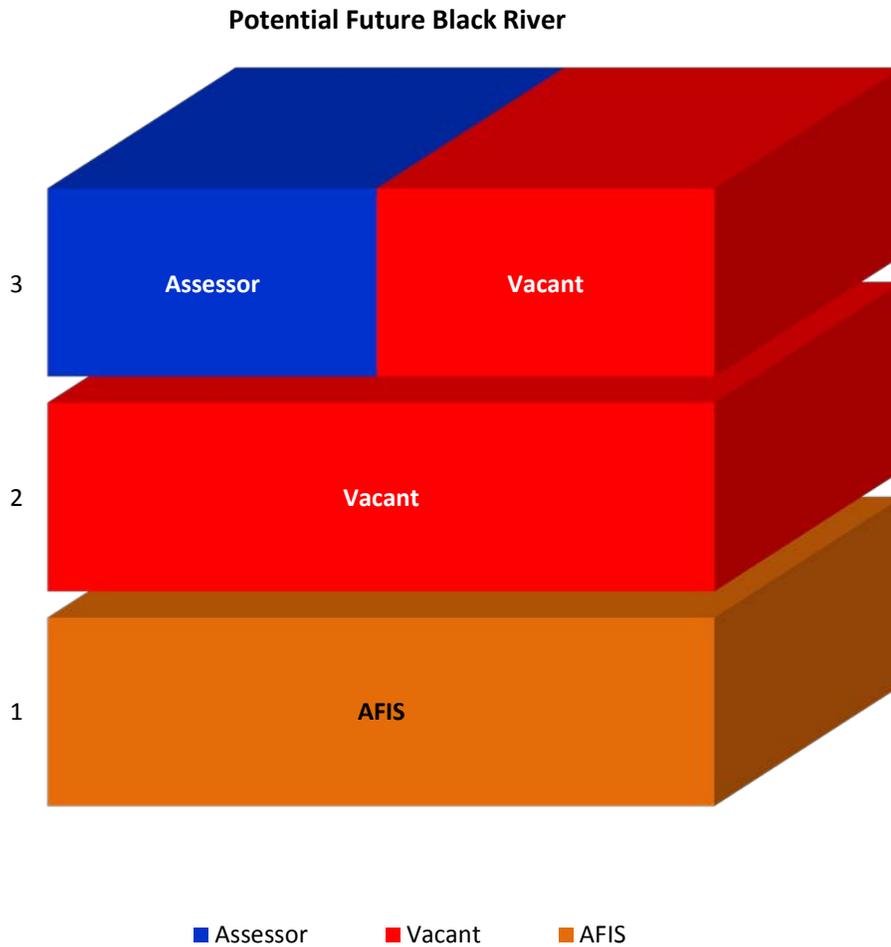
2016 Real Property Asset Management Plan

been a number of considerations for short- and long-term occupancy of this building, including an interim or permanent location for Community Corrections, which would have occupied at least one floor, though that no longer looks workable.

The Blackriver Building currently is the prime potential site for the Automated Fingerprint Identification System (AFIS), which would occupy at least a floor. The remaining vacant space would remain available to accommodate short-term “surge” requirements related to major construction projects, for use by other county agencies, or for outside leasing. FMD’s Real Estate Services Section is currently discussing a potential short-term lease in the building for some State of Washington programs.



2016 Real Property Asset Management Plan



The statuses of the Blackriver building objectives identified in the 2013 RAMP are listed below:

| Objectives | Status |
|---|--------------|
| Sell this building as surplus | Not for Sale |
| Accommodate other county functions as deemed appropriate and for convenience | Under Review |
| Improve the efficiency and utility of any county tenancy remaining after sale | Not for Sale |
| Move toward a more integrated workplace in accordance with 2013 RAMP Strategy 9 | No |

2016 Real Property Asset Management Plan

8. Replacing Youth Services Center with Children and Family Justice Center



The front entry to the future Children and Family Justice Center

Courtrooms, administrative offices and juvenile detention facilities sited at the King County Youth Services Center (YSC) are currently housed in three conjoined buildings: the Alder Wing, built in 1951, Alder Tower, built in 1972, and the Spruce juvenile detention facility built in 1991.

After estimating the costs of renovation with a price tag of over \$40 million just to replace the existing YSC's core operating systems, the King County Executive, Superior Court, and County Council decided that it was time to replace both facilities at the same time. In August 2012, King County voters agreed when they passed a levy for its replacement.

The voter-approved Children and Family Justice Center will replace the outdated Youth Services Center with a trauma-informed facility that provides modern youth and family court services as well as a flexible and therapeutic juvenile detention center.

The \$212 million (including a \$1.9M appropriation added in February 2015) Children and Family Justice Center project will consolidate youth and family court services, replace the current deteriorating court and juvenile detention facilities, and create a civic campus benefiting the facility users/staff and the surrounding neighborhood. A few of its highlights include:

- Up to four hours of free daycare center service
- More space for youth and family programs
- A resource center connecting youth and families with services in their communities
- A trauma-informed and flexible juvenile detention facility with nearly half the beds currently available today
- Conference space for community use
- Eco-friendly design
- Bike & pedestrian paths on Alder Street
- Public open areas

Construction at 12th Avenue and Alder Street in Seattle's Central District will begin in 2016. The new center is scheduled to open in 2020. (See "Parking Program Changes" in Section II.B for a summary of impacts to parking at the site during construction.)

9. Harborview Hall Redevelopment



Harborview Hall, on Seattle's First Hill, was constructed in 1931 as the architectural companion to the Harborview Hospital's Center Tower. The eleven-story structure was originally the living quarters for University of Washington nursing students. In the late 1940s history was made when the first African Americans enrolled in the nursing program.

Following construction of the University Hospital in the 1960s, Harborview Hall was converted to offices and research laboratories. At one time it was also used as a King County courtroom. Although there have been many interior changes, several historic features remain and the exterior retains the historic art deco façade.

Members of the architectural, development, and historic preservation communities are encouraging the adaptive reuse of Harborview Hall, not only because of its historic and cultural significance but also because adaptive reuse is consistent with the sustainability goals of our region. The project meets the King County 2015 Strategic Climate Action Plan goals by reusing the existing building and installing energy efficient mechanical and electrical systems. Redevelopment of the site would provide approximately 100,000 square feet of usable space in an area expected to experience strong tenant growth.

A development team's preliminary concepts preserve the original west exterior façade, and seismically support the building with a buttress on the east side. The building will be flexibly designed to support general offices, medical offices, and clinical and lab spaces. The design also proposes pathways through and around the building and other potential design features to alleviate the building mass in response to community concerns.

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Under the adaptive reuse proposal a dedicated, permanent open plaza is planned along the east side of the building, open to the sunlight, and providing easy public access and connectivity to the “pocket park” concept included in the Yesler Terrace development. The adaptive reuse open space will 1) be slightly larger than the original planned space; 2) provide better daylight and access; and 3) provide patients, building tenants, and the public with a lasting, dedicated open space. FMD and the development team are also looking at options for acquisition or long-term lease of parking space adjacent to the campus. Construction of this project is being planned under a developer-delivered (lease/leaseback) model. The redevelopment plan includes a much-needed larger redeveloped space for Involuntary Treatment Act Court (County Council Motion 14370).

Next Steps

A recommendation will be forwarded soon to the King County Council amending the current Harborview Hall capital project scope to allow for the possible “adaptive reuse” of the building. If approved, and should the subsequent predevelopment work culminate with a Guaranteed Maximum Price within acceptable financial parameters, legislation will be transmitted to the County Council requesting their approval of the adaptive reuse project.

D. Longer-Term Initiatives

1. Introduction – Long-Term Facility Planning

While the previous section presents an overview of current space use and near-term needs for county agencies in the majority of county facilities managed by FMD, this section presents current efforts to provide long-term facility planning. King County's depth of and approach to long-term space and facility planning has varied over the years based on the magnitude of county need and the availability of financial resources to support the efforts. From 2003 through 2014 FMD had dedicated facility strategic planning staff and resources known as the Strategic Initiatives Unit to address facility needs beyond the five-year time frame used for current and near-term facility management. In addition to supporting FMD's periodic update of the RAMP, the team worked with county organizations to assess long-term facility needs in response to changed operational conditions over various time horizons. Examples of these projects include:

- DAJD / CCD Space Planning and Alternatives,
- KCSO Criminal Investigation Division Relocation Planning,
- Criminal Justice Facility Analysis,
- Criminal Justice Integrated Facilities Master Plan,
- Facility Alternatives for Public Health/NeighborCare Strategic Partnership,
- Criminal Intelligence Unit Planning and Space Options,
- Work Release (WER) alternative facilities, and
- Records and Archives Space Options and Alternatives.

As part of the necessary reductions for the 2015–2016 budget, associated staffing resources were reduced and FMD is not able to provide consistent long-term, strategic facility planning in a comprehensive manner. Currently, FMD provides long-term strategic facility planning on a more limited, project specific basis when the effort has been specifically funded such as the relocation of the AFIS fingerprint lab or identification of facility options for Metro Transit Police. Despite the loss of dedicated staff, FMD still strives to address longer term, strategic facility considerations when working with customer agencies to develop options for near-term facility needs.

2. Downtown Civic Campus Scoping and Methodology Proposal

FMD has undertaken the development of a scoping report on the County's future operational and space needs in the downtown Civic Campus as a whole, in accordance with a proviso in King County Ordinance 17941, Section 121. The scoping report is being transmitted concurrently with the 2016 RAMP update. The scoping report will include a high-level three-year schedule with a cost estimated to be approximately \$3.5 million. If funded at a later date this planning project scope will lay out a proposal to develop:

- The vision for the Civic Campus Plan,
- The condition of each building,
- Facility needs including related parking,
- Alternatives analyses, and
- Opportunities and recommendations for addressing space needs for the next ten years and beyond in the downtown Civic Campus.

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The baseline occupancy and near-term space need forecasts presented in the previous section will be a useful input to the civic campus planning effort, should it be approved and funded. Per the proviso, the scoping report will include:

A plan for identification of the tenants future operational and space needs within King County's downtown Seattle Civic Campus through 2025, including but not limited to, total useable square feet, a list of current King County operations, staffing and space utilized at each location, current unoccupied, useable square feet at each location, and potential funding alternatives, including public/private partnerships. The civic campus shall include, but is not limited to, the following properties and the tenants thereof:

- (2) The King County Courthouse;*
- (3) The Chinook Building;*
- (4) The King County Administration Building*
- (5) Vacant land adjacent to the Goat Hill Parking Garage;*
- (6) The Yesler Building;*
- (7) Fourth and Jefferson Building*

While the above-mentioned primary office buildings will be the focus of the study to address meeting space needs in the downtown Civic Campus over the next ten years and beyond, three nearby County buildings are also being addressed as a component of the study due to their proximity within or near the Civic Campus. These three buildings have the ability to contribute to the options and opportunities offered to meet future space needs within the downtown core area. These additional buildings are:

- (8) King Street Center;
- (9) The King County Correction Facility; and
- (10) Goat Hill Garage.

3. King County Courthouse Revitalization Project

The 2015—2016 biennial budget included funding to complete a comprehensive assessment of the Courthouse building systems and the capital projects recommended to address identified infrastructure repair and replacement needs. Although the General Fund's revenue growth remains insufficient to address the backlog of needed major maintenance work, the report will provide the data necessary to adequately assess risk, prioritize projects, and provide the cost information necessary to develop building alternative and financing scenarios. The report will include the following information:

- A building alternative analysis;
- A list of possible projects, reported by system or task;
- The estimated costs for each possible project, reported by system or task;
- A risk assessment and any risk mitigation plans for possible projects;
- A prioritization for possible projects;
- The estimated timelines for possible projects;
- The status of locating as-built structural documentation, or developing new documentation if required;
- A discussion of the historical significance of the building and how the historical designation could affect the project; and
- Any work done to investigate or access state, federal, or other funding sources in support of the project.

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This effort will be a useful input to the civic campus strategic facility planning process should it be approved and funded.

4. Archives and Records Center (ARC) Warehouse



ARC – Street view



ARC – Aerial view

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FMD and King County Records and Licensing Division have been working for many years to understand the immediate and long-term facility needs of the Archives and Records Management function of the division. The County is at an important decision point regarding ARC facilities.

Their primary facility, at 1215 E Fir Street in Seattle, comprises two buildings on a single lot, one of which is the former King County Elections Warehouse. King County Records & Archives now occupies both buildings. They were constructed in 1952 and occupy a net area of 59,000 square feet on the 75,251 square foot lot. The County's archived records collection has recently exceeded the capacity of the climate-controlled building and the building is experiencing a shortage of space available to provide customer service. The Seattle Housing Authority continues to express interest in purchasing at least a portion of the site to develop affordable housing.

This is the County's third oldest facility, and is in need of updates, repairs, or replacements of many of its systems, to the point that these buildings are no longer adequate for their current use. One common indicator of building condition is the Facility Condition Index (FCI), which is explained in "Inadequacies in General Government Facilities Major Maintenance Funding" in Section II.B. The FCI for the ARC was calculated in 2013 by Meng Analysis, the consulting firm retained to assess the conditions of 30 general government facilities. Meng calculated the ARC's FCI to be 25.2 percent, which is the highest (worst) of all the county buildings it assessed.

In 2011 the Recorder's Office transferred all recorded documents at least six years old from the King County Administration Building to the King County Archives at the ARC. According to the Recorder's Office this transfer led to an 8,600 percent increase in onsite customer traffic and an overall 300 percent increase in research requests, with no increase in staff. Existing staff work space was repurposed to accommodate the space needed to meet the increased customer service demand with minimal cost to the County but this resulted in crowded conditions, with 5.5 FTE and a varying number of volunteers working in a 406-square-foot office space.

The seven Records and Management program staff and the section manager are located in the Graybar Building, 416 Occidental Avenue South, and provide records management services throughout the County, including working on the Executive's 2013 Records Management Initiative. This initiative is designed to implement records management best practices by providing agencies with the tools necessary to manage their records. The lease on the Graybar Building expires in 2019 at which time the Records Management staff will need to be relocated.

Several options for the two buildings have been examined in recent years, and FMD and RALS continue to explore new approaches for accommodating ARC's current and future archive and record storage warehouse needs. The scale and scope of the work will be subject to limited resources in both agencies. Some of the options explored for the ARC include:

- Remaining on site;
- Relocating the Records Center to an alternative location while the Archive function remains on site;
- Temporarily relocating the entire ARC to a shared location outside of the downtown core;
- Establishing a joint public partnership with other agencies seeking additional warehouse space;
- Seeking a long-term lease location for alternative warehouse space for the ARC.

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The interest of Seattle Housing Authority in acquiring a portion of the site will be considered in the evaluation of different options to meet the ARC's facility needs. Recent market trends show a significant increase in the cost per square foot for properties located in or near the downtown area, so utilizing revenues from selling this facility could provide a source of funds to partially finance replacement options in a less costly location.

5. Space Needs for the Department of Public Defense

The Department of Public Defense (DPD) was established as a division of King County as the result of a court decision in 2013. Four non-profit public defense agencies coalesced into one King County department, all with varying locations, organizational structures, and working environments. These agencies are located in leased spaces at a number of sites in Seattle and one in Kent. It is desirable for organizational and financial reasons to move DPD employees from leased space into consolidated facilities, preferably located within convenient access to the downtown Seattle King County Courthouse, the Youth Services Center and the Involuntary Treatment Court in Seattle's First Hill neighborhood, and Maleng Regional Justice Center in Kent.

Early analysis indicated that the Yesler Building could be a workable location for DPD staff currently located in many of the Seattle locations, especially because much of the building had already been vacated with the intent of selling it. The planning effort for that project stalled after it became clear that suitable relocation sites were going to be very difficult to find for DAJD's Community Center for Alternative Programs (CCAP) and Community Work Program (CWP), Yesler Building's principal remaining occupants. While leased relocation space has been found for CWP, replacement location options for the larger CCAP are expensive. The challenge of relocating CCAP created considerable delay in the project schedule and the estimated project costs for the Yesler Redevelopment have increased. Accordingly, given the project delay and cost increases, the county is evaluating whether a leased space alternatives would better address DPD's immediate facility need for consolidated office space downtown.

Three Divisions of DPD – the Associated Counsel for the Accused Division, the Society of Counsel Representing Accused Persons Division; and The Defender Association Division – are currently renting space near the RJC, in the Meeker Street Law Building in Kent. One portion of that location currently exceeds acceptable density under King County space standards and lacks efficient working and meeting space. FMD is currently negotiating expansion space for the Kent staff in the Meeker Building, and possible additional leased space nearby, in the interim until a centralized Kent location is established.

The need for Public Defense space in Kent will be an ongoing one and FMD is recommending evaluating longer-term leasing costs versus the cost of county-owned property. There are three options that should be considered:

- Construction of a new building on the current MRJC parcel,
- Purchase of a building in Kent, or
- Continue leasing space for DPD.

FMD desires to complete this evaluation within the next two years, which would coincide with the expiration of the lease in 2017.

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6. Managing Facilities Associated with King County Public Health

Providing access to health and human services for King County residents – particularly those groups who are low-income, at-risk, or without other care resources – is a core King County function fulfilled by the Department of Public Health–Seattle King County (DPH) and by the Department of Community and Human Services (DCHS). Although a critical service for the residents of King County, since 2013 DPH has experienced significant financial challenges in several lines of business. To help reduce operating costs, DPH and FMD have evaluated all facility needs including the use of office space and alternative approaches to clinic facilities, including shedding assets that are not required and partnering with community-based organizations. As DPH continues to evolve its service delivery models, FMD continues to provide facility planning and management services.

In addition to DPH's ongoing financial challenge for core services, external funding from partnerships, grants, one-time revenues, and other sources that account for a significant amount of DPH revenues can vary from year to year, creating new space needs. One example is the recently-passed \$390M Best Starts for Kids levy, which is described in more detail below. Meanwhile, other programs will continue to face ongoing structural funding inadequacies. The resulting fluctuations in the levels of service DPH provides can provide make it challenging to project its facility needs beyond the short term. Still, FMD continues to support DPH and DCHS efforts to reduce facility overhead costs by helping them find and move to locations where partnerships and integrated services can be brought under the same roof or onto the same campus, and by surplus or repurposing costly buildings that are no longer needed.

The following FMD / DPH initiatives reflect these efforts:

North Public Health Center Demolition: Partnership with NeighborCare Health

The North Public Health Center building on Meridian Avenue N. in Seattle has been demolished, and a large portion of the site leased for the Meridian Center for Health, a new building recently built by NeighborCare Health, a Seattle-based organization of community health centers. DPH currently operates its Maternity Support Services and Women, Infants, and Children programs from the Meridian Center for Health.

Auburn Post Office Building Sale

After many years on the market the former Auburn Post Office Building, which was occupied by Public Health from 1963 through 2008, is in the process of being sold to the City of Auburn. Proceeds will be applied as a one-time cash infusion into the Public Health Fund.

Auburn Clinic Lease Renegotiation

The Auburn Clinic Lease has been renegotiated, which has reduced DPH operating expenses.

Renton Public Health Clinic Sale

Now that DPH has moved Renton clinic operations from its former location into new space leased from the Renton Technical College, FMD is marketing the former Renton Health Clinic site with the assumption that sale proceeds will be applied to the Public Health Fund.

Northshore Public Health Center Sale

The Northshore Public Health Center is located on NE 145th Street, between Kirkland and Bothell. This building, built in 1993 using general obligation bonds, has been partially vacant since 2013. FMD has contacted numerous agencies, internal and external, in an effort to lease the remaining space; more recently, FMD and DPH met with two outside organizations that

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expressed interest in buying the building. Both involve selling the facility, with revenue from the sale expected to provide funds for reducing the DPH funding deficit. One option would have DPH leasing some of the space back from the new owner, while the other would require relocating DPH's services to a new space.

Over the past three years DPH and FMD have focused on reducing the cost of facilities for the department given the contraction of their core business area. Looking forward, however, DPH is anticipating limited programmatic growth in two areas. On November 3, 2015 residents in King County passed a six-year property tax levy to fund Best Starts for Kids (BSK). The BSK levy is projected to generate a total of approximately \$390 million in revenues over the six-year levy period with a significant expansion of services to children. BSK is a prevention-oriented regional plan that is aimed at supporting the healthy development of children and youth, families, and communities across the county. Various components of the program will be administered by the Department of Public Health and the Department of Community and Human Services.

FMD will need to address projected growth in staffing for this expanded program and evaluate whether changes are needed to King County's real property portfolio. The current assumption is that any new staff supporting this program would be located in the Chinook Building, but in the longer term the redevelopment of the Harborview Hall located on the Harborview Campus is still under consideration and may be an option to accommodate additional staff who need to be located in downtown Seattle. (See "Harborview Hall Redevelopment" in Section III.C.)

DPH has requested support from FMD to secure additional office space for their second growing programmatic area, the Environmental Health Division. Over the next three years Environmental Health is anticipating significant staff growth in the Food Protection, Drinking Water, and Septic programs. Anticipated growth is also dependent on decisions made by the County Board of Health and County Council in 2016.

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IV. Building Data and Acronyms

A. County-Owned Buildings Managed by FMD

| Building | Total Gross Sq Ft | Address | Current & Future Use Status |
|-----------------------------------|-------------------|---------------------------------|--|
| Alder Youth Services Center | 191,870 | 1211 East Alder, Seattle | Redevelopment Pending |
| Auburn Health Clinic (Former) | 8,182 | 100 Auburn Way NE, Auburn | Mothballed |
| Barclay Dean Building | 19,207 | 4623 7th Ave S, Seattle | Fully Occupied |
| Blackriver Building | 74,280 | 900 Oakesdale Ave SW, Renton | Taken off market for County use |
| Burien District Court | 23,886 | 601 SW 149th St, Burien | Fully Occupied |
| Chinook Building | 292,171 | 401 5th Ave. Seattle | Reconfigured some offices/floors. Future use pending Civic Campus Study, if funded |
| Earlington Building | 94,790 | 919 SW Grady Way, Renton | Fully Occupied |
| Eastgate Health center | 24,260 | 14350 SE Eastgate Way, Bellevue | Partially Mothballed |
| Federal Way Public Health Center | 23,700 | 33431 13th PI S, Federal Way | Occupied w/ Lease |
| Fourth Ave & Jefferson St. | 8,000 | 420 4th Ave. Seattle | Temp. Homeless Shelter |
| Issaquah District Court | 16,666 | 5415 220th Ave SE, Issaquah | Fully Operating District Court |
| King County Administration Bldg. | 234,243 | 500 4th Ave, Seattle | Future use pending Civic Campus Study, if funded |
| King County Correctional Facility | 385,274 | 500 5th Ave, Seattle | Future use pending Civic Campus Study, if funded |
| King County Courthouse | 540,360 | 516 3rd Ave, Seattle | Future use pending Civic Campus Study, if funded |
| Maleng Regional Justice Center | 589,542 | 401 6th Ave N, Kent | CID space vacated & space converted for KCDC/ KCSC/ DAJD |
| North Public Health Center | | 10501 Meridian Ave N, Seattle | Demolished |
| Northshore Public Health Center | 16,277 | 10808 NE 145th St SE, Bothell | For Sale |
| Orcas Building | 27,680 | 707 S Orcas St, Seattle | Fully Occupied |
| Precinct #2 Kenmore | 9,189 | 18118 73rd NE, Bothell | Mothballed |
| Precinct #3 Hicks Rayburn Bldg. | 14,542 | 22300 SE 231st St, Maple Valley | Fully Operational |
| Precinct #4 Burien | 23,886 | 14905 6th Ave SW, Burien | Fully Operational |
| RASKC Animal Control Center | 9,877 | 21615 64th Ave S, Kent | Fully Occupied |
| Ravensdale Gun Range | 1,920 | 26520 292nd Ave SE, Ravensdale | Existing long term lease |
| Records and Archives Buildings | 59,000 | 1215 E Fir St, Seattle | Future use pending study of alternatives |
| Redmond District Court | 11,996 | 8601 160th Ave NE, Redmond | Fully Operating District Court |

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| Building | Total Gross Sq Ft | Address | Current & Future Use Status |
|---|--------------------------|---------------------------------|--|
| Regional Communications and Emergency Coordination Center | 34,870 | 3511 NE 2nd St, Renton | Fully Occupied |
| Renton Public Health Center | 8,634 | 3001 NE 4th St, Renton | Mothballed / for sale |
| Shoreline District Court | 11,895 | 18050 Meridian Ave N, Shoreline | Fully Operating District Court |
| Yesler Building | 114,395 | 400 Yesler Way, Seattle | Future use pending Civic Campus Study, if funded |
| Total: | 2,870,592 | | |

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B. Leases

| Building | Address | Total Sq. Ft. | Lease Ending Date | Annual Lease Rent |
|--|---|---------------|-------------------|-------------------|
| Auburn Fire Department | 1101 D Street NE, Auburn WA 98002 | 480 | 12/31/2014 | \$2,522 |
| Auburn Public Health Clinic | 901 Auburn Way N, Auburn WA | 8,500 | 7/31/2018 | \$254,227 |
| Bellevue Probation Office | 13680 NE 16th St, Bellevue WA | 3,600 | 5/31/2016 | \$125,201 |
| Birch Creek Public Health Center (Kent) | 27360 129th PL SE, Kent, WA | 1,760 | | \$33,674 |
| Canal Place | 130/150 Nickerson St, Seattle WA | 9,707 | 5/31/20 | \$228,024 |
| Carnation Hopelink | 31957 E Commercial St, Carnation WA | 334 | | \$1,608 |
| Columbia Public Health Center (South Seattle) | 4400 37th Ave S, Seattle WA | 19,666 | 4/30/2017 | \$179,354 |
| Downtown Public Health Center (Seattle) | 2124 4th Ave, Seattle WA | 25,497 | 5/31/2021 | \$780,483 |
| Dutch Shisler Sobering Support Center | 1930 Boren Ave, Seattle WA | 100 | 7/18/2016 | \$12,000 |
| Exchange Building | 821 2nd Ave, Seattle WA | 15,103 | 9/30/2015 | Prepaid |
| Exchange Building | 821 2nd Ave, Seattle WA | 16,683 | 9/30/2015 | \$634,445 |
| Exchange Building 4th floor | 821 2nd Ave, Seattle WA | 554 | 9/30/2015 | |
| Fire Dist. # 44 (Black Diamond/Enumclaw) | 39404 244th Ave SE, Enumclaw WA | 1,680 | 12/31/2015 | \$5,493 |
| Graybar Building | 416 Occidental Ave S, Seattle WA | 33,000 | 6/30/2019 | \$347,604 |
| Harborview Medical Center | 325 9th Ave, Seattle WA | 56,552 | 12/31/2014 | \$735,660 |
| Ingraham High School Clinic | 1819 N 135th St, Seattle WA | 200 | 6/30/2015 | Free |
| MaKensay Real Estate Service | 1401 E Jefferson St, Seattle WA | 6,218 | 7/31/2017 | \$141,459 |
| KCSO Storefront | 9609 16th Ave SW, White Center WA | 1,066 | Monthly (MRA) | \$12,120 |
| KCSO Storefront | Unit 432; 806 SW 99th St, Seattle WA | 850 | MRA | Free |
| KCSO Storefront | Snoqualmie Pass Community Center, Snoqualmie Pass, WA | 200 | MRA | \$2,268 |
| KCSO Storefront | 12629 Renton Ave S. Seattle WA | 1,216 | 12/31/2015 | \$19,200 |
| KCSO Storefront | 11846 Des Moines Memorial Dr, Seattle WA 98168 | 1,165 | MRA | \$12,000 |
| Kent Fire Department #75 | 20676 72nd Ave S, Kent WA | 1,280 | 12/31/2014 | \$11,590 |
| Kent Fire Department #76 | 15635 SE 272nd St, Kent WA | 1,367 | 12/31/2014 | \$11,590 |
| King County Medic One Administration | 7064 S 220th St, Kent WA | 4,700 | MRA | \$64,004 |
| Lake City Dental | 12355 Lake City Way NE, Seattle WA | 3,370 | 12/31/2014 | \$90,576 |
| Lucille Street Public Health Distribution Center | 56 S Lucille St, Seattle WA | 5,625 | 12/31/2016 | \$27,600 |
| Marine Patrol | Vasa Park Lake, Sammamish WA | 875 | | Free |

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| Building | Address | Total Sq. Ft. | Lease Ending Date | Annual Lease Rent |
|--|--|---------------|-------------------|-------------------|
| Marine Patrol | Carillon Point Marina, Kirkland WA | 1,066 | MRA | \$23,452 |
| Medic(S King Fire Station #66) | 27010 15th Ave S, Des Moines, Washington | | 12/31/2013 | Free |
| Medic 13 (S King Fire Station #26) | 2238 S. 223rd St, Des Moines WA 98198 | 1,100 | 12/31/2015 | \$17,273 |
| Muckleshoot Tribal Health Clinic WIC | 39015 172nd Ave SE, Auburn WA | 490 | MRA | Free |
| North Bend Health Center / Snow Valley Children's Services | 1407 Boalch Ave NW, North Bend WA | 100 | MRA | \$1,320 |
| Prefontaine Building | 101 Prefontaine Ave S | 10,000 | 12/31/2016 | \$715,771 |
| Rainier Beach High School Teen Clinic | 8815 Seward Park Ave S, Seattle WA | 416 | 6/30/2019 | Free |
| Redmond Town Court | 16625 Redmond Way, Redmond WA | 205 | MRA | \$3,600 |
| Renton Probation Office | Earlington Office Plaza 451 451 SW 10th St, Suite 200, Renton WA | 3,474 | 9/30/2015 | \$69,480 |
| Renton Public Health Center, Dental Clinic | 10700 SE 174th St, Suite 101, Renton WA | 1,734 | 12/31/2011 | \$54,286 |
| Shoreline Family Support Center WIC | 17018 15th Ave NE, Seattle WA | 370 | MRA | \$ 708 |
| South King County Fire Station #64 | 3700 S 320th St, Federal Way WA 981001 | 800 | 12/31/2015 | \$11,043 |
| Washington State DOC | 1025 S. 320th #101 F.W. | 580 | MRA | Free |
| Woodinville Cottage Lake Community Service Center | 19145 NE Woodinville-Duvall Rd, Woodinville WA | 1,000 | MRA | \$24,675 |
| YWCA Health Clinic | 2024 3rd Ave Seattle WA | 1,070 | 7/31/2014 | \$28,000 |
| Meeker Street Law Building | 425 Meeker Street, Kent, WA | 24,370 | 9/30/2015** | 603,156 |
| MRM Watermark LLC | 1109 1 st Ave Suite 300, Seattle WA | 1,8521 | 6/30/2017 | \$500,067 |
| Jefferson St Building | 1401 E Jefferson St, Seattle WA | 4,429 | 6/30/2020 | \$86,366 |
| KBS SOR Central Bldg. | 810 3 rd Ave Seattle, WA | 20367 | 12/31/2021 | \$470,496 |
| King Co. FPD#27 | 4301 334 th PI SE, Seattle WA | 300 | 12/31/2015 | \$3,000 |
| US Forest Service | 902 SE N. Bend Way, North Bend WA | 21,780 | 12/31/2018 | \$2,250 |
| Michaelidis and Michaelidis | 2106 2 nd Ave, Seattle WA | 7,000 | 9/30/2020 | \$164,500 |
| PAO/Family Support | 724 W. Smith St., Kent WA | 6,090 | 8/31/2021 | \$162,466 |
| Institute for Family Development | 34004 16 th Ave S, Federal Way WA | 3,222 | 12/31/2015 | \$59,607 |
| Courtney, David & Nancy | 13680 NE 16 th St, Bellevue WA | 3,600 | 5/31/2016 | \$125,201 |
| King County - DCHS | 2106 2 nd Ave, Seattle WA | 3,378 | 9/30/2020 | \$79,383 |
| Seattle School District | 5511 15 th Ave So., Seattle WA | 200 | 6/15/2015 | \$0.00 |
| Vashon United Methodist | 17928 Vashon Highway SW, Vashon | 500 | | \$1,440 |
| City of Renton FPD | 211 Mill Ave So., Renton WA | 1,780 | 12/31/2015 | \$15,358 |
| SeaTac | 3215 S 152 nd St., SeaTac | 1,800 | 12/31/2017 | \$11,152 |
| Warehouse | 19240 Des Moines Memorial Dr., Des Moines WA | 6,477 | 3/31/2020 | \$63,108 |

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| Building | Address | Total Sq. Ft. | Lease Ending Date | Annual Lease Rent |
|-------------------|--|---------------|-------------------|-------------------|
| Warehouse | 855 S 192 nd St. SeaTac, WA | 20,399 | 2/29/2020 | \$168,756 |
| Curran/Suhrco | 14201 SE Petrovitsky Rd. Renton WA | 1,000 | 12/31/2014 | \$15,972 |
| City of Skykomish | 110 Railroad Ave West Skykomish WA | 200 | | \$12.00 |
| Data Center | Olympia | 500 | | \$79,344 |
| Data Center | 3355 S 120 th Pl Seattle WA | 7,492 | 5/31/2021 | \$954,085 |
| Data Center | 220 M St. NE Quincy WA | | 4/30/2020 | \$76,800 |
| Server Room | 3311 S 120 th Pl | 300 | 11/30/2020 | \$1,545 |

*Does not include annual operating costs not included in annual lease rent.

**Council appropriation pending for three year renewal to 2018

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C. Acronyms

| Acronym | Meaning |
|---------|--|
| ADA | Americans with Disabilities Act |
| AFIS | Automated Fingerprint Identification System |
| ARC | Archives and Records Center |
| ATM | Automatic Teller Machine |
| BOMA | Building Owners and Managers Association |
| BOOC | Building Occupancy and Overhead Charge |
| BRC | Business Resources Center |
| BSK | Best Starts for Kids |
| CAFM | Computer-Aided Facility Management |
| CCAP | Community Center for Alternative Programs |
| CFJC | Children and Family Justice Center |
| CID | Criminal Investigation Division |
| CIP | Capital Improvement Project (or Program) |
| CIU | Criminal Intelligence Unit |
| CWP | Community Work Program |
| DAJD | Department of Adult and Juvenile Detention |
| DCHS | Department of Community and Human Services |
| DDES | Department of Development and Environmental Services |
| DES | Department of Executive Services |
| DJA | Department of Judicial Administration |
| DNRP | Department of Natural Resources and Parks |
| DOE | Department of Ecology |
| DOT | Department of Transportation |
| DPD | Department of Public Defense |
| DPER | Department of Permitting and Environmental Review |
| DPH | Department of Public Health – Seattle King County |
| DSHS | Department of Social and Health Services |
| EAP | Employee Assistance Program |
| EPA | Environmental Protection Agency |
| FBOD | Finance and Business Operations Division |
| FCI | Facility Condition Index |
| FMD | Facilities Management Division |
| FRED | Fund to Reduce Energy Demand |
| FTE | Full Time Equivalent |
| GF | General Fund |
| GHG | Greenhouse Gas |
| HMC | Harborview Medical Center |
| HR | Human Resources |
| HRD | Human Resources Division |
| HVAC | Heating Ventilating and Air Conditioning |
| ID | Identification |
| IT | Information Technology |

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| | |
|--------|---|
| IWMS | Integrated Workplace Management System |
| K.C.C. | King County Code |
| KCCF | King County Correctional Facility |
| KCCH | King County Courthouse |
| KCIT | King County Information Technology (Department) |
| KCSO | King County Sheriff's Office |
| KSC | King Street Center |
| LCCA | Life Cycle Cost Analysis |
| LEED | Leadership in Energy and Environmental Design |
| LTL | Long Term Lease |
| MBTU | Million British Thermal Units |
| MMRF | Major Maintenance Reserve Fund |
| MPSI | Major Projects and Strategic Initiatives |
| MRJC | Maleng Regional Justice Center |
| MUP | Master Use Permit |
| O&M | Operations and Maintenance |
| OCR | Office of Civil Rights |
| OCROG | Office of Civil Rights and Open Government |
| OEFA | Office of Economic and Financial Analysis |
| OEM | Office of Emergency Management |
| OLR | Office of Labor Relations |
| PAO | Prosecuting Attorney's Office |
| PSB | Office of Performance Strategy and Budget |
| RALS | Records and Licensing Services Section |
| RAMP | Real Property Asset Management Plan |
| RCW | Revised Code of Washington |
| REMPOC | Real Estate and Major Project Oversight Committee |
| RES | Real Estate Services |
| RSF | Rentable Square Feet |
| SCAP | Strategic Climate Action Plan |
| USF | Usable Square Feet |
| WAN | Wide Area Network |
| WER | Work Education Release |
| WLR | Water and Land Resources (division) |
| YSC | Youth Services Center |



9/1/16
S1 – RAMP Striker

KMC Sponsor: Dembowski
Proposed No.: 2016-0159

1 **STRIKING AMENDMENT TO PROPOSED ORDINANCE 2016-0159, VERSION**

2 **1**

3 On page 1, beginning on line 8, strike everything through page 4, line 53, and insert:

4 "BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 **SECTION 1. Findings:**

6 A. K.C.C. 20.12.100 requires the county executive to submit updates to the real
7 property asset management plan to the county council for approval every fourth year,
8 beginning on March 1, 2016.

9 B. Changed patterns of space use have resulted in opportunities to consolidate
10 agencies, to move agencies to strategic locations and to better address the county's
11 underutilized space in county facilities.

12 C. The 2016 real property asset management plan highlights important changes
13 underway in the county's real property portfolio and details the proposed near term
14 moves.

15 D. Information on opportunities, changes and near-term plans for the county's
16 real estate portfolio should be subject to council review and approval on a more frequent
17 basis than on the four-year comprehensive plan update cycle and need not be adopted
18 with the comprehensive plan.

19 E. The 2015/2016 Biennial Budget Ordinance, Ordinance 17941, Section 121, as
20 amended by Ordinance 18110, Section 55, Proviso P1, states that \$720,000 of the
21 appropriation for the capital improvement program shall not be expended or encumbered
22 until the executive transmits a scoping report on the county's future operational and space
23 needs in the downtown Seattle campus as a whole and updates the real property asset
24 management plan as mandated by K.C.C. 20.12.100 and a motion that approves the
25 report and the motion is passed by council.

26 F. The executive transmitted Proposed Motion 2016-0158, which approves the
27 scoping report on the county's future operational and space needs in the downtown
28 Seattle campus.

29 G. The 2016 real property asset management plan is submitted by the executive
30 to fulfill the remaining proviso obligation.

31 SECTION 2. Ordinance 10810, Section 1, and K.C.C. 20.12.100 are each hereby
32 amended to read as follows:

33 The ~~((2013))~~ 2016 real property asset management plan, formerly called the
34 county space plan, dated ~~((June 3, 2014))~~ March 1, 2016, and consisting of real property
35 asset management policies, practices and strategies, including planning policies, locations
36 of county agencies and implementation plans, ~~((updated 2012 work space survey results,~~
37 ~~short term space planning and))~~ planned moves and references ~~((legal authorities and))~~ to
38 King County space standards, is adopted as a component of the capital facilities element
39 of the Comprehensive Plan. The real property asset management plan dated ~~((June 3,~~
40 ~~2014))~~ March 1, 2016, shall ~~((govern development of all facility master plans, facility~~
41 ~~program plans and the capital improvement program and lease requests for space housing~~

42 ~~county agency operations))~~ guide facility planning processes, decisions and
43 implementation.

44 The executive shall update the current and future space needs and implementation
45 plans of the real property asset management plan and submit them to the council as
46 amendments to the real property asset management plan by ~~((March))~~ September 1 of
47 every fourth year, beginning on ~~((March))~~ September 1, ~~((2016))~~ 2019, ~~((as a part of~~
48 ~~Technical Appendix A and as a component to the Comprehensive Plan. Any proposed~~
49 ~~policy changes occurring within the four year period shall be included in the annual~~
50 ~~Comprehensive Plan updates in accordance with K.C.C. 20.18.030.B.7))~~ and also within
51 ninety days of any significant change in the county space plan, such as a move, sale,
52 purchase or other change, affecting fifty thousand or more square feet of useable space.

53 SECTION 3. The Real Property Asset Management Plan v1.1, dated March 1,
54 2016, included as Attachment A to this ordinance, is adopted as part of the 2016
55 Comprehensive Plan update in conjunction with Ordinance _____ (Proposed Ordinance
56 2016-0155)."

57 Delete Attachment A, 2016 King County Real Property Asset Management Plan, dated
58 March 1, 2016, and insert Attachment A, 2016 King County Real Property Asset
59 Management Plan v1.1, dated March 1, 2016.

60 **EFFECT: Decouples RAMP updates from transmittal with the King County**
61 **Comprehensive Plan and sets new conditions for when updates must occur; revises**
62 **the required components of the RAMP; and replaces the transmitted 2016 RAMP**
63 **with a version that more completely tracks changes since the 2012 RAMP update.**

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Attachment A:

2016

King County

Real Property Asset Management Plan

**Department of Executive Services
Facilities Management Division
Anthony Wright, Division Director**

Dated March 1, 2016

REAL PROPERTY ASSET MANAGEMENT PLAN

March 1, 2016

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I. EXECUTIVE SUMMARY and INTRODUCTION

The King County Real Property Asset Management Plan (RAMP) is a policy guidance document for the management of the King County real property assets for which the Facilities Management Division (FMD) is responsible. It includes space standards, current and future space needs, a policy framework regarding county facility development, and the county facility planning work program.

Because the County's facilities and real properties support the range of county activities and services, the RAMP interrelates with policy guidance and planning across county operations. However, the RAMP is fundamentally the policy guidance document for the management of the County's real property asset portfolio managed by FMD. To the extent that the RAMP conflicts with or contradicts other county declarations of operational policy, e.g. in ordinance, King County Code, or King County Council-approved plans, those directives supersede this Real Property Asset Management Plan.

The 2016 RAMP proposes amendments to the policy framework of the 2013 RAMP, updates the current and future space needs projected over the next two to four years for a majority of FMD managed facilities, sets out associated building-specific implementation plans, and presents updates to facility management practices and strategies.

Funding for this effort was not included in FMD's adopted 2015–2016 budget. In September 2015 funds initially appropriated for the King County Courthouse Revitalization capital project were repurposed with Council approval to support this work along with a scoping proposal for the potential Downtown Civic Campus Plan. Due to budget, staffing, and schedule limitations this plan concentrates primarily on general office facilities rather than on special purpose buildings such as detention facilities and those occupied by a single tenant agency.

The 2016 RAMP prioritizes updating baseline space planning data that would be needed for the development of the downtown civic campus plan (should that effort be approved and funded), the status of projects highlighted in the 2013 RAMP, and new developments in terms of near term space needs that have emerged since the last update. As a result of resource and staffing reductions in FMD, this update does not address broader, comprehensive countywide facility needs beyond the next three to four years.

Chapter II, "Facility Management Policies" includes proposed changes to policies and explanatory text (in amendment format), as well as updates regarding FMD's key operational strategies, ongoing and proposed, for implementing the RAMP policy framework. The proposed policy amendments include two new policies, deletion of four policies, revision of 14 policies, and technical correction of seven policies.

This update also consolidates RAMP-related policies that were presented in separate volumes in the 2013 RAMP by moving policies related to near-term space planning and vacation of space into a single section. The proposed reorganization of the RAMP policy framework is intended to improve FMD's implementation of the framework and more effectively communicate the framework with county agencies affected by the policies.

The second section in the chapter provides summaries of FMD's ongoing and proposed policy implementation strategies. Highlights of proposed new strategies include:

2016 Real Property Asset Management Plan – Version 1.1

- A collaborative approach to developing a standardized, comprehensive set of office space standards (“Proposal to Develop New King County Office Space Allocation Standards—A Vision for Managing General Office Space”);
- A revised approach to the way tenant agencies are charged for occupancy costs (“Proposed Restructuring of General Government Occupancy Charges”);
- A description of how FMD and KCIT propose to proceed to implement a comprehensive suite of asset management tools (“Developing Integrated Asset Management Tools”); and
- An explanation of FMD’s approach to achieving environmental sustainability in its operations (“Environmental Sustainability for King County-Owned and Leased Buildings”).

Chapter III, “Space Use and Planning” addresses the requirement of K.C.C. 2.12.100 to present current and future space needs and implementation plans. This section includes the results of the implementation plans presented in the 2013 RAMP, outlines FMD’s planning methodology and assumptions guiding near term space planning decisions, and presents space plans by major building including current use and efficiency efforts, forecasted future needs, and proposals to address those needs in accordance with current space utilization standards.

Building space plan updates include:

- King Street Center
- Chinook Building
- Administration Building
- King County Courthouse
- Yesler Building
- Maleng Regional Justice Center Court Building
- Blackriver Building

Chapter III also presents FMD initiatives focused on specific customers with particular facility challenges and longer-term needs and challenges to facility use.

Next Steps

The County Executive's Real Estate and Major Projects Oversight Committee (REMPOC) has provided management guidance of this update, with an emphasis on policies that establish a framework for achieving creative solutions to meet the County’s space needs. This is a key step in the process of reducing the County’s overall building footprint and related costs while preserving county services.

Consistent with King County Code at the time of this writing, the 2016 RAMP was transmitted in conjunction with the 2016 King County Comprehensive Plan (KCCP). However, the accompanying ordinance would decouple future RAMP transmittals from the KCCP and set new conditions for when updates must occur. The next steps in the RAMP update process, if funded, could include:

- New developments in near-term space needs that will have emerged since this update;
- Updated building usage data, including resolution of the significant lack of reliable data describing the locations of many county staff;
- Results of the proposed Courthouse Revitalization and Civic Campus studies, if funded, and a proposal for funding and moving forward with those planning efforts; and

- Updated status summaries of projects and initiatives described in this and previous RAMPs, including further development of the County’s space planning standards and a comprehensive Asset Management System.

II. FACILITY MANAGEMENT POLICIES

A. Policy Framework for the County’s RAMP

Policies clarify what can and cannot be done in pursuit of an organization’s objectives. They guide decision making and facilitate solutions to recurring problems. Policies provide a basis for management control, promote consistency, and improve coordination.

The Policy Framework for the County’s Real Property Asset Management Plan sets the direction for the management of real property assets consistent with the King County Strategic Plan and agency/departmental strategic and business plans. This framework ensures that real property asset and workspace activities demonstrate sound stewardship and value to county operations.

The following section includes policies concerned with how efficiently real property is managed in support of agency and department programs, policies that guide the near-term move plan, and those whose primary focus is on meeting the broader public interests such as security, safety, environmental sustainability, and accessibility. A failure to effectively manage real property assets and workspace can result in increased program and administrative costs and can compromise program outcomes. This 2016 Real Property Asset Management Plan provides an update to policies provided in the 2013 RAMP and relocates to this section a series of policies and guidelines related to Space Consolidation and Near-Term Moves that were previously presented separately.

1. Real Property Asset Management Policies

- 1.0** ***Revised:** The Real Property Asset Management Plan ~~(the Plan)~~ (RAMP) is one component of the Capital Facility Plan for King County’s Comprehensive Plan. The Plan will be developed and implemented in a manner consistent with the County’s Comprehensive Plan policies.*

~~Under Chapter 8 Facilities and Services; Section II C, the Comprehensive Plan (Comp Plan) Chapter 9, Services, Facilities, and Utilities, the Comp Plan states that the Washington State Growth Management Act requires the County to prepare a capital facility plan that includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities.—Technical Appendix A of the Comp Plan is an executive summary of documents containing inventories of facilities and services provided by King County (health and human services and law, safety and justice, transportation, storm water and regional wastewater treatment and reclamation).~~

- 2.0** *The County’s real property asset management strategy will support the King County Strategic Plan, agency/departmental business plans, and the County’s Equity and Social Justice program by managing County-owned and leased space efficiently, economically, and with equity.*

Effective real property asset management, including property acquisition, operation, maintenance, and disposition, requires alignment with the County's Strategic Plan and core business strategies. The County's real property is a significant resource. Managed well, it enables effective and efficient program delivery. ~~†The RAMP~~ facilitates countywide analysis of impacts and informed decision making. As the County's real property manager, the Facilities Management Division (FMD) routinely collaborates with county agencies to develop and manage assets to support short- and long-term goals. Moreover, the County's real property resources give King County the ability to promote public health, safety and quality of life in its real property decision making. The County's real property asset management strategies have community, economic, and social impacts that extend beyond the direct financial impacts to the County. Use of an equity and social justice lens allows the County to utilize its influence to support access to the determinants of equity for the County's residents.

This policy is aligned with the King County Strategic Plan's "Efficient, Accountable Regional and Local Government" goal. ~~Financial Stewardship Goal and the related Strategy FS 2.a – to manage the County's assets and capital investments in a way that maximizes their productivity and value.~~ It is also aligned with the King County Strategic Plan's ~~Fair and Just principle and the Equity and Social Justice Ordinance 16948.~~

- 3.0** *The County will dispose of its underutilized and non-performing assets in a timely manner, reducing lost opportunity costs and maximizing benefit.*

Agencies should routinely review their assets. If a property is no longer needed, the agency should work with FMD to take steps to redeploy the asset, i.e., identifying alternative county uses for the property, or to dispose of the asset by surplusizing it following the procedures established by the King County Code. Retaining the asset for an undetermined future need creates additional unnecessary costs.

- 4.0** ***Revised:** Real property asset information ~~will~~ should be comprehensive and readily accessible to support strategic asset planning, performance analysis, and budget setting.*

Only with accurate and up-to-date data can informed real property asset management decisions be made. The County must work to have the needed information comprehensive and readily accessible.

Using its existing resources, FMD is not able to efficiently manage its county-owned and leased property asset inventory as a coordinated program. Although the division is working to leverage the use of its existing systems to coordinate existing disjointed data to the degree possible, until a comprehensive asset management system is implemented this policy will remain more aspirational than actual.

- 5.0** *Any space owned or leased by King County will be presented in future space plans in both useable square feet (USF) and rentable square feet (RSF) to ensure consistency in analysis and comparison.*

FMD follows standard methods of measurement prescribed by the Building Owners and Managers Association (BOMA). FMD uses Standardware Software, a BOMA product, which calculates area based on the 1996 BOMA-prescribed methods. Those standards define RSF as ~~RSF is~~ the amount of space that is charged in standard lease terms, generally including ~~floor~~ common areas such as elevator lobbies, main hallways, and the ~~like~~ similar spaces shared by multiple tenants. USF is defined as the smaller area corresponding to the actual space ~~that a tenant can~~ dedicated to a tenant's use for their work processes. Comparing RSF alone cannot fully account for the relative utilization efficiency of work areas between different buildings; comparing USF alone cannot address fundamental differences in the efficiency of a building's design. Both are needed for comparison and analysis of buildings within the overall asset.

2. Financial Policies

- 6.0** *All real property asset management policies, practices, and actions will be implemented in a manner consistent with the County's financial constraints, with alternatives evaluated for their countywide impact using life cycle cost analyses.*

Life cycle cost analysis (LCCA) is a method of assessing the overall cost of project alternatives. It is used to compare the costs of options, ~~assets or workspace designs~~, allowing selection of the lowest cost option consistent with quality and function. Where feasible and consistent with ~~county ordinances~~, the 2013 Green Building Ordinance, 2010 Energy Efficiency Ordinance, and King County's 2015 Strategic Climate Action Plan (SCAP), LCCA should include the total range of costs over the asset life, ~~including the environmental consequences of investment decisions, e.g., production, transportation, construction, decommissioning, and disposal costs.~~

- 7.0** *In addition to fiscal notes, operating and capital improvement proposals transmitted to the King County Council will, where appropriate, include the full range of anticipated tenant improvements; and furniture, fixture, equipment, building occupancy and relocation costs.*

When transmitted to the King County Council, ~~Proposals impacting both either the operating and or capital budgets when transmitted to the King County Council~~ will include the full range of estimated project costs, including costs for new tenant improvements, furniture and support equipment, and moving costs. Proposals will transparently detail each potential cost category to the extent possible; where costs are unknown or subject to change, the proposal will note it as such.

- 8.0** *Relocations, both within county-owned space or to or from leased space, will strive to be, at a minimum, cost-neutral; all short- and long- term costs will be evaluated to include the impact on the countywide utilization of office space.*

The County's commitment to fiscal sustainability requires an ongoing effort to reduce costs. The direct costs of departmental and agency relocations and space reconfigurations must be balanced against their long-term benefit. "Cost-neutral" means that the fully-loaded relocation cost (e.g., including move costs, new equipment, tenant improvements and financing) pays for itself in the resulting reduced overhead and related costs over a definite period.

A significant element of reducing the cost of space is how efficiently space will be used. This is addressed in Policies 11.0 and 19.0 – 22.0.

- 9.0** *Over the long term, county ownership of its office space will be preferred to leasing; investments in leased office space will occur when there is an overall benefit to the public.*

The County may consider and select ownership options in the suburban areas when it is clearly demonstrated that ownership will provide a long-term cost benefit to the County.

Generally, facility ownership provides greater stability and lower total costs than leasing. Costs for leases and availability of locations vary significantly based on business and economic cycles. Ownership provides greater budget predictability through more steady facility costs. However, considerations regarding flexibility, funding mechanisms, location needs, and other factors may be more important in particular circumstances. Proposals for office space leases will defensibly articulate the lease's necessity as compared to county-owned alternatives.

The financial analysis of lease-versus-own or rehabilitate-versus-replace options should include a consideration of the residual values of assets that are retained rather than sold. Thus, the comparative analyses should include not only the relative cash flow impacts but also Equity and Social Justice implications. In the case of rehabilitate-versus-replace, the subject building's deferred maintenance needs should be included in the analysis as a cost of holding the asset.

3. Building Operations and Maintenance; Major Maintenance Policies

- 10.0** ***Revised:** Service level agreements between tenants and ~~facility management~~ FMD will be collaboratively developed, linked to operating and maintenance costs, and regularly monitored and managed in accordance with the direction of the 2015 Strategic Climate Action Plan, FMD will strive to incorporate the County's Green Building Ordinance procedures into the 2017–2018 Service Level Agreements.*

FMD will work with King County facility tenants to define service levels consistent with adopted FMD and agency operation and maintenance budgets.

- 11.0** *FMD will proactively identify and implement efficiency improvements for individual buildings and the County's asset portfolio.*

FMD will work to meet the County's energy and other operational efficiencies and related environmental and fiscal sustainability goals through continual evaluation and assessment of the efficiency of its buildings and the County's real property assets as a whole.

- 12.0** *County facilities will convey an atmosphere of quality service, thrift, and environmental sustainability, consistent with community standards and expectations.*

The County will operate and maintain its buildings mindful of the public's expectation for government buildings to reflect the community's character and history.

- 13.0** **Revised:** ~~Preventative~~ Preventive maintenance and major maintenance programs for the County's buildings will emphasize identifying and reducing the risk of unanticipated service delivery interruptions and extending the useful life of county assets.

To the extent possible, maintenance practices in the County's buildings should focus on upkeep and preservation of critical building ~~systems~~ components to ensure building longevity, as well as to minimize the potential downtime for building tenants and the services they provide.

- 14.0** *Buildings placed on the surplus watch list will be subject to a reduced level of capital investment for rehabilitation or upgrade. Long-term capital investments will be limited to those building components that are a direct threat to health and safety, security, or would result in failure of an essential building component. Short-term capital investments will be made to maintain the asset to ensure there is no significant loss of property value.*

~~The recommended changes are~~ This policy is intended to highlight the importance of long-term investments in security for buildings on the surplus watch list as well as to clarify that "essential" building components should be the focus.

- 15.0** **Moved from M-8:** *It is sometimes in the best interest of the County to enhance value by carrying out major repairs or upgrades before the sale of a building. The major repair costs associated with upgrading or preparing a building for surplus sale will be budgeted in the Major Maintenance Reserve Fund (MMRF). The MMRF will be reimbursed from the proceeds of the sale. The MMRF budget development will consider an approved sales and marketing plan prepared by the Real Estate Services Section. The budget can be established through the ordinary budgeting process or as a supplemental appropriation request.*

In addition, K.C.C. 4.56.130 provides that the county organizations responsible for surplus sales will be reimbursed for advertising, postage, and selling fees including appraisal costs, if any, from the proceeds of sale.

Decisions regarding which fund(s) benefit from the sale of general government owned assets, net of closing and sales preparation costs, will be determined on an asset by asset basis by the County Executive and the County Council based on (current practice):

- The long-term obligations related to the original funding for the building; for example grant obligations or bond covenants
- The nature of the original funding (general obligation bonds, Executive and/or Council discretion)
- Any residual debt service requirements
- Budget priorities

4. Workspace Design Policies

- 16.0** **Revised:** ~~15.0~~ *County employees will be provided safe, secure, and healthy work spaces. The specific application of space design to achieve these objectives is the prerogative of county management.*

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Safe, secure, and healthy work spaces enhance worker productivity and reduce downtime. Workplace safety will be a topic area discussed in facility and business plans. This policy is aligned with the King County Strategic Plan “Quality Workforce Best Run Government” Goal and the related Strategy QW 3.b to enable employee health and safety. The new county Space Standards will promote county work environments that provide ergonomically sound and inviting workplaces that will foster collaboration, minimize physical and visual obstructions, have good acoustics, natural lighting and ventilation, encourage mobility, and meet the requirements of the Green Building Ordinance.

- 17.0** ~~*Revised: 16.0 The FMD will proactively work with clients to identify and implement work space efficiency and utilization improvements in County buildings. FMD will be responsible for developing, issuing, and enforcing countywide Space Standards.*~~

~~Using available space utilization and cost metrics, FMD will identify workspaces and buildings that present opportunities for improved space efficiency. FMD will engage County departments and agencies to partner on potential workspace reconfiguration and improvement projects that increase workspace flexibility, consolidate space and save money.~~

FMD is undertaking a collaborative process to develop countywide Space Standards. Those standards will identify a set of guiding principles and will identify a vision for county work environments. The standards will provide the framework for allocation of space countywide and will address county workspaces in both owned and leased office spaces. FMD will clearly communicate those standards and will provide a process for agencies to request exceptions to the standards.

The new King County Space Standards will promote county work environments that meet the needs of the employees and the programs they deliver, and provide work stations and shared support spaces that accommodate multiple work methods and future changes to those methods.

- 18.0** ~~*Revised: 17.0 King County agencies and departments will actively challenge their business practices and workspace densities to improve work space functionality and space utilization consider work space functionality and space use efficiencies in their continuous improvement efforts.*~~

~~Agencies and departments know their work processes best. Creating efficiencies in systems of work often leads to a corresponding increase in the efficiency of the workspace. In considering work process changes, agencies and departments will also consider how such changes impact their space utilization, eliminating unnecessary “waste” and/or inefficient space.~~

- 19.0** ~~*18.0 Maximizing the County’s return on investment in office space takes precedence over single agency/department needs when significant benefits to the County can be realized or major capital and operating costs are involved.*~~

~~Priority will be given to existing county-owned or leased accommodation when additional office space is needed.~~

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- 20.0 Revised: ~~19.0~~** *King County workspaces will be designed for flexibility, agility, and financial sustainability ~~thereby promoting to~~ promote employee productivity. Where feasible, King County work spaces will be designed using County to achieve county Space Standards; ~~Documented adjustments may be made to account for a building's physical constraints, lack of funding, or specific functional needs.~~*

There is an inherent tension between the concepts of "flexible" and "standard" regarding work spaces: Staff tend toward customized spaces to reflect unique programmatic needs or personal preferences, which may increase costs, while truly standardized spaces reduce initial and ongoing costs but may not provide an optimum environment for all users.

The new King County Space Standards will provide standard space allocations for county employees based on function functional needs. These standards will serve as the baseline for county workspace programming, ensuring a foundation of efficient space utilization. However, existing conditions in many King County buildings and leaseholds make some space utilization investments (e.g., demolition of walls, asbestos remediation, HVAC capacity limitations) uneconomical. Space standards should be followed to the extent possible, but within project funding constraints and awareness of present conditions and staff needs. FMD may grant exceptions to space standards based on physical environment, functional need, and/or resource constraints.

~~Innovative, creative workspaces support new approaches in business operations. Although County space standards provide a baseline for established position and functional norms, rigid adherence to the individual space standards prevent innovative projects that increase efficiency and productivity through separation from the "one worker one desk" paradigm.~~

- 21.0 Revised: ~~20.0~~** *All county agencies will use modular ~~Modular~~ furniture, standardized where feasible, ~~when cost benefit analysis supports its use and funding is available to~~ create open and flexible workspaces. The County shall pursue space design that results in moving people not furniture whenever possible. Future flexibility in reuse and workspace reconfigurations will be considered during the procurement process. Use of secondary market furniture and surplus standardized modular furniture is encouraged to meet sustainability and financial stewardship goals and to reduce waste.*

~~Long-term value to the County as a whole will be considered in furniture procurement. Designing for flexibility and agility requires workspaces and their configurations to be easily and simply reconfigured. Furniture investments include additional carry-over costs and benefits beyond the immediate project. Another benefit comes through familiarizing in-house trades crews with standardized modular furniture. Through initial training sessions and repeated installations of similar modular systems, training requirements are reduced over time. Additionally, spare parts can be stockpiled and re-used as furniture components become worn or broken. Thus, standardizing furniture systems and installing used furniture not only lowers acquisition costs but also reduces the time and cost of installation, removal, and re-installation, as well as overall maintenance costs.~~

Long-term value to the County as a whole will be considered in furniture design and procurement. Designing for flexibility requires workspaces to be easily configured and reconfigured.

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The recommended changes also highlight the importance of using modular furniture incorporating surplus furniture in workspace design both for economic reasons and to meet sustainability goals and to reduce waste.

- 22.0** ~~*Revised: 21.0*~~ *The County will promote full appropriate workspace utilization through co-location and consolidation of functions, services, and agencies, and through upgrades to existing office buildings.* *by creating workspaces that are easily occupied and used by other County functions.*

Greater business efficiency and space utilization often result from shared use of common spaces and adjoining areas by functionally-related departments and agencies. The County will seek to maximize opportunities for efficiency through co-location and shared space use, upgrading existing office spaces to provide such opportunities where cost effective.

FMD will create spaces that are easily interchangeable and supportive of multi-unit or -agency project work. When business practices allow, the County will seek to move away from the general concept that a large block of space, such as an entire floor in the Chinook Building, is assigned to an agency who will occupy that space until that agency releases the space. Rather, space would be assigned based on County need. For example, space that has been vacated because of staff downsizings, alternative work location assignments, or telecommuting will be subject to consolidation of vacated space and assignment to those agencies in need of additional space or emerging projects in need of limited term space.

- 23.0** ~~*22.0*~~ *Workplace designs will integrate human resources and information technology policies and programs to create workplaces for diverse types of work functions and environments.*

~~Multiple county policies address work alternatives and work-life balance. The County encourages, where appropriate, telecommuting (also known as telework), and modified work schedules. Workplace designs will maximize opportunities for departments and agencies to take advantage of existing and future policies related to work-life balance. Such efforts support the County's efforts to attract and retain a diverse and talented work force, to encourage affordable traffic mitigation, to improve employee productivity and to better address work and family demands.~~

The new King County Space Standards will call for agencies to implement technology to enable full communications and simultaneous access to data and to leverage advances in managing current records and converting existing ones. This would enable hoteling and telework space and aggressive programs to convert hard copy files to electronic files.

- 24.0** ~~*NEW: Tenant agencies that customize previously standardized office space in county-owned buildings are responsible for costs to return the space to its pre-customized configuration when vacated.*~~

Agencies sometimes undertake space consolidations to achieve operational savings from reduced facility footprints. This policy clarifies the financial responsibility for

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returning occupied space to standard configuration to be used by subsequent tenants, as well as the cost to recreate customized configurations in new space.

5. Facility Location Policies

- 25.0** ~~23.0~~ *King County functions requiring heightened security and/or weapons screening will be located, to the extent possible, in existing secured county buildings. Related support functions will also be co-located in existing secured county buildings where possible.*

~~Departments, agencies, and service functions that involve ongoing, fundamental security risks from random acts of violence will be co-located in facilities with weapons screening. As this group categorically includes trials and court hearings, these functions will be generally located in the County's courthouse facilities. Courts and certain related functions require weapons screening in accordance with RCW 9.41.300(b) and King County Superior Court Order 04-2-12050, and will be located in facilities with weapons screening.~~

- 26.0** *Revised: 24.0* ~~The County shall~~ County services will be located, to the extent possible, ~~locate services where service delivery is most cost effective and efficient. The equity and social justice opportunities and impacts of possible locations must be taken into account.~~

The County will work to co-locate services when relationships and/or user accessibility warrant, and when economically feasible. Long-term asset management of county properties shall consider the needs of agencies ~~with functional adjacency or related functions that would benefit from proximity.~~ Locating Effectiveness and efficiency can include opportunities to co-locate services near other government or community partners for coordinated service delivery to the public can increase effectiveness and efficiency. In addition, opportunities for promoting equity and social justice within the community must be one of the guiding principles in the site selection.

- 27.0** ~~25.0~~ *The County shall take into account the equity and social justice opportunities for capital investments within a community when siting a facility or changing locations to improve service delivery.*

The County will consider the impacts and opportunities of a capital investment upon the community in which the investment could be located. This policy is aligned with the Equity and Social Justice Ordinance 16948, which directs the Executive to apply equity and social justice foundational practices in siting and delivery of services in order to influence residents' access to the determinants of equity.

- 28.0** *Revised: 26.0* County law and criminal justice functions and services will be regionally co-located at or near the King County Courthouse in downtown Seattle, the Children and Family Justice Center on Seattle's Capitol Hill, or the Maleng Regional Justice Center in Kent, to the extent feasible and desirable. Coordination or co-location of law and criminal justice functions will take place in conjunction with County county-adopted operational master plans.

King County no longer prepares operational master plans.

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- 29.0** ~~27.0~~ County work space planning will program department locations flexibly, based on identified functional requirements, economic benefits, asset management policies, and future adaptability rather than on the basis of designated buildings.

As departments and agencies consolidate operations and reduce their space footprint, buildings and locations will present opportunities for additional relocations.

- 30.0** ~~Delete: 28.0~~ It is the long-term goal to co-locate the County Executive and the County Council in one county-owned building; however, temporarily relocating the County Executive and the Office of Performance, Strategy and Budget in the Chinook Building makes economic sense.

Outdated.

- 31.0** ~~Delete: 29.0~~ The space vacated by CID in the Maleng Regional Justice Center (MRJC) will be converted to functions consistent with previously approved facility master plans for King County District Court, King County Superior Court juvenile programs, and Department of Adult and Juvenile Detention programs.

Completed.

- 32.0** ~~Delete: 30.0~~ The potential relocation of the Department of Adult and Juvenile Detention Work Education Release Program (WER) to the King County Correctional Facility (KCCF) west wing will be studied. The study report will include recommendations for potential alternative uses and/or tenants for the King County Courthouse space vacated by WER.

Completed.

6. Building Design Policies

- 33.0** ~~31.0~~ King County will site its essential public facilities consistent with the County's Comprehensive Plan Essential Facility siting policies.

The region will work cooperatively to site essential public facilities in an equitable manner. ~~Essential public facilities are defined in the Growth Management Act and include~~ The Washington State Growth Management Act definition of essential public facilities includes large, usually difficult-to-site facilities such as jails, solid waste facilities, and airports.

- 34.0** ~~32.0~~ The County will develop and maintain safe, attractive public buildings that create a good image for government, are sound financial investments, and allow communities to flourish.

This policy is aligned with the County's goal to encourage a growing and diverse King County economy with vibrant, thriving and sustainable communities. More specifically, the related implementation activity to: "shape a built environment that allows communities to flourish" requires that the County design and develop public buildings to be integrated within the community and in a manner that enables the community to flourish.

- 35.0** **Revised: 33.0** *The County will establish ~~seismic standards in the space plan standards programmatic guidelines for the performance of county-occupied buildings in seismic events~~ to provide policy direction for future decisions involving the construction of new buildings, acquisition or renovation of existing buildings, and execution of new leased space.*

Seismic standards are established in local building codes. The intent of this policy is to inform decisions when new space is being considered for lease, purchase, or construction.

- 36.0** **34.0** *All new construction of buildings, building purchases, new building leases, and major building retrofits must ensure ADA accessibility as required under all applicable building codes and local, State, and Federal laws. The County will also ensure appropriate space for breast milk expression and storage by nursing mothers as required by Federal law, with specifically designated locations in major county office facilities.*

- 37.0** **Revised: 35.0** *All new construction and major remodel and renovation projects must meet standards for LEED Gold certification, ~~as long as there is no adverse effect to the affected fund; impact to the general fund and/or a cost impact of no more than 2% to other designated county funds.~~ established in King County Code Title 18.*

Revised to incorporate King County Code by reference rather than quoting specific standards that may change over time.

- 38.0** **36.0** *All new construction of buildings, building purchases and major building retrofits will use life cycle cost analysis in the selection of materials and equipment ensuring that the operating, maintenance, replacement and disposal costs are considered as well as the initial costs.*

This policy gives emphasis to the life cycle phases of a real property asset. Initial investment decisions must consider the cost impacts of all phases of an asset.

- 39.0** **Revised: 37.0** *The policy King County requires gender-neutral restrooms when upgrading or building new county facilities. For existing buildings, cost-effective strategies will be used such as posting signs to identify existing gender-neutral bathrooms or posting new signs on some current gender-specific restrooms.*

This policy is aligned with County's commitment to equity and social justice.

7. Disaster Preparedness and Security Planning

- 40.0** **Revised: 38.0** *King County will maintain emergency operations plans for all ~~required~~ buildings; these will include including evacuation routing, continuity planning, and emergency-specific response planning.*

The County's emergency operations planning includes facility-specific planning components, addressing particular needs for multiple types of emergency situations (e.g., infrastructure failure, earthquake, fire, and flood). County disaster planning must address the specific strengths, weaknesses, and capabilities of each major county

facility, through individual emergency operations plans for each building and in overall disaster planning countywide.

- 41.0** ~~Revised: 39.0~~ *County buildings will be operated and maintained in a readiness position to support the Office of Emergency Management (OEM) conduct of emergency operations for local and regional disasters.*

County emergency operations planning includes facility-specific planning. Alongside individual building plans for different types of disasters, county buildings are also designated for specific purposes in local and regional disasters (e.g., as shelters, staging areas, and the like). County disaster planning will address the particular operational needs of each building to meet these disaster response duties.

- 42.0** ~~40.0~~ *County facilities will be designed for resiliency, incorporating disaster resistance, survivability, and facility security needs. To the extent feasible and practical, resiliency will be incorporated into existing county buildings as part of related building remodel and renovation projects.*

Resiliency builds safety and security into a facility, facilitating disaster response and security incident planning. New county facilities will incorporate resiliency principles into the building design, while challenges to existing facilities will be addressed where reasonable and cost-effective to do so (e.g., construction of the flood protection wall surrounding the MRJC.)

8. Sustainability Policies

- 43.0** ~~41.0~~ *Real property is managed in an environmentally responsible manner, consistent with the adopted policy related to sustainable design.*

With sustainable buildings the lowest possible environmental impact is pursued. Market experience over the last decade shows that sustainably developed buildings are not significantly more expensive than conventional buildings through construction, but result in lower operating costs and longer building life. Studies also report increased occupant productivity and wellbeing. Management of individual property assets and the asset portfolio should consider the total impact on sustainability resulting from the particular action, decision, or project, and not narrow definitions of transactional cost.

- 44.0** ~~42.0~~ *County-owned and -financed facilities will be designed, developed, and constructed using green building methods for environmentally, financially, and socially sustainable facilities where cost effective and consistent with Policy #35.0 37.0*

Sustainability is a primary goal in the King County Strategic Plan and Comprehensive Plans. The Comprehensive Plan states that King County capital facilities and county-funded projects should be designed and constructed using sustainable development practices, with consideration for long-term environmental and economic sustainability. Furthermore, the County should leverage its purchasing power related to capital improvement projects to help expand the markets for green building products, including recycled-content materials and clean, renewable energy technologies.

This policy is aligned with the King County Strategic Plan Environmental Sustainability Goals, and the related Strategy ES 4d to incorporate sustainable development practices

~~into the design, construction and operation of county facilities and county-funded projects.~~

- 45.0** ~~43.0~~ *The County will continue to reduce energy use and improve water quality through continuous improvements in facility and equipment efficiency, procurement, construction practices, and resource conservation.*

FMD will continue to engage in resource efficiency projects that both reduce energy and water use and save costs. To improve water quality, FMD will actively engage in utilizing methods that reduce surface water runoff and impervious surfaces in relevant projects.

~~This policy is aligned with the King County Strategic Plan Environmental Sustainability Goal, and the related Strategy ES 1d to protect water quality through reducing pollution at its source, wastewater treatment, low-impact development practices and storm water management, and Strategy ES 4d to incorporate sustainable development practices into the design, construction and operation of county facilities and county-funded projects.~~

The following policies were published in the 2013 RAMP as “Space Consolidation and Near-Term Move Principles”

9. Leasehold Interests

The following policies apply when a county agency vacates space in an existing leasehold (outside leased space).

- 46.0** ~~M-1~~ *The lease obligation remains with the tenant agency until an appropriate backfill can be found and moved into the space.*

Under certain circumstances there is a positive economic benefit to the County to pay early release penalties and move to vacant space either in county-owned buildings or existing leaseholds if the current tenant could be relocated. The economic benefit would be derived from downsizing the operational footprint of the agency. For example, if the early release penalties on leased space plus move and installation costs at a new location are less than the value of suitable vacant space within county-owned buildings or leaseholds then there is a positive economic benefit to the County to terminate the lease early.

~~This policy applies when an agency occupies a portion of a leasehold also occupied by one or more other county agencies. The Chinook Building and King Street Center are is not considered a “Leasehold Interests” for the application of this policy because those buildings will be owned by King County at the end of the terms of the leases.~~

- 47.0** ~~M-2~~ *Allow outside leasing in the following circumstances: 1) when the outside lease is necessary to execute an economically justified divesting of county-owned real estate assets, or 2) if existing county-owned space does not meet the specialty needs of an agency, or 3) a leased location more appropriately serves the demographic needs of the clients receiving service and there are no other viable ownership options in the geographic area, or 4) in cases where an outside lease is a critical component of a service delivery partnership between King County and another entity.*

10. Vacating Space in General Government Buildings

48.0 ~~**M-3 Revised:** To be of use by another tenant considered reconfigurable, space must be accessible from the building's common corridors, must have access to the building's common amenities, and must be of sufficient contiguous size as to accommodate another viable tenant. A space is not considered vacant until after non-contiguous spaces are consolidated into a contiguous vacant and useable space.~~

Agencies that vacate reconfigurable space desire immediate financial relief from their obligation to pay operating and maintenance costs for that space. Frequently this occurs mid-budget year or mid-biennium.

49.0 ~~**M-4 Deleted (combined with 51.0):** All county agencies occupying general government buildings that are operated by FMD will pay their proportional share of county operations and maintenance costs of vacated space up to the point when an individual building's vacancy meets a threshold that would make it advisable for the General Fund to pay operating costs for that vacant space. The threshold will be determined on a case by case basis.~~

50.0 ~~**M-5** All mothball costs for general government buildings will be paid by the General Fund unless otherwise determined by the Office of Performance, Strategy and Budget (PSB).~~

51.0 ~~**M-6 Revised:** Agencies that vacate reconfigurable space (as defined in policy M-3 48.0) mid-budget year and do not subsequently increase their overall square footage will be relieved of FMD O&M obligation 90 days after they vacate space if reasonable notice of such move was given. the following costs, subject to PSB approval:~~

- ~~a. FMD O&M obligation 90 days after they vacate the space if reasonable notice of such move was given; and~~
- ~~b. MMRF obligation starting the following calendar year~~

~~Agencies that vacate space, as defined above in policy M-3 48.0, desire timely relief from their Major Maintenance Reserve Fund (MMRF) obligation for the space vacated. Past practice called for the MMRF assessment to continue until such time as the vacated space is backfilled.~~

52.0 ~~**M-7 Deleted (combined with 51.0):** Agencies that vacate reconfigurable space mid-budget year and do not subsequently increase their overall square footage will be relieved of their MMRF obligation starting the following calendar year.~~

M-8 ~~**Moved to 15.0:** It is sometimes in the best interest of the County to enhance value by carrying out major repairs or upgrades before the sale of a building. The major repair costs associated with upgrading or preparing a building for surplus sale will be budgeted in the Major Maintenance Reserve Fund (MMRF). The MMRF will be reimbursed from the proceeds of the sale. The MMRF budget development will consider an approved sales and marketing plan prepared by the Real Estate Services Section. The budget can be established through the ordinary budgeting process or as a supplemental appropriation request.~~

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In addition, K.C.C. 4.56.130 provides that the county organizations responsible for surplus sales will be reimbursed for advertising, postage, and selling fees including appraisal costs, if any, from the proceeds of sale.

Decisions regarding which fund(s) benefit from the sale of general government-owned assets, net of closing and sales preparation costs, will be determined on an asset by asset basis by the County Executive and the County Council based on (current practice):

- The long-term obligations related to the original funding for the building; for example grant obligations or bond covenants
- The nature of the original funding (general obligation bonds, Executive and/or Council discretion)
- Any residual debt service requirements
- Budget priorities

53.0 ***M-9 Revised:** The central overhead occupancy charge is altered on a ~~calendar year to calendar year~~ biennium-to-biennium basis as part of the budget process.*

Historically agencies that developed a viable plan to vacate space as part of the budget process have been granted a “target reduction” or “efficiency reduction” for any annual cash savings associated with that vacation if those savings were not used for other agency needs.

54.0 ***M-10 Revised:** Allow agencies an option of applying the ~~annual~~ biennial economic savings associated with vacated space to “efficiency reduction” requirements.*

Accordingly, agencies could apply the value of space vacated to their “efficiency reduction” requirements. The agency would also be required to elect to reduce their budget by the cash savings associated with the vacation. The “value” of the space vacated would be equal the total of O&M and central overhead occupancy charges.

11. Surplus Personal Property (Enhanced Policy)

55.0 ***M-11 Revised:** FMD, DOT Surplus, and DNRP will continue to partner on a multi-phased process to reduce, and then maintain at a reasonable level, the amount of excess office furniture and supplies entering the waste stream. The goal is to reuse, recycle and, only as a last resort, landfill surplus office furniture and supplies.*

In order to further reduce the amount going to the landfill, the FMD is ~~currently working~~ collaborated with the Solid Waste Recycling and Environmental Services Section of DNRP and the Procurement and Contract Services Section of the Finance and Business Operations Division to increase the number of recycling contracts on hand and broaden the materials that can be recycled after a move or remodel. This work has led to a recycling contracts being awarded for ~~drywall and~~ Styrofoam packing materials, which can. ~~Both of these materials will~~ now be conveniently recycled rather than taken to the landfill for disposal. Not only does this reduce ~~costly~~ disposal fees but it increases compliance with the County’s zero waste goals.

In addition, FMD will institute “moving out” procedures that will require the tenant vacating a space to leave the space organized and free of debris. This new policy will

~~clarify expectations regarding items that are left behind and will provide an incentive for agencies to leave their offices in good order.~~

56.0 Revised: M-42 *The following surplus property rules shall apply to agencies vacating space:*

- *Agencies vacating a space will ensure that all personal items have been removed, including but not limited to plants, food, small appliances, and any furniture that was clearly not purchased by the County*
- *All office supplies that are left behind must be boxed up separately by type, with all like items together.*
- *Agencies will be responsible for the disposition of all files, books, and manuals either by preparing them to be moved to their new location, properly organizing and sending them to the records center/archives for storage, or recycling them prior to the move.*
- *Agencies will be responsible for cleaning out all desk drawers and cabinets in any furniture left behind.*
- *Agencies An agency that ~~de~~ does not remove personal items or organize and box up their its residual office supplies will have its operating budget – not the project budget – charged for the labor and dump fees to remove and dispose of the remaining personal items and to separate and organize the office supplies for redistribution.*

B. Policy Implementation Strategies

To achieve the outcomes envisioned in the RAMP policies and other county policies that affect facility management, FMD develops more detailed operational strategies and practices to guide operations in a transparent and consistent manner. This section presents a discussion of the key facility management operational strategies, issues, and initiatives that are critical to meeting the policy objectives of the RAMP and other County policy objectives.

- Proposal to Develop New King County Office Space Allocation Standards
- Inadequacies in General Government Facilities Major Maintenance Funding
- Proposed Restructuring of General Government Occupancy Charges
- Developing Integrated Asset Management Tools
- Transitioning King Street Center to County Ownership and Operation
- Managing county parking facilities
- Environmental Sustainability for King County-Owned and Leased Buildings

1. Proposal to Develop New King County Office Space Allocation Standards – A Vision for Managing General Office Space

a) The Need for Change

Several county agencies are anticipating expansion in the near future while others expect to downsize, which emphasizes the requirement for a coordinated, thoughtful approach to address their varied needs for added or reprogrammed space to accommodate changing staff loads and new programs. If the County is to optimize the use of its existing buildings and minimize its reliance on leased spaces, these changes should be approached as a comprehensive program of coordinated actions rather than as unrelated individual requests.

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While the policies presented earlier in this chapter of the RAMP provide high-level guidance about goals and constraints for selecting and configuring new space, more specific guidelines are needed to help county agencies, designers, and property agents make their many decisions more quickly and predictably, while reducing initial and ongoing costs and ensuring uniformity and equity across work groups. The overall goal of this initiative is to transition the County toward optimum space and resource use while providing employees with highly functional work environments.

Historically, workspaces were designed as constructed offices, with partitions between areas constructed of semi-permanent hard walls. The transition to open plan offices with cubicles led to major improvements in building efficiency, reducing costs by placing more workers in the same amount of space. Cubicles also provided greater flexibility in redesign and reconfiguration, because the separations between workspaces were not hard walls. Over time modular furnished areas became the standard, employing more compact built-in desk, file, and bookcase systems, but still based on the same operational principle of the hard-walled offices: one worker to one desk, with a hierarchy of sizes and locations based on job title. The assigned spaces simply got smaller.

Further, today's information technology includes robust electronic records systems, portable equipment such as tablets and smartphones, and applications for remote viewing and online conferencing that allow an increasing variety of work activities to be performed almost anywhere. Many departments are changing their work processes and service delivery approaches by incorporating these tools to improve space efficiency while better meeting their customers' needs. It is clear that space allocation standards need to evolve to take advantage of these possible savings and service improvements.

FMD proposes to develop a framework of standards based on the following discussion and proposals, with the goal of completing a King County Space Standards document by the end of 2017 if funded sufficiently. To provide insight into space standards from a tenant's perspective, a work group would be created comprising employees from across the County who have routinely dealt with space designs and moves over the past several years. The goal of this transition is to move the County to optimum space and resource use while providing employees a highly functional work environment.

b) Benefits of the Proposed Changes

The goals and benefits associated with modernized space allocation standards include:

- Providing a decision-making tool for county agencies and PSB for quickly estimating costs and the amount of space needed;
- Promoting space planning concepts and innovative strategies such as hoteling and workspace sharing;
- Reduced one-time design and implementation costs;
- Moving people, not furniture;
- Minimized ongoing occupancy costs;
- Increased sustainability and reduced waste through the reuse of materials;
- Increased layout flexibility and reduced cost of future remodeling;
- Improved work flows;
- Improved employee productivity;

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- Increased equity across agencies and job classifications;
- Improved quality and effectiveness of the work environment; and
- Reduced county carbon footprint and energy costs.

c) Metrics, Benchmarks, and Best Practices to Inform Office Space Allocation Standards

(1) Past King County Efforts

The 2011 and 2013 RAMPs presented a series of proposals termed “Size the Prize” that identified efficiency targets for specific buildings, on the assumption that agencies would be aggressively searching for space reductions to create budget savings during a period of declining budgets. “Size the Prize” used simple metrics to enable departments to better understand their office space utilization and building occupancy costs.

Work space usage metrics were derived from three sets of data: 1) Office area rentable and usable square feet (RSF and USF) assigned to each department in each building, 2) Building occupancy costs per square foot, and 3) The number of fulltime equivalent staff (FTEs) who work in each area. In measuring and reporting office space performance – a key component in the process of continuous improvement – the goals were to:

- Characterize building occupancy costs;
- Create internal cost performance targets and track progress over time;
- Enable comparisons to internal and external benchmarks;
- Support informed strategic decision-making;
- Enable departments to better manage their own office space performance; and
- Provide a springboard for continuous improvement in office space utilization.

To benchmark office space, staff developed best practices targets for the average USF-per-FTE for each building. The target represented a subjective analysis of the utilization of existing space. USF was selected because it more closely correlated to the space used by a tenant for business purposes. While the best practice targets should be achievable by most tenants, there was recognition that those targets may not be achievable because of some buildings’ physical and operational constraints. The established targets ranged from 140 USF for the Chinook Building to 201 USF for the King County Courthouse.

During the following years the King County metrics have varied by building, ranging from 140 to 225 USF per employee, the Courthouse being the only significant exception to the target range.

Underutilized space, for the most part, consists of vacant workstations, workstations used for records and equipment storage, and oversized workstations. It should be noted that underutilized space has declined in the five buildings surveyed in 2013.

(2) Other Entities’ Efforts

Many public and private sector entities have space allocation standards comparable to the benchmarks created with the “Size the Prize” exercise. The proposed new county Space Standards will likely include similar allocation standards and will likely give credit to those county agencies who are using telecommuting and other alternative work arrangements.

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The average net USF per employee ranges broadly from one entity to the next. However, survey findings, summarized in the following table, show that 58 percent of companies polled allocate an average of 200 square feet or less per employee and 25 percent allocate 150 or less.

| Percent of Responding Companies Reporting Average Space Use ¹ | |
|--|-------------|
| USF/Employee | % Reporting |
| < 75 | 3% |
| 75 – 100 | 4% |
| 100 – 125 | 7% |
| 125 – 150 | 11% |
| 150 – 175 | 17% |
| 175 – 200 | 17% |

The federal General Services Administration² has established a space allocation standard of 190 USF per employee, and the City of Seattle Space Standards and Design Guidelines³ establish a standard of 140 USF per employee.

Considering recent workplace trends, there should be ample opportunity to increase efficiency through use of alternative workplace strategies. A recent survey of corporate real estate professionals just completed for Steelcase by CoreNet Global⁴ shows that more than two-thirds of survey respondents (69 percent) say they have implemented alternative work strategies (AWS) in the past year, with 73 percent saying the reason was to reduce real estate. Strategies they are using include:

- Home offices on a fulltime or part-time basis (78%)
- Hoteling or “free-address” (unassigned) work spaces (74%)
- Mobile work at multiple spaces (69%)
- Full-time telecommuting from home (57%)
- Satellite offices (27%)

FMD does not currently have accurate data regarding county implementation of many of these strategies. Understanding the use of these strategies by county agencies and monitoring them over time will improve the quality of decisions about county space use and options to address changing demand.

d) Criteria that Would Shape the New Standards

FMD proposes that the County Space Standards identify specific criteria for the allocation of space to County agencies.

¹ *How Emerging Work Strategies are Changing the Workplace*, CoreNet Global and Steelcase, 2011

² *Work Utilization and Allocation Benchmark*, Office of Real Property Management Performance Measurement Division, July 2011

³ *Seattle Design Guidelines*, City of Seattle Department of Planning and Development, December 2013

⁴ CoreNet Global and Steelcase

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FMD will work in consultation with affected county departments to develop and propose a revised set of Space Standards applying the following guiding principles:

- **Standards** – *Provide clear and concise ground rules.* Manage space through standards and guidelines that are easily understood;
- **Communication** – *Undertake an effective communication plan.* Clearly communicate the ground rules to county agencies and employees;
- **Functionality** – *Create spaces with a purpose.* Meet the needs of employees and the programs they deliver, and provide work stations and shared support spaces that accommodate multiple current and future ways of working;
- **Space Efficiency** – *Fill each space mindfully.* Provide adequate functional space for office tasks and work flows by balancing the allocation of workstation sizing to the need for shared support spaces, and by employing space design for specific programmatic purposes while minimizing vacant and underutilized space;
- **Flexibility** – *Move people not furniture.* Create spaces that are easily interchangeable and supportive of multiunit or agency project work. When developing the workplace, choose components that are adapted easily to meet changes to programs and staff; provide workplace services, systems, and components that allow occupants to adjust thermal, lighting, acoustic, and furniture systems to meet personal and group comfort levels;
- **Variety** – *Reflect workplace work styles.* Provide a variety of work settings for individuals and groups including alternative work strategies, allowing management and staff to select the arrangements most suited to their work;
- **Wellness** – *Help employees feel connected to their environment.* Provide an open, ergonomically sound, and inviting workplace that minimize physical and visual obstructions, have appropriate acoustics, increase natural lighting and ventilation, encourage mobility, and meet the wellness requirements of LEED for commercial interiors;
- **Sustainability** – *Be friendly to our environment.* Adopt universal office and workstation benchmarks comprised of standardized components and ratios of shared spaces to employees, which allows flexibility in adapting the occupancy of an installation without extensive renovation;
- **Consistency** – *Eliminate waste and unnecessary costs of moving.* Select a limited number of standards for office components for modular workstation systems and support function areas, and apply those standard to all county office designs and installations;
- **Technology** – *Apply technology to increase employee mobility and to support cooperation and creativity.* Leverage technology to enable full communications and simultaneous access to data among distributed coworkers both on- and off-site. This will also enable hoteling and telework space and effective programs to convert hard copy files to electronic files; and

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- **Diversity** – Give all employees access to a healthy and creative work space. Through specific space allocation standards, provide every employee and county workgroup with equitable workspace and access to shared support function areas, applied throughout the organization. Emphasize co-location and sharing of collaboration and other support spaces.

e) *Where the new Space Standards Would Apply*

FMD proposes that the new county Space Standards apply to all county-owned facilities and outside leased workspaces in which general office functions are carried out.

General office space includes all general administrative and program administration areas, but excludes detention areas, courtrooms including jury rooms and judges' chambers, police precincts, clinical and laboratory spaces, storage facilities, water quality facilities, parks and recreational facilities, and mechanic shops. However, these standards would apply to general office areas in otherwise excluded facilities – for example, the areas where administrative functions are carried out within detention facilities. The standards also apply to all FMD-operated and leased buildings that house general office functions, and to those buildings operated by the Department of Transportation and Department of Natural Resources and Parks.

The FMD Real Estate Services Section will screen potential leasing options against the County Space Standards with the expectation that leasing opportunities that can't achieve the Space Standards be disregarded as lease opportunities if other options are available. The development of the Space Standards will need to clarify this approach.

f) *How the New Space Standards would be Applied*

Workplace designs should follow Policies 16.0 through 24.0 in the "Workplace Design Policies" section of the RAMP. The new Space Standards should allow sufficient programming flexibility to meet functional requirements of individual work processes.

New Space Standards could include guidelines similar to the following, subject to the outcome of collaborative discussions with county agency stakeholders during the space standards and allocations development process.

- Office space should be designed and arranged according to function. The space required for each position depends on the functions performed rather than solely on job classification or rank in the organizational hierarchy.
- Allowances should be made if necessary for functions that require visual or acoustical privacy or have special equipment needs.
- Open plan layouts are standard. Large, open work areas shall be furnished with systems furniture consisting of integrated workstations with shared, prefabricated walls.
- Components shall be interchangeable, adjustable for ergonomic purposes, and shall provide for the most efficient use of space.
- Private offices will be furnished with modular furniture, which allows more efficient use of space and more flexibility and ease of reconfiguration.

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- Depending on the functions performed, workplaces should provide the following functional areas that support activities best not performed in open plan work areas:
 - “Libraries” where individuals can perform intensive or contemplative work in relative quiet without conversations, cell phones or other disturbances;
 - "Phone booths" where individuals can talk privately on the phone;
 - Interview rooms where a small number of individuals can work together in an enclosed area;
 - Collaboration areas, ideally with white boards and other display space, where individuals can gather informally to work on group projects, share ideas and information, or seek support for a project/new initiatives; and
 - Team spaces and more traditional conference rooms where seating allows all participants to see one another.

With the emphasis on open plan layouts and modular furniture, office space allocations per FTE can be relatively standardized. Enclosed offices should be assumed to be reserved primarily for elected officials and department directors, with additional enclosed offices assigned to other users based on the amount of time spent in confidential conversations, the amount of time spent in the office, and the availability of interview rooms and conference rooms. Standard office space allocations typically include a range of standard sizes for a variety of different employee positions or functions.

(1) Implementation, Waivers, and Appeals

FMD proposes that, under the new Space Standards, county agencies be given the opportunity to formally request waivers from specific county Space Standards under special circumstances. Those circumstances could include:

- *Cost effectiveness of necessary alterations to achieve standards;*
- *Physical limitations of the building or space being occupied;*
- *Special purpose needs of occupying agency;*
- *The need for continuous privacy;*
- *Certified accommodation requirements.*

FMD further proposes that the Facilities Management Director be authorized to grant requested waivers based on a confirmation of the written justifications.

Nationally, some public sector organizations require written requests for exemption or waiver from the standards. Others have a less formal process, such as simply providing the authorizing agency with an explanation. Although the County’s approach historically has been less formal, a number of entities recently have expressed concern that an informal process eventually reduces the credibility of a standard and it can create the appearance of favoritism and unequal application. Standards and guidelines should be easily understood, and space allocation and waivers from standards should be predictable, functional, and fair. The process of reviewing and confirming waiver requests should address the programmatic uniqueness of the requesting agency and the physical characteristics of the building and space at issue. The process should also allow agencies to appeal to a higher authority if necessary.

g) Challenges

A number of factors affect the ability of an organization to maximize its work space efficiency. These include physical constraints such as building age, floor size, the current configuration of space, and building condition. Operational constraints include desk-sharing potential, the prevalence of rooms that multiple people can share, the functions performed, and the need for public assembly space. The final constraint is financial; making changes to improve space efficiency often involves significant upfront expenditures and a long payback period may not justify the investment.

h) Next steps

FMD proposes that the new county Space Standards be developed by FMD in consultation with affected county departments and governmental branches. The new standards should provide incentives to undertake a series of creative pilot or demonstration projects to explore innovative ways to better use county office space.

The “Size the Prize” exercise of the past few years laid a foundation for a more rigorous collaborative exercise of benchmarking and space allocations. In addition to collaboration, a true integrated approach requires employers to solicit and view the needs of its workforce and create workplace solutions in ways that deliver the optimal employee experience with the greatest operational value. When workplace solutions are integrated, the value added is more than just monetary. The value is returned in terms of performance, productivity and innovation.

As work space redesign cannot wisely be done without appropriate consideration of technology, records management, and human resources impacts, King County’s work space design team must include representatives from Human Resources, Labor Relations, Records and Licensing, and King County Information Technology in addition to potentially affected tenant agencies. The next steps in development of the new county Space Standards will reflect this approach.

FMD will include this project in its 2017—2018 biennial budget proposal.

2. Inadequacies in General Government Facilities Major Maintenance Funding

At the request of the King County Executive, the King County Council established the Major Maintenance Reserve Fund (MMRF) in 1993 to ensure a stable source of funding to maintain the buildings maintained by FMD. County agencies would contribute an annual amount into the MMRF to be applied to current and future scheduled major maintenance or replacement projects. The annual assessment was calculated based on annual estimates of maintenance needs expected over the next 20 years, which provided a viable and stable funding source for these projects.

The fund was intended to be supported from building-specific, per-square-foot charges to tenant agencies. Although non-General Fund tenants have made contributions based on the division’s facility condition model, General Fund agencies have not contributed their full share. Instead, the Office of Performance, Strategy and Budget (PSB) determines the amount available to support building maintenance for each budget cycle based on availability of General Fund resources. The County Executive and County Council have approved this approach through annual and biennial budgets. FMD historically has reprioritized its annual maintenance requests

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within the limits PSB provided, typically by selecting only the highest-priority projects and postponing those with lower priorities.

As reported by the King County Auditor's Office in its 2014 *Performance Audit of the Facilities Management Division Major Maintenance Reserve Fund*:

“Governments at the federal, state, and local levels commonly face the challenge of devoting adequate resources to maintain public buildings. At a time when few other governments, including the State of Washington, had identified viable revenues to match major maintenance needs, King County recognized this key responsibility and created a plan. Under the original plan, agencies were to contribute a stable and predictable amount into the fund each year so sufficient resources would be available to pay for needed building repairs. Agency contributions were to be determined on a square footage basis for individual county buildings. The plan assumed that the fund would accumulate adequate resources so that funding from external sources, such as periodic voter approved levies, would be unnecessary.”

The idea of prefunding major maintenance at a relatively stable rate to anticipate predicted maintenance needs is a good one; however, the continuing decline in General Fund support for major maintenance has created an upward spiral of deferred maintenance that in turn requires ever-increasing MMRF assessments to keep up with the needed work. Despite the stipulation in King County Code that the fund be fully financed (K.C.C. 4A.200.410.G), budgets have been adopted for many years that do not provide such funding, due to the structural budget deficit of the General Fund. The Auditor's report found that the fund received only about 34 percent of the funds needed between 2002 and 2010. The adopted 2015–2016 budget appropriated less than 15 percent of full funding needs.

The backlog of critical work required before 2015 was just over \$150 million, which clearly represents increasing risks of system shutdowns or catastrophic failures. This investment is necessary simply to satisfy the baseline major repair and replacement needs of the various general government buildings covered by the MMRF. Without this funding the buildings' conditions will continue to deteriorate and the risk of building closures increases.

One commonly-used indicator of building conditions is the Facility Condition Index (FCI), which is typically defined as the ratio of deferred maintenance cost to current building replacement value. For example, a building with a current replacement value of \$1 million and total deferred maintenance costs of \$50,000 would have an FCI of .05, or 5 percent, and would be considered in good condition. A similarly-valued building with deferred maintenance costs of \$150,000 would have an FCI of .15, or 15 percent, and would be considered in poor condition. In its 2014 report the Auditor's Office made the following comments about the condition of the buildings managed through the MMRF Fund:

- *“...significant underfunding has left some buildings in poor condition with a large maintenance backlog...”*
- *“Currently, only about one third of the buildings covered by the fund are assessed in good condition, and there is a large backlog of deferred maintenance...”*
- *“2012 data suggest that over half of the buildings in the division's portfolio are in poor or failing condition.”*

- *“King County is currently operating at a high risk for major costs and disruption.”*

Given the continuing shortfall of funding for major maintenance and repair, the buildings will further deteriorate and the FCI will continue to rise, raising questions about the advisability of buying or building new facilities if the resources to properly maintain them are not available.

Can the County Achieve a Sustainable Asset Management Program for General Government Buildings?

The fundamental issue is whether the County’s systemic shortfall of resources for major maintenance can be overcome. The short answer is “probably not,” given that there are no apparent new dedicated revenue sources that could be applied to major maintenance.

This has broad implications for the County’s policies with regard to owning general government facilities. Except for criminal justice facilities, it may be time to reconsider the current RAMP policies that state a preference for the County owning rather than leasing its facilities. The study and planning process for the Downtown Civic Campus, if funded, should consider leasing alternatives rather than owning facilities as a strategy for mitigating the chronic underfunding of maintenance.

It is time to reconsider the strategies surrounding the Major Maintenance Reserves Fund and the policies regarding county ownership of assets. Without a dedicated source of money to fund major maintenance and replacement, the economic benefits of ownership may be lost.

3. Proposed Restructuring of General Government Occupancy Charges

To operate and maintain general government buildings in a manner that supports tenants’ business strategies and service delivery requirements, occupancy charges are levied to departments and/or funds to recover ongoing operating and maintenance (O&M) costs, the imputed building rental rate, lease rates for long-term King County facility leases, and costs to ensure the useful life of the building. There are four general government occupancy charges:

- An O&M charge;
- A major maintenance reserve fund (MMRF) charge;
- A building occupancy overhead charge (BOOC); and
- And a long-term lease (LTL) charge for the Chinook and King Street Center.

FMD and PSB have undertaken two projects that will affect the equity and transparency of charges to occupant agencies. These are the **General Government Space Pricing Project** and the **FMD Rate Integration Project**, which will interrelate and have a bearing on the 2017–2018 Executive Proposed Budget.

General Government Facility Charge Budget Practices

When the four occupancy charges are combined, the total represents the annual facility cost for each general government building. While each charge is based on the amount of space utilized by the tenant agency, each facility charge is billed differently:

- The O&M charge is billed by FMD to departments based on their square foot utilization in multiple buildings;

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- The LTL fund charge is billed by FMD to departments based on square feet of leased space;
- The MMRF charge is billed by FMD to individual funds (for non-General Fund agencies only); and
- The BOOC is billed by PSB to individual funds.

Because the charges are applied differently to different accounts the total impact of all four charges by building is relatively opaque to tenant agencies.

Historically there has been a large disparity in charges between buildings as well as between General Fund and Non-General Fund agencies, as discussed in the following section.

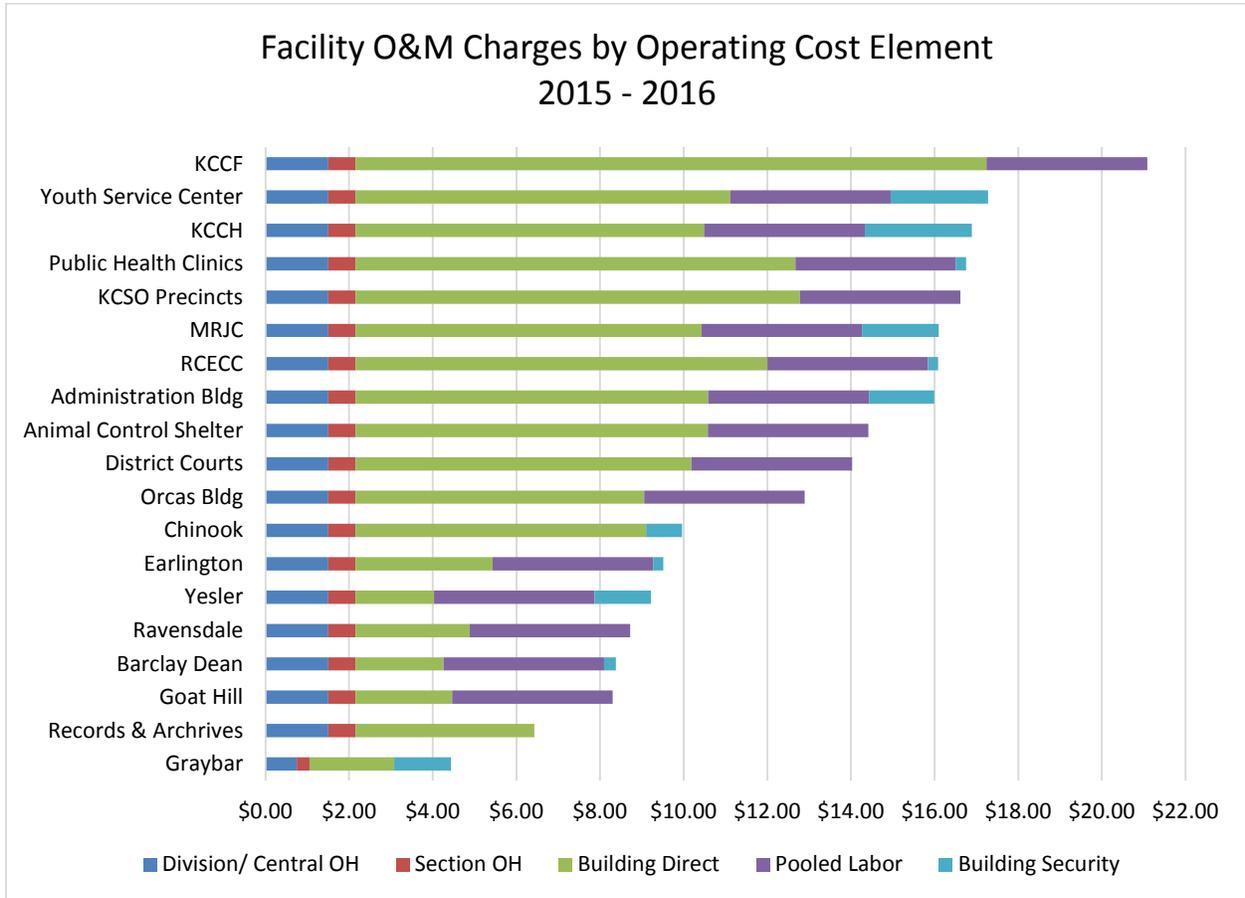
Facility O&M Charge

All agencies occupying general government buildings make payments to FMD through FMD's O&M rates to cover utility costs, basic housekeeping services, and day-to-day maintenance services. The rate components are:

- Building direct costs, including O&M staff assigned to the building, supplies and utility bills, and pooled labor to respond to work requests;
- O&M staff section overhead costs;
- FMD overhead costs;
- Countywide overhead costs; and
- Building security costs.

Historically, the O&M charges have been calculated by building, as shown in the chart below. The Rate Simplification project is considering creating a rate model that would calculate and sum charges by general category of space. For example, occupants of the County's general office buildings would all pay the same occupancy rate.

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General Government Facilities Major Maintenance Charges

The MMRF, described in the previous section of this chapter, includes 33 general government facilities. MMRF fees are summed and charged to funds rather than to individual tenants by building location so, for example, the amount owed by DPH for all its space in general government buildings is combined, and the total is billed as a single charge to the Public Health Fund. General Fund agencies' shares are set by PSB and paid directly from the General Fund rather than by the agencies, so those amounts are not directly visible.

Building Occupancy Overhead Charge

Each fall PSB staff updates the BOOC model beginning with a single composite per square foot estimate representing the probable average market-based rental rate for all general government buildings, most recently estimated at \$20 per square foot. Each department's O&M charge is then determined as described above and averaged over its total floor area. The difference between the imputed average building rental rate and the departmental average O&M square foot charge is applied to the department's total space use. The result is the amount charged to the department for the BOOC.

The BOOC is levied against the following buildings:

- Youth Services Center Alder Buildings
- Barclay Dean Building
- King County Administration Building
- King County Courthouse
- Regional Animal Shelter
- Regional Communication and Emergency Coordination Center
- Yesler Building
- Maleng Regional Justice Center Courthouse

General Fund departments do not pay the BOOC. The amount collected in building occupancy overhead charges totaled \$0.5 million in 2013 from non-General Fund tenants. Had General Fund tenants been levied an additional \$6.5 million would have been collected. The Rate Simplification project would eliminate the central overhead charge while still including other costs of ownership such as debt service on previous capital investment loans.

Long-Term Lease Fund Charge

The LTL fund accounts for periodic payments on office space and other leases entered into by King County agencies. The LTL also includes buildings constructed using 63-20 financing, such as the King Street Center and the Chinook Building.

For 2013 the lease charge for the King Street Center building was \$17.78; the total LTL rate including operating costs (\$8.31) was \$26.09 per square foot.

For the Chinook Building the LTL rate is \$21.25, which is essentially debt service on underlying borrowing. Building O&M is performed by the County for an additional charge of \$9.75, for a total charge of \$31.00 per square foot.

The Rate Simplification project would account for all debt service on general government buildings and standardize the rates for various categories of use.

Major Projects and Strategic Initiatives (MPSI) and Other Charges

FMD carries out a number of activities that benefit more than just the buildings operated by FMD. Historically, many space planning, energy conservation, and strategic planning efforts were either funded through the General Fund or absorbed by FMD at the cost of other, budgeted initiatives.

FMD is undertaking several activities with a similar countywide benefit, including efforts related to the recently enacted Strategic Climate Action Plan and FMD's efforts to procure and

implement new comprehensive asset management business systems, both of which are described elsewhere in this chapter.

As part of the Rate Integration Project, FMD proposes that these costs be prorated using relative square foot areas as a basis for allocations. Rather than allocating these only to FMD-managed buildings, these costs should be allocated to outside leases and Harborview as well, to better capture the costs of the resulting benefits to all county entities. As part of the Rate Simplification Project, FMD and PSB propose that the amounts allocated to FMD-operated buildings be shown as an element of the rates by category of building use as described above.

General Government Space Pricing Project

Project Need/Justification: The County's current charges for space are complex, with as many as four primary elements to space charges as outlined above. Also, while non-General Fund agencies are billed directly for all space charges, General Fund agencies are typically billed only for FMD O&M charges, with all other space costs paid centrally – and “invisibly” – through a collective fund transfer at budget time. Accordingly, there is a very wide range of charges per square foot of space depending on the building being occupied and whether the agency is identified as a General Fund agency.

This has led to significant uncertainty for tenant agencies regarding how they can reduce space costs or address changing space needs. Many times agencies have preferred to lease space rather than occupy county-owned space, based on the impression that the leased space is less expensive than the many charges associated with county-owned space.

Project Objectives: To evaluate the County's current pricing methodology for General Government Space; to propose recommendations improving the pricing model's clarity and utility to county decision makers; and to more accurately reflect the full cost of operating, maintaining, and providing space to county agencies.

An additional objective would make space charges more consistent and understandable in support of capital investment decisions and, if possible, incorporate incentives to improve the efficiency of space use in the County.

The target schedule would propose a revised model in time for the development of the 2017–2018 budget.

FMD Rate Model Integration Project

Project Need/Justification: FMD currently budgets and recovers its costs via several rate models. Specifically:

- The Internal Service Fund Rate Model recovers costs of the internal service fund activities including the Director's Office and the Building Services and Capital Planning and Development Sections;
- The MMRF Cost Recovery Model serves as the foundation for a countywide assessment of MMRF fees for non-GF agencies that occupy general government buildings, and for compiling assessments to cover General Fund tenants;
- Long Term Lease Fund outside leasing, with building specific models for:
 - Chinook Building
 - King Street Center
 - Graybar Building

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- Long-Term Lease Fund leasing fee;
- Countywide assessments for FMD strategic and space planning efforts;
- Charges to Harborview for facility management services to the Harborview Campus;
- RES family of charges:
 - Permit and franchising fees,
 - Hourly charges and other fees for Acquisition and Sales Services,
 - Property management fees,
 - Leasing services to the Airport; and
- Print Shop production rates

It is evident that the FMD fee structure is not integrated, and that there is opportunity to distribute facility costs more equitably.

Project Objective: Propose ways to reduce rates and make FMD services more affordable to county agencies by integrating the disparate cost recovery models and altering the cost allocation methodologies applied in the model(s).

The Rate Model Integration project is closely related to the General Government Space Pricing project, and would also be completed in time to be included in the development of the 2017–2018 budget.

4. Developing Integrated Asset Management Tools

FMD manages more than 40 county-owned buildings and nearly 400 additional leasehold and lease-fee spaces ranging from public health clinics to ATMs located in county buildings. FMD is also responsible for a real estate portfolio of over 4000 parcels ranging from Roads right of way remainders to tax title lots. Managing these sites requires a range of activities including operations and maintenance (preventative, major, and on demand), capital planning, real estate management (lease and property management, purchases and sales), utility and energy management, and space management and planning. FMD relies on inadequate tools such as Excel spreadsheets for managing many of these activities, which currently results in foregone revenues from tenants for leases that have not had timely adjustments to current market rates, and in avoidable costs such as monthly penalty payments to landlords on expired leases.

In 2003 FMD implemented the Maximo computer program to manage work order assignments for its Building Services Section maintenance staff. In 2009 the Capital Planning and Development Section implemented the Unifier program to manage project records and workflows such as contract actions and payment requests for CIPs. While both these programs have been expanded to include additional functionality since implementation, both offer opportunities for further capabilities such as automated preventive maintenance scheduling that should be pursued. There is also a significant gap remaining in their ability to share data about building systems' current conditions and predicted maintenance needs.

FMD's Operating and Real Estate Services business lines still use outdated and inefficient business processes using multiple nonintegrated side systems. Real estate transactions and property management are impaired by inefficient and inaccurate data, exposing the County to revenue and liability risk. Space planning is conducted with manual systems that are cumbersome and inflexible to use and to keep updated. Overall planning is impeded by a lack of integration between systems.

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Effective facilities management requires shared data across multiple business lines to support informed business decisions and eliminate waste from duplicative data entry, highly manual processing, and data siloes. The market offers several tools, variously called Integrated Workplace Management or Computer Aided Facility Management systems, that integrate data and functions and typically follow standard industry practices for lease management, space planning, preventive and major maintenance scheduling, tracking energy and other operating costs, and other facility management activities. Most of these systems could be configured to either integrate functions or simply share data with FMD's existing Maximo and Unifier programs.

In 2015 FMD started to work with KCIT to investigate how a robust, comprehensive IWMS / CAFM tool could support managing FMD's assets through their entire lifecycles. The current planning-level schedule indicates the initial modules of such a system could be in place by early 2018 if funding is appropriated when needed. By reprioritizing projects and aggressively closing out completed and canceled projects to free up funding, FMD has requested approval to reallocate project appropriations to fund completing the planning phase for an IWMS system as part of the Executive's mid-biennial supplemental appropriation request. Meanwhile, FMD continues to improve the functionality of some of its current tools. These ongoing efforts improve project and service delivery as well as increase FMD's internal capacity for change management related to IT projects.

5. Transitioning King Street Center to County Ownership

(Please see "King Street Center" in Section III.C for near-term proposals for changing space usage in this building.)

The King Street Center was the first lease-to-own facility developed for the County pursuant to U.S. Department of Treasury Revenue Procedure ruling 63-20. The building was completed and occupied in 1998 and was a direct result of the King County and Metro merger. The eight-story building, located in Pioneer Square near the King Street Station, contains 323,000 rentable square feet. The initial occupants were the then-recently-created Department of Natural Resources and Parks and the Department of Transportation, whose staff were consolidated from several leased and owned locations. More recently, the King County Department of Information & Technology has been added as a tenant.

The owner of the building, the nonprofit intermediary required under the 63-20 financing model, is the National Development Council. Since 1998 the building has been managed by Wright Runstad & Company. Under the terms of the lease-to-own agreement the building title would be transferred to the County at the end of the lease term, or at the time that the underlying 63-20 debt was refinanced with county limited general obligation debt. In December 2015 the underlying debt was refinanced and the title to the King Street Center will be transferred to the County in June 2017 as the last of the underlying debt is retired. At the time of the title transfer the building will be added to the portfolio of general government buildings operated by the Facilities Management Division.

FMD's goal is to execute a smooth transition to county ownership and operation. This transition will require FMD to work closely with Wright Runstad & Co. and the tenants in the building. Transition planning should begin during the 1st Quarter of 2016, and include the following significant considerations in preparation for the transition:

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- **Create a transition team and charter:** Create a project charter to plan and execute the transition. The project sponsors will be the County's Real Estate and Major Projects Oversight Committee (REMPOC) and team members will include representatives from FMD's Building Services, Capital Planning and Development, and Real Estate Services Sections; the Office of Performance, Strategy and Budget (PSB); and tenant agencies DNRP and DOT.
- **Compile lessons learned from Chinook and Goat Hill Garage Transitions:** Compile a list of lessons learned from these recent transitions to better inform the King Street Center transition.
- **Create a library of existing documentation:** Collect current building plans and specifications, operating procedures, and tenant guidelines used by Right Runstad & Co. Identify current strengths and weaknesses of Wright Runstad's management of the building from the perspective of the tenants and FMD's Real Estate Services Section. Collect the maintenance history of building components and the current plans for major maintenance identified through the Wright Runstad's Common Area Reserve.
- **Identify title impairments, if any:** Work with the Prosecuting Attorney's Office (PAO) to identify any possible impairment to the building title. Also, identify the applicability of any land use limitations.
- **Gather historical operating cost information:** Gather historical cost and staffing information and capital investments to the building since occupancy.
- **Manage retail leasing:** Identify current retail leases, current terms, and those leases needing transition to the County's standard lease provisions. Work with the PAO to determine the legal methodology for transition to county management.
- **Manage vendor contracts:** Identify the existing vendor contracts used by Wright Runstad & Co. and work with the PAO and the Finance and Business Operations Division's Procurement and Payables Section to formulate a strategy of assignments and/or new contracting necessary to implement county management.
- **Parking operations:** Identify current parking practices and procedures and move the parking garage to the FMD parking program. Work with the PAO, PSB, and the Office of Labor Relations to formulate a parking plan for this site.
- **Inspection and creation of the baseline major maintenance status of the building:** Initiate a study of the building and identify its major maintenance requirements consistent with the current Major Maintenance Program.
- **Create a major maintenance budget for the building:** Develop a MMRF budget request for major repair and replacement for King Street Center.
- **Create an operating budget and strategy and a transition budget:** Work with PSB to determine whether the building's 2017 operating budget (covering June–December 2018) will be included in the 2017–2018 Executive Proposed Budget or requested in early 2017. The transition budget should be included in the upcoming 2017–18 budget

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request to integrate this building into FMD’s space charges for the biennium. Develop a budget and staffing plan for the 2017–2018 budget period.

- **Create a transition plan:** Develop the detailed steps necessary for an orderly transition.

A structured and thorough planning process will help make this transition easier for the tenants currently occupying the building.

6. Parking Program Changes

FMD oversees several parking facilities throughout the county that are used by county employees and the public, including those listed in the table below. Parking at county facilities is managed subject to K.C.C. 3.32, which requires the King County Executive Services Director to monitor market rates for parking, and to include proposed rate adjustments to the King County Council during the budget process.

King County Parking Facilities

| Garage | Location | Total Spaces | Floors | Employee Unreserved Monthly Rate |
|---------------------------------|--|---------------------|---------------|--|
| Goat Hill | 415 Sixth Ave, Downtown Seattle | 782 | 9 | \$260 |
| Chinook | 401 Fifth Ave, Downtown Seattle | 80 | 2 | \$260 |
| KCCF | 500 Fifth Ave, Downtown Seattle | 63 | 1 | \$260 |
| KSC ¹ | 201 S. Jackson St, Downtown Seattle | 230 | 3 | Set by Wright Runstad |
| YSC | 1211 East Alder Surface Lot | 315 ² | 1 | \$20 |
| CFJC (Proposed) ³ | 1211 East Alder | 360 | 3 | To be determined |
| MRJC | 401 4th Ave N, Kent | 571 | 3 | Free (per MUP agreement with the City of Kent) |

1. County will assume ownership in 2017
2. Will decline to 85 during construction of CFJC, scheduled to begin Summer 2016
3. Scheduled to become operational late 2020

The following are parking changes being considered:

King Street Center

It is anticipated that King County will take ownership of this building in 2017 (see “Transitioning King Street Center to County Ownership” earlier in this chapter for more detailed information).

As part of this ownership King County will need to develop a transition plan for parking garage operation at this facility.

Youth Services Center Open Lot

As part of the development of the new Child and Family Justice Center (CFJC) Facility there will be a need to reduce parking in the current 315-space surface lot. The lot size will be reduced in 2016 to accommodate construction of the new facility, which, when completed in 2020, will contain a 360-space three-story garage.

Goat Hill Garage

This garage is currently operating at capacity. Early Bird parking for the public was discontinued January 4, 2016 due to an increase in the number of County employees parking at the garage. The rate setting process for the Goat Hill garage has also been modified to include the Office of Labor Relations because the impacts of parking rate increases must be bargained under some collective bargaining agreements. The Executive Branch may recommend an increase in Goat Hill Garage parking rates in the 2017–2018 biennial budget proposal, as the last increase occurred in January 2011.

MRJC Parking Garage

This garage is also at capacity. The Master Use Permit (MUP) for this location requires that parking in the garage be provided at no cost. Because the current garage is at capacity it is not uncommon for people to use the ShoWare Center, across W. James Street, for parking. Parking would be a consideration if a new county-owned building were to be built for the Department of Public Defense near this location (see “Space Needs for the Department of Public Defense” in Section III.D, “Longer-Term Initiatives”).

The growing desire for parking and the County’s commitment to greenhouse gas reduction argue for an update to the County’s parking rates and policies. FMD is proposing this parking issue be treated as a multi-year work program item.

7. Environmental Sustainability for King County-Owned and Leased Buildings

"Environmental Sustainability" means providing for the needs of the present without compromising the ability of future generations to meet their own needs. Put another way, it means operating King County's facilities in a way that not only reduces environmental impacts but also considers ecological restoration. With careful planning and development of environmentally sustainable infrastructure and management practices, the County can also reduce resource costs.

Energy continues to be a major cost to King County, and reducing this and other resource expenses will contribute to the County’s ability to maintain services. The County has long recognized that it can reduce operating costs and emissions of greenhouse gases and other pollutants by reducing its energy use, meeting more of its energy needs with local renewable resources, and taking advantage of opportunities to produce energy where practical. As early as 1980 the County issued its first energy management plan. In 2015, the County’s Energy Plan was updated and incorporated into its Strategic Climate Action Plan (SCAP).

In policy and in practice, King County has committed to continuous improvement in the ways it produces and uses energy and other resources. Current King County policy documents featuring sustainability goals include:

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- The King County Strategic Climate Action Plan,
- The King County Strategic Plan, and
- The King County Green Building Ordinance.

This *2015 King County Strategic Climate Action Plan (SCAP)* synthesizes and focuses King County's most critical goals, objectives, strategies, and priority actions to reduce greenhouse gas (GHG) emissions and prepare for the effects of climate change. It provides a detailed roadmap for implementing the King County Strategic Plan, building on the County's past efforts to improve energy and water efficiency, and expanding the use and production of renewable and GHG-neutral energy.

Goal Area 2 of the 2015 SCAP is Buildings and Facilities Energy. Direct energy use in government operations – including energy used by buildings, to treat wastewater, and to fuel vehicles – represents 45 percent of the total GHG emissions related to King County government operations. Extending the energy efficiency targets originally defined in King County's 2010 Energy Plan, the 2015 SCAP target provides that King County will reduce normalized net energy use from government operations in its buildings and facilities by at least 5 percent by 2020 and 10 percent by 2025, compared to a 2014 baseline.

The *King County Strategic Plan*, as modified in 2015, includes goals that inform current and future actions across all county programs and services. These include guidance regarding financial sustainability; efficient, accountable regional and local government; and maintaining a healthy environment, all of which encourage environmental sustainability.

The 2013 *Green Building Ordinance (17709)* ensures that the planning, design, construction, remodeling, renovation, maintenance and operations of any King County owned or financed capital project are consistent with the latest green building and sustainable development practices. It requires that capital projects strive for LEED Platinum and achieve at minimum LEED Gold rating or, if not eligible for LEED certification, they must integrate cost effective sustainable development practices using the County's Sustainable Infrastructure Scorecard. It also specifies reporting requirements to improve the information compiled on county divisions' green practices and requires project managers to be trained in green building practices.

Based on the foregoing policies and directives, FMD has identified the following objectives to help guide its overall activities:

- *To design and construct county-owned and financed facilities using green building techniques, thereby creating environmentally, financially, and socially sustainable facilities;*
- *To incorporate sustainable practices in facility management and operations to improve efficiency and to reduce the County's environmental footprint by reducing energy usage, increasing reliance on renewable energy, utilizing environmentally preferred maintenance products, and protecting water quality; and*
- *To encourage King County employees to embrace sustainable practices in their workplace in order to reduce their environmental impacts, and to provide incentives to reduce the numbers of single occupancy vehicles driving to downtown Seattle.*

FMD spends over \$7 million on utility resources annually, including all energy resources, water, and sewer. Investing in energy efficient buildings – by implementing both sustainable green building technologies in new construction and by incorporating new technology improvements

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and best practices in energy management of existing facilities – will significantly reduce the County’s environmental footprint, while making buildings more energy efficient, productive, and affordable.

The following table provides the total energy use and cost indices for general government buildings in 2014. (2015 data are not available at the time of this writing due to utility billing cycles, but are expected by April 2016.) The energy usage is expressed in MBTU, or Million British Thermal Units, the standard measure of the amount of heat energy in fuels needed to heat or cool 500 tons of water by one degree Fahrenheit.

| FMD Facility Energy Use and Cost Comparison Report | | | | |
|---|-----------------------------------|-------------------|------------------------------------|-----------------------------------|
| <i>1/2014 thru 12/2014</i> | | | | |
| Facility | Total Annual Energy Use (kBtu) | Floor Area (SqFt) | Energy Use Index (kBtu/SqFt/Yr) | Energy Cost Index (\$/SqFt/Yr) |
| Regional Justice Center | 64,451,687 | 589,542 | 109.33 | \$ 1.98 |
| Courthouse | 56,791,018 | 537,150 | 105.73 | \$ 1.69 |
| Correctional Facility | 51,356,188 | 385,274 | 133.30 | \$ 1.84 |
| Chinook Building | 15,270,732 | 368,680 | 41.42 | \$ 1.07 |
| Youth Services Center | 15,013,330 | 191,870 | 78.25 | \$ 1.61 |
| Administration Building | 14,265,368 | 204,993 | 69.59 | \$ 1.80 |
| King Street Center | 13,886,233 | 469,474 | 29.58 | \$ 0.60 |
| RCECC - Reg Comm & Emergency Center | 5,475,349 | 34,870 | 157.02 | \$ 3.30 |
| Earlington Building | 5,252,135 | 96,528 | 54.41 | \$ 1.49 |
| Yesler Building | 2,916,312 | 96,582 | 30.20 | \$ 0.62 |
| Archives, Records & Elections Wrhs | 2,183,011 | 58,100 | 37.57 | \$ 0.50 |
| Black River Office Building | 2,145,705 | 72,503 | 29.59 | \$ 0.86 |
| Southwest Dist Court / Precinct #4 | 1,890,605 | 23,886 | 79.15 | \$ 1.67 |
| Northshore CSS / Public Health | 1,745,630 | 16,700 | 104.53 | \$ 2.51 |
| Eastgate Public Health | 1,729,901 | 24,193 | 71.50 | \$ 2.01 |
| Federal Way Public Health | 1,632,211 | 23,700 | 68.87 | \$ 1.95 |
| North Multi-Service Center (NDMSC) | 1,577,628 | 31,582 | 49.95 | \$ 1.04 |
| Graybar Building | 1,406,635 | 22,000 | 63.94 | \$ 1.53 |
| Goat Hill Garage | 1,315,410 | 126,000 | 10.44 | \$ 0.26 |
| Issaquah District Court | 1,197,023 | 15,270 | 78.39 | \$ 1.77 |
| Precinct 3 - Maple Valley | 910,868 | 11,618 | 78.40 | \$ 2.47 |
| Northeast District Court (Redmond) | 828,702 | 9,900 | 83.71 | \$ 1.98 |
| Shoreline District Court | 798,594 | 11,895 | 67.14 | \$ 1.49 |

As part of the 2013 King County Green Building Ordinance, the Green Building Team created the King County *Green Operations and Maintenance (O&M) Guidelines Handbook*. These guidelines provide a good starting point for planning and reviewing facility operations and maintenance practices for environmental sustainability, and the 2015 SCAP requires divisions to integrate the guidelines into their facility operations.

Guidelines are provided in the following areas of facility operations and maintenance:

- Retro-commissioning;
- Landscaping;
- Building Envelopes;
- HVAC Systems and Indoor Air Quality;
- Electrical and Lighting Systems;
- Plumbing Fixtures and Systems;
- Recycling and Waste Management; and
- Green Cleaning Practices, Equipment, and Products.

Some examples of 2012–2016 facility energy projects proposed and managed by FMD:

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- Completed five resource conservation projects funded by the Fund to Reduce Energy Demand (FRED). These projects will save \$120,000 annually in water and energy costs;
- Complete the integrated design process for the Child and Family Justice Center, incorporating all cost effective conservation strategies and meeting or exceeding sustainability goals;
- Complete a current major HVAC upgrade at the downtown King County Correction Facility; and
- Complete assessments of sites targeted for comparatively high resource use.

FMD continues to participate in the following federal programs and initiatives aimed at assisting local governments and communities in their efforts to improve overall reductions in energy consumption:

The Better Buildings Challenge: In 2014, King County joined the Better Buildings Challenge as a partner. Through the Better Buildings Challenge, the DOE partners with leaders in the public and private sectors to make the nation's homes, commercial buildings and industrial plants more energy efficient by accelerating investment and sharing of successful best practices. As a Challenge partner, King County has committed to achieving a 20 percent energy reduction in county buildings and facilities by 2024 based on a 2011 baseline. The Fund to Reduce Energy Demand (FRED) program is also featured as a Better Buildings Challenge model implementation method.

ENERGY STAR® Program: ENERGY STAR is a U.S. Environmental Protection Agency voluntary program that helps businesses, governments, and individuals save money and protect our climate through superior energy efficiency. The Energy Star program offers tools and resources that support developing best practices in energy efficiency. As an example, FMD uses the Energy Star Portfolio Manager database to benchmark qualifying buildings and share information in accordance with public energy use disclosure laws. Portfolio Manager provides the backbone for commercial building performance ranking in the United States.

FMD is improving the energy efficiency in county-owned buildings by implementing the following sustainable practices in facility management and operations:

1. Benchmark Energy Performance in all County Buildings – As noted above, FMD has established an account in the EPA's Portfolio Manager software and has used it to benchmark all qualifying FMD-operated facilities larger than 20,000 square feet in gross floor area against national averages.
2. Identify Underperforming Buildings – FMD compares energy performance levels in all buildings to identify underperforming buildings, which will be targeted for energy efficiency improvements. Using software tools that allow advanced energy meter data analysis, FMD is able to measure and report on energy cost, consumption, and influencing environmental factors. These tools collect key building and operational characteristics and energy use data to assess the current energy performance of our buildings and to help all county departments to better understand and manage them.
3. Implement Best Operating Practices and Energy Efficiency Improvements – Once facility audits and benchmarking are complete, buildings identified as underperforming assets

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will be targeted for deep retrofit projects, which can be prioritized and packaged to meet FRED loan program criteria. Implementation of best operational and maintenance strategies, including improving strategic planning in FMD's Major Maintenance Program, are ongoing goals of the Department.

4. Track Progress over Time – FMD staff track progress using utility accounting software, including New Energy Technology's "Energy Center" program and the EPA's Portfolio Manager. These and other, more granular real-time monitoring tools allow the department to track variations in energy consumption and associated greenhouse gas emissions.
5. Verify and Document Results – Utility accounting software is used to provide a level of transparency and accountability by generating performance indicators, including energy use intensity, energy efficiency improvement over a baseline, EPA's Performance Rating (where applicable), and greenhouse gas emissions associated with building energy use. This information is used for both internal and external reporting.

By continuing to incorporate sustainable practices into its day-to-day operations, FMD has the ability to continue to reduce the negative environmental impacts of buildings it maintains and operates.

III. SPACE USE AND PLANNING

This chapter addresses the requirement of K.C.C. 2.12.100 that the Executive update current and future county space needs and implementation plans by March 1 of every fourth year beginning on March 1, 2016. Providing space planning for county agencies and associated facility and project management is a key responsibility of the Facilities Management Division (FMD). Given current resources, FMD space planning work focuses on the immediate and near term (two to four year) space needs of county agencies housed in the facilities managed by the division. Space planning includes working with customer county agencies to make the best use of county-owned and leased spaces to meet their current and near term operational needs consistent with county policy. In addition, as county space needs evolve, FMD evaluates the County's overall facility portfolio to determine whether additional facilities are needed to meet county space requirements, or if existing facilities could be re-developed, mothballed, or sold with the intention of reducing the overall cost of county space.

This chapter is organized into four sections:

- Recent Space Planning Objectives and Results;
- 2016 Approach to Space Planning;
- Near-Term Space Plans by Building; and
- Longer-Term Initiatives.

A. Recent Space Planning Objectives and Results

1. Introduction

With strong support from the Office of Performance, Strategy and Budget (PSB) and the King County Executive, FMD has spearheaded an effort over the past five years to help county

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agencies manage the cost of space more effectively. This effort assisted agencies in achieving cost savings and addressed workplace readiness, which includes space configurations designed to be flexible in supporting the current and future program needs of agencies using the space. FMD's proposal to expand and update the County Office Space Standards, described in "Proposal to Develop New King County Office Space Allocation Standards" in Section II.B, addresses this concept in greater detail.

Over the past several years the County worked to reduce its space usage to respond to a weakened economy and revenue limitations. For the two decades prior to this economic shift King County experienced growth in services and staffing. The primary thrust of space planning in King County prior to the 2007–2009 recession focused on converting from leased space to owned space, while more recent efforts have concentrated on efficiently downsizing the County's use of general office space.

More recently, the improving economy has reversed the recent downsizing trend among several of the County's non-General Fund agencies. Furthermore, many General Fund agencies are now facing a period of staffing stabilization in contrast to the significant staff decline that occurred during and immediately after the recession. Accordingly, the near-term moves over the next few years will be focused on how to best use the County's general government buildings rather than continuing the trend of consolidating vacant space and partially or fully mothballing and disposing of buildings. The priority will be to better use what the County already owns rather than moving to outside leases as a first solution to increased space needs.

A notable exception to this approach involves the needs of the recently created Department of Public Defense (DPD). The efforts to redevelop the partially mothballed Yesler Building for that Department have been placed on hold pending identification of suitable space for the Department of Adult and Juvenile Detention's Community Corrections Program. The County may need to lease interim space to facilitate a timely consolidation of Department of Public Defense downtown functions, with a move to a County-owned facility deferred until later. (See "Yesler Building" in Section III.C "Near-Term Space Plans by Building", and "Space Needs for the Department of Public Defense" in "Longer-Term Initiatives" in Section III.D later in this chapter.)

The 2016 RAMP's overall objective is to better use the existing portfolio of general government buildings by strategically reconfiguring and moving various county functions. Some of the moves proposed in this plan are a continuation of moves originally proposed in the 2011 and 2013 RAMPs. As necessary, FMD will propose reconfigurations presenting opportunities to improve space efficiency and address emerging space needs. The 2016 RAMP assumes that any unused vacant spaces will be considered available for pursuit of outside leasing opportunities to non-county agencies. This is particularly true for currently vacant space at the King Street Center, where the County would receive rent revenues to cover operating costs while preserving space for future county needs. The current relatively strong real estate market has driven up rental rates, making county owned space more desirable to outside agencies.

A further consideration of the near-term space moves is balancing the immediate needs for space with the longer-term recommendations resulting from a downtown Civic Campus plan, currently in the Pre-Planning phase. Near-term moves should not preclude options to be considered in the Civic Campus study and should not spend money unnecessarily for space that may be available only over the mid-term.

2. Status of Past RAMP Space Planning Initiatives and their Results

During 2011 and 2012 many county agencies cut facility costs through resizing and relocating. The 2011 RAMP called for the implementation of a series of near-term moves in support of the plans to resize and relocate. The goal was to achieve annual savings for affected agencies. For the most part, those moves occurred with significant savings to county agencies. These moves were necessary because of several years of downsizing of the county workforce and changed patterns of space use, which resulted in numerous small pockets of vacant space. Action was necessary to create savings and to reduce the wear and tear on buildings. There was little opportunity to achieve material cost savings when vacant space was limited to individual cubicles or small groupings of vacant cubes.

For agencies that were not downsizing but were required to relocate or make way for newly emerging needs, there were collateral opportunities to create savings through reconfiguring space at their new locations or to make alterations that provided more suitable space to house program operations.

The moves executed in 2011 and 2012 addressed what was considered the “low hanging fruit” with a one- to two-year payback period for recovering the costs of the moves. While these earlier moves were predominantly savings-driven, the subsequent series of moves in 2013-2015 addressed the following:

- Reducing the cost of space to county agencies by using occupied space more efficiently and consistent with the “Size the Prize” strategy in Section 6 of Volume I of the 2013 RAMP;
- Creating opportunities to more closely align workspaces with RAMP strategies, specifically:
 - Aggressively pursue environmental sustainability, focusing on energy savings and environmental compliance in county facilities, thereby saving the County money;
 - Form an IT/HR/FMD alliance to develop an integrated approach to workspace design to better serve county departments and employees; and
 - Form an IT/FMD/RALS alliance to promote archives and records management initiatives, improving space utilization by reducing departments’ need for physical document storage;
- Creating opportunities to consolidate agencies or organizational units economically;
- Pursuing opportunities to vacate leaseholds or mothballed/disposed of county real estate assets;
- Accommodating expanded functions in county-owned rather than leased facilities when county-owned occupancy is the least-cost solution;
- Moving groups to more strategic locations, considering adjacencies and other programmatic goals;
- Aligning with the large-scope facility projects described in the 2013 RAMP:
 - Replacing the deteriorating Youth Services Center with a new Children and Family Justice Center;
 - Preserving the Harborview Hall, with its historic and cultural significance, in a manner that adapts the older building to meet existing critical space needs and benefits the environment by conserving natural resources;
 - Transforming Health and Human Services delivery with an emphasis on partnerships, community hubs. and new ways to meet critical needs;

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- Addressing the shrinking King County Road Fund with office space consolidations and accelerated sales of surplus property sales; and
- Reorganizing the delivery of public legal defense while assuring that the clients continue to receive high quality legal representation.

Thus, the moves identified in the 2013 RAMP were much more complex and costly and broader in approach than the prior ones. The 2013 proposed moves resulted in payback periods longer than those realized in the earlier moves, but less than five years.

As reported in the 2013 RAMP, reaching greater efficiency and effectiveness in the County's real estate portfolio occurs in a dynamic environment informed by many variables. It was recognized that the recommended relocations or other options identified in the 2013 RAMP might change dramatically as additional or new information unfolded. This was a serious understatement in light of dramatic changes to both the expected sales of surplus buildings and the scope of the moves proposed in the 2013 RAMP.

Over the past few years several buildings have been either wholly or partially mothballed. The following table identifies those buildings, presents the original plans for their redevelopment or disposition, and reports on their current status.

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Status of Buildings Recently or Currently Mothballed

| Building | Original Plan | Current Status |
|--|--|---|
| Yesler Building | The upper five floors of the 7 floor building were vacated, which positioned the building for either redevelopment or sale. Predevelopment activities were later undertaken to explore a major redevelopment to be used primarily by the County's new Department of Public Defense | The redevelopment plans have been placed on hold pending identification of space solutions for the largest two remaining tenant agencies; KCSO Photo Lab and Community Corrections. |
| Blackriver | The Blackriver 900 Building housed the Department of Permitting and Environmental Review, a downsizing department whose service population was better served through technology and a location farther north and east, The building is 20 percent occupied by the Assessor's Office. The building was slated to be sold with possible leaseback for residual county tenants currently in the building. | The Blackriver 900 Building is currently taken off the market and is being considered as a location for the County's AFIS Lab, other county functions, and for outside leasing. |
| Aukeen District Court | Vacated as part of the MRJC District Court consolidation project with plans to sell the building to the City of Kent | Sold |
| Kenmore and Maple Valley Police Precincts | The original plan was to vacate and sell the two buildings. | The Kenmore sale has been delayed pending potential community use of the site; the Maple Valley Police Precinct was recommissioned and reoccupied by the KCSO. |
| 7300 Building at King County International Airport | To be vacated | Slated to be demolished and redeveloped for aviation purposes. |
| White Center Health Clinic | To be vacated and transferred to DNRP | Transfer complete |
| Renton Health Clinic | To be vacated and sold | Being marketed for sale |
| Northshore Health Clinic | Being considered for vacating | Being marketed for sale |

B. 2016 Approach to Space Planning

To update current and future space needs for county agencies in FMD-managed facilities, FMD uses three critical inputs. Baseline data regarding current use is generated as the starting point to determine how efficiently the county is using its existing space based on current space allocation benchmarks and policies. Accurate space use data collected at the individual worksite level is most useful in determining if work spaces are being used most efficiently. To date, the county does not have an effective method or system for collecting and maintaining this data, as discussed in “Baseline Occupancy Data and Collection Methodology,” later in this section. Working with agencies and PSB, FMD compiles agreed-upon staff growth assumptions over the next two to four years to forecast whether current space allocations are adequate for anticipated staff and program changes. These two inputs provide snapshots of current and future need. The data is then compared with work space allocation standards for the building to determine whether the current use is efficient or needs to be adjusted to improve space utilization to anticipate forecasted needs.

This section provides a discussion of FMD’s approach to space planning, the necessary data collection and assumption-setting process, and associated difficulties with both. The section also describes some of the challenges in space planning in an organizational environment where some county agencies are in strong growth modes while others are in contraction due to the significant financial challenges in the County’s General Fund.

1. Mid-Term FTE Growth Projections (2016—2018)

The County continues to suffer from a structural imbalance in General Fund revenues. The revenue sources currently authorized and available for the General Fund have not kept pace with the demand for legal, detention, public safety, health, and other services. While this imbalance has been raised to the State Legislature over the past several years, no action has been taken in Olympia to address it. Accordingly, those agencies that get all or most of their revenue from the General Fund continue to aggressively compete for scarce General Fund revenues. In this environment agencies that provide direct services to the public such as public safety, judicial, and health and human services are less vulnerable to budget reductions compared to agencies that provide administrative support functions and those with administrative functions carried out in the County’s general office buildings. Capital investment needs for major maintenance and repair of general governmental buildings also suffer.

Many county “enterprise agencies” are currently benefitting from increases in revenues generated by increasing economic activity or a restructuring of funding sources. Most notable of these agencies is Metro Transit.

It is difficult to forecast staff growth because of the uncertainty of many of the County’s revenue sources. Nevertheless, PSB will need to address staff growth or lack of growth in the upcoming development of the 2017–2018 budget. While not an exact science, FMD is working with county agencies to help PSB forecast general office space needs over the next three years.

FMD’s current focus is on the occupancy and use of buildings that house general office functions. Specifically, FMD’s staff growth forecasts relate to general office uses in:

- King Street Center
- The Chinook Building
- The County Administration Building

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- The King County Courthouse
- The Maleng Regional Justice Center Courthouse
- The Yesler Building
- The Blackriver Building

The primary source of funding for general office functions is the General Fund. The recent improvement in the economy has slightly increased the General Fund's revenue forecast so, although PSB has not yet determined General Fund staffing levels for the 2017—2018 budget, the current three-year growth assumptions for most General Fund agencies are for zero growth rather than a continuation of the significant reductions experienced in the past four years. Based on the current state of the General Fund, the following table lists some of the broad assumptions being made with regard to general office functions:

Three-Year Growth Assumptions – General Fund Supported Agencies

| Functional Area | Affected Agencies | FTE Growth (Reduction) | Common Factors Influencing Assumption |
|----------------------------|--|------------------------|--|
| Public Safety | DAJD, KSCO, Superior Court, District Court, DJA, PAO | 0% | Maintain service levels |
| Central General Government | Executive Office, Council, Labor Relations | 0% | No growth projected |
| General Support Functions | DES Admin, Treasury, OCR, HRD, RALS | 0% | Reduction to match available general funds |
| Internal Service Funds | FBOD, KCIT, FMD, Safety Claims, Fleet | 0% | No growth projected |

There are certainly other variables that drive the staffing needs of county agencies. For example, the staffing needs at detention facilities are driven primarily by detention populations and the number of detention units that need to be available. Nevertheless, staffing of general administrative functions faces significant scrutiny during the budget process, and decisions about staffing levels are primarily driven by the availability of discretionary General Fund revenues.

Those agencies relying primarily on non-General Fund revenues, on the other hand, face entirely different circumstances. Their staffing levels are driven by the relative strength of outside revenue sources such as taxes, grants, contracts, levies, utility charges, and fees and other charges for services. Metro Transit is a good example. Their financial turnaround has occurred because of an improved economy and a substantial investment in transit services by the City of Seattle. Based on recent discussions with agency staff, the general staff growth assumptions listed in the following table can be applied to general office staff for this category of agency.

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Three-Year Growth Assumptions – Non General Fund Supported Agencies

| Functional Area | FTE Growth (Reduction) | Common Factors Influencing Assumption |
|---|------------------------|--|
| Health and Human Services | 3% | Stabilizing grants and new levy funding |
| Transit | 12% | Increased sales tax revenues and new contracts for expanded services. Higher service demand. |
| Roads | 0% | Continued impact of annexations and incorporations – no new revenue sources. Stabilizing after significant staff reductions. |
| Wastewater, Solid Waste, and WLR | 7.5 % | Utility rates, and growing demand, and new environmental programs |
| Parks and Recreation | 6% | Levy growth |
| DNRP Director's Office | 6% | Support to Climate Initiative and Strategic Climate Action Plan |
| Other General Administrative Functions DOT and DNRP | 3% | Support of new and expanding programs. |

Clearly there will be exceptions to the above assumptions that will be addressed in the development of the County's 2017–2018 budget.

2. Baseline Occupancy Data and Collection Methodology

Over the years the collection of fundamental baseline data about use of the County's general government buildings has been a consistent challenge. Historically, the compilation of space plan data has been done through space surveys, interviews, and the collection of other relevant information from multiple sources. For example, the lease information collected for the RAMP is in a small data base maintained by the FMD Real Estate Services Section. Information on tenant occupancies in general government buildings, including square feet of occupied area, is maintained in antiquated software maintained by the FMD Operations Group. FMD and others do not have access to such fundamental information as how many employees are in each department and where they are located. The collection of space planning information has been very labor intensive, limited in scope, and reliant on agency input. Additionally, the accuracy and timeliness of collected information has been an issue. Space planning is one element of FMD's proposed effort to ultimately obtain a comprehensive Asset Management business system that would provide ready access to this type of information. Unfortunately, this effort is just now beginning and will take time to fund, plan, and execute the implementation of such a system. (See "Developing Integrated Asset Management Tools" in Section II.B.)

As part of the effort to develop the 2016 RAMP, FMD explored whether there is an opportunity to use PeopleSoft to capture baseline information on how many full and part-time employees each department has, and where they are located. This was a pilot project designed to secure information about a limited number of general office buildings and to test the feasibility of using PeopleSoft for these purposes. FMD found that the PeopleSoft does have the capacity to provide information to support space planning. However, the current employee location

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information in PeopleSoft is often inaccurate and outdated. Furthermore, FMD found that the PeopleSoft information on vacant positions was not usable for space planning purposes because vacancies, including term limited and short-term positions, are not deleted from the system or otherwise flagged even when they have been cancelled, have expired, or are no longer valid for other reasons. This results in a falsely high estimate of space needed.

FMD worked with the Business Resources Center (BRC) to generate reports from PeopleSoft and used those reports as a starting point in an exercise to confirm the occupancy profile of our targeted buildings. The BRC staff is very interested in supporting, through PeopleSoft, FMD's space planning efforts, ultimately developing necessary interfaces with a new Asset Management System.

FMD generated staffing information from PeopleSoft that reflects currently “active” employees for departments as of December 15, 2015. FMD sorted that data by agency and reported location, and then asked departments to validate the accuracy of data for the targeted buildings. FMD also asked for supplemental information about which floors employees were located on within the targeted buildings. This methodology does not easily capture information about employees who work from multiple sites or telecommute part of the time, nor does it capture information about new hires that were in process as of December 21st. Despite these shortcomings, FMD believes that the gathered information allows it to draw some broad conclusions about the County's space needs at specific buildings over the next three years.

Current and projected space usage data are tabulated at the beginning of each building element in the next section, “Near-Term Space Plans by Building.”

3. Working Space Standards

FMD calculated mid-term space needs by applying the projected staff growth percentages shown in the tables above to the collected baseline data, which reflected the staffing profile at selected buildings on December 21, 2015. This then was applied to the building occupancy standards previously used in the 2011 and 2013 RAMPs. Those assumptions are shown in the following table:

Target Usable Space per Employee by Building

| Building | Usable Square Feet per Employee |
|---|--|
| King Street Center | 140 |
| Chinook Building | 140 |
| Administration Building | 170 |
| King County Courthouse | 180 |
| Maleng Regional Justice Center Courthouse | 170 |
| Youth Services Center Alder | 170 |
| Yesler Building | 160 |
| Blackriver | 140 |

C. Near-Term Space Plans by Building

This section presents current and future space use and implementation plans, both proposed and in process, by major facility for the next three to four years. It also provides updates of major facilities initiatives that are underway, including the Children and Family Justice Center Project and Harborview Hall. Space Plan by Building information is organized as follows: building profile, current occupancy and use, occupant-projected space needs, and implementation plans that include the status of current short-term move implementation projects and options for dealing with projected growth for tenant agencies. Stacking diagrams are included for many facilities to show how building use is expected to change over time as the proposals are implemented.

1. King Street Center



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|---------------------|
| Year Built | 1998 |
| Building Net Square Footage | 321474 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 57437 |
| Present Use | Office Building |
| Views | No |
| Waterfront | No |

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Growth Forecast and Mid-Term Space Implications – King Street Center

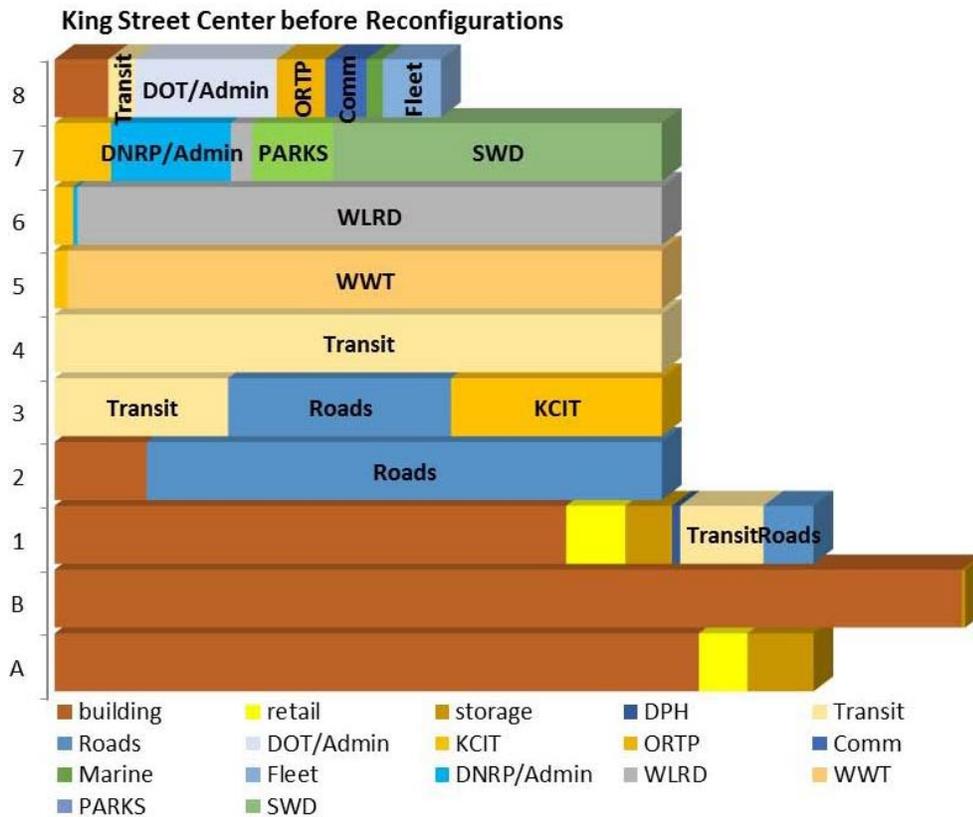
| King Street Center | | | | | | | | | |
|--------------------|-----------------------|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|---|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth | unaassigned cubes in newly reconfigured space or space to be reconfigured |
| 1 | Transit | 23 | 5992 | 6636 | 25.76 | 2.76 | 386.4 | 530.3 | |
| 2 | KCIT | 73 | 10745 | 16239 | 73.00 | 0.00 | 0 | 0.0 | |
| 2 | Transit | 35 | 5206 | 7868 | 39.20 | 4.20 | 588 | 807.0 | |
| 3 | Roads | 104 | 17751 | 25874 | 104.00 | 0.00 | 0 | 0.0 | 18 |
| 3 | Transit | 110 | 14297 | 20840 | 123.20 | 13.20 | 1848 | 2536.3 | 15 |
| 4 | Transit | 213 | 34930 | 46367 | 238.56 | 25.56 | 3578.4 | 4911.2 | 39 |
| 5 | KCIT | 6 | 757 | 991 | 6.00 | 0.00 | 0 | 0.0 | |
| 5 | Waste Water Treatment | 281 | 34740 | 45466 | 302.08 | 21.08 | 2950.5 | 4049.4 | |
| 6 | Water and Land | 258 | 31855 | 45326 | 277.35 | 19.35 | 2709 | 3718.0 | |
| 7 | DNRP Director | 34 | 4521 | 6339 | 36.04 | 2.04 | 285.6 | 392.0 | |
| 7 | KCIT | 48 | 5886 | 8253 | 48.00 | 0.00 | 0 | 0.0 | |
| 7 | PARKS | 77 | 6752 | 9467 | 81.62 | 4.62 | 646.8 | 887.7 | |
| 7 | SWD | 117 | 15172 | 21273 | 125.78 | 8.78 | 1228.5 | 1686.1 | 0 |
| 8 | DOT Director's Office | 28 | 8360 | 12204 | 28.84 | 0.84 | 117.6 | 161.4 | 40 |
| 8 | DOT Fleet | 16 | 3014 | 4400 | 16.00 | 0.00 | 0 | 0.0 | |
| 8 | DOT Marine | 9 | 1326 | 1936 | 9.03 | 0.03 | 4.2 | 5.8 | |
| 8 | Transit | 56 | 4549 | 6641 | 62.72 | 6.72 | 940.8 | 1291.2 | |
| | Total | 1488 | 205850 | 286119 | 1597.17 | 109.17 | 15283.8 | 20976.25 | 112 |

(The County will assume ownership of King Street Center in mid-2017. Please refer to “Transitioning King Street Center to County Ownership” in Section II.B for a proposed schedule and activity plan for that transition.)

a) *Future Need*

Based on the growth assumptions for the next three years, predictions show tenant occupancy at King Street Center increasing by 112 FTE. Forecasts indicate that the building will have roughly 110 unassigned cubicles on floors 3 through 8 after the currently planned reconfigurations are complete, so the additional cubicles will easily accommodate that projected growth. The challenge will be in matching the growth forecast for individual DNRP and DOT functions to available space. According to DNRP there may be a desire to move staff from other DNRP occupied locations to King Street Center. Accordingly, a mitigation strategy will be to undertake reconfigurations at the Chinook and Administration Buildings that would allow further consolidation of KCIT functions currently occupying 8,250 square feet of space on the 7th floor of King Street. The KSC growth projections will be adjusted as the 2017–2018 biennial budget is prepared.

Reconsideration of further outside leasing may be necessary if actual growth exceeds the available inventory of unassigned work spaces.



b) Implementation Plan Updates – Current and Planned

The King Street Center Space Consolidation Project identified in the 2013 RAMP is well underway. The purpose of the project is to: 1) bring the King Street Center’s area per FTE more in line with the rest of the County, 2) improve the efficiency, creating some vacant space so agencies will not have to lease outside space as they grow, and 3) make at least one floor in the building available to an outside non-county tenant bringing revenue to the county.

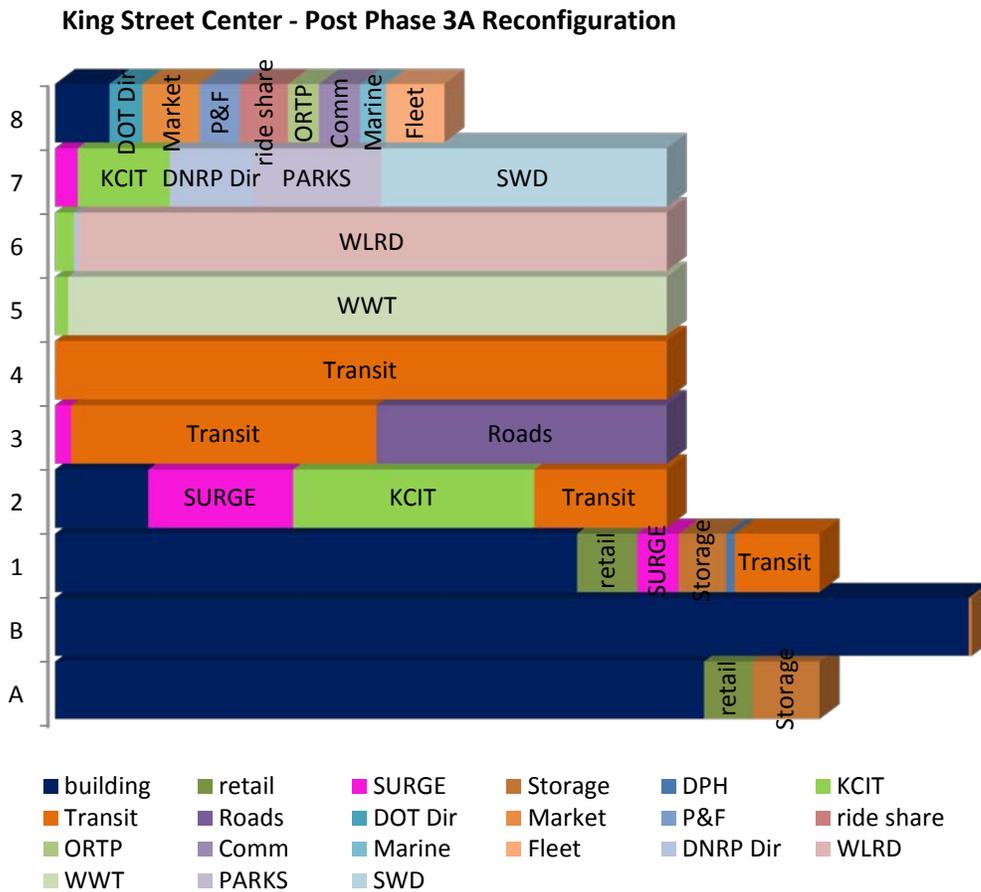
The stacking diagram for King Street Center prior to the King Street Center Space Consolidation Project is shown above. The first phase of the consolidation project was completed in 2013. This phase consolidated the Roads Division on the 3rd floor of King Street Center and moved King County Information Technology (KCIT) from the 3rd floor to an interim location on the 2nd floor. Previously the Roads Division was located on the 2nd and 3rd floors in inefficient and underutilized space. The project reduced Roads’ area from 46,500 useable square feet (USF) and 58,600 rentable square feet (RSF) to 16,800 USF and 24,400 RSF, saving Roads approximately \$889,200 per year in operating and maintenance charges. This reconfiguration/consolidation left “surge” space on the 2nd floor, which has allowed further reconfigurations and consolidations in the building. (“Surge” space is vacant space that is used as temporary locations for staff as their existing space is being reconfigured.)

The second phase of the King Street consolidation project reconfigured the 7th floor for the Department of Natural Resources, Parks, and KCIT. This reconfiguration was designed to create an additional 95 workstations and increase the available spaces for collaboration and project work spaces.

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The third phase of the King Street consolidation project began in late 2015, with part A of that phase completed on January 8th of 2016. Part A reconfigured the remainder of the 3rd floor except for the Transit call center, which will be completed at a later date. Part A allowed for the co-location of staff that had been on floors 3 and 4. It also increased floor capacity by 17 staff. Over the long term this increased capacity will be used to accommodate growth or be added to the stock of space available for outside leasing. Using industry standard guidelines for leased space per person (200 RSF), space for 17 staff equates to approximately 3,400 square feet that could accommodate new Transit staff without needing to lease additional space.

Below is a stacking diagram of King Street after the completion of Phases 1 & 2 and Part A of Phase 3.



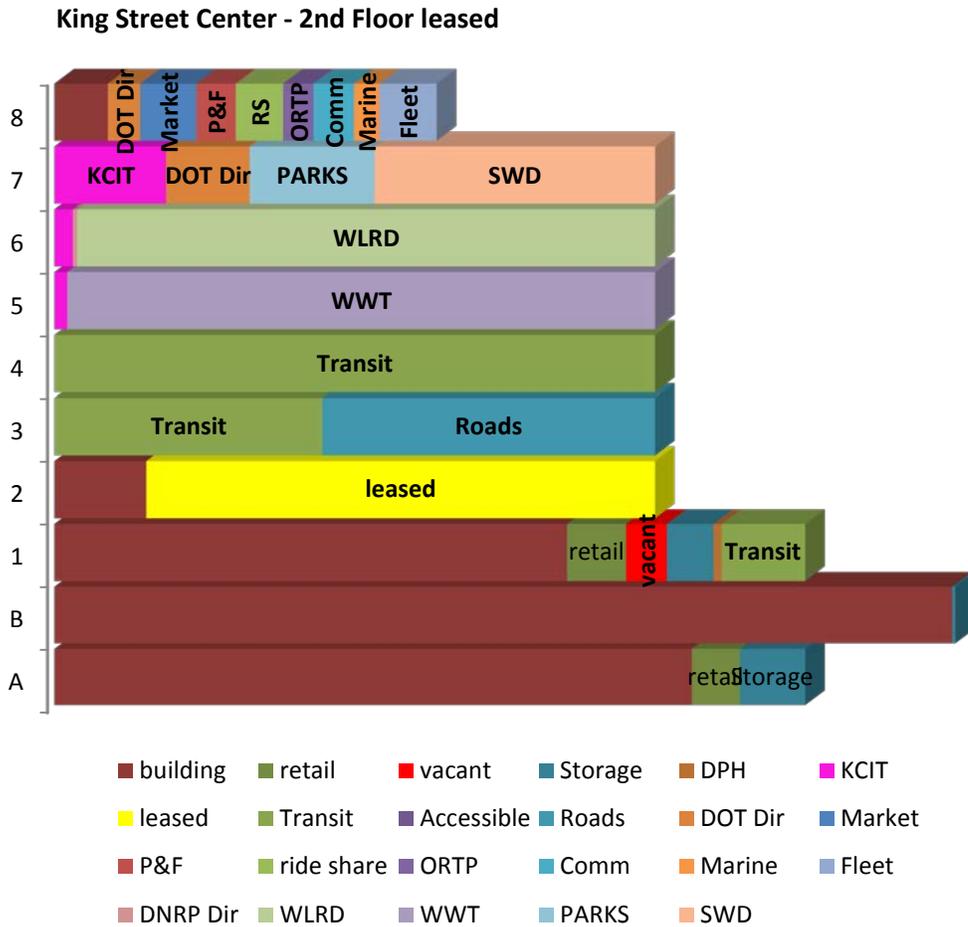
During the first quarter of 2016 some KCIT staff will relocate from the 2nd floor of King Street to the space on the KSC 7th floor. This will be a semi-permanent relocation until there is enough space in the Chinook Building for all KCIT staff to be co-located there. The remaining 80 KCIT staff on the 2nd floor will be relocated to the Chinook building as part of the Chinook relocation project.

The Senior Services Call Center function of Transit will relocate from the 2nd floor, where they have been temporarily housed, to vacant leased space at the Downtown Public Health Clinic. This leased space was recently vacated by the Department of Community and Human Services

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Vets program. The Downtown Public Health space will also house DOT's Fare Enforcement staff and will provide a much-needed comfort station for the Transit Operators.

The ultimate goal is to increase the building occupancy and lease the 2nd floor to an outside party.



The Chinook Space Utilization project calls for a move of KCIT from the 2nd floor of King Street Center to the 7th floor at King Street Center and the 9th floor of the Chinook Building once the Department of Public Health (DPH) is moved off of the 9th floor. Once KCIT is relocated and the reconfiguration projects for the 4th and 8th floors at King Street Center are completed, the remainder of the 2nd floor of King Street Center will be available for outside leasing. The goal is to have that floor leased out to another public agency by January 1, 2017. It has been estimated that such a lease could create annual rent revenues on the order of \$1,250,000. The stacking diagram below shows the distribution of tenants in the King Street Center with the entire 2nd floor leased out.

Finally, there will be a small windowless space on the 1st floor that once housed the ROADS map center, which has been relocated to Renton. Various options are being considered for the use of that space after the current round of reconfigurations are complete.

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The statuses of King Street Center objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|---|--|
| Create Savings for current tenants at King Street | Ongoing |
| Consolidate operations as appropriate for KCIT, Roads, and Transit | Ongoing |
| Create opportunities for moving functions from outside leased space or county-owned space into King Street Center | New space being taken up by growth in DOT and DNRP |
| Create opportunities to sublease county-occupied space to outside tenants | Under way |
| Move towards a more integrated workplace, in accordance with Strategy 9 | Expanding collaborations space. |

2. Chinook Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|------------------|
| Year Built | 2006 |
| Building Net Square Footage | 303939 |
| Construction Class | STRUCTURAL STEEL |
| Lot Size | 28320 |
| Present Use | Office Building |
| Views | No |
| Waterfront | No |

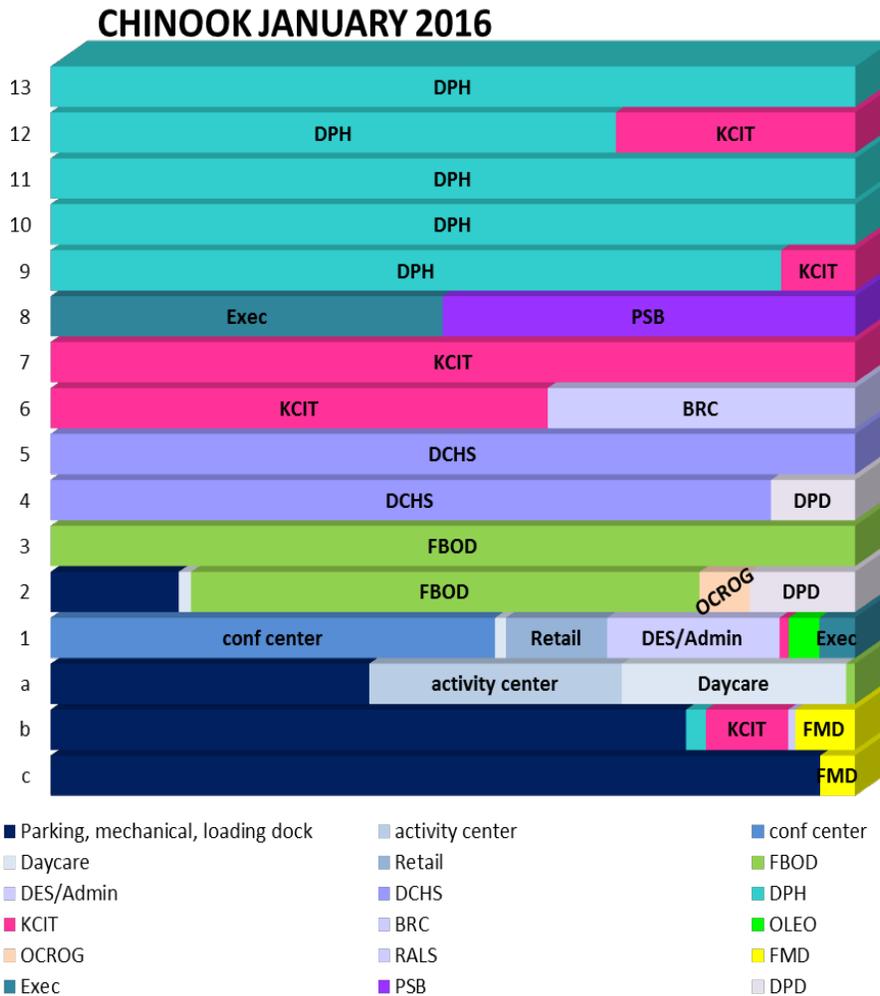
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Growth Forecast and Mid-Term Space Implications - Chinook

| Chinook | | | | | | | | |
|---------|--|-------------------------------------|-----------------------------|------------------------------|--------------------------------|--------------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 1 | OLEO* | 2 | 631 | 791 | 2 | 0 | 0 | 0 |
| 1 | DES Admin | 13 | 3537 | 4435 | 13 | 0 | 0 | 0 |
| 2 | DPD | 13 | 1754 | 2785 | 13 | 0 | 0 | 0 |
| 2 | OCROG | 7 | 839 | 1333 | 7 | 0 | 0 | 0 |
| 2 | FBOD | 48 | 8481 | 13466 | 48 | 0 | 0 | 0 |
| 3 | FBOD | 88 | 17960 | 22875 | 88 | 0 | 0 | 0 |
| 4 | DPD | 13 | 1528 | 2395 | 13 | 0 | 0 | 0 |
| 4 | DCHS | 123 | 13093 | 20528 | 126.69 | 3.69 | 516.6 | 730.06 |
| 5 | DCHS | 112 | 14967 | 22943 | 115.36 | 3.36 | 470.4 | 664.77 |
| 6 | KCIT | 70 | 8583 | 14154 | 70 | 0 | 0 | 0 |
| 6 | BRC | 57 | 5311 | 8759 | 57 | 0 | 0 | 0 |
| 7 | KCIT | 131 | 17907 | 22856 | 131 | 0 | 0 | 0 |
| 8 | EXEC | 30 | 6723 | 11007 | 30 | 0 | 0 | 0 |
| 8 | PSB | 53 | 7078 | 11588 | 53 | 0 | 0 | 0 |
| 9 | KCIT | 16 | 1385 | 2106 | 16 | 0 | 0 | 0 |
| 9 | DPH** | 109 | 13658 | 20768 | 112.27 | 3.27 | 457.8 | 646.96 |
| 10 | DPH** | 119 | 17837 | 22771 | 122.57 | 3.57 | 499.8 | 706.32 |
| 11 | DPH** | 135 | 17818 | 22771 | 139.05 | 4.05 | 567 | 801.28 |
| 12 | KCIT | 26 | 4465 | 6778 | 26 | 0 | 0 | 0 |
| 12 | DPH** | 78 | 10523 | 15974 | 80.34 | 2.34 | 327.6 | 462.96 |
| 13 | DPH** | 93 | 17254 | 22177 | 95.79 | 2.79 | 390.6 | 552.00 |
| | | | | | | | | |
| | Total | 1336 | 191330 | 273260.4 | 1359.07 | 23.07 | 3229.8 | 4564.35 |
| | * Data not validated by department | | | | | | | |
| | ** Data gathered from current floorplans | | | | | | | |

a) *Future Need*

Growth assumptions for the next three years predict that tenants currently occupying the Chinook Building will increase by 23 FTE's, a relatively small change compared to overall building occupancy. However, even this modest growth, when taken together with KCIT's continuing interest in total consolidation, creates a number of space challenges that will need resolution in a Chinook Phase II Project. These growth projections will be refined as the 2017–2018 biennial budget is prepared.



b) Implementation Plan Updates – Current and Planned

Although Chinook Building is one of the County’s most space-efficient general office buildings in the FMD-managed real estate portfolio, utilization of the space could be improved. Instead of being actively used for staff many cubicles have been left vacant or used for storage or other non-staff purposes. All of the tenants in the Chinook Building have underutilized space with the exception of KCIT, BRC, DPD and OCROG. Some of those tenants are experiencing modest staff growth while others are assumed to have none. This trend is a change from the past few years, when many Chinook tenants declined in staffing.

Late in 2014 both the Department of Public Health (DPH) and the Department of Community and Human Services (DCHS) had a number of vacant cubicles on their combined seven floors in the Chinook Building. FMD proposed moving staff and consolidating the vacant spaces to one floor, then leasing the vacant floor to the City of Seattle who, at that time, was interested in leasing office space from the County. A proposal called the Chinook Space Utilization Project was submitted and adopted in the 2015–2016 budget. However, use of these funds was subject to a budget proviso that called for a more detailed plan on the staffing shifts within the Chinook Building and the ultimate backfill of vacated space. Subsequently the City of Seattle lost interest in leasing space in the Chinook Building. In the interim KCIT made it known to FMD that they

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were interested in the co-location of all of their staff in order to facilitate their recent reclassification as a department.

FMD developed a detailed move plan for existing units of DPH and DCHS, and proposed that KCIT backfill the vacated 9th floor. The King County Executive transmitted the Budget Proviso response and the County Council approved the response on January 19, 2016.

The task of vacating the 9th floor and backfilling with KCIT has been titled “Chinook Phase I”. Under this phase, KCIT will be able to co-locate many, but not all, of their units to the Chinook Building.

It may be necessary to undertake a second phase to this project due to the growth of several departments in the Chinook Building, and to address KCIT’s continuing desire to consolidate all of their functions. The challenge will be to fully utilize the building so that space is not wasted, and to appropriately realign the space so it can be effectively used by others. The following account summarizes other emerging space use issues with tenants currently in the building.

Department of Public Defense (DPD) Floors 2 & 4

The newly created DPD’s 35 administrative staff were recently distributed over the 2nd and 4th floors in the Chinook Building. The rest of the DPD downtown staff are located in three leased sites. Being located in many different places is difficult and the goal is to eventually have all of the downtown DPD staff co-located. FMD is working on finding leased space for a consolidated downtown DPD. (See “Space Needs for the Department of Public Defense” in Section III.D, “Longer-Term Initiatives”.)

King County Information Technology (KCIT) Floors 6, 7, 9, & 12

KCIT is one of the Departments currently growing and not co-located. They are dispersed on multiple floors in the Chinook Building (floors 6, 7, 9 and 12) and in King Street Center (floors 2, 5, and 7), and at a number of smaller sites as well. The recent KCIT relocation plan calls for all of the KCIT staff to be co-located at the Chinook Building. However, Phase I of the Chinook Consolidation Project will not provide sufficient space for a consolidation of all KCIT units. FMD currently estimates that KCIT will need an additional 7,000 usable square feet to fully consolidate as needed.

Office of Civil Rights and Open Government (OCROG) Floor 2

OCROG, located on the 2nd floor of the Chinook Building, has two pilot projects underway and has outgrown their current space. They will be supplementing their space by moving staff working on one of their pilot projects to an interim location in the leased Graybar building.

Department of Public Health Floors 5, 10, 11, 12, & 13

Although DPH’s post-Phase I downsizing is saving money for DPH, it provides little opportunity to accommodate future staff growth. They are now beginning to grow and have emerging space needs that will need to be addressed over the next few years.

Department of Community and Human Services Floors 4 & 5

Late in 2014 DCHS had a number of vacant cubicles on their two floors in the Chinook Building. They were asked to consolidate their vacant spaces on a portion of the 5th floor, leaving about 1/3 of a floor vacant for another county agency. About 20 DPH staff will be moving to vacated space on the 5th floor. However, the passage of the 2015 Best Starts for Kids Levy will create the need for additional DCHS staffing that will need space in the short-term. (See “Managing Facilities Associated with King County Public Health” in Section III.D.)

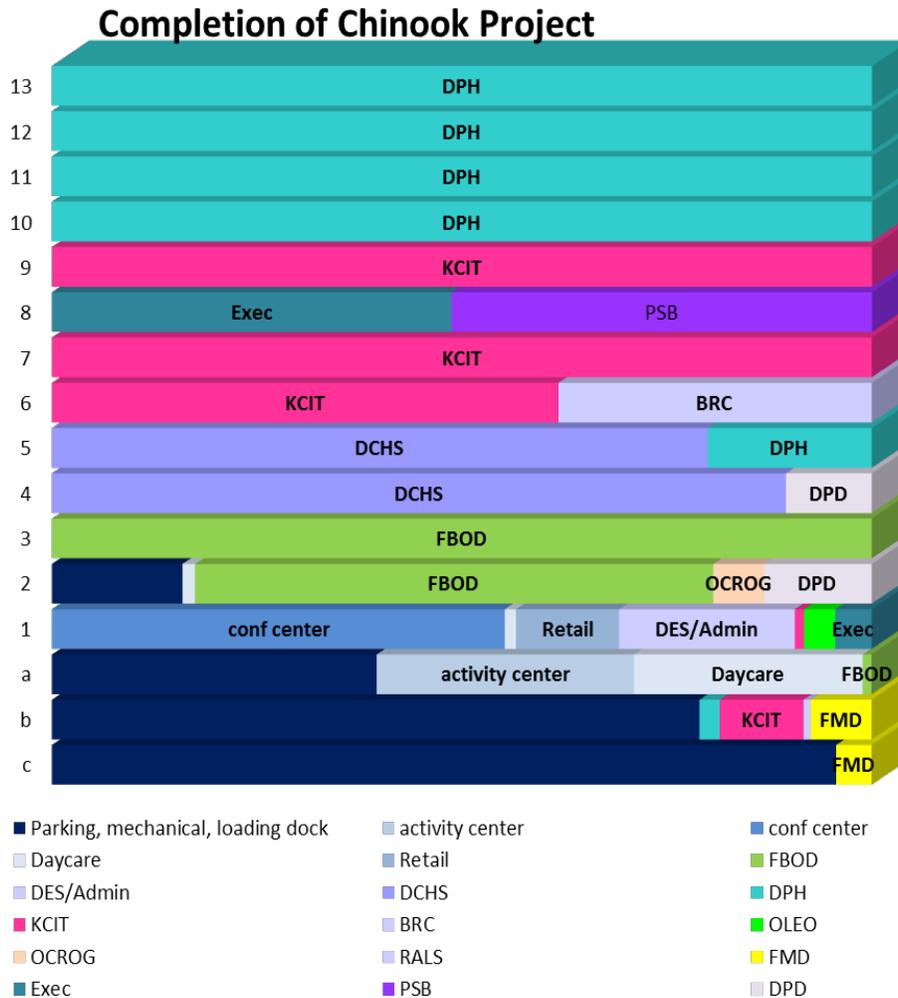
Business Resource Center (BRC) Floor 6

The BRC is currently sharing the 6th floor of the Chinook Building with KCIT. This has resulted in BRC having to double up staff in some cubicles and move other staff to vacant space on the 6th floor of the Administration Building. BRC is also the biggest user of the recently created "Project Space" on the 3rd floor of the Administration Building. BRC is adding staff and there is no additional space available for them on the 6th floor of Chinook. Moving BRC off the 6th floor would accommodate the KCIT consolidation described above, but a permanent location, one that would be near the current Project Space or have adjacent project space would need to be found.

Executive and Performance Strategy and Business (PSB) Floor 8

This floor is underutilized and under review to suggest ways to improve its efficiency and utilization.

Once the Phase I and Phase II Chinook Space Utilization Projects are completed the profile of the building could be as shown below. Further study is necessary to come up with a final plan and final profile.



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A second phase of the Chinook Space Utilization Project would look at improving the efficiency of the 2nd, 3rd, and 8th floors of Chinook with possible relocations of DES Admin, OCROG, DPD, FBOD, and BRC. One goal will be moving BRC off of the 6th floor, making more room for KCIT to co-locate staff from King Street Center, and another will be co-location of the DPD administrative staff.

The statuses of the Chinook Building objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|--|--|
| Address unmet space needs for BRC | Ongoing but improved with the addition of the Project space in Admin |
| Increase efficiency of occupancy on floor 6 and possibly floor 8 | Ongoing – Defer to Phase II |

3. Administration Building



Building Data

(Source: King County Assessor)

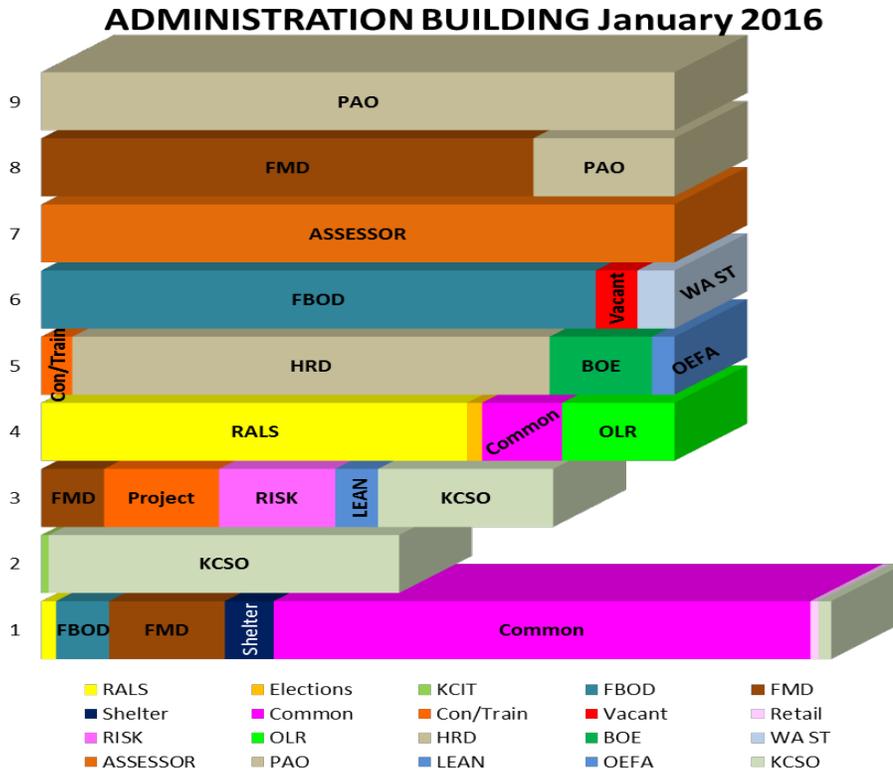
| | |
|-----------------------------|----------------------|
| Year Built | 1971 |
| Building Net Square Footage | 157329 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 59280 |
| Present Use | Governmental Service |
| Views | No |
| Waterfront | No |

Growth Forecast and Mid-Term Space Implications – Administration Building

| Administration Building | | | | | | | | |
|-------------------------|-----------------------------------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 2 | KCSO | 52 | 11559 | 13804 | 52 | 0 | 0 | 0 |
| 3 | FMD | 4 | 1168 | 1582 | 4 | 0 | 0 | 0 |
| 3 | KCSO | 21 | 3837 | 7285 | 21 | 0 | 0 | 0 |
| 3 | Risk | 26 | 3564 | 4826 | 26 | 0 | 0 | 0 |
| 4 | OLR | 16 | 3894 | 4799 | 16 | 0 | 0 | 0 |
| 4 | RALS | 71 | 14746 | 18172 | 71 | 0 | 0 | 0 |
| 5 | Council* | 5 | 3195 | 4298 | 5 | 0 | 0 | 0 |
| 5 | Economist | 3 | 697 | 938 | 3 | 0 | 0 | 0 |
| 5 | HRD | 88 | 14898 | 20041 | 88 | 0 | 0 | 0 |
| 6 | FBOD | 88 | 17881 | 23744 | 88 | 0 | 0 | 0 |
| 6 | BRC | 7 | 1343 | 1784 | 7 | 0 | 0 | 0 |
| 7 | Assessor | 126 | 20534 | 27120 | 126 | 0 | 0 | 0 |
| 8 | FMD | 78 | 15953 | 21074 | 78 | 0 | 0 | 0 |
| 8 | PAO | 19 | 4575 | 6044 | 19 | 0 | 0 | 0 |
| 9 | PAO | 60 | 21767 | 27117 | 60 | 0 | 0 | 0 |
| | Total | 664 | 139610 | 182625 | 664 | 0 | 0 | 0 |
| | *Data not validated by department | | | | | | | |

a) Future Need

No forecasted growth for nearly all tenants in the Administration Building results in very little demand for addressing unmet space needs. However, the opportunity to reconfigure a relatively inefficient 6th floor would provide space to supplement the Phase II Chinook project or to accommodate Records Management. This reconfiguration is an opportunity that will be banked now until such time as the Administration Building space is needed.



b) Implementation Plan Updates – Current and Planned

RALS and Elections

The RALS Recorder’s Office functions formerly located on the 3rd floor of the Administration Building were relocated to the 4th floor after HRD was moved to the 5th floor. This co-located the RALS Recorder’s and Licensing Offices on the same floor. Elections now has a small but convenient presence on the 4th floor where the HRD lobby was formerly located. Some small improvements are planned in preparation for the 2016 Presidential Election.

Common spaces

A conference/training room was created on the 5th floor adjacent to the HRD and Safety and Claims spaces. This room is available for use by all county agencies but the primary users are Safety and Claims and the HRD Training and Development Institute.

An open Project Space was created on the 3rd floor in the space previously occupied by the RALS Recorders Office. The concept for the space was to create an open area for use by special project teams. This open space with a raised floor and no walls or cubicles can accommodate up to 28 people in movable sit-to-stand desks. The raised flooring allows power and data access throughout the space so the movable desks can be configured to accommodate changing users. There is an adjacent small conference room, a lunch room, and two additional conference rooms also available. To date the space has been fully utilized by BRC and KCIT. The current occupant, the KCIT mainframe project, will be moving out in March 2016, to be replaced by the BRC Business Intelligence and Analytics Enterprise Resource Planning project, who is expected to use the space until at least December 2016 or longer if the project is approved through the implementation phase.

KCSO

The remaining space on the 3rd floor that was vacated by the RALS Recorder's Office was remodeled to create space for the Sheriff's Office Criminal Intelligence Unit. This function was previously relocated from the MRJC to the Courthouse when CID relocated downtown.

c) Potential Future Moves

FMD

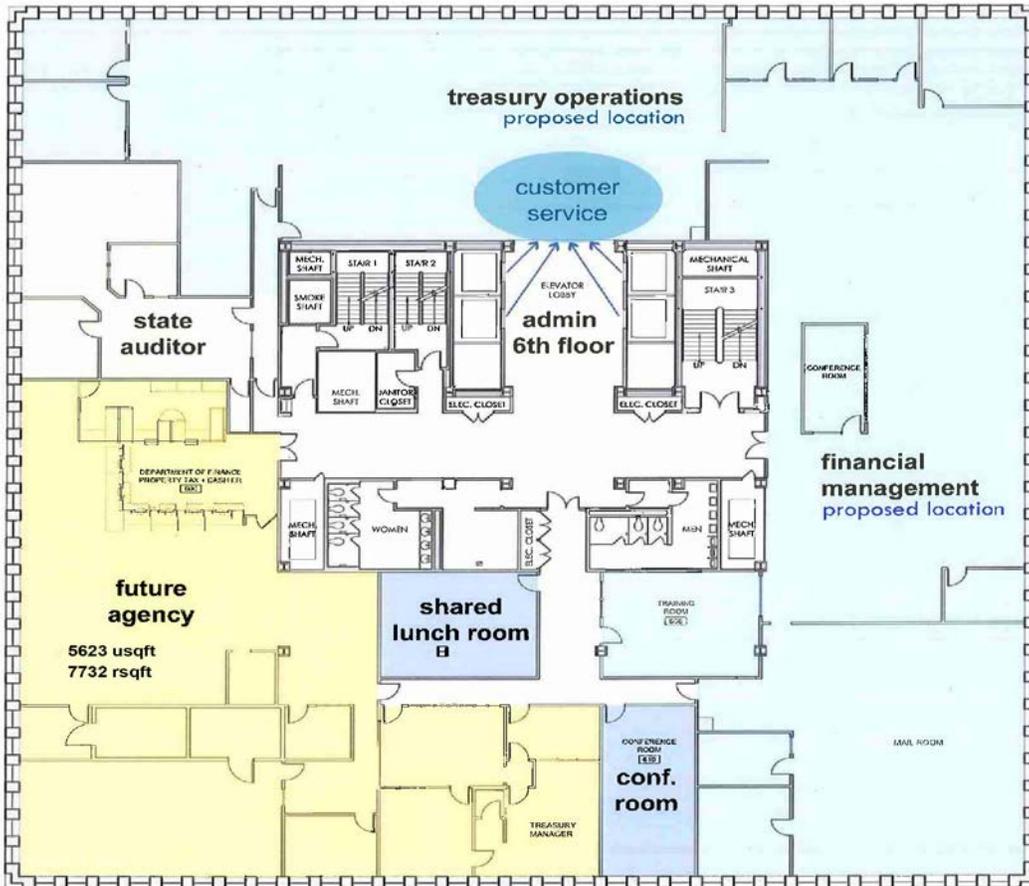
Rather than creating an enhanced FMD Emergency Dispatch Center on the 3rd floor as previously planned, the FMD ID Access function will be relocated to the 8th floor of the Administration Building to space within the current FMD footprint. This will improve efficiency and allow for cross training and backup personnel for the ID Access function. The FMD Security Electronics staff on the 3rd floor will relocate to the FMD Electricians space on the 1st floor, freeing up the 3rd floor space (1,168 USF/1,582 RSF) for another use.

FBOD

The current layout of the 6th floor of the Administration Building is inefficient and underutilized. This space is occupied by FBOD Treasury Operations and Financial Management and the Washington State Auditor. Currently there is 1,343 USF/1,784 RSF of vacant space that has been used intermittently as additional project space for BRC when the 3rd floor project space is not available. Treasury Operations has requested their space be reconfigured and their footprint reduced. FMD has proposed improving the efficiency of the floor by:

- Consolidating Treasury Operations to reduce the agency's footprint;
- Reconfigure Treasury Operations for improved workflow and adjacencies;
- Improve customer service (this is where taxpayers come to pay their property taxes);
- Add security improvements to Treasury's mail room to comply with the State Auditor's requirements;
- Improve air quality in Treasury's mail room; and
- Correct egress issues.

The proposed new layout, shown below, reduces the FBOD footprint on the 6th floor by 5,623 USF/7,732 RSF, saving them approximately \$125,000 in annual operations and maintenance costs, creating accessible space for other county needs, and moving the Accounts Receivable function to a more customer friendly location adjacent to the elevators. This project has not yet been funded.



Office of Labor Relations (OLR)

OLR currently occupies space on the 4th floor of the Administration Building, a convenient and highly desirable location for county functions that provide services to the public. Labor Relations could be moved to the 6th floor if the improved efficiency project for Treasury were to be completed, or to another county location. This would free up 3,894 USF/4,799 RSF for a county agency that provides direct services to the public.

Human Resources Division (HRD)

The Employee Assistance Program (EAP), currently on the 2nd floor of the Yesler building, needs to be relocated when the Yesler building is redeveloped. HRD has requested that EAP be co-located with them on the 5th floor of the Administration Building. The space currently occupied by the Office of Economic and Financial Analysis (OEFA) on the 5th floor (697 USF/938 RSF) could accommodate EAP. OEFA could be relocated to the 3rd floor space vacated by FMD’s ID Access and Security Electronics groups.

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The statuses of the Administration building objectives identified in the 2013 RAMP are listed below:

| 2013 Objective | Status |
|--|--|
| Create a more collaborative and usable work space for the Human Resources Division (HRD) of the Department of Executive Services on the 5th floor | Completed |
| Move toward a more integrated workplace in accordance with workplace readiness and 2013 RAMP Strategy 9 | Ongoing |
| Improve the efficiency and utility of space on the 4th floor | Completed |
| Improve the utility of space on the 6th floor for the Finance and Business Operations Division | On hold |
| Create a public service center on the 4th floor designed for one-stop shopping for citizens seeking services from the County | On hold |
| Consolidate the Records and Licensing Division (RALS) of the Department of Executive Services on the 4th floor | Completed |
| Create a Conference Center annex on the 3rd floor and two training rooms on the 5th floor, thereby supplementing the conference room capacity of the Chinook Building. | Modified and completed |
| Create an expanded Homeless Shelter on the 1st floor | Expansion into the lobby as needed, and added shelter space at Fourth and Jefferson Building |
| Create an enhanced FMD Emergency Dispatch Center on the 3rd floor | Changed |
| Achieve cost savings by moving Records Management out of the Graybar lease. | On hold with identification and analysis of further options |

4. King County Courthouse



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|----------------------|
| Year Built | 1916 |
| Building Net Square Footage | 482760 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 57120 |
| Present Use | Governmental Service |
| Views | No |
| Waterfront | No |

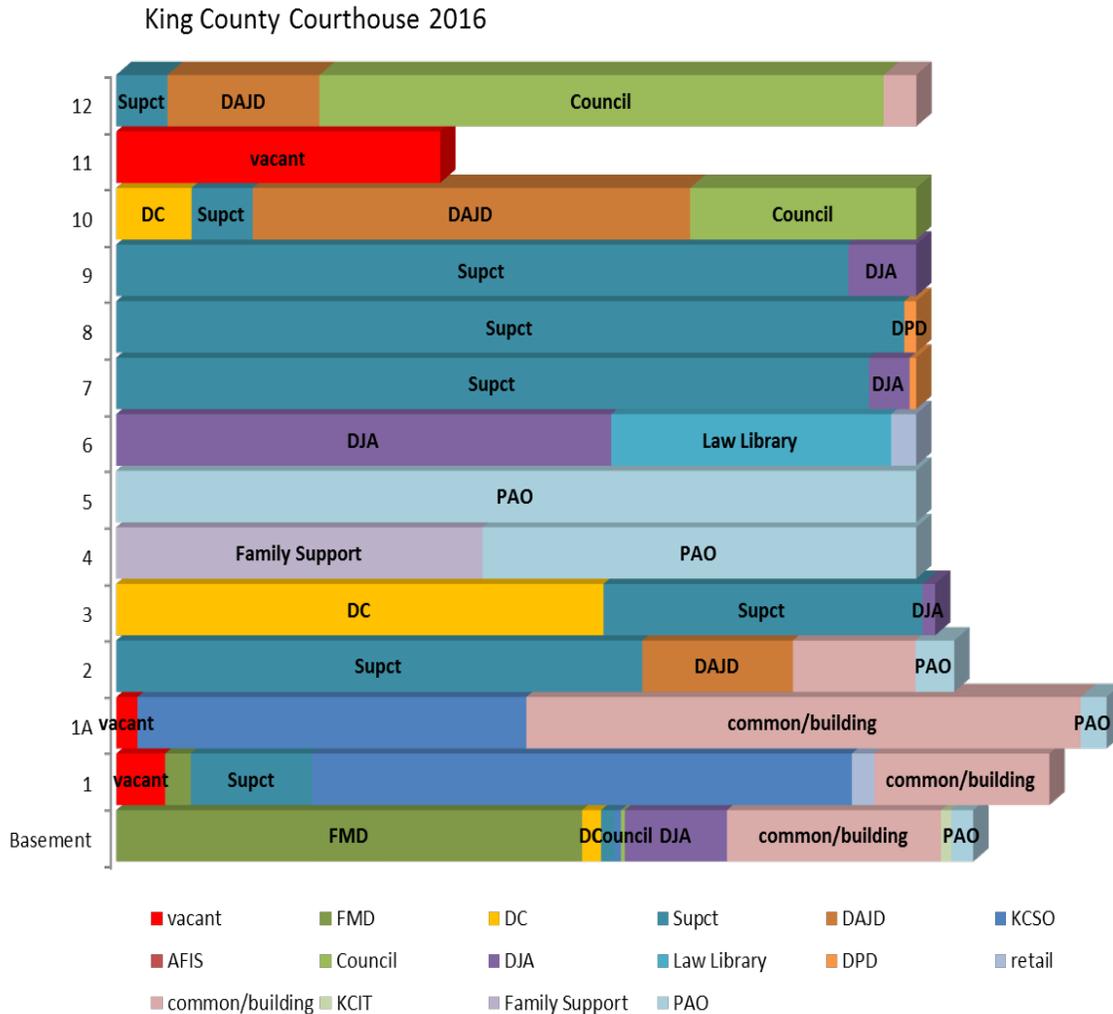
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Growth Forecast and Mid-Term Space Implications – Courthouse

| King County Courthouse | | | | | | | | |
|-------------------------------------|----------------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 1 | KSCO | 108 | 27096 | 29582 | 108 | 0 | 0 | 0 |
| 1A | AFIS | 71 | 16885 | 18515 | 71 | 0 | 0 | 0 |
| 1A | KSCO | 12 | 1818 | 1994 | 12 | 0 | 0 | 0 |
| 2 | DAJD | 27 | 7411 | 8066 | 27 | 0 | 0 | 0 |
| 2 | Superior Court | 109 | 25878 | 28166 | 109 | 0 | 0 | 0 |
| 3 | District Court | 69 | 19847 | 25885 | 69 | 0 | 0 | 0 |
| 3 | DJA | 4 | 523 | 682 | 4 | 0 | 0 | 0 |
| 3 | Superior Court | 14 | 12990 | 16941 | 14 | 0 | 0 | 0 |
| 4 | Family Support | 28 | 16573 | 19516 | 28 | 0 | 0 | 0 |
| 2, 4, & 5 | PAO* | 259 | 58592 | 67814 | 259 | 0 | 0 | 0 |
| 6 | DJA | 95 | 21923 | 25710 | 95 | 0 | 0 | 0 |
| 7 | DJA | 16 | 1643 | 2150 | 16 | 0 | 0 | 0 |
| 7 | Superior Court | 46 | 30415 | 39780 | 46 | 0 | 0 | 0 |
| 8 | DPD | 3 | 475 | 627 | 3 | 0 | 0 | 0 |
| 8 | Superior Court | 34 | 31650 | 41772 | 34 | 0 | 0 | 0 |
| 9 | DJA | 15 | 2713 | 3595 | 15 | 0 | 0 | 0 |
| 9 | Superior Court | 24 | 29191 | 38673 | 24 | 0 | 0 | 0 |
| 10 | DAJD | 8 | 19308 | 23275 | 8 | 0 | 0 | 0 |
| 10 | District Court | 17 | 3310 | 3990 | 17 | 0 | 0 | 0 |
| 10 | Superior Court | 1 | 2700 | 3255 | 1 | 0 | 0 | 0 |
| 10 & 12 | Council** | 149 | 36607 | 42072 | 149 | 0 | 0 | 0 |
| 12 | SUPCT | 2 | 2411 | 2720 | 2 | 0 | 0 | 0 |
| Total | | 1111 | 369960 | 444778 | 1111 | 0 | 0 | 0 |
| *individual floor data not provided | | | | | | | | |
| **Data not validated by department | | | | | | | | |

a) Future Need

As in the Administration Building, few tenants in the Courthouse are forecasting growth over the next three years. With limited vacant space, the primary opportunity to address unexpected growth for any tenant agency is through reconfigurations. This strategy is limited by the relatively small area dedicated to open space and the nature of the tenant agencies who are dependent on hard walled offices. The Prosecuting Attorney does have some option on the east side of the 4th floor if unexpected space requirements emerge. Once the Courthouse Revitalization report is complete the future use of vacant space may be re-evaluated in light of facility infrastructure risk assessments.



b) Implementation Plan Updates – Current and Planned

King County Sheriff (KCSO) Criminal Investigation Unit (CIU)

The CIU of the King County Sheriff’s Office was relocated from their space on the 1st floor of the Courthouse to remodeled space on the 3rd floor of the Administration Building. This unit was relocated from the MRJC along with the Criminal Investigation Division (CID) but there was not enough space in the CID designated spaces on the 2nd and 3rd floors of the Administration building for both CID and CIU. CIU was moved into space on the 1st floor of the Courthouse that has previously housed a mainframe on a raised floor. The space never adequately addressed their needs. Once RALS was relocated from the 3rd floor of the Administration building there was enough room for CIU to be relocated to the Administration Building adjacent to the rest of CID.

KCSO Automated Fingerprint Identification System (AFIS)

AFIS recently vacated a small suite of windowless office space on level 1A of the Courthouse, (1,105 USF/1,212 RSF). To date a tenant for this space has not been identified. The space is easily accessible from the main corridor, making it easier to place a non-KCSO function in the space if necessary.

Superior Court

The Dependency function located at the Youth Service Center was recently relocated to the King County Courthouse pending completion of the Children and Family Justice Center and Garage. Once complete this function will be relocated to the new site. Superior Court has accommodated the approximately 35 Dependency staff within the existing Superior Court footprint in the Courthouse and has not required borrowing any space from the other Courthouse tenants.

Department of Adult and Juvenile Detention Work Education Release (WER)

WER downsized and vacated the upper portion of their space on the 11th floor of the Courthouse. This space is not useable as office space and is currently in mothball status.

Potential future space alterations

Moving CIU from the Courthouse left a vacant space on the 1st floor (2,527 USF/2,759 RSF). This space is currently still allocated to KCSO but has been used on occasion by the Prosecuting Attorney’s Office for trial training purposes. The space is adjacent to the Superior Court Jury Assembly room and Superior Court has expressed an interest in converting it for use by jurors wishing to access the internet while waiting. Superior Court’s interest in the space will need to be weighed against many other competing interests in the County.

Courthouse Infrastructure and Civic Campus Analyses

In response to a significant backlog of major maintenance work on Courthouse infrastructure systems, the County Executive and Council have directed FMD to scope analyses of short- and long-term options for the Courthouse and surrounding county buildings. Despite current and anticipated General Fund revenue shortfalls, funding has been made available to develop two preliminary reports to be completed in 2016. Both analyses are discussed in detail in the “Downtown Civic Campus Scoping and Methodology Proposal” and “King County Courthouse Revitalization Project” elements in the “Longer-Term Initiatives” section later in this chapter.

The statuses of the King County Courthouse objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|--|---|
| Increase WER capacity and improve the space infrastructure to better align with King County’s strategic plan and best practices. | On hold pending \$3.5M funding for Civic Campus Study |
| Increase Community Corrections training capacity, creating savings to the criminal justice system and furthering ESJ objectives. | (See above) |
| Occupy space with a more efficient and effective configuration. | (See above) |
| Consolidate agency functions. | (See above) |
| Separate King County Council lobby and chambers area from WER area. | (See above) |
| Move toward a more integrated workplace in accordance with Strategy 9. | (See above) |

5. Yesler Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|------------------------|
| Year Built | 1909 |
| Building Net Square Footage | 90040 |
| Construction Class | REINFORCED CONCRETE |
| Lot Size | 16266 |
| Present Use | Historic Prop (Office) |
| Views | No |
| Waterfront | No |

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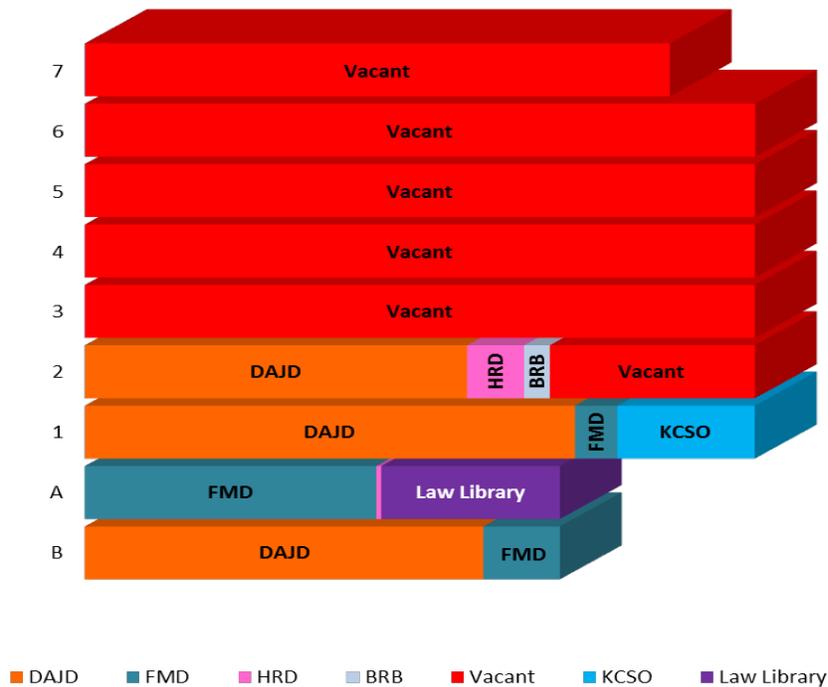
Growth Forecast and Mid-Term Space Implications – Yesler Building

| Yesler | | | | | | | | |
|--------|-----------------------------------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 1 | DAJD | 6 | 7944 | 9244 | 6 | 0 | 0 | 0 |
| 1 | KCSO | 4 | 2227 | 2591 | 4 | 0 | 0 | 0 |
| 1 | Boundary Review Board | 2 | 913 | 1021 | 2 | 0 | 0 | 0 |
| 2 | Hearing Examiner* | 3 | 809 | 905 | 3 | 0 | 0 | 0 |
| 2 | Employee Assistance | 2 | 949 | 1061 | 2 | 0 | 0 | 0 |
| 2 | DAJD | 7 | 6341 | 7095 | 7 | 0 | 0 | 0 |
| | | | | | | | | |
| | Total | 24 | 19181 | 21917 | 24 | 0 | 0 | 0 |
| | *Data not validated by department | | | | | | | |

a) Future Need

The building provides a limited opportunity to address emerging space needs in the other downtown office buildings. The mothballed floors provide some potential to provide limited-term space but would require tenant improvement investments to actively use those floors

YESLER January 2016



b) Implementation Plan Updates – Current and Planned

The Yesler Building is currently in partial mothball status. The top five floors and a portion of the 2nd floor are vacant.

Mental Health Ombudsman

The Mental Health Ombudsman has moved out of the Yesler building to leased space in downtown Seattle on Second Avenue. They are co-located with the DCHS and State of Washington Veterans programs. This new space provides better accessibility for their disabled staff and clients.

Council Hearing Examiner

The Hearing Examiner relocated to Council-occupied space in the Courthouse in early January 2016. This was a cost savings measure for the Council.

HRD

It is planned that HRD's Employee Assistance group located in the Yesler building will be moved to the 5th floor of the Administration building, co-locating them with the rest of HRD. This will occur once the space currently occupied by OEFA is vacated. (See the preceding "Administration Building" section for details.)

Boundary Review Board

No site has yet been located for this group.

Department of Adult and Juvenile Detention (DAJD)

The two DAJD functions in the Yesler building, Community Corrections and the Community Work Program (CWP) are located in the basement and on portions of floors 1 and 2. At the time of this writing the CWP is expected to be relocated to leased space in the Hiawatha building at 925 Hiawatha Place S. in Seattle. A location for Community Corrections has not been identified.

Department of Public Defense

The 2013 RAMP included a brief discussion of the need to find accommodations for the new Department of Public Defense, which was created as a new county agency that year. Early analysis indicated that some of those staff could be relocated to the Yesler building, but that effort was not successful due to the difficulty in relocating Community Corrections. (See "Space Needs for Department of Defense" in the next section.)

KCSO Photo Lab

The Photo Lab is located on the 1st floor of the Yesler building in 2227 USF/2861 RSF. A new location for the Photo Lab has not yet been found. It could be relocated to the Blackriver Building along with the AFIS Fingerprint lab. (See "Blackriver Building" in Section III.C for more details.)

The space occupied by FMD and the Law Library in the basements of the Yesler building are used for storage. New locations do not need to be found for these functions.

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The statuses of the Yesler building objectives identified in the 2013 RAMP are listed below:

| Objective | Status |
|--|---------|
| Maximize the value of the site to King County | On Hold |
| Strategically leverage the site to King County's greatest advantage. | On Hold |
| Optimally (from a cost/benefit perspective, as well as programmatic/service delivery perspective) locate the new Department of Public Defense here; if feasible, take advantage of the building's location by leveraging the redevelopment of this building as a cost savings over leasing outside downtown. | On Hold |
| Preserve the historic value of the building | On Hold |
| Move toward a more integrated workplace in accordance with 2013 RMP Strategy 9 | On Hold |

6. Maleng Regional Justice Center Courthouse



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|----------------------|
| Year Built | 1997 |
| Building Net Square Footage | 233000 |
| Construction Class | MASONRY |
| Lot Size | 425205 |
| Present Use | Governmental Service |
| Views | No |
| Waterfront | No |

Growth Forecast and Mid-Term Space Implications – MRJC

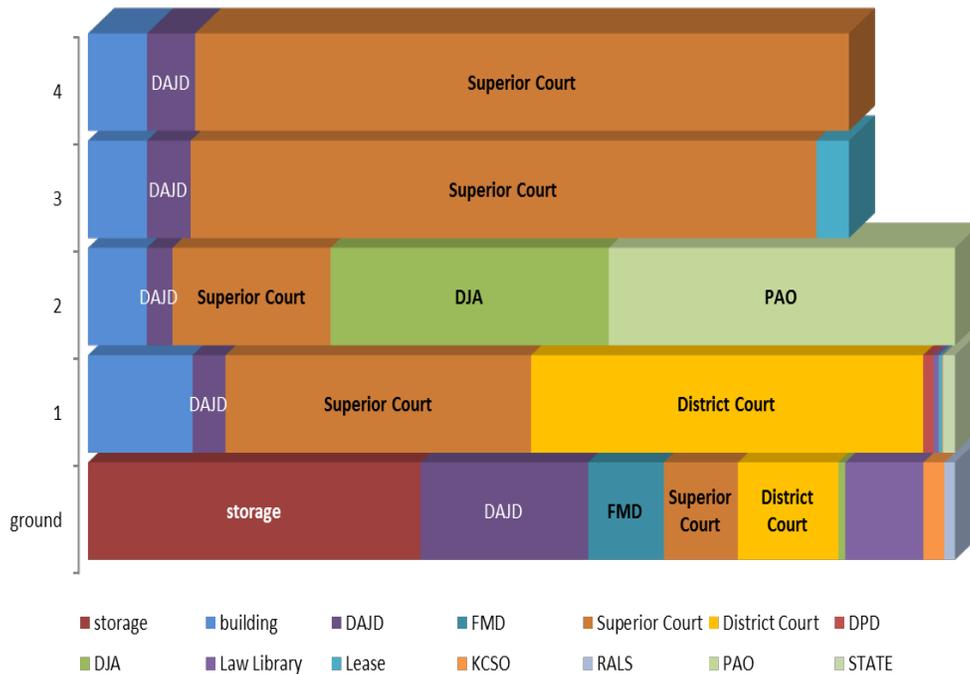
| Maleng Regional Justice Center - Courthouse only | | | | | | | | |
|--|----------------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| G | DJAD | 2 | 8084 | 9166 | 2 | 0 | 0 | 0 |
| G | District Court | 1 | 4847 | 5496 | 1 | 0 | 0 | 0 |
| G | FMD | 2 | 3653 | 4141 | 2 | 0 | 0 | 0 |
| G | RALS | 5 | 512 | 581 | 5 | 0 | 0 | 0 |
| G | DJA | 1 | 332 | 376 | 1 | 0 | 0 | 0 |
| G | Superior Court | 4 | 3574 | 4052 | 4 | 0 | 0 | 0 |
| 1 | District Court | 36 | 20218 | 22150 | 36 | 0 | 0 | 0 |
| 1 | DPD | 3 | 529 | 579 | 3 | 0 | 0 | 0 |
| 1 | KCSO | 6 | 45 | 50 | 6 | 0 | 0 | 0 |
| 1 | Superior Court | 21 | 15761 | 17266 | 21 | 0 | 0 | 0 |
| 2 | DJA | 44 | 14399 | 16860 | 44 | 0 | 0 | 0 |
| 2 | PAO | 83 | 17909 | 20970 | 83 | 0 | 0 | 0 |
| 2 | Superior Court | 18 | 8174 | 9571 | 18 | 0 | 0 | 0 |
| 3 | Superior Court | 17 | 29980 | 37757 | 17 | 0 | 0 | 0 |
| 4 | Superior Court | 8 | 31052 | 39397 | 8 | 0 | 0 | 0 |
| | Total | 251 | 159068 | 188411 | 251 | 0 | 0 | 0 |

a) Future Need

Accommodating growth in this building by any of its existing tenants is problematic because:

- There is no significant vacant space;
- Creating capacity would require reconfigurations; and
- Creating capacity would probably require reallocating space between tenants who are currently close to full capacity.

Maleng Regional Justice Center - 2016



b) Implementation Plan Updates – Current and Planned

The Sheriff’s Criminal Investigation Division (CID) was relocated from the MRJC in 2014, freeing 19,775 USF/21,747 RSF for District Court to relocate from Renton. Once completed, the secured garage previously used by CID was available and divided into storage spaces for the tenants of the MRJC.

Moving District Court to the MRJC also required the Prosecuting Attorney’s Office to relocate staff previously located in Burien. By realigning the existing space, Superior Court was able to vacate some space and make it available for reconfiguration and occupancy by PAO.

The status of the MRJC objective identified in the 2013 RAMP is listed below:

| Objective | Status |
|---|----------|
| Consolidate South County District Court Functions | Complete |

7. Blackriver Building



Building Data

(Source: King County Assessor)

| | |
|-----------------------------|------------------|
| Year Built | 1990 |
| Building Net Square Footage | 66852 |
| Construction Class | STRUCTURAL STEEL |
| Lot Size | 214079 |
| Present Use | Office Building |
| Views | No |
| Waterfront | No |

Growth Forecast and Mid-Term Space Implications – Blackriver

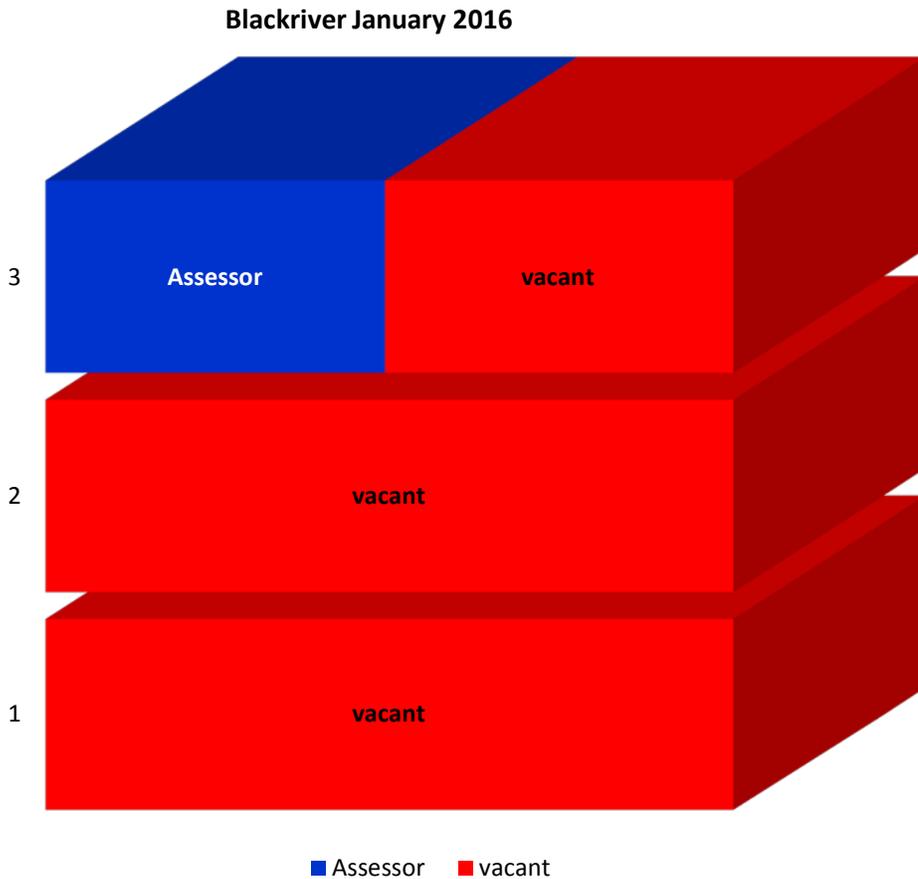
| Blackriver Building | | | | | | | | |
|---------------------|----------|-------------------------------|-----------------------|------------------------|-----------------------------|-----------------|---|--|
| Floor | Tenant | Reported FTE's as of 12/21/15 | Current useable sq ft | Current rentable sq ft | Estimated 3 year FTE growth | Increase in FTE | Estimated additional useable sq ft needed for 3 yr growth | Estimated additional rentable sq ft needed for 3 yr growth |
| 3 | Assessor | 81 | 11187 | 12265 | 81 | 0 | 0 | 0 |

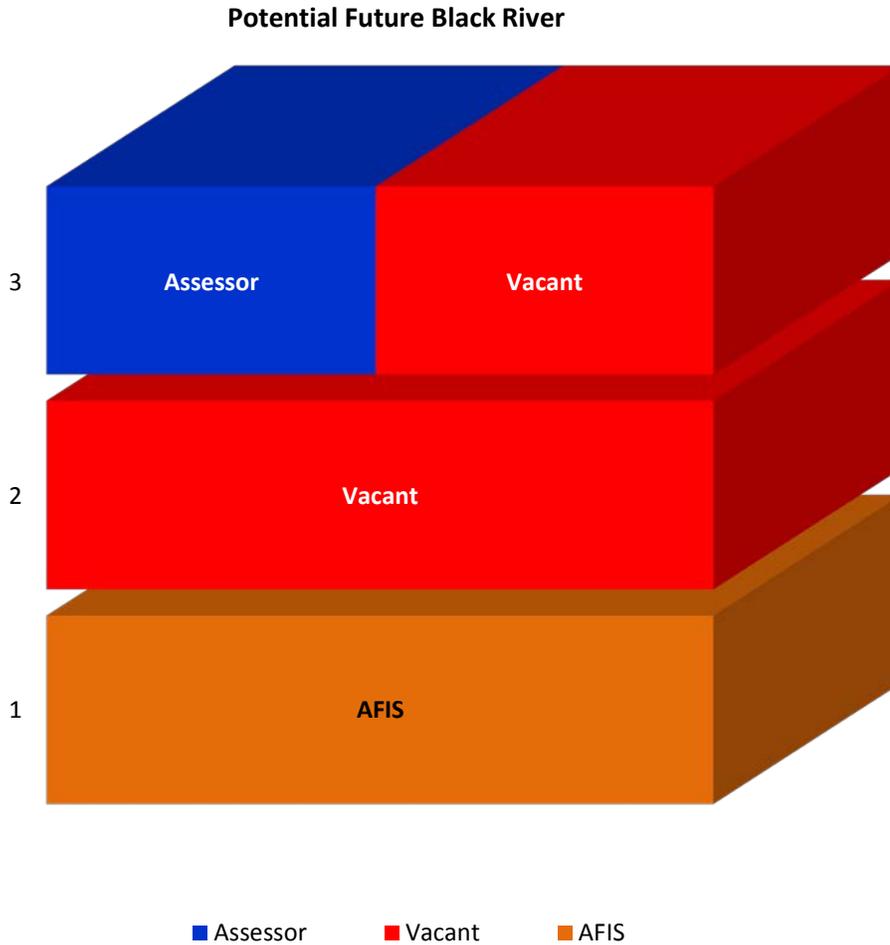
This building was marketed for sale with a planned leaseback of a portion of the building now occupied by the Assessor's Office, but was taken off the market because the only purchase offers were lower than expected, and because other potential county uses emerged. There have

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been a number of considerations for short- and long-term occupancy of this building, including an interim or permanent location for Community Corrections, which would have occupied at least one floor, though that no longer looks workable.

The Blackriver Building currently is the prime potential site for the Automated Fingerprint Identification System (AFIS), which would occupy at least a floor. The remaining vacant space would remain available to accommodate short-term “surge” requirements related to major construction projects, for use by other county agencies, or for outside leasing. FMD’s Real Estate Services Section is currently discussing a potential short-term lease in the building for some State of Washington programs.





The statuses of the Blackriver building objectives identified in the 2013 RAMP are listed below:

| Objectives | Status |
|---|--------------|
| Sell this building as surplus | Not for Sale |
| Accommodate other county functions as deemed appropriate and for convenience | Under Review |
| Improve the efficiency and utility of any county tenancy remaining after sale | Not for Sale |
| Move toward a more integrated workplace in accordance with 2013 RAMP Strategy 9 | No |

8. Replacing Youth Services Center with Children and Family Justice Center



The front entry to the future Children and Family Justice Center

Courtrooms, administrative offices and juvenile detention facilities sited at the King County Youth Services Center (YSC) are currently housed in three conjoined buildings: the Alder Wing, built in 1951, Alder Tower, built in 1972, and the Spruce juvenile detention facility built in 1991.

After estimating the costs of renovation with a price tag of over \$40 million just to replace the existing YSC's core operating systems, the King County Executive, Superior Court, and County Council decided that it was time to replace both facilities at the same time. In August 2012, King County voters agreed when they passed a levy for its replacement.

The voter-approved Children and Family Justice Center will replace the outdated Youth Services Center with a trauma-informed facility that provides modern youth and family court services as well as a flexible and therapeutic juvenile detention center.

The \$212 million (including a \$1.9M appropriation added in February 2015) Children and Family Justice Center project will consolidate youth and family court services, replace the current deteriorating court and juvenile detention facilities, and create a civic campus benefiting the facility users/staff and the surrounding neighborhood. A few of its highlights include:

- Up to four hours of free daycare center service
- More space for youth and family programs
- A resource center connecting youth and families with services in their communities
- A trauma-informed and flexible juvenile detention facility with nearly half the beds currently available today
- Conference space for community use
- Eco-friendly design
- Bike & pedestrian paths on Alder Street
- Public open areas

Construction at 12th Avenue and Alder Street in Seattle's Central District will begin in 2016. The new center is scheduled to open in 2020. (See "Parking Program Changes" in Section II.B for a summary of impacts to parking at the site during construction.)

9. Harborview Hall Redevelopment



Harborview Hall, on Seattle's First Hill, was constructed in 1931 as the architectural companion to the Harborview Hospital's Center Tower. The eleven-story structure was originally the living quarters for University of Washington nursing students. In the late 1940s history was made when the first African Americans enrolled in the nursing program.

Following construction of the University Hospital in the 1960s, Harborview Hall was converted to offices and research laboratories. At one time it was also used as a King County courtroom. Although there have been many interior changes, several historic features remain and the exterior retains the historic art deco façade.

Members of the architectural, development, and historic preservation communities are encouraging the adaptive reuse of Harborview Hall, not only because of its historic and cultural significance but also because adaptive reuse is consistent with the sustainability goals of our region. The project meets the King County 2015 Strategic Climate Action Plan goals by reusing the existing building and installing energy efficient mechanical and electrical systems. Redevelopment of the site would provide approximately 100,000 square feet of usable space in an area expected to experience strong tenant growth.

A development team's preliminary concepts preserve the original west exterior façade, and seismically support the building with a buttress on the east side. The building will be flexibly designed to support general offices, medical offices, and clinical and lab spaces. The design also proposes pathways through and around the building and other potential design features to alleviate the building mass in response to community concerns.

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Under the adaptive reuse proposal a dedicated, permanent open plaza is planned along the east side of the building, open to the sunlight, and providing easy public access and connectivity to the “pocket park” concept included in the Yesler Terrace development. The adaptive reuse open space will 1) be slightly larger than the original planned space; 2) provide better daylight and access; and 3) provide patients, building tenants, and the public with a lasting, dedicated open space. FMD and the development team are also looking at options for acquisition or long-term lease of parking space adjacent to the campus. Construction of this project is being planned under a developer-delivered (lease/leaseback) model. The redevelopment plan includes a much-needed larger redeveloped space for Involuntary Treatment Act Court (County Council Motion 14370).

Next Steps

A recommendation will be forwarded soon to the King County Council amending the current Harborview Hall capital project scope to allow for the possible “adaptive reuse” of the building. If approved, and should the subsequent predevelopment work culminate with a Guaranteed Maximum Price within acceptable financial parameters, legislation will be transmitted to the County Council requesting their approval of the adaptive reuse project.

D. Longer-Term Initiatives

1. Introduction – Long-Term Facility Planning

While the previous section presents an overview of current space use and near-term needs for county agencies in the majority of county facilities managed by FMD, this section presents current efforts to provide long-term facility planning. King County's depth of and approach to long-term space and facility planning has varied over the years based on the magnitude of county need and the availability of financial resources to support the efforts. From 2003 through 2015 FMD had dedicated facility strategic planning staff and resources known as the Strategic Initiatives Unit to address facility needs beyond the five-year time frame used for current and near-term facility management. In addition to supporting FMD's periodic update of the RAMP, the team worked with county organizations to assess long-term facility needs in response to changed operational conditions over various time horizons. Examples of these projects include:

- DAJD / CCD Space Planning and Alternatives,
- KCSO Criminal Investigation Division Relocation Planning,
- Criminal Justice Facility Analysis,
- Criminal Justice Integrated Facilities Master Plan,
- Facility Alternatives for Public Health/NeighborCare Strategic Partnership,
- Criminal Intelligence Unit Planning and Space Options,
- Work Release (WER) alternative facilities, and
- Records and Archives Space Options and Alternatives.

As part of the necessary reductions for the 2015–2016 budget, associated staffing resources were reduced and FMD is not able to provide consistent long-term, strategic facility planning in a comprehensive manner. Currently, FMD provides long-term strategic facility planning on a more limited, project specific basis when the effort has been specifically funded such as the relocation of the AFIS fingerprint lab or identification of facility options for Metro Transit Police. Despite the loss of dedicated staff, FMD still strives to address longer term, strategic facility considerations when working with customer agencies to develop options for near-term facility needs.

2. Downtown Civic Campus Scoping and Methodology Proposal

FMD has undertaken the development of a scoping report on the County's future operational and space needs in the downtown Civic Campus as a whole, in accordance with a proviso in King County Ordinance 17941, Section 121. The scoping report is being transmitted concurrently with the 2016 RAMP update. The scoping report will include a high-level three-year schedule with a cost estimated to be approximately \$3.5 million. If funded at a later date this planning project scope will lay out a proposal to develop:

- The vision for the Civic Campus Plan,
- The condition of each building,
- Facility needs including related parking,
- Alternatives analyses, and
- Opportunities and recommendations for addressing space needs for the next ten years and beyond in the downtown Civic Campus.

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The baseline occupancy and near-term space need forecasts presented in the previous section will be a useful input to the civic campus planning effort, should it be approved and funded. Per the proviso, the scoping report will include:

A plan for identification of the tenants future operational and space needs within King County's downtown Seattle Civic Campus through 2025, including but not limited to, total useable square feet, a list of current King County operations, staffing and space utilized at each location, current unoccupied, useable square feet at each location, and potential funding alternatives, including public/private partnerships. The civic campus shall include, but is not limited to, the following properties and the tenants thereof:

- (2) The King County Courthouse;*
- (3) The Chinook Building;*
- (4) The King County Administration Building*
- (5) Vacant land adjacent to the Goat Hill Parking Garage;*
- (6) The Yesler Building;*
- (7) Fourth and Jefferson Building*

While the above-mentioned primary office buildings will be the focus of the study to address meeting space needs in the downtown Civic Campus over the next ten years and beyond, three nearby County buildings are also being addressed as a component of the study due to their proximity within or near the Civic Campus. These three buildings have the ability to contribute to the options and opportunities offered to meet future space needs within the downtown core area. These additional buildings are:

- (8) King Street Center
- (9) The King County Correction Facility
- (10) Goat Hill Garage

3. King County Courthouse Revitalization Project

The 2015—2016 biennial budget included funding to complete a comprehensive assessment of the Courthouse building systems and the capital projects recommended to address identified infrastructure repair and replacement needs. Although the General Fund's revenue growth remains insufficient to address the backlog of needed major maintenance work, the report will provide the data necessary to adequately assess risk, prioritize projects, and provide the cost information necessary to develop building alternative and financing scenarios. The report will include the following information:

- A building alternative analysis;
- A list of possible projects, reported by system or task;
- The estimated costs for each possible project, reported by system or task;
- A risk assessment and any risk mitigation plans for possible projects;
- A prioritization for possible projects;
- The estimated timelines for possible projects;
- The status of locating as-built structural documentation, or developing new documentation if required;
- A discussion of the historical significance of the building and how the historical designation could affect the project; and
- Any work done to investigate or access state, federal, or other funding sources in support of the project.

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This effort will be a useful input to the civic campus strategic facility planning process should it be approved and funded.

4. Archives and Records Center (ARC) Warehouse



ARC – Street view



ARC – Aerial view

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FMD and King County Records and Licensing Division have been working for many years to understand the immediate and long-term facility needs of the Archives and Records Management function of the division. The County is at an important decision point regarding ARC facilities.

Their primary facility, at 1215 E Fir Street in Seattle, comprises two buildings on a single lot, one of which is the former King County Elections Warehouse. King County Records & Archives now occupies both buildings. They were constructed in 1952 and occupy a net area of 59,000 square feet on the 75,251 square foot lot. The County's archived records collection has recently exceeded the capacity of the climate-controlled building and the building is experiencing a shortage of space available to provide customer service. The Seattle Housing Authority continues to express interest in purchasing at least a portion of the site to develop affordable housing.

This is the County's third oldest facility, and is in need of updates, repairs, or replacements of many of its systems, to the point that these buildings are no longer adequate for their current use. One common indicator of building condition is the Facility Condition Index (FCI), which is explained in "Inadequacies in General Government Facilities Major Maintenance Funding" in Section II.B. The FCI for the ARC was calculated in 2013 by Meng Analysis, the consulting firm retained to assess the conditions of 30 general government facilities. Meng Calculated the ARC's FCI to be 25.2 percent, which is the highest (worst) of all the county buildings it assessed.

In 2011 the Recorder's Office transferred all recorded documents at least six years old from the King County Administration Building to the King County Archives at the ARC. According to the Recorder's Office this transfer led to an 8,600 percent increase in onsite customer traffic and an overall 300 percent increase in research requests, with no increase in staff. Existing staff work space was repurposed to accommodate the space needed to meet the increased customer service demand with minimal cost to the County but this resulted in crowded conditions, with 5.5 FTE and a varying number of volunteers working in a 406-square-foot office space.

The seven Records and Management program staff and the section manager are located in the Graybar Building, 416 Occidental Avenue South, and provide records management services throughout the County, including working on the Executive's 2013 Records Management Initiative. This initiative is designed to implement records management best practices by providing agencies with the tools necessary to manage their records. The lease on the Graybar Building expires in 2019 at which time the Records Management staff will need to be relocated.

Several options for the two buildings have been examined in recent years, and FMD and RALS continue to explore new approaches for accommodating ARC's current and future archive and record storage warehouse needs. The scale and scope of the work will be subject to limited resources in both agencies. Some of the options explored for the ARC include:

- Remaining on site;
- Relocating the Records Center to an alternative location while the Archive function remains on site;
- Temporarily relocating the entire ARC to a shared location outside of the downtown core;
- Establishing a joint public partnership with other agencies seeking additional warehouse space;
- Seeking a long-term lease location for alternative warehouse space for the ARC.

The interest of Seattle Housing Authority in acquiring a portion of the site will be considered in the evaluation of different options to meet the ARC's facility needs. Recent market trends show a significant increase in the cost per square foot for properties located in or near the downtown area, so utilizing revenues from selling this facility could provide a source of funds to partially finance replacement options in a less costly location.

5. Space Needs for the Department of Public Defense

The Department of Public Defense (DPD) was established as a division of King County as the result of a court decision in 2013. Four non-profit public defense agencies coalesced into one King County department, all with varying locations, organizational structures, and working environments. These agencies are located in leased spaces at a number of sites in Seattle and one in Kent. It is desirable for organizational and financial reasons to move DPD employees from leased space into consolidated facilities, preferably located within convenient access to the downtown Seattle King County Courthouse, the Youth Services Center and the Involuntary Treatment Court in Seattle's First Hill neighborhood, and Maleng Regional Justice Center in Kent.

Early analysis indicated that the Yesler Building could be a workable location for DPD staff currently located in many of the Seattle locations, especially because much of the building had already been vacated with the intent of selling it. The planning effort for that project stalled after it became clear that suitable relocation sites were going to be very difficult to find for DAJD's Community Center for Alternative Programs (CCAP) and Community Work Program (CWP), Yesler Building's principal remaining occupants. While leased relocation space has been found for CWP, replacement location options for the larger CCAP are expensive. The challenge of relocating CCAP created considerable delay in the project schedule and the estimated project costs for the Yesler Redevelopment have increased. Accordingly, given the project delay and cost increases, the county is evaluating whether a leased space alternatives would better address DPD's immediate facility need for consolidated office space downtown.

Three Divisions of DPD – the Associated Counsel for the Accused Division, the Society of Counsel Representing Accused Persons Division; and The Defender Association Division – are currently renting space near the RJC, in the Meeker Street Law Building in Kent. One portion of that location currently exceeds acceptable density under King County space standards and lacks efficient working and meeting space. FMD is currently negotiating expansion space for the Kent staff in the Meeker Building, and possible additional leased space nearby, in the interim until a centralized Kent location is established.

The need for Public Defense space in Kent will be an ongoing one and FMD is recommending evaluating longer-term leasing costs versus the cost of county-owned property. There are three options that should be considered:

- Construction of a new building on the current MRJC parcel,
- Purchase of a building in Kent, or
- Continue leasing space for DPD.

FMD desires to complete this evaluation within the next two years, which would coincide with the expiration of the lease in 2017.

6. Managing Facilities Associated with King County Public Health

Providing access to health and human services for King County residents – particularly those groups who are low-income, at-risk, or without other care resources – is a core King County function fulfilled by the Department of Public Health–Seattle King County (DPH) and by the Department of Community and Human Services (DCHS). Although a critical service for the residents of King County, since 2013 DPH has experienced significant financial challenges in several lines of business. To help reduce operating costs, DPH and FMD have evaluated all facility needs including the use of office space and alternative approaches to clinic facilities, including shedding assets that are not required and partnering with community-based organizations. As DPH continues to evolve its service delivery models, FMD continues to provide facility planning and management services.

In addition to DPH's ongoing financial challenge for core services, external funding from partnerships, grants, one-time revenues, and other sources that account for a significant amount of DPH revenues can vary from year to year, creating new space needs. One example is the recently-passed \$390M Best Starts for Kids levy, which is described in more detail below. Meanwhile, other programs will continue to face ongoing structural funding inadequacies. The resulting fluctuations in the levels of service DPH provides can provide make it challenging to project its facility needs beyond the short term. Still, FMD continues to support DPH and DCHS efforts to reduce facility overhead costs by helping them find and move to locations where partnerships and integrated services can be brought under the same roof or onto the same campus, and by surplus or repurposing costly buildings that are no longer needed.

The following FMD / DPH initiatives reflect these efforts:

North Public Health Center Demolition: Partnership with NeighborCare Health

The North Public Health Center building on Meridian Avenue N. in Seattle has been demolished, and a large portion of the site leased for the Meridian Center for Health, a new building recently built by NeighborCare Health, a Seattle-based organization of community health centers. DPH currently operates its Maternity Support Services and Women, Infants, and Children programs from the Meridian Center for Health.

Auburn Post Office Building Sale

After many years on the market the former Auburn Post Office Building, which was occupied by Public Health from 1963 through 2008, is in the process of being sold to the City of Auburn. Proceeds will be applied as a one-time cash infusion into the Public Health Fund.

Auburn Clinic Lease Renegotiation

The Auburn Clinic Lease has been renegotiated, which has reduced DPH operating expenses.

Renton Public Health Clinic Sale

Now that DPH has moved Renton clinic operations from its former location into new space leased from the Renton Technical College, FMD is marketing the former Renton Health Clinic site with the assumption that sale proceeds will be applied to the Public Health Fund.

Northshore Public Health Center Sale

The Northshore Public Health Center is located on NE 145th Street, between Kirkland and Bothell. This building, built in 1993 using general obligation bonds, has been partially vacant since 2013. FMD has contacted numerous agencies, internal and external, in an effort to lease the remaining space; more recently, FMD and DPH met with two outside organizations that

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expressed interest in buying the building. Both involve selling the facility, with revenue from the sale expected to provide funds for reducing the DPH funding deficit. One option would have DPH leasing some of the space back from the new owner, while the other would require relocating DPH's services to a new space.

Over the past three years DPH and FMD have focused on reducing the cost of facilities for the department given the contraction of their core business area. Looking forward, however, DPH is anticipating limited programmatic growth in two areas. On November 3, 2015 residents in King County passed a six-year property tax levy to fund Best Starts for Kids (BSK). The BSK levy is projected to generate a total of approximately \$390 million in revenues over the six-year levy period with a significant expansion of services to children. BSK is a prevention-oriented regional plan that is aimed at supporting the healthy development of children and youth, families, and communities across the county. Various components of the program will be administered by the Department of Public Health and the Department of Community and Human Services.

FMD will need to address projected growth in staffing for this expanded program and evaluate whether changes are needed to King County's real property portfolio. The current assumption is that any new staff supporting this program would be located in the Chinook Building, but in the longer term the redevelopment of the Harborview Hall located on the Harborview Campus is still under consideration and may be an option to accommodate additional staff who need to be located in downtown Seattle. (See "Harborview Hall Redevelopment" in Section III.C.)

DPH has requested support from FMD to secure additional office space for their second growing programmatic area, the Environmental Health Division. Over the next three years Environmental Health is anticipating significant staff growth in the Food Protection, Drinking Water, and Septic programs. Anticipated growth is also dependent on decisions made by the County Board of Health and County Council in 2016.

IV. Building Data and Acronyms

A. County-Owned Buildings Managed by FMD

| Building | Total Gross Sq Ft | Address | Current & Future Use Status |
|-----------------------------------|-------------------|----------------------------------|--|
| Alder Youth Services Center | 191,870 | 1211 East Alder, Seattle | Redevelopment Pending |
| Auburn Health Clinic (Former) | 8,182 | 100 Auburn Way NE, Auburn | Mothballed |
| Barclay Dean Building | 19,207 | 4623 7th Ave S, Seattle | Fully Occupied |
| Blackriver Building | 74,280 | 900 Oakesdale Ave SW, Renton | Taken off market for County use |
| Burien District Court | 23,886 | 601 SW 149th St, Burien | Fully Occupied |
| Chinook Building | 292,171 | 401 5 th Ave. Seattle | Reconfigured some offices/floors. Future use pending Civic Campus Study, if funded |
| Earlington Building | 94,790 | 919 SW Grady Way, Renton | Fully Occupied |
| Eastgate Health center | 24,260 | 14350 SE Eastgate Way, Bellevue | Partially Mothballed |
| Federal Way Public Health Center | 23,700 | 33431 13th PI S, Federal Way | Occupied w/ Lease |
| Fourth Ave & Jefferson St. | 8,000 | 420 4 th Ave. Seattle | Temp. Homeless Shelter |
| Issaquah District Court | 16,666 | 5415 220th Ave SE, Issaquah | Fully Operating District Court |
| King County Administration Bldg. | 234,243 | 500 4th Ave, Seattle | Future use pending Civic Campus Study, if funded |
| King County Correctional Facility | 385,274 | 500 5th Ave, Seattle | Future use pending Civic Campus Study, if funded |
| King County Courthouse | 540,360 | 516 3rd Ave, Seattle | Future use pending Civic Campus Study, if funded |
| Maleng Regional Justice Center | 589,542 | 401 6th Ave N, Kent | CID space vacated & space converted for KCDC/ KCSC/ DAJD |
| North Public Health Center | | 10501 Meridian Ave N, Seattle | Demolished |
| Northshore Public Health Center | 16,277 | 10808 NE 145th St SE, Bothell | For Sale |
| Orcas Building | 27,680 | 707 S Orcas St, Seattle | Fully Occupied |
| Precinct #2 Kenmore | 9,189 | 18118 73rd NE, Bothell | Mothballed |
| Precinct #3 Hicks Rayburn Bldg. | 14,542 | 22300 SE 231st St, Maple Valley | Fully Operational |
| Precinct #4 Burien | 23,886 | 14905 6th Ave SW, Burien | Fully Operational |
| RASKC Animal Control Center | 9,877 | 21615 64th Ave S, Kent | Fully Occupied |
| Ravensdale Gun Range | 1,920 | 26520 292nd Ave SE, Ravensdale | Existing long term lease |
| Records and Archives Buildings | 59,000 | 1215 E Fir St, Seattle | Future use pending study of alternatives |
| Redmond District Court | 11,996 | 8601 160th Ave NE, Redmond | Fully Operating District Court |

2016 Real Property Asset Management Plan – Version 1.1

| Building | Total Gross Sq Ft | Address | Current & Future Use Status |
|---|--------------------------|---------------------------------|--|
| Regional Communications and Emergency Coordination Center | 34,870 | 3511 NE 2nd St, Renton | Fully Occupied |
| Renton Public Health Center | 8,634 | 3001 NE 4th St, Renton | Mothballed / for sale |
| Shoreline District Court | 11,895 | 18050 Meridian Ave N, Shoreline | Fully Operating District Court |
| Yesler Building | 114,395 | 400 Yesler Way, Seattle | Future use pending Civic Campus Study, if funded |
| Total: | 2,870,592 | | |

2016 Real Property Asset Management Plan – Version 1.1

B. Leases

| Building | Address | Total Sq. Ft. | Lease Ending Date | Annual Lease Rent |
|--|---|---------------|-------------------|-------------------|
| Auburn Fire Department | 1101 D Street NE, Auburn WA 98002 | 480 | 12/31/2014 | \$2,522 |
| Auburn Public Health Clinic | 901 Auburn Way N, Auburn WA | 8,500 | 7/31/2018 | \$254,227 |
| Bellevue Probation Office | 13680 NE 16th St, Bellevue WA | 3,600 | 5/31/2016 | \$125,201 |
| Birch Creek Public Health Center (Kent) | 27360 129th PL SE, Kent, WA | 1,760 | | \$33,674 |
| Canal Place | 130/150 Nickerson St, Seattle WA | 9,707 | 5/31/20 | \$228,024 |
| Carnation Hopelink | 31957 E Commercial St, Carnation WA | 334 | | \$1,608 |
| Columbia Public Health Center (South Seattle) | 4400 37th Ave S, Seattle WA | 19,666 | 4/30/2017 | \$179,354 |
| Downtown Public Health Center (Seattle) | 2124 4th Ave, Seattle WA | 25,497 | 5/31/2021 | \$780,483 |
| Dutch Shisler Sobering Support Center | 1930 Boren Ave, Seattle WA | 100 | 7/18/2016 | \$12,000 |
| Exchange Building | 821 2nd Ave, Seattle WA | 15,103 | 9/30/2015 | Prepaid |
| Exchange Building | 821 2nd Ave, Seattle WA | 16,683 | 9/30/2015 | \$634,445 |
| Exchange Building 4th floor | 821 2nd Ave, Seattle WA | 554 | 9/30/2015 | |
| Fire Dist. # 44 (Black Diamond/Enumclaw) | 39404 244th Ave SE, Enumclaw WA | 1,680 | 12/31/2015 | \$5,493 |
| Graybar Building | 416 Occidental Ave S, Seattle WA | 33,000 | 6/30/2019 | \$347,604 |
| Harborview Medical Center | 325 9th Ave, Seattle WA | 56,552 | 12/31/2014 | \$735,660 |
| Ingraham High School Clinic | 1819 N 135th St, Seattle WA | 200 | 6/30/2015 | Free |
| MaKensay Real Estate Service | 1401 E Jefferson St, Seattle WA | 6,218 | 7/31/2017 | \$141,459 |
| KCSO Storefront | 9609 16th Ave SW, White Center WA | 1,066 | Monthly (MRA) | \$12,120 |
| KCSO Storefront | Unit 432; 806 SW 99th St, Seattle WA | 850 | MRA | Free |
| KCSO Storefront | Snoqualmie Pass Community Center, Snoqualmie Pass, WA | 200 | MRA | \$2,268 |
| KCSO Storefront | 12629 Renton Ave S. Seattle WA | 1,216 | 12/31/2015 | \$19,200 |
| KCSO Storefront | 11846 Des Moines Memorial Dr, Seattle WA 98168 | 1,165 | MRA | \$12,000 |
| Kent Fire Department #75 | 20676 72nd Ave S, Kent WA | 1,280 | 12/31/2014 | \$11,590 |
| Kent Fire Department #76 | 15635 SE 272nd St, Kent WA | 1,367 | 12/31/2014 | \$11,590 |
| King County Medic One Administration | 7064 S 220th St, Kent WA | 4,700 | MRA | \$64,004 |
| Lake City Dental | 12355 Lake City Way NE, Seattle WA | 3,370 | 12/31/2014 | \$90,576 |
| Lucille Street Public Health Distribution Center | 56 S Lucille St, Seattle WA | 5,625 | 12/31/2016 | \$27,600 |
| Marine Patrol | Vasa Park Lake, Sammamish WA | 875 | | Free |

2016 Real Property Asset Management Plan – Version 1.1

| Building | Address | Total Sq. Ft. | Lease Ending Date | Annual Lease Rent |
|--|--|----------------------|--------------------------|--------------------------|
| Marine Patrol | Carillon Point Marina, Kirkland WA | 1,066 | MRA | \$23,452 |
| Medic(S King Fire Station #66) | 27010 15th Ave S, Des Moines, Washington | | 12/31/2013 | Free |
| Medic 13 (S King Fire Station #26) | 2238 S. 223rd St, Des Moines WA 98198 | 1,100 | 12/31/2015 | \$17,273 |
| Muckleshoot Tribal Health Clinic WIC | 39015 172nd Ave SE, Auburn WA | 490 | MRA | Free |
| North Bend Health Center / Snow Valley Children's Services | 1407 Boalch Ave NW, North Bend WA | 100 | MRA | \$1,320 |
| Prefontaine Building | 101 Prefontaine Ave S | 10,000 | 12/31/2016 | \$715,771 |
| Rainier Beach High School Teen Clinic | 8815 Seward Park Ave S, Seattle WA | 416 | 6/30/2019 | Free |
| Redmond Town Court | 16625 Redmond Way, Redmond WA | 205 | MRA | \$3,600 |
| Renton Probation Office | Earlington Office Plaza 451 451 SW 10th St, Suite 200, Renton WA | 3,474 | 9/30/2015 | \$69,480 |
| Renton Public Health Center, Dental Clinic | 10700 SE 174th St, Suite 101, Renton WA | 1,734 | 12/31/2011 | \$54,286 |
| Shoreline Family Support Center WIC | 17018 15th Ave NE, Seattle WA | 370 | MRA | \$ 708 |
| South King County Fire Station #64 | 3700 S 320th St, Federal Way WA 981001 | 800 | 12/31/2015 | \$11,043 |
| Washington State DOC | 1025 S. 320th #101 F.W. | 580 | MRA | Free |
| Woodinville Cottage Lake Community Service Center | 19145 NE Woodinville-Duvall Rd, Woodinville WA | 1,000 | MRA | \$24,675 |
| YWCA Health Clinic | 2024 3rd Ave Seattle WA | 1,070 | 7/31/2014 | \$28,000 |
| Meeker Street Law Building | 425 Meeker Street, Kent, WA | 24,370 | 9/30/2015** | 603,156 |
| MRM Watermark LLC | 1109 1 st Ave Suite 300, Seattle WA | 1,8521 | 6/30/2017 | \$500,067 |
| Jefferson St Building | 1401 E Jefferson St, Seattle WA | 4,429 | 6/30/2020 | \$86,366 |
| KBS SOR Central Bldg. | 810 3 rd Ave Seattle, WA | 20367 | 12/31/2021 | \$470,496 |
| King Co. FPD#27 | 4301 334 th PI SE, Seattle WA | 300 | 12/31/2015 | \$3,000 |
| US Forest Service | 902 SE N. Bend Way, North Bend WA | 21,780 | 12/31/2018 | \$2,250 |
| Michaelidis and Michaelidis | 2106 2 nd Ave, Seattle WA | 7,000 | 9/30/2020 | \$164,500 |
| PAO/Family Support | 724 W. Smith St., Kent WA | 6,090 | 8/31/2021 | \$162,466 |
| Institute for Family Development | 34004 16 th Ave S, Federal Way WA | 3,222 | 12/31/2015 | \$59,607 |
| Courtney, David & Nancy | 13680 NE 16 th St, Bellevue WA | 3,600 | 5/31/2016 | \$125,201 |
| King County - DCHS | 2106 2 nd Ave, Seattle WA | 3,378 | 9/30/2020 | \$79,383 |
| Seattle School District | 5511 15 th Ave So., Seattle WA | 200 | 6/15/2015 | \$0.00 |
| Vashon United Methodist | 17928 Vashon Highway SW, Vashon | 500 | | \$1,440 |
| City of Renton FPD | 211 Mill Ave So., Renton WA | 1,780 | 12/31/2015 | \$15,358 |
| SeaTac | 3215 S 152 nd St., SeaTac | 1,800 | 12/31/2017 | \$11,152 |
| Warehouse | 19240 Des Moines Memorial Dr., Des Moines WA | 6,477 | 3/31/2020 | \$63,108 |

2016 Real Property Asset Management Plan – Version 1.1

| Building | Address | Total Sq. Ft. | Lease Ending Date | Annual Lease Rent |
|-------------------|--|------------------|-------------------------|-------------------------|
| Warehouse | 855 S 192 nd St. SeaTac, WA | 20,399 | 2/29/2020 | \$168,756 |
| Curran/Suhrco | 14201 SE Petrovitsky Rd. Renton WA | 1,000 | 12/31/2014 | \$15,972 |
| City of Skykomish | 110 Railroad Ave West Skykomish WA | 200 | | \$12.00 |
| Data Center | Olympia | 500 | | \$79,344 |
| Data Center | 3355 S 120 th Pl Seattle WA | 7,492 | 5/31/2021 | \$954,085 |
| Data Center | 220 M St. NE Quincy WA | | 4/30/2020 | \$76,800 |
| Server Room | 3311 S 120 th Pl | 300 | 11/30/2020 | \$1,545 |

*Does not include annual operating costs not included in annual lease rent.

**Council appropriation pending for three year renewal to 2018

C. Acronyms

| Acronym | Meaning |
|---------|--|
| ADA | Americans with Disabilities Act |
| AFIS | Automated Fingerprint Identification System |
| ARC | Archives and Records Center |
| ATM | Automatic Teller Machine |
| BOMA | Building Owners and Managers Association |
| BOOC | Building Occupancy and Overhead Charge |
| BRC | Business Resources Center |
| BSK | Best Starts for Kids |
| CAFM | Computer-Aided Facility Management |
| CCAP | Community Center for Alternative Programs |
| CFJC | Children and Family Justice Center |
| CID | Criminal Investigation Division |
| CIP | Capital Improvement Project (or Program) |
| CIU | Criminal Intelligence Unit |
| CWP | Community Work Program |
| DAJD | Department of Adult and Juvenile Detention |
| DCHS | Department of Community and Human Services |
| DDES | Department of Development and Environmental Services |
| DES | Department of Executive Services |
| DJA | Department of Judicial Administration |
| DNRP | Department of Natural Resources and Parks |
| DOE | Department of Ecology |
| DOT | Department of Transportation |
| DPD | Department of Public Defense |
| DPER | Department of Permitting and Environmental Review |
| DPH | Department of Public Health – Seattle King County |
| DSHS | Department of Social and Health Services |
| EAP | Employee Assistance Program |
| EPA | Environmental Protection Agency |
| FBOD | Finance and Business Operations Division |
| FCI | Facility Condition Index |
| FMD | Facilities Management Division |
| FRED | Fund to Reduce Energy Demand |
| FTE | Full Time Equivalent |
| GF | General Fund |
| GHG | Greenhouse Gas |
| HMC | Harborview Medical Center |
| HR | Human Resources |
| HRD | Human Resources Division |
| HVAC | Heating Ventilating and Air Conditioning |
| ID | Identification |
| IT | Information Technology |

2016 Real Property Asset Management Plan – Version 1.1

| | |
|--------|---|
| IWMS | Integrated Workplace Management System |
| K.C.C. | King County Code |
| KCCF | King County Correctional Facility |
| KCCH | King County Courthouse |
| KCIT | King County Information Technology (Department) |
| KCSO | King County Sheriff's Office |
| KSC | King Street Center |
| LCCA | Life Cycle Cost Analysis |
| LEED | Leadership in Energy and Environmental Design |
| LTL | Long Term Lease |
| MBTU | Million British Thermal Units |
| MMRF | Major Maintenance Reserve Fund |
| MPSI | Major Projects and Strategic Initiatives |
| MRJC | Maleng Regional Justice Center |
| MUP | Master Use Permit |
| O&M | Operations and Maintenance |
| OCR | Office of Civil Rights |
| OCROG | Office of Civil Rights and Open Government |
| OEFA | Office of Economic and Financial Analysis |
| OEM | Office of Emergency Management |
| OLR | Office of Labor Relations |
| PAO | Prosecuting Attorney's Office |
| PSB | Office of Performance Strategy and Budget |
| RALS | Records and Licensing Services Section |
| RAMP | Real Property Asset Management Plan |
| RCW | Revised Code of Washington |
| REMPOC | Real Estate and Major Project Oversight Committee |
| RES | Real Estate Services |
| RSF | Rentable Square Feet |
| SCAP | Strategic Climate Action Plan |
| USF | Usable Square Feet |
| WAN | Wide Area Network |
| WER | Work Education Release |
| WLR | Water and Land Resources (division) |
| YSC | Youth Services Center |



KING COUNTY

Signature Report

Redline Version – for illustrative purposes only

September 16, 2016

Ordinance

Proposed No. 2016-0159.1

Sponsors

1 AN ORDINANCE relating to comprehensive planning;
2 adopting the 2016 King County real property asset
3 management plan in response to the 2015/2016 Biennial
4 Budget Ordinance, Ordinance 17941, Section 121, as
5 amended by Ordinance 18110, Section 55, Proviso P1 and
6 to K.C.C. 20.12.100; and amending Ordinance 10810,
7 Section 1, as amended, and K.C.C. 20.12.100.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 SECTION 1. Findings:

10 A. K.C.C. 20.12.100 requires the county executive to submit updates to the real
11 property asset management plan to the county council for approval every fourth year,
12 beginning on March 1, 2016.

13 B. Changed patterns of space use have resulted in opportunities to consolidate
14 agencies, to move agencies to strategic locations and to better address the county's
15 underutilized space in county facilities.

16 C. The 2016 real property asset management plan highlights important changes
17 underway in the county's real property portfolio and details the proposed near term
18 moves.

19 D. Information on opportunities, changes and near-term plans for the county's
20 real estate portfolio should be subject to council review and approval on a more frequent
21 basis than on the four-year comprehensive plan update cycle and need not be adopted
22 with the comprehensive plan.

23 DE. The 2015/2016 Biennial Budget Ordinance, Ordinance 17941, Section 121,
24 as amended by Ordinance 18110, Section 55, Proviso P1, states that \$720,000 of the
25 appropriation for the capital improvement program shall not be expended or encumbered
26 until the executive transmits a scoping report on the county's future operational and space
27 needs in the downtown Seattle campus as a whole and updates the real property asset
28 management plan as mandated by K.C.C. 20.12.100 and a motion that approves the
29 report and the motion is passed by council.

30 FE. The executive transmitted Proposed Motion ~~_____2016-0158, that which~~
31 approves the scoping report on the county's future operational and space needs in the
32 downtown Seattle campus.

33 FG. The 2016 real property asset management plan is submitted by the executive
34 to fulfill the remaining proviso obligation ~~and to fulfill K.C.C. 20.12.100.~~

35 SECTION 2. Ordinance 10810, Section 1, and K.C.C. 20.12.100 are each hereby
36 amended to read as follows:

37 The ~~((2013))~~ 2016 real property asset management plan, formerly called the
38 county space plan, dated ~~((June 3, 2014))~~ March 1, 2016 and consisting of real property
39 asset management policies, practices and strategies, including planning policies, locations
40 of county agencies and implementation plans, ~~the ((updated 2012 work space survey~~
41 ~~results, short term space planning and))~~ planned moves and references ~~((legal authorities~~

42 ~~and)) to King County space standards, -is adopted as a component of the capital facilities~~
43 ~~element of the Comprehensive Plan. The real property asset management plan dated~~
44 ~~((June 3, 2014)) March 1, 2016, shall ~~((govern development of all facility master plans,~~~~
45 ~~facility program plans and the capital improvement program and lease requests for space~~
46 ~~housing county agency operations)) guide facility planning processes, decisions and~~
47 ~~implementation.~~

48 The executive shall update the current and future space needs and implementation
49 plans of the real property asset management plan and submit them to the council as
50 amendments to the real property asset management plan by ~~((March)) September 1 of~~
51 ~~every fourth year, beginning on ((March)) September 1, 2016)) 2019, ((as a part of~~
52 ~~Technical Appendix A and as a component to the Comprehensive Plan. Any proposed~~
53 ~~policy changes occurring within the four year period shall be included in the annual~~
54 ~~Comprehensive Plan updates in accordance with K.C.C. 20.18.030.B.7)) and also within~~
55 ~~ninety days of any significant change in the county space plan, such as a move, sale,~~
56 ~~purchase, or other change, affecting fifty thousand or more square feet of useable space.~~

57 SECTION 3. The Real Property Asset Management Plan v1.1, dated March 1,
58 2016, included as Attachment A to this ordinance, is adopted as part of the 2016

59 Comprehensive Plan update in conjunction with Ordinance _____ (Proposed Ordinance
60 ~~_____~~)-2016-0155).
61

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this _____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. 2016 King County Real Property Asset Management Plan [v1.1](#)

February 26, 2016

The Honorable Joe McDermott
Chair, King County Council
Room 1200
C O U R T H O U S E

Dear Councilmember McDermott:

I am pleased to transmit the enclosed 2016 King County Real Property Asset Management Plan (RAMP). King County Code 20.12.100 requires updates to the King County Space Plan. The accompanying proposed ordinance approves the Plan in accordance with the code requirements.

The RAMP is a comprehensive approach to the King County Space Plan. The RAMP provides policies, programs and initiatives that affect, or will affect, King County space use now and into the future.

The 2016 RAMP draws attention to projects and initiatives that represent real property portfolio “game changers,” including:

- A proposal for a collaborative approach to developing a standardized, comprehensive set of space standards that would improve the speed, cost and fairness of moves, consolidations and the development of tenant improvements in both County-owned and leased buildings ("New King County Space Standards - A Vision for Managing General Office Space");
- Summaries of proposed changes in how tenant agencies are charged for their space in County-managed general office buildings ("Proposed Changes to General Government Occupancy Charges" and "General Government Facilities Major Maintenance Charges");

- Upcoming changes to King County's parking program ("Parking Program Changes");
- A discussion of the challenges and opportunities resulting from assuming ownership of King Street Center ("Transitioning King Street Center to County Ownership"); and
- "Near-Term Space Plans by Building", updates on current space use and future need, descriptions of recent and proposed near-term moves and reconfigurations (based in part on predictions of staffing increases) in the following buildings:
 - King Street Center
 - Chinook Building
 - Administration Building
 - King County Courthouse
 - Yesler Building
 - Maleng Regional Justice Center Court Building
 - Blackriver Building

A public hearing notice and a draft press release are attached. Notice of public hearing for comprehensive plan amendments and development regulations is required per KCC 20.18.110. Notice of the time, place and purpose of a public hearing before the Council to consider amendments to the comprehensive plan or development regulations, other than area zoning, shall at a minimum be given by one publication in a newspaper of general circulation in the County at least thirty days before the hearing.

The RAMP is a living document. The diverse and dynamic nature of public services provided by King County, coupled with reductions in state and federal funding, require the RAMP to be flexible and nimble, responsive to changing needs and resources.

This legislation furthers the King County Strategic Plan guiding principal of aligning funding, policy and operational goals of King County government and the goal of ensuring that County government operates efficiently and effectively and is accountable to the public.

The enclosed 2016 RAMP took approximately 967 hours to prepare for an estimated cost of \$119,239.

The Honorable Joe McDermott
February 26, 2016
Page 3

Should you have any questions, please contact Anthony Wright, Director of the Facilities Management Division, at 206-477-9352.

Sincerely,

Dow Constantine
King County Executive

Enclosures

cc: King County Councilmembers
ATTN: Carolyn Busch, Chief of Staff
Anne Noris, Clerk of the Council
The Honorable Judge Susan Craighead, Presiding Judge, Superior Court
The Honorable Judge Donna Tucker, Chief Presiding Judge, District Court
The Honorable John Urquhart, King County Sheriff
The Honorable Dan Satterberg, King County Prosecuting Attorney
The Honorable John Wilson, King County Assessor
The Honorable Julie Wise, Director, Department of Elections
Carrie S. Cihak, Chief of Policy Development, King County Executive Office
Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)
Sid Bender, Capital Budget Supervisor, PSB
Caroline Whalen, County Administrative Officer, Department of Executive Services (DES)
Anthony Wright, Director, Facilities Management Division, DES
Harold Taniguchi, Director, Department of Transportation
William Hayes, Director, Department of Adult and Juvenile Detention
Adrienne Quinn, Director, Department of Community and Human Services
John Starbard, Director, Department of Permitting and Environmental Review
Christie True, Director, Department of Natural Resources and Parks
Patty Hayes, Director, Public Health - Seattle and King County
William Kehoe, Director, King County Information Technology
Megan Pedersen, Interim Director, Office of Labor Relations
Lorrinda Youngcourt, King County Public Defender, Department of Public Defense

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KING COUNTY FISCAL NOTE - Property Leases and Sales

GENERAL TRANSACTION INFORMATION

| | | | | | |
|---------------------------|---|----------------|------------|--------------------------|------------|
| Ordinance/Motion: | Real property Asset Management Plan(RAMP) | | | Transaction Duration: | n/a yrs |
| Title: | Facilities Management Division | | | Fair Market Value: | n/a |
| Affected Agency/Agencies: | Leo Griffin | Date Prepared: | 02/16/2016 | Legal Transaction Type: | |
| Note Prepared By: | | Date Reviewed: | | Fiscal Transaction Type: | Standalone |
| Note Reviewed By: | | | | | |
| Description of Request: | | | | | |

FINANCIAL IMPACTS

Part 1 - Net Present Value Analysis Results

| | | | |
|---|----|---|----|
| Net Present Value to King County (all impacts): *** | NA | Net Present Value to Primary Impacted Agency (customer of transaction): *** | NA |
|---|----|---|----|

Part 2 - Revenue and Expenditure Impacts

As of the preparation date of this fiscal note, the impact of the above legislation on the financial affairs of King County is estimated to be as indicated below:

Revenue to: ^{2,3,5}

| Appropriation Unit | Appr. Number | Department | Fund Number | Project Number | Revenue Account Code and Source/Description | Sum of Revenues Prior to 2015 | 2015 / 2016 | 2017 / 2018 | 2019 / 2020 | Sum of Outyear Impacts ² |
|---------------------------|--------------|------------|-------------|----------------|---|-------------------------------|-------------|-------------|-------------|-------------------------------------|
| FMD Internal Service Fund | | | 10 | | | \$0 | \$0 | \$ - | \$ - | \$ - |
| | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL | | | | | | \$0 | \$0 | \$ - | \$ - | \$ - |

Expenditures from: ^{2,3,4,5}

| Appropriation Unit/Expenditure Type | Appr. Number | Department | Fund Number | Project Number | Expenditure Notes | Sum of Expenditures Prior to 2015 | 2015 / 2016 | 2017 / 2018 | 2019 / 2020 | Sum of Outyear Impacts ² |
|--|--------------|------------|-------------|----------------|-------------------|-----------------------------------|-------------|-------------|-------------|-------------------------------------|
| FMD Internal Service Fund | | | | | | \$0 | \$0 | \$ - | \$ - | \$ - |
| King County Project Management | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lease Payments/Associated O&M | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Service Costs (Appraisal, Title, Move) | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant and Other Improvements | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 10% Art for General Fund Transactions | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Transaction Costs | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| SUBTOTAL | | | | | | \$ - | \$0 | \$ - | \$ - | \$ - |
| Real Estate Services Labor Costs | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| King County Project Management | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lease Payments/Associated O&M | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Service Costs (Appraisal, Title, Move) | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Tenant and Other Improvements | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| 10% Art for General Fund Transactions | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| Other Transaction Costs | | | | | | \$ - | \$ - | \$ - | \$ - | \$ - |
| SUBTOTAL | | | | | | \$0 | \$0 | \$ - | \$ - | \$ - |
| TOTAL | | | | | | \$0 | \$0 | \$ - | \$ - | \$ - |

APPROPRIATION IMPACTS

As of the preparation date of this fiscal note, the impact of the above legislation on the budget appropriation of King County is estimated to be as indicated below: ¹

| Appropriation Unit | Appr. Number | Department | Fund Number | Project Number | Appropriation Notes | 2015 / 2016 Appropriation Change |
|--------------------|--------------|------------|-------------|----------------|---------------------|----------------------------------|
| | | | | | | \$0 |
| | | | | | | \$ - |
| | | | | | | \$ - |
| TOTAL | | | | | | \$ - |

| | |
|---|---|
| Total 6-Year CIP Outyear Planning Level Costs | |
| \$ | - |
| \$ | - |
| \$ | - |
| \$ | - |

Assumption and Additional Notes:

*** An NPV analysis was not performed because this is a zero dollar fiscal note.

1. If the expenditure impact equals or exceeds five percent of the fund expenditures, a copy of the most recent applicable appropriation unit financial plan is attached to this transmittal.
2. The sum of outyear impacts is provided for capital projects and agreements. This sum for revenue and expenditures includes all revenues/expenditures for the duration of the lease/other agreement or life of the capital investment.
3. This transaction does not require the use of fund balance or reallocated grant funding.
4. The transaction is not backed by new revenue.
5. A detailed explanation of how the revenue/expenditure impacts were developed is provided below, including major assumptions made in developing the values presented in the fiscal note and other supporting data:
The RAMP legislation is not requesting any appropriation so there is a zero dollar financial impact to this legislation.