

MOTION NO. 5383

A MOTION requesting the Executive to undertake necessary activities to implement the land use planning and related capital programming policies contained in the County Energy Management Plan as adopted in Ordinance 5770.

WHEREAS, The Council has passed Ordinance 5770, adopting the energy management goals and policies contained in the Energy Management Plan for King County, and

WHEREAS, the General Development Guide is being prepared by the Executive to address the land use and physical development policies of the County, and

WHEREAS, many of the goals and policies contained in the Energy Management Plan also address land use and physical development issues,

NOW, THEREFORE, BE IT MOVED by the Council of King County:

A. The County Executive, in preparing the proposed General Development Guide, shall:

1. Recommend those actions necessary to assure that the General Development Guide be prepared to reflect the goals and policies contained in the Energy Management Plan, and

2. Recommend those actions necessary to assure that Energy Management Plan policies do not duplicate and/or do not conflict with the General Development Guide policies, once the General Development Guide is adopted.

B. Further, the County Executive, in preparing the 1982 Report required pursuant to Motion 5364, paragraph D., shall:

1. Examine County land use plans, incentives, and regulations for the purpose of guiding employment and residential densities in order to reduce energy consumption.

2. Develop recommendations for energy related development incentives and amendments to the zoning and building codes, including but not limited to parking requirements, density

1 bonuses and increased floor area ratios for residential and
2 non-residential structures, and to encourage the protection
3 of solar access and promote greater use of solar and other
4 alternative energy sources in King County.

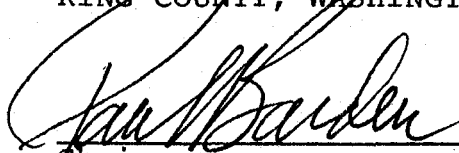
5 3. Evaluate alternative County capital investments for
6 increasing the density of residential and commercial developments,
7 and employment and activity centers.

8 4. Review existing policies, regulations, investments and
9 administrative procedures to assure that such systems do not
10 inhibit the management of our limited energy resources.

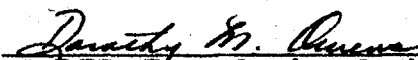
11 5. Prepare a Countywide energy resource report which
12 includes guidelines and techniques to identify and protect local
13 energy resource from premature development.

14 PASSED this 4th day of January, 19 82.

15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 
18 Paul Barden
19 Chairman

20 ATTEST:

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23 Dorothy M. Owens
24 DEPUTY Clerk of the Council
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1.3.6 THE COUNTY SHOULD DEVELOP A VAN AND CAR POOL PROGRAM, UTILIZING COUNTY-OWNED VEHICLES IN ADDITION TO PRIVATELY OWNED VEHICLES WHERE FEASIBLE.

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1.3.7 THE COUNTY SHOULD PROVIDE FREE OR REDUCED-RATE PARKING FOR VAN AND CAR POOLS AT COUNTY-OWNED FACILITIES.

1.4 County Road Operations

1.4.1 THE COUNTY SHOULD INCORPORATE SIGNALIZATION, TRAFFIC LIGHT SYNCHRONIZATION, INTERSECTION WIDENING, IMPROVED TRANSIT ACCESS AND OTHER OPERATIONAL IMPROVEMENTS WHICH WILL INCREASE ENERGY EFFICIENCY AND BE CONSISTENT WITH SAFETY CONSIDERATIONS.

1.5 Solid Waste

1.5.1 THE COUNTY SHOULD PROMOTE THE SEPARATION AND RE-USE OF SOLID WASTE AND PETROLEUM WASTES.

1.5.2 THE COUNTY SHOULD ENCOURAGE AND SUPPORT THOSE ENERGY/RESOURCE RECOVERY SYSTEMS WHICH OFFER MAXIMUM FEASIBLE RECOVERY OPPORTUNITIES.

1.5.3 THE COUNTY SHOULD PROMOTE PROGRAMS AND PRACTICES WHICH REDUCE SOLID WASTE VOLUME AND MASS AND INCREASE SOURCE SEPARATION OF RECYCLABLE MATERIALS.

1.6 County Procurement

1.6.1 COUNTY PROCUREMENT PROCEDURES SHOULD ENCOURAGE THE USE OF PRODUCTS MANUFACTURED FROM RECYCLABLE MATERIALS.

1.6.2 COUNTY PROCUREMENT PROCEDURES SHOULD CONSIDER THE LIFE CYCLE COST OF ENERGY-CONSUMING ITEMS.

1.6.3 COUNTY PROCUREMENT POLICIES SHOULD BE DESIGNED TO MINIMIZE COUNTY ENERGY EXPENDITURES WITHIN THE CONTEXT OF AN INCREASE IN PUBLIC DEMAND FOR COUNTY SERVICES.

II. Land Use Planning and Regulation

2.1 Energy and Land Use Information Base

2.1.1 AN ENERGY DATA BASE SHOULD BE MAINTAINED BY THE COUNTY THAT PRESENTS CURRENT ENERGY SUPPLY INFORMATION AND EXPECTED ENERGY DEMAND FOR ALL LAND USE CATEGORIES AND TRANSPORTATION SYSTEMS.

2.2 Availability and Cost of Conventional Fuels

2.2.1 THE AVAILABILITY OF NATURAL GAS AND ELECTRICITY SHOULD BE CONSIDERED IN THE TIMING AND DENSITY OF DEVELOPMENT.

2.2.2 AREAS WHICH ARE OR CAN BE SERVICED COST-EFFECTIVELY BY BUS OR OTHER FORMS OF PUBLIC TRANSIT SHOULD BE GIVEN A PRIORITY FOR LOCATING NEW DEVELOPMENT OR FOR REDEVELOPMENT.

- 2.2.3 INCREASED RESIDENTIAL AND EMPLOYMENT DENSITIES SHOULD BE ENCOURAGED IN DEVELOPED AREAS WHICH ARE OR CAN BE SERVICED BY BUS OR OTHER FORM OF PUBLIC TRANSIT.

2.3 Activity Centers and Urban Development

- 2.3.1 A BALANCE IN THE LOCATION OF EMPLOYMENT AND HOUSING SHOULD BE SOUGHT THROUGHOUT THE COUNTY IN ORDER TO REDUCE THE ENERGY USED FOR COMMUTING.
- 2.3.2 THE LOCATION AND DEVELOPMENT OF RESIDENTIAL AND BUSINESS ZONES SHOULD BE PLANNED IN CONJUNCTION WITH TRANSIT FACILITIES.
- 2.3.3 INDUSTRIAL USES AND FACILITIES SHOULD BE LOCATED CLOSE TO ROAD AND RAIL CONNECTIONS, MAJOR PUBLIC UTILITIES AND THE COMMUTING WORK FORCE.
- 2.3.4 OPPORTUNITIES FOR REDUCING THE NEED FOR TRAVEL BY REINFORCING SUITABLE PUBLIC TRANSIT ROUTES AND PROVIDING FOR BICYCLING AND WALKING SHOULD BE CONSIDERED IN DEVELOPING ACTIVITY CENTERS.
- 2.3.5 MIXED LAND USES AND INCREASED DENSITIES SHOULD BE ENCOURAGED TO REDUCE THE NEED FOR TRAVEL.
- 2.3.6 OPPORTUNITIES FOR ON-SITE GENERATION OR DISTRICT HEATING SYSTEMS SHOULD BE CONSIDERED IN DESIGNATING AND DEVELOPING ACTIVITY CENTERS.
- 2.3.7 A COMPREHENSIVE PEDESTRIAN PATHWAY AND BICYCLE ROUTE SYSTEM SHOULD BE DEVELOPED WITHIN THE URBAN, SUBURBAN AND TRANSITIONAL SUB-COUNTY AREAS.
- 2.3.8 PRIVATE DEVELOPMENT AND REDEVELOPMENT SHOULD PROVIDE FOR WELL DESIGNED PEDESTRIAN AND BICYCLE ROUTES, CONSISTENT WITH COMMUNITY PLAN DESIGNATIONS.
- 2.3.9 COMPACT URBAN AREA DEVELOPMENT SHOULD BE PROMOTED TO MINIMIZE ENERGY USE FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC FACILITIES SUCH AS SEWERS, ROADS AND SURFACE WATER RUN-OFF MANAGEMENT AND UTILITY DISTRIBUTION SYSTEMS.

2.4 Protection and Development of Local Energy Resources

- 2.4.1 LOCATIONS WITH COAL, GEOTHERMAL, BIOMASS, HYDRO, WIND POTENTIAL AND OTHER ENERGY RESOURCES SHOULD BE IDENTIFIED, ASSESSED AND, WHERE PRACTICAL, PROTECTED FROM CONFLICTING LAND USES WHICH COULD PRECLUDE THE EFFECTIVE DEVELOPMENT OF THE RESOURCE.
- 2.4.2 LOCATIONS FOR ACTIVITIES THAT CAN UTILIZE ENERGY PRODUCED FROM LOCAL RESOURCES SHOULD BE DESIGNATED AS SPECIAL AREAS. DEVELOPMENT IN THESE AREAS SHOULD BE SUBJECT TO CONDITIONS AND INCENTIVES THAT ENSURE THAT THESE RESOURCES WILL BE UTILIZED MOST EFFICIENTLY.

2.5 Community Planning

- 2.5.1 THE COMMUNITY PLANNING PROCESS SHOULD IDENTIFY AREAS WITH OPPORTUNITIES FOR MAXIMUM SOLAR POTENTIAL, FAVORABLE AND UNFAVORABLE CLIMATIC CONDITIONS, ON-SITE ENERGY GENERATION POTENTIALS, AVAILABILITY OF PUBLIC TRANSIT AND THE AVAILABILITY OF NATURAL GAS AND ELECTRICITY.
- 2.5.2 COMMUNITY PLAN DEVELOPMENT ALTERNATIVES SHOULD BE PREPARED, EVALUATED AND SELECTED TO REFLECT CONSIDERATIONS OF CONVENTIONAL FUEL USAGE AND RESPONSIVENESS TO OPPORTUNITIES FOR SOLAR AND CLIMATIC DESIGN, ON-SITE GENERATION POTENTIALS AND SERVICE AVAILABILITY OF PUBLIC TRANSIT.

2.6 Energy-Efficient Building Types, Site Planning and Design

- 2.6.1 ENERGY-EFFICIENT BUILDING TYPES SHOULD BE ENCOURAGED.
- 2.6.2 THE COUNTY SHOULD ENCOURAGE SITE PLANNING PRACTICES WHICH ARE ENERGY EFFICIENT AND PROMOTE THE USE OF RENEWABLE RESOURCES.
- 2.6.3 NEW DEVELOPMENTS AND REDEVELOPMENTS SHOULD BE DESIGNED TO MINIMIZE ENERGY USE FOR SITE PREPARATION AND THE INSTALLATION AND MAINTENANCE OF PAVED AREAS AND STORM WATER DRAINAGE SYSTEMS.
- 2.6.4 PARKING REQUIREMENTS SHOULD ENCOURAGE THE USE OF ENERGY-EFFICIENT TRANSPORTATION ALTERNATIVES AND CONSERVE MATERIALS.

2.7 Solar and Climatic Design

- 2.7.1 OWNERS AND OCCUPANTS OF BUILDINGS IN THE COUNTY SHOULD, TO THE GREATEST PRACTICAL EXTENT, BE ASSURED ACCESS TO THE SUN.
- 2.7.2 PUBLIC AND PRIVATE DEVELOPMENT AND REDEVELOPMENT SHOULD PROVIDE FOR AND ENCOURAGE MEASURES THAT LESSEN THE NEGATIVE IMPACT OF WINTER WINDS AND HIGH HUMIDITY THAT INCREASE ENERGY USED FOR SPACE CONDITIONING.
- 2.7.3 THE BENEFITS FROM THE USE OF SOLAR AND OTHER CLIMATIC DESIGN FACTORS SHOULD BE RECEIVED BY THE GREATEST NUMBER OF HOUSING RESIDENTS, OCCUPANTS AND OWNERS OF BUSINESSES IN THE COUNTY.
- 2.7.4 THE PARTITIONING OF LAND AND THE SITING AND ORIENTATION OF NEW BUILDINGS SHOULD TAKE FULL ADVANTAGE OF SOLAR AND OTHER ENERGY OPPORTUNITIES.

2.8 On-Site Generation

- 2.8.1 LARGE DEVELOPMENTS FOR COMMERCIAL, INDUSTRIAL, INSTITUTIONAL AND RESIDENTIAL USES SHOULD BE ARRANGED TO TAKE ADVANTAGE OF OPPORTUNITIES FOR COGENERATION, COMMUNITY ENERGY SYSTEMS AND UTILIZATION OF WASTE HEAT.

- 2.8.2 THE TYPE AND DENSITY OF LAND USES WHICH BEST TAKE ADVANTAGE OF DISTRICT WIDE SYSTEMS FOR GENERATING ELECTRICITY AND PROVIDING HEAT OR SHARING HEAT SHOULD BE ENCOURAGED.

III. Building Regulations

- 3.1.1 THE COUNTY SHOULD ENCOURAGE BUILDING DESIGN AND CONSTRUCTION PRACTICES WHICH ARE ENERGY EFFICIENT AND USE RENEWABLE RESOURCES.
- 3.1.2 COUNTY BUILDING STANDARDS SHOULD BE PERIODICALLY REVISED IN RESPONSE TO CHANGES IN TECHNOLOGY AND ENERGY COSTS.
- 3.1.3 THE COUNTY SHOULD ADOPT AND ENFORCE MINIMUM EFFICIENCY STANDARDS FOR EXISTING BUILDINGS.

IV. Transportation

- 4.1.1 THE COUNTY SHOULD ENCOURAGE MORE DIRECT AND FREQUENT TRANSIT SERVICE AMONG ACTIVITY CENTERS BALANCING SERVICE AVAILABILITY WITH COST EFFECTIVENESS.
- 4.1.2 THE COUNTY SHOULD COORDINATE WITH METRO FOR THE PLANNING AND DEVELOPMENT OF REGIONAL TRANSIT FACILITIES, INCLUDING INCREASED NUMBERS OF PARK AND RIDE LOTS THROUGHOUT THE COUNTY.
- 4.1.3 THE COUNTY SHOULD SUPPORT THE USE OF HIGH-OCCUPANCY VEHICLE LANES, RAMP METERING AND OTHER OPERATIONAL IMPROVEMENTS AS A MEANS OF ENCOURAGING TRANSIT USAGE. (See GDG p. VI-5.)
- 4.1.4 THE COUNTY SHOULD SUPPORT THE INVESTIGATION OF ENERGY-EFFICIENT ALTERNATIVE TRANSPORTATION SYSTEMS, INCLUDING FIXED-GUIDEWAY SYSTEMS.
- 4.1.5 PEDESTRIAN AND BICYCLE TRAVEL SHOULD BE ENCOURAGED AS A CONVENIENT, HEALTHY AND ENERGY-EFFICIENT MEANS OF TRANSPORTATION AND RECREATION. BICYCLE AND PEDESTRIAN FACILITIES SHOULD PROVIDE SAFE AND CONVENIENT ACCESS TO A VARIETY OF EMPLOYMENT, SHOPPING AND RECREATIONAL OPPORTUNITIES.

V. Information/Education

- 5.1.1 KING COUNTY SHOULD MONITOR PROGRESS TOWARD REDUCING ENERGY CONSUMPTION IN ITS OWN FACILITIES AND OPERATIONS AND ANNUALLY MAKE THIS INFORMATION AVAILABLE TO THE PUBLIC.
- 5.1.2 KING COUNTY SHOULD INITIATE AND SUPPORT THE EXCHANGE OF ENERGY MANAGEMENT INFORMATION AND EXPERIENCE AMONG LOCAL GOVERNMENTS.
- 5.1.3 KING COUNTY SHOULD ENSURE THAT THE PUBLIC IS ADEQUATELY INFORMED ABOUT EXPECTED FUTURE ENERGY COSTS AND SUPPLY UNCERTAINTIES.