



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 16, 2014

Motion 14276

Proposed No. 2014-0477.2

Sponsors von Reichbauer

1 A MOTION relating to comprehensive planning;
2 requesting the King County executive to complete two area
3 zoning studies for consideration as part of the next update
4 of the King County Comprehensive Plan.

5 WHEREAS, the King County Comprehensive Plan generally encourages that the
6 county's growing population be served, in part, by the development of additional
7 multifamily housing at appropriate locations in the urban area, and

8 WHEREAS, land use designations and implementing zoning that is supportive of
9 development of additional not-for-profit continuing care retirement communities,
10 increased density and mixed use development in appropriate locations is consistent with
11 the King County Strategic Plan, the King County Equity and Social Justice Initiative and
12 the King County Comprehensive Plan, specifically by furthering the county's goals for:
13 creating thriving and equitable communities; access to health and human services;
14 supporting vibrant, diverse neighborhoods; access to affordable, safe, quality housing;
15 promoting urban infill; and providing fair and just services, and

16 WHEREAS, the Fairwood neighborhood is a community in urban unincorporated
17 King County adjacent to the cities of Renton and Kent, and

18 WHEREAS, the cities of Renton and Kent have a combined population of twenty-
19 five thousand six hundred people over the age of sixty, and

20 WHEREAS, with improved longevity and health in recent decades, our
21 population is living longer and retirement communities provide long-term housing and
22 services options for older adults, and

23 WHEREAS, there are limited senior housing options in the Renton and Kent area,
24 and

25 WHEREAS, not-for-profit retirement communities often provide innovative
26 approaches to facilities and services with consideration of the fixed incomes of the people
27 they serve, such as through continuing care retirement communities, and

28 WHEREAS, Continuing care retirement communities offer a comprehensive on-
29 site network of housing and services offering a continuum of care for its residents,
30 including residential homes and apartments, adult day care, assisted living, home health
31 care, restorative therapies and skilled nursing care, and

32 WHEREAS, Continuing care retirement communities often present less intensive
33 land use impacts than other types of multifamily housing, and

34 WHEREAS, an area of unincorporated King County adjacent to Federal Way is
35 located within the Urban Growth Area and near Interstate 5 and is intended for
36 multifamily housing and commercial development, and it is appropriate to review this
37 area for higher density in-fill development opportunities;

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

39 A. The King County executive is requested to complete the following area zoning
40 studies for consideration during the next update of the King County Comprehensive Plan:

41 1. Review of Comprehensive Plan land use designations and implementing
42 zoning in the Fairwood neighborhood on parcels 3423059035, 3423059061, 3423059031

43 and 3423059034 and the surrounding area, and evaluation of whether to redesignate the
44 parcels to a higher density residential land use designation, with higher density
45 implementing zoning, for the purpose of potential development of a continuing care
46 retirement community; and

47 2. Review of Comprehensive Plan land use designations and implementing
48 zoning in unincorporated Federal Way on parcel 2821049171 and the surrounding area,
49 and evaluation of whether to redesignate the parcel to a higher density land use
50 designation, with implementing zoning, that would allow mixed-use development of
51 condominiums and ground-floor retail.

52 B. The executive is requested to file the area zoning studies with the council by
53 March 2, 2015, in the form of a paper original and an electronic copy with the clerk of the
54 council, who shall retain the original and provide an electronic copy to all
55 councilmembers, the council chief of staff, the policy staff director and the lead staff for
56 the transportation, economy and environment committee, or its successor.


57 E. The resources needed to complete the studies is anticipated to be achieved

58 through existing resources provided by the department of permitting and environmental
59 review.
60

Motion 14276 was introduced on 12/1/2014 and passed as amended by the Metropolitan King County Council on 12/15/2014, by the following vote:

Yes: 8 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert, Mr. Dunn, Mr. McDermott and Mr. Dembowski
No: 0
Excused: 1 - Mr. Upthegrove

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON



Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: None