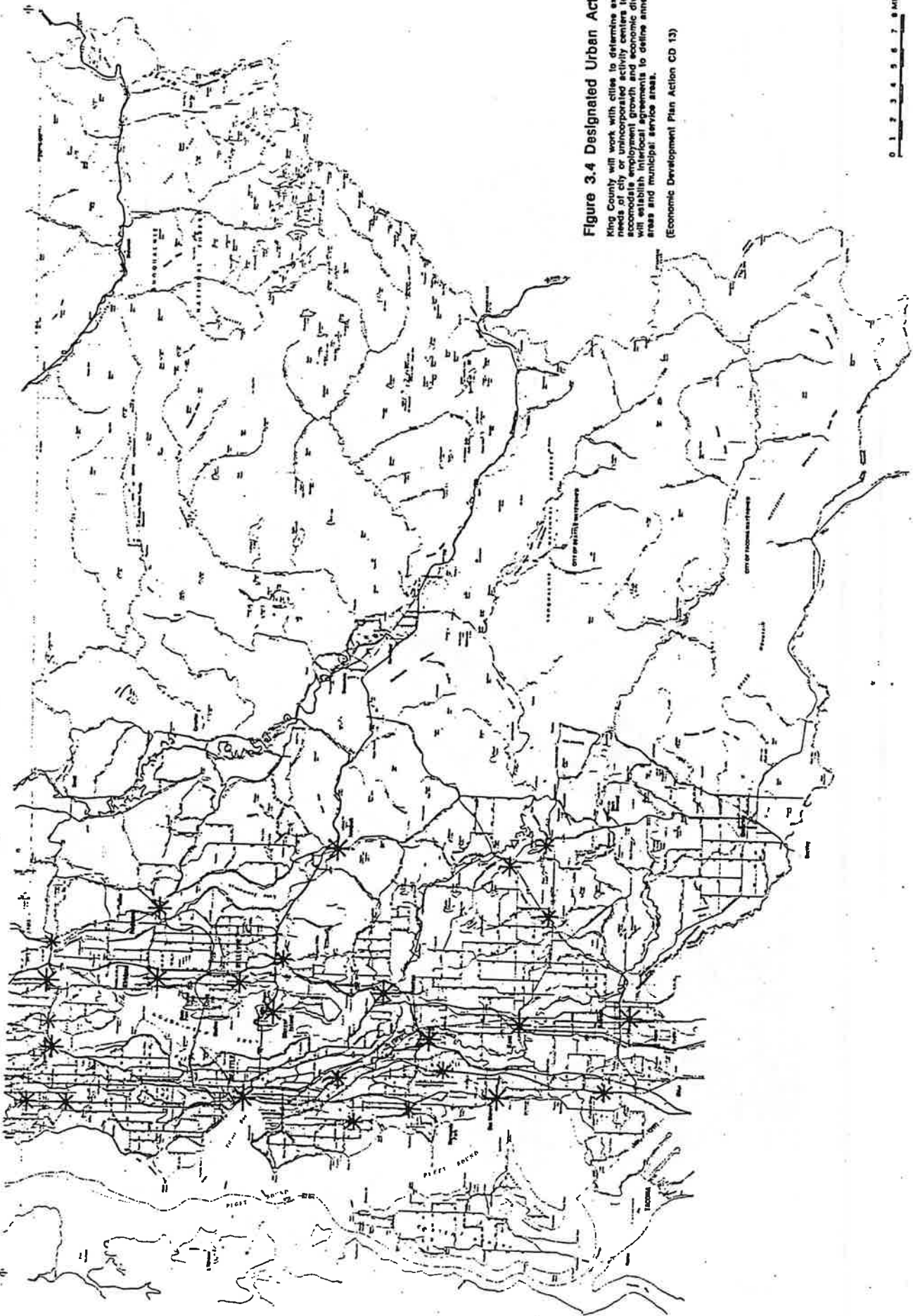


**Figure 3.5 Designated Rural Activity Centers**

King County will work with community leaders of both incorporated and unincorporated rural activity centers to address economic development issues through land use plans that provide capacity for local stores and services, local employment and tax base, and through interlocal agreements to define annexation areas.

(Economic Development Plan Action CD 14)



**Figure 3.4 Designated Urban Activity Centers**

King County will work with cities to determine expansion needs of city or urban activity centers to accommodate employment growth, economic diversity, and will establish interlocal agreements to define innovation areas and municipal service areas.

(Economic Development Plan Action CD 13)



#### **D. EVALUATION/REASSESSMENT**

The Economic Development Plan commits King County to a course of action supporting economic development, establishing a long range direction, and initiating a short range action program that should be completed or well underway within five years. The short range nature of the work program is a recognition that conditions change, and that although goals and policies may be long term, actions should be reformulated to take advantage of new opportunities or address new needs.

The assessment of the Economic Development Plan will involve several distinct tasks. First, a simple scorecard of actions completed or not completed will provide an account of progress, and indicate the need to reaffirm commitment to the action or change course. Second, data on the area's economy, trends and opportunities should be analyzed for its implications for King County goals. This task should be relatively simple if the data expansion and reporting actions recommended in the Plan are undertaken. Third, all policies and actions should be evaluated, and subject to conscious decisions to continue, revise or abandon them. Finally, new actions should be considered as appropriate to respond to new needs and opportunities.

ED 1: King County will reassess and revise/update the Economic Development Plan in 1992, to reaffirm commitment to appropriate policies and actions, and to formulate new actions as needed.

## APPENDIX

## APPENDIX A

### KING COUNTY COMPREHENSIVE PLAN POLICIES RELATED TO ECONOMIC DEVELOPMENT

The King County Comprehensive Plan is the countywide statement of land use and infrastructure policy, providing direction for community plans and functional plans. The Comprehensive Plan includes policies affecting economic development, the location of commercial and industrial development, and the provision of public facilities and services. The most significant policies providing direction for the Economic Development Plan are listed below.

#### 1. Comprehensive Plan Chapter One, Introduction

Chapter One states the goals of the Comprehensive Plan. One goal refers explicitly to economic development; others provide guidance on location of land use, and infrastructure.

**Goal 1:** Guide population and employment growth to protect public health and safety, and maintain a quality environment in King County.

**Goal 3:** Indicate clearly where growth can best be accommodated and is desired and encourage development in those areas through incentives and land use regulations.

**Goal 4:** Enable local governments – including King County, cities, and other agencies – to provide adequate and affordable public facilities and services, or to enable private provision of improvements, and to allocate their costs equitably.

**Goal 6:** Encourage economic development that provides diverse and continuing employment opportunities for King County residents.

**Goal 8:** Conserve natural resource lands for long-term agriculture, forestry and mining.

#### 2. Comprehensive Plan Chapter Two, Plan Concept

The plan concept describes the geographic pattern of growth and land uses envisioned for King County, as well as the County's approach to providing facilities and services needed to support that growth pattern.

**Policy PC-101** King County should encourage most population and employment growth to locate in Urban Areas, especially in cities.

**Policy PC-103** King County should encourage development of Urban Activity Centers to meet the needs of the region's economy and to provide employment, shopping, services, and leisure-time amenities in diverse locations in all Urban Areas.

**Policy PC-114** King County should preserve long-term Rural Areas with low residential densities and appropriate public improvements and services to provide for a rural lifestyle and protect rural character.

**Policy PC-116** King County should work with the Rural Activity Centers to establish realistic areas for expansion of these towns by annexation and to ensure provision of

necessary services for these expansion areas. (Remainder of policy relates to residential development.)

**Policy PC-117** Commercial and industrial development in Rural Areas should locate in existing Rural Activity Centers, to provide employment, shopping, services and housing opportunities that will reinforce these towns as rural centers, at a scale compatible with surrounding roads, utilities, and rural character. Rural Activity Centers also should contain higher density housing. King County should work with Rural Activity Centers to plan for growth consistent with long-term protection of surrounding Rural Areas and Resource Lands.

**Policy PC-119** King County should provide for long-term conservation of Resource Lands for productive agriculture, forestry, and mineral extraction.

**Policy PC-120** King County's land use regulations should encourage continued farming, logging, and mining of Resource Lands.

**Policy PC-204** King County should concentrate facilities and services in Urban Areas to make them attractive places to live and work, and to achieve economies in public spending.

**Policy PC-205** Within Urban Areas, King County may establish geographic target areas in unincorporated King County that will have high priority for public facility and service improvements. These target areas should be established, following study and public review in locations where public facility and service improvements would most effectively advance King County's economic development, energy efficiency, or affordable housing objectives. These target areas will shift over time as improvements are installed and adopted service level standards are attained.

### **3. Comprehensive Plan Chapter Three, Planning and Implementation**

Chapter Three describes the planning system in King County, including the legal authority for planning, the roles and relationships among the various types of plans, such as functional plans and community plans, and procedures guiding plan amendments. Chapter Three also proscribes the relationship among King County, the cities, and the special districts.

**Policy PI-301** King County, its cities, special districts, and other public agencies should work together to address major planning issues, to pool and distribute data and forecasts, and to solve problems affecting more than one jurisdiction, recognizing the requirements, rights, and procedures set forth in applicable Washington State law.

**Policy PI-302** King County should work with the cities to focus growth within their boundaries and should support annexations when consistent with the King County Comprehensive Plan. King County should support incorporations when formation of cities is appropriate to assure adequate facilities and services for growth consistent with the Plan.

**Policy PI-303** King County should play an active role in municipal annexations, supporting them when consistent with land use plans, and opposing them when inconsistent.

**Policy PI-304** King County and its cities should work together to identify future annexation areas. Interlocal agreements should be used to ensure consistent land use policies

and public improvement standards within agreed-upon annexation areas. This process should provide extensive opportunities for participation by affected residents, landowners and affected governmental agencies.

#### **4. Chapter Four, Environment and Open Space**

This chapter contains policies to protect environmental features in King County through land use plans, regulations, and incentive programs, to prevent development in hazardous areas, to protect areas important to the ecology, and to preserve open space. The policies are important to maintain and enhance environmental and community quality in King County. The chapter maps and describes areas where development will be prohibited – such as steep slopes, landslide and coal mine hazard areas, and wetlands – and areas where development must include protection of natural features such as stream corridors. By clearly indicating which natural features must be protected, and where development will not be permitted, the policies help clarify and add predictability to the planning and development approval process.

#### **5. Chapter Six, Commercial and Industrial Development**

This chapter calls for preparation of an economic development functional plan, contains some specific economic development policies, and contains policies guiding the location of commercial and industrial development in Urban Areas and Rural Areas.

The description of the functional plan on economic development is excerpted below:

A King County Economic Development Plan – a separately adopted functional plan – will further support economic growth, by identifying constraints on and opportunities for commercial and industrial development, and specifying actions and incentives King County can use to pursue those opportunities or eliminate constraints. The opportunities, needs and actions of the Economic Development Plan will provide further direction to community plans to implement the County economic development strategy. The Economic Development Plan will also provide a basis for determining whether or not additional industrial or commercial activities should be encouraged in some or all underutilized or undercapacity major transportation corridors, such as I-90.

The economic development section of this chapter states King County's intent to work cooperatively with cities to plan for economic expansion, to use land use and infrastructure to encourage economic development, and to focus on growth and expansion of local firms.

**Policy CI-101** King County should work cooperatively with the cities and the private sector to encourage economic development which will provide continuing employment and economic vitality, and be consistent with the Comprehensive Plan's goals and plan concept.

**Policy CI-102** King County, in cooperation with the cities, should make every feasible effort to make a supply of physically suitable and serviced sites potentially available to meet the needs of new and expanding businesses in appropriate locations.

**Policy CI-103** King County land use plans should help diversify and strengthen the local economy.

**Policy CI-104** Community plans should be coordinated with and contribute to county-wide economic development goals and should provide adequately for employment growth, consistent with the Comprehensive Plan's goals and plan concept.

**Policy CI-105** King County should identify the type and level of public facilities and services appropriate to support the degree of economic development being planned.

**Policy CI-106** Economic development plans should regularly assess the needs of the local economy and emphasize the expansion and increased productivity of existing industries as a means to strengthen the regional economy.

**Policy CI-107** Techniques considered to implement King County's economic development goals should include incentives, land use regulations, expedited permit processing and capital improvement programming.

The key policies affecting the location of commercial and industrial development are cited below.

**Policy CI-108** King County should encourage a wide range of commercial and industrial development in Urban Activity Centers and Rural Activity Centers, and should provide for small-scale retail stores, offices and services in Community and Neighborhood Centers. Commercial and industrial development should occur primarily in compact centers.

**Policy CI-109** Locations for commercial and industrial development should be based on the land's natural capacity for development. Floodplains, wetlands, steep slopes, landslide and erosion hazard areas should not be designated for commercial or industrial development because they may pose a danger to development, or perform highly valuable ecological functions.

**Policy CI-110** Institutional and resource-based commercial/recreational facilities such as golf courses and destination resorts should be encouraged in King County, in locations where impacts on the environment, adjacent land uses and resource management can be adequately controlled, and where adequate public facilities and services can be provided.

#### **Urban Activity Centers**

Urban Activity Centers are intended to have a mix of land uses, and will provide the location for most new commercial and industrial development in King County. Policies listed below describe the Activity Centers and indicate how new centers will be established.

**Policy CI-202** The size of each Urban Activity Center and mix of uses within it should be established based on regional and local needs and constraints. Plans for each Urban Activity Center should:

- a. Provide for a reasonable share of the regional economic development needs identified by the King County Economic Development Plan;
- b. Provide the opportunity for a local balance of jobs and population, in conjunction with other nearby Urban Activity Centers;
- c. Be based on the long-term availability and cost of public facilities and services, to ensure adequate transportation, sewers, public water, police and fire services can be provided cost-effectively; and
- d. Complement land use plans for Urban Activity Centers nearby, to reduce public facility costs and encourage compact development patterns.



**Policy CI-209** Urban Activity Centers not originally designated in the Comprehensive Plan Map may be proposed as amendments, and the proposal should be subject to thorough public review from a county-wide perspective. King County should designate new Urban Activity Centers when adequate public facilities and services and private improvements can be provided cost-effectively, and:

- a. A new center is needed to provide nearby jobs, goods, and services to residents of Urban Areas, or because economic development cannot reasonably be accommodated in existing Urban Activity Centers; and
- b. Development of a new Urban Activity Center would not adversely affect provision of public facilities and services to existing incorporated or unincorporated Urban Activity Centers nearby.

**Policy CI-211** Urban Activity Centers should be approximately three to six miles apart, allowing for short work and shopping trips while providing for distinct and separate centers.

### **Rural Activity Centers**

This chapter also provides more direct policy on how King County should plan for growth in Rural Activity Centers.

**Policy CI-502** King County should work cooperatively with incorporated Rural Activity Centers to plan for commercial and industrial development. The amount of growth should be sufficient to ensure a sound economic base; be served by adequate facilities and services; be compatible with surrounding roads, utilities and rural residential uses; and protect Resource Lands.

## **6. Chapter Seven, Resource Lands and Industries**

This chapter states King County's intent to conserve productive forestlands, farmlands, and extractive sites to allow their long term use in King County. It contains land use policies to set aside land for resource industries, and buffer the lands from adjacent uses. Policies also call for land use, infrastructure and other incentives to encourage productive use of the land for economic return.

## **7. Chapter Eight, Facilities and Services**

The policies in this chapter outline how King County will work to assure adequate facilities and services, providing a basis for provision of roads, and surface water management, for which King County is responsible, and providing a policy basis for King County's work with other regional and subcounty service providers. The chapter spells out the priorities for public facility provision in urban and rural areas, calls for intergovernmental cooperation with cities and special districts in service provision, and includes principles to guide distribution of the costs of new infrastructure. Key policies affecting economic development are listed below.

**Policy F-102** The costs of adequate facilities and services should be kept as low as possible, cost-effective relative to the benefit received, and distributed equitably. Extension of services and construction of facilities to support planned growth should:

- a. Be paid for by those who benefit, to the extent possible;

- b. Prevent substantially reduced service levels for residents of existing communities; and
- c. Be timed to prevent problems before they require expensive remedial action, while avoiding the costs of premature excess capacity in facilities and services.

**Policy F-103** Public spending priorities for facilities and services within Urban and Transitional Areas should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at applicable service level standards; and
- b. Second, to upgrade facilities and services within Urban Areas where possible to support planned growth at urban service level standards; and
- c. Third, to serve new development in Transitional Areas at appropriate service level standards for interim low densities.

**Policy F-104** Public spending priorities for facilities and services within Rural Areas should be as follows:

- a. First, to maintain or upgrade existing facilities and services where necessary to serve existing development at rural service level standards; and
- b. Second, to upgrade facilities and services to support planned rural growth at rural service level standards or planned growth of Rural Activity Centers.

**Policy F-113** Cities and incorporated Rural Activity Centers are the preferred service providers within future annexation areas mutually agreed to through interlocal agreements with King County, within areas where no services exist.

**Policy F-114** King County should work with the cities, towns, and service districts to develop a common set of standards for public improvements so that areas annexed by cities will have improvements that are compatible with city standards.

K:APEN-A

## APPENDIX B

### KING COUNTY COMMERCIAL/INDUSTRIAL LAND INVENTORY

The King County Commercial/Industrial Land Inventory is a computerized listing of vacant parcels zoned or designated for commercial or industrial use in King County, including land in cities (except Seattle) or unincorporated areas. Seattle was excluded because of the relatively little vacant land and the complexity of the task under the chosen methodology.

Parcels were included as vacant in the inventory if they had no structures. This definition of 'vacant' tends to underestimate development potential, as it excludes underutilized lands, or portions of parcels that could be segregated and developed.

The inventory was established in 1985, and updated based on development in 1986; it will be updated on an annual or biannual basis. Inventory data was taken from two sources. First, city and County zoning and planning maps were consulted to determine areas/parcels designated for commercial and industrial use. Second, Assessor records on individual parcels and development status were used to provide additional information. There have been extensive zoning changes in Renton, Auburn and Federal Way since the zoning information was collected in 1985; a future update of the inventory will update the zoning information, and report on the extent to which capacity has been added.

The computerized inventory has an entry for each undeveloped parcel, and contains the following information:

- location by jurisdiction, quarter-section, township, range and planning area;
- taxpayer name and tax identification number;
- current zoning and plan designation;
- development status (valuation of improvements and land);
- potential of aggregation of the parcel with other parcels to a larger developable unit; and
- summary zone classification (to allow comparison among jurisdictions).

The computerized format of the inventory allows examination of data by zone, by parcel size, by jurisdiction, by section, or by subcounty region.

Supporting data in the attached charts include a description of the summary zone classification system, which groups the 126 zone classifications used in cities and King County into ten groups of roughly similar zones. Also attached are copies of sample computer printouts from the inventory.

K:APEN-B

Overview of Commercial and Industrial Zones  
In King County and Suburban Cities

Jurisdiction	Small Scale Retail	Large Scale Retail & Office	Professional Office	Commercial Office	Planned Business Park	Heavy Commercial	Mixed Use	Industrial Park	Light Industry	Heavy Industry	Other Commercial
King County	B-N	B-C	RM-900-P		C-G	BR-N BR-C RM-900	M-P	M-L	M-H		
Algona		C-1						M-1			
Auburn		C-1 C-2			C-3 C-4			M-1	M-2		
Bellevue	NB	CB CBD 01 CBD 02 CBD-OLB CBD-MU CBD-R CBD-08	PO	O OLB	EH-B, C&D	GC		LI			
Black Diamond	CR*				LI-C*			I*			
Bothell	B-N	B-C	O-P		C-G	MU		M-L			

Jurisdiction	Small Scale Retail	Large Scale Retail & Office	Professional Office	Commercial Office	Planned Business Park	Heavy Commercial	Mixed Use	Industrial Park	Light Industry	Heavy Industry	Other Commercial
Tukwila	C-1		P-0 RPH			C-2 C-P	PMUD	C-M	M-1	M-2	

\* King County abbreviation for District.



Jurisdiction	Small Scale Retail	Large Scale Retail & Office	Professional Office	Commercial Office	Planned Business Park	Heavy Commercial	Mixed Use	Industrial Park	Light Industry	Heavy Industry	Other Commercial
Carnation		B-1					B-R*		LI		
Clyde Hill		B-1									
Des Moines	B-N	B-C				C-G					
Duval		CB	CP					I-C			
Enumclaw	BN	CBI CB2	GO			BCH			IL		
Issaquah		BC ED*d,e RD*H,I,K,L DD*4,5,9		RD*F,G DD*7		GC RD*A,B,C,E DD*C,G,8	BC-RT		IG		
Kent	NCC	CC DC	0			CH GC	SU	MI	MA M-2	M-3	
Kirkland	BN	BC CBD-A,B,C,D FC I,II,III PLA 10-A	PLA 10-C PO		PLA 10-B		WD I, PLA 3,4,5B 5C,6B,6D, 7B,8,13A 13B,15A PR	PLA II II	LI PLA 6-G 6-H		PLA-12

Jurisdiction	Small Scale Retail	Large Scale Retail & Office	Professional Office	Commercial Office	Planned Business Park	Heavy Commercial	Mixed Use	Industrial Park	Light Industry	Heavy Industry	Other Commercial
Lake Forest Park	B-N	C									
Mercer Island		B		C-0	PBZ		R-2				
Normandy Park	NS		S								
North Bend		BC				GC	RM	MP	IL		
Pacific	BN	BC	BMH						IL	HI	
Redmond	NB	CB CC 1,3,5,7	PO	CO	BP EH-B,C,	GC CC 4	CC 2,6		LI	HI	
Renton		B-1	P-1		O-P			M-P	L-1	H-1	
Seattle	(to be completed)										
Snoqualmie		B-1			O-P		MU				L-1



C/I INVENTORY BY JURISDICTION - 1986 DRAFT  
ALL PARCELS 10 ACRES+ IN CITY BY JURISDICTION

REPORT C104

PARCEL NO.	PLAN SA AREA	CITY OR KC	UNITY	ACRES ZONE 1	ACRES ZONE 2	ACRES ZONE 3	ACRES ZONE 4	ZONE UNF	ZONE IVO	ZONE TURFE DES
242311	0010 D	RED	PBP	10.26	.00	.00	.00	PAC		
242311	0030 D			29.11	.00	.00	.00	PAC		
242311	0040 D			16.58	.00	.00	.00	PAB		
342605	9098 D			12.08	.00	.00	.00	BP		
TOTAL BY UNIVIZON				221.13	1.74	.00	.00			
COUNT BY UNIVIZON			11							
TOTAL BY SUBAREA				381.63	12.93	.00	.00			
COUNT BY SUBAREA			21							
TOTAL BY JURIS				381.63	12.93	.00	.00			
COUNT BY JURIS			21							
334040	3341 J	REN	III	34.75	.00	.00	.00	III		
TOTAL BY UNIVIZON				34.75	.00	.00	.00			
COUNT BY UNIVIZON			1							

REN	IP	ACRES ZONE 1	ACRES ZONE 2	ACRES ZONE 3	ACRES ZONE 4	MP	LI	LSR
125380	0190 J	10.40	.00	.00	.00	.00		
125381	0020 J	11.74	.00	.00	.00	.00		
132304	9010 J	10.22	.00	.00	.00	.00		
132304	9024 J	17.74	9.71	.00	.00	.00		
192305	9013 J	46.17	.00	.00	.00	.00		
192305	9076 J	14.84	.00	.00	.00	.00		
252304	9058 J	14.74	.00	.00	.00	.00		
252304	9062 J	12.55	.00	.00	.00	.00		
314040	9064 J	11.47	.00	.00	.00	.00		
377920	0285 J	12.28	.00	.00	.00	.00		
918800	0116 J	11.77	.00	.00	.00	.00		
918800	0140 J	21.39	.00	.00	.00	.00		
918800	0140 J	47.89	.00	.00	.00	.00		
TOTAL BY UNIVIZON		243.20	9.71	.00	.00	.00		
COUNT BY UNIVIZON		13						

REN	LI	ACRES ZONE 1	ACRES ZONE 2	ACRES ZONE 3	ACRES ZONE 4	LI	LSR
302305	9006 J	33.57	.00	.00	.00	.00	
TOTAL BY UNIVIZON		33.57	.00	.00	.00	.00	
COUNT BY UNIVIZON		1					
322405	9010 J	12.03	.00	.00	.00	.00	
TOTAL BY UNIVIZON		12.03	.00	.00	.00	.00	
COUNT BY UNIVIZON		1					

3



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