

September 15, 1992

Introduced by: Sullivan

ORD: BENSONHM.MMC.wea

Proposed No.: 92-669

ORDINANCE NO. **10555**

AN ORDINANCE establishing a process for evaluating the administrative and regulatory framework for implementation of an affordable housing project in King County.

PREAMBLE:

The provision of affordable housing is one of the county's highest priorities. Administrative and regulatory requirements which result in unnecessary time delays in the development process can significantly affect the cost of housing. The county council is interested in joining with the King County Housing Partnership (KCHP) in evaluating the permit and plat review process by monitoring the progress of a typical small subdivision through the development review process. Based on this evaluation the council will consider proposed modifications to existing policies, practices and regulations to expedite project approval while maintaining environmental protections.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The county council will monitor the review process for the Benson Homes project (BALD file No. S90P0107), which is a 45 unit single family detached housing project being developed by Threshold Housing, a non-profit corporation created by KCHP. This project is on a site which has received preliminary plat approval. The review process to be monitored consists of site development final plat approval and building permits through to actual construction of the houses and project completion.

SECTION 2. A. The building and land development (BALD) division is requested to prioritize the review and approval of the required applications for this development proposal.

B. In order to facilitate and expedite this review, the developer, Threshold Housing, and BALD shall engage in pre-application conferences to discuss submittal requirements for all the required applications.

C. The manager of BALD shall appoint a lead supervisor from BALD staff to serve as project facilitator, to ensure that the project is reviewed pursuant to the schedule outlined in Attachment A. Threshold Housing and the Threshold builder shall also appoint project managers to coordinate the submittal and any

1 revisions to the plans and applications required for the development permits,
2 pursuant to Attachment A.

3 D. The BALD project facilitator and the project managers shall report
4 personally monthly to the Chairs of the Growth Management, Housing and
5 Environment Committee and the Transportation Committee as to the progress
6 being made and problems encountered. In addition, special review meetings
7 should be scheduled, as necessary, by KCHP and BALD to deal with special
8 issues or issues that require prompt consultation at least once during the
9 process and at the conclusion of the project (upon issuance of all occupancy
10 permits) the project facilitator and project managers shall personally report to the
11 full Council on the process and make recommendations for changes in policies
12 and practices affecting housing affordability between the executive, the council
13 and the Partnership. The council encourages county staff to take innovative
14 actions, and the council will make itself available to express legislative intent or
15 take legislative action where necessary.

16 SECTION 3. The building and land development division is directed to
17 pursue flexible development standards, concurrent phasing of permit approvals,
18 and other permit review strategies to facilitate the project to begin construction
19 according to the schedule in Attachment A.

20 SECTION 4. A. The project shall be used as a test case to evaluate
21 existing county policies and practices. County staff, partnership staff and the
22 project facilitator and managers are requested to propose changes in existing
23 policies and practices to facilitate and expedite the efficient development of
24 housing in King County.

25 B. Examples of issues to be evaluated include but are not limited to:

- 26 1. Allowing grading of streets and lots at the same time, rather than
27 delaying grading on the lots, when construction of homes on the
28 lots is to be concurrent with construction of the improvements.
- 29 2. Allowing grading to proceed on the basis of preliminary drainage
30 plans and temporary drainage permits relating to the grading.

- 1 3. Facilitating necessary permits for connection of sewer and other
2 utilities to existing services and the mitigation of any resulting
3 disruption.
- 4 4. Facilitating fast track turnaround on all submissions and
5 resubmissions.
- 6 5. Allowing multiple uses of areas occupied by storm and water
7 quality facilities, where possible, without compromising the
8 function of these facilities.
- 9 6. Facilitating prompt processing of approvals for wetlands
10 restoration.
- 11 7. Facilitating the planning and approval of relocation of existing
12 power and other utility facilities.
- 13 8. Providing administrative approval of front yard set-backs, etc.,
14 within the plat which do not have off-site impacts.
- 15 9. Evaluating the timing and cost implications of the current
16 approvals process, and the possibility of concurrent processing of
17 certain permits. For example, consider allowing a builder to opt
18 for submission of house plans upon preliminary plat approval, with
19 responsibility for conformance of the final house to lot set-back
20 and other bulk requirements resting with the builder.

21 C. BALD, public works and other county agencies participating in this
22 effort should test and implement new processing practices to expedite reviews
23 and approval of housing projects. New processes and tools should include but
24 not be limited to:

- 25 1. Assigning a specific staff person to track, process and expedite
26 reviews within each agency.
- 27 2. Establishing maximum review times for each element of the
28 review process.
- 29 3. Establishing mechanisms for prompt identification and resolution
30 of all issues.

1 D. County and Partnership staff are encouraged to suggest changes in
2 policies and practices employed by the council and its hearing officers.


3 E. Current design standards should be reviewed. Where revisions will
4 produce more livable, neighbor-friendly housing, specific recommendations will
5 be made for efficacy, efficiency of installation and cost effectiveness.
6 Requirements for large areas of impermeable surfaces that increase run-off and
7 raise construction cost, for example, should be examined.

8 SECTION 5. The council encourages county staff to identify innovative
9 policies and practices that can be applied to all housing projects being reviewed
10 now and in the future. Recommendations developed through experiences
11 gained from the Benson Homes project should lead to prompt changes in
12 policies and practices, and proposals for legislative action where necessary.

13 INTRODUCED AND READ for the first time this 8th day of September, 1992.

14 PASSED this 21st day of September 1992.

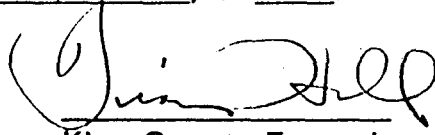
15 KING COUNTY COUNCIL
16 KING COUNTY, WASHINGTON

17 
18 Chair

19 ATTEST:

20 
21 ~~DEPUTY~~ Clerk of the Council

22 APPROVED this 29th day of September, 1992.

23 
24 King County Executive

10555

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ATTACHMENT A BENSON HOMES CONSTRUCTION SCHEDULE

<u>ACTIVITY</u>	<u>START DATE</u>
Site Erosion Control, Clearing, and Grading	September 21, 1992
Construct Roads and Storm Drainage Facilities	October 8
Record Final Plat	November 3
Construct Homes	November 9