

MOTION NO. 0004472

A MOTION relating to economic development policy guidelines; establishing guidelines to be used in the development of land use policies for the General Development Guide and for King County budgetary decisions. This motion supercedes Motion 4245.

WHEREAS, King County's population is expected to increase by between 200,000 and 270,000 people and over 100,000 - 120,000 new jobs are expected to be increased by 1990, and

WHEREAS, King County recognizes the employment needs of all its citizens, and particularly the needs of new labor market entrants, the structurally unemployed, and the economically disadvantaged, and

WHEREAS, King County adopted its Comprehensive Plan in 1964, and since then has not re-examined the issues pertaining to the location of total communities and their employment activities, and

WHEREAS, King County is currently revising its Comprehensive Plan into a General Development Guide in order to accommodate population growth and the expansion of the local economy in a manner which is consistent with the urban centers development concept and emerging employment centers policies, and

WHEREAS, the intent of this motion is to establish guidelines for the development of land use policies and regulations relating to economic development as part of the King County Growth Management Program, and to establish guidelines for programmatic and budgetary decisions relating to the economic development activities of King County. The attached discussion paper (Attachment A) provides more detailed information regarding economic development programs and land use policies.

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

A. LAND USE POLICY GUIDELINES FOR KING COUNTY ECONOMIC DEVELOPMENT

The following policy guidelines and Attachment A shall be

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1 used by King County in its decisions affecting the location of  
2 future employment opportunities and shall provide guidance for  
3 preparation of the General Development Guide. These guidelines  
4 shall be recognized as land use policies relating to economic  
5 development in employment centers. Employment centers are  
6 defined as areas in which economic activities are concentrated  
7 and diverse, and are supported by basic goods-producing  
8 industries and available, developable land and public services  
9 and facilities, including transit. More specifically, employment  
10 centers are business districts or geographic areas that have  
11 established themselves as, or are expected to become major  
12 retail, service, commercial and/or industrial centers of their  
13 communities.

14 POLICY GUIDELINE #1:

15 King County land use policies and regulations should be  
16 designed to accommodate projected population and employment  
17 growth, not to limit growth.

18 Potential growth in population and employment should be  
19 considered and incorporated into the County's land use planning  
20 activities.

21 POLICY GUIDELINE #2:

22 County land use policies should ensure an adequate land base  
23 for employment activity.

24 The County should seek to ensure sufficient land for  
25 manufacturing, warehousing, and other industrial uses.  
26 Sufficient land for retail and service uses should be made  
27 available. The County should examine policies to set aside  
28 reserves of land for future commercial and industrial purposes.

29 POLICY GUIDELINE #3:

30 King County land use policies should encourage commercial,  
31 industrial, and service activities around established or new  
32 employment and activity centers.

33 The County should encourage the concentration of economic

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1 activities around existing centers or identify new employment and  
2 activity centers for which adequate public services and  
3 facilities are available and which can accommodate new growth.  
4 An improved transportation network and facilities to serve these  
5 centers in a way that conserves energy should also be encouraged.

6 POLICY GUIDELINE #4:

7 King County land use policies should encourage and protect  
8 investment in employment and activity centers, and include  
9 guidelines for public capital improvement programs to support  
10 potential growth.

11 County land use policies should clearly indicate where  
12 private investment would be most consistent with the General  
13 Development Guide. King County should also direct its own  
14 capital improvement budget toward adequate services for  
15 employment and activity centers to support private investment  
16 consistent with the General Development Guide.

17 POLICY GUIDELINE #5:

18 Conserve the land and water resource base for those King  
19 County industries which utilize natural resources.

20 The County's land use policies should recognize the  
21 employment opportunities in such resource-based industries as  
22 forestry, agriculture, fisheries and seafood processing, and  
23 mineral extraction and recreation. The County should retain and  
24 encourage efficient use and enlightened management of its land  
25 resources including timberland and agricultural land.

26 POLICY GUIDELINE #6:

27 County land use policies should protect the natural resource  
28 base from competing urban pressures or encroachment by  
29 noncompatible uses.

30 The County should discourage competing development on  
31 resource lands such as those known to contain deposits of sand,  
32 gravel, coal, or other minerals. County policies should  
33 encourage the natural functions of spawning streams, lakes, and

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1 Puget Sound. Similarly, utilities and public facilities may be  
2 restricted in agricultural areas.

3 POLICY GUIDELINE #7:

4 The County should encourage business and industry to develop  
5 in a manner that recognizes the need of adjacent residential and  
6 environmentally sensitive areas.

7 Economic development activities should not be incompatible  
8 with adjacent uses, and should maximize opportunities for the  
9 development of total local communities. Employment and activity  
10 centers should be of a scale and type which is compatible with  
11 their surroundings.

12 B. PROGRAM POLICY GUIDELINES FOR KING COUNTY ECONOMIC  
13 DEVELOPMENT.

14 These policy guidelines and Attachment A shall provide  
15 direction for County economic development activity. Such  
16 activities are defined during the annual budgeting process by the  
17 Executive and Council. The guidelines shall also relate to  
18 programs which provide economic development services to the  
19 public as well as to County participation in local and regional  
20 development agencies.

21 POLICY GUIDELINE #1:

22 Encourage adequate road, transit, and arterial service to  
23 meet the transportation needs of designated employment centers.

24 King County should assure adequate road construction and  
25 expansion to accommodate transportation needs for commercial,  
26 industrial, and service firms. Employment and activity centers  
27 with an appropriate transportation network would encourage energy  
28 conservation.

29 POLICY GUIDELINE #2:

30 King County, in its review of water and sewer district  
31 plans, should encourage water and sewer service to be directed to  
32 designated employment and activity centers.

33 King County should work with special purpose districts to

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1 ensure coordination of business development and utility  
2 provision.

3 POLICY GUIDELINE #3:

4 The County should assist communities with blighted business  
5 districts.

6 To the extent King County has resources available, planning  
7 and technical assistance should be provided to communities with  
8 business districts in need of revitalization. King County should  
9 also ensure adequate services for business districts through its  
10 Capital Improvement Program budget.

11 POLICY GUIDELINE #4:

12 Encourage the creation of employment opportunities in the  
13 private sector.

14 King County, through its contract procedures, should  
15 encourage unions and contractors to employ individuals trained by  
16 local manpower programs. King County should support the Private  
17 Industries Council in its training and job opportunities program.

18 POLICY GUIDELINE #5:

19 Encourage continuing employment opportunities in the natural  
20 resources-based industries such as fisheries, mineral extraction,  
21 agricultural, timber, and wood products.

22 King County should support these industries not only for the  
23 employment opportunities, but because they provide natural  
24 resources to other industries which use them in production.  
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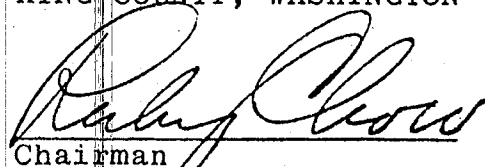
POLICY GUIDELINE #6:

Continue liaison with development organizations, business associations, Chambers of Commerce, and various governmental entities to assure maximum cooperation between the private and public sectors.

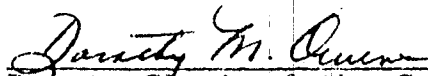
King County should continue intergovernmental liaison with various federal, state, and local agencies. The County should work closely with the Port of Seattle in its economic development endeavors. The County should also coordinate with the private sector to achieve coordination of planning efforts and program decisions that impact training opportunities and economic development.

PASSED this 4<sup>th</sup> day of September, 19 79.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Chairman

ATTEST:

  
Deputy Clerk of the Council

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policies for circulation, parking, and relationship to adjoining neighborhood. However, the plan's policies have not provided adequate guidance for industrial development, location and timing of employment center development nor coordination of facility decisions with land use decisions.

Many of the key issues of economic development pertain to the location of economic activities and their relationships to neighboring uses. These aspects of economic development are being addressed through revision of the 1964 Comprehensive Plan into a General Development Guide. The Development Guide will focus on five major areas: Overall development concept, Employment center policies, Residential policies, Sensitive area policies, and Relationship of Community Plans and the General Development Guide.

The employment center policy guidelines listed in the attached Motion are intended to guide preparation of the General Development Guide to:

- ° describe land use policies which should be associated with economic development, including policies for location and development of economic activities;
- ° suggest ways to accommodate future employment growth;
- ° suggest ways to locate employment in new or established centers in a way that respects sensitive areas and surrounding communities.

The County has indicated an intent to accommodate projected growth rather than to limit it. With regard to employment, the following kinds of growth are expected.

- ° According to PSCOG forecasts, most growth in employment is commercial rather than industrial.
- ° According to PSCOG forecasts, the majority of new employees will work within city limits.
- ° Large increases in employment are forecast in Seattle, the Green River Valley, and the Eastside cities. The largest residential increases are expected in the Soos Creek, Newcastle, Eastside and Seattle areas. Thus, the forecasts suggest that an increase in commuting is likely.

The County should make certain that land is available to provide for this growth. A distinction can be made between land needs for commercial uses and for industrial uses. The Land Supply/Demand study prepared by the Planning Division has found that there is sufficient industrial land to meet needs to the year 1990 in most areas. Shoreline and Seattle may tend to run short of industrial land if the forecasts are correct, because they are almost fully developed now, with little land for expansion of any kind. Other areas, including the Green River Valley have an abundant supply of industrially-zoned land.

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However, the study found a potential for shortages for commercially-zoned land in some areas before 1990. This finding is based on some severe assumptions about the supply of land available for development. For instance, it does not anticipate the effect of proposed community plans such as the Soos Creek Plateau plan which will provide additional commercial land. Other options to address this potential shortage will be examined as part of the work on the General Development Guide.

One of the key questions to be explored by the General Development Guide will be desirable locations for commercial and industrial growth. One probable response may be to designate specific employment centers where growth should focus. The centers should probably contain a variety of employers, both industrial and commercial, and should be readily accessible to the labor force and shoppers for maximum energy conservation. The King Subregional Plan suggests some criteria for designating them. The General Development Guide will build on this work, and may add criteria for designation of new centers.

Investment in employment centers is primarily a function of the private sector. King County can do relatively little to encourage or discourage private investment. However, two County actions are possible: (1) Land use policies can be made clear so that private investors will know where and what type of investment is most encouraged. The Development Guide should clearly point to locations where private investment is consistent with land use policy. (2) Through its own capital budget, the County can direct public investment, e.g. in roads and public buildings, to employment centers where resulting private investment would be consistent with the General Development Guide.

King County can do little to directly encourage or discourage natural-resource based industries. However, through its land use policies and sound management techniques the County can encourage retention and protection of the land and water resource base for these industries. In its sensitive areas and employment centers chapters, the General Development Guide will recognize industries based on land resources, support programs to protect resources such as the agricultural lands retention program, and recommend policies to preserve such land resource as timber and mineral lands. In a similar manner, the County's water resources should be protected for County fisheries production and water supply.

Development of new commercial and industrial facilities must also recognize the needs of surrounding land uses and communities. The 1964 Comprehensive Plan provides a valuable beginning in establishing standards for business development. For example, one policy in the 1964 Plan calls for reconditioning of mineral extraction sites after depletion of the resource. The General Development Guide will build from the existing plan's policies and incorporate work done for the proposed industrial-commercial landscaping ordinance under consideration by the Council.

SECTION B: POLICY GUIDELINES FOR KING COUNTY ECONOMIC DEVELOPMENT PROGRAMS

The Economic Development guidelines seek to encourage the creation of employment opportunities by establishing a frame work through which King County and the private sector can work together. The manner in

which this employment goal can be approached is to: (1) Broaden the range of economic activities that are responsible to all segments of the community; (2) provide continuing employment opportunities for local residents by relating private investment to local labor market needs; (3) utilize, and yet maintain through sound planning the many natural resources in King County.

Activities of an economic development nature in King County are determined by the Council and Executive during the annual budgeting process. This decision making process, as it relates to the ability of King County government to generate public and private sector economic development activity, centers primarily on capital improvements, membership in various organizations involved in economic development and the provision of planning and technical assistance to business communities in the County.

By encouraging the provision of adequate roads and arterials for designated employment centers, local transportation needs for the private sector can be accommodated. The maintenance and appropriate expansion of roads will enable firms to make locational decisions based on the urban centers development concept. An adequate transportation system is needed for efficient movement of the labor force, shoppers, and goods.

As King County reviews water and sewer plans, it should encourage utility service to be directed to employment centers. In this fashion the County can coordinate its own capital improvements with those of water and sewer districts to encourage road and utility service toward designated employment centers. Additionally the County should recognize that certain manufacturing and industrial firms have special water needs including production, industrial waste and fire flow requirements.

Whenever possible, the County should assist business districts with planning and technical assistance. Consideration for providing assistance to designated business districts might be based on evidence of blight, a higher than average percentage of minority population, significant low-income population, documented traffic and pedestrian problems, or water and sewer inadequacies. Revitalization efforts in business districts should be stimulated by public investments, but carried out by the private sector.

King County should encourage the creation of employment opportunities by actively supporting the new Private Industries Council which will bring about closer coordination of manpower and industrial needs. The County should also respond to the special needs of particular segments of the community and should coordinate its resources in training programs with the needs of the private sector. In this fashion, opportunities for minorities, women, the economically disadvantaged, youth, and new labor market entrants can be provided.

Within the County government itself, the Executive Administration generates economic development by virtue of employing 4,000 people and by letting contracts for specific purposes. The County should further its affirmative action objectives by ensuring that its employment policies and contract procedures create job opportunities for persons with special needs who have been trained in local manpower programs.

The County should support continuing employment opportunities in the natural resources based industries such as fishing, mineral extraction, agriculture, timber and wood products. The resources available in the region offer substantial employment opportunities; these same resources are also a basic ingredient of production for other types of industries located in the region. Finally, firms and people are attracted to the region for its quality of life in addition to the tourist industry being based in part on the beauty of the environment. To accommodate these combined uses, planning for the consumption and preservation of the natural resources in the County becomes a necessity.

King County already participates in and coordinates with a number of local municipalities and regional and federal agencies which impact economic development activity. These combined entities should strive to achieve coordination of planning efforts and program decisions that impact employment training, affirmative action policies, grants availability, and private sector investment incentives.

The County should continue to support and participate in organizations involved in local and regional development to ensure that appropriate programs and policies exist to meet the needs of citizens in King County. The combined private-public sector liaison should bring coordination to various planning and program activities.

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