



## King County

### **Dow Constantine**

King County Executive

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June 30, 2021

The Honorable Claudia Balducci  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Balducci:

This letter transmits a proposed Ordinance that, if enacted, would adopt the 2021 King County Urban Growth Capacity Report (UGC Report) as approved by the Growth Management Planning Council on June 23, 2021. This proposed legislation also serves as King County's buildable lands report as required by RCW 36.70A.215 and WAC 365-196-315.

The UGC Report includes findings from three key components as required by state law:

1. Analysis of countywide and jurisdictional growth trends between 2006 and 2018 compared to the 2035 growth targets;
2. Analysis of achieved densities by jurisdiction based on growth that occurred between 2012 and 2018; and
3. Capacity for housing and job growth over the next 20 years.

The UGC Report documents that King County continues to have sufficient urban capacity for housing and employment growth to 2035 and beyond. Looking ahead, the UGC Report will provide important information to city and county planners and policymakers who will be engaged in comprehensive plan updates that are due to the Washington State Department of Commerce in 2024.

The UGC Report was developed consistent with new program requirements adopted by the Washington State Legislature in 2017 that requires counties to assess whether planned urban densities and growth targets are being achieved, in addition to assessing whether there is sufficient capacity to accommodate adopted growth targets exists. These requirements also compel counties to more thoroughly research and document the "market factor" applied to developable capacity, which accounts for property owner preference not to develop over the 20-year planning horizon; to evaluate the effects of development regulation changes on developable capacity; and to document how significant infrastructure gaps affect developable capacity.

King County convened a stakeholder group of technical experts from cities across the county at the beginning of the process to provide input on the report methodology in response to the new requirements. Research was conducted to develop a novel approach to address the infrastructure gaps and market factor requirements, in accordance with Department of Commerce guidelines. Additionally, King County staff conducted an analysis of parcel-level assessment data, streamlining data collection on residential development for cities and King County.

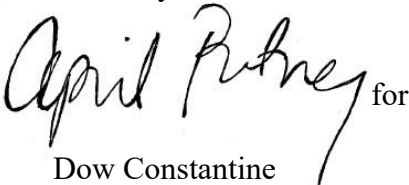
The UGC Report was developed with full participation from each of the 39 cities in King County. Since 2019, King County has engaged staff from King County cities to solicit local development data, information on development regulations and infrastructure availability, and analysis on city growth trends. King County staff also worked closely with cities on the review and development of countywide standards and guidance for data collection and analysis, to ensure a consistent and data-driven approach, inclusive of the variety of land uses across jurisdictions. The public review and comment period for the draft UGC Report was open from April 5, 2021 through May 5, 2021 and concurrent with outreach for the 2021 King County Countywide Planning Policies. Most comments received were specific to jurisdictional data or analysis or related to the report's methodology. King County staff worked with city staff to resolve technical issues raised in the comments and revised the report to provide additional documentation and information on the report's methodology and assumptions.

The proposed legislation furthers the King County Strategic Plan goal of efficient, accountable regional and local governments.

Thank you for your consideration of this proposed Ordinance.

If your staff have any questions, please contact Lauren Smith, Director, Regional Planning, Office of Performance, Strategy, and Budget, at 206-263-9306.

Sincerely,



for

Dow Constantine  
King County Executive

Enclosure

cc: King County Councilmembers  
ATTN: Carolyn Busch, Chief of Staff  
Melani Pedroza, Clerk of the Council  
Shannon Braddock, Deputy Chief of Staff, Office of the Executive  
Karan Gill, Council Relations Director, Office of the Executive  
Dwight Dively, Director, Office of performance, Strategy and Budget

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Lauren Smith, Director, Regional Planning, Office of Performance, Strategy, and Budget