#### 1200 King County Courthouse 516 Third Avenue Seattle, WA 98104



## Signature Report

**KING COUNTY** 

#### Ordinance 19871

**Proposed No.** 2024-0370.1 **Sponsors** Perry 1 AN ORDINANCE adopting and ratifying amendments to 2 the King County Countywide Planning Policies. 3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY: 4 **SECTION 1. Findings:** A. The 2021 King County Countywide Planning Policies ("the CPPs") were 5 6 adopted by Ordinance 19384, amended by Ordinances 19553 and 19660, and ratified by 7 King County and the cities in King County. 8 B. In September 2024, the King County Growth Management Planning Council 9 ("the GMPC") reviewed and recommended amendments to the CPPs related to the urban 10 growth area boundary in GMPC Motion 24-1. C. In September 2024, the GMPC reviewed and recommended amendments to 11 12 the CPPs related to the planning expectations for countywide centers in GMPC Motion 24-2. 13 14 SECTION 2. The amendments to the CPPs, as shown in Attachment A to this 15 ordinance, and Attachment B to this ordinance, are hereby adopted by King County and 16 ratified on behalf of the population of unincorporated King County. 17 SECTION 3. Severability. If any provision of this ordinance or its application to ATTEST:

DocuSigned by:

Melani Hay

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Melani Hay, Clerk of the Council

APPROVED this \_\_\_\_\_ day of \_12/11/2024

- any person or circumstance is held invalid, the remainder of the ordinance or the
- application of the provision to persons or circumstances is not affected.

Ordinance 19871 was introduced on and passed by the Metropolitan King County Council on 12/3/2024, by the following vote:

Yes: 9 - Balducci, Barón, Dembowski, Dunn, Mosqueda, Perry, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL KING COUNTY, WASHINGTON

Signed by:

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Dave Upthegrove, Chair

Signed by:

The Contact:

Dow Constantine, County Executive

Attachments: A. GMPC Motion 24-1, B. GMPC Motion 24-2

ATTACHMENT A 09/18/2024

Sponsored By: <u>Executive Committee</u>

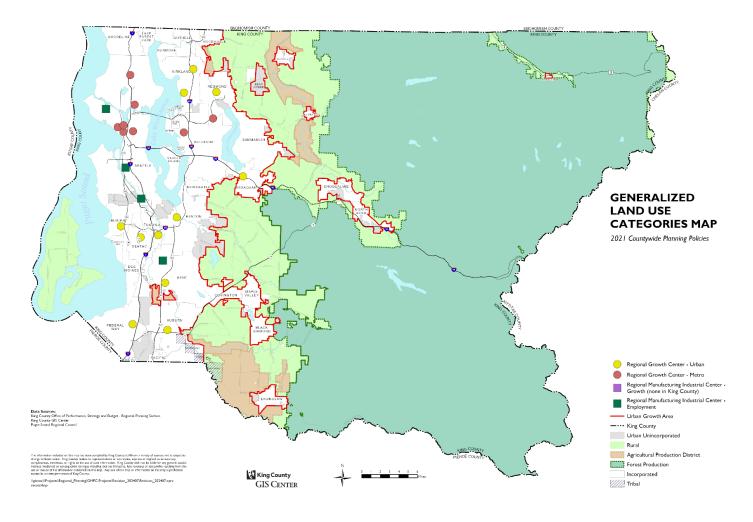
1	GMPC MOTION 24-1
2	A MOTION to amend the Urban Growth Area boundary adjacent to the
3	City of Maple Valley and update the maps in the King County
4	Countywide Planning Policies.
5	
6	WHEREAS, the Washington State Growth Management Act, Revised Code of Washington
7	(RCW) 36.70A.110, requires counties to designate an urban growth area within which urban growth shall
8	be encouraged and outside of which growth can occur if it is not urban in nature; and
9	WHEREAS, King County Countywide Planning Policy Framework 1 (FW-1) recognizes that
10	King County may initiate amendments to the Urban Growth Area; and
11	WHEREAS, King County Countywide Planning Policy Development Patterns 16 (DP-16) allows
12	amendments to the urban growth area if the proposed amendment is under review by the County as part of
13	an amendment process of the King County Comprehensive Plan and King County submits the proposal to
14	the Growth Management Planning Council for the purposes of review and recommendation; and
15	WHEREAS, on June 7, 2022, the County Council adopted Motion 16142, specifying the scope of
16	work for its 2024 Comprehensive Plan Update, and the scope included direction to review the land use
17	designations and implementing zoning in an area with unincorporated urban parcels near the northern
18	edge of the City of Maple Valley; and
19	WHEREAS, King County conducted an Area Zoning and Land Use Study and concluded that
20	this site should be redesignated to Rural Area because it lacks urban services and infrastructure adequate
21	for an urban industrial site; it is encumbered by environmental constraints; it is surrounded on three sides
22	by rural residential properties; it abuts an agricultural parcel which could create further incompatibilities;
23	and

24 WHEREAS, the City of Maple Valley has not affiliated this area as part of its potential 25 annexation area due to its lack of infrastructure, topographical separation, sensitive areas, and separation 26 by linear utility and park rights-of-way; and 27 WHEREAS, consistent with Countywide Planning Policy DP-19, the area is not served by public 28 sewers, is contiguous with the Rural Area, is not characterized by urban development, and is 29 characterized by environmentally sensitive areas making it inappropriate for higher-density development; 30 WHEREAS, on June 5, 2024, the King County Local Services and Land Use Committee 31 recommended the proposed amendment to the Urban Growth Area adjacent to the City of Maple Valley 32 be considered by the King County Council as part of their approval of the 2024 King County 33 Comprehensive Plan; and 34 WHEREAS, on July 24, 2024, and September 18, 2024, the Growth Management Planning 35 Council received a briefing on the proposed amendment to the urban growth area under consideration by 36 King County;

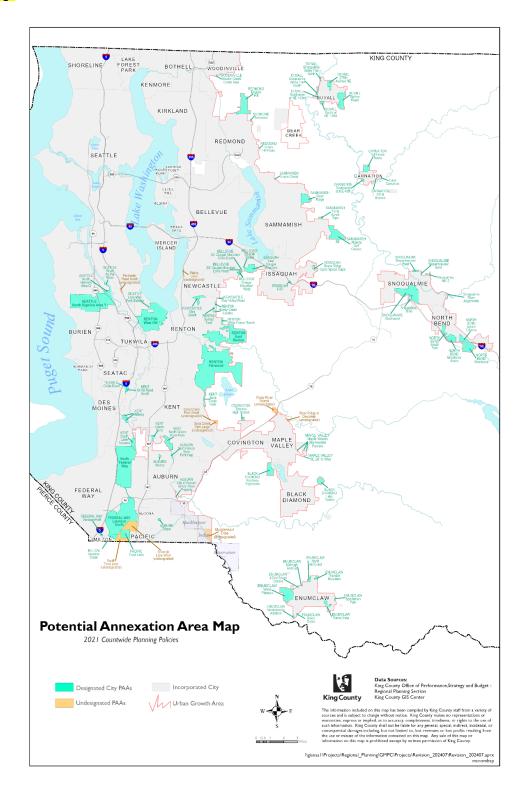
37 NOW, THEREFORE, BE IT MOVED that the Growth Management Planning Council hereby 38 recommends approval of this amendment to the urban growth area boundary and that the 2021 King 39 County Countywide Planning Policies be amended as follows: 40 Amend the urban growth area boundary shown in Appendix 1: Generalized Land Use Categories 41 Map, Appendix 2: Potential Annexation Area Map; and Appendix 3: Urban Separators Map, as 42 depicted on the maps in Attachment A. Dow Constantin 43 44 45 Dow Constantine, Chair, Growth Management Planning Council 46 47 **Attachment** 48 A: Amendments to the Urban Growth Area boundary shown on the maps in the King County 49 Countywide Planning Policies

# Attachment A: Amendments to the Urban Growth Area boundary shown on the maps in the King County Countywide Planning Policies

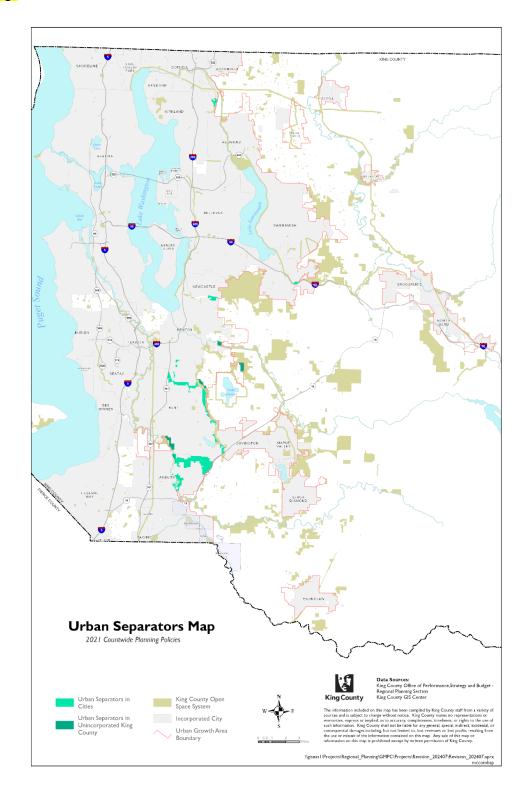
In Appendix 1: Generalized Land Use Categories Map, on page 71, strike the map and replace with the following:



In Appendix 2: Potential Annexation Area Map, on page 72, strike the map and replace with the following:



In Appendix 3: Urban Separators Map, on page 73, strike the map and replace with the following:



09/18/2024

ATTACHMENT B

Sponsored By: Executive Committee

1	GMPC MOTION 24-2
2	A MOTION to amend the Planning Expectations for Countywide
3	Centers in the King County Countywide Planning Policies.
4	
5	WHEREAS, in 2018 the Puget Sound Regional Council (PSRC) adopted a Regional Centers
6	Framework for the central Puget Sound region, which includes King County, and said framework
7	expanded the growth management centers framework to include a new countywide center designation;
8	and
9	WHEREAS, in 2020 the PSRC adopted VISION 2050, a regional growth plan for the central
10	Puget Sound region; and
11	WHEREAS, VISION 2050 includes the central Puget Sound region's Multicounty Planning
12	Polices (MPPs), per Revised Code of Washington (RCW) 36.70A.210(8), and these policies call for the
13	designation of countywide centers; and
14	WHEREAS, PSRC serves as the Metropolitan Planning Organization (MPO) for the central
15	Puget Sound Region, per 23 Code of the Federal Register, Section 450.310, and the Regional
16	Transportation Planning Organization (RTPO), per RCW 47.80; and
17	WHEREAS, as the MPO and RTPO for the central Puget Sound region, PSRC manages the
18	distribution of federal transportation funding and in this capacity has adopted a Policy Framework for
19	PSRC's Federal Funds and said framework calls for the distribution of federal funding to support
20	transportation investments in countywide centers; and
21	WHEREAS, in 2019 the King County Growth Management Council (GMPC) established a
22	process for the identification and designation of Candidate Countywide Centers in order to allow
23	jurisdictions in King County to compete for the aforementioned federal transportation funding managed
24	by PSRC; and

25	WHEREAS, in 2021 the GMPC adopted GMPC Motion 21-3 which approved a list of Candidate								
26	Countywide Centers in jurisdictions in King County; and								
27	WHEREAS, GMPC Motion 21-3 states that the Candidate Countywide Centers would have								
28	status until such time as Comprehensive Plans are updated in 2024, per RCW 36.70A.130; and that								
29	following adoption of Comprehensive Plans, jurisdictions could then apply for designation by the GMPC								
30	in 2025 to 2026; and								
31	WHEREAS, in 2021 the King County Countywide Planning Policies (CPPs) were updated to be								
32	consistent with the MPPs, and CPP Appendix 6: King County Centers Designation Framework								
33	established criteria for countywide centers; and								
34	WHEREAS, in 2024 the GMPC adopted its 2024 Work Program which included a review of the								
35	criteria and planning expectations in the CPPs related to countywide centers; and								
36	WHEREAS, in March 2024, June 2024, and July 2024 the GMPC's Interjurisdictional Team								
37	(IJT) reviewed the CPPs and recommended to GMPC amendments to the planning expectations for								
38	countywide centers in the CPPs; and								
39	WHEREAS, in June 2024 and July 2024 the GMPC discussed these recommended amendments;								
10	NOW, THEREFORE BE IT RESOLVED that the King County GMPC hereby approves								
<b>1</b> 1	amendments to the CPPs related to the planning expectations for countywide centers, as shown in								
12	Attachment A.								
	Dow Constartin								
13	'Sow Combation								
14									
15	Dow Constantine, Chair, Growth Management Planning Council								
16									
<b>1</b> 7	<u>Attachment</u>								
18	A. Amendments to the Planning Expectations in the King County Countywide Planning Policies for								
19	Countywide Centers								

50

### Attachment A: Amendments to the Planning Expectations in the King County Countywide Planning Policies for Countywide Centers

All King County Countywide Planning Policy amendments are shown in ((strikethrough)) and underlined text.

#### In the Development Patterns Chapter, on page 30, amend the text as follows:

The King County Centers Designation Framework in Appendix 6 provides designation processes and timelines, minimum existing and planned density thresholds, and ((subarea)) planning expectations for regional and countywide centers. Regionally designated centers are shown on the Generalized Land Use Categories Map in Appendix 1.

#### In the Development Patterns Chapter, on page 30, amend countywide planning policy as follows:

DP-33 Establish subarea plans for designated regional ((and countywide)) centers that meet the criteria in the King County centers Designation Framework, as adopted in Appendix 6.

In Appendix 6: King County Centers Designation Framework, starting on page 106, amend countywide planning policy appendix as follows:

# **Appendix 6: King County Centers Designation Framework**

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	<b>Industrial Employment Centers</b>	Industrial Growth Centers	<b>Countywide Industrial Centers</b>
1. Purpose of Center	Regional Metro Growth Centers	Regional Urban Growth Centers	Countywide growth centers <sup>15</sup>	Regional Industrial Employment	Regional Industrial Growth	Countywide industrial centers
	have a primary regional role.	play an important regional role,	serve important roles as places	Centers are highly active	Centers are clusters of industrial	serve as important local
	They have dense existing jobs	with dense existing jobs and	for equitably concentrating	industrial areas with significant	lands that have significant value	industrial areas. These areas
	and housing, high-quality transit	housing, high-quality transit	jobs, housing, shopping, and	existing jobs, core industrial	to the region and potential for	support equitable access to
	service, and are planning for	service, and planning for	recreational opportunities.	activity, evidence of long-term	future equitable job growth.	living wage jobs and serve a key
	significant, equitable growth	significant, equitable growth	These are often smaller	demand, and regional role. They	These large areas of industrial	role in the county's
	and opportunity. They serve as	and opportunity. These centers	downtowns, high-capacity	have a legacy of industrial	land serve the region with	manufacturing/industrial
	major transit hubs for the	may represent areas where	transit station areas, or	employment and represent	international employers,	economy.
	region and provide regional	major investments – such as	neighborhood centers that are	important long-term industrial	industrial infrastructure,	
	services and serve as major civic	high-capacity transit –offer new	linked by transit, provide a mix	areas, such as deep-water ports	concentrations of industrial	
	and cultural centers.	opportunities for growth.	of housing and services, and	and major manufacturing and	jobs, evidence of long- term	
			serve as focal points for local	can be accessed by transit.	potential, and can be accessed	
			and county investment.	Designation is to, at a minimum,	by transit. Designation will	
				preserve existing industrial jobs	continue growth of industrial	
				and land use and to continue to	employment and preserve the	
				equitably grow industrial	region's industrial land base for	
				employment and opportunity in	long-term growth and	
				these centers where possible.	retention.	

<sup>15</sup> King County does not yet have designated countywide centers, although many jurisdictions have local centers that may be equivalent. Local centers are eligible for regional and countywide funding, and this funding is distributed based on criteria and formula.

	Metro Growth Centers	<b>Urban Growth Centers</b>	Countywide Growth Centers	<b>Industrial Employment Centers</b>	Industrial Growth Centers	Countywide Industrial Centers
2. Distribution of Centers	Centers are designated to	Same	Same	Same	Same	Same
	achieve the countywide land					
	use vision and are based on					
	meeting the expectations of the					
	framework. No arbitrary limit					
	on the number of centers will					
	be established.					
PART 1. DESIGNATION						
PROCESS AND SCHEDULE						
A. Designation Process						
1. jurisdiction ordinance,	Yes	Yes	Yes	Yes	Yes	Yes
motion, or resolution						
authorizing submittal of						
application						
2. Fill out Form	Yes	Yes	KC to have an application form	Yes	Yes	KC to have an application form
			and process.			and process.
3. Submit for eligibility review.	Yes	Yes	IJT staff to review and present	Yes	Yes	IJT staff to review and present
Staff review and report			to GMPC.			to GMPC.
4. GMPC recommendation to	Yes	Yes	KC to have an application form	Yes	Yes	KC to have an application form
PSRC			and process.			and process.
B. Schedule						
1. Applications limited to major	Yes	Yes	Yes. KC to have a 5-year cycle or	Yes	Yes	Yes. KC to have a 5 year cycle or
updates. Call for new			consider following PSRC major			consider following PSRC major
application approx. every 5			plan updates.			plan updates.
years.						
C. Redesignation						
1. Follows PSRC re-designation	Yes	Yes	Yes	Yes	Yes	Yes
process						
PART 2: CENTER ELIGIBILITY						
A. Local and Countywide						
Commitment						
	Yes	Yes	Yes	Yes	Yes	Yes
Comprehensive Plan						
2. demonstrate center is local	Yes	Yes	Yes	Yes	Yes. And, commitment to	Yes. And area has important
priority for growth and					protecting and preserving	county role and concentration
investments					industrial uses, strategies, and	of industrial land or jobs with
					incentives to encourage	evidence of long-term demand.
					industrial uses in the center,	
					and established partnerships	
					with relevant parties to ensure	
					success of	
					manufacturing/industrial	
					center.	

	Metro Growth Centers	Urban Growth Centers	<b>Countywide Growth Centers</b>	<b>Industrial Employment Centers</b>	Industrial Growth Centers	Countywide Industrial Centers
B. Planning						
1. completed center plan	Yes	Yes	Yes <sup>17</sup>	Yes	Yes. And, in consultation with	Yes 17
meeting Plan Review Manual					public ports and other affected	
specifications 16					government entities.	
2. environmental review shows	Yes	Yes	Yes	Yes	Yes	Yes
area appropriate for density						
3. assessment of housing need	Yes	Yes	Yes(( <del>, as part of subarea plan or</del>	Not applicable	Not applicable	Not applicable
and cultural assets, including			in dedicated Comprehensive			
displacement of residents and			Plan chapter))			
businesses						
4. documentation of tools to	Yes	Yes	Yes(( <del>, as part of subarea plan or</del>	Not applicable	Not applicable	Not applicable
provide range of affordable and			in dedicated Comprehensive			
fair housing			Plan chapter))			
5. documentation of	Yes	Yes	Yes(( <del>, as part of subarea plan or</del>	Yes	Yes	Yes
community engagement,			in dedicated Comprehensive			
including with priority			Plan chapter))			
populations 18						
C. Jurisdiction and Location						
1. new Centers should be in	Yes	Yes	Cities or Unincorporated	Yes	Yes	Cities or Unincorporated
cities			Urban <sup>19</sup>			Urban <sup>19</sup>
2. if unincorporated area:	Not allowed in unincorporated	Not allowed in unincorporated	Encouraged	Not allowed in unincorporated	Not allowed in unincorporated	Encouraged
a. it has link light rail and is	urban area	urban area		urban area	urban area	
affiliated for annexation						
b. joint planning is occurring	Not allowed in unincorporated	Not allowed in unincorporated	Encouraged	Not allowed in unincorporated	Not allowed in unincorporated	Encouraged
	urban area	urban area		urban area	urban area	
c. plans for annexation or	Not applicable (center type	Not applicable (center type	Encouraged	Not allowed in unincorporated	Not allowed in unincorporated	Encouraged
incorporation are required	does not exist in	does not exist in		urban area	urban area	
	unincorporated area).	unincorporated area).				
D. Existing Conditions						
1. infrastructure and utilities	Yes	Yes	Yes	Yes. Must include presence of	Yes. Access to relevant	Yes
can support growth				irreplaceable industrial	transportation infrastructure	
				infrastructure such as working	including freight.	
				maritime port facilities, air and		
				rail freight facilities.		
2. center has mix of housing	Yes	Yes	Yes	Not applicable	The center has an economic	Not applicable.
and employment					impact.	
E. Boundaries						

<sup>&</sup>lt;sup>16</sup> The PSRC <u>Center Plan Checklist</u> defines key concepts and provisions jurisdictions should use in planning for the designated centers. This includes the following: establishing a vision, considering natural and built environment topics, establishing geographic boundaries and growth targets, planning for a mix of land uses, addressing design standards, planning for a variety of housing types including affordable housing in growth centers, addressing economic development, and providing for public services and facilities, including multimodal transportation, all as appropriate and tailored to the center type and function.

<sup>&</sup>lt;sup>17</sup> For Countywide Centers the topics in the Center Plan Checklist should be addressed((, except that growth targets are not required, and they can be met through inclusion of a dedicated chapter in the Comprehensive Plan that specifies how each required topic is addressed for each countywide center, rather than in stand-alone subarea plans)).

<sup>&</sup>lt;sup>18</sup> King County's "Fair and Just" Ordinance 16948, as amended, identifies four demographic groups, including: low-income, limited English proficiency, people of color, and immigrant populations.

<sup>19</sup> For multi-jurisdiction centers, please describe the manner and structure (e.g. interlocal agreement, memorandum of understanding) with which the jurisdictions will plan together over the long-term.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	<b>Industrial Employment Centers</b>	Industrial Growth Centers	Countywide Industrial Centers
1. justification for center	Yes	Yes	Yes	Yes	Yes	Yes
boundaries						
2. boundary generally round or	Yes	Yes	Compact, walkable size	Not applicable	Not applicable	Not applicable
square						
F. Transportation						
1. center has bicycle and	Yes	Yes	Yes. Supports multimodal	Defined transportation demand	Defined transportation demand	Defined transportation demand
pedestrian infrastructure and			transportation, including	management strategies in	management strategies in	management strategies in place
amenities			pedestrian infrastructure and	place.	place.	
			amenities, and bicycle			
			infrastructure and amenities.			
2. center has street pattern	Yes	Yes	Yes. Supports multimodal	Not applicable	Not applicable	Not applicable
supporting walkability			transportation, including street			
			pattern that supports walkability.			
3. freight access	Yes	(( <del>To be addressed in subarea</del>	(( <del>To be addressed in subarea</del>	Access to relevant	(( <del>Same</del> )) <u>Yes</u>	(( <del>To be addressed in subarea</del>
3. IT EIGHT access	i es	plan)) Yes	plan)) Yes	transportation infrastructure	(( <del>Same)) <u>163</u></del>	plan)) Yes
		<del>                                    </del>	<del>(1011)</del>	including freight.		<del>(1011)</del>
PART 3: CENTER CRITERIA				merading meight.		
A. Purpose						
1. Compatibility with VISION	Yes	Yes	Yes	Yes	Yes	Yes
centers concept, Regional						
Growth Strategy and						
Multicounty Planning Policies						
B. Activity level/Zoning 20						
1. existing activity <sup>21</sup>	60 activity unit density	30 activity unit density (AUs	18 activity unit density	10,000 jobs	4,000 jobs	1,000 existing jobs and/or 500
		refer to combined jobs and				acres of industrial land
		population)				
2. planned activity	Above 120 activity unit density	60 activity unit density	30 activity unit density	20,000 jobs	10,000 jobs	4,000 jobs
3. sufficient zoned capacity	Yes. Should be higher than	Yes. Should be higher than	Should have capacity and be	Yes. Should be higher than	Yes. Should be higher than	Should have capacity and be
	target and supports a compact,	target.	planning for (( <del>additional</del>	target.	target.	planning for (( <del>additional</del>
	complete, and mature urban		growth.)) at least the planned			growth.)) at least the planned
	form.		activity level			activity level
4. planning mix of housing	Planning for at least 15%	Planning for at least 15%	Planning for at least 20%		At least 50% of the employment	At least 50% of the employment
types and employment types	residential and 15%	residential and 15%	residential and 20%	must be industrial employment.	must be industrial employment.	must be industrial employment.
	employment activity	employment activity	employment, unless unique	Strategies to retain industrial	Strategies to retain industrial	Strategies to retain industrial
			circumstances make these	uses are in place.	uses are in place.	uses are in place.
			percentages not possible to			
C. Geographic Size			achieve.			
1. minimum size	320 acres	200 acres	160	No set threshold; size based on	2000 acres	1,000 existing jobs and/or 500
I. IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	320 acres	200 acres	100	justification for the boundary.	2000 dci e3	acres of industrial land

<sup>&</sup>lt;sup>20</sup> PSRC's 2015 guidance on <u>Transit Supportive Densities and Land Uses</u> cites an optimal level of 56-116 activity units per acre to support bus rapid transit. Note: the existing threshold in the CPPs is roughly equivalent to 85 AUs existing activity for King County Urban Centers.

<sup>&</sup>lt;sup>21</sup> For existing centers, not meeting existing activity unit thresholds is not grounds for de-designation or re-designation by the Growth Management Planning Council.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	<b>Industrial Employment Centers</b>	Industrial Growth Centers	Countywide Industrial Centers
2. maximum size	640 acres (larger if internal HCT)	640 acres (larger if internal HCT)	500 acres	No set threshold; size based on	No set threshold; size based on	No set threshold; size based on
				justification for the boundary.	justification for the boundary.	justification for the boundary.
D. Transit						
1. existing or planned transit	Major transit hub, has high	Fixed route bus, regional bus,	Yes, has frequent, all-day, fixed-	Must have existing or planned	Same.	Should have local fixed-route or
service levels	quality/high-capacity existing or	Bus Rapid Transit or frequent	route bus service (16 hours, 15-	frequent, local, express, or		flexible transit service.
	planned service including	all-day bus service (16 hours, 15	minute headways).	flexible transit service.		
	existing or planned light rail,	minute headways). High-				
	commuter rail, ferry, or other	capacity transit may substitute for fixed-route bus.		Should have documented		
	high-capacity transit with similar frequent service as light	for fixed-route bus.		strategies to reduce commute impacts through transportation		
	rail. (18 hours, 15-minute			demand management that are		
	headways)			consistent with the Regional		
	Ticaaways)			TDM Action Plan.		
2. transit-supportive	Provides transit priority (bus	Provides transit priority (bus	Supports connection/transfers	Provides transit priority (bus	Supports connection/transfers	Supports connection/transfers
infrastructure	lanes, queue jumps, signal	lanes, queue jumps, signal	between routes and other	lanes, queue jumps, signal	between routes and other	between routes and other
	priority, etc.) within the right-	priority, etc.) within the right-	modes. Provides infrastructure	priority, etc.) within the right-	modes, and increases amenities	modes, and increases amenities
	of-way to maintain speed and	of-way to maintain speed and	(i.e. pedestrian and bicycle) that	of-way to maintain speed and	to make transit an inviting	to make transit an inviting
	reliability of transit service.	reliability of transit service.	improves rider access to transit	reliability of transit service.	option.	option.
	Provides infrastructure (i.e.	Provides infrastructure (i.e.	service and increases amenities	Provides infrastructure (i.e.		
	pedestrian and bicycle) that	pedestrian and bicycle) that	to make transit an inviting	pedestrian and bicycle) that		
	improves rider access to transit	improves rider access to transit	option.	improves rider access to transit		
	service and increases amenities	service and increases amenities		service and increases amenities		
	to make transit an inviting	to make transit an inviting		to make transit an inviting		
	option.	option.		option.		
E. Market Potential						
1. Evidence of future market	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged
potential to support target and						
planned densities  2. Market data will inform	Degrained within Maylest Charles	Dogwigod within Mouleat Chiede	Francisco de crithia Markat	Dogwigod within Mouleat Chudy	Dogwing devithin Mankat Chade	Encouraged within Market
adoption of land use, housing,	Required within Market Study	Required within Market Study	Encouraged within Market Study	Required within Market Study, tailored for industrial	Required within Market Study, tailored for industrial	Study, tailored for industrial
economic development, and			Study	employment.	employment.	employment.
investment strategies,				employment.	employment.	employment.
including equitable						
development strategies. <sup>22</sup>						
F. Role						
1. Evidence of regional or	Yes	Yes	Yes	Yes	Yes	Yes
countywide role by serving as						
important destination						
2. Planning for long-term,	Yes	Yes	Yes	Yes	Yes	Yes
significant, and equitable						
growth						

<sup>&</sup>lt;sup>22</sup> For residential development, strategies and tools could include mandatory inclusionary housing, multifamily tax exemption, or others. For commercial and industrial development, strategies and tools could include priority hire policies, incentives for affordable commercial space, or others.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	<b>Industrial Employment Centers</b>	Industrial Growth Centers	Countywide Industrial Centers
G. Zoning						
1. specific zones required	No	No	No	At least 75% land area zoned for	Same	At least 75% of land area zoned
				core industrial uses. This		for core industrial uses.
				includes manufacturing,		
				transportation, warehousing		
				and freight terminals.		
2. specific zones prohibited	No	No	No	Commercial uses within core	Same	Same
				industrial zones shall be strictly		
				limited.		



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Melani Hay

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Dave Upthegrove dave.upthegrove@kingcounty.gov

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Accepted: 12/4/2024 10:31:54 AM ID: 3e7f1a63-3b5e-4ba6-be1c-2390ee05fbfb

ID. 36711803-3036-4080-0610-2330-66031010

melani.hay@kingcounty.gov

Clerk of the Council
King County Council

Security Level: Email, Account Authentication

(None)

Melani Hay

Electronic Record and Signature Disclosure: Accepted: 9/30/2022 11:27:12 AM

ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

Dow Constantine

Dow.Constantine@kingcounty.gov

King County Executive

Security Level: Email, Account Authentication

(None)

Signature Adoption: Uploaded Signature Image

Signature Adoption: Pre-selected Style

Using IP Address: 198.49.222.20

Using IP Address: 146.129.84.117

Dow Constanti

4FBCAB8196AF4C6

ne) Signature Adoption: Opioaded Signature ima

**Electronic Record and Signature Disclosure:** 

Accepted: 12/11/2024 9:34:19 AM ID: 868f7134-5ef8-47f5-b2b7-6dc54aff9d79

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Timestamp

**Certified Delivery Events Status Timestamp Carbon Copy Events** Status **Timestamp** 

Ames Kessler **COPIED** akessler@kingcounty.gov

Executive Legislative Coordinator & Public Records

Officer King County

Security Level: Email, Account Authentication

(None)

**Electronic Record and Signature Disclosure:**Not Offered via DocuSign

Sent: 12/4/2024 10:44:00 AM Viewed: 12/4/2024 2:39:15 PM

Witness Events	Signature	Timestamp			
Notary Events	Signature	Timestamp			
Envelope Summary Events	Status	Timestamps			
Envelope Sent	Hashed/Encrypted	12/4/2024 10:11:52 AM			
Certified Delivered	Security Checked	12/11/2024 9:34:19 AM			
Signing Complete	Security Checked	12/11/2024 9:34:39 AM			
Completed	Security Checked	12/11/2024 9:34:39 AM			
Payment Events	Status	Timestamps			
Electronic Record and Signature Disclosure					

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