



King County

Dow Constantine

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November 13, 2020

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 amend King County's development regulations to require electric vehicle (EV) parking for new and substantially improved residential and nonresidential development in the unincorporated area, as called for by Ordinance 19021, Section 46, Proviso P8 and K.C.C. 18.22.010. The proposed ordinance implements recommendations from the Electric Vehicle Charging Infrastructure Options Report transmitted concurrently with this proposed ordinance. The proposed ordinance supports increased EV ownership in King County; removes EV charging barriers for disadvantaged communities; and secures preparation for future EV charging stations at the most cost-effective time possible, the time of construction.

Today, King County EV ownership levels are the highest of any county in Washington State, with 55 percent of all EVs in the state registered in King County. Within five years, almost one out of every ten vehicles sold in Washington State is predicted to be electric. EV purchases will continue to grow. The updated 2020 King County Strategic Climate Action Plan transmitted to the Council in August, includes a target of 100 percent of passenger-class vehicles sold in King County being electric by 2035.

Increasing EV ownership requires a proportionate increase in EV charging, especially for multifamily and workplace charging. Today, over 70 percent of EV owners plug in at home, but detached single-family homes are much more likely to have home charging than multifamily homes. Rental residents of multifamily homes often face barriers to securing EV charging including that tenants do not have property control and property owners have few incentives to install EV supply equipment. Constricted charging supply intersects with existing race and income disparities, as disadvantaged families disproportionately rent, rather than own, their home.

Nonresidential workplace charging is also generally under-developed. Nationally, it is estimated that public and workplace charging must grow by 20 percent per year to support large EV-demand areas such as King County.

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The proposed ordinance would amend development regulations in King County Code Title 21A to require that new and substantially improved single-family and multifamily homes and nonresidential parking be prepared for current and future EV charging needs. The proposed ordinance also provides flexibility to reduce EV parking requirements for smaller townhouse developments that may experience disproportionate cost impacts.

In developing the proposed ordinance, the Permitting Division of the Department of Local Services consulted with multiple stakeholders and sought input from the public, including: the Regional Code Collaboration; the Master Builders Association of King and Snohomish Counties and Seattle King County Realtors; stakeholders from electric vehicle charging industries and utilities; and the Housing Development Consortium of Seattle-King County.

This proposed legislation furthers the Healthy Environment goal of the King County Strategic Plan by supporting transportation options that help reduce greenhouse gas emissions. It also advances the electric vehicle goals of the updated 2020 King County Strategic Climate Action Plan by providing stable, equitable access to EV charging. The proposed ordinance also aligns with the King County Equity and Social Justice Strategic Plan, which prioritizes integrating equity considerations in long-term improvements to built environments.

Thank you for your consideration of this proposed ordinance. This important legislation helps to address existing EV access disparities and reduces EV ownership barriers, helping King County residents and businesses prepare for the electrification of our transportation system.

If your staff have any questions, please feel free to contact Jim Chan, Director of the Permitting Division of the Department of Local Services, at 206-477-0385.

Sincerely,



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, Director, Council Relations, Office of the Executive
John Taylor, Director, Department of Local Services
Jim Chan, Division Director, Permitting Division, Department of Local Services