



King County

Dow Constantine

King County Executive

401 Fifth Avenue, Suite 800
Seattle, WA 98104-1818

206-263-9600 Fax 206-296-0194

TTY Relay: 711

www.kingcounty.gov

March 30, 2022

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 will, if approved, adopt the 2022 update to the 2016 King County Comprehensive Plan, including adoption of the Skyway-West Hill and North Highline Community Service Subarea Plans. The proposed legislation amends King County Code (K.C.C.) 20.12 and 21A regarding these plans and their respective associated land use and zoning map amendments. The proposed legislation also includes new affordable housing requirements for the urban unincorporated areas of Skyway-West Hill and North Highline, and an amendment to King County's Zoning Atlas for a single parcel in the Fall City Rural Town.

Approval of this proposed legislation will support King County's service delivery to the urban unincorporated communities of Skyway-West Hill and North Highline. Adoption of these proposed subarea-specific policies and the land use and zoning map amendments will guide growth, development, and investments in these areas for the next 20 years.

The subarea planning process began in 2018 for Skyway-West Hill and in 2019 for North Highline. At the beginning of these processes, the scope of subarea plans was focused solely on land use and zoning issues. Then, in 2020, the County amended the scope of the subarea planning program to include a full range of community-identified priorities beyond just land use and zoning. Also in 2020, County staff was directed to develop Skyway-West Hill and North Highline anti-displacement strategies that required evaluation of tools, programs, and regulations to retain and create affordable housing and prevent residential displacement. One of the recommended strategies from that evaluation was inclusionary zoning, which is included in this proposed legislation.

The development of these plans included robust and inclusive community engagement processes involving a broad spectrum of community members, especially those community members who have been traditionally left out of planning processes. Our engagement included County-sponsored community meetings, interviews with community members, focus group discussions, participation at community-based organization meetings, and several online

The Honorable Claudia Balducci

March 30, 2022

Page 2

surveys. Extensive use of language translation and interpretation services, as well as direct mailings to residents in multiple languages, were among the methods deployed to ensure that as many people as possible felt welcome and comfortable engaging in dialogue with County-staff. The overall goals of the engagement process were to ensure the plans reflect each community's highest priorities and provide direction for the County to the areas where the needs are greatest. In addition, the Department of Local Services, in its effort to work with and engage in dialogue with each community, contracted with community-based organizations in each subarea to help guide the engagement effort and ensure involvement by historically underrepresented community members.


The proposed legislation is consistent with the King County Strategic Plan goal of efficient, accountable regional and local government. The proposed legislation and the plans advance King County's pro-equity policy agenda by focusing on upstream impacts like affordable housing.

Thank you for your consideration of this proposed Ordinance. This important legislation will help King County make equitable improvements to the quality of life for everyone who lives, works, and plays in Skyway-West Hill and North Highline.

Approximately 10,100 staff hours were spent preparing this proposed Ordinance and the subarea plans report for transmittal to Council, costing approximately \$909,800 in staff salary and benefit costs.

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

Sincerely,

 for

Dow Constantine
King County Executive

Enclosure

cc: King County Councilmembers
 ATTN: Janine Weihe, Acting Chief of Staff
 Melani Pedroza, Clerk of the Council
Shannon Braddock, Chief of Staff, Office of the Executive
Karan Gill, Deputy Chief of Staff, Office of the Executive
Mina Hashemi, Director, Council Relations, Office of the Executive
Dwight Dively, Director, Office of Performance, Strategy and Budget
John Taylor, Director, Department of Local Services
Jim Chan, Division Director, Permitting Division, Department of Local Services