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Clerk 11/25/2014

A MOTION relating to comprehensive planning; requesting the King County executive to complete two area zoning studies for consideration as part of the next update of the King County Comprehensive Plan.

WHEREAS, the King County Comprehensive Plan generally encourages that the county's growing population be served, in part, by the development of additional multifamily housing at appropriate locations in the urban area, and

WHEREAS, land use designations and implementing zoning that is supportive of development of additional not-for-profit continuing care retirement communities, increased density and mixed use development in appropriate locations is consistent with the King County Strategic Plan, the King County Equity and Social Justice Initiative and the King County Comprehensive Plan, specifically by furthering the county's goals for: creating thriving and equitable communities; access to health and human services; supporting vibrant, diverse neighborhoods; access to affordable, safe, quality housing; promoting urban infill; and providing fair and just services, and

WHEREAS, the Fairwood neighborhood is a community in urban unincorporated King County adjacent to the cities of Renton and Kent, and

WHEREAS, the cities of Renton and Kent have a combined population of twenty-five thousand six hundred people over the age of sixty, and

WHEREAS, with improved longevity and health in recent decades, our population is living longer and retirement communities provide long-term housing and services options for older adults, and

WHEREAS, there are limited senior housing options in the Renton and Kent area, and

WHEREAS, not-for-profit retirement communities often provide innovative approaches to facilities and services with consideration of the fixed incomes of the people they serve, such as through continuing care retirement communities, and

WHEREAS, Continuing care retirement communities offer a comprehensive on-site network of housing and services offering a continuum of care for its residents, including residential homes and apartments, adult day care, assisted living, home health care, restorative therapies and skilled nursing care, and

WHEREAS, Continuing care retirement communities often present less intensive land use impacts than other types of multifamily housing, and

WHEREAS, an area of unincorporated King County adjacent to Federal Way is located within the Urban Growth Area and near Interstate 5 and is intended for multifamily housing and commercial development, and it is appropriate to review this area for higher density in-fill development opportunities;

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

A. The King County executive is requested to complete the following area zoning studies for consideration during the next update of the King County Comprehensive Plan:

1. Review of Comprehensive Plan land use designations and implementing zoning in the Fairwood neighborhood on parcels 3423059035, 3423059061, 3423059031 and 3423059034 and the surrounding area, and evaluation of whether to redesignate the parcels to a higher density residential land use designation, with higher density implementing zoning, for the purpose of potential development of a continuing care retirement community; and

2. Review of Comprehensive Plan land use designations and implementing zoning in unincorporated Federal Way on parcel 2821049171 and the surrounding area, and evaluation of whether to redesignate the parcel to a higher density land use designation, with implementing zoning, that would allow mixed-use development of condominiums and ground-floor retail.

B. The executive is requested to file the area zoning studies with the council by March 2, 2015, in the form of a paper original and an electronic copy with the clerk of the council, who shall retain the original and provide an electronic copy to all councilmembers, the council chief of staff, the policy staff director and the lead staff for the transportation, economy and environment committee, or its successor.

E. The resources needed to complete the studies is anticipated to be achieved through existing resources provided by the department of permitting and environmental review.