

City of Kenmore



City of Kenmore - 18120 68th Avenue NE - P.O. Box 82607, Kenmore, WA 98028
Phone: 425-398-8900 - Fax: 425-481-3236 - E-mail: cityhall@kenmorewa.gov

City of Kenmore
City Council Special Meeting
6:30 p.m., Monday, February 25, 2013
REVISED City Council Regular Meeting
7:00 p.m., Monday, February 25, 2013
Kenmore City Hall, Council Chambers
18120 68th Ave. NE, Kenmore, WA 98028

If you have any questions or to confirm agenda items prior to the meeting, or if you require special accommodations, please call the City Clerk at 425-398-8900. You may also stop by City Hall at 18120 68th Avenue NE, Kenmore. Council agendas are also available on our website at www.kenmorewa.gov.

- I. 6:30 p.m. - CALL SPECIAL MEETING TO ORDER**
- II. ADJOURN TO EXECUTIVE SESSION**
Pursuant to RCW 42.30.110(1)(c), Property Disposition
- III. POSSIBLE ACTION RELATING TO EXECUTIVE SESSION**
- IV. ADJOURN SPECIAL MEETING**
- V. 7:00 p.m. - CALL REGULAR MEETING TO ORDER**
- VI. ROLL CALL**
- VII. FLAG SALUTE**
- VIII. AGENDA APPROVAL**
- IX. PRESENTATION**
 - A. Regional Tolling Update - Craig Stone, Washington Department of Transportation (WSDOT) Tolling Division
- X. CITIZEN COMMENTS**

This is an opportunity to express your views on issues that are important to you and to the community. Please limit your comments to three (3) minutes.
- XI. CONSENT AGENDA**

XI. CONSENT AGENDA

- A. Approve Minutes for the February 11, 2013 Special & Regular Council Meeting
- B. Approve Check Nos. 27328 - 27408 in the Amount of \$365,222.44 and Electronically Transferred Payroll Funds Totaling \$60,288.85 for the Period Ending February 15, 2013.
- C. Cancel the March 11, 2013 Regular Council Meeting
- D. Adopt Ordinance No. 13-0354 - Update Flood Hazard & Insurance Map
- E. Authorize the A Regional Coalition for Housing (ARCH) 2013 Administrative Budget & Work Program
- F. Approve Resolution No. 13-213 Authorizing the Funding of A Regional Coaliton for Housing (ARCH) Housing Projects
- G. Authorize Contract No. 13-C1108 - King County Department of Adult & Juvenile Detention Community Work Program (CWP)
- H. Approve 61st Ave./181st St. Culvert Project Budget Amendment
- I. 2013 State Legislative Agenda - Revised
- J. Approve Motion to Reappoint Kenmore Library Advisory Board (KLAB) Members

XII. PUBLIC HEARING

- A. Public Hearing to Receive Public Testimony on a Motion to Allow Indoor Storage as a Temporary Use for up to a One-Year Period in Downtown Commercial Zoned, City-Owned Kenmore Village Property, Subject to Conditions - Nancy Ousley, Assistant City Manager

XIII. BUSINESS AGENDA

- A. Motion to Allow Indoor Storage as a Temporary Use for up to One Year in City-Owned Kenmore Village Property - Nancy Ousley, Assistant City Manager
- B. Kenmore Village Proposals Update - Rob Karlinsey, City Manager
PUBLIC COMMENT WILL BE PERMITTED DURING THIS DISCUSSION.
- C. Receive and File December 2012 Financial Report - Joanne Gregory, Finance & Administration Director
- D. King County Countywide Planning Policies (CPP) - Debbie Bent, Community Development Director

XIV. STAFF REPORT

XV. COUNCILMEMBER COMMENTS/REPORTS

XVI. ADJOURN TO EXECUTIVE SESSION

Pursuant to RCW 42.30.110(1)(c), Property Disposition

XVII. POSSIBLE ACTION RELATING TO EXECUTIVE SESSION

XVIII. ADJOURN REGULAR MEETING

Upcoming Meetings:

Monday, March 11, 2013 City Council Regular Meeting **CANCELED**

Monday, March 18, 2013 City Council Regular Meeting 7:00 p.m.

Monday, March 25, 2013 City Council Regular Meeting 7:00 p.m.

Coffee with Council:

Espresso Works, 6734 NE 181st Street

Monday, March 4, 2013 7:30 a.m.

Saturday, March 16, 2013 8:00 a.m.

I-90 Tolling Update

Paula J. Hammond, P.E.
Secretary

Steve Reinmuth
Chief of Staff

Craig J. Stone, P.E.
Assistant Secretary
Toll Division

John H. White
Director of Tolled Corridors Development
Toll Division

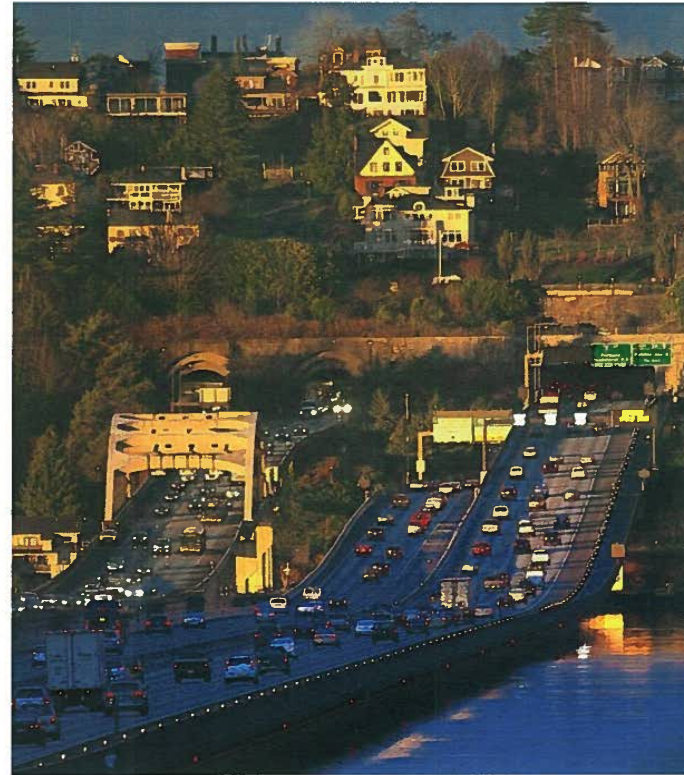
**City of Kenmore Council Presentation
February 25, 2013**



Washington State
Department of Transportation

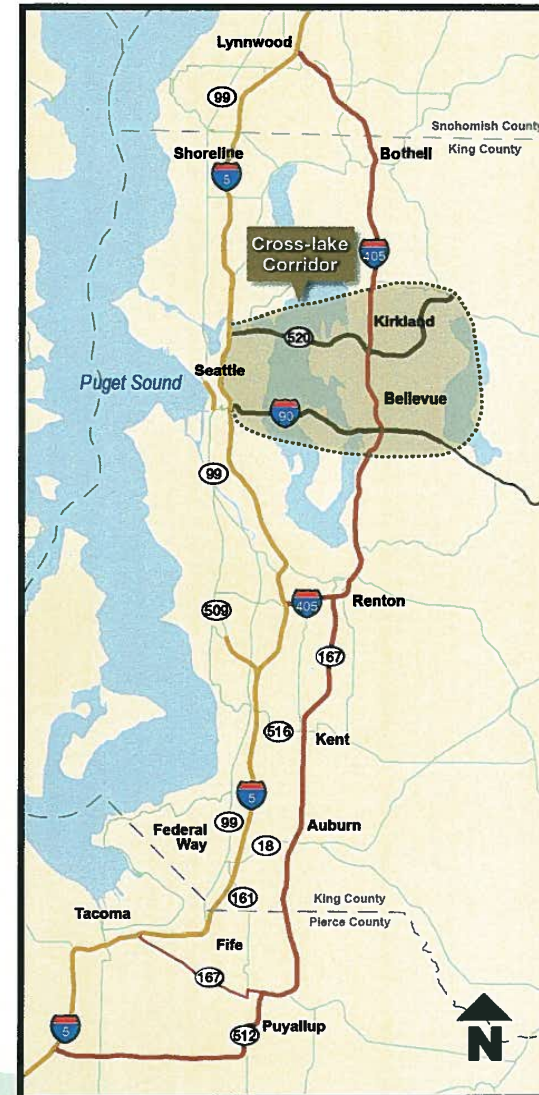
I-90 Tolling Update AGENDA

- Review why we're looking at tolling I-90
- Status of the I-90 Tolling NEPA Environmental Assessment
- What we heard during NEPA Scoping
- Federal authorization and other FHWA issues
- Executive Advisory Group; related regional issues
- Tolling Options being reviewed



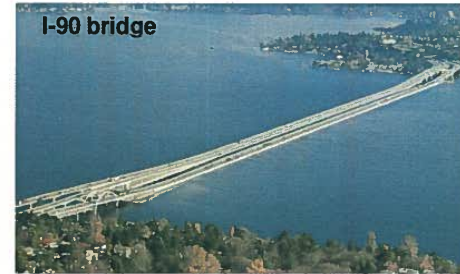
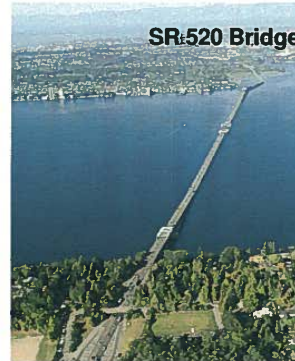
I-90 is part of the Cross-Lake Washington Corridor

- Represents two major east-west “Cross-Lake” travel corridors: I-90 and SR 520.
- Tolling is part of a multi-faceted strategy to improve travel times, provide better trip reliability, and balance traffic between the two bridges.



Tolling 520 and I-90 – under review since 2006

- Tolling I-90 was studied by the 2006 Expert Review Panel and the 2008 520 Toll Implementation Committee.
- Tolling I-90 was recommended by the 2009 Legislative Work Group – “If additional funding cannot fill the gap, general tolling of I-90 starting no sooner than 2014.”
- All directed by the legislature to review toll implementation.
- Complements WSDOT’s I-90 Bellevue to North Bend Corridor Planning Study a strategy for transportation improvements east of I-405.



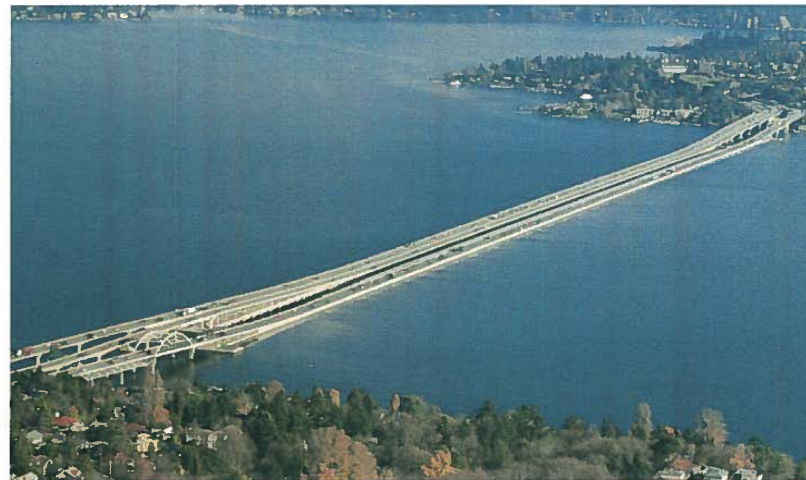
Washington State
Department of Transportation

What the Legislature asked us to study

NEPA Environmental Assessment meets legislative intent of ESHB 2109:

“undertake a comprehensive environmental review of tolling Interstate 90 between Interstate 5 and Interstate 405 for the purposes of both managing traffic and providing funding for construction of the unfunded state route number 520 from Interstate 5 to Medina project. The environmental review must include significant outreach to potentially affected communities. The department may consider traffic management options that extend as far east as Issaquah.”

- In January, we kicked off environmental assessment (EA) to review affects of tolling on I-90 between I-5 and I-405.
- Process includes outreach to communities along the corridor and working with local jurisdictions.
- 3 scoping meetings in Mercer Island, Bellevue, and Seattle.



I-90 Tolling EA Scoping Meetings



Tolling Environmental Assessment

What is scoping?

- Opportunity to gather early feedback that will shape the project
- Helps determine range of issues
- WSDOT and FHWA review & consider your input:
 - purpose and need
 - range of concepts
 - potential issues and effects



I-90 Tolling EA Discipline Reports



Tolling Environmental Assessment

What are we planning to study?

Analysts will study the effects of the project alternatives on environmental resources. The EA will consider the relevant areas of the built, natural, and social environment. Areas of particular focus will likely include:

- Transportation
- Land Use/Economic
- Social/Environmental Justice
- Cultural/Historical Resources
- Visual Quality
- Energy and Greenhouse Gas Emissions



I-90 Tolling Environmental Assessment

Public Scoping & Comment: Jan 22 – Feb 22, 2013

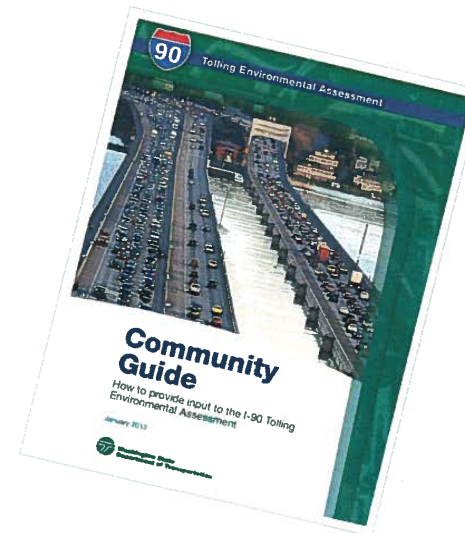
Public Outreach & Education: ongoing

Transportation Analysis: June 2013

Public Hearing: November 2013

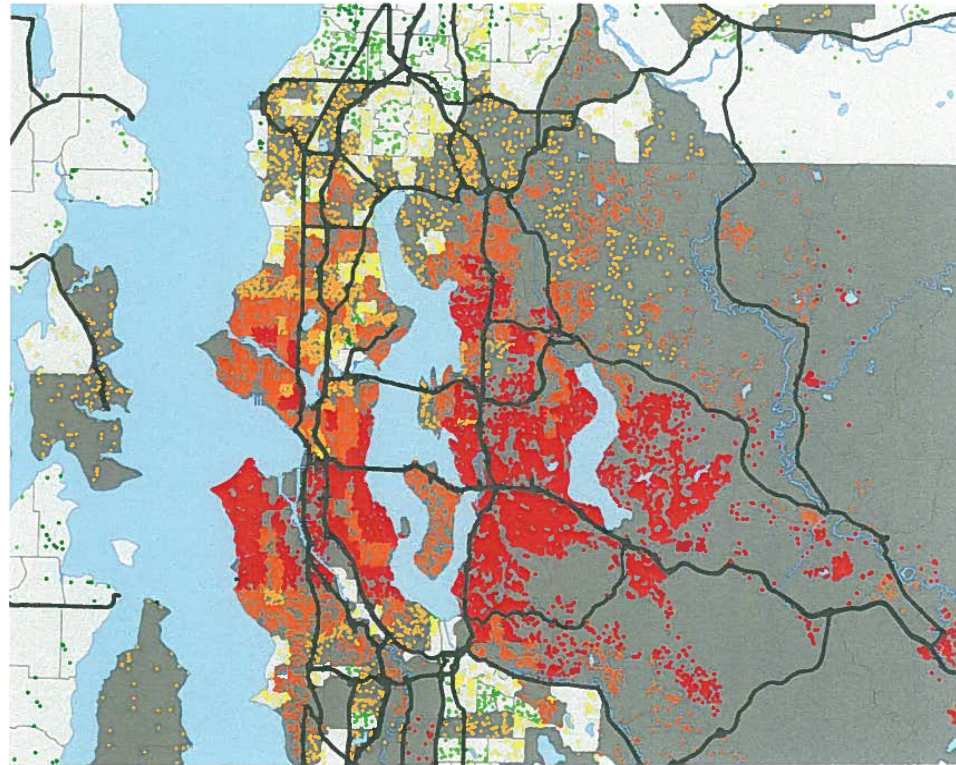
Findings: Early 2014

EA is focused on a review of I-90 Tolling from I-5 to I-405



Environmental Justice Outreach

- **License Plate Survey**
- **Focus Groups**
- **Service Providers**
- **Briefings**



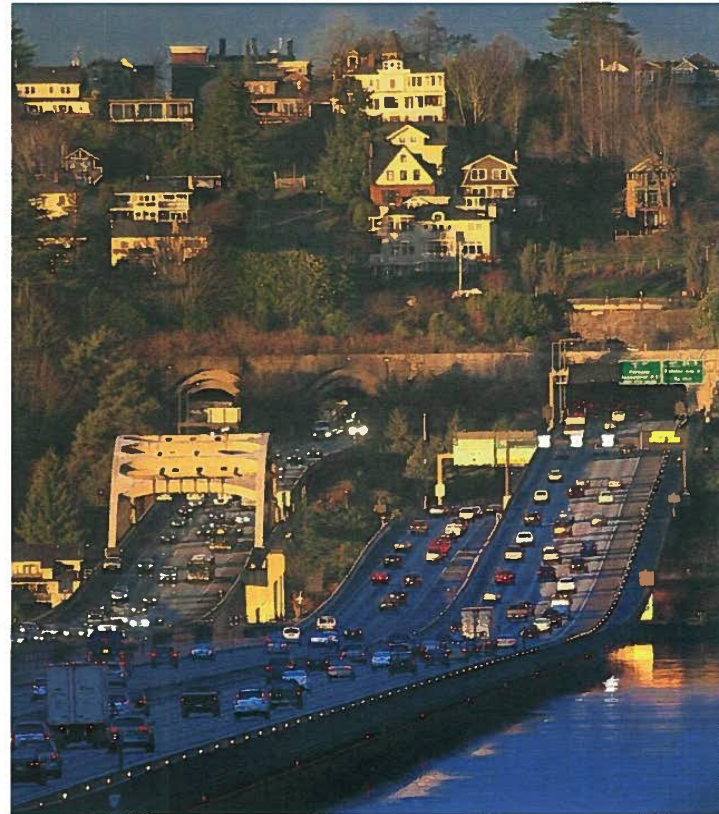
Who uses I-90?



Washington State
Department of Transportation

Public Outreach

- Coordination with elected officials and city staff from the Cross-Lake Washington Corridor and the region.
- Outreach to local communities and social service agencies.
- Coordination with Mercer Island, freight community, and transit agencies.
- Offered EA public scoping meetings and comment period.
- Briefing community and business organizations.
- Holding EA public hearings.



Analyzing travel patterns on Mercer Island

- License Plate Survey
- Travel Demand
- Residential Travel Survey
 - To be mailed to all residents
 - 12 minutes to complete
 - How people travel
- Business Travel Survey
 - 3000 Businesses
 - Share with customers
 - How they travel



Regional Traffic since 520 Tolling – 2012

- **SR 520**
 - Toll traffic is 33% (33,000 vehicles) lower than pre-tolled levels.
 - Travel times are five minutes shorter on average during the peaks.
- **I-90**
 - Traffic has increased 11% (15,000 vehicles).
 - I-90 travel times are four minutes longer on average during the peaks.
- **SR 522**
 - Traffic has increased 9% (4,000 vehicles).
 - Travel times have not increased during the morning peak and are about two minutes longer during the afternoon peak.
- **I-5**
 - Traffic has increased approximately 2% (4,000 vehicles) in downtown Seattle.
 - Travel times through downtown Seattle are approximately 2 to 4 minutes slower in both directions during the peaks.
- **I-405**
 - Traffic has increased approximately 5% (10,000 vehicles) in downtown Bellevue.
 - Travel times through Bellevue are approximately three minutes slower southbound and two minutes slower northbound during the PM peak.

What we've heard



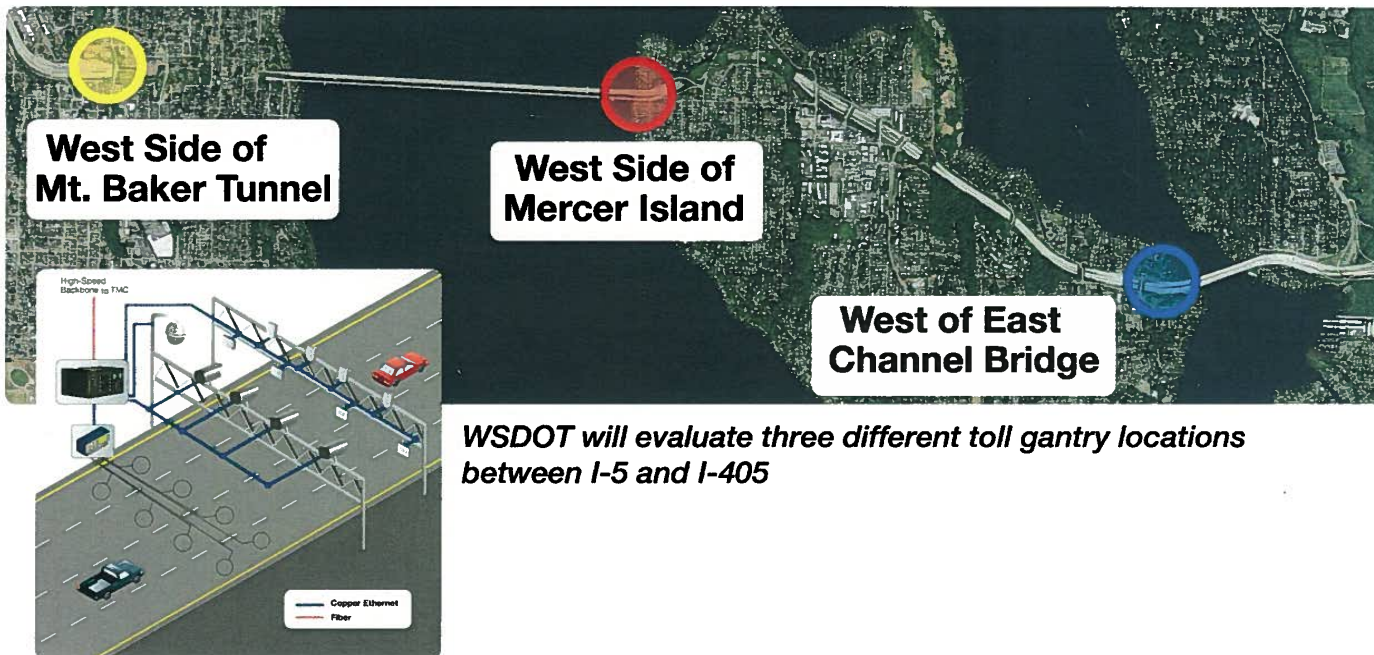
- **Received 1661 scoping comments to date**
 - Emails
 - Hard copy letters
 - Comment forms at scoping meetings
 - Online scoping comment forms
- **General themes**
 - Tolls not fair to Mercer Island residents, businesses, economy
 - Leaves MI residents no free option to get off the Island
 - General opposition to tolls on I-90; public overtaxed
 - Look at other ways to fund SR 520 besides tolling I-90 (ie: MVET)
 - Look at regional tolling rather than just I-90 users
 - Questions about precedent for tolling one facility to pay for another
 - Questions about legality of tolling an Interstate

Tolling Options



Tolling Environmental Assessment

Tolling Locations



WSDOT will evaluate three different toll gantry locations between I-5 and I-405

Tolling Options



Tolling Environmental Assessment

What are the tolling options?

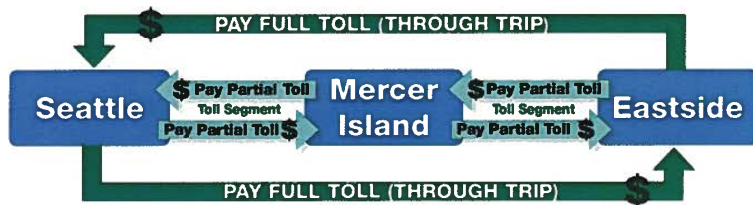
Multiple scenarios will be evaluated against no-action alternatives



Tolls collected between Seattle and Mercer Island



Tolls collected between Bellevue and Mercer Island



Partial tolls collected on trips within a segment (toll collected in both directions). Through trips would pay the full toll.

Federal Authorization and FHWA's Value Pricing Pilot Program

- WSDOT is eligible to toll I-90 under the Federal Highway Administration's Value Pricing Pilot Program (VPPP).
- Washington is one of 15 states part of the VPPP.
- Under this program, excess revenue over and above debt service and operations and maintenance costs for the I-90 tolling system would be available to help fund the SR 520 program.
- Under the VPPP, FHWA requires the completion of a formal tolling agreement between the two agencies prior to the commencement of tolling operations.
- Elizabeth River Tunnels Project in VA is also part of the VPPP, tolling an Interstate, and tolling one facility to help fund another parallel facility in the same corridor.

Questions?

For more information about tolling in Washington,
please contact:

Craig Stone
Assistant Secretary, Toll Division
(206) 464-1222 or stonec@wsdot.wa.gov

www.wsdot.wa.gov/tolling/i90

**City of Kenmore, Washington
City Council Special & Regular Meeting
Minutes
February 11, 2013**

CALL TO ORDER – The special meeting of the Kenmore City Council was called to order by Mayor David Baker at 6:15 p.m.

EXECUTIVE SESSION

Mayor Baker adjourned the special meeting at 6:15 p.m. to an executive session to discuss Potential Litigation and Pending Litigation, pursuant to RCW 42.30.110(1)(i). He stated that the executive session will last for approximately 45 minutes and that action is anticipated when the meeting is reconvened.

ADJOURNMENT – Mayor Baker adjourned the special meeting at 6:54 p.m.

CALL TO ORDER – Mayor Baker called the regular meeting to order at 7:01 p.m.

Councilmembers present: Mayor David Baker, Deputy Mayor Bob Hensel, and Councilmembers Brent Smith, Laurie Sperry, Allan Van Ness, Milton Curtis, and Glenn Rogers

Staff present: Rob Karlinsey, City Manager; Nancy Ousley, Assistant City Manager; Joanne Gregory, Finance & Administration Director; Kris Overleese, Engineering & Environmental Services Director; Bryan Hampson, Development Services Director; Rod Kaseguma, City Attorney; and Patty Safrin, City Clerk

Mayor Baker introduced Rod Dembowski, King County Councilmember recently appointed to fill the position vacated by Bob Ferguson when he became Attorney General. Mr. Dembowski gave a brief speech in which he stated that he is looking forward to working with the City of Kenmore in his new capacity.

POSSIBLE ACTION RESULTING FROM EXECUTIVE SESSION

Councilmember Rogers moved to approve the Settlement Agreement and Release between the City and Harbour Village Condominium Association, which settles Superior Court Case No. 11-2-05807-7 SEA; and to authorize the City Manager to sign it on behalf of the City, subject to correction of three typographical errors in Recitals E and F, Section 3 and Section 10, and any other minor errors identified by the City Attorney. Councilmember Van Ness seconded the motion. The motion passed 7-0.

FLAG SALUTE

Mayor Baker led the flag salute.

AGENDA APPROVAL

It was Council consensus to approve the agenda as submitted.

CITIZEN COMMENTS

Bob Vaagen, 20128 53rd Avenue NE, Lake Forest Park, was present to state his concerns regarding the runway expansion at Paine Field and to urge the City to join Lake Forest Park in support of the City of Mukilteo's appeal of the FAA decision.

Carol Wyda, 5316 NE 201st Place, Lake Forest Park, was present to state her concerns regarding the runway expansion at Paine Field and to urge the City to join Lake Forest Park in support of the City of Mukilteo's appeal of the FAA decision.

Dave Crawford, 7534 NE 175th Street, Kenmore, was present to state his concerns regarding the sewer franchise fee and the business incubator program.

Connie Holloway, 5213 NE 180th Street, Lake Forest Park, was present to state her concerns regarding the runway expansion at Paine Field and to urge the City to join Lake Forest Park in support of the City of Mukilteo's appeal of the FAA decision. She submitted a handout to Council on behalf of the three Lake Forest Park residents present.

Mayor Baker thanked the citizens for their comments. He stated that Kenmore did not respond in the time frame allowed to become a city of record in the Mukilteo appeal. He announced the upcoming Coffee with Council times.

CONSENT AGENDA

Councilmember Laurie Sperry moved to approve the consent agenda as submitted. Councilmember Van Ness seconded the motion to Approve the Minutes of the January 22, 2013 Regular Study Session Meeting and January 28, 2013 Regular Meeting and Approve Check Nos. 27245 - 27327 in the Amount of \$426,944.58 and Electronically Transferred Payroll Funds Totaling \$60,165.56 for the Period Ending February 1, 2013. The motion passed unanimously.

STAFF REPORT

City Manager Karlinsey stated that he will e-mail Councilmembers the suggested legislative agenda revisions and possibly put it on the consent agenda for the next meeting. He announced that a Kenmore resident is planning an event commemorative of the old slough races, and noted some of the planned activities. He stated that the business incubator had its first occupant move in on Friday, and that there is lots of interest. He would like Councilmembers to do an informal walk-through sometime this week in 2s and 3s and will propose some times by e-mail.

CITY COUNCILMEMBER COMMENTS/REPORTS

Councilmember Smith requested clarification on how our legislative agenda is used and what the impact of changing it would be, and was responded to by City Manager Karlinsey.

Councilmember Van Ness stated that he remembers the slough races from when he was a kid. He noted that they began in 1933 and ended in 1976. He noted that the event organizer is an artist and would like to commemorate the slough races with a glass panel art piece.

Councilmember Rogers noted that not being a city of record for the FAA appeal regarding Paine Field does not prohibit Councilmembers from talking to people about it.

Mayor Baker spoke about his meetings in Olympia over the last couple of weeks, in which he dealt with SR 522 funding, our potential town green project, and the Sammamish Bridge. He stated that Senator Frockt would like the City to meet with Senator King, Chair of the Transportation Committee, at the legislative conference. He mentioned that he had coffee with Representative Pollet on Saturday, who said he has lived in Kenmore since 1976, loves the City, likes the progress the Council has made, and appreciates the fact that the City is financially responsible and has a low crime rate. Mayor Baker stated that he met with seniors this morning at the Kenmore Senior Center and that they mentioned how much they enjoy the Kenmore newsletter. He announced that there will be no dinner with legislators in Olympia this year.

EXECUTIVE SESSION

Mayor Baker adjourned the regular meeting to an executive session at 7:39 p.m. to discuss Property Disposition, pursuant to RCW 42.30.110(1)(c); Property Acquisition, pursuant to RCW 42.30.110(1)(b); and Potential Litigation, pursuant to RCW 42.30.110(1)(i). He stated that the executive session will last for approximately 2 hours and that no action is anticipated when the meeting is reconvened.

Mayor Baker extended the executive session for 30 minutes at 9:35 p.m. and for 15 minutes at 10:05 p.m.

ADJOURNMENT

Mayor Baker adjourned the regular meeting at 10:21 p.m.

David Baker, Mayor

ATTEST:

Patty Safrin, City Clerk

City of Kenmore **Voucher Certification and Approval**

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered or the labor performed as described herein and that the following claims, paid by checks 27328-27408 which total \$365,222.44, and electronically transferred payroll funds which total \$60,288.85 are just, due and unpaid obligations against the City of Kenmore/King County/Washington, and that I am authorized to authenticate and certify to said claims.


2-15-13

 City Manager Date


2/14/13

 Finance Director Date

Check #	Vendor Name	Description	Check Amount
27328	BINW	Business Incubator Furn.	7,995.28
27329	RAZZ CONSTRUCTION	181st Culvert & Signal Payments	111,039.10
27330	CITY OF KENMORE	PERS Reimbursement to City	50.00
27331	NATIONWIDE FINANCIAL 401a	Social Security Replacement Plan	10,246.50
27332	NATIONWIDE RETIREMENT SOLUTIONS 457	Deferred Comp Payroll Deduction	200.00
27333	ICMA RETIREMENT TRUST 457 - 304745	Deferred Comp Payroll Deduction	2,578.19
27334	DRS 457	Deferred Comp Payroll Deduction	1,783.33
27335	CITY OF KENMORE FS	Flexible Spending Medical Plans	253.08
27336	BANK OF AMERICA 941	Payroll Taxes	12,143.79
27337	DEPARTMENT OF RETIREMENT SYSTEMS	WA State Retirement	10,034.17
27338	STATE OF FLORIDA DISBURSEMENT UNIT	Payroll Deduction	275.00
27339	KENMORE COMMERCIAL LLC	12-C1083 Rent for Incubator Space	2,856.00
27340	ACTION ENTERTAINMENT	Kenmore Junior High DJ for Dance	395.00
27341	BAKER, DAVID	Mileage/ Expense Reimbursement	88.93
27342	BULGER SAFE & LOCK, INC.	Keys for Incubator Space	16.70
27343	CITY OF BELLEVUE	Q4 2012 Mybuildingpermit.com	2,334.12
27344	COASTWIDE LABORATORIES	Incubator Space Supplies	151.85
27345	ALLIED WASTE SERVICES #172	C.H. & Rhododendron Pk Trash Svc Jan.	841.37
27346	EVERGREEN PRINT SOLUTIONS	Blank Check Stock	291.05
27347	FERGUSON ENTERPRISES INC #1539	Stock Drainage Materials	80.73
27348	FIRST AMERICAN TITLE	SR522 West ROW - Multiple Parcels	3,011.25
27349	FRUHLING SAND & TOPSOIL	Asphalt/ Concrete Dumping	45.00
27350	CALPORTLAND COMPANY	Materials for Re-Shouldering	66.07
27351	H.W. LOCHNER, INC.	SR522 West 12/8/12-1/4/13	9,897.13
27352	HOME DEPOT CREDIT SERVICES	Propane Tank Refills	58.54
27353	KING COUNTY FINANCE	Q4 2012 Chemical Abuse Svcs	940.56
27354	KING COUNTY FINANCE	Dec. 2012 Adult/ Juvenile Detention	271.02
27355	LIGHTHOUSE CONSULTING INC	Jan. Software/ Anti-Spam/Virus & IT Svc	4,230.42
27356	PENDLETON, MICHAEL	Council Retreat Professional Services	4,680.70
27357	MR. T'S TROPHIES	Planning Commission Nameplates	95.82
27358	NATIONAL BARRICADE CO	R.O.W. Materials	689.85
27359	NEXTEL COMMUNICATIONS	12/25-1/24 Cell Phone Chgs	381.33

XIB. Approve Check Nos. 27328 - 27408 in the Amount of \$365,222.44 and Electronically Transferred Payroll Funds Totaling

27360	NORTHSHORE FIRE DEPT	Jan. Fire Marshal Plan Review	160.00
27361	NORTHSHORE UTILITY DIST	Utility Bills	939.50
27362	OFFICE MAX	Office Supplies	238.86
27363	OTAK	181st Culvert Const. Svcs	17,956.91
27364	PACIFIC TOPSOILS	12/27-1/16 Materials/ Brush Dumping	1,648.66
27365	PUGET SOUND ENERGY	12/14-1/14 Various Utility Bills	16,202.32
27366	CEMEX	Asphalt/ Materials for Repairs	808.13
27367	SEATTLE TIMES	January Advertising (Legal Ads)	962.69
27368	SIGN UP, SIGN CO, INC	Land Use Signs	293.46
27369	STEWART MACNICHOLS HARMELL, INC.	Dec. 2012 Public Defender Svcs	3,600.00
27370	WASHINGTON STATE DEPT OF INFO SERV	January ListServ	175.00
27371	VAN NESS, ALLAN	Jan. Mileage Reimbursement	16.39
27372	THE KIPLINGER LETTER	12 Month Renewal 2/16/13-2/15/14	99.00
27373	KING COUNTY RECORDER'S OFFICE	Account- K.C. Archives Printing Fees	500.00
27374	SPERRY, LAURIE	Mileage Reimbursement	35.03
27375	MAIL FINANCE	2/14-3/13/13 Postage Machine Lease	250.76
27376	SOUND LAW CENTER	Hearing Examiner (Appeal)	4,956.00
27377	BANNER BANK DB	Parking -Economic Dev. Summitt	15.00
27378	BANNER BANK NO	Dues, Parking, Meeting Supplies	389.80
27379	QUALITY BUSINESS SYSTEMS	Excess Copies over Contract & Maint.	605.91
27380	CHAMPION COURIER	Courier CD's to Sound Law	51.53
27381	BANNER BANK JG	Registration/ Subscription/ Supplies	784.85
27382	BANNER BANK KENMORE	Computer Supplies, Council Retreat	3,214.84
27383	BANNER BANK JGORDON	Training, Tools, Supplies	353.63
27384	SHRED-IT	Document Shredding Service	49.50
27385	GORDON THOMAS HONEYWELL	Government Affairs Consulting	3,592.55
27386	IWORQ SYSTEMS	Permitting Module	1,000.00
27387	SARAH ROBERTS	January Prosecution Services	10,302.00
27388	FRONTIER	1/28-2/27 City Hall & Elevator Phones	757.92
27389	PAWS	Jan. Animal Sheltering Service	825.00
27390	INDEPENDENT STATIONERS	Office Supplies	72.86
27391	WELLS FARGO FINANCIAL	Xerox Copier Lease 2/10-3/10/13	803.43
27392	SNOHOMISH COUNTY SHERIFF'S OFFICE	Jan. 2013 Jail Service Fees	16,232.40
27393	ACTIVE SHOOTER TRAINING LLC	Police Dept. Training Mar. 15, 2013	325.00
27394	MILLER STEPHENS, MARY	Jan. 2013 Public Defense Svcs	1,250.00
27395	PERTEET INC.	74th Culvert Survey 11/26-1/27	631.67
27396	SMITH, BRENT	Jan. Mileage/ Exp. Reimbursement	91.03
27397	CANTEEN REFRESHMENT SERVICES	Coffee Supplies	66.10
27398	VERIZON WIRELESS	1/27-2/26 Cell Phones & Ipad Data Plan	694.91
27399	FRAUSE	Town Green Sell Sheets - K.V.	2,040.09
27400	ANCHOR QEA, LLC	Dec. 2012 Sediment Sampling	66,084.36
27401	WELWEST CONSTRUCTION INC.	Retainage Release 12-C1052	3,482.65
27402	BANNER BANK PS	Books, Software, Supplies	151.51
27403	KARLINSEY, ROB	Parking Reimbursement	35.00
27404	WEISBAND, BARRY	Jan. Bus. Incubator Svcs 12-C1062	3,000.00
27405	AAA PRINTING	Kenmore Vill Town Green Sell Sheets	192.10
27406	JSH PROPERTIES, INC.	Lease Commission NW Window & Door	3,240.00
27407	ZEP SALES AND SERVICE	Street Dept. Supplies	865.49
27408	HARRIS & SMITH PUBLIC AFFAIRS	Dec/Jan Sediment Sampling Project Svc.	7,156.72
2/8/2013	PAYROLL	Direct Deposit	60,288.85
			<u>\$ 425,511.29</u>

XIB. Approve Check Nos. 27328 - 27408 in the Amount of
\$365,222.44 and Electronically Transferred Payroll Funds Totaling

2013	PRIOR VENDOR ACTIVITY	TOTAL	FOR 2013
	A+ CONFERENCING		40.78
	AFLAC		458.90
	ALPHAGRAPHS US718		130.26
	AM TEST, INC		250.00
	AMERICAN GENERAL		530.79
	AMERICAN PLANNING ASSOCIATION		1,540.00
	AMERICAN PUBLIC WORKS ASSOCIATION		715.67
	ASSOCIATED BOAT TRANSPORT		1,440.00
	ASSOCIATION OF WA CITIES		14,220.00
	AURORA RENTS		456.94
	AWC EMPLOYEE BENEFITS		38,131.35
	BAKER, DAVID		303.97
	BANK OF AMERICA 941		23,651.40
	BANNER BANK BAKER		538.20
	BANNER BANK JGORDON		826.26
	BANNER BANK NO		1,248.14
	BANNER BANK ROGERS		495.00
	BANNER BANK VAN NESS		495.00
	BASTYR UNIVERSITY		50,000.00
	BIS		175.00
	CALPORTLAND COMPANY		72.06
	CANTEEN REFRESHMENT SERVICES		216.46
	CASCADE PEST CONTROL		142.35
	CITY OF KENMORE		100.00
	CITY OF KENMORE FS		506.16
	CITY OF SHORELINE		495.36
	COASTWIDE LABORATORIES		348.13
	COMCAST		117.57
	DEPARTMENT OF ECOLOGY		5,540.78
	DEPARTMENT OF LABOR AND INDUSTRIES		2,184.46
	DEPARTMENT OF RETIREMENT SYSTEMS		19,908.06
	DRS 457		3,566.66
	EASTSIDE TRANSP PARTNERSH		200.00
	EFFICIENCY INC		987.69
	EJ USA, INC.		1,549.96
	EMERGENCY SERVICE COORDINATING AGCY		41,832.00
	ENTERPRISE SEATTLE		5,000.00
	FERGUSON ENTERPRISES INC #1539		700.28
	FRUHLING SAND & TOPSOIL		408.00
	GAMETIME		5,605.96
	GRAINGER		60.07
	GREATER BOTHELL CHAMBER OF COMMERCE		20.00
	GREGORY, JOANNE		119.92
	HARBOR HISTORY MUSEUM		400.00
	ICMA RETIREMENT TRUST 457 - 304745		5,156.38
	INDEPENDENT STATIONERS		55.90
	INTEGRA TELECOM		765.15
	INTERNATIONAL CITY/CNTY MGMT ASSOC		1,036.28
	JET CITY PRINTING		192.72
	JSH PROPERTIES, INC.		2,244.00

XIB. Approve Check Nos. 27328 - 27408 in the Amount of
\$365,222.44 and Electronically Transferred Payroll Funds Totaling

KING COUNTY ANIMAL SVCS	775.00
KING COUNTY FINANCE	5,456.83
KING COUNTY FINANCE W.L.R.D.	2,208.68
KING COUNTY MUNICIPAL CLERKS ASSOC	25.00
KING COUNTY SUPERIOR COURT CLERK	11,000.00
MAIL FINANCE	250.76
MINZGHOR, NICHOLAS (DEPUTY)	161.00
NATIONAL LEAGUE OF CITIES	1,549.00
NATIONAL LIFE OF VERMONT	234.89
NATIONWIDE FINANCIAL 401a	20,343.48
NATIONWIDE RETIREMENT SOLUTIONS 457	400.00
NORTH LAKE MARINA	1,520.51
NORTHSHORE UTILITY DIST	986.43
OFFICE MAX	274.56
OVERLEESE, KRISTEN	70.67
PEOPLES STORAGE	1,150.50
PHOTOTAINMENT	1,231.88
PRSA	307.00
PUGET SOUND CLEAN AIR AGENCY	11,309.00
PUGET SOUND ENERGY	1,913.74
PUGET SOUND FINANCE OFFICERS ASSOC	50.00
ROGERS, GLENN	82.41
SESAC	327.00
SOUND CITIES ASSOC	11,767.00
SPINNAKER STRATEGIES	3,260.10
STATE OF FLORIDA DISBURSEMENT UNIT	550.00
TOTAL LANDSCAPE CORP	5,002.61
TOWN & COUNTRY FENCE, INC	416.10
TRANE U.S. INC.	2,037.50
UNITED WAY OF KING COUNTY	274.00
VAN NESS, ALLAN	631.70
VERIZON WIRELESS	692.29
WA CITIES INSURANCE AUTHORITY	161,036.00
WA FINANCE OFFICERS ASSOCIATION	150.00
WA GUARANTEED EDUCATION TUITION	415.00
WA STATE ASSOC OF PERMIT TECHNICIAN	35.00
WA STATE DEPARTMENT OF AGRICULTURE	33.00
WA STATE DEPT OF ENTERPRISE SVCS	1,000.00
WELLS FARGO FINANCIAL	876.80
	<u>\$ 484,985.46</u>

XIB. Approve Check Nos. 27328 - 27408 in the Amount of
\$365,222.44 and Electronically Transferred Payroll Funds Totaling



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Flood Hazard & Flood
Insurance Map - Ordinance No. 13-0354

For Council Meeting Agenda of: February 25, 2013

Department: Development Services

Prepared by: Bryan Hampson

Proposed Council Action/Motion:
Adopt Ordinance No. 13-0354, Relating to
areas of special flood hazard and flood
insurance.

Initial & Date
Approved by Department Head: ISA 2-11-13
Approved by City Attorney: ✓ BJA-R RK
Approved by Finance Director: ✓ Gmg 2/13/13
Approved by City Manager: ROK

Exhibits/Attachments:

I. Ordinance No. 13-0354

Expenditure Required \$ 0

Amount Budgeted \$ N.A.

Appropriation Required \$ N.A.

INFORMATION/BACKGROUND:

To comply with Federal Emergency Management Agency ("FEMA") rules and regulations, the City must update the basis for establishing areas of special flood hazard (map) in order to allow for the sale of flood insurance in the City.

Note: The new map is located in the Development Services Director's Office

FISCAL CONSIDERATION:

Allows home owners and residents of Kenmore to continue to be eligible for national flood insurance backed by the federal government.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Continue to improve the effectiveness and efficiency of City.

I:\City Clerk\AGENDA ITEMS\Development Services\2013 Council Meetings\02.25.13\Agenda Bill_2-25-13 Meeting_Flood Map Ordinance.docx

CITY OF KENMORE
WASHINGTON
ORDINANCE NO. 13-0354

**AN ORDINANCE OF THE CITY OF KENMORE,
WASHINGTON, RELATING TO AREAS OF SPECIAL
FLOOD HAZARD AND FLOOD INSURANCE, AND
AMENDING SECTION 16.90.060 OF THE KENMORE
MUNICIPAL CODE .**

WHEREAS, to comply with Federal Emergency Management Agency ("FEMA") rules and regulations, the City must update the basis for establishing areas of special flood hazard in order to allow for the sale of flood insurance in the City;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment. Section 16.90.060 of the Kenmore Municipal Code is amended as follows:

16.90.060 Basis for establishing the areas of special flood hazard.

The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for the City of Kenmore of King County Washington and incorporated areas", dated April 9, 2005 ~~as amended~~, with an accompanying Flood Insurance Map (FIRM), ~~as amended~~ dated November 8, 1999 and May 16, 1995, and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study is on file at Kenmore City Hall. The best available information for flood hazard area identification as outlined in KMC 16.90.130 (B) shall be the basis for regulation until a new FIRM is issued which incorporates the data utilized under KMC 16.90.130 (B).

Section 2. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

PASSED by the City Council this 25th day of February, 2013.

CITY OF KENMORE

David Baker, Mayor

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk

Approved as to form:

Rod Kaseguma, City Attorney

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL:
PUBLISHED:
EFFECTIVE DATE:
ORDINANCE NO. 13-0354



Business of the City Council
City of Kenmore, WA

Subject/Topic: A Regional Coalition for Housing (ARCH) 2013 administrative budget and work program	For Council Meeting Agenda of: 2/25/13 Department: Community Development Prepared by: Debbie Bent, Director Initial & Date Approved by Department Head: OA 1/29/13 Approved by City Attorney: N/A Approved by Finance Director: [Signature] 2/8/13 Approved by City Manager: [Signature] 2/9/13 Exhibits/Attachments: 1. 2013 ARCH administrative budget 2. 2013 ARCH work program
Proposed Council Action/Motion: Council authorization of the ARCH 2013 administrative budget and work program	
Expenditure Required \$25,564	Amount Budgeted \$25,700 Appropriation Required \$0
<u>INFORMATION/BACKGROUND:</u> A Regional Coalition for Housing (ARCH) is comprised of fifteen East King County cities and King County. Through the technical assistance to its members on housing policy and plan development and Housing Trust Fund investments, ARCH helps local jurisdictions meet the obligations of the Growth Management Act to provide for housing opportunities that are affordable to a wide range of household incomes. The City of Kenmore approved an Amended and Restated Interlocal Agreement with ARCH on 3/8/10 (Contract 10-C866) with an effective date of 7/1/10. Under the terms of the ARCH Interlocal Agreement, each member jurisdiction must annually approve the ARCH Administrative Budget. Like other ARCH members, Kenmore contributes annually to ARCH to provide administrative and technical support for the organization's housing activities. The ARCH Executive Board has approved the Administrative Budget (see Attachment #1) and has forwarded to members for approval. This year's ARCH 2013 proposed administrative budget is \$543,948. Kenmore's share of the ARCH administrative budget is \$25,564. The City's adopted 2013-2014 biennial budget includes \$25,700 in the General Fund for Kenmore's share of the ARCH administrative 2013 and 2014 budgets. Staff recommends Council approves a motion approving the ARCH 2013 Administrative Budget. Under the terms of the ARCH Interlocal Agreement, each member jurisdiction must annually approve the ARCH Work Program. The ARCH Executive Board has approved the 2012 Work Program (See Attachment #2) and forwarded to members for approval. Staff recommends that Council approves a motion approving the 2013 ARCH Work Program.	
<u>FISCAL CONSIDERATION:</u> The City's adopted 2013-2014 biennial budget includes \$25,700 in the General Fund as a commitment to the ARCH Housing Trust Fund.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Consistent with the ARCH Interlocal Agreement (Contract 10-C866). Consistent with adopted 2013-2014 budget.	

Attachment 1

2013 ARCH Administrative Budget

I. ANNUAL OPERATING EXPENSES

Item	2012 Budget	2013 Budget	Change Budget	Percent Change
Staffing				
Sub-total	\$ 474,265	\$ 499,768	\$ 25,504	5%
Rent	\$ 18,000	\$ 15,750	\$ (2,250)	-13%
Utilities	Incl^	Incl^	Incl^	Incl^
Telephone	\$ 2,704	\$ 3,200	\$ 496	18%
Operating				
Travel/Training	\$ 2,000	\$ 2,000	\$ -	0%
Auto Mileage	\$ 3,500	\$ 3,000	\$ (500)	-14%
Copier Costs	\$ 2,500	\$ 2,000	\$ (500)	-20%
Office Supplies	\$ 2,068	\$ 2,000	\$ (68)	-3%
Office Equipment Service	\$ 1,500	\$ 1,500	\$ -	0%
Fax/Postage	\$ 1,200	\$ 1,200	\$ -	0%
Periodical/Membership	\$ 3,700	\$ 3,700	\$ -	0%
Misc. (e.g. events, etc.)	\$ 1,680	\$ 1,680	\$ -	0%
Insurance	\$ 7,400	\$ 7,500	\$ 100	1%
Reorganization Admin	\$ 650	\$ 650	\$ -	
Sub-total	\$ 26,198	\$ 25,230	\$ (968)	-4%
TOTAL	\$ 521,167	\$ 543,948	\$ 22,782	4.37%

II. ARCH ADMINISTRATIVE BUDGET: RESOURCE DISTRIBUTION

A. Cash Contributions		2012	2013
Bellevue	\$	-	\$ -
Bothell	\$	39,191	\$ 40,128.01
Issaquah	\$	14,698	\$ 19,745.14
King County	\$	43,466	\$ 43,466.00
Kirkland	\$	59,768	\$ 68,852.18
Mercer Island	\$	29,882	\$ 29,882.38
Newcastle	\$	9,960	\$ 10,677.21
Redmond	\$	59,768	\$ 62,167.43
Woodinville	\$	11,898	\$ 12,365.49
Beaux Arts Village	\$	1,569	\$ 1,569
Clyde Hill	\$	2,660	\$ 2,905
Hunts Point	\$	1,569	\$ 1,569
Medina	\$	2,660	\$ 2,901
Yarrow Point	\$	1,569	\$ 1,569
Sammamish	\$	46,188	\$ 49,167
Kenmore	\$	25,195	\$ 25,564
Other*	\$	30,679	\$ 25,517
TOTAL	\$	380,721	\$ 398,045
B. In-Kind Contributions		2011	2012
Bellevue	\$	140,446	\$ 145,903
TOTAL	\$	140,446	\$ 145,903
C. Total Contributions		Change *	
Bellevue	\$	140,446	\$ 145,903 \$ 5,457
Bothell	\$	39,191	\$ 40,128 \$ 937.49
Issaquah	\$	14,698	\$ 19,745 \$ 5,047.51
King County	\$	43,466	\$ 43,466 \$ -
Kirkland	\$	59,768	\$ 68,852 \$ 9,083.80
Mercer Island	\$	29,882	\$ 29,882 \$ -
Newcastle	\$	9,960	\$ 10,677 \$ 717.19
Redmond	\$	59,768	\$ 62,167 \$ 2,399.05
Woodinville	\$	11,898	\$ 12,365 \$ 467.53
Beaux Arts Village	\$	1,569	\$ 1,569 \$ -
Clyde Hill	\$	2,660	\$ 2,905 \$ 244.88
Hunts Point	\$	1,569	\$ 1,569 \$ -
Medina	\$	2,660	\$ 2,901 \$ 240.98
Yarrow Point	\$	1,569	\$ 1,569 \$ -
Sammamish	\$	46,188	\$ 49,167 \$ 2,978.39
Kenmore	\$	25,195	\$ 25,564 \$ 369.06
Other**	\$	30,679	\$ 25,517 \$ (5,161.60)
TOTAL	\$	521,167	\$ 543,948 \$ 22,781.37
TOTAL COSTS	\$	521,167	\$ 543,948 \$ 22,781.52
BALANCE	\$	0	\$ (0)

* Changes are disproportionate in order to realign contributions based on recent annexations and updated census population figures.

** This is a combination of overhead fee for PSRC Growing Transit Community Grant, administrative fee collected from Redmond Ridge East; and admin reserve resulting from previous staff vacancy.

12-15-12

ARCH WORK PROGRAM: 2013

I. PROJECT ASSISTANCE

A. Oversight of Local Monetary Assistance

ARCH Trust Fund. Review applications and make recommendations for requests of local monetary funds through the ARCH Housing Trust Fund process. Includes helping to coordinate the application process and use of funds for various programs.

Objective: Allocation of \$1,000,000 or more through the ARCH Housing Trust Fund Process, and create or preserve a minimum of 50 units.

For the 'Parity Program', provide updated annual information to members, and achieve the base line goal for levels of direct assistance.

Provide a variety of types of affordable housing and that meet other funding priorities as specified in the ARCH Trust Fund Criteria.

Centralized Trust Fund System. Monitor centralized trust fund process including:

- Produce regular monitoring reports for the ARCH Trust Fund account.
- Work with Administrating Agency (Bellevue) to prepare contracts and distribute funds for awarded projects.
- Monitor funded projects including evaluating performance and tracking loan payments.

King County / State Funding Programs. Review and provide input to other funders for Eastside projects that apply for County (HOF, RAHP, HOME, etc) and State (Tax Credit, DOC) funds. Includes providing input to the King County Home Consortium on behalf of participating Eastside jurisdictions. Assist N/E consortium members with evaluating and making a recommendation to the County regarding CDBG allocations to affordable housing.

Objective: In consultation with County, local staff and housing providers, seek to have funds allocated on a countywide basis by the County and State allocated proportionately throughout the County including the ARCH Sphere of Influence.

B. Special Initiatives This includes a range of activities where ARCH staff assist local staff with specific projects. Activities can range from feasibility analysis, assisting with requests for proposals, to preparation of legal documents (e.g. contracts, covenants). Following are either existing initiatives or examples of initiatives likely to emerge:

Trust Fund Long Term Issues.

1. ARCH Trust Fund: Dedicated Funding Source. As follow up to the ARCH Workshops in 2007, explore and evaluate the feasibility of a dedicated funding source. Research and develop a menu of options for creating more sustainable funding source to supplement general fund contributions for the ARCH Trust Fund. Work in 2013 to include convening members to evaluate options. For any options selected for further consideration, follow up on next steps.

2. Long Term Operation of Funded Projects. In 2012 ARCH conducted an evaluation of projects funded in the past through ARCH, including convening panel of real estate experts to assess ongoing operation and long term health of projects. This led to creating an assessment tool to monitor and respond to issues that could impact the long term viability of funded projects. In 2013, undertake initial assessment of funded projects. As needed follow up with individual property owners, to further evaluate project and if needed strategize ways to improve long term viability.

Objective: Develop sustainable strategies for the HTF to meet local housing goals and preserve assisted affordable housing.

Surplus Property/Underdeveloped Property. Assist as needed member cities' evaluation of potentially surplus public property or underutilized private property (e.g. church properties) for suitability of affordable housing. Currently identified opportunities includes:

- Assist Kirkland with implementing local provisions (e.g. land use and multifamily tax exemption affordability requirements) associated with the South Kirkland Park n Ride.
- Assist Sammamish with making surplus city site available to Habitat for Humanity of East King County
- Assist Redmond with evaluating making a surplus city site available for affordable housing, and if approved, assist with development of an RFP, selection of a development team, and other follow up activities
- Continue to explore opportunities for catalyst projects in transit oriented neighborhoods such as Bel-Red, Overlake and central Mercer Island that include affordable housing and other features that help implement neighborhood plan objectives. Explore modifications of existing ARCH Trust Fund criteria and procedures to potentially support such efforts.

As a subset of this item, convene members and other stakeholders to explore how to potentially work more proactively with faith based organizations to utilize their properties to assist with addressing affordable housing needs, especially for homeless populations. This includes supporting efforts by Eastside Human Services Forum, EHAC and cities to develop an East King county sub-regional strategic approach to winter shelter for homeless adults and families.

Objective: Identify one or more specific sites in East King County to be made available for housing.

Eastside Homebuyer Assistance Program.

Continue working with Washington State Housing Finance Commission to support the third phase of the House Key Plus ARCH Downpayment Assistance Program.

Objective: Maintain operation of the Homebuyer Assistance Program and implement updates.

HUD Assisted Housing. No known projects in the upcoming year, but continue to monitor and actively pursue efforts to preserve existing HUD assisted affordable housing.

Objective: Preserve existing federally assisted affordable housing in East King County and prevent from converting to market rate housing.

II. HOUSING POLICY PLANNING

Work items in this section are grouped into the following basic areas of activity:

- Work with individual members on local planning efforts.
- Efforts coordinated through ARCH that benefit multiple members of ARCH.
- Track legislation that increases tools available to cities to create affordable housing.
- Participation in regional workgroups that impact local housing efforts.

A. Local Planning Activities

ARCH Housing Strategy Program. ARCH members have identified a number of Priority Housing Strategies as well as an ongoing education program for members, several of which can impact local planning efforts, including:

- Ongoing education of staffs and officials through Housing 101 Workshops for staffs and new local officials; updating information in the Housing 101 Workbook, annual study sessions with member councils to review current issues and activities and materials profiling current programs and housing trends.
- Assist cities that incorporate priority strategies into their local work program (e.g. property tax exemption program in mixed use zones, regulatory incentive programs, regulations to increase housing diversity (mixed use, innovative housing, housing emphasis zones). (Note: See Local Housing Efforts below for specific activities by members.)

Housing Background Information. On an annual basis, ARCH will continue to provide updated housing data information as available. This updated housing information will be incorporated into the education fliers and Housing 101 report used as part of the ongoing Housing Education Program. In 2013, looking at a Housing 101 event that will help assist member councils and planning commissions to prepare for updates to their Housing Elements.

Objective: On a regular basis, conduct education sessions for new local officials and staffs on local housing conditions and programs (Housing 101 East King County, East King County Plan to End Homelessness), and hold annual discussion with member councils on recent housing trends and efforts.

Continue to keep member jurisdictions and the broader community aware of local housing conditions to assist in their efforts to evaluate current and future efforts to meet local housing objectives. Include research on recent housing trends, and responses to these trends.

Housing Needs Assessment. Members will need Housing Needs Assessments as part of their updates to their Comprehensive Plans. Working with ARCH members, ARCH has developed an overall needs assessment covering East King County. As an initial part of each member's update of their Comprehensive Plan, ARCH will supplement the overall needs assessment with localized information.

Objective: Assist with preparation of Housing Needs Assessment for all members, and to do so through a coordinated effort in behalf of all members.

Local Housing Efforts: ARCH jurisdictions are updating land use, zoning and other codes in order to implement policies identified in their Comprehensive Plans. ARCH staff will continue to assist local staffs in these efforts. Following are specifically identified areas that ARCH will assist local staff with accomplishing. For the coming year, ARCH staff expects to spend time assisting members updating local Housing Elements, with initial efforts focused on developing needs assessments for members.

Objective: Assist local staff with completion of the following updates of local codes and specific plans:

Bellevue

Assist City staff with a Housing Needs Assessment and Housing Element as part of the Comprehensive Plan update.

Assist City in the update to the Housing and Land Use Elements of the Comprehensive Plan

Assist City staff with developing and implementing administrative procedures for the Bel-Red land use incentive program.

Assist with Council evaluation of a MF Tax exemption program in the City. In the event Council provides direction to develop a program, assist City Staff to develop code language for a program.

Assist in identifying opportunities for affordable housing and implementation of affordable housing strategies in identified East Link corridors where transit oriented housing and mixed income housing development is an important component of the initial planning work.

Assist in innovative housing ordinance for NB properties within the Newport Hills Commercial Center.

Assist in the "Downtown Livability" program's review of housing regulations and incentives.

Bothell

Assist city staff with review and update of existing Accessory Dwelling Units regulations.

Assist city with work related to affordable housing component of the city's LIFT program in their downtown areas. Includes assisting with any reporting requirements and potentially exploring additional opportunities for affordable housing on city owned properties in the downtown revitalization area.

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Clyde Hill

Assist City staff with update to the Comprehensive Plan Housing Element.

Assist City with rental of City's affordable rental unit.

Issaquah

Central Issaquah Plan: Continue work with City staff to refine development standards and regulations related to the housing policies adopted in the Central Issaquah Plan.

Based on policy direction in Central Issaquah Plan, assist City staff with research and presentation to council related to establishing a Multifamily Tax Exemption program in Central Issaquah. If program approved by Council, assist staff with establishing administrative procedures.

As needed, assist City staff with administration of the affordable housing provisions of the Lakeside and Rowley development agreements.

Issaquah Highlands: Mostly completed, but monitor the implementation of any remaining portions of the Issaquah Highlands affordable housing development agreement.

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Kenmore

Assist City staff with a Housing Needs Assessment and advise on potential amendments to the goals and policy for the Comprehensive Plan update scheduled for 2014.

Assist in review of affordable housing regulations as needed for the City's commercial zoning work program for the Regional Business zone.

Consult and provide assistance to City staff on specific sites with affordable housing opportunities such as in the downtown and on city owned property.

Assist in developing administrative procedures for the City's adopted multi-family tax exemption program.

Kirkland

Assist City staff with a Housing Needs Assessment for the Comprehensive Plan update scheduled for 2013 and 2014.

Assist City in the update to the Housing and Land Use Elements of the Comprehensive Plan.

Continue to assist staff with local action related to the South Kirkland Park & Ride property (e.g. documentation to secure affordability requirements.)

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations and/or using the optional multifamily tax exemption program.

Assist City with review, and if adopted, implementation of Section 8 Nondiscrimination ordinance.

Assist City with updating criteria and process for affordable housing impact fee exemptions.

Consult with city on TDR approaches and infrastructure financing tools for the Totem Lake Urban Center.

Assist City staff with Council Housing Committee and resulting initiatives.

Assist City staff with affordable housing preservation efforts and initiatives.

Mercer Island

Assist City staff with completion of administrative procedures and documents associated with the land use incentive and tax exemption programs for Town Center.

Assist City Staff and Planning Commission with updating the Housing Strategy Plan, and with initial implementation of high priority strategies.

Newcastle

Assist City staff with Housing Element and related housing needs analysis as part of the Comprehensive Plan update.

Assist with updating administrative procedures for city's updated affordable housing provisions based on any final revisions by Council. Assist with agreements for any project that would include an affordable housing requirement, including those related to the Community Business Center.

Assist staff with outreach effort related to ADU.

Redmond

Continue to assist with negotiating and administering the provision of affordable housing in developments required to provide affordable housing units pursuant to city regulations.

Assist staff with preparing a surplus site for senior affordable housing development in Downtown. (See Special Projects).

Assist with further update of housing regulations as needed as follow up to the rewrite of the City's zoning code. Assist with the creation of user guides for implementing housing requirements

Assist with the implementation of other high priority items identified in the Strategic Housing Plan, such as encouraging public/private partnerships to promote the development of affordable housing in urban centers.

Assist with pursuit of creative ways to implement the provisions for affordable housing in the Group Health Development Agreement including exploring ways to leverage other resources.

Assist with the promotion of affordable housing and other programs available to Redmond residents and developers, e.g., Accessory Dwelling Units (ADUs).

Assist with carrying out implementation strategies that result from the investigation of emerging housing markets as described below under regional issues.

Assist City staff and Council with evaluating and, if appropriate, implementing a tax incentive program for affordable housing, as allowed under RCW 84.14.

Provide assistance as needed in updating neighborhood plans (e.g. Southeast Redmond) with respect to housing, including periodic attendance at Citizen Academy and CAC meetings to help identify housing issues and develop policy and regulatory responses.

As follow up to City's adoption of Section 8 anti-discrimination ordinance, assist with education outreach effort to landlords regarding Section 8 program. Potentially do in cooperation with other jurisdictions.

Sammamish

Assist with update to Comprehensive Plan / Housing Element and Housing Strategy Plan.

Assist staff with making surplus site available to Habitat (see special projects).

Evaluate Strategy Plan to assess if work should commence on any median priority strategies (e.g. Senior Housing opportunities).

Assist city staff with evaluating the updated state legislation regarding impact fee waivers for affordable housing, and explore potential revisions to local regulations related to impact fee waivers for affordable housing.

Woodinville

Assist with update to Comprehensive Plan / Housing Element and Housing Strategy Plan.

Review and strengthening of affordable housing and accessory dwelling unit programs and regulations.

Assist City staff and Planning Commission with evaluating and developing

incentives for affordable housing as provided for in the Downtown/Little Bear Creek Master Plan area.

Yarrow Point

Assist Planning Commission and Council with a review and potential update of current ADU regulations, and assist with effort to increase public awareness of local provisions.

King County See Regional/Planning Activities below.

Complete standard covenants, and monitor the implementation of the Northridge/Blakely Ridge and Redmond Ridge Phase II affordable housing development agreements. This includes monitoring annual progress toward achieving affordability goals; and providing information to developers on details about how the program is implemented.

General Assistance. In the past, there have been numerous situations where members have had requests for support on issues not explicitly listed in the Work Program. Requests range from technical clarifications, to assisting with negotiating agreements for specific development proposals, to more substantial assistance on unforeseen planning initiatives. ARCH sees this as a valuable service to its members and will continue to accommodate such requests to the extent they do not jeopardize active work program items.

B. Regional/Countywide Planning Activities

PSRC – HUD Sustainability Planning Grant. PSRC in a partnership with public and private agencies from the Central Puget Sound region received a \$5 million HUD Sustainable Communities Planning Grant. Continue to work on several housing components of the planning effort, including developing the East King County corridor planning implementation strategies, with ARCH focusing on housing components of these strategies; and participating in the regional affordable housing work group that will be researching and where feasible implementing new tools to support local efforts for affordable housing(e.g. property acquisition fund).

One particular interest in this work is better understanding emerging housing markets. This includes investigating how to encourage housing development in new or unproven markets. What are the barriers, and how can ARCH member jurisdictions address these issues? Further, how can ARCH assist with familiarizing the development community about housing opportunities in these areas?

Objective: Obtain information that is applicable to ARCH member cities' housing development efforts.

Countywide Planning Policies (CPP) for Affordable Housing. The Growth Management Planning Council adopted updated CPPS for housing. This also included several follow up work program items to begin implementation of some of the policies. ARCH staff will assist the regional work group on these follow up work program items.

Legislative Items. ARCH staff will track state and federal legislative items that relate to

affordable housing and could impact members' ability to address affordable housing. As needed, staff will report back to the Executive Board and members, and when directed coordinate with other organizations (e.g. AWC, Prosperity Partnership, WLIHA) to contact legislators regarding proposed legislation. For the upcoming legislative session, primary emphasis would be on potential legislation related to surplus public land. Goal of legislation is to provide emphasis on making surplus land suitable for residential development available for development that includes affordable housing. . This legislation would be consistent with one of ARCH Housing Priority Strategies to proactively use surplus public property for affordable housing.

Committee to End Homelessness (CEH)/ Eastside Homeless Advisory Committee (EHAC). Anticipated work of the CEH in the coming year include: continued coordinated allocation of resources; and initiating several specific proposals (e.g. shelters, addressing homelessness for veterans , families, and youth and young adults). Role for ARCH staff is expected to include participating in the CEH Funders group and its efforts to coordinate funding, and inform ARCH members and the general public of CEH/EHAC activities. Also continue to participate in efforts to implement homeless efforts within East King County through EHAC, including longer term solutions for winter shelters in East King County.

Objective: Keep member jurisdictions informed of significant regional issues and pending legislation that could affect providing housing in East King County.

Ensure that perspectives of communities in East King County are addressed in regional housing activities, including the Committee to End Homelessness.

Have one or more specific local programs initiated as part of the 10 Year Plan to End Homelessness.

III. HOUSING PROGRAM IMPLEMENTATION

Monitoring Affordable Rental Housing. Administer ongoing compliance of affordability requirements. This includes affordable rental housing created through direct assistance (e.g. Trust Fund allocation, land donations) from member jurisdictions, and through land use incentives. Some Trust Fund projects also require monitoring of project cash flow related to loans made by jurisdictions to projects (see I Project Assistance).

Objective: Ensure projects are in compliance with affordability requirements which involves collecting annual reports from projects, screening information for compliance, and preparing summary reports for local staffs. To the extent possible this work shall:

- Minimize efforts by both owners and public jurisdictions.
- Coordinate ARCH's monitoring efforts with efforts by other funding sources such as using shared monitoring reports.
- Utilize similar documents and methods for monitoring developments throughout East King County.
- Ensure accurate records for affordable ownership units, including audit units for owner occupancy and proper recording of necessary documentation.

- Establish working relationship with other public organizations that can help assess how well properties are maintained and operated (e.g. code compliance, police, and schools).

Monitoring Affordable Ownership Housing. As more price restricted homes are created, monitoring of affordable ownership housing created through local land use regulations is becoming of increased importance. In addition, will continue to monitor general trends with ownership units, enforcement of covenant provisions (e.g. leasing homes, foreclosure), and as necessary evaluate and if warranted, complete revisions to the ownership covenants. One anticipated effort is to consider updates to the covenants to account for revisions to FHA guidelines. Also continue to maintain a list of households potentially interested in affordable ownership housing.

Objective: Oversee resale of affordable ownership homes. Address issues related to ongoing compliance with program requirements (e.g. leasing homes, foreclosures).

Complete revisions to the affordability covenant and administrative procedures to better protect against potential loss of long term affordability.

Information for public on Affordable Housing. Maintain lists of affordable housing in East King County (rental and ownership), and making that available as needed to people looking for affordable housing.

Objective: Maximize awareness of affordable housing opportunities in East King County through the ARCH web site, public flyers and other means to assist persons looking for affordable housing.

Relocation Plans. Assist as necessary with preparing relocation plans and coordinate monitoring procedures for developments required to prepare relocation plans pursuant to local or state funding requirements.

Objective: Maximize efforts to ensure that existing households are not unreasonably displaced as a result of the financing or development of new or existing housing.

IV. SUPPORT/EDUCATION/ADMINISTRATIVE ACTIVITIES

Education/Outreach. Education efforts should tie into efforts related to public outreach/input on regional housing issues (see local planning activities). However, much of ARCH's outreach/education work will occur through work with individual members on local housing efforts. In addition to the Housing 101 workbook and related brochures, other outreach methods may include housing tours, a portfolio of successful projects, and short videos to be broadcast on local cable channels on local efforts.

Objective: Consistent with the Education program discussed at the ARCH Workshops, using input from the broader community, develop education tools to inform councils, staffs and the broader community of current housing conditions, and of successful efforts achieved in recent years.

Be a resource for members to assist with outreach and education activities on affordable housing associated with local planning efforts.

Conduct specific education events for ARCH member staff, commissioners and council members.

Create outreach tools/efforts that inform the broader community of affordable housing resources available to residents.

ARCH Web site. Update on a regular basis information on the ARCH website, including information related to senior housing opportunities. Add new section to the website that provides more details and administrative materials for affordable incentive programs available through ARCH members and fair housing information.

Objective: Maintain the ARCH web site and update the community outreach portion by incorporating information from Housing 101 East King County, as well as updated annual information, and links to other sites with relevant housing information (e.g. CEH, HDC).

Make presentations, including housing tours, to at least 10 community organizations.

Media coverage on at least six topics related to affordable housing in East King County related to work done by Cities/ARCH and articles in local city newsletters.

Advice to Interested Groups. Provide short-term technical assistance to community groups, faith communities and developers interested in community housing efforts. Meet with groups and provide suggestions on ways they could become more involved.

Objective: Increase awareness of existing funding programs by potential users.

Increase opportunities of private developers and Realtors working in partnership with local communities on innovative/affordable housing.

Assist community based groups who want to provide housing information to the broader community by assisting with preparing background information.

Administrative Procedures. Maintain administrative procedures that efficiently provide services to both members of ARCH and community organizations utilizing programs administered through ARCH. Prepare quarterly budget performance and work program progress reports, including Trust Fund monitoring reports. Prepare the Annual Budget and Work Program. Work with Executive Board to develop multi-year strategy for the ARCH Administrative Budget. Staff the Executive and Citizen Advisory Boards.

Objective: Maintain a cost effective administrative budget for ARCH, and keep expenses within budget. Administrative costs should be equitably allocated among ARCH's members.

Maintain membership on the ARCH Citizen Advisory Board that includes broad geographic representation and wide range of housing and community perspectives.

Workprogram 2013 Final 12-15-12



Business of the City Council
City of Kenmore, WA

Subject/Topic: Resolution 13-213 authorizing execution of documents necessary to fund housing projects recommended by A Regional Coalition for Housing (ARCH) Executive Board.

Proposed Council Action/Motion: Council motion to approve Resolution 13-213.

For Council Meeting Agenda of: 2/25/13

Department: Community Development

Prepared by: Debbie Bent, Director

Approved by Department Head:

Approved by City Attorney:

Approved by Finance Director:

Approved by City Manager:

Initial & Date

OK 2/8/13

N/A

aug 2/8/13

POK 2/9/13

Exhibits/Attachments:

1. Resolution 13-213 with Exhibit 1, Memo dated 12/14/12, Fall 2012 Housing Trust Fund Recommendation, from the ARCH Executive Board

Expenditure Required \$25,000

Amount Budgeted \$100,000 in the **Appropriation Required** \$0
general fund

INFORMATION/BACKGROUND: The City of Kenmore approved an Amended and Restated Interlocal Agreement with ARCH on 3/8/10 (Contract 10-C866) with an effective date of 7/1/10. One outcome of the Interlocal agreement was that the City of Bellevue would keep in trust and administer the accumulated funds annually set aside by the City of Kenmore.

The ARCH Executive Board Fall 2012 Housing Trust Fund recommendation (See Exhibit 1 of Attachment 1) includes funding for three projects, with a funding total of \$1,283,737. The actual amount will depend on final action by City Councils. The City of Kenmore requested funding contribution is \$25,000 to assist in funding Imagine Housing Totem Lake Phase Two Senior Apartments located in Kirkland. Staff recommends that Council approve Resolution 13-213 (Attachment 2) providing authorization for the duly appointed administering agency for ARCH (City of Bellevue) to execute all documents necessary to enter into agreements for the funding of affordable housing projects in the amount of \$25,000 as recommended by the ARCH Executive Board, utilizing funds from the City's Housing Trust Fund. This action has no budgetary impact as the funds have already been budgeted.

The City's Housing Trust Fund balance at the end of 2012 was \$259,555. There is also \$88,277 committed to projects in development but not yet paid which would reduce the Trust Fund Balance to \$171,278. The \$25,000 funding contribution would be withdrawn from this balance. This balance does not include the City's 2013 \$50,000 contribution committed in the adopted budget which has yet to be transferred to ARCH.

FISCAL CONSIDERATION: The City's adopted 2013-2014 biennial budget includes \$100,000 in the Fund as General a commitment to the ARCH Housing Trust Fund.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED: Consistent with the ARCH Interlocal Agreement (Contract 10-C866). Consistent with adopted 2013-2014 budget.

**CITY OF KENMORE
WASHINGTON
RESOLUTION NO. 13-213**

A RESOLUTION authorizing the duly-appointed Administering agency for ARCH to execute all documents necessary to enter into Agreements for the funding of affordable housing projects, as recommended by the ARCH Executive Board, utilizing funds from the City's Housing Trust Fund.

WHEREAS, A Regional Coalition for Housing (ARCH) was created by interlocal agreement to help coordinate the efforts of Eastside cities to provide affordable housing; and

WHEREAS, the ARCH Executive Board has recommended that the City of Kenmore participate in the funding of certain affordable housing projects and programs hereinafter described; and

WHEREAS, the ARCH Executive Board has developed a number of recommended conditions to ensure that the City's affordable housing funds are used for their intended purpose and that projects maintain their affordability over time; and

WHEREAS, the City Council took action on March 8, 2010 approving the Amended and Restated Interlocal Agreement for ARCH; and

WHEREAS, the City Council desires to use \$25,000 from City funds as designated below to finance the projects recommended by the ARCH Executive Board; now, therefore,

THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. The City Council authorizes the duly-appointed administering agency of ARCH pursuant to the Amended and Restated Interlocal Agreement for ARCH to execute all documents and take all necessary actions to enter into Agreements on behalf of the City to Imagine Housing Totem Lake Phase 2 Senior Apartments in an amount not to exceed \$25,000.

Section 2. The Agreements entered into pursuant to Section 1 of this resolution shall be funded in a combined amount not to exceed that set forth in Section 1. Such Agreements shall include terms and conditions to ensure that the City's funds are used for their intended purpose and that the project maintains its affordability over time. In determining what conditions should be included in the Agreements, the duly-appointed administering agency of ARCH shall be guided by the recommendations set forth in the ARCH Executive Board's memorandum of December 14, 2012, a copy of which is attached hereto as Exhibit 1.

**PASSED BY THE CITY COUNCIL OF THE CITY OF KENMORE,
WASHINGTON, AT A REGULAR MEETING THEREOF THIS 25th DAY
OF FEBRUARY, 2013.**

CITY OF KENMORE

Mayor David Baker

ATTEST/AUTHENTICATED:

Patty Safrin, City Clerk



EXHIBIT 1

Together Center Campus
16225 NE 87th Street, Suite A-3 ♦ Redmond, Washington 98052
(425) 861-3677 ♦ Fax: (425) 861-4553 ♦ WEBSITE: www.archhousing.org

MEMORANDUM

TO: City of Bellevue Council Members
City of Clyde Hill Council Members
Town of Hunts Point Council Members
City of Issaquah Council Members
City of Kenmore Council Members
City of Kirkland Council Members
City of Medina Council Members
City of Mercer Island Council Members
City of Newcastle Council Members
City of Redmond Council Members
City of Woodinville Council Members
Town of Yarrow Point Council Members

FROM: Kurt Triplett, Chair, and ARCH Executive Board

DATE: December 14, 2012

RE: Fall 2012 Housing Trust Fund (HTF) Recommendation

The ARCH Executive Board (EB) has completed its review of applications for the Fall 2012 Housing Trust Fund round and recommends funding for three projects. Recommendations total \$1,283,737 as summarized in the attached table, Proposed Funding Sources. The actual amount will depend on final action by the City Councils.

Following is a summary of the applications, the recommendation and rationale, and proposed contract conditions for the three proposals recommended for funding at this time. Also enclosed are:

- Exhibit 2: Summary of Trust Fund Applications
- Exhibit 3: Sources of funding for projects summary by ARCH member
- Exhibit 4: Leveraging summary for the three projects
- Exhibit 5: Economic summary for each of the projects individually
- Exhibit 6: Summary of funded projects to date

1. Imagine Housing Totem Lake (Phase 2) Senior Apartments

Funding Request: \$875,000 (Deferred, Contingent Loan) Plus 8 Section 8 Vouchers

CAB Recommendation: \$875,000 (Deferred, Contingent Loan) Plus 8 Section 8 Vouchers
See attached Funding Chart for distribution of City Funds

BEAUX ARTS VILLAGE ♦ BELLEVUE ♦ BOTHELL ♦ CLYDE HILL ♦ HUNTS POINT ♦ ISSAQUAH ♦ KENMORE ♦ KIRKLAND
MEDINA ♦ MERCER ISLAND ♦ NEWCASTLE ♦ REDMOND ♦ SAMMAMISH ♦ WOODINVILLE ♦ YARROW POINT ♦ KING COUNTY

XIF. Approve Resolution No. 13-213 Authorizing the Funding of A
Regional Coaliton for Housing (ARCH) Housing Projects

Project Summary:

Imagine Housing (IH) – an east King County based non-profit corporation is proposing a 95 unit new construction project adjacent to Francis Village in the Totem Lake neighborhood of Kirkland. The building is four levels of residential units over one level of structured parking and community, amenity and service space. It is designed to serve seniors living independently, aged 62 or over, at 50%, and 30% of Area Median Income (AMI). Fifteen (15) units will be restricted for serving senior veterans and other seniors who have faced homelessness.

The community space and residential units are designed according to the principles of universal design. It is intended that the residents will be able to continue living in the units even with increased frailty and the units may be adapted (such as changing kitchen cabinets to accommodate wheelchairs) to meet their changing physical needs. The amenity space will have a flexible design to meet the social and physical interests of the population. The property will contain a rooftop garden that will provide passive recreational opportunities as well as gardening and educational opportunities.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- Experienced applicant
- Applicant has site control
- Development targets range of lower income senior households. Provides housing for a population (senior housing) that currently is below long term ARCH Trust goals.
- Homeless Veteran and disabled unit set-asides
- The project expands the residential development within the Totem Lake area
- Site has access to transit, shopping and is near a major hospital/medical complex
- Relatively low per unit ask to ARCH

Potential Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo

Special Conditions:

1. Prior to September 1, 2013, Imagine Housing shall provide to City or Administering Agency an update on the status of the project which will include: updates on applications for other public funding; updated capital and operating budgets, status of design review and/or City permit applications (including determination on the number of parking spaces required), and progress toward being able to meet all funding conditions within the 18 month period specified in Condition 2. If the City or Administering Agency evaluation indicates that funding conditions cannot be met within the 18 month funding condition period, (e.g. no application submitted for other public funds), then the ARCH Executive Board will be authorized to have the funding award expire and Imagine Housing will have to reapply to ARCH for funding.
2. In the event the first funding condition is met the funding commitment shall be extended to eighteen (18) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City or Administering Agency no later than sixty (60) days prior to the expiration date. City or Administering Agency will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion.

Commitment shall end if King County and or Commerce do not fund in the 2013 funding round, and applicant will have to reapply to ARCH.

3. Funds shall be used by Imagine Housing toward design, and consulting services, new construction, development period utilities, insurance and construction contingency. Funds may not be used for any other purpose unless City or Administering Agency has given written authorization for the alternate use. Spending of construction contingency must be approved in advance by City or Administering Agency. If after the completion of the project there are budget line items with unexpended balances, the public funders shall approve adjustments to the project capital sources, including reductions in public fund loan balances.
4. Funds will be in the form of a deferred, contingent loan. Loan terms will account for various factors, including loan terms from other fund sources, available cash flow, receipt of an asset management fee to the Applicant and project reserves. Final loan terms shall be determined prior to release of funds and must be approved by city Staff. Based on the preliminary development budget, it is anticipated that loan payments will be based on a set repayment schedule, and begin after repayment of deferred developer fee (approximately year 15), with 1% interest. The terms will also include a provision for the Applicant to a deferment of a payment if certain conditions are met (e.g. low cash flow due to unexpected costs). Any requested deferment of loan payment is subject to approval by City or Administering Agency, and any deferred payment would be repaid from future cash flow or at the end of the amortization period.
5. The net developer fee shall be established at the time of finalizing the Contract Budget. It is anticipated that the Net Developer Fee inclusive of any project management fees and incidental costs incurred by the developer, shall not exceed \$985,000 based on the current size and description of the project. Net developer fee is defined as that portion of the developer fee paid out of capital funding sources and does not include the deferred portion which is paid out of cash flow from operations after being placed in service.
6. Until such time as any deferred developer fee is fully repaid, all cash flow after payment of operating expenses and debt service, shall be used to repay the deferred developer fee unless otherwise approved by City or Administering Agency.
7. A covenant is recorded ensuring affordability for at least 50 years, with affordability as shown in the following table. Affordability levels will be defined using the requirements for tax credits, and utility costs will be based on King County Housing Authority allowances, or as otherwise approved by City or Administering Agency. (The matrix is subject to change dependent on selected proposal, but shall generally reflect the following)

Median Income Level	Studio	1 Bedrm	2 Bedrm	Total
Very Low Income 30% AMI	6	24	8	38 (8)
Low Income 31-50% AMI	9	36	12	57
Total	15	60	20	95 (8)

Up to 8 of the very low income units can utilize Section 8 vouchers. They can be used in a combination of one and two bedroom units. The final mix of one and two bedroom units will be approved by City or Administering Agency. Considerations in the determination of unit mix will include overall need in the community, unit mix of existing federally assisted and Section 8 assisted housing for seniors in east King County, and Section 8 program requirements.

8. Based on the availability of adequate support services, up to 15 units will be set-aside for homeless, unless otherwise approved by City or Administering Agency.
9. Submit documentation of the city's approval of the required number of parking spaces, and that the project design, and if applicable, management plan, are consistent with city requirements.
10. Submit for review and approval a management and services provision plan that includes how management and services for this property will relate to the management of the adjacent Francis Village Family Housing and types of services and programs that will be available for the residents. The plan shall also address how parking will be managed (including the leasing of any surplus spaces) on an ongoing basis, and shall also include management procedures to address tenant needs; services provided for or required of tenants; management and operation of the premises; community and neighbor relations procedures; a summary of ARCH's affordability requirements as well as annual monitoring procedure requirements.

2. Foundation For the Challenged Homes VII

Funding Request: \$168,737 (Secured Grant)

CAB Recommendation: \$168,737 (Secured Grant)
See attached Funding Chart for distribution of CDBG Funds

Project Summary:

The Foundation For the Challenged (FFC), an Ohio-based non-profit organization which to date has done 88 properties across the United States, of which 12 homes are in King County is proposing to develop a Supportive Living Services Home in Bellevue (or other Eastside City) as part of a larger proposal to develop five homes in total over three counties, with two of the homes in King County (one of which would be in the ARCH sphere of influence). They plan to acquire and remodel a four-bedroom house that will serve four low-income power wheelchair-bound individuals with developmental disabilities. A specific home will be identified once all funding is committed.

The residents identified for this project currently reside together in a group setting in a privately owned market-rate home. The owner is reportedly unwilling to make modifications to the home to accommodate their special needs such as the installation of body hoists. In the proposed project, they will live in a shared living arrangement, and each of the tenants will have their own bedroom. Staff will use a small work area within the home, but not reside on-site. All the tenants will receive 24/7 support services to ensure their health and safety. The support services are funded by and contracted through Washington State Department of Developmental Disabilities (DDD). FFC will only be acting in the capacity of owner, and will contract out property management to Navarre and Pollowitz, a non-related for-profit company.

There currently is no site control. The house to be bought will be remodeled to include accessibility features necessary for the initial tenants and for future tenants. FFC will be looking to acquire suitably laid out houses that can easily be modified.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- Serves neediest developmentally disabled residents by relying on referrals from the State Department of Developmental Disabilities (DDD) for new residents
- Provides housing for a population (Special Needs housing) that currently is below long term ARCH Trust Fund goals
- Property will have 24/7 non-resident care provider coverage
- Acquisitions to be done near transit and community amenities
- Developer has several year track record with properties in King County and good reputation with funders and DDD

Potential Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo

Special / Revised Conditions:

1. The funding commitment shall continue for six (6) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City or Administering Agency no later than sixty (60) days prior to the expiration date. At that time, the applicant will provide a status report on progress to date, and expected schedule for start of construction and project completion. City or Administering Agency will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion. At a minimum, the applicant will demonstrate that all capital funding has been secured or is likely to be secured within a reasonable period of time.
2. Funds shall be used by the Applicant toward acquisition and closing costs and developer fee. Funds may not be used for any other purpose unless City or Administering Agency has given written authorization for the alternate use.
3. FFC shall not proceed with searching for a home until all funding commitments have been received. The Applicant shall only purchase unoccupied homes or owner occupied homes in order to not trigger local and federal relocation regulations.
4. Prior to acquisition, the Applicant shall submit an appraisal by a qualified appraiser. The appraisal shall be equal to or greater than the purchase price.
5. With CDBG as a funding source, an Environmental Assessment is required. Applicant is directed to King County as to the requirements for Option language and timing of the acquisition
6. Funds will be in the form of a secured grant with no repayment, so long as affordability and target population is maintained, and the service/care providers have a contract with DDD for funds necessary to provide services to this population.

7. A covenant is recorded ensuring affordability for at least 50 years, with four beds for individuals with a developmental disability at or below 30% of area median income at move in.
8. Unless otherwise approved by City or Administering Agency the development budget for the ARCH sphere house shall include:
 - The development budget will include a minimum of \$3,000 of private sources provided by the applicant.
 - The funding award is based on a combined acquisition and construction cost which does not exceed \$432,196. In the event that total acquisition and rehab costs, including contingency, exceeds this amount, upon the approval of public funders and to the extent available from savings in other homes developed in FFC VII, those sources may be transferred to this home to cover additional costs. Any excess costs beyond that which can be covered from public funds made available to FFC VII shall be covered by private sources from the applicant.
 - Developer fee shall not exceed \$50,500 and Project Management fee shall not exceed \$5,000.
9. Replacement Reserves will be funded out of operations for: a) a replacement reserve at \$2,000 for the first year with an annual increase of 3.5% per year; and b) an operating reserve at \$1,000 per home for the first year with an annual increase of 3.5%.
10. All cash flow after payment of operating expenses shall be placed into a project reserve account that can be used by the applicant for project related operating, maintenance or services expenses. Any other use of these reserves funds must be approved by City or Administering Agency.
11. Unless otherwise approved by City or Administering Agency, residents referred from DDD should be ones who do not have Section 8 assistance.
12. In the event that any operating support funding levels will be reduced, the Applicant shall inform City or Administering Agency about the impacts the proposed reduction will have on the budget and plan for services to the clients with a developmental disability, and what steps shall be taken to address the impacts. A new budget or services plan must be approved by City or Administering Agency. FFC must find other sources to make up shortfall.
13. The Applicant must notify City or Administering Agency when they enter into an option for any home, providing information on the location of the home and terms for acquiring the home. The Applicant shall obtain approval from City or Administering Agency for any home considered for purchase. No home considered for acquisition will be within two blocks of another home owned by Applicant unless otherwise approved by City or Administering Agency. The option and purchase and sales agreement shall contain language that addresses federal funds' "choice-limiting" restrictions.
14. Prior to closing on a home, an individualized outreach plan will be submitted to City or Administering Agency for review and approval. The outreach plan will include provisions such as:
 - At time of a mutually accepted purchase and sales agreement, provide written notification to neighbors to include FFC's intention to purchase the house, description of the project, and information regarding FFC, property manager and the service provider that will include their websites and contact names/numbers;

- At time when the home is ready to open and after tenants move in, provide invitations to neighbors for an opportunity such as an open house to individually and/or as a group to meet with FFC and the service provider regarding the project. Provide information to neighbors about the program and the residents, and how to contact the service provider, property manager and FFC should they have questions or concerns about the operation of the home and information about what to do in case something out of the ordinary occurs.

15. Once home is selected the Applicant shall include City or Administering Agency in the inspection of the property and development of the final scope of work for the rehab. The final scope of work for the basic construction budget shall include, at a minimum, all work necessary for licensing of the home and correction of substandard health and safety conditions. Prior to start of construction, the Applicant shall submit the final scope of work for City or Administering Agency approval, along with evidence that construction costs have been confirmed by a qualified contractor and are within the basic construction budget. All uses of construction contingency funds must be approved by City or Administering Agency prior to authorization to proceed with such work.
16. Prior to release of funds, the Applicant shall submit to City or Administering Agency for review and approval drafts of all documents related to the provision of services to residents and management of the property, including the Memorandum of Understanding with the service provider, form of lease agreement with residents, and services agreement between DDD and the Service Provider. These documents shall at a minimum address: tenant selection procedures through DDD; management procedures to address tenant needs; services provided for or required of tenants; management and operation of the premises; community and neighbor relations procedures; a summary of ARCH's affordability requirements as well as annual monitoring procedure requirements. The plan shall also detail policies and procedures regarding resident turnover with the express purpose of minimizing time between change in residents.

3. Friends of Youth Transitional Housing for Homeless Young Adults

Funding Request: \$240,000 (Secured Grant) Plus 2 Section 8 Vouchers

CAB Recommendation: \$240,000 (Secured Grant) Plus 2 Section 8 Vouchers
See attached Funding Chart for distribution of CDBG Funds

Project Summary:

Friends of Youth (FOY) is a local agency providing counseling and shelter to homeless youth and young adults. The application is for funding two new single family homes to each provide housing for five unrelated young adults (ages 18 – 24) who require specialized support due to ongoing mental health issues and problems maintaining sobriety. These homes would be built on two of the four subdivided lots created at their new Kirkland campus adjacent to their administrative offices and the Youth Haven shelter funded in 2011.

Friends of Youth is purposely designing these new homes to create a shared living experience and home-like environment for high need young adults where supports are provided to intervene and help them become independent adults. Their stays are limited to 18 months by terms of the DHHS grant for services.

Funding Rationale:

The CAB supported the intent of this application for the following reasons:

- Provides housing for a population (Special Needs housing) that currently is below long term ARCH Trust goals.
- The project will be serving a population that will be a focus of the King County Committee to End Homelessness (CEH) in the coming year
- FOY owns the site
- This project would expand the FOY campus putting to use two of 4 additional parcels created
- Developer is experienced and successful in serving this population in shelter setting
- Location of proposed project has good access to public transportation, hospital, schools, library and employment opportunities
- Funding award would help leverage capital campaign
- Homes could be re-purposed should operating subsidies not be available

Potential Conditions:

Standard Conditions: Refer to list of standard conditions found at end of this memo

Special Conditions:

1. Prior to September 1, 2013, FOY shall provide to City or Administering Agency an update on the status of the project which will include: updates on the status of the capital campaign and applications for other public funding; updated capital and operating budgets (reflecting CDBG funding requirements); evaluation how the project fits into the countywide planning process related to homeless housing for young adults; and progress toward being able to meet all funding conditions within the 18 month period specified in Condition 2. If the City or Administering Agency evaluation indicates that funding conditions cannot be met within the 18 month funding condition period, (e.g. little progress on the capital campaign related to funds for this project, no award of other public funds or application submitted for other public funds, updated budgets not accounting for federal funding requirements or current market conditions), then the ARCH Executive Board will be authorized to have the funding award expire and FOY will have to reapply to ARCH for funding.
2. In the event the first funding condition is met, the funding commitment shall be extended to eighteen (18) months from the date of Council approval and shall expire thereafter if all conditions are not satisfied. An extension may be requested to City or Administering Agency no later than sixty (60) days prior to the expiration date. City or Administering Agency will consider an extension only on the basis of documented, meaningful progress in bringing the project to readiness or completion.
3. Federal Health and Human Services (HHS) or other services funding needs to be applied for but does not need to be approved prior to funding. Property may be used for foster care housing until HHS grant funding is in place.
4. Funds shall be used by FOY toward construction costs. Funds may not be used for any other purpose unless City or Administering Agency has given written authorization for the alternate use.
5. The Funding Agreement will include provisions related to funding of a replacement and operating reserve to be funded out of operations. City or Administering Agency shall determine appropriate level of funding based on final funding awards and operating budget, and a capital needs assessment. It is

anticipated that the replacement reserves will be approximately \$7,000 annually and the operating reserve will be approximately \$3,500 annually.

6. Funds will be in the form of a secured grant with no repayment, so long as affordability and target population is maintained, and the service funds necessary to provide services to this population are available.
7. A covenant is recorded ensuring affordability for at least fifty (50) years for ten (10) beds for homeless young adults, unless otherwise approved by City or Administering Agency, and who are at or below 30% Annual Median Income at move-in.
8. As part of the quarterly monitoring report, FOY shall explicitly include any activities related to the neighborhood outreach plan; and progress of the Capital Campaign including active solicitations, amounts pledged and secured against campaign targets and how funds are allocated to the different projects covered by the campaign.
9. In the event that any operating support funding levels will be reduced, the Applicant shall inform City or Administering Agency about the impacts the proposed reduction will have on the budget and plan for services to clients, and what steps shall be taken to address the impacts. A new budget including sources of funding shall be provided to City or Administering Agency for review. A new budget or services plan must be approved by City or Administering Agency. In the event of loss of funding homes could be re-purposed as foster homes.
10. Prior to March 1, 2013, an outreach plan will be submitted to City or Administering Agency for review and approval. The outreach plan will include provisions such as:
 - Provide written notification to neighbors by April 1, 2013 to include description of the project, and information regarding FOY that will include the website and contact number;
 - Send out invitations and provide an opportunity for neighbors to individually and/or as a group to meet with FOY in an Open House or other format regarding the project.
 - Provide contact information for Friends of Youth and information about what to do in case something out of the ordinary occurs.
11. Prior to release of funds, the Applicant shall submit to City or Administering Agency for review and approval drafts of all documents related to the provision of services to residents and management of the property, including any licensing-related management and service provider plans. These documents shall at a minimum address: management procedures to address tenant needs; services provided for or required of tenants; management and operation of the premises including coordination with the different uses of the campus; community and neighbor relations procedures; a summary of ARCH's affordability requirements as well as annual monitoring procedure requirements.
12. In the event a coordinated system of referrals for youth and young adults is created and becomes operational in the County, FOY will work with the County for appropriate referrals to the facility when beds become available and will fill beds via this coordinated system following implemented protocol.

Standard Conditions applicable to all projects

1. The Applicant shall provide revised development and operating budgets based upon actual funding commitments, which must be approved by city staff. If the Applicant is unable to adhere to the budgets, City or Administering Agency must be immediately notified and (a) new budget(s) shall be submitted by the Applicant for the City's approval. The City shall not unreasonably withhold its approval to (a) revised budget(s), so long as such new budget(s) does not materially adversely change the Project. This shall be a continuing obligation of the Applicant. Failure to adhere to the budgets, either original or as amended may result in withdrawal of the City's commitment of funds.
2. The Applicant shall submit evidence of funding commitments from all proposed public sources. In the event commitment of funds identified in the application cannot be secured in the time frame identified in the application, the Applicant shall immediately notify City or Administering Agency, and describe the actions it will undertake to secure alternative funding and the timing of those actions subject to City or Administering Agency's review and approval.
3. In the event federal funds are used, and to the extent applicable, federal guidelines must be met, including but not limited to: contractor solicitation, bidding and selection; wage rates; and Endangered Species Act (ESA) requirements. CDBG funds may not be used to repay (bridge) acquisition finance costs.
4. The Applicant shall maintain documentation of any necessary land use approvals and permits required by the city where the homes are located.
5. Submit monitoring reports quarterly through completion of the project, and annually thereafter. Submit a final budget upon project completion. If applicable, submit initial tenant information as required by City or Administering Agency.

**ARCH HOUSING TRUST FUND (HTF) APPLICATIONS
2012**

EXHIBIT 2

Applicant	Funds Requested (Grant/Loan) / Recommendation	Housing Type/ # of units/ bdrms	Income Served	Project Location	Duration of benefit	Total cost per unit	HTF cost per affordable unit	Project completion
Foundation For the Challenged FFC - VII	\$168,737 Grant	Acq/Rehab of Home for Developmentally Disabled 4	4 @ 30%	Bellevue – Site to be determined	50 Years	\$129,255/bed	\$42,184	Fall 2013
Friends of Youth Transitional Housing	\$240,000 Grant 2 Vouchers	New construction of two homes each housing 5 homeless young adults 10	10 @ 30%	13116 NE 132 nd St. Kirkland	50 Years	\$108,009/bed	\$24,000	Spring 2014
Imagine Housing Totem Lake Phase II/Senior	\$875,000 Deferred Loan 8 Vouchers	New Construction 95	38 @ 30% 57 @ 50% (15% Homeless set aside)	Adjacent to 12601 NE 124 th St, Kirkland	50 Years	\$229,181	\$9,211	Late Fall/Winter 2014

EXHIBIT 3

2012 HOUSING TRUST FUND: PROPOSED FUNDING SOURCES

		PROJECT			
SOURCE		Imagine Totem Phase II	FFC DD Group Home	Friends of Youth	TOTAL
Request		\$ 875,000	\$ 168,737	\$ 240,000	\$ 1,283,737
CAB Recommendation		\$ 875,000	\$ 168,737	\$ 240,000	\$ 1,283,737
Current Funding					
Sub-Regional CDBG			\$ 168,737	\$ 146,637	\$ 315,374
Bellevue					
CDBG **				\$ 16,008	\$ 16,008
General Fund	\$ 250,000				\$ 250,000
Issaquah					
General Fund	\$ 75,000				\$ 75,000
Kirkland					
General Fund	\$ 300,000				\$ 300,000
Mercer Is.					
General Fund	\$ 20,500				\$ 20,500
Redmond					
General Fund	\$ 131,769				\$ 131,769
CDBG				\$ 77,355	\$ 77,355
Newcastle					
General Fund	\$ 25,000				\$ 25,000
Kenmore					
General Fund	\$ 25,000				\$ 25,000
Woodinville					
General Fund	\$ 13,800				\$ 13,800
Clyde Hill					
General Fund	\$ 15,400				\$ 15,400
Medina					
General Fund	\$ 12,100				\$ 12,100
Yarrow Point					
General Fund	\$ 3,931				\$ 3,931
Hunts Point					
General Fund	\$ 2,500				\$ 2,500
TOTAL		\$ 875,000	\$ 168,737	\$ 240,000	\$ 1,283,737
CDBG	\$ -		\$ 168,737	\$ 240,000	\$ 408,737
General Fund	\$ 875,000		\$ -	\$ -	\$ 875,000

** Bellevue CDBG award is tentatively \$16,008. May be adjusted up to \$44,400 to offset any revision to the final sub-regional and/or Redmond CDBG award.

ARCH HOUSING TRUST FUND, 2012 **Leveraging Funds --**

EXHIBIT 4

	FFC VII (Adult Family Home)		Friends of Youth Transitional Housing		Imagine Housing Totem Lake Phase II/Senior		TOTAL
Prior ARCH Commitment							\$0
New ARCH Request	\$168,737		\$240,000		\$875,000		\$1,283,737
ARCH TOTAL	\$ 168,737	33%	\$ 240,000	22%	\$ 875,000	4%	\$ 1,283,737
King County							
Prior KC Commitment							\$0
HOF/HOME/CDBG	\$172,500		\$200,000		\$2,140,000		\$2,512,500
2060/2163							\$0
Veterans/Human Services							\$0
Other							\$0
KC TOTAL	\$ 172,500	33%	\$ 200,000	19%	\$ 2,140,000	10%	\$2,512,500
Prior WA Commitment							\$0
WA HAP							\$0
WA HTF	\$172,784				\$2,500,000		\$2,672,784
WA HFC (Equity Fund)							\$0
WSHFC Washington Works							\$0
WA TOTAL	\$ 172,784	33%	\$ -	0%	\$ 2,500,000	11%	\$2,672,784
Federal/HUD							\$0
Section 811							\$0
McKinney							\$0
Other (VA Per Diem)							\$0
FEDERAL TOTAL	\$ -	0%	\$ -	0%	\$ -	0%	\$0
Tax Credits		0%		0%	\$12,510,202	57%	\$12,510,202
Prior Tax Credit Commitment		0%		0%		0%	\$0
TCAP		0%		0%		0%	\$0
Bonds		0%		0%		0%	\$0
Bank Loans		0%		0%	\$2,997,000	14%	\$2,997,000
Deferred Developer Fee		0%		0%	\$ 750,000	3%	\$750,000
Private	\$3,000	1%	\$640,085	59%		0%	\$643,085
Other		0%		0%		0%	\$0
TOTAL COST	\$ 517,021	100%	\$ 1,080,085	100%	\$ 21,772,202	100%	\$ 23,369,308

ECONOMIC SUMMARY: FOUNDATION FOR THE CHALLENGED VII**EXHIBIT 5**

1. Applicant/Description: FFC / Acquisition/rehabilitation of single family home to provide housing for four persons living with developmental disabilities

2. Project Location: ARCH Sphere of Influence

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$168,737	Applied for Fall 2012
King County *	\$172,500	Committed Fall 2012
Commerce Trust Fund *	\$172,784	Committed Fall 2012
Owner Equity	\$3,000	Committed
		Committed
TOTAL	\$517,021	

4. Development Budget:

ITEM	TOTAL	PER BED	HTF
Acquisition	\$351,696	\$87,924	\$152,237
Construction	\$80,500	\$20,125	
Design	\$5,000	\$1,250	
Consultants	\$5,000	\$1,250	
Developer fee	\$50,500	\$12,625	\$16,500
Finance costs	\$3,456	\$864	
Reserves	\$13,000	\$3,250	
Permits/Fees/Other	\$7,869	\$1,967	
TOTAL	\$517,021	\$129,255	\$168,737

* Portion of larger awards for multiple homes

5. Debt Service Coverage: Secured grant, no repayment if in compliance.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the grant amount upon non-compliance with any of the funding conditions.

7. Rental Subsidy: None

ECONOMIC SUMMARY: FRIENDS OF YOUTH – TRANSITIONAL HOUSING

1. Applicant/Description: FOY / Construction of two new homes each providing housing for 5 homeless young adults

2. Project Location: 13116 NE 132nd Street, Kirkland

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$240,000	Applied for Fall 2012
King County	\$200,000	Committed as Fall 2012
Commerce Trust Fund	\$0	
From Capital Campaign	\$505,085	
Owner Equity	\$135,000	Committed
TOTAL	\$1,080,085	

4. Development Budget:

ITEM	TOTAL	PER BED	HTF
Acquisition *	\$261,500	\$26,150	
Construction	\$584,560	\$58,456	\$240,000
Design	\$41,800	\$4,180	
Consultants	\$500	\$50	
Developer fee	\$73,000	\$7,300	
Finance costs	\$24,000	\$2,400	
Reserves	\$58,000	\$5,800	
Permits/Fees/Other	\$36,725	\$3,673	
TOTAL	\$1,080,085	\$108,009	\$240,000

* Value of these lots, previously acquired by agency in the Youth Haven project (2011) and paid by FOY

5. Debt Service Coverage: Secured grant, no repayment if in compliance.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the grant amount upon non-compliance with any of the funding conditions.

7. Rental Subsidy: Two Section 8 vouchers

ECONOMIC SUMMARY: IMAGINE HOUSING / TOTEM LAKE PHASE II SENIOR

1. Applicant/Description: ARCH / New construction of 95 affordable rental units for seniors including units are for homeless/very low income households

2. Project Location: Adjacent to 12601 NE 124th St., Kirkland

3. Financing Information:

Funding Source	Funding Amount	Commitment
ARCH	\$875,000	Applied for Fall 2012
King County	\$2,140,000	To be applied for in 2013
Commerce Trust Fund	\$2,500,000	To be applied for in 2013
Tax Credits	\$12,510,202	To be applied for in 2013
Private Debt	\$2,997,000	To be applied for in 2013
Deferred Developer Fee	\$750,000	Committed
TOTAL	\$21,772,202	

4. Development Budget:

ITEM	TOTAL	PER UNIT	HTF
Acquisition	\$2,750,000	\$28,947	
Construction	\$13,957,115	\$146,917	\$668,109
Design	\$564,000	\$5,937	\$170,000
Consultants	\$420,000	\$4,421	
Developer fee	\$1,747,959	\$18,400	
Finance costs	\$1,260,619	\$13,270	
Reserves	\$292,080	\$3,075	
Permits/Fees/Other	\$780,429	\$8,215	\$36,891
TOTAL	\$21,772,202	\$229,181	\$875,000

5. Debt Service Coverage: Debt service payments will be finalized upon commitment. Basic terms will include a 50 year amortization, deferral of payments for a period of between 10 and 15 years, 1% interest, and ability to request a deferral of annual payment to preserve economic integrity of property.

6. Security for City Funds:

- A recorded covenant to ensure affordability and use for targeted population for 50 years.
- A promissory note secured by a deed of trust. The promissory note will require repayment of the loan amount upon non-compliance with any of the loan conditions.

7. Rental Subsidy: 8 Section 8 Vouchers

ARCH: EAST KING COUNTY TRUST FUND SUMMARY
LIST OF CONTRACTED PROJECTS FUNDED (1993 - Fall 2011)

EXHIBIT 6

FAMILY HOUSING

Project	Owner	Units/ Beds	Funding
Andrews Heights Apartments	Imagine Housing	24	\$400,000
Garden Grove Apartments	DASH	18	\$180,000
Overlake Townhomes	Habitat of EKC	10	\$120,000
Glendale Apartments	DASH	82	\$300,000
Wildwood Apartments	DASH	36	\$270,000
Somerset Gardens (Kona)	KC Housing Authority	198	\$700,000
Pacific Inn	Pacific Inn Assoc. *	118	\$600,000
Eastwood Square	Park Villa LLC	48	\$600,000
Chalet Apts	Imagine Housing	14	\$163,333
Andrew's Glen	Imagine Housing	10	\$387,500
Bellevue Apartments	LIHI	45	\$800,000
YWCA Family Apartments	YWCA	12	\$100,000
Highland Gardens (Klahanie)	Imagine Housing	54	\$291,281
Crestline Apartments	Shelter Resources	22	\$195,000
Parkway Apartments	KC Housing Authority	41	\$100,000
Habitat - Patterson	Habitat of EKC	24	\$446,629
Avon Villa Mobile Home Park	MHCP **	93	\$525,000
Terrace Hills	Imagine Housing	18	\$442,000
Village at Overlake Station	KC Housing Authority **	308	\$1,645,375
Summerwood	DASH	166	\$1,187,265
Coal Creek Terrace	Habitat of EKC	12	\$240,837
RoseCrest (Talus)	Imagine Housing	40	\$918,846
Mine Hill	Imagine Housing	28	\$450,000
Clark Street	Imagine Housing	30	\$355,000
Lauren Heights (Iss Highlands)	Imagine Housing/SRI **	45	\$657,343
Habitat Issaquah Highlands	Habitat of EKC **	10	\$200,000
Issaquah Family Village I	YWCA **	87	\$4,382,584
Issaquah Family Village II	YWCA	47	\$2,760,000
Greenbrier Family Apts	DASH **	50	\$286,892
Plum Court	DASH	61	\$1,000,000
Francis Village	Imagine Housing	15	\$375,000
South Kirkland Park n Ride	Imagine Housing	46	\$752,294
Copper Lantern	LIHI **	33	\$452,321
Homeowner Downpayment Loan	KC/WSHFC/ARCH	87	\$615,000
SUB-TOTAL FAMILY HOUSING		1,932	\$22,899,500
Percent of Total Funds Allocated			60.4%
Long Term Distribution Goal			56.0%

SENIOR HOUSING

Project	Owner	# Units/ Beds	Funding
Cambridge Court	Resurrection Housing	20	\$160,000
Ashwood Court	DASH/Shelter Resources *	50	\$1,070,000
Evergreen Court (Assisted Living)	DASH/Shelter Resources	64	\$2,480,000
Vasa Creek	Shelter Resources	50	\$190,000
Riverside Landing	Shelter Resources **	50	\$225,000
Kirkland Plaza	Imagine Housing	24	\$610,000
Heron Landing	DASH/Shelter Resources	50	\$65,000
Ellsworth House Apts	Imagine Housing	59	\$900,000
Greenbrier Sr Apts	DASH/Shelter Resources **	50	\$196,192
SUB-TOTAL SENIOR HOUSING		417	\$5,896,192
Percent of Total Funds Allocated			15.6%
Long Term Distribution Goal			19.0%

HOMELESS/TRANSITIONAL HOUSING

Project	Owner	# Units/ Beds	Funding
Hopelink Place	Hopelink **	20	\$500,000
Chalet	Imagine Housing	4	\$46,667
Kensington Square	Housing at Crossroads	6	\$250,000
Andrew's Glen	Imagine Housing	30	\$1,162,500
Bellevue Apartments	LIHI	12	\$200,000
Sophia Place	Sophia Way	20	\$250,000
Dixie Price Transitional Housing	Hopelink	4	\$71,750
Avondale Park	Hopelink (EHA)	18	\$280,000
Avondale Park Redevelopment	Hopelink (EHA) **	60	\$1,502,469
Petter Court	KITH	4	\$100,000
Francis Village	Imagine Housing	45	\$1,125,000
South Kirkland Park n Ride	Imagine Housing	12	\$188,073
Rose Crest (Talus)	Imagine Housing	10	\$229,712
Lauren Heights (Iss Highlands)	SRI **	5	\$73,038
Issaquah Family Village I	YWCA **	10	\$503,745
SUB-TOTAL HOMELESS/TRANSITIONAL HOUSING		260	\$6,482,954
		Percent of Total Funds Allocated	17.1%
		Long Term Distribution Goal	13.0%

SPECIAL NEEDS HOUSING

Project	Owner	# Units/ Beds	Funding
My Friends Place	EDVP	6	\$65,000
Stillwater	Eastside Mental Health	19	\$187,787
Foster Care Home	Friends of Youth	4	\$35,000
FOY New Ground	Friends of Youth	6	\$250,000
DD Group Home 7	Community Living	5	\$100,000
Youth Haven	Friends of Youth	10	\$332,133
DD Group Home 4	Community Living	5	\$111,261
DD Group Homes 5 & 6	Community Living	10	\$250,000
United Cerebral Palsy	UCP	9	\$25,000
DD Group Home	Residence East	5	\$40,000
AIDS Housing	Aids Housing of WA.	10	\$130,000
Harrington House	AHA/CCS	8	\$290,209
DD Group Home 3	Community Living	5	\$21,000
Parkview DD Condos III	Parkview	4	\$200,000
IERR DD Home	IERR	6	\$50,209
FFC DD Homes	FFC	8	\$300,000
Oxford House	Oxford/Compass Ctr.	8	\$80,000
Parkview DD Homes VI	Parkview	6	\$150,000
SUB-TOTAL SPECIAL NEEDS HOUSING		134	\$2,617,599
		Percent of Total Funds Allocated	6.9%
		Long Term Distribution Goal	12.0%
TOTAL		2,725	\$37,896,245

* Funded through Bellevue Downtown Program

** Also, includes in-kind contributions (e.g. land, fee waivers, infrastructure improvements)

*** Amount of Fee Waiver still to be finalized

XIF. Approve Resolution No. 13-213 Authorizing the Funding of A Regional Coaliton for Housing (ARCH) Housing Projects



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Contract No. 13-C1108 for services with King County Community Worker Program	For Council Meeting Agenda of: February, 25, 2013 Department: Public Works Prepared by: Jennifer Gordon
Proposed Council Action/Motion: Authorize City Manager to Enter into a Service Agreement with King County Department of Adult and Juvenile Detention Community Work Program (CWP).	Initial & Date Approved by Department Head: <i>[Signature]</i> 2/12/13 Approved by City Attorney: <i>[Signature]</i> via email 1/25/13 Approved by Finance Director: <i>[Signature]</i> 2/13/13 Approved by City Manager: <i>[Signature]</i> 2/13/13
Exhibits/Attachments: Contract No. 13-C1108	
Expenditure Required \$75,852.00 Amount Budgeted \$75,852.00 Appropriation Required \$	
<u>INFORMATION/BACKGROUND:</u> The King County Correctional Work Program (CWP) currently allows District Court to sentence offenders to work crews to perform supervised manual labor for various public service agencies. The program is designed to provide a diversion from jail for low-level, low-risk offenders and a visible restitution to the community. Offenders are sentenced directly to the CWP and may work off their fines, regain their driver's license or complete the terms of their sentence. CWP projects typically include various types of landscaping, habitat restoration and invasive species removal. CWP crews function year round and offer services Monday through Saturday. The City has been using this program for many years and it continues to be a cost effective way to get this type of labor work done.	
<u>FISCAL CONSIDERATION:</u> The daily rate for the King County CWP Crew is \$602.00 per day and includes one full time working supervisor and a minimum of four individuals assigned to the Community Work Program (the number of individuals is almost always more than four). This cost also covers all associated overhead and misc. costs such as training, transportation to and from site, tools and safety gear necessary to perform the job. The 2013 rate is the same rate paid in 2012. The work crew typically works two to three days every week throughout the year.	
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Economic Development and Parks Improvement	

XIG. Authorize Contract No. 13-C1108 - King County Department of Adult & Juvenile Detention Community Work Program (CWP)

CONTRACT NO. 13-C1108

**City of Kenmore, Washington
Contract for Services
King County Department of Adult and Juvenile Detention
Community Work Program**

2013 AGREEMENT FOR SERVICES

THIS AGREEMENT is entered into the date last below written between the CITY OF KENMORE, WASHINGTON ("City") and THE KING COUNTY DEPARTMENT OF ADULT AND JUVENILE DETENTION Community Work Program ("Contractor").

1. SERVICES BY CONTRACTOR

Contractor shall perform the services described in and meeting the standards of the scope of work attached hereto as Attachment A.

2. TERM OF AGREEMENT

The term of this Agreement shall begin January 1, 2013 and shall extend through December 31, 2013. The crews will work two (2) and three (3) days per week for this contract period as directed by City staff. The Agreement may be extended by mutual consent of both parties.

3. PAYMENT

City shall pay contractor for such services a rate of \$ 602.00 per day. Total payments to Contractor shall not exceed ***\$75,852*** during the contract period, based upon a total of 126 work days, unless a negotiated amendment has been approved and signed by both parties.

- A. Contractor shall maintain time and expense records and provide them to the City monthly, along with monthly invoices in a format acceptable to the City for work performed to the date of the invoice.
- B. All invoices shall be paid by mailing a City warrant within 30 days of receipt of a proper invoice.
- C. Contractor shall keep cost records and accounts pertaining to this Agreement available for inspection by City representative for three (3) years after final payment. Copies shall be made available on request.
- D. If the services rendered do not meet the requirements of the Agreement, Contractor will correct or modify the work to comply with the Agreement. City

may withhold payment for such work until the work meets the requirements of the Agreement.

4. WORK CREW SELECTION

Contractor shall be responsible for the selection of crewmembers provided to the City under this Agreement. The work crew will consist of a work crew supervisor and four (4) or more individuals sanctioned to the Community Work Program by criminal or civil courts within King County.

5. WORK CREW SCHEDULE AND CANCELLATION

Contractor will provide the City with a work crew for each business day during the term of this Agreement; Provided, however, that Contractor maintains the right to cancel work activities due to inclement weather, insufficient number of crew members, or vacation or sick leave of the crew supervisor. Days missed during the business week may be scheduled and made up on Saturday's with the agreement of the Kenmore contract liaison or designee. Per section 3A of this Agreement, the City will not be responsible for payment to the Contractor for days in which work activities are not conducted.

6. SUPERVISION OF THE WORK CREW

- A. Contractor shall provide at least one (1) supervisory person who shall be present at all times during the execution of all portions of the work, who shall direct, supervise and be thoroughly responsible for the Contractor work crew and its actions while in the performance of maintenance services. Contractor will provide necessary equipment to the participants, coordinate with the designated City supervisor to determine work site, schedules, obtain necessary on-site equipment and complete maintenance log for each work site.
- B. Contractor shall be responsible to provide all training to the crew supervisor regarding the scope of work, safety procedures, CPR, first aid, and defensive driving.

7. TRANSPORTATION

Transportation to and from the City's designated work sites will be the responsibility of the Contractor.

8. EQUIPMENT

All equipment necessary to complete the agreed upon services shall be the responsibility of Contractor unless otherwise discussed and agreed to by the parties.

Safety equipment will be provided by Contractor to include hard hats, safety vests, goggles, gloves, rain gear, shoes, and ear protection devices.

9. PROTECTION OF EXISTING PROPERTY

It shall be the responsibility of Contractor to leave City facilities in existing or better condition. Any damage to facilities or unsatisfactory operation of utilities shall be brought to the City's attention immediately by Contractor. All damages to existing facilities shall be reviewed by the City and Contractor, and those damages caused by Contractor or its work crew shall be repaired or replaced at Contractor's expense.

10. SAFETY AND CLEANUP

- A. Contractor shall be responsible to maintain the work area free of debris and clutter and especially avoid causing any hazards anywhere on the property due to its operations.
- B. Upon completion of the day's work the job site as well as any space used by Contractor shall be left clean and orderly.
- C. Contractor shall be responsible for accomplishing work zone traffic control in accordance with applicable state regulations.

11. MAINTENANCE ACTIVITIES AND SCHEDULING

Contractor is to consider that City property is open to the public at all times, and the maintenance and associated work shall be conducted in such a way that the daily operation of the City property shall not be affected without prior approval by the City.

12. DISPOSAL METHODS:

Contractor shall select disposal sites and be responsible for the disposal of debris and unsuitable materials collected under the conditions of this Agreement. In no case shall debris and unsuitable materials be disposed upon the site or any property contiguous thereto. Contractor is solely responsible for any and all damages done or any regulation violated in the disposal of waste material, as well as for any other action that they perform. Contractor agrees to defend, indemnify, and hold harmless the City of Kenmore from liability for any and all damages, costs and expenses (including but not limited to attorneys' fees) incurred as a result of Contractor's actions. The City of Kenmore shall reimburse Contractor for any fees associated with disposal of debris collected at the designated work sites. Disposal fees will be reviewed and disagreements will be discussed and resolved by the parties.

13. DISCRIMINATION AND COMPLIANCE WITH LAWS

- A. Contractor agrees not to discriminate against any employee or applicant for employment or any other person in the performance of this Agreement because of race, creed, color, national origin, marital status, sex, age, disability, or other circumstance prohibited by federal, state or local law or ordinance, except for a bona fide occupational qualification.
- B. Contractor shall comply with all federal, state and local laws and ordinances applicable to the work to be done under this Agreement.
- C. Violation of this Paragraph shall be a material breach of this Agreement and grounds for cancellation, termination, or suspension of the Agreement by City, in whole or in part, and may result in ineligibility for further work for City.

14. GENERAL ADMINISTRATION AND MANAGEMENT

The Public Works Field Supervisor of the City of Lake Forest Park or his/her designee, shall be City's representative, and shall oversee and approve all services to be performed, coordinate all communications, and review and approve all invoices, under this Agreement.

15. HOLD HARMLESS AND INDEMNIFICATION

- A. Contractor shall protect, defend, indemnify and save harmless City, its officers, employees and agents from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from any actions by any work crew member while that work crew member is under County supervision and/or negligent or willful acts or omissions of Contractor, its officers, employees and agents in performing this agreement. Contractor hereby waives its immunity under Industrial Insurance, Title 51 RCW, for claims of any type brought by any person against the City under said title, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. For purposes of this Agreement it is agreed that work crew members are not agents of the County.
- B. City shall protect, defend, indemnify and save harmless Contractor, its officers, employee and agents from any and all costs, claims, judgments or awards of damages, arising out of or in any way resulting from the negligent acts or omissions of City, its officers, employees or agents in performing this agreement.
- C. The provisions of A and B shall survive the expiration or termination of this Agreement.

16. INSURANCE

King County maintains a fully funded Self-Insurance program as defined in King County Code 4.12 for the protection and handling of the County's liabilities including injuries to persons and damage to property. Contractor shall respond to all injury

claims made by Crew Supervisors in accordance with King County procedures governing worker's compensation.

17. SUBLETTING OR ASSIGNING CONTRACT

Neither City nor Contractor shall assign, transfer, or encumber any rights, duties or interests accruing from this Agreement without the express prior written consent of the other.

18. FUTURE SUPPORT

City makes no commitment and assumes no obligations for the support of Contractor's activities except as set forth in this Agreement.

19. INDEPENDENT CONTRACTOR

Contractor is and shall be at all times during the term of this Agreement an independent contractor. Nothing in this Agreement shall be construed to convert the work crew members, the work crew supervisor or any of Contractor's officers, agents, or employees into City employees.

20. EXTENT OF AGREEMENT/MODIFICATION

This Agreement, together with attachments or addenda, represents the entire and integrated Agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended, modified or added to only by written instrument properly signed by both parties hereto.

21. TERMINATION

- A. This Agreement may be terminated by either party without cause, in whole or in part, prior to the date specified in Section II, by providing either party thirty- (30) days advance written notice of the termination.
- B. Either party may terminate this Agreement, in whole or in part, upon seven (7) days advance written notice in the event: (1) There is a material breach of any duty, obligation, or service required pursuant to this Agreement; or (2) the duties, obligations, or services required herein become impossible, illegal, or not feasible.
- C. Nothing herein shall limit, waive, or extinguish any right or remedy provided by this Agreement or law that either party may have in the event that the obligations, terms, and conditions set forth in this Agreement are breached by the other party.

22. NO THIRD-PARTY BENEFICIARIES.

There are no third-party beneficiaries to this agreement. No person or entity other than a party to this agreement shall have any rights hereunder or any authority to enforce its provisions.

IN WITNESS WHEREOF, the parties have executed this Agreement on the _____ day of _____, 20 ____.

CONTRACTOR

By: _____
Claudia Balducci, DAJD Director

CITY OF KENMORE

By: _____
Rob Karlinsey, City Manager

Approved as to Form:

By: _____
King County
Prosecuting Attorney's Office

Approved as to form:

By: _____
Kenmore City Attorney

EXHIBIT A

KING COUNTY, DAJD & CITY OF KENMORE

SCOPE OF WORK

Part 1

Work will be under the direction of, City of Lake Forest Park Public Works Field Supervisor. Work will be performed along street right-of-way and parks in City of Kenmore.

Part 2 – TURF

1. All turf shall be mowed to a height of two inches to two and one-half inches.
2. All turf around posts, fences, trees, shrubs and other obstructions shall be trimmed at each mowing. Care will be taken not to damage structures or trees with equipment.
3. All turf areas shall be edged at sidewalks, curbs, and beds on a schedule specified in the Maintenance Schedule. Edging will be done with a bladed power edger. Edging of sidewalk and curbs shall be performed so as to expose the entire top surface.

Part 3 – TREES, SHRUBS AND GROUND COVER

1. Any damage to desirable plant material as a result of Contractor negligence will be remedied by the Contractor, at his or her expense, in a timely manner acceptable to the Contract Administrator.
2. Ground cover shall be trimmed at the edge of hard surfaces (sidewalks and curb), and bed areas. Ground cover shall be trimmed to prevent encroachment into shrub and tree areas.
3. Shrubs shall be trimmed or sheared to maintained desired shape and function as needed to provide a neat, trimmed appearance..

Part 4 – HARD SURFACES

1. Sidewalks, curbs and other hard surfaces shall be left free of leaves, litter and debris at the end of each mowing or trimming activity. The use of power blowers is

acceptable; however, accumulations of debris must be removed from the site and not blown onto adjacent property or street surfaces.

2. Undesirable vegetation in sidewalks, curbs and other hard surfaces shall be removed.

Part 5 – DRAINAGE DITCHES AND CULVERTS

1. Identified drainage ditches shall be mowed and weedwhacked and culvert pipe ends opened. After cleaning drainage ditches all debris including grass or brush of any kind must be removed from the ditch
2. Culvert openings will be opened with hand tools only and so that the bottom of the drainage pipe is exposed.

Part 6 – OTHER SERVICES

1. Leaves shall be removed from all maintained areas including, turf, beds, and hard surfaces.
2. All litter, debris, and animal feces shall be removed from turf, beds, and hard surfaces.
3. All encroaching neighboring vegetation, including brush, trees, and shrubs, shall be kept away from roads, walkways and maintained areas. Vegetation shall be cut back approximately one-foot beyond the walkway edge and parallel with the plane of the walkway. A seven-foot vertical clearance must be kept along walkways for pedestrian clearance.
4. Windfall branches and debris shall be removed from all developed areas for disposal by the Contractor. Removal of wind fallen trees are not in the contract.



City Council Business Agenda Item City of Kenmore, WA

Subject/Topic:
Appropriation Request for NE 181st ST
Culvert Replacement Project SW-6

For Council Meeting Agenda of: February 25, 2013

Department: Engineering & Environmental Services

Prepared by: Kent Vaughan, PE

Proposed Council Action/Motion:
Appropriate \$120,000 in Surface Water
Management Funds and \$25,000 from the
Street Fund for the NE 181st ST Culvert
Replacement Project.

Initial & Date
Approved by Department Head: KNO 2/13/13
Approved by City Attorney: UA
Approved by Finance Director: mg 2/13/13
Approved by City Manager: gkr

Exhibits/Attachments:

Expenditure Required \$ 971,813

Amount Budgeted \$ 827,600

Appropriation Required \$145,000
(rounded)

INFORMATION/BACKGROUND:

In May 2012, staff received authorization from City Council to award construction of the culvert project for up to \$400,000. In August 2012, the project was awarded to the low bidder, Razz Construction, for \$367,847. The engineer's estimate for the project was \$383,000. The overall project budget is \$827,600 and staff is requesting an additional \$145,000 for project completion, including additional overlay on NE 181st Street.

It was originally assumed that the culvert project would be completed in 2012 and would not require carry-over funds into the 2013-2014 Biennium Budget. However, due to changed conditions discovered in the field, the project was delayed. The existing connecting pipes at the south end of the culvert project were located further east than anticipated. The City was denied right-of-entry from the property owner to pothole the pipes at the connection point and confirm depth and alignment prior to construction. The culvert design was based off of potholing data obtained at the right-of-way line and video inspection of the pipes. The changed condition required the re-design of the culvert, additional construction management and inspection costs, and considerable construction change orders to pay the contractor expenses and delays. Staff continues to negotiate with the contractor to resolve the outstanding change orders that resulted.

The table below summarizes the project budget at pre-award (April 2012) and now (Feb 2013). The project is substantially complete. Only property restoration (paving) and punch list items have yet to occur. To be conservative, a contingency of \$14,000 was included in the requested appropriation amount.

NE 181st ST Culvert Replacement			
	April-12	Feb-13	Δ
Construction	\$383,000	\$442,763	\$59,763
Contingency	\$50,000	\$14,000	(\$36,000)
Construction Management	\$72,000	\$159,550	\$87,550
ROW	\$30,000	\$37,900	\$7,900
Pre-Design	\$140,000	\$140,000	\$0
Design	\$152,600	\$152,600	\$0
SUBTOTAL	\$827,600	\$946,813	\$119,213
Asphalt Overlay on 181 st Street (Street Fund)			\$25,000
TOTAL (rounded)			\$145,000

Note that construction management includes: in-house construction management staff salary, consultant inspection, consultant documentation assistance, consultant materials testing, and consultant engineering services during construction.

As a result of the culvert work, the segment of roadway between 61st and 62nd Avenues NE along NE 181st Street was not overlaid as planned in 2012. Staff proposes working with the culvert contractor to overlay this street segment as part of the culvert project. Staff believes there is a direct nexus between the culvert project and the street overlay as this segment of NE 181st Street was used as a staging area for the heavy machinery (large crane/trucks) used to install the culvert, which negatively impacted the pavement. It is recommended to complete the overlay now. The preliminary cost estimate for this work is \$25,000. The actual cost for the additional asphalt overlay work will be negotiated with the contractor and billed to the Street Fund.

FISCAL CONSIDERATION:

Funds exist within the Surface Water and Street Funds for this work. Ending fund balances for the Surface Water and Street Funds are currently projected at \$328,000 and just over \$1.5 million, respectively. A budget amendment ordinance will be presented in March, 2013 which will include the carryover of unspent funds and additional appropriation requested for this project. The City is obligated to compensate the contractor for their work on the culvert. However, staff is negotiating to pay fairly for the work that was completed and no more.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Council Goal 10. To address watershed issues affecting the city.



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: 2013 State Legislative Agenda - Revised Proposed Council Action/Motion: Approved the City's revised State Legislative Agenda for 2013	For Council Meeting Agenda of: February 25, 2013 Department: City Manager's Office Prepared by: Rob Karlinsey To Be Presented By: Rob Karlinsey <u>Initial & Date</u> Approved by Department Head: _____ Approved by City Attorney: _____ Approved by Finance Director: _____ Approved by City Manager: <u>RLK</u> Exhibits/Attachments: 2013 State Legislative Agenda
Expenditure Required N/A Amount Budgeted Appropriation Required	
<u>INFORMATION/BACKGROUND:</u> Last October the City Council adopted Kenmore's State Legislative Agenda for the 2013 State Legislative Session. Since then, regional developments, I-90 tolling proposal, for example, have given cause to take another look at the City's State Legislative Agenda and make some adjustments. The City's revised State Legislative Agenda for 2013 is attached.	
<u>FISCAL CONSIDERATION:</u> N/A	

City of Kenmore

Legislative Agenda for the 2013 State Legislative Session

Funding Requests

Completing SR 522

The City respectfully requests \$8.5 million in state funding to complete improvements to State Route 522 in Kenmore. SR 522 is a highway of statewide significance that runs through the City of Kenmore and as an east-west corridor, connects I-5 to I-405. SR 522 is one of the four east-east corridors on Lake Washington. Tolling on the SR 520 bridge has already shown noticeable and measurable traffic and congestion increases on SR 522 in Kenmore. Proposed I-90 bridge tolling will only exacerbate traffic problems on SR 522 and add to the need for capacity and safety improvements.

Kenmore Village Town Green

The City of Kenmore respectfully requests that \$300,000 be allocated in the Capital Budget toward Kenmore Town Square. Kenmore Town Square will cover just under an acre on the Kenmore Village shopping center property, and will be a location for city programming to foster a greater sense of community, and provide an important amenity for downtown redevelopment. The City is prepared to provide a strong local match for State Capital Budget funding.

Sammamish River Bridge Funding

The City respectfully requests state funding to replace the **southbound bridge on 68th Avenue** over the Sammamish River. This 80-year-old bridge is of regional significance—Juanita Drive/68th Avenue, fed by other arterials, is on a well-used route around the Lake. In fact, *Juanita/68th has increasingly become a prime alternate route for drivers avoiding tolls on State Route 520.* The bridge was constructed in the 1930's and has been closely monitored for decades. It has shown sudden structural deterioration since traffic volumes increased coinciding with SR 520 tolling.

Mitigating Impacts of 520 Bridge Construction

SR 520 bridge construction activity is located at the Lake Pointe site in the City of Kenmore. Since construction began, water depths have noticeably declined. This change in depth has negatively impacted neighboring water dependent business operations that are important to the Kenmore community. Further lake sediment testing and **maintenance dredging** is needed to prevent negative impacts to the Kenmore's water-dependent businesses. The City encourages the state to fund this ongoing monitoring and maintenance dredging as a component cost of the SR 520 bridge construction project.

Policy Requests

I-5 and I-405 Signage Directing Drivers to Kenmore

As the home of Bastyr University and the Kenmore International Air Harbor, the City of Kenmore respectfully requests additional directional signage leading to the City. The City will work with its legislative delegation and the Washington State Department of Transportation (WSDOT) to have directional signs on I-5 and I-405 directing drivers to Kenmore.

State Grant Programs

The City of Kenmore encourages the state to continue funding grant programs that assist the city in providing local services. In particular, the City supports continued grant funding to the Recreation and Conservation Office (RCO) for parks, to the Department of Commerce for small business incubators and innovation partnership zones (IPZs), and Department of Ecology for the local model toxics funding and stormwater funding to meet NPDES requirements

Stormwater

The City of Kenmore supports policy changes that address stormwater management regionally, including addressing regional stormwater impacts in project SEPA analysis.

Public Records Reform

The City of Kenmore supports reform to statutes governing public records requests. In approaching this reform, the City recognizes the importance of transparency and accountability in government; however, the current system is frequently abused. The City of Kenmore looks forward to working with other stakeholders to develop some reform ideas.

Medicine Take-Back Program

The City of Kenmore supports legislation creating a statewide medicine take-back program. This legislation would require drug manufacturers that sell products in Washington to develop, fund, and implement a take-back system for unwanted, unused, or left over medicines. King County is in process of implementing a local take-back program.

Local Government Finance Considerations

The City of Kenmore supports consideration short-term strategies to recognize the financial conditions affecting local government in this economy. This could include postponing state-mandated deadlines for Growth Management Comprehensive Plans, adjusting Transportation Benefit District revenue options, providing incentives for fuel-efficient fleet vehicle replacement, or other actions.



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Reappoint Kenmore Library Advisory Board (KLAB) Members with Expired Terms

For Council Meeting Consent Agenda of:
February 25, 2013

Department: City Clerk (Fin. & Admin.)

Prepared by: Patty Safrin

Proposed Council Action/Motion:
Approve a Motion to Reappoint Kenmore Library Advisory Board (KLAB) Members Ellen Stein, Chandrika Kaul and Matthew Martin to New 3-Year Terms Ending December 31, 2015 and Extend Paige Almond's Young Adult Member Term to December 31, 2013.

Approved by Department Head:
Approved by City Attorney:
Approved by Finance Director:
Approved by City Manager:

Initial & Date

Fin. Dir.

N/A

Paige

Ellen

Exhibits/Attachments: None.

Expenditure Required \$
N/A

Amount Budgeted \$
N/A

Appropriation Required \$
N/A

INFORMATION/BACKGROUND:

Consistent with Kenmore Municipal Code Chapter 2.35.

FISCAL CONSIDERATION:

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Motion to allow indoor storage as a temporary use for up to a one year period in Downtown Commercial Zoned, city owned Kenmore Village Property subject to conditions	For Council Meeting Agenda of: 25 February 2013 Department: Executive Prepared by: Nancy Ousley <u>Initial & Date</u> Approved by Department Head: <u>NKS 7 Feb 2013</u> Approved by City Attorney: <u>By Telephone</u> Approved by Finance Director: <u>Jan 28/13</u> Approved by City Manager: <u>RSK</u>			
Proposed Council Action/Motion: Motion to allow indoor storage as a temporary use for up to a one year period in Downtown Commercial Zoned, city owned Kenmore Village property subject to conditions	Exhibits/Attachments:			
<table style="width:100%; border: none;"> <tr> <td style="width:33%; text-align: left;">Expenditure Required \$0</td> <td style="width:33%; text-align: center;">Amount Budgeted \$n/a</td> <td style="width:33%; text-align: right;">Appropriation Required \$n/a</td> </tr> </table>		Expenditure Required \$0	Amount Budgeted \$n/a	Appropriation Required \$n/a
Expenditure Required \$0	Amount Budgeted \$n/a	Appropriation Required \$n/a		
<u>INFORMATION/BACKGROUND:</u> Indoor storage is a prohibited use in the Downtown Commercial zone. Per Kenmore Municipal Code 18.100.120, a temporary use permit is a mechanism by which the city may permit a use otherwise not permitted in the zone that can be made compatible for periods of limited duration. A temporary use permit cannot exceed a total of 90 days unless extended by the City Council to one year. The Administration proposes an extension to allow indoor storage as a temporary use for up to a one year period from the date of an executed lease for commercial space in the Downtown Commercial zoned City-owned Kenmore Village property, subject to certain conditions. Conditions would include that an indoor storage use could not occupy the front portion of the commercial space, in order to preserve the opportunity for a retail/commercial use to occupy and activate the façade of the building. Since the property is slated for sale and redevelopment, this extension will provide an opportunity for an interim, income-producing indoor storage use to occupy a portion of the available space for up to a year. Currently, one lease is in place for temporary indoor storage for a 90 day period in the rear portion (2,500 square feet) of one of the vacant spaces (8,000 square feet) in Kenmore Village, and would expire March 31, 2013 unless the extension is approved to January 31, 2014. The business that is leasing the space for storage has requested the consideration of the extension.				
<u>FISCAL CONSIDERATION:</u> With this extension, rental income will be available to the City without eliminating the potential for another tenant to occupy the front portion of the space. The current lease is for \$1700 per month for 2500 square feet of space in the rear portion of a 8000 square foot space in Kenmore Village.				
<u>COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:</u> Pursue Downtown Development				

XIIIA. Motion to Allow Indoor Storage as a Temporary Use for up to One Year in City-Owned Kenmore Village Property - Nancy Ousley,



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: Kenmore Village Proposals Update Proposed Council Action/Motion: Review Potential Buyer Summaries	For Council Meeting Agenda of: February 25, 2013 Department: City Manager's Office Prepared by: Rob Karlinsey To Be Presented By: Rob Karlinsey Exhibits/Attachments: Potential Buyer Summaries for Upper & Lower Lots Kenmore Village Position Statement and Downtown Goals
<u>INFORMATION/BACKGROUND:</u> Late last year, the City retained two brokerage firms to list the Kenmore Village properties for sale. Jones Lang LaSalle listed the upper lot (former park & ride), and Colliers International listed the lower lots (the shopping center). Prior to being listed for sale, the City led an extensive public involvement process to reconfirm the goals for the downtown and develop a Position Statement for the properties. Multiple offers/proposals were received on both the upper and lower properties. Colliers, JLL, the City Manager, Assistant City Manager, and Spinnaker Strategies recently interviewed all potential buyers for the properties. Based on the goals for the properties and the principles outlined in the Position Statement, four potential buyers for each of the properties are recommended to move forward in the process. The City Manager and the brokers will be available to review the potential buyer summaries (attached) at the February 25, 2013 City Council meeting. Public comment will be a component of this discussion. In keeping with the next steps outlined last fall, the City should narrow down the finalists down to one for each property in the near future. We appear to be on schedule to have approved purchase and sale agreements for the properties by late April or early May of this year.	

I:/City Clerk/Agenda Items/Templates

Kenmore Village Lower Lots: Summary of Top Four Recommended Candidates			
Potential Buyer	Company Background	Examples of Past Development Projects (not necessarily inclusive of all projects)	Project Summary
RPI - Benaroya	The Benaroya Company is a leading full-service real estate company based in Bellevue, Washington. Benaroya Company acquires, develops and manages properties in prime Pacific NW locations. For more than half a century, the Benaroya name has been synonymous with integrity, excellence, and value. Established in 1956, The Benaroya Company has completed a wide range of real estate projects including data centers; medical, technology and office facilities; retail and industrial for a wide range of global and regional companies. Under the leadership of Larry Benaroya, the company employs 25 professionals with expertise in all aspects of commercial real estate.	Group Health Medical Center Puyallup 23rd & Madison Mixed Use--Safeway/Apartments Lower Queen Anne Mixed Use--Safeway & Apartments LA Fitness Kent	Going to pursue retail, office, medical uses; Understands the project must include "town green".
Tourmaline - IDG	Tourmaline Capital is a private real estate investment firm focused on the development, acquisition and operation of retail properties on the West Coast. The company invests in anchored shopping centers, targeting development, value-add and core-plus assets. Irwin Development Group is dedicated to retail, office, commercial ground up development with a geographical focus on the Pacific Northwest. David Irwin is president of Irwin Development and has a vast experience of ground up development.	Triangle Mall, Longview, WA US Bank Plaza Sacramento Aurora Center - Fairbanks Fremont Hub - Fremont, CA	Going to pursue retail, office, medical uses; Understands the project must include "town green".
Teutsch Partners	Teutsch Partners, LLC was formed in 1987 as a privately owned, regionally focused, commercial real estate services and development company. Since that time, the firm has grown into a fully integrated real estate concern, providing exceptional service to our clients while demonstrating a commitment to our core values of integrity, responsiveness and quality work. While continuing to provide corporate real-estate advisory services to some of the Pacific Northwest's prominent organizations, Teutsch Partners has developed a varied portfolio of favorably performing commercial real estate assets. This portfolio of development expertise includes; commercial office buildings, industrial parks, retail uses, multi-family residential, mixed use marina facilities, and medical office buildings serving both practicing professionals and biotech related research facilities. Teutsch Partners is founded on the belief that real estate is fundamentally a local business based on superior knowledge, experience and a commitment of loyalty and contribution to the community in which it is based.	Pavilion United General Hospital, Sedro Wooley, WA Overlake Bellevue Clinic Covington Medical Office Building Wedgewood Retail Center 9th & Pine Apartments w/ground floor retail - In process	Going to pursue retail, office, medical uses; Understands the project must include "town green".
KG Investment Management	KG was founded in 2001 and currently employs over 40 commercial real estate professionals in 6 locations in Washington and Oregon. KG's principals and professionals are recognized experts in the Pacific Northwest commercial real estate industry. Individually and collectively the KG team has acquired, developed, financed, managed and sold billions of dollars of commercial real estate over the past two plus decades. KG currently has over 10 million square feet of retail, industrial and office properties under management and 11.45 acres of development land in various stages of entitlement. Collectively KG's Development Team has over 100 years experience in commercial real estate and has been involved in some of the most prestigious properties in the Pacific Northwest.	Ballard Blocks - Trader Joes, LA Fitness Bellevue Development Site (aka "Auto Row") - In Process Bellevue Midlakes - Commencing this summer.	Going to pursue retail, office, medical uses; Understands the project must include "town green".

Kenmore Village Recommended Top Four Proposals: Upper Lot

Potential Buyer	Experience	Project Summary	Other Notes/Observations
Main Street Properties	Founders of CamWest, one of top 3 largest homebuilders in the region. Actively building several apartment buildings including two separate projects in Bothell.	Proposing approximately 160 apartment units on the upper lot in a wrap product with tuck under and surface parking - the surface parking will not be visible from the street. This project would be coming on line when other projects (apartments near UW Bothell, for example) would be wrapping up.	Want to be under construction in 2014.
Lake Union Partners	Actively building a few hundred apartment units in Seattle and Portland. Company was formed in 2009 and is comprised of principals who each came from other development companies. As a company has completed construction on one building thus far.	Proposing approximately 160 apartment units and about 240 parking stalls in a wrap product with tuck under and surface parking.	Want to be under construction in 2014.
Polygon Homes	Have built thousands of homes throughout Washington and Oregon ranging from less than \$200k to over \$700k in value.	Proposing 80 - 95 "for sale" Brownstone style brick townhomes. Polygon has a similar brown-stone town home project soon to get started in neighboring city.	This project is one of two townhome proposals as opposed to apartments. One key issue: 25% affordability requirement. Begin
Intracorp	Have constructed nearly 7,000 condo, townhome, and infill apartment projects up and down the west coast.	Proposing 90-120 attached 2-4 bedroom townhomes initially as "for rent" product but positioned as future "for sale" units.	Similar to Polygon above, key issue is affordability requirement. Begin construction in 2014.



City Of Kenmore, Washington

Positioning Statement

“Kenmore Village is a walkable place with a public square where Kenmore-area residents and workers can meet their daily needs and see one another face-to-face.”

Definition and Discussion

“Kenmore Village”: This refers to the former portions of the shopping center and the park-and-ride lot now owned by the City and the park. This positioning statement envisions a commercial area with a public square, with residential uses adjacent to and possibly above the commercial areas.

“Walkable Place”: “Walkable” here has two meanings: both walkable within and walkable to. While most standard shopping centers are walkable in the sense that distances are not so great that shoppers have to get in their cars and drive between stores, the monotony of the parking lots and the fact of walking down drive lanes discourages most people from going more than several hundred feet. In a truly walkable place, pedestrians feel safe and there are interesting things along the route that draw them forward. The second meaning of “walkable”, “walkable to”, means that Kenmore Village is perceived to be a walkable destination, that it is either within walking distance of neighborhoods or work places or other stores, or that the route itself is interesting enough to make the walk.

The second word here, “place”, implies not just that this is a piece of property or real estate or a destination for day-to-day needs, but that it has a sense of place, an interesting character and personality that comes as much from what goes on there as from the buildings and layout.

“Public square”: This will be a place the public owns and controls, where people can sit down without worrying about when the stores or shopping center close. It is a public place at the center of things, where people from different backgrounds can strike up a conversation. It is important that this square be integrated with other uses so that it has life day to day. Just because it is a public square and carries the civic identity does not mean that it cannot have less formal and more active uses on the side, like a skateboard park or pea patches.

“Kenmore area residents and workers”: While the users may initially be mostly nearby residents, over time this should serve as amenity for nearby businesses, so workers can walk to coffee, take a break from work and hold business meetings there either outside or in restaurants and coffee shops. Things like a gym will also serve draw worker use.

It is also important to define residents inclusively, to include not just middle-income families but seniors, low-income families, latch-key kids, single people, the elderly, teens hanging out together, childless couples, empty nesters, and those who speak a foreign language at home. Recognizing the variety of these different kinds of people will lead to more interesting design and programming. One of the best prospects for animating this space is meeting the needs of the large number of people already living nearby who do not now have much improved outdoor space to enjoy.

“Daily Needs”: This is in contrast to comparison goods purchased in Lynwood, Northgate or University Village. As used here, “daily needs” includes cash and non-cash goods, services and experiences.

On the commercial side, this could include food stores, restaurants, coffee houses, hair salons, pet stores, toy stores, banks, wealth managers, realtors, title companies, insurance firms, gyms, yoga parlors, clothing and shoe stores, stationery and specialty paper stores, knitting and quilting stores, rug and furnishing stores, tutoring and test preparation, ice cream stores, art and framing, optometrists, medical clinics, dentists, pet care, and mailing stores. The key distinction is between high volume/ low service establishments found in the malls and low-volume/ high service establishments found more locally, where convenience, staff training and customer relationships are critical to success.

On the public service side this will or could include reading at the library, book check out and meetings held at the library; visits to the post office, license renewal at a DMV office, and picking up permits at City Hall.

On the civic and non-profit side, this could include a community center, a re-located senior center, a youth club, and garden-club maintenance of the public square or nearby arbors.

At the personal and individual level, this could mean making Kenmore Village a destination for a walk, sitting in the park and watching kids or other people, meeting there as a starting point for rides with a bicycling group, or joining an exercise group in the park.

“See One Another Face to Face”: Two people passing in a supermarket parking lot may glance at one another or, if they know one another, stop briefly to talk, but Kenmore Village will provide a place where people can slow down enough to talk and even sit down if they want to. The promise of the place is that you will regularly run into someone you know or even make new friends there.

What are the goals for downtown and Kenmore Village?

On June 14, 2012, Council affirmed that the objective is to bring the Kenmore Village properties to market in a way that advances the City's goals for the downtown. These goals are a realization of many hours of community effort and involvement over the years and are summarized as follows:

- Integrate existing businesses and add new commercial businesses which include local shopping and dining opportunities. Encourage businesses that draw patrons during both the day and evening.
- Promote high density residential development including housing opportunities meeting the housing needs of a variety of income levels and which also support transit.
- Strengthen connections (particularly pedestrian connections) between the downtown quadrants, neighborhoods and waterfront. Capture pass through traffic on SR522 and the Burke Gilman trail.
- Create a destination, unique community gathering space and promote community events that bring residents together and meet the needs of a range of ages and interests.
- Improve ("beautify") the physical environment through design guidelines, sidewalks, landscaping, street trees, public art and signage.
- Provide a development that is responsive to the market and is fiscally responsible.



City Council Business Agenda Item
City of Kenmore, WA

Subject/Topic: Presentation of December 2012 Financial Report

For Council Meeting Agenda of: February 25, 2013

Department: Finance and Administration

Prepared by: Joanne Gregory

To Be Presented By: N/A

Proposed Council Action/Motion: Receive and File December 2012 Financial Report for the City of Kenmore, Washington

	<u>Initial & Date</u>
Approved by Department Head:	<u>JG 2/14/13</u>
Approved by City Attorney:	<u>N/A</u>
Approved by Finance Director:	<u>JG 2/14/13</u>
Approved by City Manager:	<u>RJK</u>

Exhibits/Attachments:
December 2012 Financial Report for the City of Kenmore, Washington.

Expenditure Required N/A

Amount Budgeted N/A

Appropriation Required N/A

INFORMATION/BACKGROUND:

The December monthly financial report will be presented for Council review. This provides the opportunity for the City Council and the community to receive information on the City of Kenmore's biennium to date revenues and expenditures in comparison to the City's 2011-2012 amended biennial budget. It also provides an opportunity to identify any potential variances or fluctuations from the budget. A mid biennial budget review was performed and the budget was amended by Ordinance No. 11-331 on November 28, 2011. The budget was again amended on November 26, 2012 by Ordinance No. 12-0348 and those amendments are included in this monthly report.

FISCAL CONSIDERATION:

December marks the end of the 24 month 2011-2012 biennium. The General Fund ended the biennium better than projected by \$201,012. The preliminary budget anticipated an ending fund balance of \$5,338,942; the biennium closed with an ending fund balance of \$5,539,954. The Street Fund ending fund balance is \$1,512,463 which was \$4,099 less than projected.

Another positive note was that real estate excise tax for 2013 exceeded 2012 revenues, and the biennial balance exceeded the budget by 11% (\$136,937) due to an upturn in the development and real estate

market in the City. This revenue source also benefited from a significant commercial sale in late November.

On the national level, the unemployment rate was unchanged at 7.8%. November unemployment was revised from 7.7% to 7.8% at some point after the November monthly report was filed. The Dow Jones closed at 13,105 in December, slightly above the November close at 13,025.

COUNCIL GOAL/BUDGET OBJECTIVE BEING ADDRESSED:

Kenmore Budget Policy 9a: A revenue/expenditure report will be produced monthly so that it can be directly compared to the actual results of the fiscal year to date. Kenmore Budget Policy 9b: All budget amendments, both revenues and expenditures, will be noted in the monthly report.



The City of Kenmore

PO Box 82607
KENMORE, WASHINGTON 98028

MEMORANDUM

TO: Rob Karlinsey, City Manager
FROM: Joanne Gregory, Finance Director
DATE: February 12, 2013
RE: December 2012 Financial Reports for the City of Kenmore, Washington

December 2012 financial information is presented for your review and delivery to the City Council. Attached you will find the following reports:

- General Fund Summary
- General Fund Revenue Graphs
- General Fund Expenditure Graphs
- All Funds Cash Summary
- Other Funds Monthly Activity
- Cash and Investment Report
- Schedule of Investments
- Sales Tax Receipts by Business Type
- Retail Sales and Use Tax Distribution
- Real Estate Excise Tax Report
- Monthly Report for Kenmore Village
- SR 522 Phase I Revenue and Expenditure History
- SR 522 Phase II Revenue and Expenditure History

If you would like additional information or have any questions regarding the financial reports, please feel free to contact me.

GENERAL FUND

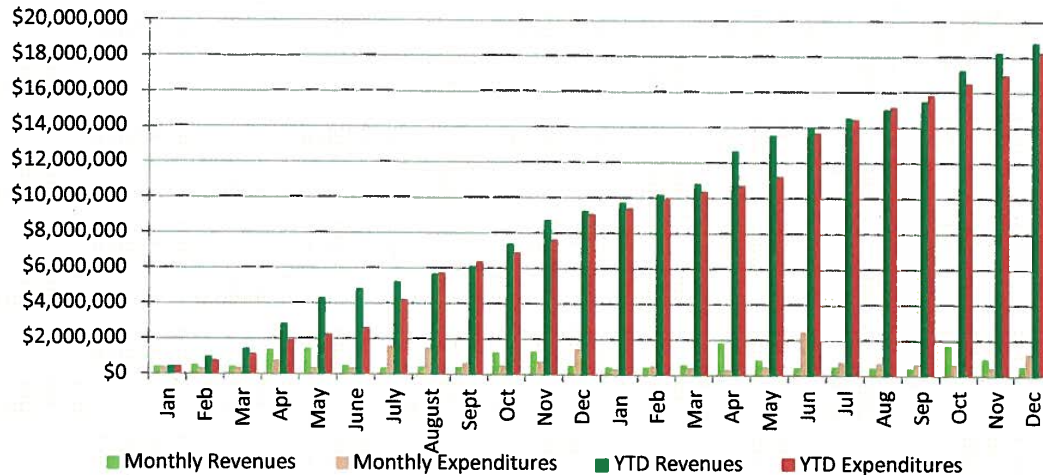
The first section of the monthly financial report is a review of the General Fund. This fund accounts for operational activities and includes all financial resources except those required or elected to be accounted for in another fund. Revenues include various taxes, per capita distributions from the State, fines and forfeitures, permits and licenses, and fees for service.

In the context of the biennial budget, December is the twenty-fourth month (100%) of the 2011-2012 biennial budget period.

For the month of December, expenditures exceeded revenues in the General Fund by \$697,950.

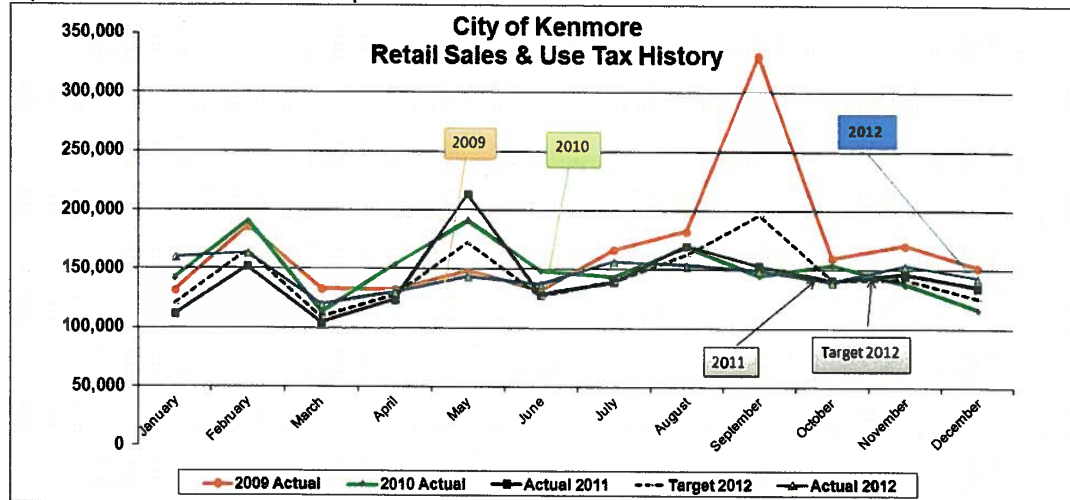
City of Kenmore, Washington
Monthly Financial Report
December 2012

The following chart illustrates the monthly revenue and expenditure activity in the General Fund through December 2012.

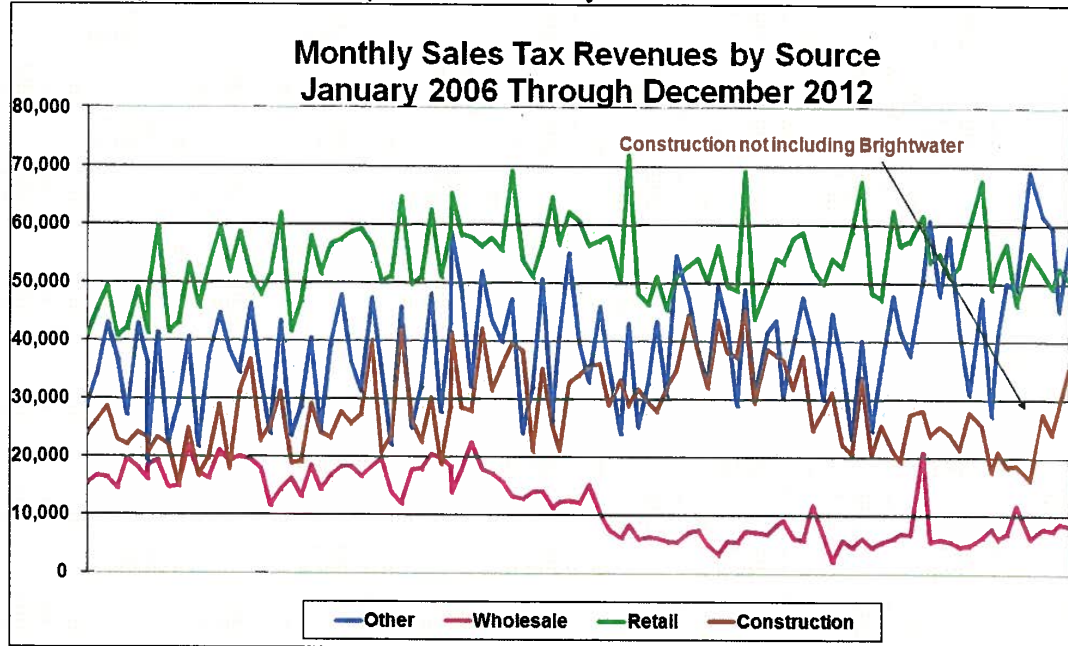


Total **revenues** for the month were **\$578,891**. Biennium to date revenues are \$18,860,927 which is 99.6% of the amended budgeted revenues of \$18,945,596. Primary sources of revenue for the month included property taxes in the amount of \$19,656, development fees & permits in the amount of \$40,220, retail sales and use taxes in the amount of \$143,913, and utility taxes in the amount of \$117,787. Note that year to date franchise fees are unusually high because two of the 2010 quarterly payments (total of \$121,674) were remitted to the City in early 2011.

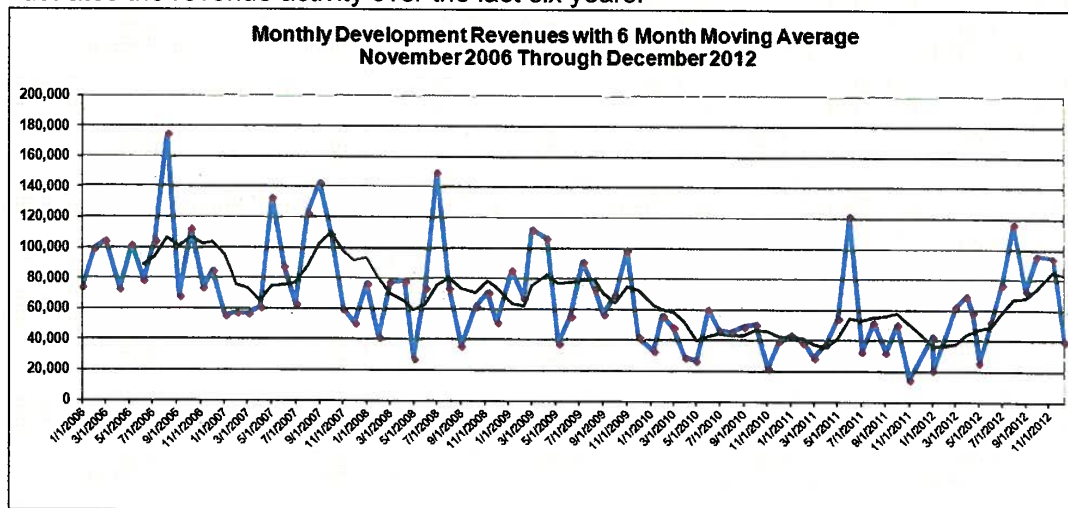
A summary of sales tax revenues received in December is attached. These receipts are based on October sales activity and have been tracking lower each month than the previous three years. The chart below gives a historical perspective of monthly sales tax receipts over the last several years. The black dotted Target 2012 line is a monthly average of actual receipts by month during 2009, 2010, and 2011. The blue line represents 2012 actual receipts.



The following chart illustrates the historical trends of sales tax receipts from the major segments: construction, retail, wholesale, other (agriculture, services, manufacturing, transportation and utilities) from January 2006 through December 2012. Construction sales taxes are shown without the benefit of the Brightwater construction project. This category previously had the benefit of the city hall, Bastyr dorms, fire station and library construction projects which have been completed. The construction segment and "Other" (includes agriculture, services, manufacturing, transportation and utilities) are showing a positive trend of improvement recently.



Development revenues are trending in a positive direction also. The following chart illustrates the revenue activity over the last six years.



There have been many questions about the impact to cities from the State's changes to the liquor tax and revolving fund (profits) distributions. On April 24, AWC held a conference call on this topic for all interested parties and provided a spreadsheet example to assist in determining local impacts.

In summary, the City will be affected as follows:

Liquor Excise Tax

Temporary take-away: Kenmore will lose 4 quarterly distributions of liquor excise tax, beginning with the October 2012 distribution which would be approximately \$25,000, affecting the current budget. The other quarterly distributions that Kenmore will not receive would be January 2013, April, 2013, and July, 2013. The lost revenue in 2013 would be about \$83,000 which will impact the next biennial budget. Distributions will resume October 2013.

Permanent take-away: After October, 2013, Kenmore's annual liquor excise tax distributions will be permanently reduced by \$38,000, a prorated share of \$10M per year. The City can expect to receive one quarterly distribution of this additional revenue from Initiative-1183 for July 1 to September 30, 2013, which would be \$9,500, but that would be all.

Liquor Profits (Revolving Fund)

Capped: The City will continue to receive liquor profits. Distributions after July, 2012 will be capped at 2011 levels ("a comparable period") of \$156,000 annually plus Kenmore will also receive \$38,000 annually, a prorated share of the additional \$10M for public safety resulting from Initiative 1183. This will not result in a significant budget impact for 2012; however as a revenue source for cities, there will no longer be any growth.

December 2012 expenditures were \$1,276,841. Biennium to date expenditures are \$18,262,857 which is 96.6% of the amended budget expenditures of \$18,914,946. December disbursements include a \$1,200,000 interfund loan to the Capital Projects Fund pending closure of the sale of property to Kenmore Camera.

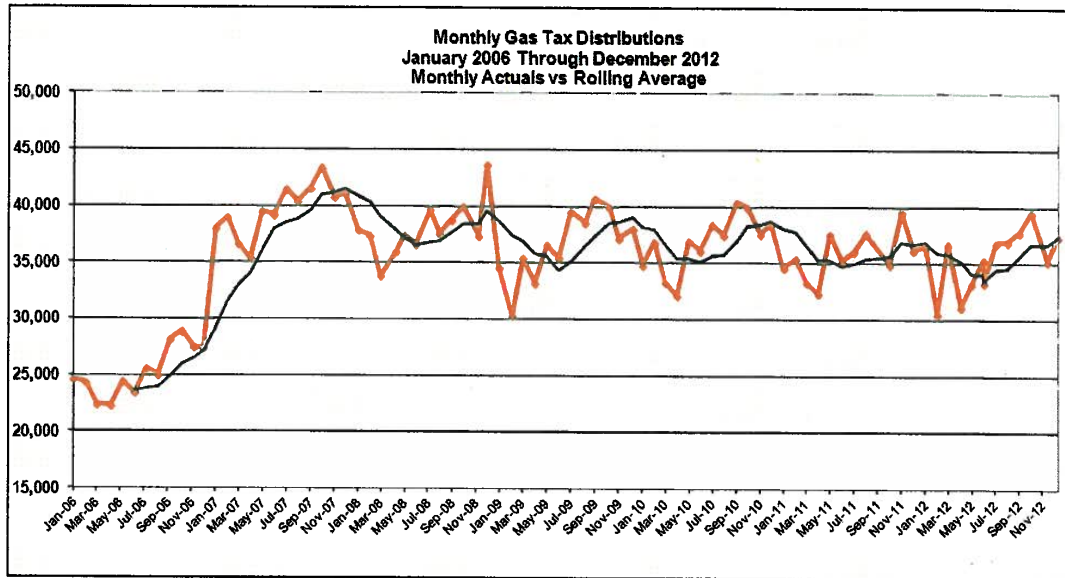
OTHER FUNDS

The December cash activity for all funds is presented on the attached All Funds Cash Summary. Total City cash and investments, at the end of December, totaled \$15,330,770. The Other Funds Monthly Activity graphs compare biennium to date revenues and expenditures to the 2011-2012 biennial budget.

The following transactions and activities were of note during the month of December. Total non General Fund revenues were \$1,341,303 and total non-General Fund expenditures were \$1,595,610.

In the **Street Fund** revenue from gas tax distributions was \$37,433.

The following chart shows recent gas tax receipts through December 2012. The revenues reflect economizing by the public and increased use of fuel efficient vehicles.

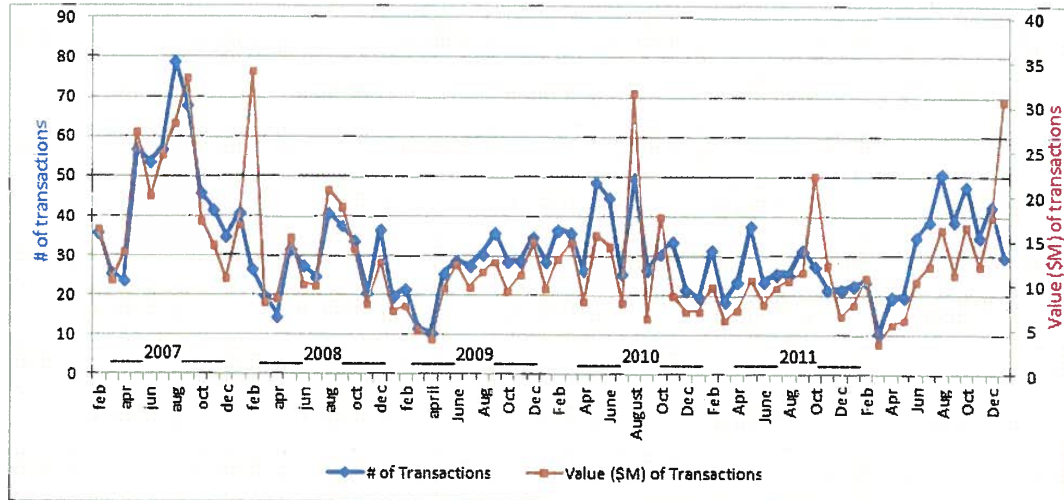


In the **Arterial Street Fund**, expenditures consisted of \$44,389 being expended on SR 522 Phase I and Phase II projects. A total of \$140,511 was spent on various other transportation projects including the NE 145th St. Traffic Signal & 61st Ave/NE 181st Traffic Signal. The City received \$35,257 in SR 522 Phase I and Phase II reimbursements for expenditures related to the SR 522 project. The City also received \$321,338 in Federal grant money for the 181st signal project.

The **Municipal Capital Fund** received \$152,262 of real estate excise taxes (REET) in December from sales activity that occurred in November. 30 transactions were reported this month.

The attached Real Estate Excise Tax Report shows the monthly activity since 2007. Below is a chart that shows both the number of real estate transactions and the value of those transactions for the years 2007, 2008, 2009, 2010, 2011.

City of Kenmore, Washington
Monthly Financial Report
December 2012



The **Capital Projects Fund** received an interfund loan from the General Fund in the amount of \$1,200,000. This is to cover the shortfall due to the \$700K payment to RECP/UP Kenmore, LP in March and transferring downtown plan services expenses from the General Fund to the Capital Projects fund. The loan will be paid back to the General Fund when the sale of Kenmore Village property to Kenmore Camera is finalized sometime during the first quarter of 2013.

SUMMARY

This concludes the financial report for the City of Kenmore as of **December 31, 2012**. I appreciate your feedback and encourage you to contact me if you have any questions prior to the City Council meeting.

City of Kenmore, Washington
General Fund Summary Report
December 31, 2012



	CURRENT PERIOD 2011-2012				PRIOR PERIOD 2009-2010		
	MONTH	BIENNIUM TO DATE	% of	AMENDED BUDGET	BIENNIUM TO DATE BIENNIUM BUDGET		
	December	2011-2012	BUDGET	2011-2012	December-2010	2009-2010	2009-2010
REVENUES							
Beginning Fund Balance				4,941,884			3,683,966
Property Taxes	19,656	8,314,514	100.7%	8,254,387	35,324	8,026,595	7,870,521
Sales and Use Taxes	180,724	4,318,043	99.5%	4,339,202	148,796	4,482,157	4,486,179
Utility Taxes	117,787	2,785,677	92.8%	3,002,082	156,907	2,897,263	3,001,932
Other Taxes	47	68,714	66.0%	104,104	100	310,327	145,900
Development Fees & Permits	40,220	1,351,044	93.9%	1,439,095	40,554	1,415,401	1,803,313
Franchise Fees	0	678,256	104.3%	650,588	-47,786	385,488	466,900
Intergovernmental and Grants	52,862	781,946	102.7%	761,476	56,775	888,792	760,841
Investment Interest	-28,498	114,498	204.5%	56,000	-54,165	62,345	180,000
Fines and Forfeitures	0	769	0.0%	0	1	41,102	0
Transfers and Other Revenues	196,093	447,465	132.1%	338,662	256,270	434,762	235,220
Total Revenues	578,891	18,860,927	99.6%	18,945,596	592,776	18,944,234	18,950,806
Total Revenues & Beginning Fund Balance		23,802,811		23,887,480			22,634,772

	CURRENT PERIOD 2011-2012				PRIOR PERIOD 2009-2010		
	MONTH	BIENNIUM TO DATE	% of	AMENDED BUDGET	BIENNIUM TO DATE BIENNIUM BUDGET		
	December	2011-2012	BUDGET	2011-2012	December-2010	2009-2010	2009-2010
EXPENDITURES							
Cost Center							
City Council	12,121	249,881	114.8%	217,644	14,518	228,334	184,307
City Manager	150,197	1,808,240	100.6%	1,796,600	115,578	1,712,085	1,576,240
City Clerk	15,709	504,435	94.1%	536,261	34,448	500,668	503,323
Finance	29,431	647,709	101.3%	639,213	26,210	498,290	484,516
Legal	78,346	563,667	114.0%	494,285	50,081	514,919	415,000
Non-Departmental	84,345	1,517,254	99.0%	1,532,818	114,395	1,779,573	1,774,827
Interfund Transfers	0	1,564,000	100.0%	1,564,000	-162,500	1,208,595	3,296,095
Public Safety	610,644	7,019,502	97.8%	7,179,563	870,037	7,075,237	6,969,090
Engineering	58,024	1,147,565	109.7%	1,045,741	87,565	807,793	1,197,788
Planning & Community Dev	31,461	678,706	95.2%	712,632	111,113	2,744,028	3,358,755
Land Dev & Permitting	87,411	1,192,350	79.4%	1,501,147	0	0	0
Parks & Facility Maintenance	119,153	1,369,548	80.8%	1,695,042	118,373	1,193,181	1,001,942
Total Expenditures	1,276,841	18,262,857	96.6%	18,914,946	1,379,818	18,262,703	20,761,883
Ending Fund Balance		5,539,954		4,972,534			1,872,888
Total Expenditures and Ending Fund Balance		23,802,811		23,887,480			22,634,771

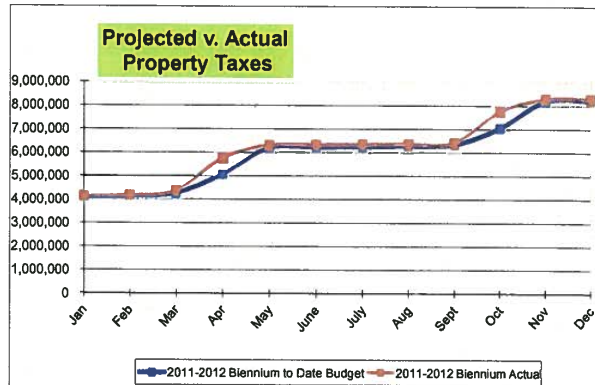
City of Kenmore, Washington
General Fund Revenue Graphs
December 31, 2012

PROPERTY TAXES

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	4,106,660	4,148,487
Jan	4,117,631	4,160,305
Feb	4,160,871	4,206,845
Mar	4,286,519	4,396,928
Apr	5,093,799	5,774,789
May	6,232,010	6,317,049
June	6,256,835	6,341,410
July	6,269,341	6,368,604
Aug	6,307,069	6,376,049
Sept	6,363,212	6,435,612
Oct	7,075,307	7,768,467
Nov	8,218,454	8,294,858
Dec	8,254,387	8,314,514
2011 -2012	8,254,387	

Year To Date
 Actual v. Projected

101%

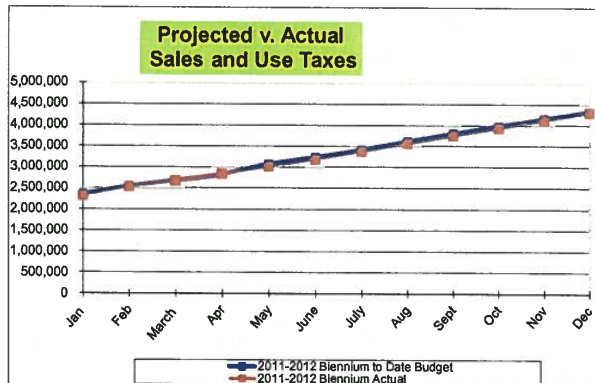


SALES, USE, CRIM JUSTICE TAXES

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	2,219,601	2,132,545
Jan	2,362,463	2,326,110
Feb	2,554,821	2,532,733
March	2,687,494	2,682,896
Apr	2,839,881	2,844,212
May	3,092,170	3,024,245
June	3,252,582	3,194,013
July	3,424,707	3,386,339
Aug	3,631,506	3,578,397
Sept	3,818,666	3,765,653
Oct	3,992,212	3,943,844
Nov	4,172,191	4,137,319
Dec	4,339,202	4,318,043
2011 -2012	4,339,202	

Year To Date
 Actual v. Projected

100%

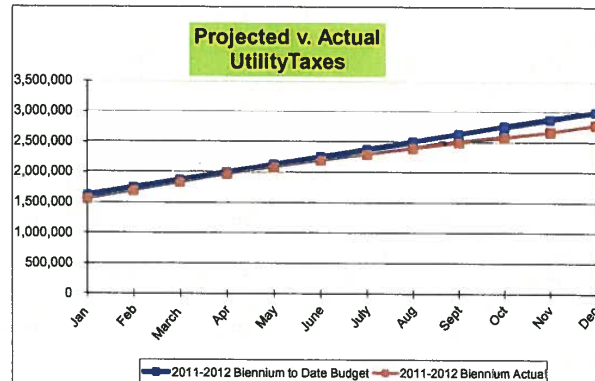


UTILITY TAXES

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	1,501,040	1,419,668
Jan	1,626,127	1,564,593
Feb	1,751,213	1,701,246
March	1,876,300	1,842,653
Apr	2,001,387	1,980,776
May	2,126,473	2,098,658
June	2,251,560	2,206,313
July	2,376,647	2,307,068
Aug	2,501,733	2,403,102
Sept	2,626,820	2,499,453
Oct	2,751,907	2,580,347
Nov	2,876,993	2,667,890
Dec	3,002,080	2,785,677
2011 -2012	3,002,080	

Year To Date
 Actual v. Projected

93%



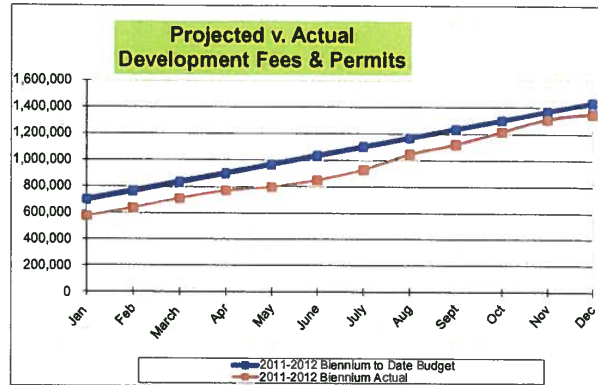
**City of Kenmore, Washington
General Fund Revenue Graphs
December 31, 2012**

DEVELOPMENT FEES & PERMITS

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	639,292	557,183
Jan	705,942	579,019
Feb	772,593	641,996
March	839,243	712,228
Apr	905,893	771,867
May	972,543	798,313
June	1,039,194	851,359
July	1,105,844	929,197
Aug	1,172,494	1,046,309
Sept	1,239,144	1,119,514
Oct	1,305,795	1,215,846
Nov	1,372,445	1,310,824
Dec	1,439,095	1,351,044
2011 -2012	1,439,095	

Year To Date
Actual v. Projected

94%

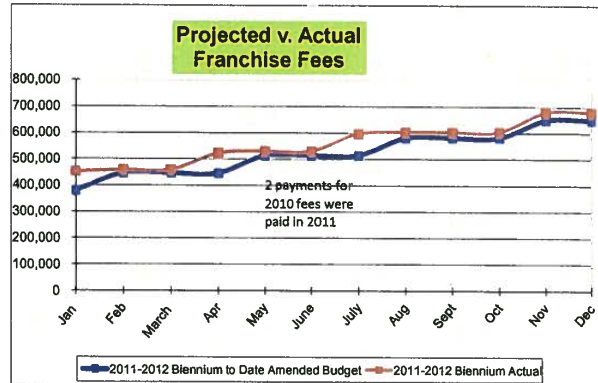


FRANCHISE FEES

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
Jan	381,294	394,383
Feb	448,618	459,762
March	448,618	459,762
Apr	448,618	524,128
May	515,941	530,693
June	515,941	530,694
July	515,941	596,531
Aug	583,265	603,513
Sept	583,265	603,513
Oct	583,265	603,513
Nov	650,588	678,257
Dec	650,588	678,257
2011 -2012	650,588	

Year To Date
Actual v. Projected

104%

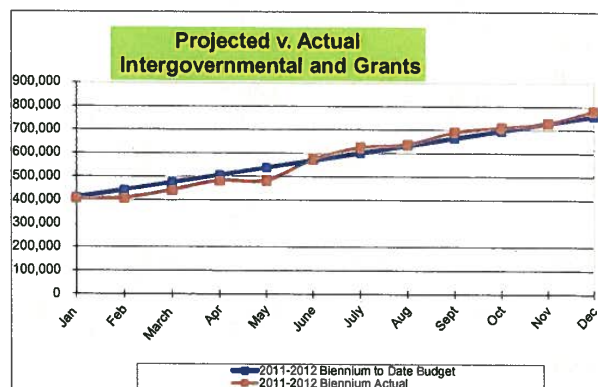


INTERGOVERNMENTAL & GRANTS

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	380,738	370,347
Jan	412,466	408,798
Feb	444,194	408,798
March	475,923	442,675
Apr	507,651	483,518
May	539,379	483,518
June	571,107	574,429
July	602,835	625,708
Aug	634,563	638,144
Sept	666,292	691,273
Oct	698,020	710,586
Nov	729,748	729,084
Dec	761,476	781,946
2011 -2012	761,476	

Year To Date
Actual v. Projected

103%



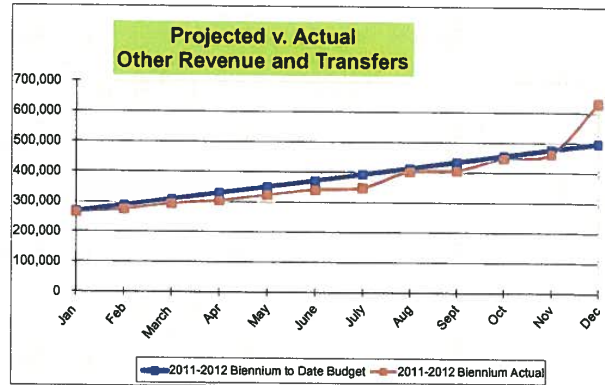
**City of Kenmore, Washington
General Fund Revenue Graphs
December 31, 2012**

OTHER REVENUES AND TRANSFERS

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	249,383	264,912
Jan	270,165	266,622
Feb	290,947	276,326
March	311,729	295,192
Apr	332,511	305,109
May	353,293	324,902
June	374,075	341,924
July	394,856	348,516
Aug	415,638	403,816
Sept	436,420	407,094
Oct	457,202	449,136
Nov	477,984	463,805
Dec	498,766	631,447
2011-2012	498,766	

Year To Date
Actual v. Projected

127%

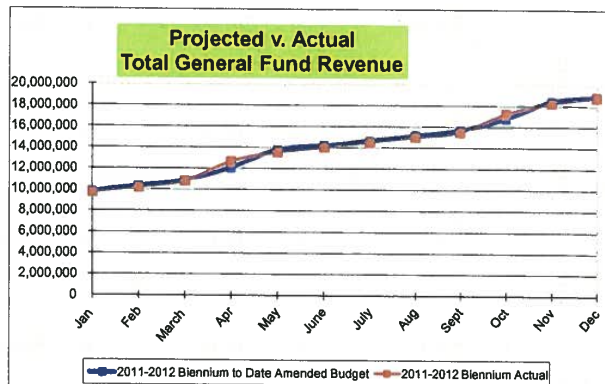


TOTAL GENERAL FUND REVENUE

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
Jan	9,876,089	9,758,736
Feb	10,423,257	10,227,707
March	10,925,825	10,832,334
Apr	12,129,740	12,884,200
May	13,831,811	13,577,379
June	14,261,294	14,040,142
July	14,890,172	14,561,963
Aug	15,246,269	15,049,330
Sept	15,733,820	15,522,112
Oct	16,863,708	17,271,739
Nov	18,498,404	18,282,036
Dec	18,945,595	18,860,927
2011-2012	18,945,595	

Year To Date
Actual v. Projected

100%

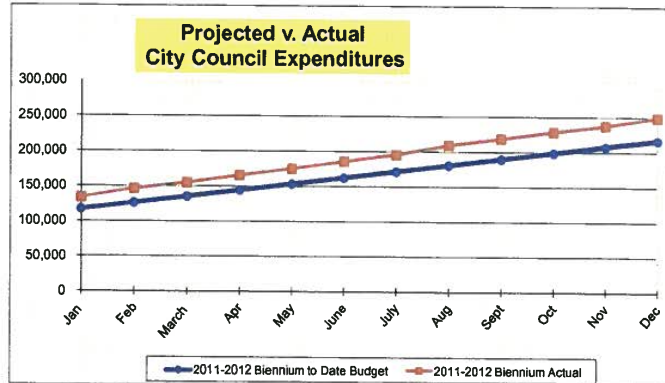


**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2012**

CITY COUNCIL

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	108,797	127,749
Jan	117,868	133,976
Feb	126,938	146,435
March	136,009	155,219
Apr	145,079	165,832
May	154,150	175,268
June	163,221	185,884
July	172,291	195,984
Aug	181,362	209,496
Sept	190,432	219,083
Oct	199,503	228,816
Nov	208,573	237,760
Dec	217,644	249,881
2011-2012	217,644	

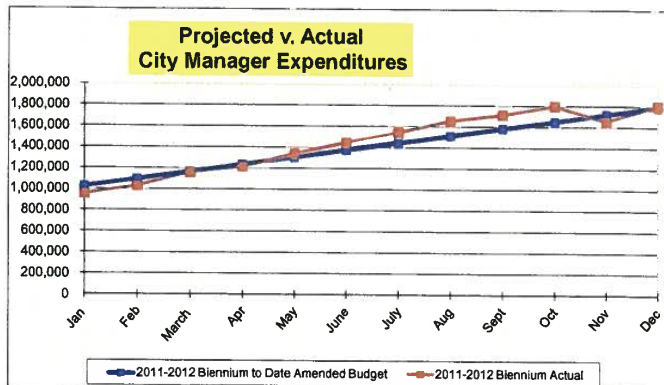
Year To Date
Actual v. Projected 115%



CITY MANAGER

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	959,734	912,314
Jan	1,029,473	954,492
Feb	1,099,212	1,030,751
March	1,168,951	1,160,837
Apr	1,238,689	1,214,980
May	1,308,428	1,338,183
June	1,378,167	1,447,990
July	1,447,906	1,541,858
Aug	1,517,645	1,656,006
Sept	1,587,384	1,715,771
Oct	1,657,122	1,801,788
Nov	1,726,861	1,658,043
Dec	1,796,600	1,808,240
2011-2012	1,796,600	

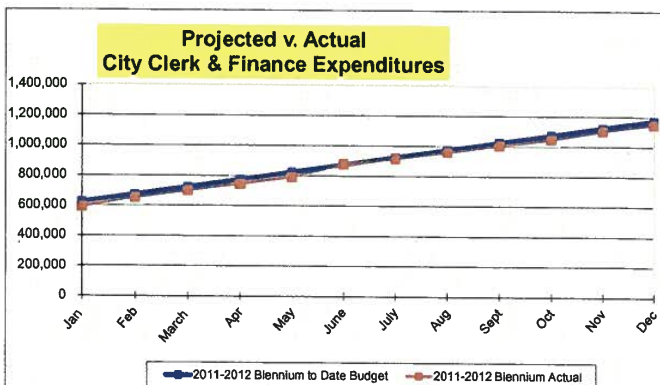
Year To Date
Actual v. Projected 101%



CITY CLERK & FINANCE

	2011-2012 Biennium to Date Budget	2011-2012 Biennium Actual
2011	577,181	550,087
Jan	627,039	593,676
Feb	676,897	655,819
March	726,754	703,370
Apr	776,612	747,105
May	826,470	793,186
June	876,328	879,956
July	926,185	918,780
Aug	976,043	962,205
Sept	1,025,901	1,007,796
Oct	1,075,759	1,049,718
Nov	1,125,616	1,107,004
Dec	1,175,474	1,152,144
2011-2012	1,175,474	

Year To Date
Actual v. Projected 98%



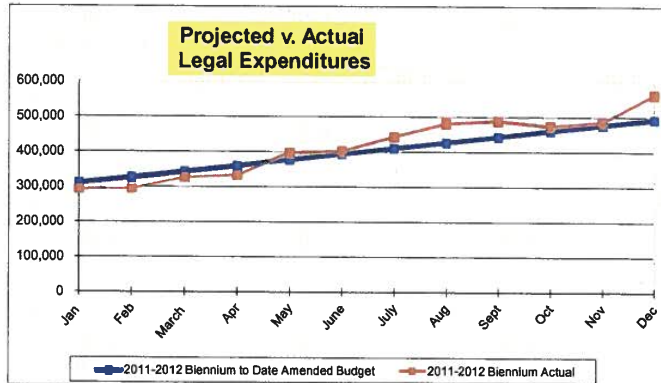
**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2012**

LEGAL

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	295,785	294,320
Jan	312,327	294,320
Feb	328,868	296,333
March	345,410	328,304
Apr	361,952	334,730
May	378,493	397,117
June	395,035	402,290
July	411,577	443,895
Aug	428,118	481,573
Sept	444,660	488,852
Oct	461,202	473,932
Nov	477,743	485,321
Dec	494,285	563,667
2011-2012	494,285	

Year To Date
Actual v. Projected

114%

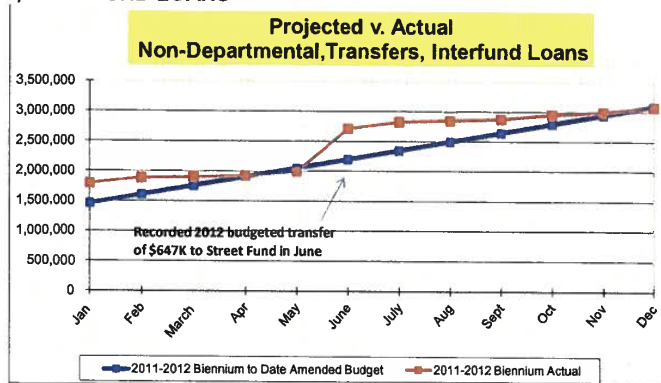


NON-DEPARTMENTAL, TRANSFERS, INTERFUND LOANS

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	1,323,203	1,671,568
Jan	1,471,004	1,799,862
Feb	1,618,806	1,891,906
March	1,766,607	1,904,342
Apr	1,914,408	1,927,035
May	2,062,209	1,998,718
June	2,210,011	2,715,150
July	2,357,812	2,828,087
Aug	2,505,613	2,850,756
Sept	2,653,414	2,876,423
Oct	2,801,216	2,954,090
Nov	2,949,017	2,996,909
Dec	3,096,818	3,081,254
2011-2012	3,096,818	

Year To Date
Actual v. Projected

99%

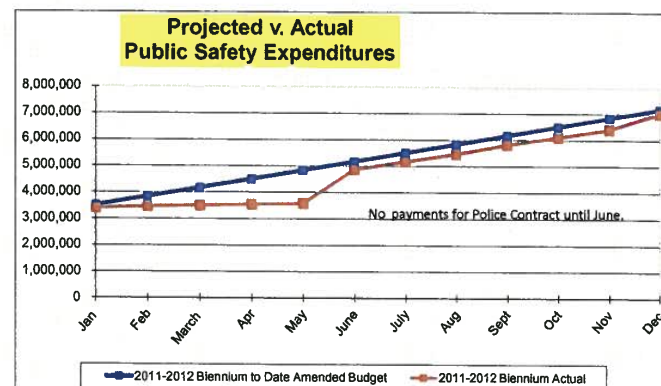


PUBLIC SAFETY

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	3,196,106	3,403,896
Jan	3,528,061	3,406,200
Feb	3,860,016	3,470,100
March	4,191,970	3,510,205
Apr	4,523,925	3,549,974
May	4,855,880	3,585,765
June	5,187,835	4,873,104
July	5,519,789	5,175,502
Aug	5,851,744	5,467,307
Sept	6,183,699	5,825,986
Oct	6,515,654	6,110,733
Nov	6,847,608	6,408,858
Dec	7,179,563	7,019,502
2011-2012	7,179,563	

Year To Date
Actual v. Projected

98%

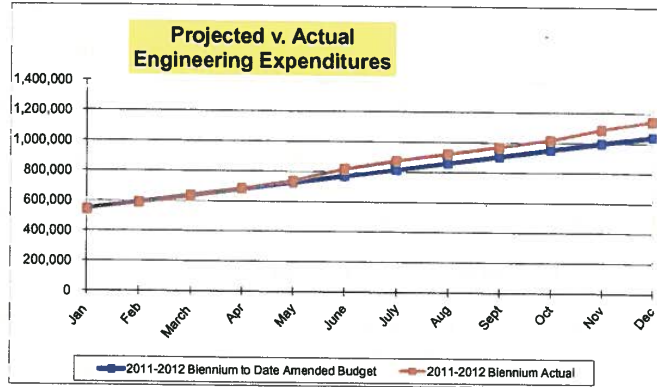


City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2012

ENGINEERING

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	501,361	503,575
Jan	546,726	543,221
Feb	592,091	591,909
March	637,456	638,917
Apr	682,821	685,694
May	728,186	737,839
June	773,551	819,272
July	818,916	875,830
Aug	864,281	923,818
Sept	909,646	969,738
Oct	955,011	1,018,026
Nov	1,000,376	1,089,542
Dec	1,045,741	1,147,565
2011-2012	1,045,741	

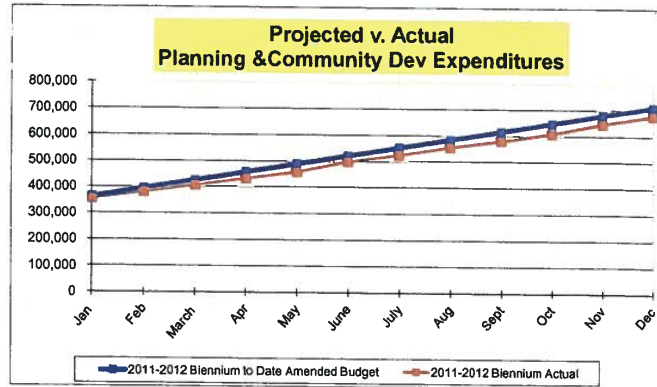
Year To Date
 Actual v. Projected 110%



PLANNING & COMMUNITY DEV

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	333,878	330,213
Jan	365,441	355,355
Feb	397,004	381,265
March	428,567	407,823
Apr	460,129	433,175
May	491,692	458,553
June	523,255	498,523
July	554,818	525,454
Aug	586,381	555,168
Sept	617,944	581,087
Oct	649,506	608,891
Nov	681,069	647,244
Dec	712,632	678,706
2011-2012	712,632	

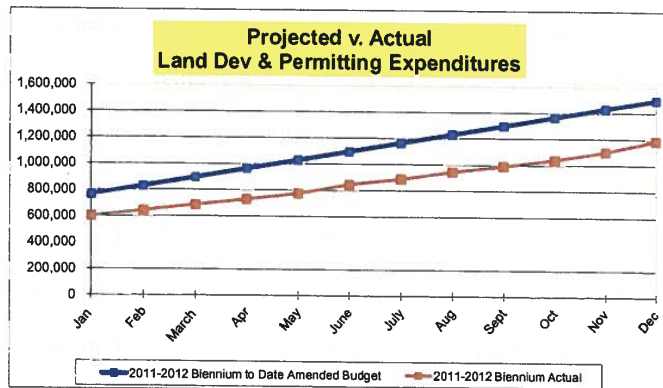
Year To Date
 Actual v. Projected 95%



LAND DEV & PERMITTING

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	701,782	560,680
Jan	768,396	602,819
Feb	835,010	645,397
March	901,623	690,176
Apr	968,237	732,455
May	1,034,851	778,692
June	1,101,465	848,390
July	1,168,078	892,417
Aug	1,234,692	948,465
Sept	1,301,306	993,810
Oct	1,367,920	1,043,094
Nov	1,434,533	1,104,938
Dec	1,501,147	1,192,350
2011-2012	1,501,147	

Year To Date
 Actual v. Projected 79%

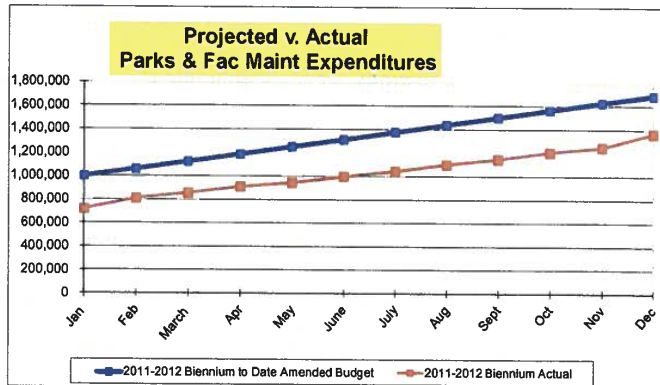


**City of Kenmore, Washington
General Fund Expenditure Graphs
December 31, 2012**

PARKS & FACILITY MAINT

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
2011	941,976	715,261
Jan	1,004,732	719,947
Feb	1,067,487	812,556
March	1,130,243	858,040
Apr	1,192,998	912,244
May	1,255,754	944,684
June	1,318,509	999,210
July	1,381,265	1,046,019
Aug	1,444,020	1,102,949
Sept	1,506,776	1,147,892
Oct	1,569,531	1,207,694
Nov	1,632,287	1,250,395
Dec	1,695,042	1,369,548
2011-2012	1,695,042	

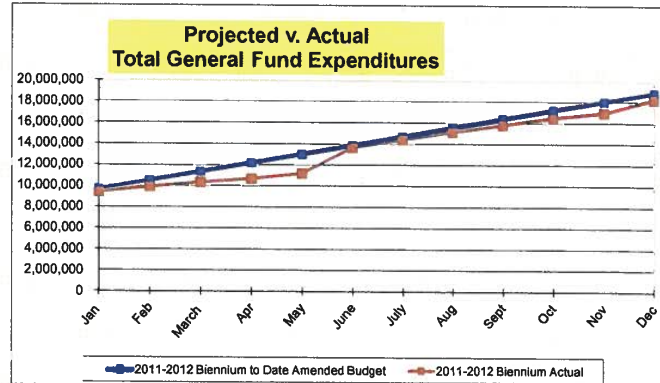
Year To Date
Actual v. Projected 81%



TOTAL GENERAL FUND EXPENDITURES

	2011-2012 Biennium to Date Amended Budget	2011-2012 Biennium Actual
Jan	9,771,065	9,403,668
Feb	10,602,327	9,922,471
March	11,433,589	10,357,232
Apr	12,264,851	10,703,223
May	13,096,113	11,208,004
June	13,927,375	13,669,770
July	14,758,636	14,443,827
Aug	15,589,898	15,157,742
Sept	16,421,160	15,826,439
Oct	17,252,422	16,496,782
Nov	18,083,684	16,986,016
Dec	18,914,946	18,262,857
2011-2012	18,914,946	

Year To Date
Actual v. Projected 97%



City of Kenmore, Washington
All Funds Cash Summary
December 31, 2012



	2009-2010		2011-2012	
	BIENNIUM	AMENDED BUDGET	December	BIENNIUM TO DATE
GENERAL FUND				
Beginning Cash	2,748,258	4,941,884		4,941,884
Interfund Loan Repayment	6,850,000	0		0
Revenues	18,944,234	18,945,595	578,891	18,860,927
Total Sources	28,542,492	23,887,479	578,891	23,802,811
Interfund Loans	5,350,000	0	1,200,000	1,200,000
Expenditures	18,262,703	18,914,946	1,276,841	18,262,857
Ending Cash	4,929,789	4,972,533		4,339,954
Total Uses	28,542,492	23,887,479	2,476,841	23,802,811
STREET FUND				
Beginning Cash	228,568	2,040,582		2,040,582
Interfund Loan	3,550,000	0		0
Revenues	8,568,320	2,394,724	43,039	2,144,716
Total Sources	12,346,888	4,435,306	43,039	4,185,298
Interfund Loan Repaid	6,150,000	0		0
Expenditures	4,156,306	3,160,790	180,147	2,672,835
Ending Cash	2,040,582	1,274,516		1,512,463
Total Uses	12,346,888	4,435,306	180,147	4,185,298
ARTERIAL STREET FUND				
Beginning Cash	1,432,272	1,209,197		1,209,197
Interfund Loan	8,300,000	0		0
Revenues	23,393,136	7,574,163	977,259	4,657,682
Total Sources	33,125,408	8,783,360	977,259	5,866,879
Interfund Loan Repaid	10,500,000	0		0
Expenditures	21,416,211	8,420,240	360,839	4,447,557
Ending Cash	1,209,197	363,120		1,419,322
Total Uses	33,125,408	8,783,360	360,839	5,866,879
PUBLIC ART FUND				
Beginning Cash	67,378	68,244		68,244
Revenues	130,857	3,979	478	1,296
Total Sources	198,235	72,223	478	69,540
Expenditures	129,991	1,000	0	1,000
Ending Cash	68,244	71,223		68,540
Total Uses	198,235	72,223	0	69,540
PARK IMPACT FEE FUND				
Beginning Cash	976,339	1,354,455		1,354,455
Revenues	396,790	440,942	25,642	285,604
Total Sources	1,373,138	1,795,397	25,642	1,640,059
Expenditures	18,683	700,000	24,963	24,963
Ending Cash	1,354,455	1,095,397		1,615,096
Total Uses	1,373,138	1,795,397	24,963	1,640,059
TRANSPORTATION IMPACT FEE FUND				
Beginning Cash	146,087	545,655		545,655
Revenues	1,280,266	943,962	68,200	916,135
Total Sources	1,426,353	1,489,617	68,200	1,461,790
Expenditures	880,698	1,221,255	610,628	1,221,255
Ending Cash	545,655	268,362		240,535
Total Uses	1,426,353	1,489,617	610,628	1,461,790
SWAMP CREEK BASIN FUND				
Beginning Cash	0	1,762,640		1,762,640
Revenues	1,762,640	35,619	5,887	16,536
Total Sources	1,762,640	1,798,259	5,887	1,779,176
Expenditures	0	202,500	0	198,109
Ending Cash	1,762,640	1,595,759		1,581,067
Total Uses	1,762,640	1,798,259	0	1,779,176

I:\Admin & Finance\Monthly Reports\2012\Dec.xlsx All Funds

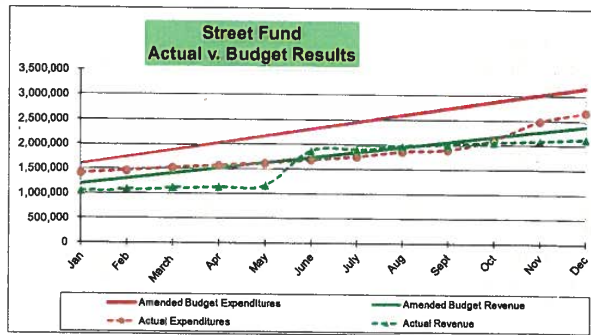
City of Kenmore, Washington
All Funds Cash Summary
December 31, 2012



	2009-2010		2011-2012	
	BIENNIUM	AMENDED BUDGET	December	BIENNIUM TO DATE
MUNICIPAL CAPITAL RESERVE FUND				
Beginning Cash	2,402,043	1,866,318		1,866,318
Interfund Loan Repayment	8,800,000	0		0
Revenues	1,493,254	2,038,341	184,812	1,497,557
Total Sources	12,695,297	3,904,659	184,812	3,363,874
Interfund Loan	5,500,000	0		0
Expenditures	5,328,980	3,262,894	19,811	2,386,812
Ending Cash	1,866,318	641,765		977,062
Total Uses	12,695,297	3,904,659	19,811	3,363,874
CAPITAL PROJECTS FUND				
Beginning Cash	12,016,588	60,725		60,725
Interfund Loan			1,200,000	1,200,000
Revenues	4,693,262	508,079	2,308	555,153
Total Sources	16,709,850	568,804	1,202,308	1,815,878
Expenditures	16,636,626	1,717,820	19,789	1,663,002
Ending Cash	73,223	(1,149,016)		152,875
Total Uses	16,709,850	568,804	19,789	1,815,878
SURFACE WATER MANAGEMENT FUND				
Beginning Cash	3,865,039	1,590,280		1,590,280
Revenues	2,824,196	3,743,334	12,147	3,739,336
Total Sources	6,689,235	5,333,614	12,147	5,329,616
Expenditures	5,098,954	4,866,475	376,683	3,908,437
Ending Cash	1,590,280	467,139		1,421,179
Total Uses	6,689,235	5,333,614	376,683	5,329,616
STRATEGIC RESERVE FUND				
Beginning Cash	1,057,632	1,264,464		1,264,464
Interfund Loan Repayment	1,000,000	0		0
Revenues	206,832	0	0	0
Total Sources	2,264,464	1,264,464	0	1,264,464
Interfund Loans	1,000,000			0
Expenditures	0	0	0	0
Ending Cash	1,264,464	1,264,464		1,264,464
Total Uses	2,264,464	1,264,464	0	1,264,464
EQUIPMENT REPLACEMENT FUND				
Beginning Cash	510,358	524,310		524,310
Revenues	111,198	161,520	20,850	188,365
Total Sources	621,556	685,830	20,850	712,675
Expenditures	97,246	231,830	1,814	222,072
Ending Cash	524,310	454,000		490,603
Total Uses	621,556	685,830	1,814	712,675
TRUST AND AGENCY (NON BUDGETED FUND)*				
Beginning Cash	269,109	278,859		278,859
Revenues	144,107	0	681	122,994
Total Sources	413,216	278,859	681	401,854
Expenditures	134,357	0	937	154,645
Ending Cash	278,859	278,859		247,209
Total Uses	413,216	278,859	937	401,854
TOTALS				
Beginning Cash	25,719,671	17,507,613		17,507,613
Interfund Loan	28,500,000	0		0
Revenues	63,949,101	36,790,258	1,920,194	32,986,301
Total Sources	118,168,772	54,297,871	1,920,194	50,493,914
Interfund Loan	28,500,000	0		1,200,000
Expenditures	72,160,756	42,699,750	2,872,451	34,965,435
Ending Cash	17,508,016	11,598,121		15,330,370
Total Uses	118,168,772	54,297,871	2,872,451	51,495,805

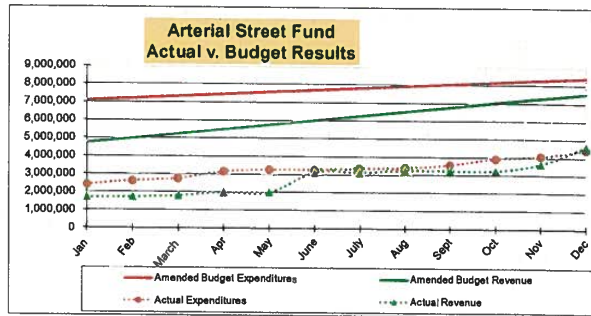
**City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2012**

STREET FUND				
	2011-2012 Amended Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Amended Budget Revenue	2011-2012 Actual Revenue
2011	1,475,084	1,395,044	1,087,749	1,038,456
Jan	1,815,541	1,414,739	1,205,830	1,087,023
Feb	1,758,018	1,485,283	1,313,012	1,103,823
March	1,898,498	1,525,971	1,421,993	1,135,003
Apr	2,038,973	1,572,087	1,530,074	1,168,279
May	2,177,450	1,623,808	1,638,155	1,203,887
June	2,317,927	1,691,685	1,746,237	1,884,049
July	2,458,404	1,759,331	1,854,318	1,920,907
Aug	2,598,881	1,862,123	1,962,399	1,988,974
Sept	2,739,359	1,904,096	2,070,480	2,028,805
Oct	2,879,836	2,115,811	2,178,582	2,086,389
Nov	3,020,313	2,492,688	2,286,643	2,101,877
Dec	3,160,790	2,672,835	2,394,724	2,144,716
2011-2012	3,160,790		2,394,724	
Total Actual to Date vs Total Budget		85%		90%



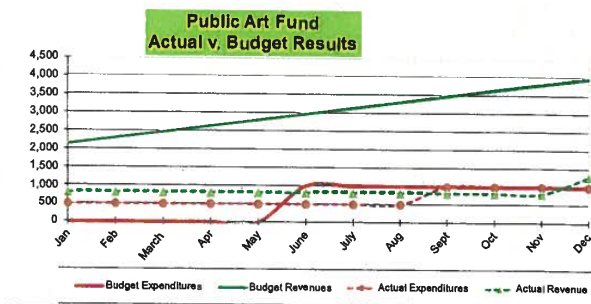
The Street Fund accounts for street maintenance operations, funded by the State's fuel tax and transfers from the General Fund.

ARTERIAL STREET FUND				
	2011-2012 Amended Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Amended Budget Revenue	2011-2012 Actual Revenue
2011	6,972,098	2,438,721	4,534,097	1,751,881
Jan	7,092,777	2,428,890	4,787,436	1,751,881
Feb	7,213,455	2,632,429	5,040,775	1,770,381
March	7,334,134	2,770,916	5,294,114	1,848,083
Apr	7,454,812	3,173,843	5,547,452	2,048,083
May	7,575,491	3,280,147	5,800,791	2,048,083
June	7,696,169	3,285,829	6,054,130	3,174,530
July	7,816,848	3,350,992	6,307,469	3,174,585
Aug	7,937,526	3,394,588	6,560,808	3,290,412
Sept	8,058,205	3,592,443	6,814,147	3,290,412
Oct	8,178,883	3,938,483	7,067,485	3,290,412
Nov	8,299,562	4,096,718	7,320,824	3,680,423
Dec	8,420,240	4,447,557	7,574,163	4,857,682
2011-2012	8,420,240		7,574,163	
Total Actual to Date vs Total Budget		53%		61%



The Arterial Street Fund accounts for capital improvements to the City's streets and SR 522, funded by various grants plus City resources from real estate excise tax and transportation impact fees. All phases of improvements to SR 522 are now accounted for in this fund. There is a time lag between project expenditures and reimbursements from grants; this accounts for the lower revenues compared to the expenditures.

PUBLIC ART FUND				
	2011-2012 Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	500	500	1,982	819
Jan	0	500	2,148	819
Feb	0	500	2,315	819
March	0	500	2,481	819
Apr	0	500	2,648	819
May	0	500	2,814	819
June	1,000	500	2,981	819
July	1,000	500	3,147	819
Aug	1,000	500	3,313	819
Sept	1,000	1,000	3,480	819
Oct	1,000	1,000	3,646	819
Nov	1,000	1,000	3,813	819
Dec	1,000	1,000	3,979	1,296
2011-2012	1,000		3,979	
Total Actual to Date vs Total Budget		100%		33%

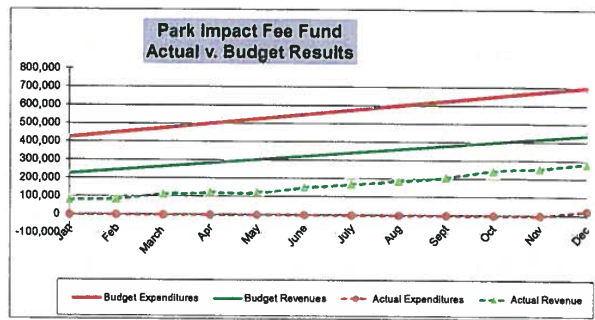


This fund accounts for public art authorized by Ordinance 01-0115. One percent (1%) of public project construction contracts is contributed to this fund to provide for public art displays or performing arts events as authorized by the City Council.

**City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2012**

PARK IMPACT FEE FUND

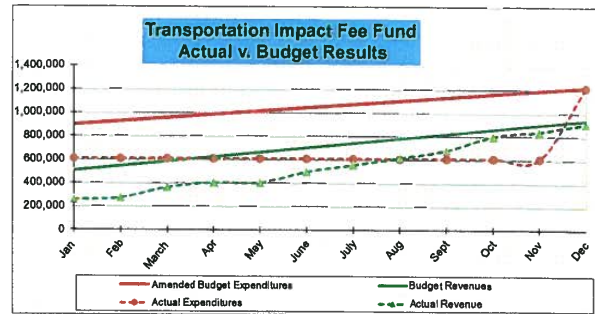
	2011-2012 Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	400,000	0	209,183	76,853
Jan	425,000	0	228,498	84,150
Feb	450,000	0	247,810	89,015
March	475,000	0	267,123	115,771
Apr	500,000	0	286,436	128,038
May	525,000	0	305,749	128,038
June	550,000	0	325,063	155,945
July	575,000	0	344,376	173,704
Aug	600,000	0	363,689	191,463
Sept	625,000	0	383,002	211,759
Oct	650,000	0	402,316	247,277
Nov	675,000	0	421,629	259,982
Dec	700,000	24,983	440,942	285,904
2011-2012	700,000		440,942	
Total Actual to Date vs Total Budget		4%		65%



This fund accounts for City imposed park impact fees on new development. Expenditures are for public park acquisitions and improvements. In the 2011-2012 budget, expenditures represent transfers to Municipal Capital Fund for improvements to City parks.

TRANSPORTATION IMPACT FEE FUND

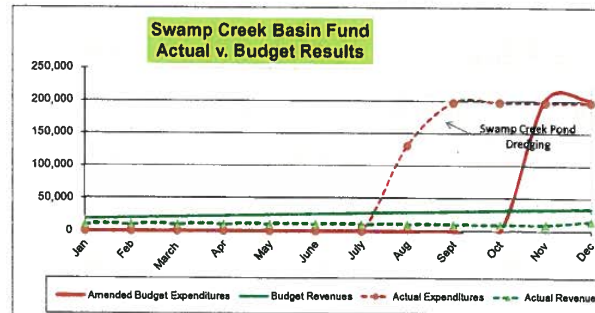
	2011-2012 Amended Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	871,255	810,628	470,982	239,206
Jan	900,422	810,628	510,379	283,485
Feb	929,588	810,628	549,795	279,837
March	958,755	810,628	589,212	368,587
Apr	987,922	810,628	628,629	409,366
May	1,017,088	810,628	668,045	409,366
June	1,046,255	810,628	707,462	502,140
July	1,075,422	810,628	746,879	581,178
Aug	1,104,588	810,628	786,295	620,216
Sept	1,133,755	810,628	825,712	667,699
Oct	1,162,922	810,628	865,129	805,785
Nov	1,192,088	810,628	904,545	847,935
Dec	1,221,255	1,221,255	943,962	916,135
2011-2012	1,221,255		943,962	
Total Actual to Date vs Total Budget		100%		97%



This fund accounts for City imposed transportation impact fees on new development. Expenditures are for public transportation improvements

SWAMP CREEK BASIN FUND

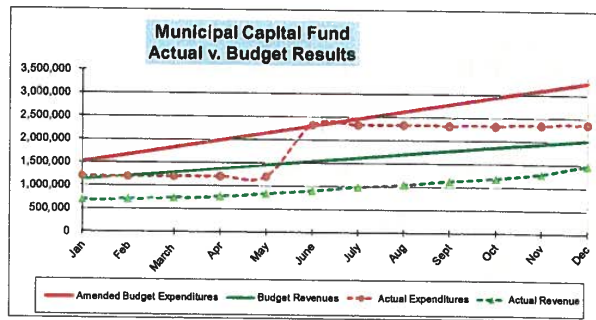
	2011-2012 Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	0	0	17,721	10,850
Jan	0	0	19,212	10,850
Feb	0	0	20,703	10,850
March	0	0	22,194	10,850
Apr	0	0	23,685	10,850
May	0	0	25,176	10,850
June	0	0	26,667	10,850
July	0	0	28,158	10,850
Aug	0	131,939	29,649	10,850
Sept	0	198,109	31,140	10,850
Oct	0	198,109	32,631	10,850
Nov	202,500	198,109	34,122	10,850
Dec	202,500	198,109	35,616	16,537
2011-2012	202,500		35,616	
Total Actual to Date vs Total Budget		98%		46%



This fund accounts for the Memorandum of Agreement with King County which provided funds reserved for surface water projects, improvements, and maintenance within the Swamp Creek Basin.

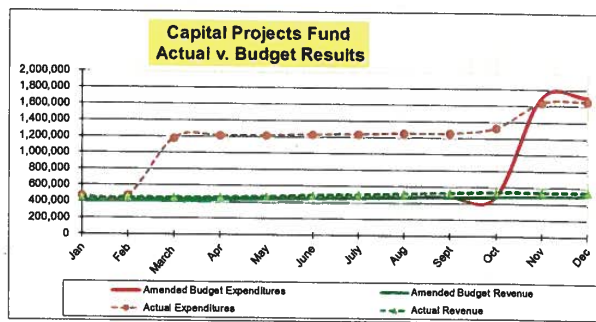
**City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2012**

MUNICIPAL CAPITAL FUND				
	2011-2012 Amended Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	1,384,344	1,211,586	1,063,582	858,183
Jan	1,522,557	1,211,586	1,144,812	713,386
Feb	1,880,789	1,211,586	1,228,042	731,450
March	1,838,982	1,211,586	1,307,272	761,141
Apr	1,997,194	1,211,586	1,388,502	793,311
May	2,155,407	1,211,586	1,469,732	861,547
June	2,313,819	2,336,033	1,550,962	921,954
July	2,471,632	2,336,033	1,632,191	1,008,239
Aug	2,630,044	2,342,725	1,713,421	1,084,866
Sept	2,788,257	2,342,725	1,794,651	1,148,034
Oct	2,946,469	2,342,725	1,875,881	1,208,299
Nov	3,104,682	2,367,001	1,957,111	1,312,745
Dec	3,262,894	2,386,812	2,038,341	1,497,557
2011-2012	3,262,894		2,038,341	
Total Actual to Date vs Total Budget		73%		73%



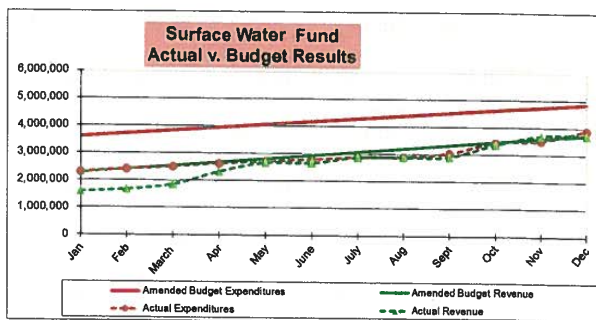
The Municipal Capital Fund accounts for the 1/2% real estate excise taxes levied by the City which are restricted to capital projects and improvements. Expenditures include park improvements and transfers to the Arterial Street Fund for transportation improvements.

CAPITAL PROJECTS FUND				
	2011-2012 Amended Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Amended Budget Revenue	2011-2012 Actual Revenue
2011	412,410	474,789	406,813	447,634
Jan	420,381	477,873	415,252	452,825
Feb	428,312	479,334	423,691	459,289
March	436,263	1,183,893	432,130	464,280
Apr	444,213	1,218,182	440,588	469,251
May	452,184	1,218,922	449,007	480,011
June	460,115	1,234,348	457,446	488,109
July	468,068	1,242,534	465,885	510,345
Aug	476,017	1,256,424	474,324	525,381
Sept	483,968	1,262,239	482,763	537,617
Oct	491,918	1,331,281	491,201	550,795
Nov	1,709,869	1,843,213	499,640	552,845
Dec	1,709,869	1,663,002	508,079	555,153
2011-2012	1,709,869		508,079	
Total Actual to Date vs Total Budget		97%		109%



The Capital Projects Fund accounts for leasing activity within Kenmore Village and contributions to ARCH (A Regional Coalition for Housing).

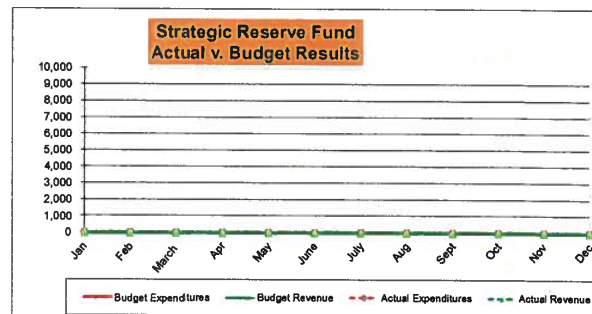
SURFACE WATER MANAGEMENT FUND				
	2011-2012 Amended Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Amended Budget Revenue	2011-2012 Actual Revenue
2011	3,504,478	2,301,189	2,172,824	1,604,654
Jan	3,617,978	2,320,252	2,303,517	1,622,288
Feb	3,731,478	2,428,578	2,434,409	1,702,096
March	3,844,977	2,517,079	2,565,302	1,880,583
Apr	3,958,477	2,638,049	2,696,194	2,352,875
May	4,071,977	2,720,924	2,827,087	2,678,076
June	4,185,477	2,798,188	2,957,979	2,685,934
July	4,298,976	2,893,020	3,088,872	2,893,509
Aug	4,412,476	2,900,909	3,219,784	2,914,728
Sept	4,525,976	3,044,829	3,350,657	2,930,419
Oct	4,639,476	3,455,018	3,481,549	3,395,517
Nov	4,752,975	3,531,754	3,612,442	3,727,188
Dec	4,866,475	3,908,437	3,743,334	3,739,336
2011-2012	4,866,475		3,743,334	
Total Actual to Date vs Total Budget		80%		100%



This fund accounts for receipts from surface water assessments. The assessments are collected through the property tax billings; the majority of the receipts are collected in May and November. Expenditures are for surface water maintenance activities such as sweeping and drainage as well as capital improvements.

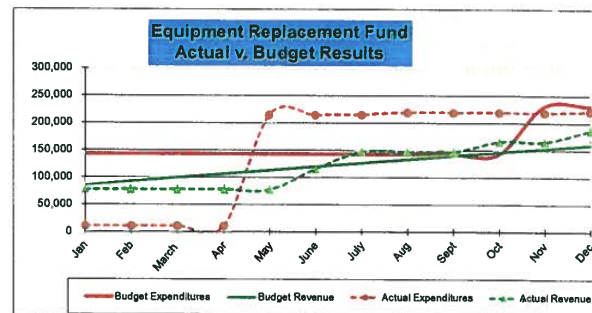
**City of Kenmore, Washington
Other Funds Monthly Activity
December 31, 2012**

STRATEGIC RESERVE FUND				
	2011-2012 Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	0	0	0	0
Jan	0	0	0	0
Feb	0	0	0	0
March	0	0	0	0
Apr	0	0	0	0
May	0	0	0	0
June	0	0	0	0
July	0	0	0	0
Aug	0	0	0	0
Sept	0	0	0	0
Oct	0	0	0	0
Nov	0	0	0	0
Dec	0	0	0	0
2011-2012	0	0	0	0
Total Actual to Date vs Total Budget		0%		0%



This fund was created to serve as the City's emergency reserve fund. Per State Statute, the fund cannot exceed \$.375 per \$1,000 of the City's assessed value and is fully funded at \$1,264,464 for 2011. No expenditures are anticipated or have been budgeted at this time.

EQUIPMENT REPLACEMENT FUND				
	2011-2012 Budget Expenditures	2011-2012 Actual Expenditures	2011-2012 Budget Revenue	2011-2012 Actual Revenue
2011	143,497	11,385	81,072	79,164
Jan	143,497	11,385	87,776	79,164
Feb	143,497	11,385	94,480	79,164
March	143,497	11,385	101,184	79,164
Apr	143,497	11,385	107,888	79,164
May	143,497	215,949	114,592	79,164
June	143,497	215,949	121,296	117,064
July	143,497	216,499	128,000	148,564
Aug	143,497	220,137	134,704	148,564
Sept	143,497	220,137	141,408	148,564
Oct	143,497	220,257	148,112	167,514
Nov	231,830	220,257	154,816	167,514
Dec	231,830	222,072	161,520	188,365
2011-2012	231,830		161,520	
Total Actual to Date vs Total Budget		96%		117%



This fund is used to maintain a reserve for future replacement of equipment, including, but not limited to furniture, computers and vehicles. Payments are received from various operating departments and funds that benefit from or use the assets.

**City of Kenmore, Washington
Cash and Investment Report
December 31, 2012**



<u>Fund</u>	Beg. Cash & Inv. from Prev. Mo.	Monthly Revenues	Monthly Expenditures	End. Cash & Inv. Current Month
General	\$6,238,673	\$578,891	\$2,476,841	\$4,340,722
Street	1,649,570	43,039	180,147	1,512,462
Arterial Street	802,902	977,259	360,839	1,419,323
Public Art	68,064	478	0	68,541
Park Impact Fee	1,614,419	25,642	24,963	1,615,098
Transp Impact Fee	782,963	68,200	610,628	240,536
Swamp Creek Basin	1,575,180	5,887	0	1,581,067
Municipal Capital	812,060	184,812	19,811	977,060
Capital Projects	-1,029,646	1,202,308	19,789	152,872
Capital Projects-Retainage	0	0	0	0
Surface Water Mgt.	1,785,715	12,147	376,683	1,421,180
Strategic Reserve	1,264,465	0	0	1,264,465
Equipment Replacement	471,566	20,850	1,814	490,602
Trust & Agency	247,461	681	937	247,205
Totals	\$16,283,392	\$3,120,194	\$4,072,451	\$15,331,134

<u>Fund</u>	Cash, Savings, Local Govt Investment Pool	(> One Year) Fixed Investments	Total
General	\$1,659,180	\$2,681,177	\$4,340,357
Street	662,462	850,000	1,512,462
Arterial Street	1,419,324	0	1,419,324
Public Art	53,541	15,000	68,541
Park Impact Fee	685,098	930,000	1,615,098
Transp Impact Fee	210,537	30,000	240,537
Swamp Creek Basin	181,068	1,400,000	1,581,068
Municipal Capital	977,061	0	977,061
Capital Projects	-297,128	450,000	152,872
Surface Water Mgt.	911,180	510,000	1,421,180
Strategic Reserve	414,465	850,000	1,264,465
Equipment Replacement	40,603	450,000	490,603
Trust & Agency	147,205	100,000	247,205
Totals	\$7,064,595	\$8,266,177	\$15,330,772

City of Kenmore, Washington
Schedule of Investments
December 31, 2012



		Average Yield to Maturity-Securities						Overall Average Yield	0.55%
Report by Security	Investment #	Type	Maturity Date	Purchase Date	Rate	Yield	Possible Call Date	Principal or Balance	Yield Equivalents
Piper Jaffray									
	313371PC4	FHLB	12/12/2014	6/7/2011	0.88%	0.88%	no call	991,238.90	8,722.90
	3136G0QY0	FNMA	7/25/2017	7/25/2012	0.75%	0.75%	7/25/2013	1,000,000.00	7,500.00
	31771J4M9	FICO	9/26/2017	8/14/2012	1.13%	1.13%	non callable	894,731.88	10,137.31
Total Piper Jaffrey Purchases								2,885,970.78	26,360.21
Seattle Northwest Securities									
Time Value Investments									
	313586QR3	FNMA	7/5/2014	6/7/2011	1.00%	compounds	no call	998,858.37	9,988.58
	31398A4N9	FNMA	10/15/2013	12/8/2010	1.00%	1.00%	4/15/2011	999,990.00	9,999.90
	31359MEL3	FNMA	4/22/2017	10/22/2012	0.86%	0.86%	no call	999,468.08	8,595.43
Total TVI Purchases								2,998,316.45	28,583.91
Wells Fargo Bank									
Called 12/28/12	3136FTXD6	FNMA	12/28/2015	12/28/2011	1.10%	1.10%	12/28/2012		
Total Wells Fargo Purchases									
Banner Bank CD's									
	5740005425	CD	2/6/2013	2/6/2012	0.45%	0.45%		1,132,694.88	5,097.13
Total Banner Bank CD's								1,132,694.88	5,097.13
Sound Community Bank CD's									
	18299229	CD	2/11/2014	8/17/2012	0.65%	0.65%		1,000,000.00	6,500.00
Total Sound Community Bank CD's								1,000,000.00	6,500.00
Opus Bank CD's									
	280140042	CD	3/16/2015	3/15/2011	1.15%	1.15%		249,194.49	2,865.74
Total Cascade Bank CD's								249,194.49	2,865.74
TOTAL ALL SECURITIES								\$ 8,286,178.80	\$ 69,406.99
					Banner Checking and Savings		0.15% Banner	2,816,343.19	4,224.51
					Opus Bank		0.20%	11,078.88	22.16
					Cash			1,005.00	-
					Local Government Investment Pool		0.24% LGIP	4,236,166.49	9,954.89
					Total Accounts			\$ 15,330,770.16	83,608.65

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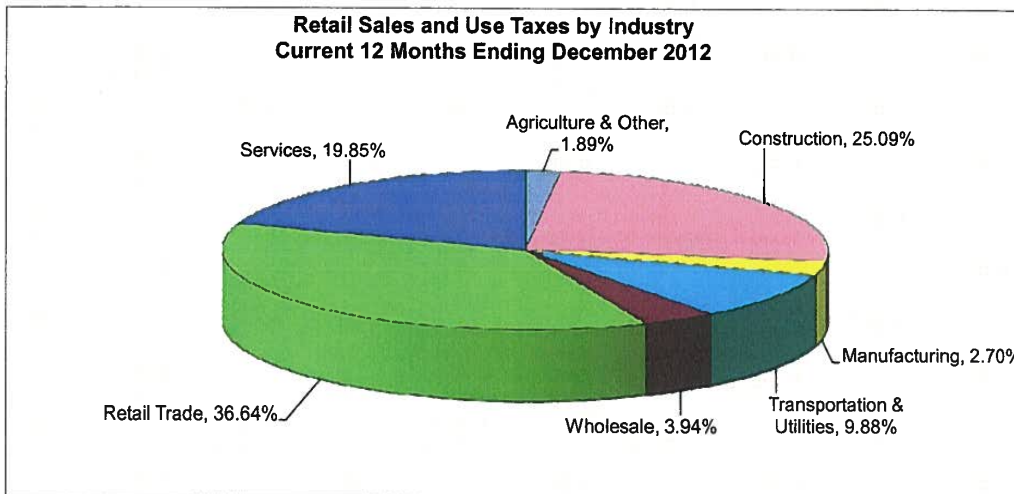
City of Kenmore, Washington
SALES TAX RECEIPTS BY BUSINESS TYPE
 December 2012

	SALES TAX	USE TAX	TOTAL	PERCENT
AGRICULTURE & OTHER	4,461.37	14.35	4,475.72	3.1%
CONSTRUCTION	44,517.40	98.07	44,615.48	31.0%
MANUFACTURING	2,367.47	14.73	2,382.20	1.7%
TRANSPORTATION & UTILITIES	20,771.28	759.70	21,530.97	15.0%
WHOLESALE	-13,493.45	72.16	-13,421.29	-9.3%
RETAIL TRADE	48,984.80	459.16	49,443.95	34.4%
SERVICES	25,768.95	3,884.84	29,653.79	20.6%
PUBLIC SERVICES	1.65	5,230.92	5,232.57	3.6%
	<u>133,379.46</u>	<u>10,533.93</u>	<u>143,913.39</u>	<u>100.0%</u>

City of Kenmore, Washington
Retail Sales and Use Tax Distribution
December 31, 2012



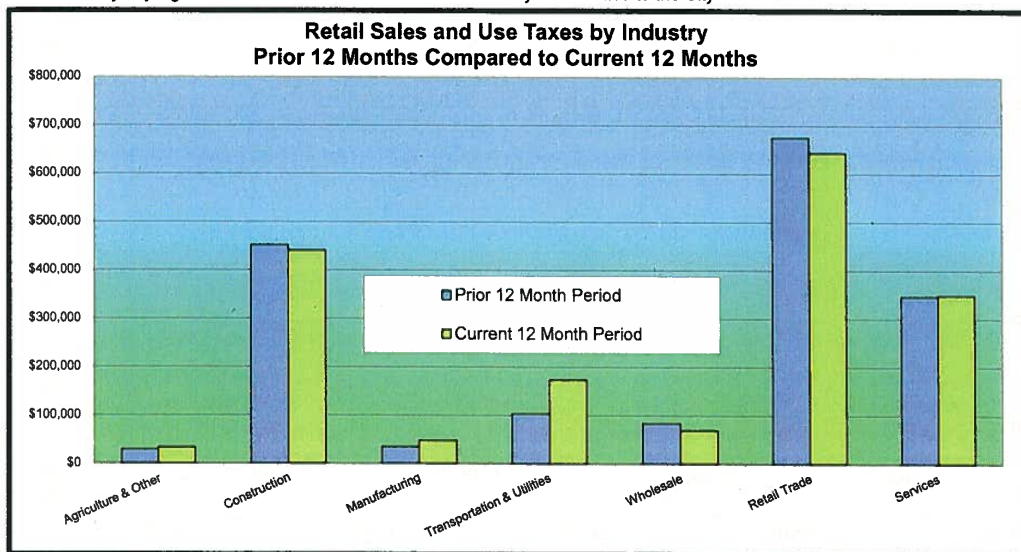
<u>Industry</u>	<u>Prior 12 Months ending December 2011</u>	<u>Current 12 Months ending December 2012</u>	<u>% Increase/ (Decrease)</u>	<u>% of Total</u>
Agriculture & Other (Landscaping, Animal Hospitals)	\$28,306	\$33,125	17.02%	1.89%
Construction	451,567	440,630 *	-2.42%	25.09%
Manufacturing (Printing, Publishing, Other Manuf.)	34,391	47,489	38.08%	2.70%
Transp/Comm/Utilities (Telecomm., Air Transport.)	102,990	173,420	68.39%	9.88%
Wholesale (Lumber, Other Wholesale)	83,457	69,186	-17.10%	3.94%
Retail Trade (Eating, Merchandise, Food Stores)	674,203	643,393	-4.57%	36.64%
Services (Auction, Recreation, Auto Repair, Financial)	346,040	348,622	0.75%	19.85%
Totals	\$1,720,954	\$1,755,863	2.03%	100%
Increase/(Decrease)		\$34,910	2.03%	



NOTE: Due to the City's Confidentiality Agreement with the Department of Revenue, specific business information cannot be disclosed.

* Approximately 10% of this is due to the Brightwater project.

There is a sixty-day lag between sales taxes collected and when they are remitted to the City



**City of Kenmore, Washington
Real Estate Excise Tax Report
December 31, 2012**



**Real Estate Excise Taxes (REET)
2008 - 2012 Monthly Receipts**

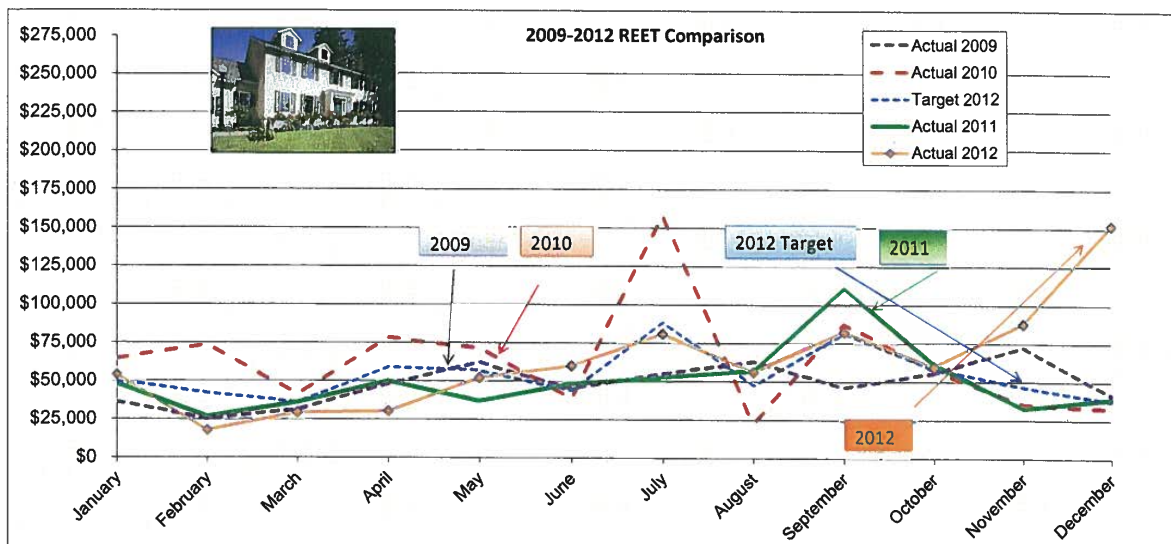
	Actual 2008	Actual 2009	Actual 2010	Actual 2011	Actual 2012	Target 2012
January	167,796	36,640	64,792	48,679	54,359	50,037
February	39,354	25,466	73,383	27,294	18,064	42,048
March	42,409	31,468	41,445	36,507	29,691	36,474
April	75,958	48,355	78,233	50,463	30,662	59,017
May	50,369	61,743	71,622	37,671	52,575	57,012
June	45,084	45,639	38,919	48,938	60,408	44,499
July	102,721	55,328	158,221	53,012	81,316	88,853
August	93,364	63,161	23,033	57,471	56,626	47,888
September	68,457	46,508	87,734	111,107	82,785	81,783
October	39,607	55,905	57,761	61,805	60,265	58,490
November	60,295	72,456	35,585	33,475	88,057	47,172
December	34,608	41,723	32,962	39,510	152,262	38,065
	\$820,021	\$584,392	\$763,689	\$605,931	\$767,070	\$651,337

For 2012, REET is \$161,139
more than the same period
last year and above the 2012
target by \$115,732

**Real Estate Excise Taxes (REET)
2008 - 2012 Property Sales > \$500,000**

(The sales actually occur in the prior month; there is a 30 day lag between sales and when the City receives the revenue)

	Taxes from > \$500,000 Sale Amounts									
	2008	2009	2010	2011	2012	2008	2009	2010	2011	2012
January	28,479,285	3,809,950	3,790,500	1,046,085	5,515,283	140,972	18,859	18,763	5,178	27,301
February	4,994,900	2,819,838	4,805,000	547,257	1,152,000	24,725	13,958	23,785	2,709	5,702
March	6,016,500	2,923,000	1,149,000	1,100,000	750,000	29,782	14,469	5,688	5,445	3,713
April	9,089,830	3,942,750	1,779,000	1,075,000	870,000	44,995	19,517	8,806	5,321	4,307
May	4,285,470	7,254,950	1,859,000	2,372,000	2,796,250	21,213	35,912	9,202	11,741	13,841
June	5,868,926	560,000	540,000	2,605,000	1,215,000	29,051	2,772	2,673	12,895	6,014
July	15,533,779	3,739,900	18,013,000	3,354,950	4,196,500	76,892	18,513	89,164	16,607	20,773
August	12,492,130	3,857,600	1,020,000	3,045,950	1,756,200	61,836	19,095	5,049	15,077	8,693
September	6,504,602	2,275,000	11,276,760	15,691,044	4,859,500	32,198	11,261	55,820	77,671	24,055
October	3,397,877	5,949,213	610,000	7,873,950	3,087,500	16,819	29,449	3,020	38,976	15,283
November	5,851,865	6,393,000	1,020,000	875,000	8,334,960	28,967	31,645	5,049	4,331	41,258
December	619,950	1,855,348	2,178,000	2,189,000	23,033,200	3,069	9,184	10,781	10,836	114,014
	\$103,135,114	\$45,380,549	\$48,040,260	\$41,775,236	\$57,566,393	\$510,519	\$224,634	237,800	206,787	284,954



* NOTE THE 2012 TARGET IS BASED ON A 3-YEAR AVERAGE (2009-2011) OF ACTUAL RECEIPTS.

**City of Kenmore, Washington
Monthly Report for Kenmore Village
December 31, 2012**



Revenues

Lease Income (USPS & Kenmore Village)
Return of Security Deposit
Other Rent Income
Insurance Proceeds
Leasehold Excise Returned

Total Revenues

**December Biennium-to-
Date**

\$ - \$ 122,828
 - 3,257
 - 19,800
 - 19,672
 725 4,491

\$ 725 \$ 170,048

Biennium Budget

\$ 88,266
 0
 0
 0
 0

 88,266

Expenditures

6700 Building Improvements
Utilities and Insurance - Kenmore Village
Repairs, Maintenance, Other Services
Leasehold Tax (12.84% of Lease Income)
Total Expenditures

\$ - \$ 39,162
 - 85,743
 668 4,129
 - 7,720

\$ 668 \$ 136,754

40,820
0
0
0

 40,820

Net Income (Loss)

\$ 58 \$ 33,295

\$ 47,446

City of Kenmore, Washington
SR 522 Phase I Revenue and Expenditure History
as of December 31, 2012

		Actuals Received on Cash Basis						
Phase I								
Stage 3 Burke Gillman Trail @73rd Ave NE-nearing completion								
Stage 1 SR 522 Central Segment 65th to 73rd and other improvements, in construction								
Stage 2 SR 522 West Segment 57th to 65th and other improvements, pending funding								
		Cumulative through 2008	2009	2010	2011	December 2012	Year to Date 2012	Life to Date
Revenues:								
Secured:								
Wa State Transportation Improve. Board:								
to Street Fund	5,047,000	851,786	0	0	0	0	0	851,786
to Arterial Street Fund	0	148,214	2,545,308	1,501,692	0	0	0	4,195,214
Wa State Gas Tax	4,663,620	3,119,047	1,765,416	0	0	0	0	4,884,463
Federal Surface Transportation Prog	12,045,444	1,708,895	8,535,460	1,781,817	0	0	55	12,026,227
Brightwater	15,000	15,000	0	0	0	0	0	15,000
Federal: Wa State Dept of Trans Signal	357,914	0	0	546,862	0	0	0	546,862
King County Parks	906,500	514,616	201,467	0	0	0	0	716,083
King County Roads	350,000	350,000	0	0	0	0	0	350,000
Northshore Utility District Reimb	432,400	80,559	0	0	0	0	259,387	339,946
Puget Sound Energy Reimb	264,100	0	0	0	0	0	0	0
Northshore School Dist Reimb	22,258	0	0	0	0	0	0	0
Library Reimb	10,000	0	0	0	0	0	0	0
Comcast Reimb	168,800	88,620	0	0	0	0	113,383	202,003
Urban Partners	75,000	0	25,000	54,438	0	0	0	79,438
Fire District Reim	49,000	0	0	0	0	0	63,245	63,245
City Art Fund	126,486	0	0	0	0	0	0	0
BWR St. 1 Ph. 1 Settlement		0	0	0	0	26,113	26,113	26,113
U of WA IT Reimbursement								
City Funds:	5,607,250	0	0	0	0	0	200,000	200,000
Transfer from REET Muni Cap		1,083,250	0	3,290,000	0	0	0	4,373,250
Transfer from Street Fund		0	0	521,870	0	0	0	521,870
Stage 1/181st		0	334,000	0	0	0	0	334,000
Transfer from REET Muni Cap		0	334,000	0	0	0	0	334,000
Stage 2	700,000	0	700,000	0	470,174	0	157,468	1,327,642
Transfer from Trans Impact Fees		900,000	0	0	0	0	0	900,000
Total Revenues	30,840,772	8,859,987	14,106,651	7,696,679	470,174	26,113	819,650	31,953,141
Expenditures:								
Street Fund		15,148,961	1,090	0	0	0	0	15,150,051
Street-Interfund Loan Interest		0	0	0	0	0	0	0
1% Art Fund		0	0	0	0	0	0	0
Arterial Street Fund		253,860	11,708,313	2,874,519	154,162	6,223	418,047	15,408,901
Stage 2 Design			483,830	435,358	132,834	34,764	102,132	1,154,154
Arterial Street Fund								
Muni Cap Fund		46,782	0	0	0	0	0	46,782
Total Expenditures		15,449,603	12,193,233	3,309,877	352,046	40,987	520,179	31,759,888

City of Kenmore, Washington
SR 522 Phase II Revenue and Expenditure History
as of December 31, 2012

Phase II

SR 522 East Segment, 73rd to 83rd, nearing completion

****Actuals Received on Cash Basis****

		Cumulative through 2008	2009	2010	Year to Date 2011	December 2012	Year to Date 2012	Life to Date
Revenues:	Secured:							
Wa State Transportation Improve. Board:	3,450,000	3,145,975	131,526	172,500	0	0	0	3,450,000
Sound Transit	8,192,307	8,192,307	0	0	0	0	0	8,192,307
Brightwater	250,000	0	0	0	0	0	0	0
Federal Grant via WSDOT	697,312	578,381	91,120	0	6,683	0	0	676,184
Federal: WSDOT Signal/Overlay	683,608	185,272	498,322	0	0	0	0	683,594
Regional Mobility WSDOT	1,800,000	1,441,827	358,173	0	0	0	0	1,800,000
King County Metro	400,000	0	0	400,000	0	0	0	400,000
Wa State Gas Tax Grant	8,336,380	4,636,717	2,951,182	439,620	0	0	0	8,027,519
Comcast Reimb	147,770	92,680	0	55,090	0	0	0	147,770
Northshore Utility District Reimb	1,621,486	1,024,376	441,836	0	0	112,124	1,578,336	1,578,336
Northshore School District Reimb	28,914	0	0	0	2,694	0	2,444	5,138
PSE Reimbursement	150,000	0	0	0	0	0	0	0
Integra Reimbursement		0	0	0	0	9,144	9,144	9,144
City: Art Fund	161,006	0	0	0	0	0	0	0
City:	2,870,793			0	0	0	0	0
Investment Earnings		92,191	15,331	2,532	0	0	0	110,054
Fuel Tax		274,153	0	0	0	0	0	274,153
Transfer of Trans Impact Fees		512,000	430,698	450,000	387,500	0	0	1,392,698
Transfer from Street Fund		0	0	1,000,000	0	0	0	1,000,000
Transfer of REET		1,096,420	0	0	215,307	0	0	1,096,420
Total Revenues	28,789,576	21,272,299	4,918,188	2,519,742	612,184	9,144	123,712	28,843,318
Expenditures:								
Arterial Street		22,497,211	4,671,626	1,068,152	1,403,237	3,402	48,234	29,688,459
Interfund Loan Interest		127,175	0	0	0	0	0	127,175
Art 1%		0	0	0	0	0	0	0
Transportation Impact Fee Fund		100,000	0	0	0	0	0	100,000
Total Expenditures		22,724,386	4,671,626	1,068,152	1,403,237	3,402	48,234	29,915,634



**City Council Business Agenda Item
City of Kenmore, WA**

Subject/Topic: King County Countywide Planning Policies (CPP) Amendments

For Council Meeting Agenda of: February 25, 2013

Department: Community Development

Prepared by: Debbie Bent, Director

Proposed Council Action/Motion: No action is needed to ratify the amendments to the countywide planning policies. Action before 3/4/13 is needed to disapprove the amendments.

Initial & Date
Approved by Department Head: DS 2/21/13
Approved by City Attorney: me 2/21/13
Approved by Finance Director: me 2/21/13
Approved by City Manager: DSK

Exhibits/Attachments:

1. Letter dated 12/22/12 to Mayor Baker from the King County Council Chair and County Executive with enclosed King County Countywide Policies, staff reports and ordinance

Expenditure Required \$0

Amount Budgeted \$0

Appropriation Required \$0

INFORMATION/BACKGROUND: Amendments to King County Countywide Planning Policies (CPP) need to be ratified. Kenmore will be deemed to have ratified the CPP and amendments unless within 90 days of adoption by King County (i.e. by 3/4/13) the City takes legislative action to disapprove the amendments. Attachment one provides a copy of the amended policies that were adopted by the King County Council on 12/3/12 on behalf of unincorporated King County.



December 22, 2012

The Honorable David Baker
City of Kenmore
18120 68th Avenue NE
P.O. Box 82607
Kenmore, WA 98028-0607

Dear Mayor Baker:

We are pleased to forward for your consideration and ratification the enclosed amendments to the King County Countywide Planning Policies (CPP).

On December 3, 2012, the Metropolitan King County Council approved and ratified the amendments on behalf of unincorporated King County. The two ordinances will become effective December 23, 2012. Copies of the King County Council staff reports, ordinances and Growth Management Planning Council motion are enclosed to assist you in your review of these amendments.

In accordance with the Countywide Planning Policies, FW-1, Step 9, amendments become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing 70 percent of the population of King County according to the interlocal agreement. A city will be deemed to have ratified the CPP and amendments unless, within 90 days of adoption by King County, the city takes legislative action to disapprove the amendments. **Please note that the 90-day deadline for this amendment is Monday, March 4, 2013.**

If you adopt any legislation concerning this action, please send a copy of the legislation by the close of business, Monday, March 4, 2013, to Anne Noris, Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

If you have any questions about the amendments or ratification process, please contact Paul Reitenbach, Project/Program Manager IV, King County Department of Permitting and Environmental Review, at 206-477-0345, or Rick Bautista, Metropolitan King County Council Staff, at 206-296-0329.

Thank you for your prompt attention to this matter.

Sincerely,



Larry Gossett, Chair
Metropolitan King County Council



Dow Constantine
King County Executive

Enclosures

cc: King County City Planning Directors
Suburban Cities Association
John Starbard, Director, Department of Permitting and Environment Review (DPER)
Paul Reitenbach, Project/Program Manager IV, DPER
Rick Bautista, Council Staff, Transportation, Environment and Economy Committee (TREE)



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

December 4, 2012

Ordinance 17486

Proposed No. 2012-0282.3

Sponsors Phillips

1 AN ORDINANCE relating to adoption and ratification of
2 the King County Countywide Planning Policies; adding a
3 new section to K.C.C. chapter 20.10, decodifying K.C.C.
4 20.10.010, K.C.C. 20.10.020, K.C.C. 20.10.030, K.C.C.
5 20.10.040, K.C.C. 20.10.050, K.C.C. 20.10.065, K.C.C.
6 20.10.075 and K.C.C. 20.10.076 and repealing Ordinance
7 10450, Section 6, as amended, and K.C.C. 20.10.060.

8 STATEMENT OF FACTS:

- 9 1. The Countywide Planning Policies ("CPPs") are adopted in accordance
10 with the state Growth Management Act, under 36.70A.210 RCW.
11 2. The Growth Management Planning Council ("GMPC") was formed in
12 1992 to guide the development of the CPPs. The GMPC is a
13 representative body of elected officials from King County, the city of
14 Seattle, the city of Bellevue and the Suburban Cities Association.
15 Representatives of the special districts serve as ex officio members.
16 3. The CPPs establish a framework for guiding development in all King
17 County jurisdictions.

18 4. The CPPs are deemed adopted when ratified by King County and the
19 requisite number of cities and satisfying the required population
20 percentage.

21 5. The GMPC recommends CPP amendments to the King County council
22 for consideration, possible revision and ratification.

23 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

24 SECTION 1. Findings:

25 A. On September 21, 2011, the Growth Management Planning Council adopted
26 Motion 11-1 approving the 2011 King County Countywide Planning Policies.

27 B. On March 31, 2012, the school siting task force issued a final report.

28 C. On April 4, 2012, the Growth Management Planning Council adopted Motion
29 12-1 adding land on the west bank of the Duwamish river to the city of Seattle Potential
30 Annexation Area.

31 D. On June 6, 2012, the Growth Management Planning Council adopted Motion
32 12-2 implementing the recommendations of the school siting task force by adding new
33 policies and the Report of the School Siting Task Force as Appendix 5 to the Countywide
34 Planning Policies.

35 E. On June 6, 2012, the Growth Management Planning Council adopted Motion
36 12-3 adding a new housing chapter and revised housing appendix to the Countywide
37 Planning Policies.

38 F. On June 6, 2012, the Growth Management Planning Council adopted Motion
39 12-4 adding land on the west side of 216th Ave SE to the city of Black Diamond
40 Potential Annexation Area.

41 G. Attachment A to this ordinance incorporates Motions 11-1, 12-1, 12-2, 12-3
42 and 12-4 into the 2012 King County Countywide Planning Policies.

43 SECTION 2. The amendments to the King County Countywide Planning
44 Policies, and renamed the 2012 King County Planning Policies, as shown in Attachment
45 A to this ordinance, are hereby adopted and ratified on behalf of the population of
46 unincorporated King County.

47 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 20.10 a
48 new section to read as follows:

49 A. After the Growth Management Planning Council approves or amends the
50 Countywide Planning Policies, the executive, as its chair, shall timely transmit to the
51 King County council an ordinance adopting the Countywide Planning Policies or
52 amendments thereto.

53 B. The King County council shall refer the proposed ordinance transmitted by the
54 executive under subsection A. of this section to the committee on transportation,
55 economy and environment or its successor for review and consideration. If the King
56 County council recommends substantive revisions to the Countywide Planning Policies
57 or amendments approved by the Growth Management Planning Council, the King County
58 council may refer the proposed revisions to the Growth Management Planning Council
59 for its consideration and response.

60 C. Within ten days after the ordinance transmitted by the executive under
61 subsection A. of this section, as amended by the council, is effective, the clerk of the
62 King County council shall send the notice of enactment and the Countywide Planning
63 Policies and amendments to each city and town in King County for ratification as

64 provided for in the Countywide Planning Policies. Each city and town must take action
65 to ratify or reject the proposed Countywide Planning Policies or amendments as approved
66 by the King County council within ninety days after the date the ordinance approving the
67 Countywide Planning Policies or amendments was enacted. Failure of a city or town to
68 take action and notify the clerk of the King County council within ninety days shall be
69 deemed to be approval by that city or town. The notice shall include the date by which
70 each city or town must respond with its response to ratify or reject the proposed
71 Countywide Planning Policies or amendments and where the response should be directed.

72 D. Countywide Planning Policies or amendments are ratified if approved by the
73 county, cities and towns representing at least seventy percent of the county's population
74 and thirty percent of the jurisdictions. For ratification purposes, King County is the
75 jurisdiction representing the population in the unincorporated areas of the county.

76 E. Within ten days after the date for response established by the clerk of the King
77 County council under subsection C. of this section, the clerk of the King County council
78 shall notify the executive, as chair of the Growth Management Planning Council, of the
79 decision to ratify or not to ratify the Countywide Planning Policies or amendments.

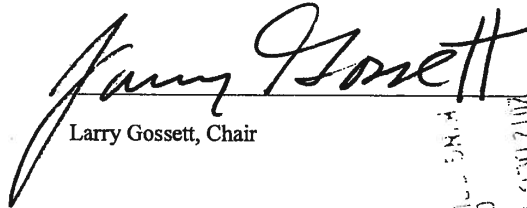
80 SECTION 4. K.C.C. 20.10.010, K.C.C. 20.10.020, K.C.C. 20.10.030, K.C.C.
81 20.10.040, K.C.C. 20.10.050, K.C.C. 20.10.065, K.C.C. 20.10.075 and K.C.C. 20.10.076
82 are each hereby decodified.

83 SECTION 5. Ordinance 10450, Section 6, as amended, and K.C.C. 20.10.060 are
84 each hereby repealed.
85

Ordinance 17486 was introduced on 8/20/2012 and passed as amended by the
Metropolitan King County Council on 12/3/2012, by the following vote:

Yes: 9 - Mr. Phillips, Mr. von Reichbauer, Mr. Gossett, Ms. Hague,
Ms. Patterson, Ms. Lambert, Mr. Ferguson, Mr. Dunn and Mr.
McDermott
No: 0
Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Gossett, Chair

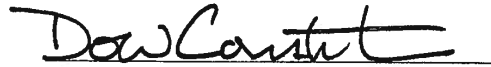
ATTEST:



Anne Noris, Clerk of the Council

RECEIVED
2012 DEC 13 PM 3:30
KING COUNTY COUNCIL

APPROVED this 13 day of DECEMBER, 2012.



Dow Constantine, County Executive

Attachments: A. 2012 King County Countywide Planning Policies, dated December 3, 2012

ATTACHMENT A

2012 King County Countywide Planning Policies

November, 2012
Amended December 3, 2012

~~2012~~ King County Countywide Planning Policies
November 2012
Amended December 3, 2012

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November 2012
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VISION 2040 STATEMENT

The 2012 King County Countywide Planning Policies were prepared to address changes to the Growth Management Act, take into account the passage of 20 years since their initial adoption, and to specifically reflect the regional direction established in VISION 2040.

Vision 2040 is the product of the Puget Sound Regional Council (PSRC), an association of cities, towns, counties, ports, tribes, and state agencies that serves as a forum for developing policies and making decisions about regional growth management, environmental, economic, and transportation issues in the four-county central Puget Sound region of Washington state (King, Kitsap, Pierce and Snohomish counties). Vision 2040's Regional Growth Strategy outlines how the four-county Puget Sound region should plan for additional population and employment growth.

As made clear in the Regional Growth Strategy, all jurisdictions in King County have a role in accommodating growth, using sustainable and environmentally responsible development practices. The 2012 King County Countywide Planning Policies support this strategy and provide direction at the county and jurisdiction level with appropriate specificity and detail needed to guide consistent and useable local comprehensive plans and regulations.

While VISION 2040 is consistent with the overall growth management strategy of the 1992 King County Countywide Planning Policies, restructuring the Countywide Planning Policies—into the six chapters of Environment, Development Patterns, Housing, Economy, Transportation, and Public Facilities and Services—was done to match the structure of VISION 2040.

VISION & FRAMEWORK

Vision for King County 2030

It is the year 2030 and our county has changed significantly in the roughly 40 years that have elapsed since the first Countywide Planning Policies were adopted in 1992. In many ways this is a result of the successful public-private partnership that has supported a diversified, sustainable regional economy and has managed and accommodated growth while maintaining the quality of life and the natural environment throughout King County.

King County in 2030 is characterized by:

- **Protected Critical Areas. Effective stewardship of the environment has preserved and protected the critical areas in the County, including wetlands, aquifer recharge areas, and fish and wildlife conservation areas.**
These critical areas continue to provide beneficial functions and values for reducing flooding, protecting water quality, supporting biodiversity, and enriching our quality of life for future generations as the as the region's population continues to grow.
- **Viable Rural Area. The Rural Area, established in 1992, is permanently protected with a clear boundary between Rural and Urban Areas.**
The successful protection of these lands is due in large part to continued innovation within the Urban Growth Area to create new ways to use land efficiently and sustainably. In this way, there is minimal pressure to convert rural lands. The Rural Area is a viable option for those seeking a lifestyle contrast to the Urban Growth Area. The pressure to urbanize the Rural Area has also been lessened by market pressures to use the land for agriculture.
- **Bountiful Agricultural Areas and Productive Forest Lands.**
More people are farming and a greater number of residents are benefiting from King County agricultural products, which can be purchased through a network of farmers markets and farm stands throughout the county. Since 2010, the increase in productive farming in the Agricultural Production District and in the Rural Area has accelerated as more residents seek locally grown food. Thriving markets now exist throughout the county for these products. The forests of the Pacific Northwest remain as some of the most productive in the world with large scale commercial forestry prevalent in the eastern half of the county.
- **Vibrant, diverse and compact urban communities.**
Within the Urban Growth Area little undeveloped land now exists and urban infrastructure has been extended to fully serve the entire Urban Growth Area.

Development activity is focused on redevelopment to create vibrant neighborhoods where residents can walk, bicycle or use public transit for most of their needs. Improvements to the infrastructure now focus on maintaining existing capacity as opposed to extending the infrastructure into previously unserved areas. Because of the innovations developed in public and private partnerships, there is still ample capacity to accommodate the planned population and employment growth targets within the Urban Growth Area.

Much of the growth in employment and new housing occurs in the Urban Centers. These centers successfully provide a mixture of living, working, cultural, and recreational activities for all members of the community. All the centers are linked together by a high-capacity transit system, including light rail and high capacity bus transit. Transit stations and hubs are within walking distance to all parts of the center and the high capacity transit system facilitates people moving easily from one center to another. Within the collection of Urban Centers there is balance between jobs and housing. Each center has developed its own successful urban character and all are noted for their livability, vibrancy, healthy environment, design, and pedestrian focus.

Smaller concentrations of businesses are distributed throughout the Urban Growth Area to provide goods and services to surrounding residential areas. Most residents are within walking distance of commercial areas, fostering a healthy community through physical exercise and a sense of neighborhood. Local transit systems provide convenient connections to the Urban Centers and elsewhere within the Urban Growth Area.

Manufacturing/ Industrial Centers continue to thrive and function as important hubs of the regional economy. These areas too are well served by transportation systems that emphasize the efficient movement of people, goods and information to and within Manufacturing/ Industrial Centers as well as connecting to other regions.

The entire Urban Growth Area is characterized by superior urban design with an open space network that defines and separates, yet links, the various jurisdictions and central places. Countywide and regional facilities have been equitably dispersed—located where needed, sited unobtrusively—and have provided appropriate incentives and amenities to the surrounding neighborhoods.

Rural Cities have created unique urban environments within the Rural Area and provide commercial services and employment opportunities for their residents. These include retail, business, educational and social services for residents both of cities and the surrounding Rural Area while protecting and supporting the surrounding Rural Area and Resource Lands.

Federal, state and regional funds have been used to further this land use plan and to fund needed regional facilities while local resources focus on funding local and neighborhood facilities. The sharing of resources to accomplish common goals is done so that the regional plan can succeed and all can benefit.

The economy is vibrant, vital, and sustainable, and emphasizes diversity in the range of goods and information produced and the services provided. Regional cooperation has focused on economic development activities that have retained and expanded key industries such as aerospace, software, and biotechnology while using the resources of the region to attract new business clusters such as in renewable energy. Businesses continue to locate in our county because of the high quality of life; the preservation of the natural environment; the emphasis on providing a superior education; the predictability brought about by the management of growth and the effectiveness of public-private partnerships supporting these attributes.

Housing opportunities for all incomes and lifestyles exist throughout the county and with the balanced transportation system access to employment is convenient and reliable. Innovation in the development of a diverse range of housing types has been fundamental in accommodating population growth. The diversity of housing types has allowed residents to stay within their community as their housing needs change.

King County communities are extraordinarily diverse culturally and this has been embraced and celebrated by the residents of King County. The needs of residents are attended to by a social service system that emphasizes prevention but stands ready to respond to direct needs as well. There is a sense of social equity within our communities and all share equitably in the distribution of and access to parks, open space, and vibrant neighborhood centers.

The Urban Growth Area is completely located within cities, which are the primary providers of urban services. Where appropriate, sub-regional consortia have been created for certain services, and King County government is recognized as a significant provider of regional services as well as the coordinator of local services to the Rural Area and Resource Lands.

Residents and businesses have recognized that, over time, through clear and reasonable timelines and financing commitments, issues will be addressed. Residents and businesses trust in their local governments because the plans and promises made to manage growth starting in 1992 have been followed. Change is accepted and proceeds in an orderly fashion based on the locally adopted and embraced growth management plans.

Framework

The year 1991 was one of tremendous change for the management of growth in King County and this environment of change gave rise to the distinctive character of the 1992 Countywide Planning Policies. While the Countywide Planning Policies have been amended periodically to address specific issues or revisions required by the Growth Management Act, the first thorough update of the Countywide Planning Policies was completed in 2012 to ensure that the Countywide Planning Policies are consistent with VISION 2040, the Growth Management Act and changes that had occurred in the previous twenty years within King County. In addition for the 2012 update, the Growth Management Planning Council directed that the revised policies

include countywide direction on three new policy areas: climate change, healthy communities and social equity. Understanding the history of the 1992 policies is important in order to establish the context for the revised policies.

In 1991 five major conditions gave rise to the first Countywide Planning Policies and the process used in their development and adoption:

1. **In 1985, the King County Council adopted a Comprehensive Plan that for the first time established a clear boundary between Urban and Rural Areas and set forth standards to delineate a clear development character for each.**
2. **In 1991, the adoption of the Growth Management Act transformed the way that local jurisdictions looked at land use planning as well as how they interacted with neighboring jurisdictions.**

A fundamental requirement of the Growth Management Act was coordination between a shared countywide vision on how growth would be planned for and accommodated and how this would be implemented by local jurisdictions. In 1991, the Growth Management Act was amended to include the requirement that Countywide Planning Policies be adopted to describe this vision and how these relationships would be created. These provisions gave rise to the creation of the Growth Management Planning Council – an advisory group of elected officials from jurisdictions throughout the county charged with overseeing the preparation of the Countywide Planning Policies. Since the Growth Management Act was new and many jurisdictions had not created a comprehensive plan before, the Countywide Planning Policies became a guide for jurisdictions to follow in complying with the Growth Management Act in areas as diverse as critical area regulation to local growth targets.
3. **In 1991, the Puget Sound Council of Governments was dissolved and replaced with the Puget Sound Regional Council that initially had significantly reduced responsibilities for regional land use planning and coordination.**

Without an effective regional body for land use planning, it was necessary for the Puget Sound counties to identify their own process and organization for developing the Countywide Planning Policies. In the case of King County, this was the Growth Management Planning Council. Subsequently, as its responsibilities were expanded over time, the Puget Sound Regional Council developed VISION 2040, the multi-county vision and planning policies that set the structure for these revised Countywide Planning Policies.
4. **By 1991, the Suburban Cities Association had changed from a loose coalition of cities outside of Seattle to a formal organization with the ability to represent constituent jurisdictions in regional forums.**

5. Prior to the development of the Countywide Planning Policies, King County and METRO attempted and failed to win electoral support for merger.

This defeat left jurisdictions with concerns about the relationship between city and county governments, and further confusion about the roles of governments in the Urban Growth Area.

Because of these conditions and the environment they fostered, jurisdictions in King County decided to go further than just meeting the specific statutory requirements for such policies. The 1992 King County Countywide Planning Policies provided direction for many issues related to growth management and established a policy structure for subsequent issue resolution.

Since their adoption, many of the initial Countywide Planning Policies have been codified into local regulations or carried out in regional or statewide arenas and no longer need to be included in them. Through amendments to the King County Charter and interlocal agreements, the relationship between county and city governments has been clearly defined and annexations and incorporations have brought most of the unincorporated urban area into the cities.

Other key actions that were required by the 1992 Countywide Planning Policies along with their current status are described below:

- Complete a fiscal and environmental review of the 1992 Countywide Planning Policies – completed and adopted in 1994;
- Establish housing and employment targets for each jurisdiction – completed in 1994 and periodically updated pursuant to the Countywide Planning Policies;
- Adopt local comprehensive plans pursuant to the Growth Management Act and Countywide Planning Policies – each jurisdiction within King County has an adopted plan that is periodically updated;
- Develop land use capacity and urban density evaluation program – developed and then superseded by the King County Buildable Lands Program as required by the Growth Management Act;
- Develop a growth management monitoring program – King County Benchmarks program established in 1994 and annually updated as described in policy G-2; and
- Evaluate the need to change the Urban Growth Boundary and work to maintain a permanent Rural Area – established in 1994 and periodically reviewed as described in the Development Patterns chapter.

General Policies

Unless otherwise noted, the Countywide Planning Policies apply to the Growth Management Planning Council, King County, and all of the cities within King County.

Amendments. While much has been accomplished, the Countywide Planning Policies were never intended to be static and will require amendment over time to reflect changed conditions. While the formal policy development is done by the Growth Management Planning Council, ideas for new policies begin in a variety of areas including individual jurisdictions. Policy G-1 below describes the process for amending the Countywide Planning Policies:

G--1 Maintain the currency of the Countywide Planning Policies through periodic review and amendment. Initiate and review all amendments at the Growth Management Planning Council through the process described below:

- a) Only the Growth Management Planning Council may propose amendments to the Countywide Planning Policies except for amendments to the Urban Growth Area that may also be proposed by King County in accordance with policies DP-15 and DP-16;
- b) Growth Management Planning Council recommends amendments to the King County Council for consideration, possible revision, and approval; proposed revisions by the King County Council that are of a substantive nature may be sent to the Growth Management Planning Council for their consideration and revised recommendation based on the proposed revision;
- c) A majority vote of the King County Council both constitutes approval of the amendments and ratification on behalf of the residents of Unincorporated King County.;
- d) After approval and ratification by the King County Council, amendments are forwarded to each city and town for ratification. Amendments cannot be modified during the city ratification process; and
- e) Amendments must be ratified within 90 days of King County approval and require affirmation by the county and cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions. Ratification is either by an affirmative vote of the city's or town's council or by no action being taken within the ratification period.

Monitoring. Periodically evaluating the effectiveness of the Countywide Planning Policies is key to continuing their value to the region and local jurisdictions. In 1994 King County and cities established the current Benchmarks program to monitor and evaluate key regional indicators.

G-2 Monitor and benchmark the progress of the Countywide Planning Policies towards achieving the Regional Growth Strategy inclusive of the environment, development patterns, housing, the economy, transportation and the provision of public services. Identify corrective actions to be taken if progress toward benchmarks is not being achieved.

Investment. Key to ensuring the success of the Countywide Planning Policies is investment in regional infrastructure and programs. Balancing the use of limited available funds between regional and local needs is extremely complex.

G-3 Work collaboratively to identify and seek regional, state, and federal funding sources to invest in infrastructure, strategies, and programs to enable the full implementation of the Countywide Planning Policies. Balance needed regional investments with local needs when making funding determinations.

Consistency. The Countywide Planning Policies provide a common framework for local planning and each jurisdiction is required to update its comprehensive plans to be consistent with the Countywide Planning Policies. The full body of the Countywide Planning Policies is to be considered for decision-making.

G-4 Adopt comprehensive plans that are consistent with the Countywide Planning Policies as required by the Growth Management Act.

ENVIRONMENT

Overarching Goal: *The quality of the natural environment in King County is restored and protected for future generations.*

Environmental Sustainability

Local governments have a key role in shaping sustainable communities by integrating sustainable development and business practices with ecological, social, and economic concerns. Local governments also play a pivotal role in ensuring environmental justice by addressing environmental impacts on minority and low-income populations and by pursuing fairness in the application of policies and regulations.

EN-1 Incorporate environmental protection and restoration efforts into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality are sustained now and for future generations.

EN-2 Encourage low impact development approaches for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.

EN-3 Encourage the transition to a sustainable energy future by reducing demand through planning for efficiency and conservation and by meeting reduced needs from sustainable sources.

EN-4 Identify and preserve regionally significant open space networks in both Urban and Rural Areas. Develop strategies and funding to protect lands that provide the following valuable functions:

- Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;
- Active and passive outdoor recreation opportunities;
- Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;
- Preservation of ecologically sensitive, scenic or cultural resources;
- Urban green space, habitats, and ecosystems;
- Forest resources; and
- Food production potential.

EN-5 Identify and mitigate unavoidable negative impacts of public actions that disproportionately affect people of color and low-income populations.

Earth and Habitat

Healthy ecosystems and environments are vital to the sustainability of all plant and animal life, including humans. Protection of biodiversity in all its forms and across all landscapes is critical to continued prosperity and high quality of life in King County. The value of biodiversity to sustaining long-term productivity and both economic and ecological benefits is evident in fisheries, forestry, and agriculture. For ecosystems to be healthy and provide healthful benefits to people, local governments must prevent negative human impacts and work to ensure that this ecosystem remain diverse and productive over time. With the impending effects of climate change, maintaining biodiversity becomes even more critical to the preservation and resilience of resource-based activities and to many social and ecological systems. Protection of individual species, including Chinook salmon, also plays an important role in sustaining biodiversity and quality of life within the county. Since 2000, local governments, citizens, tribes, conservation districts, non-profit groups, and federal and state fisheries managers have cooperated to develop and implement watershed-based salmon conservation plans, known as Water Resource Inventory Area plans, to conserve and restore habitat for Chinook salmon today and for future generations.

EN-6 Coordinate approaches and standards for defining and protecting critical areas especially where such areas and impacts to them cross jurisdictional boundaries.

EN-7 Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.

EN-8 Develop an integrated and comprehensive approach to managing fish and wildlife habitat conservation, especially protecting endangered, threatened, and sensitive species.

EN-9 Implement salmon habitat protection and restoration priorities in approved Water Resource Inventory Area plans.

Flood Hazards

Flooding is a natural process that affects human communities and natural environments in King County. Managing floodplain development and conserving aquatic habitats are the main challenges for areas affected by flooding. The King County Flood Control District exists to protect public health and safety, regional economic centers, public and private property and transportation corridors. Local governments also have responsibility for flood control within their boundaries.

EN-10 Coordinate and fund flood hazard management efforts through the King County Flood Control District.

EN-11 Work cooperatively to meet regulatory standards for floodplain development as these standards are updated for consistency with relevant federal requirements including those related to the Endangered Species Act.

EN-12 Work cooperatively with the federal, state, and regional agencies and forums to develop regional levee maintenance standards that ensure public safety and protect habitat.

Water Resources

The flow and quality of water is impacted by water withdrawals, land development, stormwater management, and climate change. Since surface and ground waters do not respect political boundaries, cross-jurisdictional coordination of water is required to ensure its functions and uses are protected and sustained. The Puget Sound Partnership was created by the Washington State Legislature as the state agency with the responsibility for assuring the preservation and recovery of Puget Sound and the freshwater systems flowing into the Sound. King County plays a key role in these efforts because of its large population and its location in Central Puget Sound.

EN-13 Collaborate with the Puget Sound Partnership to implement the Puget Sound Action Agenda and to coordinate land use and transportation plans and actions for the benefit of Puget Sound and its watersheds.

EN-14 Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak storm water runoff rates. Work cooperatively among local, regional, state, national and tribal jurisdictions to establish, monitor and enforce consistent standards for managing streams and wetlands throughout drainage basins.

EN-15 Establish a multi-jurisdictional approach for funding and monitoring water quality, quantity, biological conditions, and outcome measures and for improving the efficiency and effectiveness of monitoring efforts.

Air Quality and Climate Change

Greenhouse gas emissions are resulting in a changing and increasingly variable climate. King County's snow-fed water supply is especially vulnerable to a changing climate. Additionally, the patterns of storm events and river and stream flow patterns are changing and our shorelines are susceptible to rising sea levels. Carbon dioxide reacts with seawater and reduces the water's pH, threatening the food web in Puget Sound. While local governments can individually work to reduce greenhouse gas emissions, more significant emission reductions can only be accomplished through countywide coordination of land use patterns and promotion of transportation systems that provide practical alternatives to single occupancy vehicles. Efficient energy consumption is both a mitigation and an adaptation strategy. Local governments can improve energy efficiency through the development of new infrastructure as well as the maintenance and updating of existing infrastructure.

EN-16 Plan for land use patterns and transportation systems that minimize air pollution and greenhouse gas emissions, including:

- Maintaining or exceeding existing standards for carbon monoxide, ozone, and particulates;
- Directing growth to Urban Centers and other mixed use/ high density locations that support mass transit, encourage non-motorized modes of travel and reduce trip lengths;
- Facilitating modes of travel other than single occupancy vehicles including transit, walking, bicycling, and carpooling;
- Incorporating energy-saving strategies in infrastructure planning and design;
- Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements and "green" building techniques; and
- Increasing the use of low emission vehicles, such as efficient electric-powered vehicles.

EN-17 Establish a countywide greenhouse gas reduction target that meets or exceeds the statewide reduction requirement that is stated as the 2050 goal of a 50 percent reduction below 1990 levels.

EN-18 Establish a greenhouse gas emissions inventory and measurement framework for use by all King County jurisdictions to efficiently and effectively measure progress toward countywide targets established pursuant to policy EN-17.

~~2012~~ *King County Countywide Planning Policies*
November 2012
Amended December 3, 2012

EN-19 Promote energy efficiency, conservation methods and sustainable energy sources to support climate change reduction goals.

EN-20 Plan and implement land use, transportation, and building practices that will greatly reduce consumption of fossil fuels.

EN-21 Formulate and implement climate change adaptation strategies that address the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.

DEVELOPMENT PATTERNS

The policies in this chapter address the location, types, design and intensity of land uses that are desired in King County and its cities. They guide implementation of the vision for physical development within the county. The policies also provide a framework for how to focus improvements to transportation, public services, the environment, and affordable housing, as well as how to incorporate concerns about climate change and public health into planning for new growth. Development patterns policies are at the core of growth management efforts in King County; they further the goals of VISION 2040, and recognize the variety of local communities that will be taking action to achieve those goals.

Overarching Goal: *Growth in King County occurs in a compact, centers-focused pattern that uses land and infrastructure efficiently and that protects Rural and Resource Lands.*

The Countywide Planning Policies designate land as Urban, Rural, or Resource. The Land Use Map in Appendix 1 shows the Urban Growth Area boundary and Urban, Rural, and Resource Lands within King County. Further sections of this chapter provide more detailed descriptions and guidance for planning within each of the three designations.

DP-1 All lands within King County are designated as:

- Urban land within the Urban Growth Area, where new growth is focused and accommodated;
- Rural land, where farming, forestry, and other resource uses are protected, and very low-density residential uses, and small-scale non-residential uses are allowed; or
- Resource land, where permanent regionally significant agricultural, forestry, and mining lands are preserved.

Urban Growth Area

The Urban Growth Area encompasses all of the urban designated lands within King County. These lands include all cities as well as a portion of unincorporated King County. Consistent with the Growth Management Act and VISION 2040, urban lands are intended to be the focus of future growth that is compact, includes a mix of uses, and is well-served by public infrastructure. Urban lands also include a network of open space where ongoing maintenance is a local as well as a regional concern.

The pattern of growth within the Urban Growth Area implements the Regional Growth Strategy through allocation of targets to local jurisdictions. The targets create an obligation to plan and provide zoning for future potential growth, but do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

Several additional elements in the Development Patterns chapter reinforce the vision and targeted growth pattern for the Urban Growth Area. Procedures and criteria for amending the Urban Growth Area boundary address a range of objectives and ensure that changes balance the needs for land to accommodate growth with the overarching goal of preventing sprawl within the county. A review and evaluation program provides feedback for the county and cities on the effectiveness of their efforts to accommodate and achieve the desired land use pattern. Joint planning facilitates the transition of governance of the Urban Growth Area from the county to cities, consistent with the Growth Management Act.

Urban form and development within the Urban Growth Area are important settings to provide people with choices to engage in more physical activity, eat healthy food, and minimize exposure to harmful environments and substances. In particular, the quality and safety of walking and biking routes children use to reach school is known to affect their health.

Goal Statement: *The Urban Growth Area accommodates growth consistent with the Regional Growth Strategy and growth targets through land use patterns and practices that create vibrant, healthy, and sustainable communities.*

Urban Lands

DP-2 Promote a pattern of compact development within the Urban Growth Area that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation in order to reduce reliance on single occupancy vehicle travel for most daily activities.

DP-3 Efficiently develop and use residential, commercial, and manufacturing land in the Urban Growth Area to create healthy and vibrant urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Resource Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- Directing concentrations of housing and employment growth to designated centers;
- Encouraging compact development with a mix of compatible residential, commercial, and community activities;
- Maximizing the use of the existing capacity for housing and employment; and
- Coordinating plans for land use, transportation, capital facilities and services.

DP-4 Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within countywide designated Urban Centers and locally designated local centers. Focus employment growth within countywide designated Urban and Manufacturing/Industrial Centers and within locally designated local centers.

DP-5 Decrease greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to promote walking, bicycling, transit, and other alternatives to auto travel.

DP-6 Plan for development patterns that promote public health by providing all residents with opportunities for safe and convenient daily physical activity, social connectivity, and protection from exposure to harmful substances and environments.

DP-7 Plan for development patterns that promote safe and healthy routes to and from public schools.

DP-8 Increase access to healthy food in communities throughout the Urban Growth Area by encouraging the location of healthy food purveyors, such as grocery stores and farmers markets, and community food gardens in proximity to residential uses and transit facilities.

DP-9 Designate Urban Separators as permanent low-density incorporated and unincorporated areas within the Urban Growth Area. Urban Separators are intended to protect Resource Lands, the Rural Area, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits. Changes to Urban Separators are made pursuant to the Countywide Planning Policies amendment process described in policy G-1. Designated Urban Separators within cities and unincorporated areas are shown in the Urban Separators Map in Appendix 3.

DP 10 Discourage incompatible land uses from locating adjacent to general aviation airports throughout the county.

Growth Targets

DP-11 GMPC shall allocate residential and employment growth to each city and unincorporated urban area in the county. This allocation is predicated on:

- Accommodating the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the Puget Sound Regional Council;
- Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities with countywide designated centers and within other larger cities, limited development in the Rural Area, and protection of designated Resource Lands;
- Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer and water systems;

- Promoting a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;
- Improving the jobs/housing balance within the region and the county;
- Promoting sufficient opportunities for housing and employment development throughout the Urban Growth Area;
- Allocating growth to individual Potential Annexation Areas within the urban unincorporated area proportionate to its share of unincorporated capacity for housing and employment growth.

DP-12 GMPC shall:

- Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be incorporated in state-mandated comprehensive plan updates;
- Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy G-1; and
- Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the 2006-2031 planning period are shown in table DP-1.

DP-13 All jurisdictions shall plan to accommodate housing and employment targets. This includes:

- Adopting comprehensive plans and zoning regulations that provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth needs and is consistent with the desired growth pattern described in VISION 2040;
- Coordinating water, sewer, transportation and other infrastructure plans and investments among agencies, including special purpose districts; and
- Transferring and accommodating unincorporated area housing and employment targets as annexations occur.

2012 King County Countywide Planning Policies
November 2012
Amended December 3, 2012

Table DP-1: King County Jurisdiction Growth Targets 2006-2031					
	Net New Units 2006-2031		Net New Jobs 2006-2031		
	Housing Target	Potential Annexation Area Housing Target	Employment Target	Potential Annexation Area Emp Target	
Core Cities	Metropolitan Cities				
	Bellevue	17,000	290	53,000	
	Seattle	86,000		146,700	
	Metropolitan Cities Subtotal	103,000		199,700	
	Auburn	9,620		19,350	
	Bothell	3,000	810	4,800	200
	Burien	4,440		4,960	
	Federal Way	8,100	2,390	12,300	290
	Kent	9,270	90	13,280	210
	Kirkland	8,570		20,850	
Larger Cities	Redmond	10,200	640	23,000	
	Renton	14,835	3,895	29,000	470
	SeaTac	5,800		25,300	
	Tukwila	4,800	50	15,500	2,050
	Core Cities Subtotal	78,638		168,340	
	Des Moines	3,000		5,000	
	Issaquah	5,750	290	20,000	
	Kenmore	3,500		3,000	
	Maple Valley	1,800	1,060	2,000	
	Mercer Island	2,000		1,000	
Smaller Cities	Sammamish	4,000	350	1,800	
	Shoreline	5,000		5,000	
	Woodinville	3,000		5,000	
	Larger Cities Subtotal	28,050		47,800	
	Algona	190		210	
	Beaux Arts	3		3	
	Black Diamond	1,900		1,050	
	Carnation	330		370	
	Clyde Hill	10		0	
	Covington	1,470		1,320	
Urban Unincorporated	Duvall	1,140		840	
	Enumclaw	1,425		735	
	Hunts Point	1		0	
	Lake Forest Park	475		210	
	Medina	19		0	
	Milton	50	90	160	
	Newcastle	1,200		735	
	Normandy Park	120		65	
	North Bend	665		1,050	
	Pacific	285	135	370	
Urban Incorporated	Skykomish	10		0	
	Snoqualmie	1,615		1,050	
	Yarrow Point	14		0	
	Smaller Cities Subtotal	10,922		8,168	
	Potential Annexation Areas	10,090		3,220	
	North Highline	820		2,170	
	Bear Creek UPD	910		3,580	
	Unclaimed Urban Uninc.	650		90	
	Urban Incorporated Subtotal	12,470		9,060	
	Urban Growth Area Total	233,077		428,068	

Chapter: DEVELOPMENT PATTERNS

Amendments to the Urban Growth Area

The following policies guide the decision-making process by both the GMPC and King County regarding proposals to expand the Urban Growth Area.

DP-14 Review the Urban Growth Area at least every ten years. In this review consider monitoring reports and other available data. As a result of this review, and based on the criteria established in policies DP-15 and DP-16, King County may propose and then the Growth Management Planning Council may recommend amendments to the Countywide Planning Policies and King County Comprehensive Plan that make changes to the Urban Growth Area boundary.

DP-15 Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed expansion is under review by the County as part of an amendment process of the King County Comprehensive Plan;
- b) King County submits the proposal to the Growth Management Planning Council for the purposes of review and recommendation to the King County Council on the proposed amendment to the Urban Growth Area;
- c) The King County Council approves or denies the proposed amendment; and
- d) If approved by the King County Council, the proposed amendment is ratified by the cities following the procedures set forth in policy G-1.

DP-16 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

- a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or
- b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space
 - 1) is at least four times the acreage of the land added to the Urban Growth Area;
 - 2) is contiguous with the Urban Growth Area with at least a portion of the dedicated open space surrounding the proposed Urban Growth Area expansion; and
 - 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or
- c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres in size.

DP-17 If expansion of the Urban Growth Area is warranted based on the criteria in DP-16(a) or DP-16(b), add land to the Urban Growth Area only if it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area and is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- b) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- c) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- d) Is not currently designated as Resource Land;
- e) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; and
- f) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change.

DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Review and Evaluation Program

The following policies guide the decision-buildable lands program conducted by the GMPC and King County.

DP-19 Conduct a buildable lands program that meets or exceeds the review and evaluation requirements of the Growth Management Act. The purposes of the buildable lands program are:

- To collect and analyze data on development activity, land supply, and capacity for residential, commercial, and industrial land uses;
- To evaluate the consistency of actual development densities with current comprehensive plans; and
- To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

DP-20 If necessary based on the findings of a periodic buildable lands evaluation report, adopt reasonable measures, other than expansion of the Urban Growth Area, to increase land capacity for housing and employment growth within the Urban Growth Area by making more efficient use of urban land consistent with current plans and targets.

Joint Planning and Annexation

DP-21 Coordinate the preparation of comprehensive plans among adjacent and other affected jurisdictions as a means to avoid or mitigate the potential cross-border impacts of urban development.

DP-22 Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Ensure that Potential Annexation Areas do not overlap or leave unincorporated urban islands between cities.

DP-23 Facilitate the annexation of unincorporated areas within the Urban Growth Area that are already urbanized and are within a city's Potential Annexation Area in order to provide urban services to those areas. Annexation is preferred over incorporation.

DP-24 Allow cities to annex territory only within their designated Potential Annexation Area as shown in the Potential Annexation Areas Map in Appendix 2. Phase annexations to coincide with the ability of cities to coordinate the provision of a full range of urban services to areas to be annexed.

DP-25 Within the North Highline unincorporated area, where Potential Annexation Areas overlapped prior to January 1, 2009, strive to establish alternative non-overlapping Potential Annexation Area boundaries through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a Potential Annexation Area overlap as shown in the Potential Annexation Areas Map in Appendix 2 and detailed in the city's comprehensive plan after the following steps have been taken:

- a) The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city's intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
- b) The cities with the Potential Annexation Area overlap and the county have either:
 - i) Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
 - ii) Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

DP-26 Develop agreements between King County and cities with Potential Annexation Areas to apply city-compatible development standards that will guide land development prior to annexation.

DP-27 Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:

- a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
- b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
- c) Annexation or incorporation in a manner that will avoid creating unincorporated islands of development.

DP-28 Resolve the issue of unincorporated road islands within or between cities. Roadways and shared streets within or between cities, but still under King County jurisdiction, should be annexed by adjacent cities.

Centers

A centers strategy is the linchpin for King County to achieve the Regional Growth Strategy as well as a range of other objectives, particularly providing a land use framework for an efficient and effective regional transit system. Countywide designation of Urban Centers and local designation of local centers provide for locations of mixed-use zoning, infrastructure, and concentrations of services and amenities to accommodate both housing and employment growth. Manufacturing/Industrial Centers preserve lands for family-wage jobs in basic industries and trade and provide areas where that employment may grow in the future.

Goal Statement: *King County grows in a manner that reinforces and expands upon a system of existing and planned central places within which concentrated residential communities and economic activities can flourish.*

Urban Centers

DP-29 Concentrate housing and employment growth within designated Urban Centers.

DP-30 Designate Urban Centers in the Countywide Planning Policies where city-nominated locations meet the criteria in policies DP-31 and DP-32 and where the city's commitments will help ensure the success of the center. Urban Centers will be limited in number and located on existing or planned high capacity transit corridors to provide a framework for targeted private and public investments that support regional land use and transportation goals. The Land Use Map in Appendix 1 shows the locations of the designated Urban Centers.

DP-31 Allow designation of new Urban Centers where the proposed Center:

- a) Encompasses an area up to one and a half square miles; and
- b) Has adopted zoning regulations and infrastructure plans that are adequate to accommodate:
 - i) A minimum of 15,000 jobs within one-half mile of an existing or planned high-capacity transit station;
 - ii) At a minimum, an average of 50 employees per gross acre within the Urban Center; and
 - iii) At a minimum, an average of 15 housing units per gross acre within the Urban Center.

DP-32 Adopt a map and housing and employment growth targets in city comprehensive plans for each Urban Center, and adopt policies to promote and maintain quality of life in the Center through:

- A broad mix of land uses that foster both daytime and nighttime activities and opportunities for social interaction;
- A range of affordable and healthy housing choices;
- Historic preservation and adaptive reuse of historic places;
- Parks and public open spaces that are accessible and beneficial to all residents in the Urban Center;
- Strategies to increase tree canopy within the Urban Center and incorporate low-impact development measures to minimize stormwater runoff;
- Facilities to meet human service needs;
- Superior urban design which reflects the local community vision for compact urban development;
- Pedestrian and bicycle mobility, transit use, and linkages between these modes;
- Planning for complete streets to provide safe and inviting access to multiple travel modes, especially bicycle and pedestrian travel; and
- Parking management and other strategies that minimize trips made by single-occupant vehicle, especially during peak commute periods.

DP-33 Form the land use foundation for a regional high-capacity transit system through the designation of a system of Urban Centers. Urban Centers should receive high priority for the location of transit service.

Manufacturing/ Industrial Centers

DP-34 Concentrate manufacturing and industrial employment within countywide designated Manufacturing/ Industrial Centers. The Land Use Map in Appendix 1 shows the locations of the designated Manufacturing/Industrial Centers.

DP-35 Adopt in city comprehensive plans a map and employment growth targets for each Manufacturing/ Industrial Center and adopt policies and regulations for the Center to:

- Provide zoning and infrastructure adequate to accommodate a minimum of 10,000 jobs;
- Preserve and enhance sites that are appropriate for manufacturing or other industrial uses;
- Strictly limit residential uses and discourage land uses that are not compatible with manufacturing and industrial uses, such as by imposing low maximum size limits on offices and retail uses that are not accessory to an industrial use;
- Facilitate the mobility of employees by transit and the movement of goods by truck, rail, air or waterway, as appropriate;
- Provide for capital facility improvement projects which support the movement of goods and manufacturing/industrial operations;
- Ensure that utilities are available to serve the center;
- Avoid conflicts with adjacent land uses to ensure the continued viability of the land in the Manufacturing/ Industrial Center for manufacturing and industrial activities; and
- Attract and retain the types of businesses that will ensure economic growth and stability.

DP-36 Minimize or mitigate potential health impacts of the activities in Manufacturing/ Industrial Centers on residential communities, schools, open space, and other public facilities.

DP-37 Designate additional Manufacturing/ Industrial Centers in the Countywide Planning Policies pursuant to the procedures described in policy G-1 based on nominations from cities and after determining that:

- a) the nominated locations meet the criteria set forth in policy DP-35 and the criteria established by the Puget Sound Regional Council for Regional Manufacturing/ Industrial Centers;
- b) the proposed center's location will promote a countywide system of Manufacturing/ Industrial Centers with the total number of centers representing a realistic growth strategy for the county; and
- c) the city's commitments will help ensure the success of the center.

Local Centers

DP-38 Identify in comprehensive plans local centers, such as city or neighborhood centers, transit station areas, or other activity nodes, where housing, employment, and services are accommodated in a compact form and at sufficient densities to support transit service and to make efficient use of urban land.

Urban Design and Historic Preservation

The countywide vision includes elements of urban design and form intended to integrate urban development into existing built and natural environments in ways that enhance both the urban and natural settings. These elements include high quality design, context sensitive infill and redevelopment, historic preservation, and the interdependence of urban and rural and agricultural lands and uses.

Goal statement: *The built environment in both urban and rural settings achieves a high degree of high quality design that recognizes and enhances, where appropriate, existing natural and urban settings.*

DP-39 Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that, where appropriate based on local plans, enhance the existing community character and mix of uses.

DP-40 Promote a high quality of design and site planning in publicly-funded and private development throughout the Urban Growth Area.

DP-41 Preserve significant historic, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Where appropriate, designate individual features or areas for protection or restoration. Encourage land use patterns and adopt regulations that protect historic resources and sustain historic community character.

DP-42 Design new development to create and protect systems of green infrastructure, such as urban forests, parks, green roofs, and natural drainage systems, in order to reduce climate-altering pollution and increase resilience of communities to climate change impacts.

DP-43 Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in Urban Centers.

DP-44 Adopt design standards or guidelines that foster infill development that is compatible with the existing or desired urban character.

Rural Area and Resource Lands

The Rural Area and Resource Lands encompass all areas outside of the Urban Growth Area and include Vashon Island in Puget Sound and the area just east of the Urban Growth Area all the way to the crest of the Cascade Mountains. The Rural Area is characterized by low density development with a focus on activities that are dependent on the land such as small scale farming and forestry. The Rural Area also provides important environmental and habitat

functions and is critical for salmon recovery. The location of the Rural Area, between the Urban Growth Area and designated Resource Lands, helps to protect commercial agriculture and timber from incompatible uses. The Rural Area, outside of the Rural Cities, is to remain in unincorporated King County and is to be provided with a rural level of service.

Rural Area

Goal Statement: *The Rural Area provides a variety of landscapes, maintains diverse low density communities, and supports rural economic activities based on sustainable stewardship of the land.*

DP-45 Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, reduce the need for new rural infrastructure, maintain rural character, and protect the natural environment.

DP-46 Limit residential development in the Rural Area to housing at low densities that are compatible with rural character and comply with the following density guidelines:

- a) One home per 20 acres where a pattern of large lots exists and to buffer Forest Protection Districts and Agricultural Districts;
- b) One home per 10 acres where the predominant lot size is less than 20 acres; or
- c) One home per five acres where the predominant lot size is less than 10 acres.
- d) Allow limited clustering within development sites to avoid development on environmentally critical lands or on productive forest or agricultural lands, but not to exceed the density guidelines cited in (a) through (c).

DP-47 Limit the extension of urban infrastructure improvements through the Rural Area to only cases where it is necessary to serve the Urban Growth Area and where there are no other feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

DP-48 Establish rural development standards to protect the natural environment by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

DP-49 Prevent or, if necessary, mitigate negative impacts of urban development to the adjacent Rural Area.

DP-50 Except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report), limit new nonresidential uses located in the Rural Area to those that are demonstrated to serve the

Rural Area, unless the use is dependent upon a rural location. Such uses shall be of a size, scale, and nature that is consistent with rural character.

DP-51 Allow cities that own property in the Rural Area to enter into interlocal agreements with King County to allow the cities to provide services to the properties they own as long as the cities agree to not annex the property or serve it with sewers or any infrastructure at an urban level of service. The use of the property must be consistent with the rural land use policies in the Countywide Planning Policies and the King County Comprehensive Plan.

Resource Lands

The Resource Lands are designated areas with long term commercial significance for agriculture, forestry, and mining, and are depicted in the Land Use Map in Appendix 1 as Forest Product Districts, Agricultural Production Districts, and Mineral Resource Lands. The use and designation of these lands are to be permanent, in accordance with the Growth Management Act. King County has maintained this base of agriculture and forest lands despite the rapid growth of the previous decades. The Resource Lands are to remain in unincorporated King County but their benefit and significance is felt throughout the county into the cities. Within cities, farmers markets are becoming important and sought after neighborhood amenities.

The forests of the Pacific Northwest are some of the most productive in the world and King County has retained two-thirds of the county in forest cover. Large scale forestry is a traditional land use in the eastern half of King County and remains a significant contributor to the rural economy. In addition, forests provide exceptional recreational opportunities, including downhill and cross-country skiing, mountain biking, hiking, and backpacking.

Goal Statement: *Resource Lands are valuable assets of King County and are renowned for their productivity and sustainable management.*

DP-52 Promote and support forestry, agriculture, mining and other resource-based industries outside of the Urban Growth Area as part of a diverse and sustainable regional economy.

DP-53 Conserve commercial agricultural and forestry resource lands primarily for their long-term productive resource value and for the open space, scenic views, wildlife habitat, and critical area protection they provide. Limit the subdivision of land so that parcels remain large enough for commercial resource production.

DP-54 Encourage best practices in agriculture and forestry operations for long-term protection of the natural resources.

DP-55 Prohibit annexation of lands within designated Agricultural Production Districts or within Forest Production Districts by cities.

DP-56 Retain the Lower Green River Agricultural Production District as a regionally designated resource that is to remain in unincorporated King County.

DP-57 Discourage incompatible land uses adjacent to designated Resource Lands to prevent interference with their continued use for the production of agricultural, mining, or forest products.

DP-58 Support local production and processing of food to reduce the need for long distance transport and to increase the reliability and security of local food. Promote activities and infrastructure, such as farmers markets, farm worker housing and agricultural processing facilities, that benefit both cities and farms by improving access to locally grown agricultural products.

DP-59 Support institutional procurement policies that encourage purchases of locally grown food products.

DP-60 Ensure that extractive industries maintain environmental quality and minimize negative impacts on adjacent lands.

DP-61 Use a range of tools, including land use designations, development regulations, level-of-service standards, and transfer or purchase of development rights to preserve Rural and Resource Lands and focus urban development within the Urban Growth Area.

DP-62 Use transfer of development rights to shift potential development from the Rural Area and Resource Lands into the Urban Growth Area, especially cities. Implement transfer of development rights within King County through a partnership between the county and cities that is designed to:

- Identify rural and resource sending sites that satisfy countywide conservation goals and are consistent with regionally coordinated transfer of development rights efforts;
- Preserve rural and resource lands of compelling interest countywide and to participating cities;
- Identify appropriate transfer of development rights receiving areas within cities;
- Identify incentives for city participation in regional transfer of development rights (i.e. county-to-city transfer of development rights);
- Develop interlocal agreements that allow rural and resource land development rights to be used in city receiving areas;
- Identify and secure opportunities to fund or finance infrastructure within city transfer of development rights receiving areas; and.
- Be compatible with existing within-city transfer of development rights programs.

HOUSING

The Countywide Planning Policies provide a framework for all jurisdictions to plan for and promote a range of affordable, accessible, and healthy housing choices for current and future residents. Within King County, there is an unmet need for housing that is affordable for households earning less than 80 percent of area median income (AMI). Households within this category include low-wage workers in services and other industries; persons on fixed incomes including many disabled and elderly residents; and homeless individuals and families. A high proportion of these households spend a greater percentage of their income on housing than is typically considered appropriate. This is especially true for low and very low income households earning 50 percent or less (low) and 30 percent or less (very-low) of area median income. The county and all cities share in the responsibility to increase the supply of housing that is affordable to these households.

While neither the county nor the cities can guarantee that a given number of units at a given price level will exist, be preserved, or be produced during the planning period, establishing the countywide need clarifies the scope of the effort for each jurisdiction. The type of policies and strategies that are appropriate for a jurisdiction to consider will vary and will be based on its analysis of housing. Some jurisdictions where the overall supply of affordable housing is significantly less than their proportional share of the countywide need may need to undertake a range of strategies addressing needs at multiple income levels, including strategies to create new affordable housing. Other jurisdictions that currently have housing stock that is already generally affordable may focus their efforts on preserving existing affordable housing through efforts such as maintenance and repair, and ensuring long-term affordability. It may also be appropriate to focus efforts on the needs of specific demographic segments of the population.

The policies below recognize the significant countywide need for affordable housing to focus on the strategies that can be taken both individually and in collaboration to meet the countywide need. These policies envision cities and the county following a four step process

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

The provision of housing affordable to very-low income households, those earning less than 30% of AMI, is the most challenging problem and one faced by all communities in the county. Housing for these very-low income households cannot be met solely through the private market. Meeting this need will require interjurisdictional cooperation and support from public agencies, including the cities and the county.

Overarching Goal: *The housing needs of all economic and demographic groups are met within all jurisdictions.*

H-1 Address the countywide need for housing affordable to households with moderate, low and very-low incomes, including those with special needs. The countywide need for housing by percentage of Area Median Income (AMI) is:

50-80% of AMI (moderate)	16% of total housing supply
30-50% of AMI (low)	12% of total housing supply
30% and below AMI (very-low)	12% of total housing supply

H-2 Address the need for housing affordable to households at less than 30% AMI (very low income), recognizing that this is where the greatest need exists, and addressing this need will require funding, policies and collaborative actions by all jurisdictions working individually and collectively.

Housing Inventory and Needs Analysis

The Growth Management Act requires an inventory and analysis of existing and projected housing needs as part of each jurisdiction's comprehensive plan housing element. Assessing local housing needs provides jurisdictions with information about the local housing supply, the cost of housing, and the demographic and income levels of the community's households. This information on current and future housing conditions provides the basis for the development of effective housing policies and programs. While some cities may find that they meet the current need for housing for some populations groups, the inventory and needs analysis will help identify those income levels and demographic segments of the population where there is the greatest need. Further guidance on conducting a housing inventory and analysis is provided in Appendix 4.

H-3 Conduct an inventory and analysis of existing and projected housing needs of all economic and demographic segments of the population in each jurisdiction. The analysis and inventory shall include:

- a. Characteristics of the existing housing stock, including supply, affordability and diversity of housing types;
- b. Characteristics of populations, including projected growth and demographic change;
- c. The housing needs of very-low, low, and moderate-income households; and
- d. The housing needs of special needs populations.

Strategies to Meet Housing Needs

VISION 2040 encourages local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy, sustainable, and safe housing for all residents. Meeting the county's affordable housing needs will require actions by a wide range of private for profit, non-profit and government entities, including substantial resources from federal, state, and local levels. No single tool will be sufficient to meet the full range of needs in a given jurisdiction. The county and cities are encouraged to employ a range of housing tools to

ensure the countywide need is addressed and to respond to local conditions. Further detail on the range of strategies for promoting housing supply and affordability is contained in Appendix 4.

Jobs-housing balance, addressed in H-9, is a concept that advocates an appropriate match between the number of existing jobs and available housing supply within a geographic area. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas.

H-4 Provide zoning capacity within each jurisdiction in the Urban Growth Area for a range of housing types and densities, sufficient to accommodate each jurisdiction's overall housing targets and, where applicable, housing growth targets in designated Urban Centers.

H-5 Adopt policies, strategies, actions and regulations at the local and countywide levels that promote housing supply, affordability, and diversity, including those that address a significant share of the countywide need for housing affordable to very-low, low, and moderate income households. These strategies should address the following:

- a. Overall supply and diversity of housing, including both rental and ownership;
- b. Housing suitable for a range of household types and sizes;
- c. Affordability to very-low, low, and moderate income households;
- d. Housing suitable and affordable for households with special needs;
- e. Universal design and sustainable development of housing; and
- f. Housing supply, including affordable housing and special needs housing, within Urban Centers and in other areas planned for concentrations of mixed land uses.

H-6 Preserve existing affordable housing units, where appropriate, including acquisition and rehabilitation of housing for long-term affordability.

H-7 Identify barriers to housing affordability and implement strategies to overcome them.

H-8 Tailor housing policies and strategies to local needs, conditions and opportunities, recognizing the unique strengths and challenges of different cities and sub-regions.

H-9 Plan for housing that is accessible to major employment centers and affordable to the workforce in them so people of all incomes can live near or within reasonable commuting distance of their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

H-10 Promote housing affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

H-11 Encourage the maintenance of existing housing stock in order to ensure that the condition and quality of the housing is safe and livable.

H-12 Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting active living and healthy eating and by reducing exposure to harmful environments.

H-13 Promote fair housing and plan for communities that include residents with a range of abilities, ages, races, incomes, and other diverse characteristics of the population of the county.

Regional Cooperation

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, multijurisdictional efforts for planning and adopting strategies to meet regional housing needs are an additional tool for identifying and meeting the housing needs of households with moderate, low, and very-low incomes. Collaborative efforts, supported by the work of Puget Sound Regional Council and other agencies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual cities lack sufficient resources, collective efforts to fund or provide technical assistance for affordable housing development and preservation, and for the creation of strategies and programs, can help to meet the housing needs identified in comprehensive plans. Cities with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

H-14 Work cooperatively among jurisdictions to provide mutual support in meeting countywide housing growth targets and affordable housing needs.

H-15 Collaborate in developing sub-regional and countywide housing resources and programs, including funding, to provide affordable housing for very-low, low-, and moderate-income households.

H-16 Work cooperatively with the Puget Sound Regional Council and other agencies to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of strategies that promote affordable housing that meets changing demographic needs. Collaborate in developing and implementing a housing strategy for the four-county central Puget Sound region.

Measuring Results

Maintaining timely and relevant data on housing markets and residential development allows the county and cities to evaluate the effectiveness of their housing strategies and to make appropriate changes to those strategies when and where needed. In assessing efforts to meet their share of the countywide need for affordable housing, jurisdictions need to consider public actions taken to encourage development and preservation of housing affordable to households with very low-, low- and moderate-incomes, such as local funding, development code changes,

and creation of new programs, as well as market and other factors that are beyond local government control. Further detail on monitoring procedures is contained in Appendix 4.

H-17 Monitor housing supply, affordability, and diversity, including progress toward meeting a significant share of the countywide need for affordable housing for very-low, low, and moderate income households. Monitoring should encompass:

- a. Number and type of new housing units;
- b. Number of units lost to demolition, redevelopment, or conversion to non-residential use;
- c. Number of new units that are affordable to very-low, low-, and moderate-income households;
- d. Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long-term affordability for very-low, low-, and moderate-income households;
- e. Housing market trends including affordability of overall housing stock;
- f. Changes in zoned capacity for housing, including housing densities and types;
- g. The number and nature of fair housing complaints and violations; and
- h. Housing development and market trends in Urban Centers.

H-18 Review and amend, a minimum every five years, the countywide and local housing policies and strategies, especially where monitoring indicates that adopted strategies are not resulting in adequate affordable housing to meet the jurisdiction's share of the countywide need.

ECONOMY

Overarching Goal: People throughout King County have opportunities to prosper and enjoy a high quality of life through economic growth and job creation.

The Countywide Planning Policies in the Economy Chapter support the economic growth and sustainability of King County's economy. A strong and healthy economy results in business development, job creation, and investment in our communities. The Economy Chapter reflects and supports the Regional Economic Strategy and VISION 2040's economic policies, which emphasize the economic value of business, people, and place.

The Regional Economic Strategy is the region's comprehensive economic development strategy and serves as the VISION 2040 economic functional plan. VISION 2040 integrates the Regional Economic Strategy with growth management, transportation, and environmental objectives to:

- support critical economic foundations, such as education, infrastructure, technology, and quality of life; and
- promote the region's specific industry clusters: aerospace, clean technology, information technology, life sciences, logistics and international trade, military, and tourism.

Each local community will have an individual focus on economic development, while the region's prosperity will benefit from coordination between local plans and the regional vision that take into account the county's and the region's overall plan for growth.

EC-1 Coordinate local and countywide economic policies and strategies with VISION 2040 and the Regional Economic Strategy.

EC-2 Support economic growth that accommodates employment growth targets (see table DP-1) through local land use plans, infrastructure development, and implementation of economic development strategies.

EC-3 Identify and support industry clusters and subclusters within King County that are components of the Regional Economic Strategy or that may otherwise emerge as having significance to King County's economy.

EC-4 Evaluate the performance of economic development policies and strategies in business development and job creation. Identify and track key economic metrics to help jurisdictions and the county as a whole evaluate the effectiveness of local and regional economic strategies.

Business Development

Business creation, retention, expansion, and recruitment are the foundations of a strong economy. The success of the economy in the county depends on opportunities for business growth. Our communities play a significant role through local government actions, such as by making regulations more predictable, by engaging in public-private partnerships, and by nurturing a business-supportive culture.

These policies also seek to integrate the concept of healthy communities as part of the county's economic objectives, by calling for support of the regional food economy, including production, processing, wholesaling and distribution of the region's agricultural food and food products.

EC-5 Help businesses thrive through:

- Transparency, efficiency, and predictability of local regulations and policies;
- Communication and partnerships between businesses, government, schools, and research institutions; and
- Government contracts with local businesses.

EC-6 Foster the retention and development of those businesses and industries that export their goods and services outside the region.

EC-7 Promote an economic climate that is supportive of business formation, expansion, and retention and emphasizes the importance of small businesses in creating jobs.

EC-8 Foster a broad range of public-private partnerships to implement economic development policies, programs and projects.

EC-9 Identify and support the retention of key regional and local assets to the economy, such as major educational facilities, research institutions, health care facilities, manufacturing facilities, and port facilities.

EC-10 Support the regional food economy including the production, processing, wholesaling, and distribution of the region's agricultural food and food products to all King County communities. Emphasize increasing access to those communities with limited presence of healthy food options.

People

People, through their training, knowledge, skills, and cultural background, add value to the region's economy. Additionally, creating an economy that provides opportunities for all helps alleviate problems of poverty and income disparity.

EC-11 Work with schools and other institutions to increase graduation rates and sustain a highly-educated and skilled local workforce. This includes aligning job training and education offerings that are consistent with the skill needs of the region's industry clusters. Identify partnership and funding opportunities where appropriate.

EC-12 Celebrate the cultural diversity of local communities as a means to enhance the county's global relationships.

EC-13 Address the historic disparity in income and employment opportunities for economically disadvantaged populations, including minorities and women, by committing resources to human services; community development; housing; economic development; and public infrastructure.

Places

Economic activity in the county predominantly occurs within the Urban Growth Area, including Urban Centers and Manufacturing/ Industrial Centers. Continuing to guide local investments to these centers will help provide the support needed to sustain the economy and provide greater predictability to businesses about where capital improvements will be located. In addition to making productive use of urban land, economic activity adds to the culture and vitality of our local communities. Businesses create active, attractive places to live and visit, and make significant contributions to the arts. The Rural Area and Resource Lands are important for their contribution to the regional food network, mining, timber and craft industries, while Rural Cities are important for providing services to and being the economic centers for the surrounding Rural Area.

EC-14 Foster economic and employment growth in designated Urban Centers and Manufacturing/ Industrial Centers through local investments, planning, and financial policies.

EC-15 Make local investments to maintain and expand infrastructure and services that support local and regional economic development strategies. Focus investment where it encourages growth in designated centers and helps achieve employment targets.

EC-16 Add to the vibrancy and sustainability of our communities and the health and well-being of all people through safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g. grocery stores and farmers markets), and transportation choices.

EC-17 Promote the natural environment as a key economic asset. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is efficient and predictable and minimizes impacts on businesses.

EC-18 Maintain an adequate supply of land within the Urban Growth Area to support economic development. Inventory, plan for, and monitor the land supply and development capacity for, manufacturing/ industrial, commercial and other employment uses that can accommodate the amount and types of economic activity anticipated during the planning period.

EC-19 Support Manufacturing/ Industrial Centers by adopting industrial siting policies that limit the loss of industrial lands, maintain the region's economic diversity, and support family-wage jobs. Prohibit or strictly limit non-supporting or incompatible activities that can interfere with the retention or operation of industrial businesses, especially in Manufacturing/ Industrial Centers.

EC-20 Facilitate redevelopment of contaminated sites through local, county and state financing and other strategies that assist with funding environmental remediation.

EC-21 Encourage economic activity within Rural Cities that does not create adverse impacts to the surrounding Rural Area and Resource Lands and will not create the need to provide urban services and facilities to those areas.

TRANSPORTATION

The Regional Growth Strategy identifies a network of walkable, compact, and transit-oriented communities that are the focus of urban development, as well as industrial areas with major employment concentrations. In the Countywide Planning Policies, these communities include countywide designated Urban Centers and Manufacturing/ Industrial Centers, and locally designated local centers. An essential component of the Regional Growth Strategy is an efficient transportation system that provides multiple options for moving people and goods into and among the various centers. Transportation system, in the context of this chapter, is defined as a comprehensive, integrated network of travel modes (e.g. airplanes, automobiles, bicycles, buses, feet, ferries, freighters, trains, trucks) and infrastructure (e.g. sidewalks, trails, streets, arterials, highways, waterways, railways, airports) for the movement of people and goods on a local, regional, national and global scale.

Goals and policies in this chapter build on the 1992 King County Countywide Planning Policies and the Multicounty Planning Policies in VISION 2040. Policies are organized into three sections:

- Supporting Growth – focusing on serving the region with a transportation system that furthers the Regional Growth Strategy;
- Mobility – addressing the full range of travel modes necessary to move people and goods efficiently within the region and beyond; and
- System Operations – encompassing the design, maintenance and operation of the transportation system to provide for safety, efficiency, and sustainability.

Overarching Goal: *The region is well served by an integrated, multi-modal transportation system that supports the regional vision for growth, efficiently moves people and goods, and is environmentally and functionally sustainable over the long term.*

Supporting Growth

An effective transportation system is critical to achieving the Regional Growth Strategy and ensuring that centers are functional and appealing to the residents and businesses they are designed to attract. The policies in this section reinforce the critical relationship between development patterns and transportation and they are intended to guide transportation investments from all levels of government that effectively support local, county and regional plans to accommodate growth. Policies in this section take a multi-modal approach to serving growth, with additional emphasis on transit and non-motorized modes to support planned development in centers.

Goal Statement: *Local and regional development of the transportation system is consistent with and furthers realization of the Regional Growth Strategy.*

T-1 Work cooperatively with the Puget Sound Regional Council, the state, and other relevant agencies to finance and develop a multi-modal transportation system that enhances regional mobility and reinforces the countywide vision for managing growth. Use VISION 2040 and *Transportation 2040* as the policy and funding framework for creating a system of Urban Centers and Manufacturing/ Industrial Centers linked by high-capacity transit, bus transit and an interconnected system of freeways and high-occupancy vehicle lanes.

T-2 Avoid construction of major roads and capacity expansion on existing roads in the Rural Area and Resource Lands. Where increased roadway capacity is warranted to support safe and efficient travel through the Rural Area, appropriate rural development regulations and effective access management should be in place prior to authorizing such capacity expansion in order to make more efficient use of existing roadway capacity and prevent unplanned growth in the Rural Area.

T-3 Increase the share of trips made countywide by modes other than driving alone through coordinated land use planning, public and private investment, and programs focused on centers and connecting corridors, consistent with locally adopted mode split goals.

T-4 Develop station area plans for high capacity transit stations and transit hubs. Plans should reflect the unique characteristics and local vision for each station area including transit supportive land uses, transit rights-of-way, stations and related facilities, multi-modal linkages, and place-making elements.

T-5 Support countywide growth management objectives by prioritizing transit service to areas where existing housing and employment densities support transit ridership and to Urban Centers and other areas planned for housing and employment densities that will support transit ridership. Address the mobility needs of transit-dependent populations in allocating transit service and provide at least a basic level of service throughout the Urban Growth Area.

T-6 Foster transit ridership by designing transit facilities and services as well as non-motorized infrastructure so that they are integrated with public spaces and private developments to create an inviting public realm.

T-7 Ensure state capital improvement policies and actions are consistent with the Regional Growth Strategy and support VISION 2040 and the Countywide Planning Policies.

T-8 Prioritize regional and local funding to transportation investments that support adopted growth targets.

Mobility

Mobility is necessary to sustain personal quality of life and the regional economy. For individuals, mobility requires an effective transportation system that provides safe, reliable, and affordable travel options for people of all ages, incomes and abilities. While the majority of people continue to travel by personal automobile, there are growing segments of the population (e.g. urban, elderly, teens, low income, minorities, and persons with disabilities) that rely on other modes of travel such as walking, bicycling, and public transportation to access employment, education and training, goods and services. According to the *2009 American Community Survey*, about 8.7 percent of all households in King County had no vehicle available. For many minority populations, more than 20 percent had no vehicle available to them.

The movement of goods is also of vital importance to the local and regional economy. International trade is a significant source of employment and economic activity in terms of transporting freight, local consumption, and exporting of goods. The policies in this section are intended to address use and integration of the multiple modes necessary to move people and goods within and beyond the region. The importance of the roadway network, implicit in the policies of this section, is addressed more specifically in the System Operations section of this chapter.

Goal Statement: *A well-integrated, multi-modal transportation system transports people and goods effectively and efficiently to destinations within the region and beyond.*

T-9 Promote the mobility of people and goods through a multi-modal transportation system based on regional priorities consistent with VISION 2040 and local comprehensive plans.

T-10 Support effective management of existing air, marine and rail transportation capacity and address future capacity needs in cooperation with responsible agencies, affected communities, and users.

T-11 Develop and implement freight mobility strategies that strengthen King County's role as a major regional freight distribution hub, an international trade gateway, and a manufacturing area.

T-12 Address the needs of non-driving populations in the development and management of local and regional transportation systems.

T-13 Site and design transit stations and transit hubs to promote connectivity and access for pedestrian and bicycle patrons.

System Operations

The design, management and operation of the transportation system are major factors that influence the region's growth and mobility. Policies in this section stress the need to make efficient use of the existing infrastructure, serve the broad needs of the users, address safety and public health issues, and design facilities that are a good fit for the surroundings. Implementation of the policies will require the use of a wide range of tools including, but not limited to:

- technologies such as intelligent transportation systems and alternative fuels;
- demand management programs for parking, commute trip reduction and congestion; and
- incentives, pricing systems and other strategies to encourage choices that increase mobility while improving public health and environmental sustainability.

Goal Statement: *The regional transportation system is well-designed and managed to protect public investments, promote public health and safety, and achieve optimum efficiency.*

T-14 Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility and avoid more costly replacement projects.

T-15 Design and operate transportation facilities in a manner that is compatible with and integrated into the natural and built environments in which they are located. Incorporate features such as natural drainage, native plantings, and local design themes that facilitate integration and compatibility.

T-16 Protect the transportation system (e.g. roadway, rail, transit, air, and marine) against major disruptions by developing prevention and recovery strategies and by coordinating disaster response plans.

T-17 Promote the use of tolling and other pricing strategies to effectively manage the transportation system, provide a stable and sustainable transportation funding source, and improve mobility.

T-18 Develop a countywide monitoring system to determine how transportation investments are performing over time consistent with *Transportation 2040* recommendations.

T-19 Design roads and streets, including retrofit projects, to accommodate a range of motorized and non-motorized travel modes in order to reduce injuries and fatalities and to encourage non-motorized travel. The design should include well-defined, safe and appealing spaces for pedestrians and bicyclists.

T-20 Develop a transportation system that minimizes negative impacts to human health, including exposure to environmental toxins generated by vehicle emissions.

T-21 Provide opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in the local and regional transportation plans and systems.

T-22 Plan and develop a countywide transportation system that reduces greenhouse gas emissions by advancing strategies that shorten trip length or replace vehicle trips to decrease vehicle miles traveled.

T-23 Apply technologies, programs and other strategies that optimize the use of existing infrastructure in order to improve mobility, reduce congestion, increase energy-efficiency, and reduce the need for new infrastructure.

T-24 Promote the expanded use of alternative fuel vehicles by the general public with measures such as converting public and private fleets, applying incentive programs, and providing for electric vehicle charging stations throughout the Urban Growth Area.

PUBLIC FACILITIES AND SERVICES

Overarching Goal: County residents in both Urban and Rural Areas have access to the public services needed in order to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy.

Urban and Rural Levels of Service

The Growth Management Act directs jurisdictions and special purpose districts to provide public facilities and services to support development. The Growth Management Act distinguishes between urban and rural services and states that land within the Urban Growth Area should be provided with a full range of services necessary to sustain urban communities while land within the Rural Area should receive services to support a rural lifestyle. Certain services, such as sanitary sewers, are allowed only in the Urban Growth Area, except as otherwise authorized. The Growth Management Act also requires jurisdictions to determine which facilities are necessary to serve the desired growth pattern and how they will be financed, in order to ensure timely provision of adequate services and facilities.

PF-1 Provide a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy and adopted growth targets and limit the availability of services in the Rural Area consistent with VISION 2040.

Collaboration Among Jurisdictions

More than 100 special purpose districts, including water, sewer, flood control, stormwater, fire, school and other districts, provide essential services to the residents of King County. While cities are the primary providers of services in the Urban Growth Area, in many parts of the county special purpose districts also provide essential services. Coordination and collaboration among all of these districts, the cities, King County, the tribes, and neighboring counties is key to providing efficient, high-quality and reliable services to support the Regional Growth Strategy.

PF-2 Coordinate among jurisdictions and service providers to provide reliable and cost-effective services to the public.

PF-3 Cities are the appropriate providers of services to the Urban Growth Area, either directly or by contract. Extend urban services through the use of special districts only where there are agreements with the city in whose Potential Annexation Area the extension is proposed. Within the Urban Growth Area, as time and conditions warrant, cities will assume local urban services provided by special service districts.

Utilities

Utilities include infrastructure and services that provide water supply, sewage treatment and disposal, solid waste disposal, energy, and telecommunications. Providing these utilities in a cost-effective way is essential to maintaining the health and safety of King County residents and to implementing the Regional Growth Strategy.

Water Supply

Conservation and efficient use of water resources are vital to ensuring the reliability of the region's water supply, the availability of sufficient water supplies for future generations, and the environmental sustainability of the water supply system.

PF-4 Develop plans for long-term water provision to support growth and to address the potential impacts of climate change on regional water resources.

PF-5 Support efforts to ensure that all consumers have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

PF-6 Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to provide reliable and cost-effective sources of water for all users, including residents, businesses, fire districts, and aquatic species.

PF-7 Plan and locate water systems in the Rural Area that are appropriate for rural uses and densities and do not increase the development potential of the Rural Area.

PF-8 Recognize and support agreements with water purveyors in adjacent cities and counties to promote effective conveyance of water supplies and to secure adequate supplies for emergencies.

PF-9 Implement water conservation and efficiency efforts to protect natural resources, reduce environmental impacts, and support a sustainable long-term water supply to serve the growing population.

PF-10 Encourage water reuse and reclamation, especially for high-volume non-potable water users such as parks, schools, and golf courses.

Sewage Treatment and Disposal

Within the Urban Growth Area, connection to sanitary sewers is necessary to support the Regional Growth Strategy and to accommodate urban densities. Alternatives to the sanitary sewer system and the typical septic system are becoming more cost effective and therefore, more available. Alternative technology may be appropriate when it can perform as well or better than sewers in the Urban Growth Area. Septic systems are not considered to be alternative technology within the Urban Growth Area.

In the Rural Area and Resource Lands, which are characterized by low-density development, sewer service is not typically provided. In cases where public health is threatened, sewers can be provided in the Rural Area but only if connections are strictly limited. Alternative technology may be necessary to substitute for septic systems in the Rural Area.

PF-11 Require all development in the Urban Growth Area to be served by a public sewer system except:

- a) single-family residences on existing individual lots that have no feasible access to sewers may utilize individual septic systems on an interim basis; or
- b) development served by alternative technology other than septic systems that:
 - provide equivalent performance to sewers;
 - provide the capacity to achieve planned densities; and
 - will not create a barrier to the extension of sewer service within the Urban Growth Area.

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PF-12 Prohibit sewer service in the Rural Area and on Resource Lands except:

- a) where needed to address specific health and safety problems threatening existing structures; or
- b) as allowed by Countywide Planning Policy DP-47; or
- c) as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report).

Sewer service authorized consistent with this policy shall be provided in a manner that does not increase development potential in the Rural Area.

Solid Waste

King County and the entire Puget Sound region are recognized for successful efforts to collect recyclable waste. Continuing to reduce and reuse waste will require concerted and coordinated efforts well into the future. It is important to reduce the waste stream going into area landfills to extend the usable life of existing facilities and reduce the need for additional capacity.

PF-13 Reduce the solid waste stream and encourage reuse and recycling.

Energy

While King County consumers have access to electrical energy derived from hydropower, there are challenges for securing long-term reliable energy and for becoming more energy efficient.

PF-14 Reduce the rate of energy consumption through efficiency and conservation as a means to lower energy costs and mitigate environmental impacts associated with traditional energy supplies.

PF-15 Promote the use of renewable and alternative energy resources to help meet the county's long-term energy needs, reduce environmental impacts associated with traditional energy supplies, and increase community sustainability.

Telecommunications

A telecommunications network throughout King County is essential to fostering broad economic vitality and equitable access to information, goods and services, and opportunities for social connection.

PF-16 Plan for the provision of telecommunication infrastructure to serve growth and development in a manner consistent with the regional and countywide vision.

Human and Community Services

Public services beyond physical infrastructure are also necessary to sustain the health and quality of life of all King County residents. In addition, these services play a role in distinguishing urban communities from rural communities and supporting the Regional Growth Strategy.

PF-17 Provide human and community services to meet the needs of current and future residents in King County communities through coordinated planning, funding, and delivery of services by the county, cities, and other agencies.

Locating Facilities and Services

VISION 2040 calls for a full range of urban services in the Urban Growth Area to support the Regional Growth Strategy, and for limiting the availability of services in the rural area. In the long term, there is increased efficiency and cost effectiveness in siting and operating facilities and services that serve a primarily urban population within the Urban Growth Area. At the

same time, those facilities and services that primarily benefit rural populations provide a greater benefit when they are located within neighboring cities and rural towns.

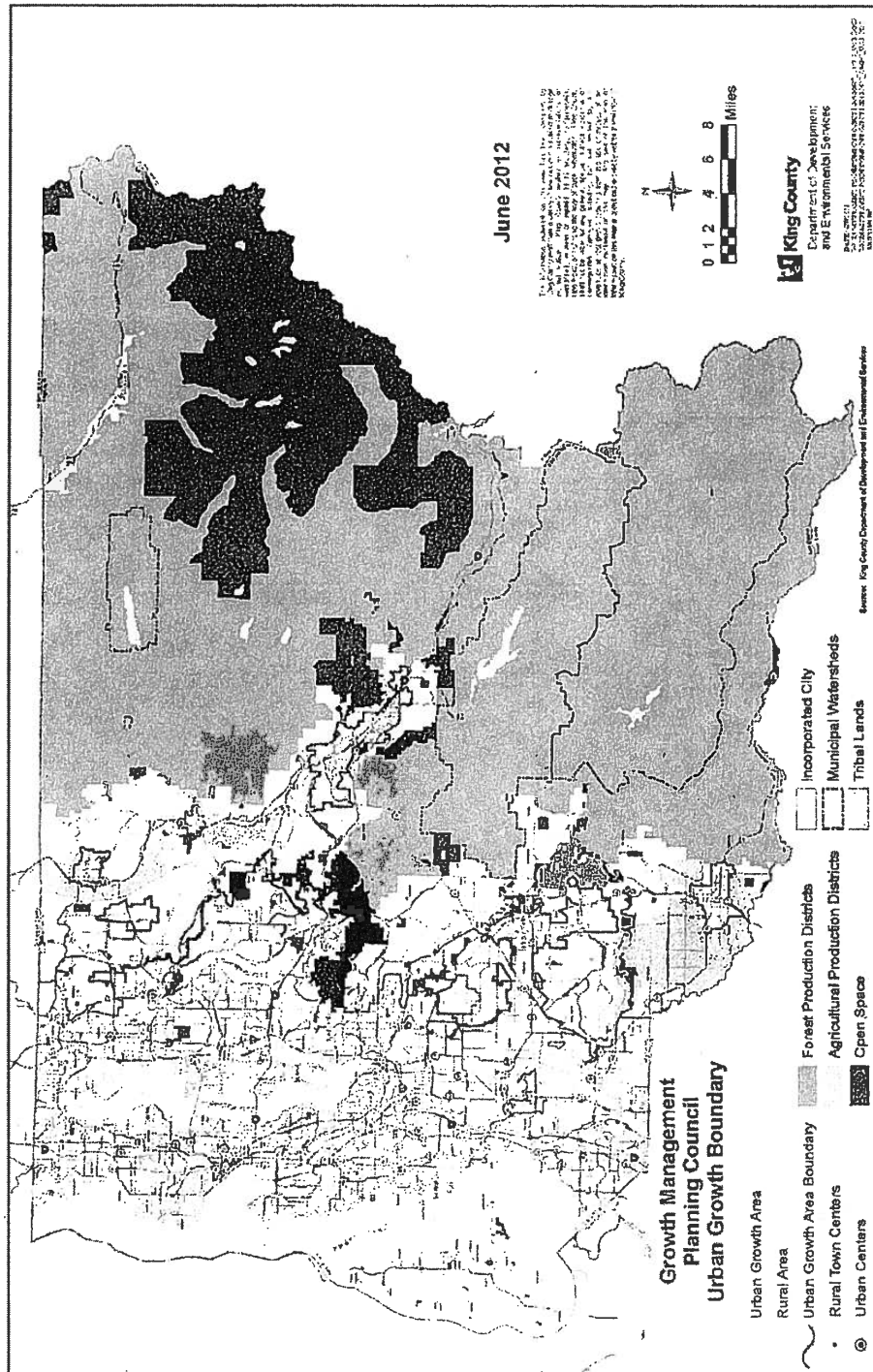
PF-18 Locate new schools, institutions, and other community facilities and services that primarily serve urban populations within the Urban Growth Area, where they are accessible to the communities they serve, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report). Locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

PF-19 Locate new schools and institutions primarily serving rural residents in neighboring cities and rural towns, except as provided in Appendix 5 (March 31, 2012 School Siting Task Force Report) and locate new community facilities and services that primarily serve rural residents in neighboring cities and rural towns, with the limited exceptions when their use is dependent upon rural location and their size and scale supports rural character.

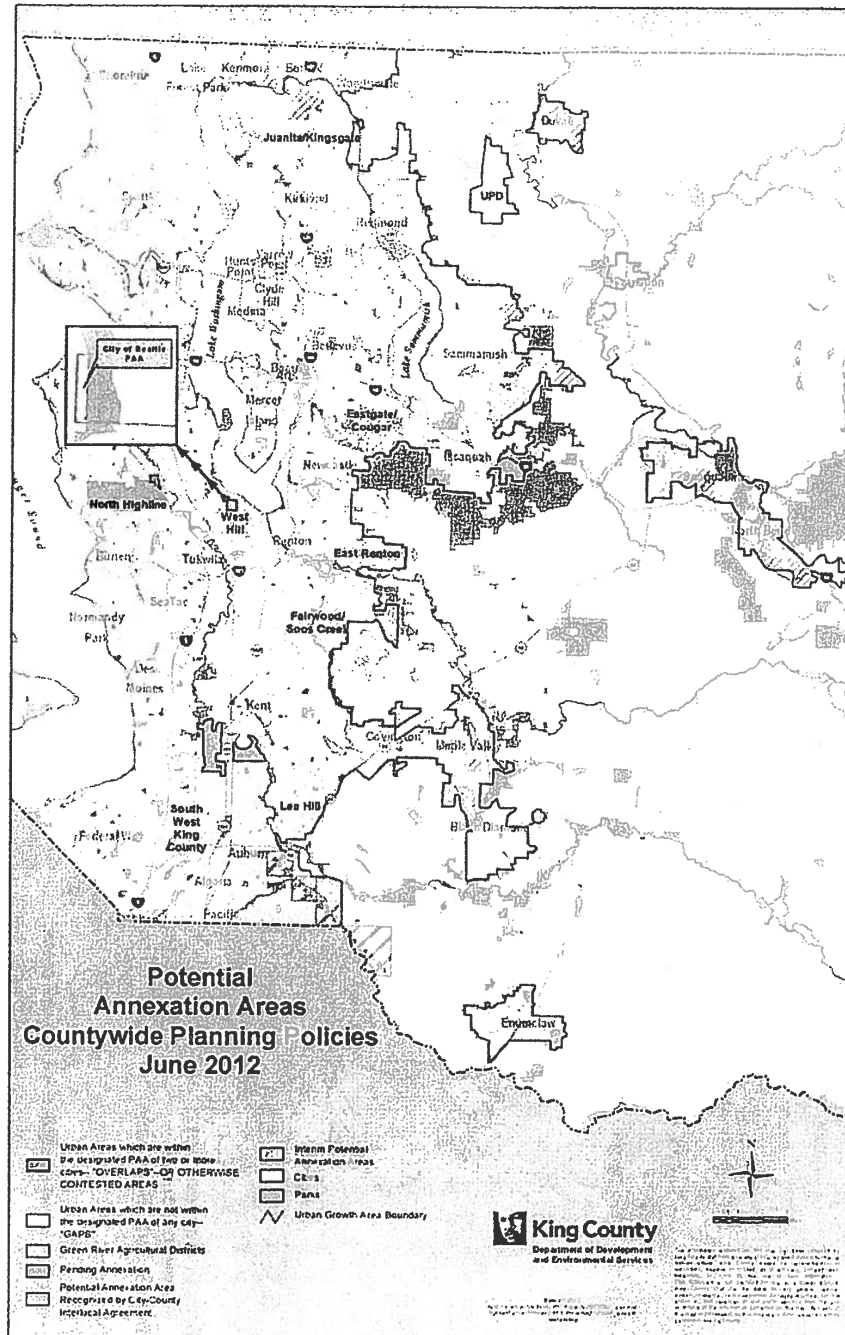
Siting Public Capital Facilities

While essential to growth and development, regional capital facilities can disproportionately affect the communities in which they are located. It is important that all jurisdictions work collaboratively and consider environmental justice principles when siting these facilities to foster the development of healthy communities for all.

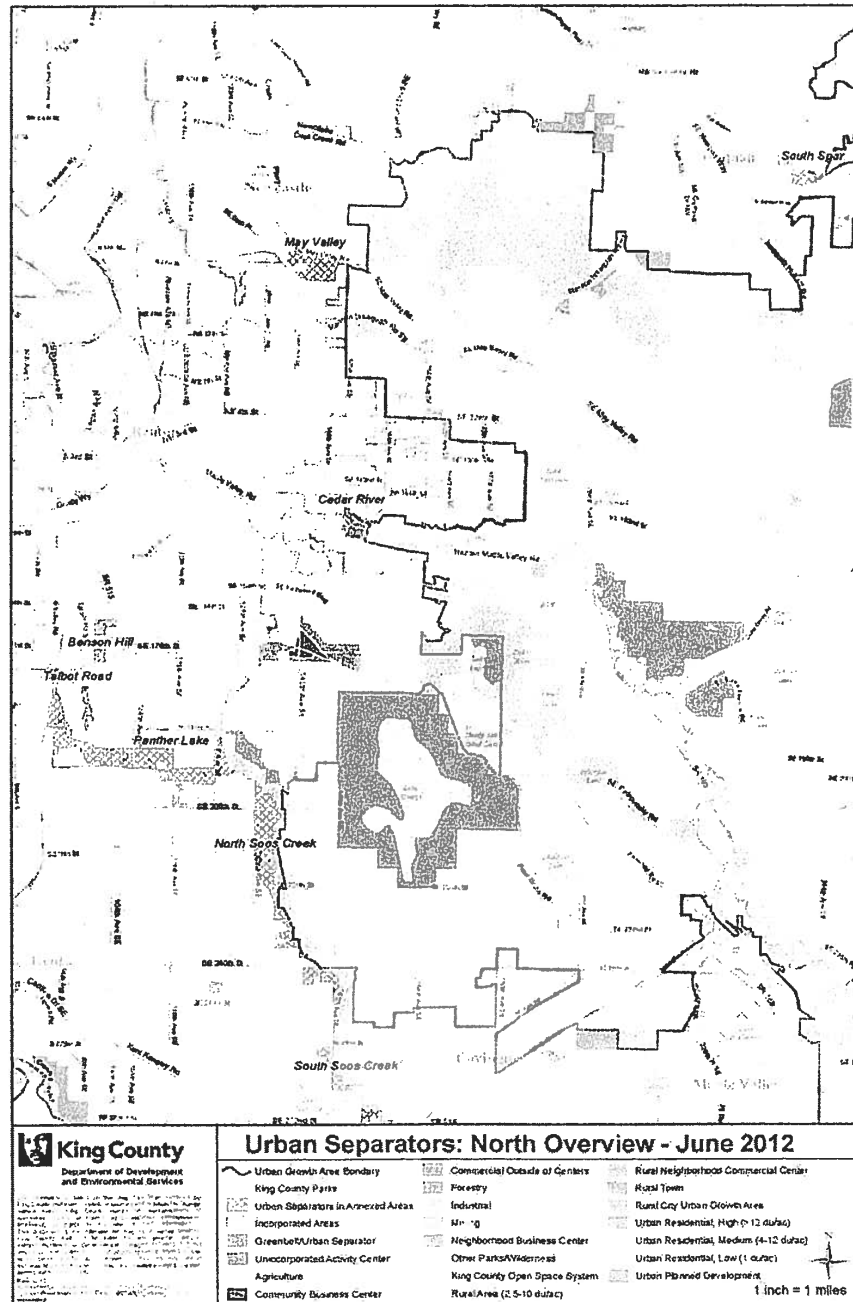
PF-20 Site or expand public capital facilities of regional or statewide importance within the county in a way that equitably disperses impacts and benefits and supports the Countywide Planning Policies.



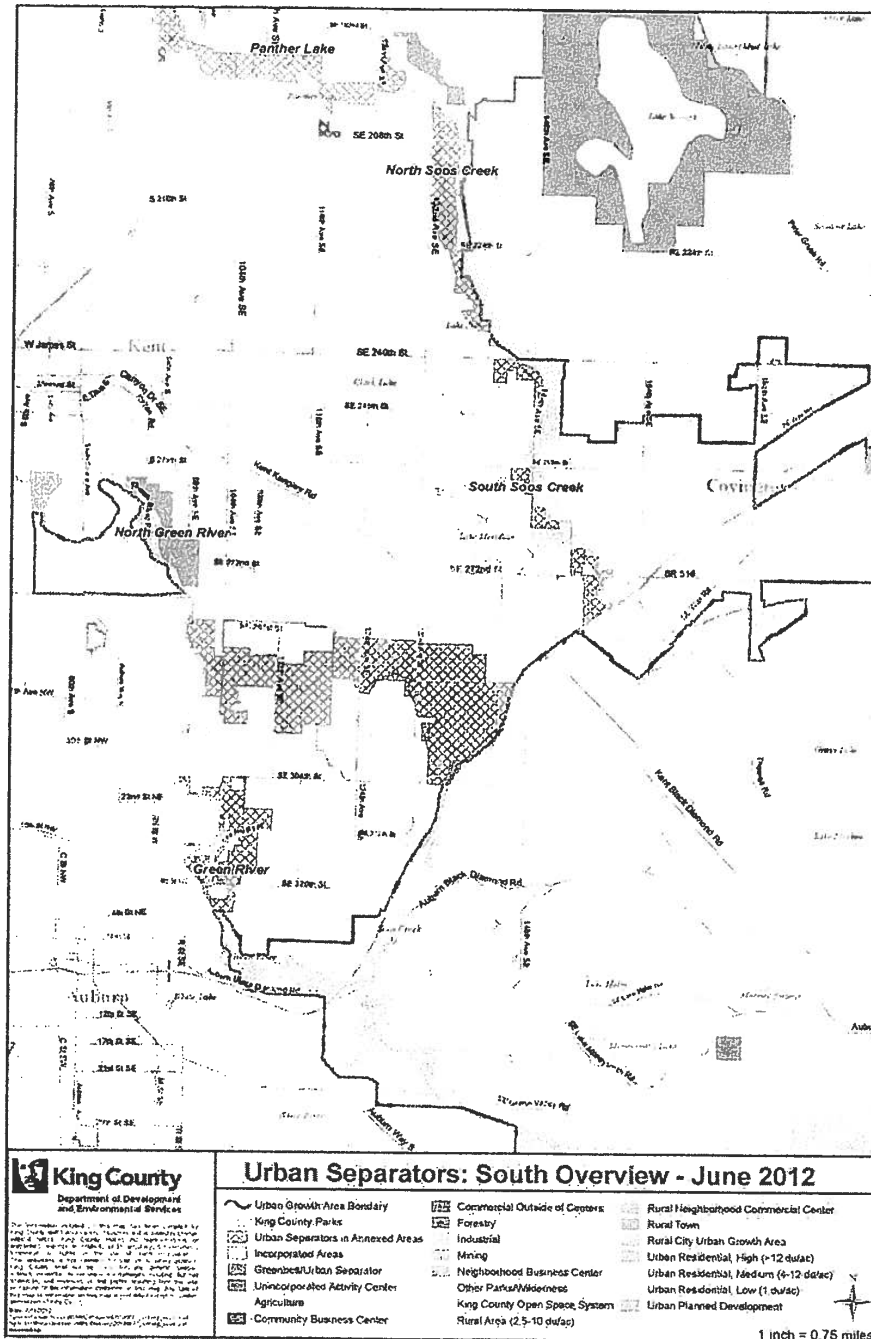
Chapter: APPENDIX 1: LAND USE MAP



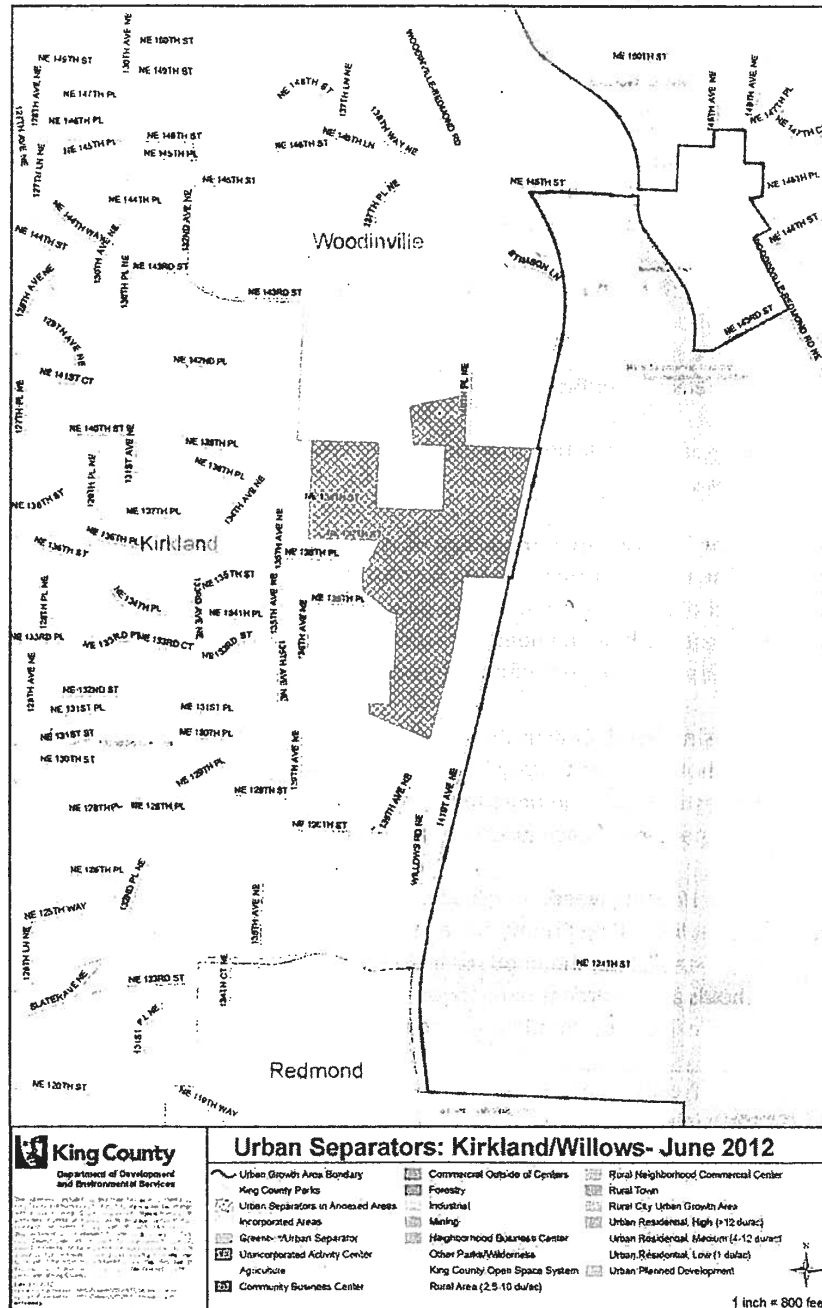
APPENDIX 3: URBAN SEPARATORS MAPS



Chapter: APPENDIX 3: URBAN SEPARATORS MAPS



2012 King County Countywide Planning Policies
November 2012
Amended December 3, 2012



Chapter: Urban Separators: North Overview/

APPENDIX 4: HOUSING TECHNICAL APPENDIX

Affordable Housing Need

Each jurisdiction, as part of its Comprehensive Plan housing analysis, will need to address affordability and condition of existing housing supply as well as its responsibility to accommodate a significant share of the countywide need for affordable housing. In order for each jurisdiction to address its share of the countywide housing need for very-low, low and moderate income housing, a four step approach has been identified:

1. Conduct an inventory and analysis of housing needs and conditions;
2. Implement policies and strategies to address unmet needs;
3. Measure results; and
4. Respond to measurement with reassessment and adjustment of strategies.

The methodology for each jurisdiction to address countywide affordable housing need is summarized as follows:

Countywide need for Housing by Percentage of Area Median Income (AMI)

1. **Moderate Income Housing Need.** Census Bureau estimates¹ indicate that approximately 16 percent of households in King County have incomes between 50 and 80 percent of area median income; establishing the need for housing units affordable to these moderate income households at 16 percent of each jurisdiction's total housing supply.
2. **Low Income Housing Need.** Census Bureau estimates¹ indicate that approximately 12 percent of households in King County have incomes between 30 and 50 percent of area median income; establishing the need for housing units affordable to these low income households at 12 percent of each jurisdiction's total housing supply.
3. **Very-Low Income Housing Need.** Census Bureau estimates¹ indicate that approximately 12 percent of households in King County have incomes between 0 and 30 percent of area median income; establishing the need for housing units affordable to these very-low income households at 12 percent of each jurisdiction's total housing supply. This is where the greatest need exists, and should be a focus for all jurisdictions.

Housing Supply and Needs Analysis

Context: As set forth in policy H-3, each jurisdiction must include in its comprehensive plan an inventory of the existing housing stock and an analysis of both existing housing needs and housing needed to accommodate projected population growth over the planning period. This policy reinforces requirements of the Growth Management Act for local Housing Elements. The housing supply and needs analysis is referred to in this appendix as the housing analysis. As is noted in policy H-1, H-2, and H-3, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address a significant share of the countywide affordable housing need.

The purpose of this section of Appendix 4 is to provide further guidance to local jurisdictions on the subjects to be addressed in their housing analysis. Additional guidance on carrying out the housing analysis is found in the Puget Sound Regional Council's report, "Puget Sound Regional Council Guide to Developing an Effective Housing Element," and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The state Department of Commerce also provides useful information about housing requirements under the Growth Management Act.

Housing Supply

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs. Combined with the results of the needs analysis, these data can provide direction on appropriate goals and policies for both the housing and land use elements of a jurisdiction's comprehensive plan. A jurisdiction's housing supply inventory should address the following:

- Total housing stock in the community;
- Types of structures in which units are located (e.g., single-family detached, duplex or other small multiplex, townhome, condominium, apartment, mobile home, accessory dwelling unit, group home, assisted living facility);
- Unit types and sizes (i.e., numbers of bedrooms per unit);
- Housing tenure (rental vs. ownership housing);
- Amount of housing at different price and rent levels, including rent-restricted and subsidized housing;
- Housing condition (e.g. age, general condition of housing, areas of community with higher proportion of homes with deferred maintenance);
- Vacancy rates;
- Statistics on occupancy and overcrowding;
- Neighborhoods with unique housing conditions or amenities;
- Location of affordable housing within the community, including proximity to transit;
- Transportation costs as a component of overall cost burden for housing;
- Housing supply, including affordable housing, within designated Urban Centers and local centers;
- Capacity for additional housing, by type, under current plans and zoning; and
- Trends in redevelopment and reuse that have an impact on the supply of affordable housing.

Housing Needs

The housing needs part of the housing analysis should include demographic data related to existing population and demographic trends that could impact future housing demand (e.g. aging of population). The identified need for future housing should be consistent with the jurisdiction's population growth and housing targets. The information on housing need should be evaluated in combination with the housing supply part of the housing analysis in order to assess housing gaps, both current and future. This information can then inform goals, policies, and strategies in the comprehensive plan update.

A comprehensive housing needs analysis should address the following population, household, and community characteristics:

- Household sizes and types;
- Age distribution of population;
- Ethnic and racial diversity;
- Household income, including the following income groupings:
 - 30 percent of area median income or lower (very-low-income),
 - Above 30 percent to 50 percent of area median income (low-income)
 - Above 50 percent to 80 percent of area median income (moderate-income)
 - Above 80 percent to 100 percent of area median income (middle-income)
 - Above 100 percent to 120 percent of area median income (middle-income)
 - Above 120 percent of median income;
- Housing growth targets and countywide affordable housing need for very-low, low and moderate income households as stated in the Countywide Planning Policies;
- The number and proportion of households that are “cost-burdened.” Such households pay more than thirty percent of household income toward housing costs. “Severely-cost-burdened” households pay more than fifty percent of household income toward housing costs.
- Trends that may substantially impact housing need during the planning period. For example, the impact that a projected increase in senior population would have on demand for specialized senior housing, including housing affordable to low- and moderate-income seniors and retrofitted single family homes to enable seniors to age in place.
- Housing demand related to job growth, with consideration of current and future jobs-housing balance as well as the affordable housing needs of the local and subregional workforce.
- Housing needs, including for low- and moderate-income households, within designated Urban Centers and local centers.

Note on Adjusting for Household Size

As currently calculated, the affordable housing targets do not incorporate differences in household size. However, the reality is that differently-sized households have different housing needs (i.e., unit size, number of bedrooms) with different cost levels. A more accurate approach to setting and monitoring housing objectives would make adjustments to reflect current and projected household sizes and also unit sizes in new development. Accounting for household size in providing affordable units could better inform local policies and programs as well as future updates of the Countywide Planning Policies and affordable housing targets.

Implementation Strategies

As stated in policy H-5, local jurisdictions need to employ a range of strategies for promoting housing supply and housing affordability. The Puget Sound Regional Council’s Housing

Innovations Program Housing Toolkit¹ presents a range of strategies. The strategies are identified as being generally applicable to single family development, multifamily development, ownership housing, rental housing, market rate projects, and subsidized projects. Strategies marked as a “Featured Tool” are recommended as being highly effective tools for promoting affordable and diverse housing in the development markets for which they are identified.

Measuring Results

Success at meeting a community’s need for housing can only be determined by measuring results and evaluating changes to housing supply and need. Cities are encouraged to monitor basic information annually, as they may already do for permits and development activity. Annual tracking of new units, demolitions, redevelopment, zoning changes, and population growth will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers.

Policy H-18 requires jurisdictions to review their housing policies and strategies at least every five years to ensure periodic reviews that are more thorough and that provide an opportunity to adapt to changing conditions and new information. This five-year review could be aligned with a jurisdiction’s five-year buildable lands reporting process.

¹ PSRC Housing Innovations Program Housing Toolkit <http://psrc.org/growth/hip/>

APPENDIX 5: KING COUNTY SCHOOL SITING TASK FORCE REPORT

On March 31, 2012 the School Siting Task Force issued the following report and recommendations related to 18 undeveloped school sites in King County, and future school siting. Countywide Planning Policies DP-50, PF-12, PF-18 and PF-19 contain references to this report, and in particular the Site Specific Solutions table found on pages 15-19.

~~2012~~ *King County Countywide Planning Policies*
November 2012
Amended December 3, 2012

Chapter: APPENDIX 5: KING COUNTY SCHOOL SITING TASK FORCE REPORT

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March 31, 2012

Dow Constantine, King County Executive
King County Chinook Building
401 Fifth Avenue, Suite 800
Seattle, WA 98104

Dear Executive Constantine,

With this letter we transmit to you the final report and recommendations of the School Siting Task Force. The critical issues of quality education, efficient use of taxpayer dollars, equitability, preservation of rural character, and sustainable growth made consideration of undeveloped rural school sites and all other future school siting a complex and important undertaking.

Together, we have worked diligently since December to craft these recommendations. We represent diverse perspectives and through our discussions we have reached agreement on specific solutions and recommendations that we believe to be in the best interests of all King County residents, particularly our schoolchildren. We are pleased to present to you these recommendations informed by accepted data collected by our Technical Advisory Committee.

We would be happy to serve as a resource in any way we can as you consider these recommendations. We look forward to your review, and we stand ready to assist in their implementation.

Thank you for the opportunity to serve on the Task Force. We look forward to having these recommendations incorporated in future planning.

Sincerely,

King County School Siting Task Force members

(signatures on reverse)

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SECTION 1: Acknowledgements

The School Siting Task Force thanks the King County Executive and the Growth Management Planning Council for the opportunity to provide input on an issue critical to supporting K-12 education and to preserving natural resources, public health, and quality of life in King County.

The Task Force would especially like to thank its members who agreed to serve on the Framing Work Group. This group met on multiple occasions throughout the process, generally twice between each Task Force meeting, to develop and frame issues and meeting approaches for the full Task Force. Without the considerable efforts of this group, the Task Force would not have been able to accomplish its work.

The Task Force also thanks the Technical Advisory Committee (TAC), whose members worked throughout January, February, and March of 2012 to gather data and information on the undeveloped rural school sites and to compile additional information relevant to future school siting.

The Task Force also acknowledges the many members of the public who submitted comments and/or attended one or more Task Force or TAC meetings. Their contributions provided valuable insight for the Task Force's consideration.

Finally, the Task Force thanks Triangle Associates for their exemplary support throughout the process.

See Appendices A, B, and C for Task Force, Framing Work Group, and TAC membership.

SECTION 2: Glossary of Terms and Acronyms

Comprehensive Plan

A generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to 36.70A RCW. (*Washington State Growth Management Act*)

Countywide Planning Policies (CPPs)

A written policy statement or statements used solely for establishing a countywide framework from which county and city comprehensive plans are developed and adopted pursuant to the Growth Management Act. (*Washington State Growth Management Act*)

Growth Management Act (GMA)

The GMA was enacted in 1990 in response to rapid population growth and concerns with suburban sprawl, environmental protection, quality of life, and related issues. The GMA requires the fastest growing counties and the cities within them to plan for growth. The GMA provides a framework for regional coordination; counties planning under the GMA are required to adopt county-wide planning policies to guide plan adoption within the county and to establish urban growth areas (UGAs). Local comprehensive plans must include the following elements: land use, housing, capital facilities, utilities,

transportation, and, for counties, a rural element. (*Municipal Research and Services Center of Washington*)

Growth Management Planning Council (GMPC)

The GMPC, which was established by an Interlocal agreement, is a 15-member council of elected officials from Seattle, Bellevue, suburban cities and King County. The GMPC has been responsible for the preparation and recommendation of the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and sends them to the cities for ratification. (*King County Comprehensive Plan*)

Identified Need

Identified need exists if a school district has determined the type of school needed and a timeframe for development on one of the 18 undeveloped school sites. (*Source: School Siting Task Force*)

Multi-County Planning Policies

An official statement, adopted by two or more counties, used to provide guidance for regional decision-making, as well as a common framework for countywide planning policies and local comprehensive plans. (*Puget Sound Regional Council*)

Nonconformance

Any use, improvement or structure established in conformance with King County rules and regulations in effect at the time of establishment that no longer conforms to the range of uses permitted in the site's current zone or to the current development standards of the code, due to changes in the code or its application to the subject property. (*King County Code*)

Regional Growth Strategy

An approach for distributing population and employment growth within the four-county central Puget Sound region (King, Kitsap, Pierce, Snohomish). (*Puget Sound Regional Council*)

Rural Area

Outside the urban growth area, rural lands contain a mix of low-density residential development, agriculture, forests, open space and natural areas, as well as recreation uses. Counties and adjacent small towns provide a limited number of public services to rural residents. (*Puget Sound Regional Council*)

Rural Character

Rural Character refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan:

- a. In which open space, the natural landscape, and vegetation predominate over the built environment;
- b. That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;

- c. That provide visual landscapes that are traditionally found in rural areas and communities;
- d. That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- e. That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- f. That generally do not require the extension of urban governmental services; and
- g. That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas

(Washington State Growth Management Act)

Rural Cities

A free-standing municipality that is physically separated from other cities and towns by designated rural lands. Also referred to as "Cities in the Rural Area." The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. *(Puget Sound Regional Council, King County Comprehensive Plan)*

Rural Towns

Rural towns are unincorporated areas governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the County's Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future. Rural towns in King County include Alpentel, Fall City and Vashon. *(King County Comprehensive Plan)*

Rural Zoning

The rural zone is meant to provide an area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels; 2) allowing small scale farming and forestry activities and tourism and recreation uses that can be supported by rural service levels and are compatible with rural character; and 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones. *(King County Comprehensive Plan)*

Tightline Sewer

A sewer trunk line designed and intended specifically to serve only a particular facility or place, and whose pipe diameter should be sized appropriately to ensure service only to that facility or place. It may occur outside the local service area for sewers, but does not amend the local service area. *(King County Comprehensive Plan)*

Unincorporated Area

Unincorporated areas are those areas outside any city and under King County's jurisdiction. *(King County Comprehensive Plan)*

Urban Growth Area (UGA)

The area formally designated by a county, in consultation with its cities, to accommodate future development and growth. Given that cities are urban, each city is within a county-designated urban growth area. Cities may not annex lands outside an urban growth area, nor may they formally identify additions to the urban growth area independently of the county designation process. Development that is urban in character is to occur within the designated urban growth area, preferably in cities. Development outside the designated urban growth area is to be rural in character. *(Puget Sound Regional Council)*

VISION 2040

VISION 2040 is the growth management, environmental, economic, and transportation vision for the central Puget Sound region. It consists of an environmental framework, a regional growth strategy, policies to guide growth and development, actions to implement, and measures to track progress. *(Puget Sound Regional Council)*

SECTION 3: Overview and Background Information

Overview

The Washington State Growth Management Act (GMA) requires counties and cities to work together to plan for growth. In King County, the Growth Management Planning Council (GMPC) is the countywide planning body through which the County and cities collaborate. The GMPC is comprised of elected officials from King County, Seattle, Bellevue, the Suburban Cities Association, and special purpose districts. The GMPC develops and recommends Countywide Planning Policies (CPPs) to the King County Council where they are reviewed, adopted, and sent to the cities for final ratification. The CPPs were initially adopted in 1992; certain elements of the policies have been updated over the years.

In 2010 and 2011, the GMPC undertook the first comprehensive evaluation of the CPPs since their initial adoption. A full set of updated policies is required to bring the CPPs into compliance with the multicounty planning policies (VISION 2040) adopted by the Puget Sound Regional Council in 2008. VISION 2040 is the regional growth strategy for the four-county region including King, Kitsap, Pierce and Snohomish Counties.

On September 21, 2011 the GMPC completed its review and voted to recommend an updated set of CPPs to the King County Council. However, they could not reach consensus on policies governing the siting of public facilities and services. At issue was whether public schools serving primarily urban populations should be sited in rural areas, and whether such facilities should be served by sewers. The recent update of VISION 2040 included policies stating that schools and other community facilities serving primarily urban populations should be sited in the urban growth area, and that urban services (sewers) should not be provided in rural areas. In the interest of consistency, the GMPC was considering adding similar policies to the CPPs.

While the GMA is clear that sewers are not permitted in rural areas (except in limited circumstances), the CPPs have since 1992 contained a policy that allows public schools to be served by sewer when a finding is made that no alternative technologies are feasible. King County implements this policy by authorizing a tightline sewer connection after the finding is made.

This potential change in policy was of concern to school districts, many of which owned or had an interest in undeveloped rural properties. While some had acquired their properties before the adoption of the GMA and CPPs, most had not. Those school districts purchasing land after 1992 did so under a regulatory framework that permitted schools in rural areas and that allowed a tightline sewer if needed. At the time, with rising land costs in urban areas and rapid growth, choosing less expensive rural sites seemed the most judicious use of limited taxpayer funds. Many school districts pointed out the difficulty of finding large parcels in urban areas, and the importance of siting schools so that they are convenient for all students, including those in rural areas. School districts leaders testified that they do not distinguish between the urban and rural portions of their service areas; their planning takes into account the needs of their districts as a whole.

The policy debate generated testimony from rural residents, many of whom expressed concerns about the impacts of siting schools in rural areas, including traffic congestion, environmental degradation, and loss of rural character. They pointed out that while initial land costs might be lower in rural areas, the total costs to society of siting schools in non-urban areas might be greater. In addition to the impacts of transporting large numbers of urban students to schools in rural areas, the cost of transportation investments needed to support new schools are borne only by unincorporated area residents. These community impacts and financial burdens are not shared equally by residents in incorporated areas. Much of the testimony from rural residents questioned the fairness and sustainability of siting in rural areas infrastructure supporting primarily urban development.

In order to address these concerns, to acknowledge the changing environment and to support school districts in their obligation to provide quality education for the children of King County, the GMPC agreed to set aside the policies related to siting public facilities and postpone their consideration until a task force made up of school districts, cities, King County, rural residents, and other experts could study the issue and report back to the King County Executive.

GMPC Guidance for the Task Force

The GMPC established guidance for formation of the School Siting Task Force in their Motion 11-2 (Appendix E) on September 21, 2011.

The Task Force was given the Mission to:

Develop recommendations to better align city, county, and school districts' planning for future school facilities in order to provide quality education for all children and maximize health, environmental, programmatic, fiscal, and social objectives.
-GMPC Motion 11-2, School Siting Task Force Work Plan, Task Force Mission

To fulfill this Mission, the GMPC recommended a specific scope of work. As described in GMPC Motion 11-2, the Task Force's primary task is "*to evaluate the current inventory of rural properties owned by King County school districts*" and to make recommendations as to their use or disposition. Collectively, the Task Force identified 18 undeveloped sites in rural areas. To further support the fulfillment of its Mission, it was anticipated that the Task Force might recommend legislative and other strategies.

The GMPC established a set of eight principles to guide the Task Force in its work. All of the solutions recommended by the Task Force in this Report reflect the Guiding Principles established by GMPC:

- *Academic Excellence:* Educational facilities should promote and support the academic achievement of students.
- *Equitable:* All children should have access to quality educational facilities.
- *Financially Sustainable:* School siting should be financially sustainable for each impacted jurisdiction (school districts, cities, county unincorporated areas, and sewer/water districts) and make the most efficient use of total tax dollars.
- *Support Sustainable Growth:* Planning for school facilities shall comply with state law and be integrated with other regional and local planning, including land use, transportation, environment, and public health.
- *Community Assets:* Schools should unite the communities in which they are located and be compatible with community character.
- *Based on existing data and evidence:* The Task Force process shall utilize recent demographic, buildable lands inventory, and other relevant data and information.
- *Public Engagement:* The Task Force process should include robust community engagement with impacted communities. Meetings will be transparent and open to the public for observation. The Task Force shall provide opportunities for public comment.
- *Best Practice and Innovation:* Lasting recommendations should serve the region well for years to come and support education, health, environmental, programmatic, fiscal, and social objectives.

SECTION 4: The Task Force Process

Appointing the Task Force

The GMPC designated categories of membership in Motion 11-2, but did not specify individual members. Task Force members were appointed by the King County Executive (see Appendix A).

Hiring a Facilitator

Public Health - Seattle King County hired Triangle Associates as the independent facilitator to help coordinate the work of the Task Force, including conducting initial assessment interviews of all Task Force members, organizing Task Force meetings, facilitating development of recommendations by the Task Force and providing support through drafting and production of the Task Force's Final Report and Recommendations.

Structure and Roles of the Task Force

The Task Force established two workgroups to assist in the effort: the Technical Advisory Committee, (also recommended by the GMPC) and the Framing Work Group. Both are described below.

Technical Advisory Committee

The Technical Advisory Committee (TAC) was comprised of representatives from King County, the Puget Sound Regional Council, school districts, water and sewer districts, and the Suburban Cities Association. A membership list is included in Appendix C. The TAC met throughout the beginning and middle stages of the Task Force process; its role was to provide data and information to support Task Force decision making. TAC meetings were open to the public and included dialogue with those who attended. Meeting summaries (Appendix P) were developed to provide a record of their work.

The primary work product of the TAC involved compiling a matrix containing information related to the 18 undeveloped school sites (Appendix F). In addition to populating the matrix with site-specific information, the TAC was asked to collect data and information in several other areas of inquiry, which collectively were referred to as the “13 Tasks”. This included subject areas such as demographic trends and school enrollment projections. A complete list of the 13 tasks is included as Appendix F.

The TAC work and products enabled swift evaluation of, and development of solutions for, specific sites by the Task Force. The breadth and detail of the data compiled by the TAC, and that Committee’s timely response to Task Force requests, played a critical role in the accomplishments of the Task Force.

Framing Work Group

Due to the short timeline for the Task Force to complete its work, the Task Force created a Framing Work Group (Appendix B) to frame issues for its consideration. Prior to each meeting of the full Task Force, the Framing Work Group met to review information gathered by the TAC and to discuss how best to organize information and issues for discussion. Doing so helped the Task Force have focused and substantive discussions and stay on task to meet their deadlines.

The Framing Work Group made recommendations on process to the Task Force; however, all decision-making power remained with the full Task Force. Framing Work Group members were appointed by the Task Force Chair from the general Task Force roster. The group met on average twice between each Task Force meeting, and meeting summaries (Appendix P) were included in the materials that the Task Force received.

Meeting Structure and Process

The Task Force met six times from December 2011 through March 2012, using the process schematic (Appendix R) as a visual guide for navigating its work effort:

1. The first meeting, December 14, 2011, focused on introducing Task Force members, establishing a process for the work effort, and hearing Task Force member perspectives on hopes and desired outcomes from the process.
2. The second meeting, January 25, 2012, focused on learning information from the TAC and creating a set of interests (Appendix S) based on the Task Force's Guiding Principles as established in the GMPC Motion 11-2. The Task Force also agreed upon a set of Operating Protocols (Appendix Q).
3. On February 16, 2012, the Task Force held a 4-hour workshop to begin developing solutions for the 18 undeveloped rural school sites and for future school siting. The Technical Advisory Committee presented data on each of the 18 sites, and each school district was given the opportunity to present additional information on their sites. The Task Force reached consensus on an approach for evaluating sites that was developed by the Framing Work Group. This approach involved identifying the critical or "threshold" factors that would allow Task Force members to create four categories into which the 18 sites would eventually be sorted. The first step was to brainstorm potential solutions for each category.
4. On March 1, 2012, the Task Force met for the fourth time, also in a 4-hour workshop. Working in small groups, Task Force members accepted possible solutions for the four categories of sites. They then sorted the 18 sites into the four categories and also considered future school siting. The Task Force reached consensus agreement on several items, including:
 - The "Solutions Set and Criteria" document (Document 1 in the Recommendations section), with agreement that a few items needed additional definition, clarification, and confirmation at its next meeting
 - The placement of all school sites in appropriate quadrants of the solutions table
5. On March 15, 2012, the Task Force accepted by 100% consensus:
 - A final version of the "Solutions Set and Criteria" document
 - Recommended and prioritized solutions for 12 specific sites
 - The following technical documents: Matrix of school sites, list of 13 tasks, population and demographic information, enrollment trends by school district, public health aspects of school siting.
 - Recommendations to the Growth Management Planning Council and Washington State legislature related to school siting
6. On March 29, 2012, the Task Force accepted the Recommendations Report to be submitted to the King County Executive.

Decision Making: A Consensus Approach

At the second Task Force meeting, the Task Force members accepted the Operating Protocols (Appendix Q). This document established roles for all non-Task Force members involved in the process, clarified communications protocols and workgroup composition, and defined a specific decision-making approach.

The Task Force defined consensus as obtaining the full acceptance of all members; short of that, decisions and recommendations would move forward with the approval of at least 70% of the Task Force members present, with at least one member from each primary interest group (county, cities, school districts, and residents) voting in favor to accept a document or decision.

Public Process

The GMPC Motion stated that the Task Force process should include robust public engagement. All Task Force meetings and TAC meetings were open to the public. All written materials (agendas, meeting summaries, and other information) were made available on the Task Force website, and public comments were accepted throughout the process at Task Force meetings, through the Task Force website and via email. Comments from the public were summarized by the facilitator at the beginning of every Task Force meeting, and the compiled comments were emailed to Task Force members after each meeting (see Appendix U).

Information Considered by the Task Force

As Task Force members studied the issues associated with siting schools in rural areas, they considered a range of data and information. The majority of this information was provided by the TAC. It included the following documents, reports and policy frameworks, many of which are included in the appendices to this Report.

- **18 undeveloped rural school sites.** The TAC prepared a matrix containing factual information related to each of the 18 sites including: general site information (e.g., zoning, acreage, assessed value), land use and transportation considerations (e.g., landscape position, distance to UGA, distance to sewer/water connection, environmental features), and the school districts' plans (e.g., intended use, development timeline). School districts were given the opportunity to correct and/or augment the information about their school sites.
- **Planning context.** King County staff provided the Task Force with a brief history of the land use planning in two areas where many of the undeveloped sites are located: the Bear-Evans Corridor and the Soos Creek Basin. The county's land use strategy in both areas employed zoning and development regulations on an area-wide basis so the cumulative impact of development would not cause environmental degradation. A summary of this history is included as Appendix O.
- **GMA policy framework.** There is a strong policy basis in Washington State for focusing growth in urban areas, protecting rural areas and the environment, and the efficient provision of government services and facilities. The growth management framework considered by the Task Force included GMA, VISION 2040, the Countywide Planning Policies, King County Comprehensive Plan and King County Code. Relevant portions of these documents can be found in Appendix M.
- **Demographic information.** The Task Force was presented with information from the 2010 census that identified population trends in the urban and rural portions of each school district, and

also district-wide. Significant demographic shifts have occurred in the past decade: from 2000 to 2010, the overall rural population in King County declined by 1%, and the rural population under the age of 18 declined by 18.4%. During the same time, the urban population saw an overall increase of 12.1% and under-18 increase of 8.3%. This information can be found in Appendix H.

- **School district enrollment projections.** The Task Force was presented with information related to current and projected school enrollment, which illustrates that district populations will continue to grow to varying degrees and that urban students will continue to comprise the majority of those populations. The anticipated enrollment for students from rural areas generally failed to materialize in the vicinities of the sites owned by school districts. The enrollment projections can be found in Appendix I.
- **Funding for school construction.** Although there was no formal presentation on this topic, it came up on several occasions and was an important consideration for the Task Force. The State of Washington does not provide funding to school districts for acquisition of properties; school districts must rely on their own funding sources (through bonds, levies, grants, and donations). Once properties are acquired, school districts can apply for state assistance for school construction as part of a state match program.
- **Current criteria and process for school siting.** Using both state regulations and locally adopted standards, school districts consider many factors when locating a site to develop a public school facility. Following guidance set forth by the Office of the Superintendent of Public Instruction and the Washington Administrative Code (392-342-020 WAC), districts look at site quality, cost, projected enrollment, distance to students/ transportation, and timing of school construction. The WAC guidelines can be found in Appendix L.
- **Funding for county road maintenance.** The TAC determined that the cost for upgrading, operating and maintaining county roads to serve future schools on the 18 undeveloped sites could range from \$30-35 million over 20 years. This is important to consider because the County road fund has become severely strained, and because that cost would be borne solely by unincorporated area residents through the county road levy. In addition to cost of road infrastructure and tax equity issue, there are climate impacts associated with transporting large numbers of students to schools in rural areas, in the form of increased greenhouse gas emissions.
- **Public health aspects of school siting.** One member of the TAC and one member of the Task Force presented information on the public health aspects of school siting. In recent years, best practices in school siting have evolved to reflect a more community-centered approach, placing schools in urban areas where children can walk to school and where school facilities can serve as community assets. The major themes identified in this research (included in Appendix J) include:
 - a. School siting determines the proximity of schools to a student's home and larger community and can affect whether children achieve and maintain good health,
 - b. Physical activity is key to children's health,
 - c. School travel impacts children's health in multiple ways, and

- d. Education policy is also health policy.

Task Force Report

This Report was drafted by the independent facilitation team. The Framing Work Group refined the initial draft document, which the Task Force considered at the March 15th meeting. Between the March 15th and March 29th meetings, the Framing Work Group, project team, and facilitation team refined iterations of the Report, with a final draft presented to the Task Force at its last meeting on March 29, 2012. The Task Force accepted the document, with revisions, at that meeting. The facilitation team made final revisions based on Task Force input before submitting this Report to the King County Executive.

SECTION 5: Recommendations

Introduction

The GMPC and King County Executive requested that the Task Force recommend solutions for the 18 undeveloped rural sites and guidelines for future school siting. The Task Force analyzed data and information to create and prioritize specific solutions for each of the sites and to develop recommendations for future sites. These are encapsulated below in *Recommended Solutions for Undeveloped Sites* and *Recommendations for Future School Siting*, respectively. Throughout the process, Task Force members identified other recommendations in support of its Mission; the other recommendations are listed under *Recommendations for Future School Siting*.

Recommended Solutions for Undeveloped Rural Sites

The Task Force focused the major part of its effort on the 18 undeveloped sites, seeking logical and sustainable solutions. Once the Task Force process was underway, the Task Force surveyed all the school districts to ensure the Task Force's scope included the universe of undeveloped rural property with a school district interest. No other undeveloped rural sites were identified by the school districts.

The Task Force, with guidance from the Framing Work Group, decided to use a "threshold" approach for determining solutions for each of the 18 undeveloped sites. This threshold approach identified two specific criteria; a site must possess one or the other in order to be considered for development. After some refinement, the Task Force accepted the following criteria for decision making:

- 1) **Does the school district have an identified need for a school site?** (*Identified need exists if a district has identified a type of school and a time frame in which the school is needed.*)
- 2) **Does the site border the Urban Growth Area (UGA) or have an existing sewer connection?** (*Bordering the UGA means the site is directly contiguous to the UGA. An existing sewer connection means sewer line is on site. This does not include sites with sewer on an adjacent parcel or across the street.*)

Based on these criteria, the Task Force accepted the threshold approach for sorting the 18 sites and created the *Solutions Table*, which separated the school sites into four quadrants:

- **Box A**, in the upper left corner, includes sites that border the UGA and/or have an existing sewer connection and for which school districts have an identified need.
- **Box B**, in the upper right corner, includes sites that do not border the UGA and have no sewer connection and for which school districts have an identified need.
- **Box C**, in the lower left corner, includes sites for which school districts do not have an identified need and that border the UGA and/or have an existing sewer connection on site.
- **Box D**, in the lower right corner, includes sites for which school districts do not have an identified need and that do not border the UGA and have no existing sewer connection on site.

Any and all other undeveloped rural school sites (those not among the 18 recognized sites) fall into “future school siting” in Box E of the Solutions Table. Future school siting issues are addressed in greater detail in the section entitled *Recommendations for Future School Siting*.

The Task Force then developed possible solutions for each box and ranked these possible solutions in order of preference, recognizing that circumstances for specific sites within each category might merit a different order.

The recommended Solutions Set and Criteria are shown here as Document 1.

Document 1—Solutions Set and Criteria

Existing Undeveloped School Sites in the Rural Area

Assumptions for Solution Set:

- For any solution that would result in a school district not being permitted to use a site for a school, the Task Force recommends options through which the school district could receive fair and appropriate value.
- All solutions resulting in site development should mitigate impacts and provide community benefits.
- Any solutions that involve a change in the UGA or allow/prohibit sewer service shall be governed by the laws, policies, and/or administrative procedure(s) in place at the time.
- Additional solutions may apply; detailed analysis may be required to determine optimal solution for any site.
- All sites, site conditions, and identified needs are included in the Matrix. School districts were asked to bring forward any additional sites and no other sites emerged so the full and final list of specific sites is shown in Documents 2-3.

NOTE: Solution Sets in each box is listed in priority order.

	Site borders UGA or has sewer connection. "Sewer connection" defined as having sewer on site already (not adjacent).	Site does not border UGA and has no sewer connection.
School district has an identified need for a school site. <i>"Identified need" exists if district has identified a type of school and a time frame in which they need the school.</i>	A 1. Find an alternative site in the UGA 2. Allow school district to connect to existing sewer 3. Incorporate site into adjacent UGA <i>Prohibit: Extending additional sewer outside UGA</i>	B 1. Find an alternative site in the UGA 2. Find an alternative site bordering UGA (if this occurs, see Box A for possible solutions) 3. Sell, or hold with the understanding that any future development must be consistent with Vision 2040 as implemented by King County Code <i>Prohibit: Moving UGA; tight-line sewer</i>
School district does not have an identified need for a school site.	C 1. Find an alternative site in the UGA 2. If the site is of value to the county, cities or community, facilitate the purchase, sale, or land swap of property 3. Sell, or hold with the understanding that any future development must be consistent with Vision 2040 as implemented by King County Code <i>Prohibit: Moving UGA; new sewer connections</i>	D 1. If the site is of value to the county, cities or community, facilitate the purchase, sale, or land swap of property 2. Find an alternative site in the UGA 3. Sell, or hold with the understanding that any future development must be consistent with Vision 2040 as implemented by King County Code <i>Prohibit: Moving UGA; tight-line sewer</i>

All Other Undeveloped School Sites (Future)

Future School Siting	E All future school siting should be consistent with Vision 2040.
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Once the Task Force accepted these criteria and categories plus the prioritized solution sets for each quadrant, members considered each undeveloped school site. At the March 1st meeting, the Task Force reached consensus agreement for the placement of each site in accordance with the accepted criteria.

The accepted placement of each rural school site is shown below as Document 2.

Document 2—Site Categorization		
Task Force breakout groups identified the sites in each category. The full Task Force reached 100% Consensus on March 1, 2012 on the following site categorization:		
Existing Undeveloped Sites in the Rural Area (18 sites)		
	Site borders UGA or has sewer connection.	Site does not border UGA and has no sewer connection.
School district has an identified need for a school site	<i>A</i> <u>Sites:</u> Enumclaw A, D Lake Washington 2, 4 Snoqualmie Valley 1 Tahoma 1	<i>B</i> <u>Sites:</u> Enumclaw B Issaquah 1
School district does not have an identified need for a school site	<i>C</i> <u>Sites:</u> Kent 4	<i>D</i> <u>Sites:</u> Auburn 1, 2, 3 Kent 1, 2, 3 Lake Washington 1, 3 Northshore 1
All Other Undeveloped School Sites (Future)		
Future School Siting	<i>E</i> All future school siting should be consistent with Vision 2040.	

Once the Task Force accepted the threshold criteria and site categories, developed the basic solution sets for each quadrant, and placed the school sites in categories based on the threshold criteria, members brainstormed possible solutions for each site. Task Force members developed a preferred solution for each site, with a prioritized list of additional solutions. Where appropriate, they included notes, considerations, and rationale to support each site's recommended solution(s).

The Task Force recognized that VISION 2040, the CPPs, the King County Comprehensive Plan, and the King County Code will ultimately govern what happens on both current undeveloped school sites and on any other future school sites in rural areas. In addition, school districts will control the timing and specific actions within that framework. The involvement of cities is needed to facilitate siting within urban areas.

Document 3 below shows the recommended solution(s) for each school site, along with site-specific considerations.

Document 3—Site-Specific Solutions

Box A

	SITE BORDERS UGA or HAS SEWER CONNECTION
School district has an identified need for a school site.	Overview: In general, while the Task Force's preference is to find alternative sites in the UGA, the Task Force finds that for the sites in Box A the particular site conditions and circumstances facing the impacted school districts may warrant other solutions. Thus the recommended solutions vary by site. For any recommendations that allow for development on a site, the Task Force recommends that the district work with the county and community to minimize impacts on the rural surroundings and rural residents. Because of the identified need by the school districts, the Task Force recommends that these sites receive prioritized attention from city, county and school district decision makers. Sites and their Solutions: Snoqualmie Valley 1 1. Allow school district to connect to existing sewer <i>Site specific: The high percentage of floodplain land in this school district makes finding an alternate site very challenging. The site does not have significant conservation value. The site has an existing school, which was developed with the intent that another school would be built on the site. The district has undertaken site preparation for the addition of an elementary school on the site. The school district invested in the Local Improvement District that enabled the sewer to reach the site.</i> Tahoma 1 1. Find alternative site in the UGA 2. Allow school district to connect to existing sewer <i>Site specific: The Task Force encourages the district to work with the county and cities in the district to explore opportunities for finding an alternative site in the UGA that would meet the pressing need for additional capacity that development of another school would provide. If no viable alternative site that fits within the district's financial plans can be expeditiously found, the availability of sewer and an existing school on the site present compelling reasons for development of the site to meet the district's needs. The site does have conservation value and the Task Force recommends that any new development on the site occur adjacent to the existing school so that impacts to the site's forest cover are minimized.</i> Lake Washington 2 1. Find alternative site in the UGA 2. Incorporate site into adjacent UGA <i>Site specific: The site borders the Redmond watershed and has conservation value. The Task Force therefore encourages the school district, the county and the City of Redmond to find an alternative site within the UGA that would meet the district's need for additional capacity that development of another school would provide. The parties should identify other partners and funding mechanisms that would allow for purchase of the property (perhaps in conjunction with the Lake Washington 1 site) for permanent conservation as well as provide resources to the district for purchase of an alternative site. If no viable alternative site can be expeditiously identified, the Task Force recommends that the school district develop the site in a manner that preserves as much of the conservation value of the site as</i>

possible. This may be accomplished through, for example, incorporation of a small developable portion of the site (about five acres) into the UGA for a small environmental school* while placing the remainder of the site into permanent conservation. The district should also work closely with the county and community to minimize other impacts, such as transportation. The Task Force does not recommend extension of sewer to any portion of that site that remains outside of the UGA. If the site is proposed for incorporation into the UGA, it shall go through the King County docket process.

*Environmental School will have sustainable or "green" buildings and grounds (refer to State RCW 39.35D, "High Performance Public Buildings – Guidelines for School Districts").

Lake Washington 4

1. Allow school district to connect to existing sewer

Site specific: The Task Force recognizes the school district's need for additional capacity in the eastern portion of the district, which straddles the City of Redmond, the rural area, and an unincorporated urban "island" surrounded by rural area. The site is part of a large parcel on which there is an existing elementary and middle school, both already connected to sewer. The undeveloped portion of the site was previously used as a milk farm and portions of the site are cleared. The Task Force recommends that the district work closely with King County and the community to minimize both existing and additional impacts on the area surrounding the parcel, particularly the transportation impacts related to several facilities being located or developed on the site.

Enumclaw A & D:

1a. Find alternative site/s in the UGA

1b. Place all school buildings and impervious surfaces on the *urban* side of the UGB and place ballfields/playfields on the *rural* side of the UGB.

Site specific (1a): This joint site lies on the south-eastern boundary of the Black Diamond UGA and a master-planned development (MPD) that has yet to be constructed. The identified need of the school district is associated primarily with the population projections of the MPD and with students residing outside of the MPD but in the northern part of the district; the sites are planned for an elementary and a middle school. The fee title to both sites is held by the developer, with the district's property interest recorded as an encumbrance on title, and would only be conveyed to the school district if the MPD materializes. The Task Force recommends that no sewer be extended to the rural portion of the site and that the City of Black Diamond and county work with the developer and the school district to site all schools associated with the MPD completely within the UGA. The Black Diamond City Council supported this solution in a resolution passed 3-1-12. The Black Diamond City Council previously approved the Comprehensive School Mitigation Agreement identifying Enumclaw Sites A, B, and D as agreed-upon school sites.

Site specific (1b): The Enumclaw School District and the developer have identified as an alternative to 1a the placement of a portion of the proposed school-related facilities on rural lands. If attempts to site each of these schools fully within the UGA are unsuccessful, alternative 1b may be contemplated. Alternative 1b consists of siting all school buildings, storm water detention and other support facilities, and all parking and impervious surfaces within the UGA and limiting any development in the adjacent rural area to ballfields/playfields. The Task Force further recommends maintaining significant forest buffers between the ballfields/playfields and adjacent rural lands including the Black Diamond Natural Area. Recommendation of this urban/rural alternative by the Task Force is meant to address the unique circumstances of the Enumclaw A & D sites and is not to be construed as a precedent for locating schools on adjacent rural lands. Consequently, it is not recommended for any other sites.

Box B

	SITE DOES NOT BORDER UGA and HAS NO SEWER CONNECTION
School district has an identified need for a school site.	<u>Overview:</u> The Task Force recommends that alternative sites in the UGA be found for all sites in this box and that sewer not be extended to these sites. Because of the identified need by the school districts and the recommendation to find alternative sites, the Task Force recommends that these sites receive prioritized attention by school district, county and city decision makers. <u>Sites and their Solutions:</u> Issaquah 1 1. Find alternative site in the UGA <i>Site specific: The site is a large parcel (80 acres) on May Valley Road between Squak Mountain to the north and Cedar Hills Landfill to the south. The site has conservation value. The Task Force recommends that the school district work expeditiously with King County, the City of Issaquah and the City of Renton. These partners shall work diligently to find an alternative site within the UGA that would meet the school district's need for additional capacity that development of another school would provide. The county, cities and school district should identify other partners and funding mechanisms that may allow for purchase of the property for permanent conservation or other rural-related uses while also providing resources to the district for purchase of an alternative site.</i> Enumclaw B: 1. Find alternative site in the UGA <i>Site specific: The site is in the rural area west of the Black Diamond UGA and a master-planned development (MPD) that has been approved but is yet to be constructed. The identified need of the school district is associated with the population projections of the MPD; the site is planned for a middle school. The fee title for the site is held by the developer, with the district's property interest recorded as an encumbrance on title, and would only be conveyed to the school district if the MPD materializes. The Task Force recommends that no sewer be extended to the site and that the City of Black Diamond and the county work with the developer and the school district to site schools associated with the MPD in the UGA.</i>

Box C

	SITE BORDERS UGA or HAS SEWER CONNECTION
School district does not have an identified need for a school site.	<u>Overview:</u> Because the site in this box is not associated with an identified need, the Task Force recommends that the school district plan to develop the site consistent with Vision 2040 or manage the site as part of its capital portfolio. <u>Site and its solution:</u> Kent 4 1. Sell, or hold with the understanding that any future development must be consistent with Vision 2040 as implemented by King County code.

Box D

	SITE DOES NOT BORDER UGA and HAS NO SEWER CONNECTION
School district does not have an identified need for a school site.	<u>Overview:</u> Because sites in this box are not associated with an identified need, the Task Force recommends that school districts plan to develop the sites consistent with Vision 2040 or manage the sites as part of their capital portfolio. The Task Force also recommends that while the school districts will ultimately determine how sites are handled, the county, cities, and other interested parties should investigate whether sites may be suitable for permanent conservation or other public purposes; if so, these entities should work to facilitate the acquisition of the properties for the identified public purposes. <u>Solutions for sites with conservation value:</u> 1. If the site is of value to the county, cities or community, facilitate the purchase, sale, or land swap of property The Task Force recommends that the county, cities and school districts investigate whether the properties may be appropriate for permanent conservation or acquisition for other public purposes. • Auburn 1: <i>The site has value for flood hazard reduction.</i> • Kent 3: <i>The site has forestland of value for environmental, social, and potentially economic benefits.</i> • Lake Washington 1: <i>The site has value for flood hazard reduction and regionally significant aquatic or terrestrial natural resources. Facilitating the sale of the property into conservation may assist with solutions for other Lake Washington sites in Box A.</i> • Northshore 1: <i>The site has forestland of value for environmental, social, and potentially economic benefits.</i> <u>Solutions for sites without identified conservation value:</u> Auburn 3, Kent 1, and Lake Washington 3 1. Sell, or hold understanding that any future development must be consistent with Vision 2040. <i>The Task Force recommends that school districts plan to develop the sites consistent with Vision 2040 or manage the sites as part of their capital portfolio.</i> <u>Solution for Auburn 2:</u> Auburn 2: <i>The site has an existing elementary school, but no sewer extension. The school district plans to redevelop the existing elementary school or build a middle school to replace the elementary school. No time frame has been specified. The Task Force recommends that the school district be allowed to redevelop, if no sewer connection is needed and as allowed by development regulations in place at the time of development.</i>

Note: In developing the above recommendations for schools sites, Task Force members reached out to all school districts whose service area includes rural land, even those districts not represented on the Task Force. To make sure the solutions recommended by the Task Force would encompass all known sites and create lasting solutions, school districts were asked if they owned or had interest in any rural sites not already under consideration in this process. School district representatives stated there were no additional rural sites needing to be addressed at this time. Therefore, no other sites are included and all future school siting should be guided by the recommendations below.

Recommendations for Future School Siting

The Puget Sound Regional Council (PSRC) comprehensively updated VISION 2040 in 2008. In preparation for the update, the PSRC developed an issue paper regarding Rural Areas that included a discussion on Special Purpose Districts and Institutional Uses (Appendix N). The issue paper noted that special purpose district planning is disconnected from GMA, and that many facilities (including schools) had expanded into rural areas, taking advantage of relatively low land values and large tracts of land. The issue paper recommended that policies be established that provide regional guidance on siting special purpose districts within rural areas. Thus, the following policies were established and incorporated into VISION 2040:

MPP-PS-4 Do not provide urban services in rural areas. Design services for limited access when they are needed to solve isolated health and sanitation problems, so as not to increase the development potential of the surrounding rural area.

MPP-PS-5 Encourage the design of public facilities and utilities in rural areas to be at a size and scale appropriate to rural locations, so as not to increase development pressure.

MPP-PS-21 Site schools, institutions, and other community facilities that primarily serve urban populations within the urban growth area in locations where they will promote the local desired growth plan.

MPP-PS-22 Locate schools, institutions, and other community facilities serving rural residents in neighboring cities and towns and design those facilities in keeping with the size and scale of the local community.

Also in 2008, VISION 2040 incorporated new policies integrating public health considerations into land use and transportation planning, and addressing climate change through the regional growth strategy (reducing greenhouse gas emissions by focusing growth in urban centers).

Consistent with all of the above, VISION 2040 now encourages the siting of public facilities in urban areas, and states that *"Schools should be encouraged to become the cornerstone of their communities by locating in more urban settings and designing facilities to better integrate with their urban neighborhoods."*

Given the adopted policies in VISION 2040 and after consideration of the wide range of technical information presented, the Task Force recommends that all future school siting be consistent with VISION 2040.

Box E

The Task Force recommends that all future school siting be consistent with VISION 2040.

In support of this recommendation, the Task Force further recommends:

1. The Growth Management Planning Council (GMPC) should develop policies and adopt a work program that commits jurisdictions to working together to identify future school sites within the UGA. These policies shall direct jurisdictions to use zoning and other land use tools to ensure a sufficient supply of land for siting schools.
2. King County should work with the school districts, community representatives, and other stakeholders to address any future redevelopment of existing schools on rural sites to accommodate school districts' needs while protecting rural character.
3. The Growth Management Planning Council should add a school district representative to its membership.
4. The Puget Sound Regional Council should collaborate with counties and cities in working with school districts to ensure coordination in regional (4-county) growth management discussions (per VISION 2040 PS-Action-6).
5. The Washington State Legislature and the Office of the Superintendent of Public Instruction should examine, together with the State Department of Commerce, how state laws, guidelines, policies and administrative procedures can influence school siting decisions, including:
 - a. Reconsideration of existing transportation policies and funding that incentivize busing and siting schools away from population centers
 - b. Identifying new funding for school land acquisition, including incentives for purchases, land swaps, and other avenues for obtaining land inside the UGA
 - c. Revising existing guidelines for school siting such that districts who build on small sites in urban areas are eligible for state match funds
 - d. Increasing the compensation to school districts for the construction costs of schools sited within the UGA

Note: The Task Force did not specifically consider redevelopment of existing schools on sites in the rural area. Redevelopment issues were not included in the Task Force scope of work. Information emerged late in the Task Force process regarding redevelopment and will be passed on to appropriate officials for consideration at a future date. Redevelopment is addressed in #2 in Box E.

Communicating Task Force Findings to Stakeholders

To help communicate its findings, Task Force members are available to speak with interested parties (school boards, city councils, etc.) to discuss its work, its process, and its recommendations.

SECTION 6: IMPLEMENTING TASK FORCE RECOMMENDATIONS AND NEXT STEPS

Implementation of these recommendations will require additional work by and ongoing coordination between King County, the cities, school districts, and other stakeholders. For this reason, the Task Force has recommended including school districts in regional planning bodies.

Recognizing that the Task Force's recommendations will require school districts to reconsider their real estate portfolios and/or financial plans, one of the first implementation items should be to explore the recommended solutions for specific sites, including:

- Finding alternative sites in the UGA
- Exploring land swaps for undeveloped sites
- Exploring acquisition of undeveloped rural sites for public purposes, including conservation, recreation, or other rural-based uses

The Task Force suggests that this work commence immediately, and defers to the King County Executive on identifying the appropriate forum(s).

Next Steps

The following are the next formal steps in the development of new policies to support the Task Force's recommendations:

1. The King County Executive will review this Task Force Report and propose new Countywide Planning Policies for Growth Management Planning Council (GMPC) consideration
2. The GMPC will review the Executive's proposal, and recommend new Countywide Planning Policies to the King County Council for their consideration
3. The King County Council will review the GMPC's recommendation, adopt new Countywide Planning Policies, and send them to the cities for ratification
4. The King County Council will adopt new Comprehensive Plan policies and development regulations that are consistent with the new Countywide Planning Policies

Appendices (Attached)

- A. Task Force Membership**
- B. Framing Work Group Membership**
- C. Technical Advisory Committee Membership**
- D. Map of 18 Undeveloped School Sites**
- E. GMPC Motion 11-2**

Appendices (on CD)

- F. Matrix of Technical Information on Undeveloped Sites**
- G. Maps of Undeveloped Sites**
- H. Demographic Information**
- I. Enrollment Projections**
- J. Public Health Aspects of School Siting**
- K. Technical Advisory Committee Work (13 Tasks)**
- L. State School Siting Guidelines**
- M. Existing Policy and Regulatory Framework**
- N. Excerpt from PSRC Issue Paper on Rural Areas**
- O. Land Use Planning Overview**
- P. Meeting Summaries**
- Q. Operating Protocols**
- R. Process Schematic**
- S. Task Force Member Interests**
- T. Interview Summary**
- U. Public Comments**

GLOSSARY

Affordable Housing: Housing that is affordable at 30 percent or less of a household's monthly income. This is a general term that may include housing affordable to a wide range of income levels.

Agricultural Production District: A requirement of the Growth Management Act for cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth, have soils suitable for agriculture, and that have long-term significance for commercial farming. The King County Comprehensive Plan designates Agricultural Production Districts where the principal land use should be agriculture.

Area Median Income: The annual household income for the Seattle-Bellevue, WA Metro Area as published on approximately an annual basis by the U.S. Department of Housing and Urban Development.

Buildable Lands Program: A requirement of the Growth Management Act for certain counties in western Washington to report on a regular basis the amount of residential and commercial development that has occurred, the densities of that development, and an estimate of each jurisdiction's ability to accommodate its growth target based on the amount of development that existing zoning would allow.

Climate Change: The variation in the earth's global climate over time. It describes changes in the variability or average state of the atmosphere. Climate change may result from natural factors or processes (such as change in ocean circulation) or from human activities that change the atmosphere's composition (such as burning fossil fuels or deforestation.)

Climate Change Adaptation refers to actions taken to adapt to unavoidable impacts as a result of climate change.

Climate Change Mitigation refers to actions taken to reduce the future effects of climate change.

Comprehensive Plan: A plan prepared by a local government following the requirements of the Washington Growth Management Act, containing policies to guide local actions regarding land use, transportation, housing, utilities, capital facilities, and economic development in ways that will accommodate at least the adopted 20-year targets for housing and employment growth.

Environmental Justice: The fair distribution of costs and benefits, based on a consideration for social equity. Environmental justice is concerned with the right of all people to enjoy a safe,

clean, and healthy environment, and with fairness across income, ethnic, and racial groups in the siting and operation of infrastructure, facilities, or other large land-uses.

Forest Production District. A requirement of the Growth Management Act for cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The King County Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry.

Growth Management Act: State law (RCW 36.70A) that requires local governments to prepare comprehensive plans (including land use, transportation, housing, capital facilities and utilities) to accommodate 20 years of expected growth. Other provisions of the Growth Management Act require developing and adopting countywide planning policies to guide local comprehensive planning in a coordinated and consistent manner.

Greenhouse Gas: Components of the atmosphere that contribute to global warming, including carbon dioxide, methane, nitrous oxide, and fluorinated gases. Human activities have added to the levels of most of these naturally occurring gases.

Healthy Housing: Housing that protects all residents from exposure to harmful substances and environments, reduces the risk of injury, provides opportunities for safe and convenient daily physical activity, and assures access to healthy food and social connectivity.

High-capacity Transit: Various types of transit systems, such as light rail and bus rapid transit, operating on fixed guideway or dedicated right-of-way designed to carry a large number of riders at higher speeds.

Industry Clusters: Specific economic segments that are the focus of the Regional Economic Strategy. As of June 2011, the identified regional industry clusters included: aerospace, clean technology, information technology, life sciences, logistics and international trade, military, and tourism.

King County Open Space System: A regional system of *county-owned* parks, trails, natural areas, working agricultural and forest resource lands, and flood hazard management lands.

Low-Income Households: Households earning between 31 percent and 50 percent of the Area Median Income for their household size.

Manufacturing/ Industrial Centers: Designated locations within King County cities meeting criteria detailed in policies DP 35-37.

Mixed-Use Development: A building or buildings constructed as a single project which contains more than one use, typically including housing plus retail and/or office uses.

Moderate-Income Households: Households earning between 51 percent and 80 percent of the Area Median Income for their household size.

Potential Annexation Area: A portion of the unincorporated urban area in King County that a city has identified it will annex at some future date. See Appendix 2: Interim Potential Annexation Areas Map.

Purchase of Development Rights: Programs that buy and then extinguish development rights on a property to restrict development and limit uses exclusively for open space or resource-based activities such as farming and forestry. Covenants run with the land in perpetuity so that the property is protected from development regardless of ownership.

Regional Growth Strategy: The strategy defined in VISION 2040 that was developed by the Puget Sound Regional Council to help guide growth in the four-county region that includes King, Kitsap, Pierce and Snohomish counties. VISION 2040 directs most of the region's forecasted growth into designated Urban Areas, and concentrates growth within those areas in designated centers planned for a mix of uses and connection by high-capacity transit

Resource Lands: Designated areas within King County that have long-term significance for agricultural, forestry, or mining. See Appendix 1: Land Use Map.

Rural Area: Designated area outside the Urban Growth Area that is characterized by small-scale farming and forestry and low-density residential development. See Appendix 1: Land Use Map.

Rural Cities: Cities that are surrounded by Rural Area or Resource Lands. Rural Cities are part of the Urban Growth Area.

Stormwater Management: An infrastructure system that collects runoff from storms and redirects it from streets and other surfaces into facilities that store and release it – usually back into natural waterways.

Sustainable Development: Methods of accommodating new population and employment that protect the natural environment while preserving the ability to accommodate future generations.

Transfer of Development Rights: Ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest.

Transportation 2040: A 30-year action plan for transportation investments in the central Puget Sound region intended to support implementation of VISION 2040.

Transportation Demand Management: Various strategies and policies (e.g. incentives, regulations) designed to reduce or redistribute travel by single-occupancy vehicles in order to make more efficient use of existing facility capacity.

Transportation System: A comprehensive, integrated network of travel modes (e.g. airplanes, automobiles, bicycles, buses, feet, ferries, freighters, trains, trucks) and infrastructure (e.g. sidewalks, trails, streets, arterials, highways, waterways, railways, airports) for the movement of people and goods on a local, regional, national and global scale.

Universal Design: A system of design that helps ensure that buildings and public spaces are accessible to people with or without disabilities.

Urban Centers: Designated locations within King County cities meeting criteria detailed in Development Pattern chapter policies 31-32.

Urban Growth Area: The designated portion of King County that encompasses all of the cities as well as other urban land where the large majority of the county's future residential and employment growth is intend to occur. See Appendix 1: Land Use Map.

Very Low-Income Households: Households earning 30 percent of the Area Median Income or less for their household size.

VISION 2040: The integrated, long-range vision for managing growth and maintaining a healthy region—including the counties of King, Kitsap, Pierce and Snohomish. It contains an environmental framework a numeric Regional Growth Strategy, the Multicounty Policies, and implementation actions and measures to monitor progress.

Water Resource Inventory Area: Major watershed basins in Washington identified for water-related planning purposes.

Workforce Housing: Housing that is affordable to households with one or more workers. Creating workforce housing in a jurisdiction implies consideration of the wide range of income levels that characterize working households, from one person working at minimum wage to two or more workers earning the average county wage or above. There is a particular need for workforce housing that is reasonably close to regional and sub-regional job centers and/or easily accessible by public transportation.



King County

Metropolitan King County Council Committee of the Whole

REVISED STAFF REPORT

Agenda Item:	6	Name:	Kendall Moore
Proposed No.:	2012-0282	Date:	November 26, 2012
Invited:	Paul Reitenbach, GMPC staff coordinator Karen Wolf, Executive's office		

SUBJECT

A proposed ordinance adopting Growth Management Planning Council ("GMPC") recommended revisions to the King County Countywide Planning Policies ("CPPs"), including changes to the Potential Annexation Area ("PAA") map.

COMMITTEE ACTION

On November 26, 2012 the committee voted out Proposed Ordinance 2012-0282 as amended with a "do pass" recommendation.

BACKGROUND

Please see October 29, 2012 staff report.

ANALYSIS

Attached to this staff report as Attachment 4 is a matrix identifying all the changes made to the CPPs that are proposed by the striking amendment.

The only addition to the changes described at the October 29, 2012 committee meeting is the change found at page 33 of the CPPs, which is new text to provide the reader context for jobs housing balance strategy called out in policy H-9 (CPPs, page 33), as well as in the Housing Appendix at page 57.

As reported in the discussion at the October 29, 2012 committee meeting, these changes were reviewed by the interjurisdictional team ("ITJ") members, who are staff to the GMPC. No objections to the changes were received.¹

¹ At the October 26 meeting several members commented that these changes improved the document's clarity and readability.

AMENDMENT

A new Attachment A, incorporating the changes discussed at the October 29, 2012 committee meeting has been prepared. Additionally as also discussed at that committee meeting, a striking amendment has been prepared to make code changes so that listing every GMPC action and ratification by the Council will no longer called out in code. The proposal is to decodify those listing sections in the code rather than repeal, so that history will be preserved. This approach is similar to what is proposed for the Comprehensive Plan code sections that list the history of amendments to the Comprehensive Plan.