



# CITY OF MERCER ISLAND **REVISED**

## CITY COUNCIL REGULAR VIDEO MEETING

Tuesday, March 1, 2022 at 5:00 PM

### MERCER ISLAND CITY COUNCIL:

Mayor Salim Nice, Deputy Mayor David Rosenbaum,  
Councilmembers: Lisa Anderl, Jake Jacobson,  
Craig Reynolds, Wendy Weiker, and Ted Weinberg

### LOCATION & CONTACT:

Mercer Island City Hall and via Zoom  
9611 SE 36th Street | Mercer Island, WA 98040  
206.275.7793 | [www.mercerisland.gov](http://www.mercerisland.gov)

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**Registering to Speak for Appearances:** Individuals wishing to speak live during Appearances (public comment period) must register with the City Clerk at **206.275.7793** or [cityclerk@mercerisland.gov](mailto:cityclerk@mercerisland.gov) before 4 PM on the day of the Council meeting.

Please reference "Appearances" on your correspondence and state if you would like to speak on camera and staff will be prepared to permit temporary video access when you enter the live Council meeting. Please remember to activate the video option on your phone or computer, ensure your room is well lit, and kindly ensure that your background is appropriate for all audience ages. Screen sharing will not be permitted, but documents may be emailed to [council@mercerisland.gov](mailto:council@mercerisland.gov).

Each speaker will be allowed three (3) minutes to speak. A timer will be visible online to speakers, City Council, and meeting participants. Please be advised that there is a time delay between the Zoom broadcast and the YouTube or Channel 21 broadcast.

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- 1) Click this [link](#)
- 2) If the Zoom app is not installed on your computer, you will be prompted to download it.
- 3) If prompted for Webinar ID, enter **882 0697 6853**; Enter Password **730224**
- 4) The City Clerk will call on you by name or refer to your email address when it is your turn to speak.  
Please confirm that your audio works prior to participating.

**Submitting Written Comments:** Written comments may be submitted at the Mercer Island [Let's Talk Council Connects](#) page. Written comments received by 3 PM on the day of the meeting will be forwarded to all Councilmembers and a brief summary of the comments will be included in the minutes of the meeting.

## MEETING AGENDA

### CALL TO ORDER & ROLL CALL

### PLEDGE OF ALLEGIANCE

### AGENDA APPROVAL

### STUDY SESSION

#### 1. AB 6024: 2022 Community Survey

**Recommended Action:** Provide direction on the supplemental questions for the 2022 Community Survey.

## CITY MANAGER REPORT

**APPEARANCES** (This is the opportunity for anyone to speak to the City Council on any item.)

## CONSENT AGENDA

### 2. City Council Meeting Minutes of February 15, 2022

**Recommended Action:** Adopt the City Council Special Video Meeting Minutes of February 1, 2022 as presented.

### 3. Certification of Claims

**A. Check Register 210765-210845 | 2/11/2022 | \$795,861.53**

**B. Check Register 210846-210900 | 2/18/2022 | \$295,149.03**

**Recommendation Action:** Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

### 4. AB 6033: January 28, 2022 Payroll Certification

**Recommended Action:** Approve the January 28, 2022 Payroll Certification (Exhibit 1) in the amount of \$842,718.00 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### 5. AB 6016: February 11, 2022 Payroll Certification

**Recommended Action:** Approve the February 11, 2022 Payroll Certification in the amount of \$835,571.69 and authorize the Mayor to sign the certification on behalf of the entire City Council.

### 6. AB 6022: Open Space Conservancy Trust Annual Report

**Recommended Action:** Accept the 2021 Open Space Conservancy Annual Report and the 2022 Work Plan.

### 7. AB 6025: 2022 Street Related Utility Improvements

**Recommended Action:**

1. Award Schedules 'A', 'B', 'C' and 'D' of the 2022 Street Related Utility Improvements project to Blue Mountain Construction Group, LLC.
2. Authorize the City Manager to execute a contract with Blue Mountain Construction Group, LLC in an amount not to exceed \$522,216.08.
3. Appropriate \$212,504 from the Water Fund and \$16,739 from the Storm Water Fund to fully fund the 2022 Street Related Utility Improvements project.

### 8. AB 6028: Roadside Shoulder Improvements, West Mercer Way Phase 2

**Recommended Action:** Accept the completed Roadside Shoulder Improvements West Mercer Way Phase 2 project and authorize staff to close out the project.

### 9. AB 6029: Ratifying King County Countywide Planning Policies

**Recommended Action:** Approve Resolution No. 1620 to ratify the King County Countywide Planning Policies updates.

### 10. AB 6030: WRIA 8 Interlocal Agreement Addendum

**Recommended Action:** Authorize the City Manager to sign the Addendum to the Interlocal Agreement for the Watershed Basins within Water Resource Inventory Area 8.

### 11. AB 6031: Authorization of Enterprise Financial Management System Purchase

**Recommended Action:**

1. Award RFP #21-37 to Tyler Technologies, Inc., a Maine-based company, for a Financial Management Software System to replace the City's current financial software system.
2. Authorize the City Manager to negotiate and execute an agreement with Tyler Technologies, Inc., in an amount not to exceed \$587,000 which includes the first year of the software subscription,



implementation services, and a \$150,000 project contingency, with future funding contingent on Council budget approval.

3. Authorize a new, full-time Systems Analyst position in the Finance Department at an estimated annual cost of \$127,000 (for 2022) to facilitate the financial management software implementation and oversee the ongoing maintenance, staff training, and development of the software system's overall functionality.
4. Authorize one-time funding not to exceed \$272,000 to facilitate the successful implementation the new financial management software system.
5. Appropriate \$736,000 and authorize staff to allocate the project funding to the Street, Capital Improvement, Water, Sewer, Stormwater and General Funds in accordance with existing overhead allocation budget policies.

**12. AB 6023: Approval of the 2022 Parks, Recreation and Open Space (PROS) Plan and Initial Project Appropriation**

**Recommended Action:**

1. Approve Resolution No. 1618 adopting the 2022 Parks, Recreation, and Open Space (PROS) Plan.
2. Appropriate \$750,000 from available balance in the Capital Improvement Fund for athletic field design, joint master planning for Clarke and Groveland beaches, and the MICEC Annex facility assessment.

**REGULAR BUSINESS**

**13. AB 6032: 2021 Board and Commission Vacancy Appointments**

**Recommended Action:** Approve Resolution No. 1619, appointing members to fill the vacancies on the Arts Council, Design Commission, Planning Commission, and Utility Board.

**14. AB 6019: Development Code Amendment ZTR21-005 Noise and Residential Exterior Lighting Standards (Ord. No. 22C-02 First Reading)**

**Recommended Action:** Review and provide comments on draft Ordinance No. 22C-02, amending MICC 19.02.020 Development standards, and set the second reading for April 5, 2022.

**15. AB 6021: Luther Burbank Docks and Waterfront Project 30% Design Recommendation**

**Recommended Action:**

1. Accept the Luther Burbank Docks and Adjacent Waterfront 30% design recommendation from the Parks & Recreation Commission.
2. Appropriate \$321,000 of the available fund balance in the Capital Improvement Fund to complete 100% design of the Luther Docks and Adjacent Waterfront Project.
3. Accept and appropriate the \$94,200 King County Flood Control District Sub-regional Opportunity Fund grant for design of drainage and LID improvement portion of Phase 2.
4. Authorize the City Manager to execute professional services agreements for the remaining project design work.

**16. AB 6020: COVID-19 Utility Relief Grant Program Overview**

**Recommended Action:** Receive presentation and provide feedback.

**OTHER BUSINESS**

**17. Planning Schedule**

**18. Councilmember Absences & Reports**

**EXECUTIVE SESSION**

**19. Pending or Potential Litigation and Collective Bargaining REVISED**

Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i) and for planning or adopting the strategy or position to be taken by the City Council during

the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress pursuant to RCW 42.30.140(4)(b). No action will be taken.

#### ADJOURNMENT



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 3024**  
**March 1, 2022**  
**Study Session**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6024: 2022 Community Survey	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Approve the supplemental questions for the 2022 Community Survey.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Administrative Services		
<b>STAFF:</b>	Ali Spietz, Chief of Administration Mason Luvera, Communications Manager		
<b>COUNCIL LIAISON:</b>	n/a		
<b>EXHIBITS:</b>	1. 2018 Community Survey Contents		
<b>CITY COUNCIL PRIORITY:</b>	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.		

<b>AMOUNT OF EXPENDITURE</b>	\$ 25,000
<b>AMOUNT BUDGETED</b>	\$ 25,000
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

#### EXECUTIVE SUMMARY

The purpose of this agenda bill is to review the variable questions for the 2022 Community Survey.

- Traditionally, the City of Mercer Island conducts a biennial Community Survey to identify areas of focus and community sentiment.
- The last survey was completed in 2018 and the 2020 survey was canceled due to impacts of the pandemic.
- City staff are working with the ETC Institute, the consultant that conducted the 2018 survey, to develop and execute a 2022 Community Survey this spring. The core survey questions will be the same as those asked in 2018, allowing for benchmarking trends to be observed over time.
- Staff have proposed supplemental questions for the survey, subject to City Council approval. These questions are asked in addition to the standardized questions that remain unchanged from the 2018 survey. The City Council may use the proposed questions or develop their own.
- Staff are seeking direction from the City Council on the supplemental questions in preparation for the survey launch in mid-March.

## BACKGROUND

Since 2004, the City has conducted a biennial community survey to track customer satisfaction with City services, to identify resident priorities, and to gather input on significant community issues. The survey adds value by creating a feedback loop that is helpful in identifying areas of concern with City services, in determining information gaps with the public that need to be bridged, and in allocating resources during the biennial budget process. Due to pandemic impacts, the 2020 survey was not conducted.

## 2022 COMMUNITY SURVEY

City staff are working with the ETC Institute (the same vendor that conducted the 2018 survey) to develop and execute a Community Survey in spring 2022 to help inform the 2023-2024 biennium. The ETC Institute was founded in 1982 by Dr. Elaine Tatham to help local governments gather data from residents to enhance community planning. Since its founding, the ETC Institute has completed research projects for clients in 49 states. This includes thousands of surveys, focus groups, and stakeholder meetings. At Tuesday's meeting, the ETC Institute will talk about their process for administering the survey including details about print and online versions of the survey.

The 2022 survey will include the core questions used in 2018, allowing the City to accurately track progress and changes in community responses over the four-year period. See Exhibit 1 for the 2018 survey. The ETC Institute's sampling ensures the completion of enough surveys to provide at least +/- 5% at the 95% level of confidence. In addition, the survey may include up to five supplemental questions, helping procure current informational needs for City operations.

The ETC Institute will work with City staff to develop and execute the 2022 Community Survey by:

- Developing the survey questions, using the prior survey (2018) to ensure statistical comparability.
- Structuring the survey to ensure ease of use through a variety of mediums (web, print, phone).
- Building the sample for the survey, using industry standards to ensure accuracy.
- Administering the survey to the sample.
- Compiling and analyzing the results of the survey.
- Building and delivering a final report to the City.

The goal is to receive a minimum of 400 completed surveys to ensure a statistically valid sample size. In 2018, the City received over 700 surveys and the ETC Institute conducted verification and data entry for every survey received above and beyond the goal at no additional cost to the City.

## ADMINISTERING THE SURVEY

The ETC Institute will initially select a random sample of 2,000 households to receive the survey. The survey is expected to be approximately 12-15 minutes in length, which is about 5 printed pages. The sample will be address-based, which means all households in the City will have an equal probability of being selected. The ETC Institute will mail the survey and a cover letter (on official letterhead) to all households selected for the random sample. Residents who receive the survey by mail will have the option of completing it in one of the following three ways:

1. By mail using a postage-paid return envelope, which will be included with the survey
2. By going online to a website, which will be printed on the survey. Residents who respond online will be required to provide their home address so the ETC Institute can verify that the respondent is part

of the random sample. If someone responds online that is not part of the sample or does not provide their address, the ETC Institute will process these surveys separately from the random sample.

3. By calling a toll-free number, which will be printed on the survey; the ETC Institute will have interviewers to answer inbound calls from residents who prefer to complete the survey by phone in English and Spanish.

The ETC Institute will follow-up with households that do not respond to the mail survey within 10 days to maximize participation in the survey. These follow-ups will be conducted as follows:

- By sending reminder e-mails and texts to households for whom email addresses and text numbers can be obtained. These emails and texts will contain a link to the on-line version.
- By calling households and leaving voice messages about the survey with households that do not answer their phone. The ETC Institute will give those who do answer their phone an opportunity to complete the survey by phone. Most phone surveys will be completed as inbound calls to ETC Institute's call center.
- If needed, and after a discussion with the City, the ETC Institute may suggest a secondary mailer (postcard) be sent to residents who have yet to respond to the survey. The City will have the opportunity to review and approve the postcards before they are sent.

The ETC Institute will conduct analysis of the data and submit a final report to the City. At a minimum, the analysis and report will include the following items:

- Formal report that includes an executive summary of survey methodology, a description of major findings, and charts that show the overall results of the survey as well as trends to prior surveys
- Benchmarks that show how the City's performance compares to the national average
- Importance-Satisfaction Analysis that will identify the areas where the greatest opportunities exist to enhance overall satisfaction with City services
- GIS Maps that show geocoded results for select questions on the survey as maps of the City
- Crosstabulations that show the results for different segments of the population (e.g., race, age, gender, income, etc.)
- A copy of the survey instrument

## PROJECT SCHEDULE AND COST

Here is the proposed timeline for the community survey:

<b>February – March</b>	<ul style="list-style-type: none"> <li>• Design survey instrument</li> <li>• Finalize sampling plan</li> <li>• City approves survey and ETC Institute begins QA/QC process (2 weeks)</li> <li>• Surveys are printed (3 days)</li> </ul>
<b>March – April</b>	<ul style="list-style-type: none"> <li>• Surveys are delivered to the post office for delivery to Mercer Island residents (2 weeks: March 22 – April 8)</li> <li>• Administer the survey (4 weeks: April 8 – May 6)</li> </ul>
<b>May</b>	<ul style="list-style-type: none"> <li>• Draft Report Submitted for review</li> <li>• Prepare and Deliver the Final Report</li> </ul>
<b>June</b>	<ul style="list-style-type: none"> <li>• On-site/virtual presentation of results to City</li> </ul>

The ETC Institute has quoted a fee of \$21,535 to administer the survey and provide comprehensive results, which is within the 2021-2022 budget amount of \$25,000.

### POTENTIAL SUPPLEMENTAL SURVEY QUESTIONS

In addition to the core statistical survey questions, there is an opportunity to include supplemental questions regarding current hot topics or emerging issues. Staff generated a list of three potential survey questions for City Council consideration. The City Council may use these suggestions or recommend others. Staff is seeking direction on the supplementation survey questions so that the survey may be finalized and launched by mid-March.

1. *The City and Police Department are considering the use of speed cameras in school zones and other areas frequented by children to enforce speed limits. Do you support the use of this technology?*
  - a. Yes
  - b. No
  - c. I'm undecided
  - d. I'm not familiar with this technology
2. *Many City meetings went virtual due to the pandemic, including City Council, board and commission meetings, and other public meetings? Would you like the City to continue providing virtual access to public meetings?*
  - a. Yes
  - b. No
  - c. I'm undecided
3. *Should the City dedicate financial resources to establish its own Diversity, Equity, and Inclusion (DEI) programs and fund a City staff position to steward this work?*
  - a. Yes
  - b. No
  - c. I'm undecided

Other topics that staff identified for possible supplemental questions include economic development or the upcoming housing needs survey.

### NEXT STEPS

Staff is seeking the City Council's direction on the supplemental questions to include the final survey. Once the supplemental questions are determined, staff and the ETC Institute will begin working on the online and printed versions of the survey.

### RECOMMENDED ACTION

Provide direction on the supplemental questions for the 2022 Community Survey.





# 2018 City of Mercer Island Community Survey

Item 1.

Please take a few minutes to complete this survey. Your input is an important part of the city's on-going effort to provide quality services that the residents of Mercer Island need and value. If you have questions, please call Ross Freeman, Communications Manager, at 206-275-7662.

1. **Perceptions of Mercer Island.** Several items that may influence your perception of the City of Mercer Island are listed below. Please rate each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall quality of services provided by the City of Mercer Island	5	4	3	2	1	9
2. Overall quality of life in the city	5	4	3	2	1	9
3. Overall quality of shopping and retail options on Mercer Island	5	4	3	2	1	9
4. Overall quality of dining options on Mercer Island	5	4	3	2	1	9
5. Overall feeling of safety in the city	5	4	3	2	1	9
6. Mercer Island as a place to live	5	4	3	2	1	9
7. Mercer Island as a place to raise children	5	4	3	2	1	9
8. Mercer Island as a place to retire	5	4	3	2	1	9
9. Mercer Island as a place to operate a business	5	4	3	2	1	9
10. Mercer Island as an inclusive community	5	4	3	2	1	9

2. **Major Categories of City Services.** Please rate each of the following on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with the overall quality of...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Police services	5	4	3	2	1	9
2. Fire and emergency medical services	5	4	3	2	1	9
3. Emergency preparedness services	5	4	3	2	1	9
4. City parks, trails, and open-space	5	4	3	2	1	9
5. Maintenance of city streets and rights-of-way	5	4	3	2	1	9
6. Water, sewer, and stormwater utility services	5	4	3	2	1	9
7. Enforcement of city codes and ordinances	5	4	3	2	1	9
8. Youth and family services, which includes mental health services in public schools	5	4	3	2	1	9
9. Recreation programs and special events	5	4	3	2	1	9
10. Customer service you receive from city employees	5	4	3	2	1	9
11. Efforts to sustain environmental quality	5	4	3	2	1	9
12. City communications	5	4	3	2	1	9
13. Efforts by the city to regulate development on the Island	5	4	3	2	1	9
14. Permitting and inspection services (e.g. issuing building, electrical, plumbing, and mechanical permits)	5	4	3	2	1	9

- 2a. **Which THREE of the major categories of city services listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years?** [Write in your answers below using the numbers from the list in Question 2.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_ 3rd: \_\_\_\_\_

3. **Public Safety.** Please rate each of the following on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." Item 1.

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The visibility of police in the community	5	4	3	2	1	9
2. The city's overall efforts to prevent crime	5	4	3	2	1	9
3. Enforcement of local traffic laws	5	4	3	2	1	9
4. Parking enforcement services	5	4	3	2	1	9
5. How quickly police respond to emergencies	5	4	3	2	1	9
6. How quickly fire and rescue personnel respond to emergencies	5	4	3	2	1	9
7. Quality of animal control	5	4	3	2	1	9

- 3a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 3.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

4. **Communication.** Please rate each of the following on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The availability of information about city programs and services	5	4	3	2	1	9
2. City efforts to keep you informed about local issues	5	4	3	2	1	9
3. Overall quality of the content on the city's website	5	4	3	2	1	9
4. Ease of using the city's website	5	4	3	2	1	9
5. The level of public involvement in local decision making	5	4	3	2	1	9
6. Timeliness of information provided by the city	5	4	3	2	1	9

- 4a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 4.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

5. **Streets and Infrastructure.** Please rate each of the following on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Maintenance of city streets	5	4	3	2	1	9
2. Maintenance of streets in your neighborhood	5	4	3	2	1	9
3. Mowing and trimming along city streets and other public areas	5	4	3	2	1	9
4. Adequacy of city street lighting	5	4	3	2	1	9
5. Condition of sidewalks in the city	5	4	3	2	1	9
6. Condition of bicycle infrastructure in the city	5	4	3	2	1	9
7. Cleanliness of city streets and public areas	5	4	3	2	1	9
8. Maintenance of trees in public areas along city streets	5	4	3	2	1	9

- 5a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 5.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

6. **Parks and Recreation.** Please rate each of the following on a scale of 1 to 5, where 5 means "Satisfied" and 1 means "Very Dissatisfied."

Item 1.

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Availability of city parks	5	4	3	2	1	9
2. Condition of city parks	5	4	3	2	1	9
3. Condition of city beaches	5	4	3	2	1	9
4. Condition city docks	5	4	3	2	1	9
5. Availability of trails and open spaces	5	4	3	2	1	9
6. Condition of trails and open spaces	5	4	3	2	1	9
7. Condition of picnic shelters, playgrounds, restrooms in city parks	5	4	3	2	1	9
8. Condition of the city's outdoor athletic fields (e.g. baseball, soccer)	5	4	3	2	1	9
9. Community and Event Center hours of operation and programming	5	4	3	2	1	9
10. City recreation programs for youth, adults, and seniors	5	4	3	2	1	9
11. Special events sponsored by the city	5	4	3	2	1	9

- 6a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 6.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

7. **Utility Services.** Please rate each of the following on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Water services	5	4	3	2	1	9
2. Sewer services	5	4	3	2	1	9
3. Stormwater (flood prevention) services	5	4	3	2	1	9
4. Residential curbside trash services	5	4	3	2	1	9
5. Residential curbside yard/food waste services	5	4	3	2	1	9
6. Residential curbside recycling services	5	4	3	2	1	9
7. Spring and fall recycling events	5	4	3	2	1	9

- 7a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 7.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

8. **Code Enforcement.** Please rate each of the following on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Enforcing construction codes and permit requirements	5	4	3	2	1	9
2. Enforcing the clean-up of junk and debris on private property	5	4	3	2	1	9
3. Enforcing the exterior maintenance of residential property	5	4	3	2	1	9
4. Enforcing the exterior maintenance of commercial property	5	4	3	2	1	9

- 8a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 8.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

9. **Other Services.** Please rate each of the following on a scale of 1 to 5, where 5 means "Satisfied" and 1 means "Very Dissatisfied."

Item 1.

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. King County Library services	5	4	3	2	1	9
2. Timeliness of the city's permit review and inspections	5	4	3	2	1	9
3. Shopping at the city's Thrift Store (proceeds benefit Youth and Family Services)	5	4	3	2	1	9
4. The process for dropping off donations at the city's Thrift Store	5	4	3	2	1	9

10. **Transportation.** On a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with following aspects of transportation in the City of Mercer Island.

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Availability of safe biking facilities on Mercer Island	5	4	3	2	1	9
2. Availability of safe walking facilities on Mercer Island	5	4	3	2	1	9
3. Access to public transportation on Mercer Island	5	4	3	2	1	9
4. Ease of travel between Mercer Island and Bellevue/Eastside	5	4	3	2	1	9
5. Ease of travel between Mercer Island and Seattle	5	4	3	2	1	9
6. Availability of commuter parking in Town Center	5	4	3	2	1	9
7. Availability of retail parking in Town Center	5	4	3	2	1	9

- 10a. Which TWO of the items listed above do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 10.]

1st: \_\_\_\_\_ 2nd: \_\_\_\_\_

11. Where do you currently get news and information about city programs, services, and events? [Check all that apply.]

\_\_\_\_ (1) Mercer Island Weekly (city e-newsletter)      \_\_\_\_ (5) Cable TV or video streaming City Council meetings  
 \_\_\_\_ (2) City e-mail update service      \_\_\_\_ (6) Mercer Island Reporter  
 \_\_\_\_ (3) City website      \_\_\_\_ (7) Social Media (e.g. Facebook, Twitter, NextDoor)  
 \_\_\_\_ (4) Attending public meetings      \_\_\_\_ (8) Other: \_\_\_\_\_

12. Do you think Mercer Island is generally going in the right direction, or do you think it is generally going in the wrong direction?

\_\_\_\_ (1) Right direction      \_\_\_\_ (2) Wrong direction      \_\_\_\_ (9) Don't know

13. How would you rate the job Mercer Island city government does overall?

\_\_\_\_ (1) Excellent      \_\_\_\_ (2) Good      \_\_\_\_ (3) Fair      \_\_\_\_ (4) Poor      \_\_\_\_ (9) Don't know

14. How would you rate the job the City of Mercer Island is doing using tax dollars responsibly?

\_\_\_\_ (1) Excellent      \_\_\_\_ (2) Good      \_\_\_\_ (3) Fair      \_\_\_\_ (4) Poor      \_\_\_\_ (9) Don't know

15. Do you think the City of Mercer Island provides too many services, too few services, or about the right amount of services?

\_\_\_\_ (1) Too many services      \_\_\_\_ (3) Too few services  
 \_\_\_\_ (2) About the right amount of services      \_\_\_\_ (9) Don't know

16. The City of Mercer Island currently forecasts a projected 6-year budget deficit because the of providing services is increasing at a rate faster than the growth in property tax revenue. If the city asked voters to approve a 6-year levy lid lift that would raise property taxes enough to avoid reductions in service levels, what is the maximum increase in property taxes that you would be willing to pay (based on a \$1.2 million median assessed value home)? [Check only ONE.]

☐ (1) Approximately \$28 per month (or \$331 annually)
 ☐ (3) Do not increase taxes [Skip to Q17.]
 ☐ (2) Approximately \$21 per month (or \$254 annually)
 ☐ (9) Don't know

- 16a. Would you be supportive of adding \$36 more per year to the levy if it were used to remodel and expand the city's Thrift Store? Improvements to the Thrift Store would generate enough revenue to fund Youth and Family Services, which will eliminate the need to fund these services from the city's general fund budget in the future.

☐ (1) Yes
 ☐ (2) No
 ☐ (9) Don't know

17. Approximately how many years have you lived on Mercer Island? \_\_\_\_\_ years

18. What is your age? \_\_\_\_\_ years

19. Are you Hispanic or Latino? ☐ (1) Yes ☐ (2) No

20. Which of the following best describe your race/ethnicity? [Check all that apply.]

☐ (1) African American
 ☐ (3) Native American
 ☐ (5) Other: \_\_\_\_\_
 ☐ (2) Asian/Pacific Islander
 ☐ (4) White

21. How many children under age 18 live in your household? [Enter "0" if none.] \_\_\_\_\_ children

22. What is your gender?

☐ (1) Male
 ☐ (2) Female
 ☐ (3) Transgender
 ☐ (4) I don't identify as male, female, or transgender

23. Would you say your total annual household income is...

☐ (1) Under \$50,000
 ☐ (3) \$100,000 to \$199,999
 ☐ (5) \$500,000 to \$999,999
 ☐ (2) \$50,000 to \$99,999
 ☐ (4) \$200,000 to \$499,999
 ☐ (6) \$1,000,000 or more

24. If you have any other comments you would like to share, please provide them below.

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**This concludes the survey – Thank you for your time!**

Please return your completed survey in the enclosed postage-paid envelope addressed to:  
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

The information printed to the right will only be used to identify needs and priorities for residents in different areas of the city. If your address is incorrect, please provide the correct information. Thank you.



# CITY COUNCIL MINUTES REGULAR VIDEO MEETING FEBRUARY 15, 2022

Item 2.

## CALL TO ORDER & ROLL CALL

Mayor Salim Nice called the meeting to order at 5:00 pm in the Council Chambers at City Hall, 9611 SE 36th Street, Mercer Island, Washington.

Councilmembers Lisa Anderl, Jake Jacobson, Salim Nice, Craig Reynolds, David Rosenbaum, Wendy Weiker (arrived at 5:30 pm), and Ted Weinberg participated remotely using Zoom.

## PLEDGE OF ALLEGIANCE

Mayor Nice delivered the Pledge of Allegiance.

## AGENDA APPROVAL

It was moved by Rosenbaum; seconded by Reynolds to:

**Approve the agenda as presented.**

It was moved by Rosenbaum; seconded by Jacobson to:

**Amend the agenda to add discussion and potential City response to ESHB 1660**

Motion to Amend Passed 6-0

FOR: 6 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, and Weinberg)

Amended Motion Passed 6-0

FOR: 6 (Anderl, Jacobson, Nice, Reynolds, Rosenbaum, and Weinberg)

## STUDY SESSION

### **AB 6015: Presentation on Proposed Comprehensive Plan Periodic Update Scope of Work, Master Schedule, and Public Participation Plan**

Interim CPD Director Jeff Thomas gave a presentation on the Proposed Comprehensive Plan Periodic Update Scope of Work, Master Schedule, and Public Participation Plan. Director Thomas provided background on the Growth Management Act (GMA), GMA requirements, existing elements in the Comprehensive Plan, and the addition of two new elements that are now required, Growth Targets and Urban Growth Capacity.. Director Thomas covered the approach being taken for the period review and funding for the review, an overview of the Master schedule and the components of the public participation plan. Council discussed the presentation and asked questions of staff.

## SPECIAL BUSINESS

### **King County Updates by Council Chair Claudia Balducci**

King County Council Chair Claudia Balducci provided an updated to the City Council on what the King County Council is doing. She spoke to the King County COVID response, relief and recovery, homelessness and housing affordability in the region, regional planning updates, mobility, and transportation update and how King County is supporting the Mercer Island Community.

Council asked questions of King County Council Chair Claudia Balducci and thanked her for the updates.



## CITY MANAGER REPORT

City Manager Bon reported on the following items:

- Council, Boards & Commission meetings update: Planning Commission February 16, Parks & Recreation Commission March 3, Design Commission March 24. Annual Planning Session March 26.
- City services updates: February 14 power outage, Damage to North End Fire Station, Object thrown at MIFD Aid Car, MIFD Updates: Light Rail Emergency Response Training, Recreation Updates: Now accepting rental reservations, prepping for spring sports, Reviewing and Updating Polices, Mercedale playground update,
- Upcoming events: Aubrey Davis Park Trail Safety Improvement Project Virtual Meeting, Spring Recycling Event March 26
- Some good news: Successful restoration event at the Bike Skills Area, City Hall masonry project finished, YFS receives Philanthropy Award.

## APPEARANCES

Jay Greer (Mercer Island), spoke to the Council in support of the Bike Skills Area and how the closure of the bike skills area has affected his family.

Ronan Holloway (Mercer Island), spoke in support of the Bike Skills Area and about the benefit of the Bikes Skills Area to the community and to the kids on the Island.

Sue Stewart (Mercer Island), spoke on behalf of Friends of Luther Burbank Park and expressed that they are against the Bike Skills area and the proposed changes to Upper Luther Burbank Park regarding the Bike Skills area.

Daniel Thompson (Mercer Island), spoke regarding HB 1782 and SB 5670 to how these bills were not designed to create affordable housing and would not benefit Mercer Island.

Tom Acker (Mercer Island), spoke about HB 1782 and the Bike Skills Area. He thanked the Council for their engagement and advocacy with the state representatives on HB 1782. He spoke about the original intent of the bike area in Upper Luther Burbank Park and about the loss of activities for kids between the age of 8-16 and his support for looking a place on the Island for a bike area.

Ira Appleman (Mercer Island), spoke about HB 1782 and how it would negatively affect Mercer Island and thanked the Mayor for his engagement with the state representatives.

Dave Wisenteiner (Mercer Island), spoke about HB 1782 and thanked the Council for engagement with the state representatives and how important that engagement is.

Kate Akyuz (Mercer Island), spoke about the PROS Plan. She thanked the staff and Council for their work on the PROS Plan. She voiced her concerns that the PROS Plan is lacking on climate change and equity. She spoke is supportive of the Bike Skills Area and how it can help climate change and equity by keeping it on the Island.

Tim Punke (Mercer Island), spoke about zoning on the Island. He spoke to his support of keeping zoning laws under local control and thanked the Council and City Leadership team for advocating for the Island.

## CONSENT AGENDA

### Certification of Claims

- Check Register 210567-210685 | 1/28/2022 | \$838,477.11**
- Check Register 210686-210764 | 2/04/2022 | \$1,532,130.56**
- EFT Payments | January 2022 | \$2,500,086.52**

**Recommendation Action:** Certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

## City Council Meeting Minutes of February 1, 2022

**Recommended Action:** Adopt the City Council Special Video Meeting Minutes of February 1, 2022 as presented.

### AB 6014: ARPA Fund Utility Update & Appropriation Request

**Recommended Action:**

1. Appropriate \$799,000 in ARPA funding to commence design work for the three utility infrastructure projects.
2. Authorize the City Manager to enter into Professional Service Agreements for the design of the First Hill Booster Pump Station Generator Replacement, Sewer Pipe Replacements and Upsizing, and Pressure Reducing Valve Station Replacement projects.

It was moved by Jacobson; seconded by Anderl to:

**Approve the Consent Agenda and the recommended actions contained therein.**

PASSED: 6-0

FOR: 6 (Anderl, Jacobson, Nice, Rosenbaum, Weiker, and Weinberg)

## REGULAR BUSINESS

### ESHB 1660 Discussion and Potential City Response

City Manager Jessi Bon provided an overview of ESHB 1660 and a response letter that has been written on behalf of the City Council. The Council directed staff to send the letter to Senator Wellman expressing the City's opposition to ESHB 1660.

### AB 6017: Public Hearing and Discussion on the 2022 Parks, Recreation and Open Space (PROS) Plan Final Draft

Mayor Nice opened the public hearing at 7:19 pm.

Brian Shiers (Mercer Island), as the head coach of the Mercer Island Mountain Bike team, spoke in support of the Bike Skills Area and how it benefits Island youth and how to create a great bike park that is inclusive for all ages and skill levels.

Ira Appleman (Mercer Island), he spoke about safety in the parks and about his opposition of the Bike Skills Area, and his concerns about the safety and liability of a Bike Skills Area. He also spoke about coyotes and how they are making parks less safe.

There being no further comments, Mayor Nice closed the public hearing at 7:26 pm.

City Manager Jessi Bon presented the final draft of the 2022 Parks, Recreation and Open Space (PROS). She explained what a PROS Plan is and why it is necessary for Mercer Island to have one. She gave an overview of the Public Engagement process and of the high-level goals in Chapter 4. City Manager Bon spoke about the Bike Skills Area, the 2022 Capital Project appropriations, how the Parks CIP is a planning document, and regarding the reasoning for revenue assumptions.

Deputy Mayor Rosenbaum asked the Council to consider including funding in the Six-Year Parks Capitol Improvement Fund for an evaluation of a splash pad/park to the Mercer Island parks system. He asked that staff identify 2-3 preferred locations for this amenity, embark on a public engagement process regarding the potential project, and that the City Manager provide a design update including preferred concept, updated cost estimates, construction timelines, and project scope of work before completing further design work. Following discussion, the City Council agreed to include the evaluation of a spray park in the final draft of the PROS Plan when it returns for approval.

## **AB 6018: 2021 Year End Police Report**

Police Chief Ed Holmes presented the 2020 Year-End Police Report to the City Council on the. He spoke about who the MIPD is, how the officers have adjusted to the new policing laws in the state, and how he has provided feedback to elected leaders encouraging support of the currently proposed legislation.

Commander Jeff Magnan presented about Emergency Management, Crime Prevention, community outreach, the reaccreditation process MIPD went through to ensure best practices, and the Independent Force Investigation Team of King County.

Commander Mike Seifert presented on the number of incidents and calls MIPD responded to in 2021, the launch of the ALRP program in late 2021, how the department balanced COVID restrictions with proactive patrolling, how officers have used a compassionate approach to the new ordinance related to the use of public property, and about the continued focus of integrating de-escalation techniques into Use of Force training. Marine Patrol Sergeant Chad Shumacher presented on the Marine Patrol services provided in 2021 and the extending of Marine Patrol Services with Hunts Point and Medina beginning in 2022.

Chief Holmes shared support the MIPD has received from the community and expressed the departments and his appreciation of the community support.

## **OTHER BUSINESS**

### **Planning Schedule**

City Manager Bon updated on the change to publishing the Planning Schedule to a 3-month look-ahead. She spoke about an agenda item change adding the exit interview with the state auditors.

### **Councilmember Absences and Reports**

Councilmember Reynolds spoke about K4C remaining active. Drafts of sign on letters from K4C looking for support are coming soon.

## **EXECUTIVE SESSION**

At 8:35 pm, Mayor Nice convened an executive session via Microsoft Teams to discuss with legal counsel planning or adopting the strategy or position to be taken by the City Council during the course of any collective bargaining, professional negotiations, or grievance or mediation proceedings, or reviewing the proposals made in the negotiations or proceedings while in progress pursuant to RCW 42.30.140(4)(b) for approximately 30 minutes.

Mayor Nice adjourned the executive session at 9:05 pm.

## **ADJOURNMENT**

The Council Meeting adjourned at 9:05 pm.

Attest:

\_\_\_\_\_  
Salim Nice, Mayor

\_\_\_\_\_  
Andrea Larson, City Clerk

## CERTIFICATION OF CLAIMS

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



\_\_\_\_\_  
Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	210765-210845	2/11/2022	\$795,861.53
			\$795,861.53

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: 402000 - Water Fund-Admin Key</i>				
P0113456	00210843	WALTER E NELSON CO	INVENTORY PURCHASES	1,810.00
P0113432	00210795	GRAINGER	INVENTORY PURCHASES	1,242.37
P0113455	00210800	HOME DEPOT CREDIT SERVICE	INVENTORY PURCHASES	462.36
	00210801	JAYMARC HOMES ACROSS THE BRIDG	REFUND OVERPAY 005229861	333.32
P0113475	00210795	GRAINGER	INVENTORY PURCHASES	264.24
P0113474	00210795	GRAINGER	INVENTORY PURCHASES	132.52
<i>Org Key: 814075 - Mercer Island Emp Association</i>				
	00210815	MI EMPLOYEES ASSOC	PAYROLL EARLY WARRANTS	222.50
<i>Org Key: AS1100 - Administrative Services</i>				
P0113496	00210841	VERIZON WIRELESS	VERIZON DEC 24-JAN 23 ANGIE AL	87.14
<i>Org Key: CM1100 - Administration (CM)</i>				
P0113521	00210837	SOUND PUBLISHING INC	Ntc. 2634654 Open Public	46.93
P0113512	00210786	DEPT OF ENTERPRISE SERVICES	MONTHLY BUSINESS CARDS CLERK L	24.22
<i>Org Key: CM1200 - City Clerk</i>				
P0113521	00210837	SOUND PUBLISHING INC	Ntc. 2634375 Ord 21-26 1/12	57.30
P0113521	00210837	SOUND PUBLISHING INC	Ntc. 2634608 Ord 22C-01 1/26	57.30
<i>Org Key: CO6100 - City Council</i>				
P0113512	00210786	DEPT OF ENTERPRISE SERVICES	MONTHLY BUSINESS CARDS	121.13
<i>Org Key: CT1100 - Municipal Court</i>				
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	405.99
P0113448	00210797	GREER, J SCOTT	Pro Tem Judge 2/1/22 - 3.5 hrs	175.00
	00210812	LUCERO, CHERYL	AMAZON COURTRM CALENDAR	14.75
P0113468	00210807	LANGUAGE LINE SERVICES	Language Line - Invoice #10441	14.31
<i>Org Key: DS0000 - Development Services-Revenue</i>				
	00210793	GEARHART, MARC	REFUND OVERPAYMENT	17,936.20
	00210782	CROWN CASTLE FIBER LLC	OVERPAY WCF21-036	4,416.11
	00210793	GEARHART, MARC	REFUND OVERPAYMENT	3,557.92
	00210811	LOWE, JONATHAN AND TESSA	OVERPAYMENT	436.99
	00210767	ALL CLIMATE HEATING & AIR	CANCELED PERMIT # 2201-146	141.60
	00210796	GREENWOOD HEATING & A/C	CANCELED	141.60
	00210796	GREENWOOD HEATING & A/C	REFUND	141.60
	00210796	GREENWOOD HEATING & A/C	REFUND	141.60
	00210796	GREENWOOD HEATING & A/C	REFUND	141.60
	00210823	NORTHWEST MECHANICAL	DUPLICATE	141.60
	00210824	P K ELECTRIC	CANCELED	141.60
	00210772	AXIOM CONSTRUCTION	OVERPAY PRE21-061	131.89
<i>Org Key: DS1100 - Administration (DS)</i>				
P0113498	00210841	VERIZON WIRELESS	VERIZON DEC 24-JAN 23 CPD	609.28
P0113497	00210841	VERIZON WIRELESS	VERIZON DEC 24-JAN 23 CM	482.58
P0113497	00210841	VERIZON WIRELESS	VERIZON DEC 24-JAN 23 CM	160.86
P0113515	00210802	JURASSIC PARLIAMENT	Training for Laurie	47.00
<i>Org Key: DS1300 - Land Use Planning Svc</i>				
P0113516	00210792	Galt, John	HEX Services Dec 2021 for APL	187.50

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0113521	00210837	SOUND PUBLISHING INC	Ntc. 2634360 Public Hearing TC	91.00
P0113521	00210837	SOUND PUBLISHING INC	Ntc. 2634361 Public Hearing La	78.04
<i>Org Key: FN1100 - Administration (FN)</i>				
P0113459	00210842	VERIZON WIRELESS	DEC 24, 21- JAN 23,22 CITY CEL	47.13
P0113459	00210842	VERIZON WIRELESS	DEC 24, 21- JAN 23,22 CITY CEL	42.13
<i>Org Key: FN4501 - Utility Billing (Water)</i>				
P0113459	00210842	VERIZON WIRELESS	DEC 24, 21- JAN 23,22 CITY CEL	47.13
P0113459	00210842	VERIZON WIRELESS	DEC 24, 21- JAN 23,22 CITY CEL	42.13
<i>Org Key: FR0000 - Fire-Revenue</i>				
	00210785	DAY MANAGEMENT CORP	REFUND OVERPAYMENT	259.00
	00210785	DAY MANAGEMENT CORP	REFUND OVERPAYMENT	259.00
<i>Org Key: FR1100 - Administration (FR)</i>				
P0113493	00210787	EASTSIDE FIRE & RESCUE	January/February 2022 Interim	59,400.00
	00210777	CENTURYLINK	FIRE STATION 92 T1	2,021.14
	00210777	CENTURYLINK	MAIN FIRE STATION FD#7	194.88
P0113483	00210770	ASPECT SOFTWARE INC	Telestaff Monthly Maintenance	165.15
P0113488	00210819	MI REPORTER/JOURNAL AMERICAN	2022 MIFD Subscription	70.00
<i>Org Key: FR2100 - Fire Operations</i>				
P0113486	00210836	SEA WESTERN INC	Annual Compressor Service	2,146.95
P0113450	00210788	EPSCA	44 RADIOS FOR FIRE 2022	1,111.00
P0113538	00210841	VERIZON WIRELESS	VERIZON WIRELESS FIRE DEC 24-J	887.38
P0113493	00210787	EASTSIDE FIRE & RESCUE	Parts/Labor - 8614	468.38
P0113482	00210779	COMCAST	Internet Charges/Fire	123.87
P0113485	00210784	DAY MANAGEMENT CORP	Radio Repair	88.08
P0113450	00210788	EPSCA	ACCESS FEE REBATE FIRE	-73.04
<i>Org Key: FR2400 - Fire Suppression</i>				
P0113480	00210810	LN CURTIS & SONS	1/4" Coupling	80.77
<i>Org Key: FR2500 - Fire Emergency Medical Svcs</i>				
P0113487	00210809	LIFE ASSIST INC	Stock Aid Supplies	2,174.48
P0113487	00210809	LIFE ASSIST INC	Stock Aid Supplies	291.72
P0113484	00210765	AIRGAS USA LLC	Oxygen/Fire	4.93
<i>Org Key: FR4100 - Training</i>				
P0113481	00210773	BELLEVUE, CITY OF	Firefighter II Pro Board Exam/	92.15
<i>Org Key: GE0101 - Fire Training Tools &amp; Equipme</i>				
P0112807	00210789	FIRST RESPONSE EMERGENCY EQUIPT	Wildland Gear (clothing and	6,057.70
<i>Org Key: GE0107 - Fleet Replacements</i>				
P0110830	00210835	RWC GROUP	2021 ISUZU (REPLACEMENT FOR FL	79,106.69
<i>Org Key: GGM001 - General Government-Misc</i>				
P0113507	00210799	HEARTLAND LLC	On-Call Real Estate Services (	9,035.00
P0113507	00210799	HEARTLAND LLC	On-Call Real Estate Services (	4,780.00
P0113522	00210840	USDA-APHIS-WILDLIFE SERVICES	Wildlife Control Services	2,640.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0113531	00210845	Xerox Financial Services	Copier Lease 001 Feb 2022 INV	1,031.64

Date: 02/11/22

Report Name: Accounts Payable Report by GL Key

CouncilAP5

11:55:58



**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0113524	00210845	Xerox Financial Services	Copier Rental Fees Sept 2021 I	1,031.64
P0113526	00210845	Xerox Financial Services	Copier Lease 003 Feb 2022 INV	857.69
P0113523	00210845	Xerox Financial Services	Copier Rental Fee Dec 2021 INV	284.06
P0113525	00210845	Xerox Financial Services	Copier Lease 002 Feb 2022 INV	284.06
P0113508	00210827	PITNEY BOWES INC	Postage Machine Ink Cartridge	124.46
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	52.28
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	26.40
<b>Org Key: GT0106 - Enterprise Resource Planning S</b>				
P0113510	00210774	BERRYDUNN	BIWEEKLY STATUS UPDATES (ONGOI	5,700.00
<b>Org Key: IS2100 - IGS Network Administration</b>				
P0113494	00210822	MUNICODE	Municode Annual Renewal - Web	12,784.80
P0113281	00210776	CDW GOVERNMENT INC	RSA Annual Licensing and Suppo	744.50
	00210777	CENTURYLINK	COMMUNITY CTR BACKUP PER T1	663.94
	00210777	CENTURYLINK	TRUNKS & BILLING (PRI)	578.18
P0113530	00210813	MAGNAS LLC	LONG DISTANCE CALLING 2/4/2022	204.86
P0113460	00210842	VERIZON WIRELESS	DEC 24, 21 - JAN 23, 22 IGS	162.37
	00210777	CENTURYLINK	PUBLIC WORKS RADIO	96.05
	00210777	CENTURYLINK	OPX lines - 16 or 32?	71.97
P0113459	00210842	VERIZON WIRELESS	DEC 24, 21- JAN 23,22 CITY CEL	40.01
<b>Org Key: MT2100 - Roadway Maintenance</b>				
	00210832	PUGET SOUND ENERGY	78 AVE SE & SE 30 ST	711.28
	00210832	PUGET SOUND ENERGY	SE 28 ST & 81 PL SE	575.52
	00210832	PUGET SOUND ENERGY	77 AVE SE & SE 27 ST	485.05
	00210832	PUGET SOUND ENERGY	76TH AVE SE & SE 24TH ST	298.17
	00210832	PUGET SOUND ENERGY	81 AVE SE & N MERCER WAY	290.48
	00210832	PUGET SOUND ENERGY	IRRIGATION - TREE LIGHT	235.91
	00210832	PUGET SOUND ENERGY	W SIDE 80TH AVE SE & S SIDE I9	122.46
	00210832	PUGET SOUND ENERGY	84TH AV SE/ SE 26 ST	107.82
	00210832	PUGET SOUND ENERGY	7806 SE 27TH ST	80.95
	00210832	PUGET SOUND ENERGY	7707 SE 27TH ST SIGNAL	79.74
	00210832	PUGET SOUND ENERGY	4700 ISLAND CREST WAY	59.34
	00210832	PUGET SOUND ENERGY	3853 ISLAND CREST WAY	58.59
	00210832	PUGET SOUND ENERGY	4030 86TH AVE SE	55.03
	00210832	PUGET SOUND ENERGY	80TH AV SE/ SE 28 ST	52.87
	00210832	PUGET SOUND ENERGY	3200 81ST PL SE	51.62
	00210832	PUGET SOUND ENERGY	4200 ISLAND CREST WAY	41.38
	00210832	PUGET SOUND ENERGY	SE 36 ST & E MERCER WAY	28.32
	00210832	PUGET SOUND ENERGY	SE 78TH & 84TH AVE SE	13.23
	00210832	PUGET SOUND ENERGY	5700 ISLAND CREST WAY	11.21
	00210832	PUGET SOUND ENERGY	78TH AVE/ SE 24 ST	7.70
	00210832	PUGET SOUND ENERGY	8450 N MERCER WAY	7.68
<b>Org Key: MT2300 - Planter Bed Maintenance</b>				
	00210832	PUGET SOUND ENERGY	84TH AVE SE & 72ND ST	13.59
	00210832	PUGET SOUND ENERGY	8450 N MERCER WAY	1.74
<b>Org Key: MT2500 - ROW Administration</b>				
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	11.64

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: MT3100 - Water Distribution</i>				
P0113469	00210800	HOME DEPOT CREDIT SERVICE	UTILITY PUMP & DRILL BITS	272.88
<i>Org Key: MT3200 - Water Pumps</i>				
	00210832	PUGET SOUND ENERGY	4320 88TH AVE SE	4,067.29
	00210832	PUGET SOUND ENERGY	3204 74TH AVE SE	150.63
<i>Org Key: MT3300 - Water Associated Costs</i>				
	00210814	MARTIN, ERIC	WATER BREAK CALL IN	16.80
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00210832	PUGET SOUND ENERGY	2239 60TH AVE SE	922.75
	00210832	PUGET SOUND ENERGY	3309 97TH AVE SE	422.84
	00210832	PUGET SOUND ENERGY	PUMP STATION #21	398.85
	00210832	PUGET SOUND ENERGY	PUMP STATION #19	376.62
	00210832	PUGET SOUND ENERGY	8440 BENOTHO PLACE	355.96
	00210832	PUGET SOUND ENERGY	7207 W MERCER WAY	319.32
	00210832	PUGET SOUND ENERGY	9855 SE 42ND ST	270.51
	00210832	PUGET SOUND ENERGY	5495 W MERCER WAY	269.77
	00210832	PUGET SOUND ENERGY	5406 96TH AVE SE	256.37
	00210832	PUGET SOUND ENERGY	6234 E MERCER WAY	249.86
	00210777	CENTURYLINK	UTILITIES DEPARTMENT	212.40
	00210832	PUGET SOUND ENERGY	4606 EAST MERCER WAY	212.11
	00210832	PUGET SOUND ENERGY	PUMP STATION #17	198.71
	00210777	CENTURYLINK	UTILITIES DEPARTMENT	168.64
	00210832	PUGET SOUND ENERGY	PUMP STATION #10	163.53
	00210832	PUGET SOUND ENERGY	PUMP STATION #1	158.51
	00210832	PUGET SOUND ENERGY	PUMP STATION # 15	135.76
	00210777	CENTURYLINK	UTILITIES DEPARTMENT	124.45
	00210832	PUGET SOUND ENERGY	4313 FOREST AVE SE	107.11
	00210832	PUGET SOUND ENERGY	4009 WEST MERCER WAY	105.01
P0113471	00210818	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	81.70
	00210832	PUGET SOUND ENERGY	4008 EAST MERCER WAY	35.66
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	100.00
	00210775	BOROVINA, RAYMOND	CDL APPLICATION	37.25
	00210775	BOROVINA, RAYMOND	EVERGREEN SAFETY FLAGGING	32.14
<i>Org Key: MT3800 - Storm Drainage</i>				
P0113471	00210818	MI HARDWARE - UTILITY	MISC. HARDWARE FOR THE MONTH O	4.25
<i>Org Key: MT4101 - Support Services - General Fd</i>				
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	294.08
<i>Org Key: MT4150 - Support Services - Clearing</i>				
P0113492	00210841	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN 24	4,582.59
P0113465	00210778	CINTAS CORPORATION #460	2022 PW COVERALL SERVICE	2,596.42
P0113450	00210788	EPSCA	1 RADIO FOR MAINTENANCE	25.25
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	21.93
P0113450	00210788	EPSCA	ACCESS FEE REBATE MAINT	-1.66
<i>Org Key: MT4200 - Building Services</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00210832	PUGET SOUND ENERGY	9611 SE 36TH ST	7,620.08
	00210833	PUGET SOUND ENERGY	9601 SE 36TH ST	5,050.32
	00210832	PUGET SOUND ENERGY	9601 SE 36TH ST	3,484.41
	00210832	PUGET SOUND ENERGY	3030 78TH AVE SE	2,828.05
	00210833	PUGET SOUND ENERGY	9601 SE 36TH ST	1,838.47
	00210832	PUGET SOUND ENERGY	8473 SE 68TH ST	1,743.73
	00210833	PUGET SOUND ENERGY	9601 SE 36TH ST	1,663.31
	00210832	PUGET SOUND ENERGY	9611 SE 36TH ST	175.11
	00210832	PUGET SOUND ENERGY	9100 SE 42ND ST #CHAR	42.80
P0113457	00210795	GRAINGER	SLOAN HANDLE ASSEMBLY	40.67
P0113472	00210816	MI HARDWARE - BLDG	MISC. HARDWARE FOR THE MONTH O	13.85
<b>Org Key: MT4300 - Fleet Services</b>				
P0113476	00210820	MI SCHOOL DISTRICT #400	2022 MISC SCHOOL DISTRICT FUEL	9,535.07
P0113418	00210794	GOODYEAR TIRE & RUBBER CO, THE	2022 TIRE INVENTORY	2,568.64
P0113464	00210768	AMERIGAS-1400	2022 PROPANE DELIVERY	1,544.82
P0113417	00210808	LES SCHWAB TIRE CENTER	7) QUALITY EASY SOX	1,164.77
P0113458	00210771	AUTONATION INC	FLEET PARTS	716.98
P0113431	00210766	ALL BATTERY SALES & SERVICE	BATTERIES	589.38
P0113519	00210804	KIA MOTORS FINANCE	2022 KIA LEASE - 2019 KIA NIRO	388.55
<b>Org Key: MT4502 - Sewer Administration</b>				
P0113196	00210806	KING COUNTY TREASURY	JAN-DEC 2022 MONTHLY SEWER CHA	424,904.48
<b>Org Key: MT4503 - Storm Water Administration</b>				
P0113490	00210805	KING COUNTY AR	2021- REGIONAL WATERSHED SALMO	8,678.67
<b>Org Key: MT6100 - Park Maintenance</b>				
	00210832	PUGET SOUND ENERGY	5501 ISLAND CREST WAY	884.34
	00210832	PUGET SOUND ENERGY	4101 82ND AVE SE	541.04
	00210832	PUGET SOUND ENERGY	5960 60TH AVE SE	493.60
	00210832	PUGET SOUND ENERGY	7677 SE 32ND ST	326.02
P0113465	00210778	CINTAS CORPORATION #460	PARKS 2022 COVERALL SERVICE	262.86
P0113470	00210817	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	95.08
	00210832	PUGET SOUND ENERGY	GROVELAND PARK	37.09
	00210832	PUGET SOUND ENERGY	CLARK BCH PK LOT & UTL	23.43
	00210832	PUGET SOUND ENERGY	2835 60TH AVE SE	11.75
<b>Org Key: MT6200 - Athletic Field Maintenance</b>				
	00210777	CENTURYLINK	BATTING CAGE DSL	84.36
P0113470	00210817	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	65.34
<b>Org Key: MT6500 - Luther Burbank Park Maint</b>				
	00210832	PUGET SOUND ENERGY	LUTHER BURBANK PARK	2,152.10
<b>Org Key: MT6600 - Park Maint School Fields</b>				
	00210832	PUGET SOUND ENERGY	8225 SE 72ND ST	1,000.44
<b>Org Key: MT6900 - Aubrey Davis Park Maint</b>				
	00210832	PUGET SOUND ENERGY	3600 E MERCER WAY	184.36
	00210832	PUGET SOUND ENERGY	SE 22 ST & 66TH AVE SE	72.60
	00210832	PUGET SOUND ENERGY	3600 E MERCER WAY	23.93
P0113470	00210817	MI HARDWARE - MAINT	MISC. HARDWARE FOR THE MONTH O	15.23

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00210832	PUGET SOUND ENERGY	N MERCER WAY & E MER WAY	4.69
<i>Org Key: PA0100 - Open Space Management</i>				
P0110594	00210821	MOUNTAINS TO SOUND	LUTHER BURBANK PARK SOUTH	4,122.24
<i>Org Key: PO1100 - Administration (PO)</i>				
P0113499	00210841	VERIZON WIRELESS	VERIZON DEC 24-JAN 23 POLICE	724.62
P0113512	00210786	DEPT OF ENTERPRISE SERVICES	MONTHLY BUSINESS CARDS NICK,	217.98
<i>Org Key: PO1350 - Police Emergency Management</i>				
P0113450	00210788	EPSCA	13 RADIOS FOR EMERGENCY DEPT	328.25
P0113450	00210788	EPSCA	ACCESS FEE REBATE EMERGENCY	-21.58
<i>Org Key: PO1650 - Regional Radio Operations</i>				
P0113450	00210788	EPSCA	60 RADIOS FOR POLICE DEPARTMEN	1,515.00
P0113450	00210788	EPSCA	ACCESS FEE REBATE POLICE	-99.60
<i>Org Key: PO2201 - Dive Team</i>				
P0113489	00210839	UNDERWATER SPORTS INC.	Titan Regulator/Cook	352.26
<i>Org Key: PO3100 - Investigation Division</i>				
	00210844	WHITE, MAX	INTERVIEW AND INT TRAINING	185.00
<i>Org Key: PR1100 - Administration (PR)</i>				
P0113528	00210781	CONSERVATION TECHNIX INC	January PROS Plan Services (in	3,340.00
P0113521	00210837	SOUND PUBLISHING INC	Ntc. 2634376 Public Hearing PR	111.58
<i>Org Key: PR4100 - Community Center</i>				
	00210834	PUGET SOUND ENERGY	8236 SE 24TH ST	8,429.26
	00210832	PUGET SOUND ENERGY	8236 SE 24TH ST	4,424.29
	00210834	PUGET SOUND ENERGY	8236 SE 24TH ST	4,124.30
	00210780	COMPLETE OFFICE	OFFICE SUPPLIES JAN 2022	98.80
	00210832	PUGET SOUND ENERGY	8236 SE 24TH ST	36.10
<i>Org Key: SP0118 - ADA Compliance Plan Implementa</i>				
P0111123	00210838	TRANSPO GROUP USA INC	ADA COMPLIANCE PLAN	25,170.88
<i>Org Key: SP0129 - Demo 4004 ICW Surplus Property</i>				
	00210791	FREEMAN, ROSS E	ELECTRICITY METER	262.88
<i>Org Key: ST0020 - ST Long Term Parking</i>				
	00210832	PUGET SOUND ENERGY	7810 SE 27TH ST	637.22
<i>Org Key: SU0100 - Emergency Sewer Repairs</i>				
P0113477	00210798	H D FOWLER	6" KENNEDY SPRING & LEVER CHEC	3,168.70
<i>Org Key: SU0113 - SCADA System Replacement-Sewer</i>				
P0112576	00210769	CHIP GEORGE INC	Auxiliary Modems for Generator	2,353.94
P0112543	00210769	CHIP GEORGE INC	Replacement Comms PS20	921.54
<i>Org Key: YF1100 - YFS General Services</i>				
P0113479	00210825	PAYNE-EVANS, DIANE	Policy Consulting	800.00
P0113478	00210803	KENT FINANCE, CITY OF	MI share of Human Services Fun	500.00
P0113296	00210783	DATAQUEST LLC	Thrift shop volunteer backgrou	121.00
<i>Org Key: YF1200 - Thrift Shop</i>				

Accounts Payable Report by GL Key

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00210832	PUGET SOUND ENERGY	7710 SE 34TH ST	823.36
	00210777	CENTURYLINK	THRIFT SHOP ALARMS	207.75
	00210826	PETTY CASH FUND THRIFT SHOP	volunteer supplies	43.93
	00210826	PETTY CASH FUND THRIFT SHOP	donation bin repairs	11.50
	00210826	PETTY CASH FUND THRIFT SHOP	outdoor hot chocolate	6.69
Org Key: YF2600 - Family Assistance				
	00210790	FRANKLIN, DEREK	Food Pantry Purchases	25.00
Total				795,861.53

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00210765	02/11/2022	AIRGAS USA LLC Oxygen/Fire	P0113484	9122015897	01/25/2022	4.93
00210766	02/11/2022	ALL BATTERY SALES & SERVICE BATTERIES	P0113431	61257916	01/31/2022	589.38
00210767	02/11/2022	ALL CLIMATE HEATING & AIR CANCELED PERMIT # 2201-146		2201-146	01/21/2022	141.60
00210768	02/11/2022	AMERIGAS-1400 2022 PROPANE DELIVERY	P0113464	313896679	01/22/2022	1,544.82
00210769	02/11/2022	CHIP GEORGE INC Replacement Comms PS20	P0112576	4875-RE	11/04/2021	3,275.48
00210770	02/11/2022	ASPECT SOFTWARE INC Telestaff Monthly Maintenance	P0113483	ASI069671	01/15/2022	165.15
00210771	02/11/2022	AUTONATION INC FLEET PARTS	P0113458	173284/CM172220	01/05/2022	716.98
00210772	02/11/2022	AXIOM CONSTRUCTION OVERPAY PRE21-061		PRE21-061	02/07/2022	131.89
00210773	02/11/2022	BELLEVUE, CITY OF Firefighter II Pro Board Exam/	P0113481	41285	01/20/2022	92.15
00210774	02/11/2022	BERRYDUNN BIWEEKLY STATUS UPDATES (ONGOI	P0113510	408163	10/19/2021	5,700.00
00210775	02/11/2022	BOROVINA, RAYMOND EVERGREEN SAFETY FLAGGING		011322	01/13/2022	69.39
00210776	02/11/2022	CDW GOVERNMENT INC RSA Annual Licensing and Suppo	P0113281	R086451	01/20/2022	744.50
00210777	02/11/2022	CENTURYLINK MAIN FIRE STATION FD#7		275-4207 FEB22	02/01/2022	4,423.76
00210778	02/11/2022	CINTAS CORPORATION #460 2022 PW COVERALL SERVICE	P0113465	12701643-013122	01/31/2022	2,859.28
00210779	02/11/2022	COMCAST Internet Charges/Fire	P0113482	0460112-JAN22	01/18/2022	123.87
00210780	02/11/2022	COMPLETE OFFICE OFFICE SUPPLIES JAN 2022		FEB2022	02/01/2022	1,011.12
00210781	02/11/2022	CONSERVATION TECHNIX INC January PROS Plan Services (in	P0113528	1024	02/01/2022	3,340.00
00210782	02/11/2022	CROWN CASTLE FIBER LLC OVERPAY WCF21-036		WCF21-036	02/07/2022	4,416.11
00210783	02/11/2022	DATAQUEST LLC Thrift shop volunteer backgrou	P0113296	17324	01/31/2022	121.00
00210784	02/11/2022	DAY MANAGEMENT CORP Radio Repair	P0113485	INV710727	01/31/2022	88.08
00210785	02/11/2022	DAY MANAGEMENT CORP REFUND OVERPAYMENT		2111-156	12/03/2021	518.00
00210786	02/11/2022	DEPT OF ENTERPRISE SERVICES MONTHLY BUSINESS CARDS CLERK L	P0113512	731112029	01/31/2022	363.33
00210787	02/11/2022	EASTSIDE FIRE & RESCUE January/February 2022 Interim	P0113493	4402/4416/4401	01/24/2022	59,868.38
00210788	02/11/2022	EPSCA 44 RADIOS FOR FIRE 2022	P0113450	10666	01/05/2022	2,783.62
00210789	02/11/2022	FIRST RESPONSE EMERGENCY EQUPT Wildland Gear (clothing and	P0112807	6570-RE	11/09/2021	6,057.70
00210790	02/11/2022	FRANKLIN, DEREK Food Pantry Purchases		012822	01/25/2022	25.00



**Accounts Payable Report by Check Number**


Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00210791	02/11/2022	FREEMAN, ROSS E ELECTRICITY METER		012622	01/26/2022	262.88
00210792	02/11/2022	Galt, John HEX Services Dec 2021 for APL	P0113516	3229	02/03/2022	187.50
00210793	02/11/2022	GEARHART, MARC REFUND OVERPAYMENT		DSR21-007	08/16/2021	21,494.12
00210794	02/11/2022	GOODYEAR TIRE & RUBBER CO, THE 2022 TIRE INVENTORY	P0113418	195-1160880	01/19/2022	2,568.64
00210795	02/11/2022	GRAINGER INVENTORY PURCHASES	P0113457	9197151963	01/31/2022	1,679.80
00210796	02/11/2022	GREENWOOD HEATING & A/C CANCELED		2111-057	11/08/2021	566.40
00210797	02/11/2022	GREER, J SCOTT Pro Tem Judge 2/1/22 - 3.5 hrs	P0113448	02012022	02/01/2022	175.00
00210798	02/11/2022	H D FOWLER 6" KENNEDY SPRING & LEVER CHEC	P0113477	I6008896	02/03/2022	3,168.70
00210799	02/11/2022	HEARTLAND LLC On-Call Real Estate Services (	P0113507	1293JUNE2021	06/30/2021	13,815.00
00210800	02/11/2022	HOME DEPOT CREDIT SERVICE INVENTORY PURCHASES	P0113469	3010427	02/03/2022	735.24
00210801	02/11/2022	JAYMARC HOMES ACROSS THE BRIDG REFUND OVERPAY 005229861		020322	02/03/2022	333.32
00210802	02/11/2022	JURASSIC PARLIAMENT Training for Laurie	P0113515	4674	02/04/2022	47.00
00210803	02/11/2022	KENT FINANCE, CITY OF MI share of Human Services Fun	P0113478	RI65621	02/01/2022	500.00
00210804	02/11/2022	KIA MOTORS FINANCE 2022 KIA LEASE - 2019 KIA NIRO	P0113519	1914423378-FEB22	02/04/2022	388.55
00210805	02/11/2022	KING COUNTY AR 2021- REGIONAL WATERSHED SALMO	P0113490	112259	12/31/2021	8,678.67
00210806	02/11/2022	KING COUNTY TREASURY JAN-DEC 2022 MONTHLY SEWER CHA	P0113196	30033410	02/01/2022	424,904.48
00210807	02/11/2022	LANGUAGE LINE SERVICES Language Line - Invoice #10441	P0113468	10441134	01/31/2022	14.31
00210808	02/11/2022	LES SCHWAB TIRE CENTER 7) QUALITY EASY SOX	P0113417	39400654061	01/27/2022	1,164.77
00210809	02/11/2022	LIFE ASSIST INC Stock Aid Supplies	P0113487	1174126	02/02/2022	2,466.20
00210810	02/11/2022	LN CURTIS & SONS 1/4" Coupling	P0113480	INV561447	01/20/2022	80.77
00210811	02/11/2022	LOWE, JONATHAN AND TESSA OVERPAYMENT		2112-225	01/21/2022	436.99
00210812	02/11/2022	LUCERO, CHERYL AMAZON COURTRM CALENDAR		02032022	02/03/2022	14.75
00210813	02/11/2022	MAGNAS LLC LONG DISTANCE CALLING 2/4/2022	P0113530	IN4661	02/04/2022	204.86
00210814	02/11/2022	MARTIN, ERIC WATER BREAK CALL IN		012522	01/25/2022	16.80
00210815	02/11/2022	MI EMPLOYEES ASSOC PAYROLL EARLY WARRANTS		021122	02/11/2022	222.50
00210816	02/11/2022	MI HARDWARE - BLDG MISC. HARDWARE FOR THE MONTH O	P0113472	555000-013122	01/31/2022	13.85

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00210817	02/11/2022	MI HARDWARE - MAINT MISC. HARDWARE FOR THE MONTH O	P0113470	560400-01312022	01/31/2022	175.65
00210818	02/11/2022	MI HARDWARE - UTILITY MISC. HARDWARE FOR THE MONTH O	P0113471	560800-013122	01/31/2022	85.95
00210819	02/11/2022	MI REPORTER/JOURNAL AMERICAN 2022 MIFD Subscription	P0113488	MI-167089-2022	01/01/2022	70.00
00210820	02/11/2022	MI SCHOOL DISTRICT #400 2022 MISD SCHOOL DISTRICT FUEL	P0113476	2022-01.31 FUEL	02/01/2022	9,535.07
00210821	02/11/2022	MOUNTAINS TO SOUND LUTHER BURBANK PARK SOUTH WETL	P0110594	4004	12/31/2021	4,122.24
00210822	02/11/2022	MUNICODE Municode Annual Renewal - Web	P0113494	00369204	01/21/2022	12,784.80
00210823	02/11/2022	NORTHWEST MECHANICAL DUPLICATE		2112-104	02/04/2022	141.60
00210824	02/11/2022	P K ELECTRIC CANCELED		2110-281	02/04/2022	141.60
00210825	02/11/2022	PAYNE-EVANS, DIANE Policy Consulting	P0113479	012822	01/28/2022	800.00
00210826	02/11/2022	PETTY CASH FUND THRIFT SHOP outdoor hot chocolate		NOV/DEC21	12/31/2021	62.12
00210827	02/11/2022	PITNEY BOWES INC Postage Machine Ink Cartridge	P0113508	15981075	02/07/2022	124.46
00210832	02/11/2022	PUGET SOUND ENERGY 78TH AVE/ SE 24 ST		9297-FEB22	02/01/2022	40,137.39
00210833	02/11/2022	PUGET SOUND ENERGY 9601 SE 36TH ST		4110-OCT21	10/25/2021	8,552.10
00210834	02/11/2022	PUGET SOUND ENERGY 8236 SE 24TH ST		2325-NOV21	11/01/2021	12,553.56
00210835	02/11/2022	RWC GROUP 2021 ISUZU (REPLACEMENT FOR FL	P0110830	VA105000253RE	12/17/2021	79,106.69
00210836	02/11/2022	SEA WESTERN INC Annual Compressor Service	P0113486	INV14489	01/31/2022	2,146.95
00210837	02/11/2022	SOUND PUBLISHING INC Ntc. 2634654 Open Public	P0113521	8053004	01/31/2022	442.15
00210838	02/11/2022	TRANSPO GROUP USA INC ADA COMPLIANCE PLAN IMPLEMENTA	P0111123	27200	12/02/2021	25,170.88
00210839	02/11/2022	UNDERWATER SPORTS INC. Titan Regulator/Cook	P0113489	20023767	01/20/2022	352.26
00210840	02/11/2022	USDA-APHIS-WILDLIFE SERVICES Wildlife Control Services	P0113522	CSFA-22-9037FEB	02/01/2022	2,640.00
00210841	02/11/2022	VERIZON WIRELESS VERIZON DEC 24-JAN 23 ANGIE AL	P0113499	9897965672	01/23/2022	7,534.45
00210842	02/11/2022	VERIZON WIRELESS DEC 24, 21- JAN 23,22 CITY CEL	P0113459	9897965679	01/23/2022	380.90
00210843	02/11/2022	WALTER E NELSON CO INVENTORY PURCHASES	P0113456	850032	01/31/2022	1,810.00
00210844	02/11/2022	WHITE, MAX INTERVIEW AND INT TRAINING		012522	01/25/2022	185.00
00210845	02/11/2022	Xerox Financial Services Copier Lease 002 Feb 2022 INV	P0113524	2820980	11/11/2021	3,489.09
					Total	795,861.53

## CERTIFICATION OF CLAIMS

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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.



\_\_\_\_\_  
Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

<u>Report</u>	<u>Warrants</u>	<u>Date</u>	<u>Amount</u>
Check Register	210846-210900	2/18/2022	\$295,149.03
			\$295,149.03

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<b>Org Key: 402000 - Water Fund-Admin Key</b>				
	00210852	BRUCE ZHANG	WATER METER UPSIZE	3,826.00
	00210847	APPLIED ECOLOGY LLC	REFUND 003060005921	2,900.00
	00210878	MIRABBASZADEH, LALEH	REFUND 0030001017	2,900.00
	00210890	SJCC	REFUND 00306005919 HYD	2,900.00
P0113506	00210859	GRAINGER	INVENTORY PURCHASES	34.53
<b>Org Key: CA1100 - Administration (CA)</b>				
P0113545	00210873	Madrona Law Group, PLLC	Invoice # 11145 Professional	17,175.62
P0113545	00210873	Madrona Law Group, PLLC	Invoice #11146 Professional	540.00
P0113547	00210886	RELX INC DBA LEXISNEXIS	Invoice #1000RVY57 Legal	349.02
<b>Org Key: CA1150 - Attorney-Litigation</b>				
P0113544	00210874	McNaul Ebel Nawrot	Invoice #102841 Professional	127,934.32
P0113545	00210873	Madrona Law Group, PLLC	Invoice #11147 Professional	1,334.50
<b>Org Key: CA1200 - Prosecution &amp; Criminal Mngmnt</b>				
P0113546	00210879	MOBERLY AND ROBERTS	Invoice #1015 Professional Ser	7,308.32
P0113548	00210864	HONEYWELL, MATTHEW V	Invoice #1251 Professional Ser	1,400.00
P0113548	00210864	HONEYWELL, MATTHEW V	Invoice #1250 Professional Ser	300.00
P0113548	00210864	HONEYWELL, MATTHEW V	Invoice #1252 Professional Ser	300.00
<b>Org Key: CM1100 - Administration (CM)</b>				
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	31.45
<b>Org Key: CT1100 - Municipal Court</b>				
P0113557	00210867	INTERCOM LANGUAGE SERVICES INC	Intercom -Invoice 22-055	420.00
	00210872	LUCERO, CHERYL	EBAY 2022 COURT RULES	190.16
P0113577	00210897	VERIZON WIRELESS	VERIZON JAN 5-JAN 23, 2022	107.75
<b>Org Key: DS1200 - Bldg Plan Review &amp; Inspection</b>				
	00210870	Les Baron	B1 EXAM	219.00
<b>Org Key: FN1100 - Administration (FN)</b>				
P0113541	00210862	HDL COMPANIES	CONSULTING SERVICES FOR FINANC	450.00
P0113542	00210862	HDL COMPANIES	CONSULTING SERVICES FOR FINANC	337.50
P0113575	00210894	US BANK	6209152 Fee for Debt Safekeepi	300.00
P0113575	00210894	US BANK	6209151 Fee for Debt Safekeepi	300.00
P0113575	00210894	US BANK	6209150 Fee for Debt Safekeepi	300.00
<b>Org Key: FN2100 - Data Processing</b>				
P0113505	00210876	METROPRESORT	JAN 2022 E-SERVICE CHARGES POR	50.00
<b>Org Key: FN4501 - Utility Billing (Water)</b>				
P0113466	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	190.90
P0113466	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	168.32
P0113505	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	92.58
P0113505	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	81.87
<b>Org Key: FN4502 - Utility Billing (Sewer)</b>				
P0113466	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	190.91
P0113466	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	168.32
P0113505	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	92.58
P0113505	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	81.87

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
<i>Org Key: FN4503 - Utility Billing (Storm)</i>				
P0113466	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	190.90
P0113466	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	168.32
P0113505	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	92.59
P0113505	00210876	METROPRESORT	JAN 2022 PRINTING & MAILING OF	81.87
<i>Org Key: FR2100 - Fire Operations</i>				
P0113450	00210858	EPSCA	44 RADIOS FOR FIRE 2022	1,111.00
P0113450	00210858	EPSCA	ACCESS FEE REBATE FIRE	-73.04
<i>Org Key: GGM001 - General Government-Misc</i>				
P0113537	00210851	BRINKS INC	JAN 2022 ARMORED TRUCK DEPOSIT	842.78
P0113560	00210893	University of WA	Community Conversations -	600.00
<i>Org Key: GGM004 - Gen Govt-Office Support</i>				
P0113517	00210887	RESERVE ACCOUNT	RESERVE FUND REFILL FOR POSTAG	2,500.00
<i>Org Key: IS2100 - IGS Network Administration</i>				
P0113518	00210868	KING COUNTY FINANCE	I-NET MONTHLY SERVICES FROM	1,492.00
	00210854	CENTURYLINK	FIRE STATION 91 BACKUP PRI TES	129.27
<i>Org Key: MT2100 - Roadway Maintenance</i>				
	00210885	PUGET SOUND ENERGY	3505 88TH AVE SE	2,699.73
	00210885	PUGET SOUND ENERGY	SE 78TH & 85TH PL SE	1,520.12
<i>Org Key: MT3000 - Water Service Upsizes and New</i>				
P0113504	00210853	CADMAN INC	5/8"-MINUS ROCK (33.8 TONS)	454.03
<i>Org Key: MT3100 - Water Distribution</i>				
P0113513	00210866	INTEGRA CHEMICAL CO	VITA-D-CHLOR SLO-TABS (140)	1,592.05
P0113504	00210853	CADMAN INC	5/8"-MINUS ROCK (33.8 TONS)	454.03
P0113543	00210860	H D FOWLER	BRASS NIPPLES & TEE	148.86
<i>Org Key: MT3150 - Water Quality Event</i>				
P0113357	00210846	AM TEST INC	2022 WATER QUALITY SAMPLES	300.00
P0113554	00210848	AQUATIC INFORMATICS INC.	2022 CROSS CONNECTION WEB TEST	4.00
<i>Org Key: MT3200 - Water Pumps</i>				
	00210854	CENTURYLINK	MAIN FIRE STATION	59.74
	00210854	CENTURYLINK	SOUTH END FIRE STATION	59.74
	00210854	CENTURYLINK	MAIN WATER RESERVOIR	59.74
	00210854	CENTURYLINK	BOOSTER PUMP STATION	59.74
<i>Org Key: MT3500 - Sewer Pumps</i>				
	00210854	CENTURYLINK	SEWER TELEMETRY FEB 4 22	2,906.70
<i>Org Key: MT3600 - Sewer Associated Costs</i>				
P0113495	00210882	NASSCO INC.	PACP TRAINING FOR ERIC & DENNI	2,150.00
<i>Org Key: MT3800 - Storm Drainage</i>				
P0113553	00210881	NARWHAL MET LLC	MONTHLY WEATHER SERVICES FEB 2	800.00
P0113504	00210853	CADMAN INC	5/8"-MINUS ROCK (33.8 TONS)	37.83
<i>Org Key: MT4150 - Support Services - Clearing</i>				

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
P0113514	00210896	UTILITIES UNDERGROUND LOCATION	2022 UTILITY LOCATES	205.11
P0113550	00210898	WA AUDIOLOGY SERVICES INC	OSHA/MSHA Occupational Hearing	114.50
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	87.14
P0113580	00210855	COMCAST	2022 PW WIFI SERVICE FEB 12, 2	86.41
P0113450	00210858	EPSCA	1 RADIO FOR MAINTENANCE	25.25
P0113450	00210858	EPSCA	ACCESS FEE REBATE MAINT	-1.66
<b>Org Key: MT4200 - Building Services</b>				
P0113533	00210863	HOME DEPOT CREDIT SERVICE	GARBAGE DISPOSAL FOR PD	252.13
<b>Org Key: MT4300 - Fleet Services</b>				
P0113534	00210880	NAPA AUTO PARTS	REPAIR PARTS	1,107.24
P0113535	00210875	MERCER ISLAND CHEVRON	FUEL	852.33
P0113501	00210883	NC MACHINERY CO	GLASS FOR BACKHOE	845.17
P0113502	00210865	IBS INC	MISC. HARDWARE (VEHICLE MAINT.	158.52
P0113555	00210871	LINDE GAS & EQUIP	2022 ACETYLEN & OXYGEN TANK RE	67.04
<b>Org Key: MT6100 - Park Maintenance</b>				
P0113527	00210877	MI UTILITY BILLS	JAN 2022 PAYMENT OF UTILITY BI	1,630.55
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	423.59
<b>Org Key: MT6200 - Athletic Field Maintenance</b>				
P0113527	00210877	MI UTILITY BILLS	JAN 2022 PAYMENT OF UTILITY BI	5,254.62
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	42.13
<b>Org Key: MT6500 - Luther Burbank Park Maint</b>				
P0113527	00210877	MI UTILITY BILLS	JAN 2022 PAYMENT OF UTILITY BI	1,982.06
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	82.20
<b>Org Key: MT6800 - Trails Maintenance</b>				
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	40.01
<b>Org Key: MT6900 - Aubrey Davis Park Maint</b>				
P0113527	00210877	MI UTILITY BILLS	JAN 2022 PAYMENT OF UTILITY BI	458.42
P0113540	00210884	PAYBYPHONE TECHNOLOGIES INC	TRANSACTION FEE MONTHLY	250.00
<b>Org Key: PA0100 - Open Space Management</b>				
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	42.13
<b>Org Key: PA0109 - Aubrey Davis Park Trail Safety</b>				
P0110899	00210899	WA ST DEPT OF TRANSPORTATION	JZ AUBREY DAVIS PARK SAFETY	314.03
<b>Org Key: PA0123 - Luther Burbank Minor Capital L</b>				
P0113559	00210892	TRUE NORTH LAND SURVEYING INC	Locate Buoys & Topographic Sur	122.88
<b>Org Key: PO1350 - Police Emergency Management</b>				
P0113450	00210858	EPSCA	13 RADIOS FOR EMERGENCY DEPT	328.25
P0113450	00210858	EPSCA	ACCESS FEE REBATE EMERGENCY	-21.58
<b>Org Key: PO1650 - Regional Radio Operations</b>				
P0113450	00210858	EPSCA	60 RADIOS FOR POLICE DEPARTMEN	1,515.00
P0113450	00210858	EPSCA	ACCESS FEE REBATE POLICE	-99.60
<b>Org Key: PR1100 - Administration (PR)</b>				
P0113565	00210857	Emily Moon, Consultant	Recreation Reset Services Janu	4,825.00

**Accounts Payable Report by GL Key**

PO #	Check #	Vendor:	Transaction Description	Check Amount
	00210869	KNIGHT, ELEANOR	Flight: Raleigh to Seattle	742.01
P0113579	00210900	WHEELHOUSE PROMOTIONS & EVENTS	NOTEPADS WITH LOGO	601.15
P0113539	00210897	VERIZON WIRELESS	VERIZON WIRELESS DEC 24-JAN23	134.27
<i>Org Key: PR4100 - Community Center</i>				
P0113537	00210851	BRINKS INC	JAN 2022 ARMORED TRUCK DEPOSIT	99.74
<i>Org Key: PY4621 - Flex Spending Admin 2021</i>				
	00210850	BEYOND GREENAWAY LLC	FLEX SPENDING REIMBUR	270.80
<i>Org Key: SP0100 - Residential Street Resurfacing</i>				
P0113551	00210856	DAILY JOURNAL OF COMMERCE	STREET RELATED UTILITY 1/27/22	372.60
<i>Org Key: SU0100 - Emergency Sewer Repairs</i>				
P0113532	00210895	UTILITIES SERVICE CO INC	REPAIR PUMP AT STATION 20	3,402.09
P0113500	00210891	TACOMA SCREW PRODUCTS INC	MISC. HARDWARE	192.91
<i>Org Key: SU0113 - SCADA System Replacement-Sewer</i>				
P0113536	00210863	HOME DEPOT CREDIT SERVICE	REDUCER & TITE FOAM	29.94
<i>Org Key: WU0101 - Booster Chlorination Station</i>				
P0113453	00210861	HARBOR PACIFIC CONT INC.	Booster Chlorination System Pr	72,487.65
<i>Org Key: YF1200 - Thrift Shop</i>				
P0112780	00210888	RETAIL POINT OF SALE INC	Price tags	1,833.48
<i>Org Key: YF2600 - Family Assistance</i>				
P0113576	00210849	BELLTOWN LLC	Rental assistance for EA clien	340.00
P0113288	00210889	SHOREWOOD #14885	Rental assistance for EA clien	236.00
Total				<u>295,149.03</u>

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00210846	02/18/2022	AM TEST INC 2022 WATER QUALITY SAMPLES	P0113357	123359	01/31/2022	300.00
00210847	02/18/2022	APPLIED ECOLOGY LLC REFUND 003060005921		020922	02/09/2022	2,900.00
00210848	02/18/2022	AQUATIC INFORMATICS INC. 2022 CROSS CONNECTION WEB TEST	P0113554	9264	02/10/2022	4.00
00210849	02/18/2022	BELLTOWN LLC Rental assistance for EA clien	P0113576	021522	02/15/2022	340.00
00210850	02/18/2022	BEYOND GREENAWAY LLC FLEX SPENDING REIMBUR		021622	02/16/2022	270.80
00210851	02/18/2022	BRINKS INC JAN 2022 ARMORED TRUCK DEPOSIT	P0113537	4578367	01/31/2022	942.52
00210852	02/18/2022	BRUCE ZHANG WATER METER UPSIZE		2010-169RE	09/22/2021	3,826.00
00210853	02/18/2022	CADMAN INC 5/8"-MINUS ROCK (33.8 TONS)	P0113504	5814331	02/02/2022	945.89
00210854	02/18/2022	CENTURYLINK FIRE STATION 91 BACKUP PRI TES		280754699	02/04/2022	3,274.93
00210855	02/18/2022	COMCAST 2022 PW WIFI SERVICE FEB 12, 2	P0113580	0365550-FEB22	02/07/2022	86.41
00210856	02/18/2022	DAILY JOURNAL OF COMMERCE STREET RELATED UTILITY 1/27/22	P0113551	3375063	01/31/2022	372.60
00210857	02/18/2022	Emily Moon, Consultant Recreation Reset Services Janu	P0113565	JANUARY 2022	01/01/2022	4,825.00
00210858	02/18/2022	EPSCA 44 RADIOS FOR FIRE 2022	P0113450	10699	02/10/2022	2,783.62
00210859	02/18/2022	GRAINGER INVENTORY PURCHASES	P0113506	9202161387	02/04/2022	34.53
00210860	02/18/2022	H D FOWLER BRASS NIPPLES & TEE	P0113543	I6012930	02/09/2022	148.86
00210861	02/18/2022	HARBOR PACIFIC CONT INC. Booster Chlorination System Pr	P0113453	PP#1	01/31/2022	72,487.65
00210862	02/18/2022	HDL COMPANIES CONSULTING SERVICES FOR FINANC	P0113542	SIN011894	09/01/2021	787.50
00210863	02/18/2022	HOME DEPOT CREDIT SERVICE GARBAGE DISPOSAL FOR PD	P0113536	6105808	02/10/2022	282.07
00210864	02/18/2022	HONEYWELL, MATTHEW V Invoice #1252 Professional Ser	P0113548	1250	01/28/2022	2,000.00
00210865	02/18/2022	IBS INC MISC. HARDWARE (VEHICLE MAINT.	P0113502	776781-1	01/28/2022	158.52
00210866	02/18/2022	INTEGRA CHEMICAL CO VITA-D-CHLOR SLO-TABS (140)	P0113513	0138171-IN	01/28/2022	1,592.05
00210867	02/18/2022	INTERCOM LANGUAGE SERVICES INC Intercom -Invoice 22-055	P0113557	22-055	02/11/2022	420.00
00210868	02/18/2022	KING COUNTY FINANCE I-NET MONTHLY SERVICES FROM	P0113518	11011170	01/31/2022	1,492.00
00210869	02/18/2022	KNIGHT, ELEANOR Flight: Raleigh to Seattle		020722	02/07/2022	742.01
00210870	02/18/2022	Les Baron B1 EXAM		113021	11/30/2021	219.00
00210871	02/18/2022	LINDE GAS & EQUIP 2022 ACETYLEN & OXYGEN TANK RE	P0113555	68685994	01/31/2022	67.04



**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00210872	02/18/2022	LUCERO, CHERYL EBAY 2022 COURT RULES		020422	02/04/2022	190.16
00210873	02/18/2022	Madrona Law Group, PLLC Invoice # 11145 Professional	P0113545	11147	02/04/2022	19,050.12
00210874	02/18/2022	McNaul Ebel Nawrot Invoice #102841 Professional	P0113544	102841	01/31/2022	127,934.32
00210875	02/18/2022	MERCER ISLAND CHEVRON FUEL	P0113535	JAN2022	01/01/2022	852.33
00210876	02/18/2022	METROPRESORT JAN 2022 E-SERVICE CHARGES POR	P0113505	IN640894	02/04/2022	1,651.03
00210877	02/18/2022	MI UTILITY BILLS JAN 2022 PAYMENT OF UTILITY BI	P0113527	013122	01/31/2022	9,325.65
00210878	02/18/2022	MIRABBASZADEH, LALEH REFUND 0030001017		020922	02/09/2022	2,900.00
00210879	02/18/2022	MOBERLY AND ROBERTS Invoice #1015 Professional Ser	P0113546	1015	02/01/2022	7,308.32
00210880	02/18/2022	NAPA AUTO PARTS REPAIR PARTS	P0113534	16715156-1/22	01/31/2022	1,107.24
00210881	02/18/2022	NARWHAL MET LLC MONTHLY WEATHER SERVICES FEB 2	P0113553	2022-19800	01/28/2022	800.00
00210882	02/18/2022	NASSCO INC. PACP TRAINING FOR ERIC & DENNI	P0113495	20780	02/04/2022	2,150.00
00210883	02/18/2022	NC MACHINERY CO GLASS FOR BACKHOE	P0113501	SECS0724119	01/24/2022	845.17
00210884	02/18/2022	PAYBYPHONE TECHNOLOGIES INC TRANSACTION FEE MONTHLY MINIMU	P0113540	INVPBP-HQ-2084	01/31/2022	250.00
00210885	02/18/2022	PUGET SOUND ENERGY SE 78TH & 85TH PL SE		6878-FEB22	02/04/2022	4,219.85
00210886	02/18/2022	RELX INC DBA LEXISNEXIS Invoice #1000RVY57 Legal	P0113547	3093690791	01/31/2022	349.02
00210887	02/18/2022	RESERVE ACCOUNT RESERVE FUND REFILL FOR POSTAG	P0113517	2225-020722	02/07/2022	2,500.00
00210888	02/18/2022	RETAIL POINT OF SALE INC Price tags	P0112780	16552	02/02/2022	1,833.48
00210889	02/18/2022	SHOREWOOD #14885 Rental assistance for EA clien	P0113288	021422	02/14/2022	236.00
00210890	02/18/2022	SJCC REFUND 00306005919 HYD		020922	02/09/2022	2,900.00
00210891	02/18/2022	TACOMA SCREW PRODUCTS INC MISC. HARDWARE	P0113500	160031860-00	02/04/2022	192.91
00210892	02/18/2022	TRUE NORTH LAND SURVEYING INC Locate Buoys & Topographic Sur	P0113559	8082	02/08/2022	122.88
00210893	02/18/2022	University of WA Community Conversations -	P0113560	00000001	02/09/2022	600.00
00210894	02/18/2022	US BANK 6209152 Fee for Debt Safekeepi	P0113575	8209152	07/23/2021	900.00
00210895	02/18/2022	UTILITIES SERVICE CO INC REPAIR PUMP AT STATION 20	P0113532	2975	02/08/2022	3,402.09
00210896	02/18/2022	UTILITIES UNDERGROUND LOCATION 2022 UTILITY LOCATES	P0113514	2010181	01/31/2022	205.11
00210897	02/18/2022	VERIZON WIRELESS VERIZON WIRELESS DEC 24-JAN23	P0113539	9897965671	01/23/2022	990.67

**Accounts Payable Report by Check Number**

Check No	Check Date	Vendor Name/Description	PO #	Invoice #	Invoice Date	Check Amount
00210898	02/18/2022	WA AUDIOLOGY SERVICES INC OSHA/MSHA Occupational Hearing	P0113550	59997	01/31/2022	114.50
00210899	02/18/2022	WA ST DEPT OF TRANSPORTATION JZ AUBREY DAVIS PARK SAFETY	P0110899	RE41JZ1035L004	12/13/2021	314.03
00210900	02/18/2022	WHEELHOUSE PROMOTIONS & EVENTS NOTEPADS WITH LOGO	P0113579	1083	02/16/2022	601.15
					Total	<u>295,149.03</u>



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6033**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6033: January 28, 2022 Payroll Certification	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Approve the January 28, 2022 Payroll Certification in the amount of \$842,718.00.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Human Resources
<b>STAFF:</b>	Ali Spietz, Chief of Administration
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. January 28, 2022 Payroll Certification
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

This is an approval of the payroll certification for the City of Mercer Island for the period from January 8, 2022 through January 21, 2022 in the amount of \$842,718.00 (see Exhibit 1).

### BACKGROUND

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting.

The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a bi-weekly payroll schedule with payments on every other Friday.

### PAYROLL INFORMATION

Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.) In addition to regular pay for employees, the January 28, 2022 payroll has variants that are outlined at the top of page 2:

**Additional payments:**

- \$276.20 in leave cash outs for terminated employees.
- \$3,607.56 in leave cash outs for current employees.
- \$1,760.81 in employee recognition awards for current employees.
- \$50,185.51 in overtime earnings (see chart for overtime hours by department).

**Overtime hours by department:**

Department	Hours
Administrative Services	29.00
City Attorney's Office	
City Manager's Office	
Community Planning & Development	
Finance	
Fire	447.50
Municipal Court	
Police	159.25
Public Works	51.00
Youth & Family Services	
<b>Total Overtime Hours</b>	<b>686.75</b>

**RECOMMENDED ACTION**

Approve the January 28, 2022 Payroll Certification (Exhibit 1) in the amount of \$842,718.00 and authorize the Mayor to sign the certification on behalf of the entire City Council.

## CITY OF MERCER ISLAND PAYROLL CERTIFICATION

Item 4.

<b>PAYROLL PERIOD ENDING</b>	<b>1.21.2022</b>
<b>PAYROLL DATED</b>	<b>1.28.2022</b>

Net Cash	\$	556,241.22
Net Voids/Manuals		
<b>Net Total</b>	<b>\$</b>	<b>556,241.22</b>
Federal Tax Deposit	\$	87,439.97
Social Security and Medicare Taxes	\$	49,686.24
Medicare Taxes Only (Fire Fighter Employees)	\$	2,472.09
State Tax (Oregon and Massachusetts)	\$	126.54
Family/Medical Leave Tax (Massachusetts)	\$	2.67
Public Employees' Retirement System (PERS Plan 2)	\$	24,730.96
Public Employees' Retirement System (PERS Plan 3)	\$	6,342.86
Public Employees' Retirement System (PERSJM)	\$	548.30
Public Safety Employees' Retirement System (PSERS)	\$	209.46
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	28,524.58
Regence & LEOFF Trust Medical Insurance Deductions	\$	12,637.13
Domestic Partner Medical Insurance Deductions	\$	1,230.72
Kaiser Medical Insurance Deductions	\$	857.68
Health Care - Flexible Spending Account Contributions	\$	1,500.00
Dependent Care - Flexible Spending Account Contributions	\$	961.55
ICMA Roth IRA Contributions	\$	634.23
ICMA 457 Deferred Compensation Contributions	\$	32,732.50
Fire Nationwide 457 Deferred Compensation Contributions	\$	17,709.12
Fire Nationwide Roth IRA Contributions	\$	950.00
ICMA 401K Deferred Compensation Contributions	\$	788.46
Child Support Wage Garnishment	\$	706.03
Mercer Island Employee Association Dues	\$	222.50
AFSCME Union Dues	\$	2,588.60
Police Union Dues	\$	2,833.70
Fire Union Dues	\$	2,224.59
Fire Union Supplemental Dues	\$	160.00
Standard - Supplemental Life Insurance	\$	391.25
Unum - Long Term Care Insurance	\$	981.75
AFLAC - Supplemental Insurance Plans	\$	295.17
Coffee Club Dues	\$	124.00
Transportation - Flexible Spending Account Contributions	\$	62.50
Fire HRA-VEBA Contributions	\$	5,799.92
Oregon Transit Tax and Oregon Benefit Tax	\$	1.71
<b>Tax &amp; Benefit Obligations Total</b>	<b>\$</b>	<b>286,476.78</b>

<b>TOTAL GROSS PAYROLL</b>	<b>\$ 842,718.00</b>
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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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

  
 Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.

\_\_\_\_\_  
 Mayor Date



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6016**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6016: February 11, 2012 Payroll Certification	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Approve the February 11, 2012 Payroll Certification in the amount of \$835,571.69.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Administrative Services		
<b>STAFF:</b>	Ali Spietz, Chief of Administration		
<b>COUNCIL LIAISON:</b>	n/a		
<b>EXHIBITS:</b>	1. February 11, 2012 Payroll Certification		
<b>CITY COUNCIL PRIORITY:</b>	n/a		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

This is an approval of the payroll certification for the City of Mercer Island for the period from January 22, 2022 through February 4, 2022 in the amount of \$835,571.69 (see Exhibit 1).

### BACKGROUND

[RCW 42.24.080](#) requires that all claims presented against the City by performing labor must be certified by the appropriate official to ensure that the labor was performed as described, and that the claims are just, due, and unpaid obligations against the City, before payment can be made. [RCW 42.24.180](#) allows the payment of claims to occur prior to City Council approval to expedite processing of the payment of claims, provided, however, that review and approval of the claims' documentation occurs at the next regularly scheduled public meeting.

The Payroll Certification details the total payment to employees for labor performed and benefits payments made for each payroll. The City is on a bi-weekly payroll schedule with payments on every other Friday.

### PAYROLL INFORMATION

Each payroll varies depending on several factors (i.e., number of employees, pay changes, leave cash outs, overtime, etc.) In addition to regular pay for employees, the September 24, 2021, payroll has variants that are outlined at the top of page 2:

**Additional payments:**

- \$20,186.51 in leave cash outs for terminated employees.
- \$4,131.40 in employee service and recognition awards
- \$26,367.63 in overtime earnings (see chart for overtime hours by department).

**Overtime hours by department:**

Department	Hours
Administrative Services	3.00
City Attorney's Office	
City Manager's Office	
Community Planning & Development	1.00
Finance	
Fire	220.75
Municipal Court	
Police	72.00
Public Works	26.00
Youth & Family Services	
<b>Total Overtime Hours</b>	<b>322.75</b>

**FTE/LTE COUNTS**

The table below shows the budgeted versus actual counts for Full Time Equivalents (FTEs) and Limited Term Equivalents (LTEs) for the current payroll. Temporary and seasonal employees are not included.

Full Time Equivalents (FTEs)	2022 Budgeted	2022 Actual
Administrative Services	13.50 <sup>4</sup>	12.50
City Attorney's Office	2.00	2.00
City Manager's Office	4.00 <sup>5</sup>	4.00
Community Planning & Development	17.50 <sup>3</sup>	17.50
Finance	8.00	7.00
Fire	32.00	30.00
Municipal Court	3.30	3.10
Police	37.50 <sup>1</sup>	34.50
Public Works	61.30	57.30
Recreation	10.25 <sup>6</sup>	7.25
Thrift Shop	1.0	1.0
Youth & Family Services	11.43 <sup>2</sup>	11.43
<b>Total FTEs</b>	<b>201.78</b>	<b>186.58</b>
Limited Term Equivalents (LTEs)	2022 Budgeted	2022 Actual
Administrative Services	1.00 <sup>4</sup>	0.00
Community Planning & Development	1.50 <sup>3</sup>	1.50
Thrift Shop	5.20	5.20
Youth & Family Services	1.60	0.50
<b>Total LTEs</b>	<b>9.30</b>	<b>8.20</b>
<b>Total FTEs &amp; LTEs</b>	<b>211.08</b>	<b>194.78</b>

**Footnotes:**

<sup>1</sup> 5/18/2021: City Council authorized hire ahead of two officers ([AB 5874](#))

<sup>2</sup> 1/5/2021: City Council authorized increase of 1.37 FTE in YFS ([AB 5795](#))

<sup>3</sup> 9/21/2021: City Council authorized increase of 2.0 FTE and 0.5 LTE in CPD ([AB 5942](#))

<sup>4</sup> 9/21/2021: City Council authorized increase of 1.0 LTE in Admin Services – HR ([AB 5942](#))

<sup>5</sup> 10/19/2021: City Council authorized increase of 0.5 LTE in City Manager's Office ([AB 5961](#))

<sup>6</sup> 11/1/2021: City Council authorized restoration of 9.5 FTE in Public Works – Recreation ([AB 5954](#))

**RECOMMENDED ACTION**

Approve the February 11, 2022 Payroll Certification (Exhibit 1) in the amount of \$835,571.69 and authorize the Mayor to sign the certification on behalf of the entire City Council.

# CITY OF MERCER ISLAND PAYROLL CERTIFICATION

Item 5.

**PAYROLL PERIOD ENDING** **2.4.2022**  
**PAYROLL DATED** **2.11.2022**

Net Cash	\$	554,454.88
Net Voids/Manuals		
<b>Net Total</b>	<b>\$</b>	<b>554,454.88</b>
Federal Tax Deposit	\$	86,429.81
Social Security and Medicare Taxes	\$	50,265.07
Medicare Taxes Only (Fire Fighter Employees)	\$	2,235.12
State Tax (Oregon)	\$	116.34
Family/Medical Leave Tax (Massachusetts)	\$	0.95
Public Employees' Retirement System (PERS Plan 2)	\$	24,765.68
Public Employees' Retirement System (PERS Plan 3)	\$	6,352.58
Public Employees' Retirement System (PERSJM)	\$	548.30
Public Safety Employees' Retirement System (PSERS)	\$	209.46
Law Enforcement Officers' & Fire Fighters' Retirement System (LEOFF Plan2)	\$	25,980.40
Regence & LEOFF Trust Medical Insurance Deductions	\$	14,639.02
Domestic Partner Medical Insurance Deductions	\$	1,567.34
Kaiser Medical Insurance Deductions	\$	611.31
Health Care - Flexible Spending Account Contributions	\$	1,500.00
Dependent Care - Flexible Spending Account Contributions	\$	1,107.38
ICMA Roth IRA Contributions	\$	634.23
ICMA 457 Deferred Compensation Contributions	\$	33,394.86
Fire Nationwide 457 Deferred Compensation Contributions	\$	17,709.12
Fire Nationwide Roth IRA Contributions	\$	1,075.00
ICMA 401K Deferred Compensation Contributions	\$	788.46
Child Support Wage Garnishment	\$	706.03
Mercer Island Employee Association Dues	\$	222.50
AFSCME Union Dues	\$	-
Police Union Dues	\$	-
Fire Union Dues	\$	2,224.59
Fire Union Supplemental Dues	\$	160.00
Standard - Supplemental Life Insurance	\$	4.10
Unum - Long Term Care Insurance	\$	1,173.15
AFLAC - Supplemental Insurance Plans	\$	295.17
Coffee Club Dues	\$	128.00
Transportation - Flexible Spending Account Contributions	\$	62.50
Fire HRA-VEBA Contributions	\$	6,208.37
Oregon Transit Tax and Oregon Benefit Tax	\$	1.97
<b>Tax &amp; Benefit Obligations Total</b>	<b>\$</b>	<b>281,116.81</b>

<b>TOTAL GROSS PAYROLL</b>	<b>\$ 835,571.69</b>
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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, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation, and that the claim is a just, due and unpaid obligation against the City of Mercer Island, and that I am authorized to authenticate and certify to said claim.

  
 \_\_\_\_\_  
 Finance Director

I, the undersigned, do hereby certify that the City Council has reviewed the documentation supporting claims paid and approved all checks or warrants issued in payment of claims.





## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6022**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6022: Open Space Conservancy Trust Annual Report	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Accept the Open Space Conservancy Trust 2021 Annual Report and the 2022 Work Plan.	<input checked="" type="checkbox"/> Action Needed:
		<input checked="" type="checkbox"/> Motion
		<input type="checkbox"/> Ordinance
		<input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Alaine Sommargren, Public Works Deputy Director Sam Harb, Parks Operations Manager Lizzy Stone, Natural Resource Project Manager
<b>COUNCIL LIAISON:</b>	Lisa Anderl
<b>EXHIBITS:</b>	1. 2021 Annual Report 2. 2022 Work Plan
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

In 1992, the City Council established the Mercer Island Open Space Conservancy Trust (OSCT) in response to the community's strong desire to maintain, protect, and preserve open space on Mercer Island. The Open Space Conservancy Trust holds Pioneer Park and Engstrom Open Space in trust as public open space. The board overseeing the Trust is comprised of seven appointed citizens, including one liaison from the City Council.

The ordinance that established the Open Space Conservancy Trust requires its Board of Trustees to report to City Council annually on the status of its properties. The Trust worked with City staff during the January 20, 2022, OSCT meeting to review and finalize the 2021 Annual Report to City Council and the Trust's 2022 Work Plan.

The Trust is presenting its 2021 Annual Report (see Exhibit 1) and 2022 Work Plan (see Exhibit 2).

### RECOMMENDED ACTION

Accept the 2021 Open Space Conservancy Annual Report and the 2022 Work Plan.



## TRUSTEE APPOINTMENTS AND ELECTIONS

In 2021, the Open Space Conservancy Trust held meetings in January, March, July, September, and November. Meetings were held online via Zoom in order to minimize risk of COVID-19 exposure. The annual election of officers took place at the July meeting. Trustee Thomas Hildebrandt was elected as Chair, Trustee Carol Lynn Berseth was elected Vice Chair, and Trustee Geraldine Poor was elected Secretary.

## MERCER ISLAND PARKS AND RECREATION, NATURAL RESOURCES PROGRAM

The Natural Resources program is tasked with managing forest restoration, tree risk mitigation, and trail construction and maintenance on Trust properties. The program is staffed by two three-quarter time employees and supervised by the Parks Operations Manager. Additionally, the program hires a seasonal trails and restoration crew, consisting of three-four staff for 6 months. In 2021, a staff transition led to a vacancy in the Natural Resource Project Manager position from late March through June. During this time, other members of the team fulfilled the urgent tasks associated with the role. At the end of 2021, program staff included:

Sam Harb, Parks Operations Manager  
Lizzy Stone, Natural Resource Project Manager  
Andrew Prince, Trails and Urban Forestry Specialist

## FOREST HEALTH AND MANAGEMENT

### Background

Forest management on Trust properties is directed by the Open Space Vegetation Management Plan 10-Year Evaluation and Update, the Pioneer Park Forest Management Plan adopted in 2003, and recommendations outlined in the 2008 Pioneer Park Forest Health Survey. These plans emphasize the importance of protecting existing tree canopy and maintaining a resilient forest ecosystem by controlling invasive species and planting native species. Activities outlined in the plans include invasive tree treatment, ivy ring creation, ground ivy and herbaceous weed management, targeted maintenance around newly installed plants, and planting native trees and shrubs.

### 2021 Accomplishments

In 2021, restoration tasks were performed on 31.5 acres of Trust properties. Work was performed by professional contractors and seasonal field staff. Due to staff transitions, increased local demand for restoration contractors, and contractor workforce limitations, bidding for many restoration contracts was delayed and/or postponed until 2022. Re-bidding this work in the second half of the biennium will allow for early season work to be completed more effectively and program funds to be used more efficiently. The following is a summary of 2021 accomplishments:

#### Professional contractors

Restoration Task	Pioneer Park	Engstrom Open Space
Invasive removal maintenance	3.3 acres	3.2 acres
Invasive tree treatment maintenance	2.4 acres	n/a
Ivy rings	2.3 acres	3.6 acres
Tree and shrub installation	(335 trees/ 165 shrubs)	n/a

### Volunteers

Historically the City of Mercer Island has contracted with EarthCorps and Mountains to Sound Greenway Trust to lead community engagement and volunteer stewardship events at Pioneer Park and other sites throughout the City. In 2021, these partners significantly downsized their volunteer management services as a result of changing COVID-19 safety protocols and budget challenges related to the pandemic. As a result, there were no volunteer events on Trust properties in 2021. The City is working with partners and internal program staff to re-think the volunteer program, with the goal of providing regular engagement, education, and volunteer opportunities for the Mercer Island community in 2022 and beyond.

### Seasonal Trails and Restoration Crew

In 2021, the seasonal Trails and Restoration Crew consisted of three crewmembers from April through September. The crew conducted planting maintenance on 12.7 acres in Pioneer Park, managed invasive weeds along trails, watered recent plantings, and conducted noxious weed monitoring, mapping and treatments throughout Trust properties.

### **Forest Health Plan Progress**

The Natural Resources program implements the management recommendations and benchmarks outlined in the Forest Health Plan. The benchmarks serve as a guide to managing forest health on Trust Properties. Between 2009 and 2014, the Natural Resources program was able to get ahead of schedule due to a favorable bidding climate and lower contracting costs. Beginning in 2015, the regional demand for qualified restoration contractors increased and restoration costs increased significantly. Implementation of the Forest Health Plan has slowed during the last two biennia, but Natural Resources staff continue to advance restoration priorities while addressing challenges and making effective use of available resources. Forest Health Plan timelines propose starting comprehensive ground ivy and invasive weed management in 2021. Challenges with bidding in 2021 delayed the start of this work until the second half of the biennium. In order to stay consistent with the Forest Health Plan's proposed timeline, bidding in 2022 will include comprehensive invasive species removal for both 2021 and 2022 projected areas.

The following outlines actual progress made to date versus proposed benchmarks outlined in the 2008 FHP:

**Table 1. Forest Health Plan Cumulative Progress in Pioneer Park, 2009-2021**

Restoration Task	Proposed (acres)	Actual (acres)
Invasive tree treatment and maintenance*	200	217
Ivy ring creation and maintenance*	205	119
Tree planting	93	75
Plant maintenance (1 year post-planting + additional depending on site conditions)	89	81
Ground ivy and herbaceous invasive weed management	15.5	0

\* Invasive tree treatment and ivy rings require a first round of treatment, followed by additional maintenance treatments as weeds grow back. Acreage listed shows both first and second round treatments combined.

### **LETTERBOXING PROGRAM**

The Letterboxing Program is a collaborative effort between Parks and Recreation staff, OSCT Board Members, and

community volunteers. Due to COVID-19 related challenges, the Letterboxing Program was paused in 2020 and 2021.

### **LEASH POLICY EDUCATION EFFORTS**

Leash policy education efforts were paused in 2021 due to Parks Maintenance staffing shortages and transitions. The program will be picked up again in 2022 with the distribution of educational brochures and educational posts on the City's website and social media channels.

### **TRAILS**

In 2021, the Natural Resources team was able to catch up on trail maintenance work on Trust properties that was delayed by the loss of the seasonal crew in 2020. The ravine trail in the NE quadrant had some minor repairs to the tread, as well replacement of some rotten wooden retaining wall. The Perimeter Trail in the SE quadrant, adjacent to Island Crest Way, and several sections of interior trails in the NW quadrant were completely resurfaced. The resurfacing work involved applying approximately 150 tons of gravel on 1,800 feet of trail. The gravel was then graded and compacted, eliminating low, muddy areas in the trail.

Stair tread repairs and regular trail brushing continued as normal, with special attention paid to pruning fast-growing hazelnut branches in the NW quadrant.

### **URBAN FORESTRY**

Tree risk mitigation continues to be a primary focus of urban forestry efforts in Pioneer Park. Certified staff arborists make recommendations each year to remove dead, dying, or structurally defective trees to reduce the risk of trees failing and causing injury, property damage, or interference with utility lines or roadways. Trees are retained through corrective pruning or as wildlife snags when possible, but tree removals are occasionally necessary. In the case of whole tree removals, the wood from the tree is left to decompose on site as habitat and to improve soil conditions. Dead and dying trees continue to make up the majority of tree removal work. In 2021, eight trees were removed from Trust properties to reduce risk of failure. Staff continued to monitor park boundaries regularly for trees in need of pruning or removal.



## Mercer Island Open Space Conservancy Trust 2022 Work Plan

Meeting Date	Agenda Item
January 20	<b>Annual Report to Council:</b> The Trust is required in its by-laws to report to City Council each year on the status of Trust properties.
	<b>Work Plan:</b> The Trust develops a list of topics that it intends to address during the year (this document). This work plan is submitted to City Council with the Annual Report as a courtesy.
	<b>Trail network expansion:</b> Gauge Trust's interest in expansion of Pioneer Park/Engstrom OS trail system
	<b>Quadrant Reports (ongoing item):</b> Trustees will report on the condition of certain quadrants at Trust board meetings.
April 21	<b>Restoration Work Plan:</b> City staff report to the Trust its planned restoration activities, and recap work completed in the previous year.
	<b>Letterboxing program:</b> The Trust will reach out to letterboxing volunteers about the potential to launch the program.
	<b>Fire Management Plan amendments:</b> The Trust will consider proposed revisions to the plan.
	<b>Trail Work Plan:</b> City staff report to the Trust its intended maintenance activities in the spring of each year, and recap work completed in the previous year. This report includes status of recently decommissioned social trails on Trust properties.
July 21	<b>Election of Officers:</b> The Trust is required by its bylaws to elect officers at its July meeting each year.
	<b>Engstrom title transfer:</b> Staff will update Trust
	<b>Permanent restroom facility:</b> The Trust will discuss potential options for the restroom facility at Pioneer Park.
	<b>Off-leash dogs:</b> The Trust will evaluate success of education measures over the past year and discuss possible changes.
October 20	<b>Herbicide application report:</b> City staff will report on the use of herbicides on Trust properties each year, in accordance with the Herbicide Use Protocol.
	<b>84th Ave pilot parking follow-up</b>
	<b>Eagle Project recognition:</b> The Trust will recognize Eagle projects that have benefitted Trust Properties.

*Note: The listing of an item under a particular month indicates that the item will be introduced at that meeting. There may be follow-up discussions and decisions at subsequent meetings, as directed by the Chair.*



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6025**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6025: 2022 Street Related Utility Improvements	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Award the 2022 Street Related Utility Improvement construction contract to Blue Mountain Construction Group, LLC.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager George Fletcher, CIP Project Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Project Location Map 2. Construction Bid Summary
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ 729,399
<b>AMOUNT BUDGETED</b>	\$ 500,156
<b>APPROPRIATION REQUIRED</b>	\$ 229,243

### SUMMARY

The purpose of this agenda bill is to award a public works construction contract to build minor water and storm drainage system improvements in spring of 2022.

This agenda bill provides an overview of the project development, design considerations, and key elements of construction. It describes bid results, successful bidder's qualifications, estimated project budget, and staff's recommendation for awarding the project.

### BACKGROUND

The 2022 Street Related Utility Improvements Project is a combination of water and storm drainage improvements to be completed in two different Island neighborhoods ahead of scheduled paving work later this year (2022 Arterial and Residential Street Overlays). This project's goal is to upgrade and repair known water and storm drainage deficiencies before repaving the residential and arterial streets to minimize the potential for future utility cuts into new pavements (see Exhibit 1).

Funding for the 2022 Street Related Utility Improvements was approved as part of the 2021-2022 CIP budget and is funded from the water and storm water funds. Design work began in fall of 2021 and final plans,

specifications, and cost estimates were completed in mid-January. The project was then advertised for public bids. Eight bids were received, and staff is ready to award a construction contract.

## PROJECT DESCRIPTION

The 2022 Street Related Utility Improvements project is divided into four schedules of work, as described below.

- Schedule 'A' is the repair of storm drainage along the arterial roadways of SE 68<sup>th</sup> Street and SE 70<sup>th</sup> Place, between Island Crest Way and East Mercer Way. Work includes several spot repairs to damaged pipes and the replacement of two existing roadway pipe crossings. This schedule's estimated construction cost was \$80,435.
- Schedule 'B' is minor water system improvements along the same roadways as Schedule A. Work includes replacing several aging galvanized water service lines from the water main to the water meter. Galvanized iron pipe is a material known for developing leaks, and the City strives to replace these water service lines before investing in street resurfacing. The estimated construction cost for this schedule was \$34,802.
- Schedule 'C' repairs residential storm drainage in the plat of Parkwest (lying west of 84<sup>th</sup> Avenue in the 6400 to 6800 blocks) and two other residential streets near SE 70<sup>th</sup> Place. Work consists of spot repairs to damaged pipes, installation of several new catch basins to improve roadway drainage, and connection of multiple private yard drains into the nearby City storm drain system to eliminate their outfall onto the street surface. The estimated construction cost of this schedule was \$78,630.
- Schedule 'D' is minor water system improvements along the same residential roadways as Schedule 'C'. Work will involve the replacement of approximately 30 aging galvanized water service lines from the water main to the water meter because of their known potential for leaks. In addition, two undersized fire hydrants will be upgraded to current City standards and two new fire hydrants will be added to the Parkwest area to improve fire protection. The estimated construction cost for this schedule was \$332,502.

At completion of design, the total construction costs for schedules 'A', 'B', 'C' and 'D' were estimated to be \$526,369.

## BID RESULTS AND AWARD RECOMMENDATION

Eight construction bids for the project were received and opened on February 10, 2020 (Exhibit 2). One bid received was below the engineer's estimate, while two other bids were less than 10% over the engineer's estimate. The lowest bid was received from Blue Mountain Construction Group, LLC for \$522,216.08, approximately 1% below the engineer's construction cost estimate.

Blue Mountain Construction Group, LLC was the contractor on the City's 2021 Street Related Utility Improvements project last year which included similar work, and they completed the project on time and within budget. They are currently performing storm drainage repair work for the City of Shoreline and are also under contract with the City of Kirkland for storm drainage work. Staff's review of the Labor and Industries (L&I) website confirms Blue Mountain Construction Group is a contractor in good standing, with no license violations, outstanding lawsuits, or L&I tax debt. Staff recommends awarding all schedules of the 2022 Street Related Utility Improvements contract to Blue Mountain Construction Group.

Adding amounts for construction contingency, design, construction inspection, and project management, brings the total estimated cost of the project to \$729,399. Historically, staff applies a 20% contingency to utility construction due to the unknowns associated with underground work. During design of the project, existing storm drainage pipes were inspected and needed cleaning to remove extensive buildup of soils and roots. The cost to clean and video inspect these lines totaled \$22,740.

To construct this project as currently designed, additional funding is needed. The magnitude of residential water service replacement work in Schedule D of the construction project (Parkwest) was larger than anticipated.

Staff recommends that the additional cost of \$229,243 be covered by an appropriation from within the Water and Storm Water Fund balances. As of December 2021, the Water Funds estimated working capital balance was \$19.8 M and the Storm Water Funds estimated working capital balance was \$5.0 M. In April 2022, staff will provide the City Council with updated utility fund balances as part of the FY 2021 year-end financial status update.

The table below summarizes the overall project costs, available budget amounts, and appropriations needed for the 2022 Street Related Utility Improvements project.

2022 STREET RELATED UTILITY IMPROVEMENTS PROJECT BUDGET					
Description	Schedule A Arterial Storm	Schedule B Arterial Water	Schedule C Resid. Storm	Schedule D Resid. Water	TOTAL
<b>Construction Contract</b>					<b>Award to Blue Mountain Const</b>
Schedule A - Arterial Storm	\$90,484				\$90,484
Schedule B - Arterial Water + 10.1 %WSST		\$40,098			\$40,098
Schedule C - Residential Storm			\$108,506		\$108,506
Schedule D - Residential Water + 10.1% WSST				\$283,128	\$283,128
<b>Total Construction Contract</b>	<b>\$90,484</b>	<b>\$40,098</b>	<b>\$108,506</b>	<b>\$283,128</b>	<b>\$522,216</b>
Construction Contingency @ 20%	\$18,097	\$8,020	\$21,701	\$56,626	\$104,443
Project Design - consultant	\$10,000	\$6,000	\$12,000	\$10,000	\$38,000
Construction Inspection	\$5,000	\$2,000	\$5,000	\$12,000	\$24,000
Other Design Costs - Storm Drain Inspections	\$11,544		\$11,196		\$22,740
Contract Admin/Project Management	\$3,000	\$2,000	\$3,000	\$10,000	\$18,000
<b>Total Project Cost</b>	<b>\$138,125</b>	<b>\$58,118</b>	<b>\$161,403</b>	<b>\$371,753</b>	<b>\$729,399</b>
2021-2022 Budget - Water Fund		\$50,000		\$210,000	\$260,000
2021-2022 Budget - Storm Water Fund	\$100,000		\$220,000		\$320,000
2021-2022 Budget - Spent on 2021 work	\$0	\$0	-\$37,211	-\$42,633	-\$79,844
<b>Total Budget Available for Project</b>	<b>\$100,000</b>	<b>\$50,000</b>	<b>\$182,789</b>	<b>\$167,367</b>	<b>\$500,156</b>
<b>Budget Appropriation Needed - Water</b>		<b>\$8,118</b>		<b>\$204,386</b>	<b>\$212,504</b>
<b>Budget Appropriation Needed - Storm Water</b>	<b>\$38,125</b>		<b>-\$21,386</b>		<b>\$16,739</b>

Construction activities on the project will likely begin in late March and are scheduled to be finished by July, before the 2022 Arterial and Residential Street Overlay project starts.



**RECOMMENDATION**

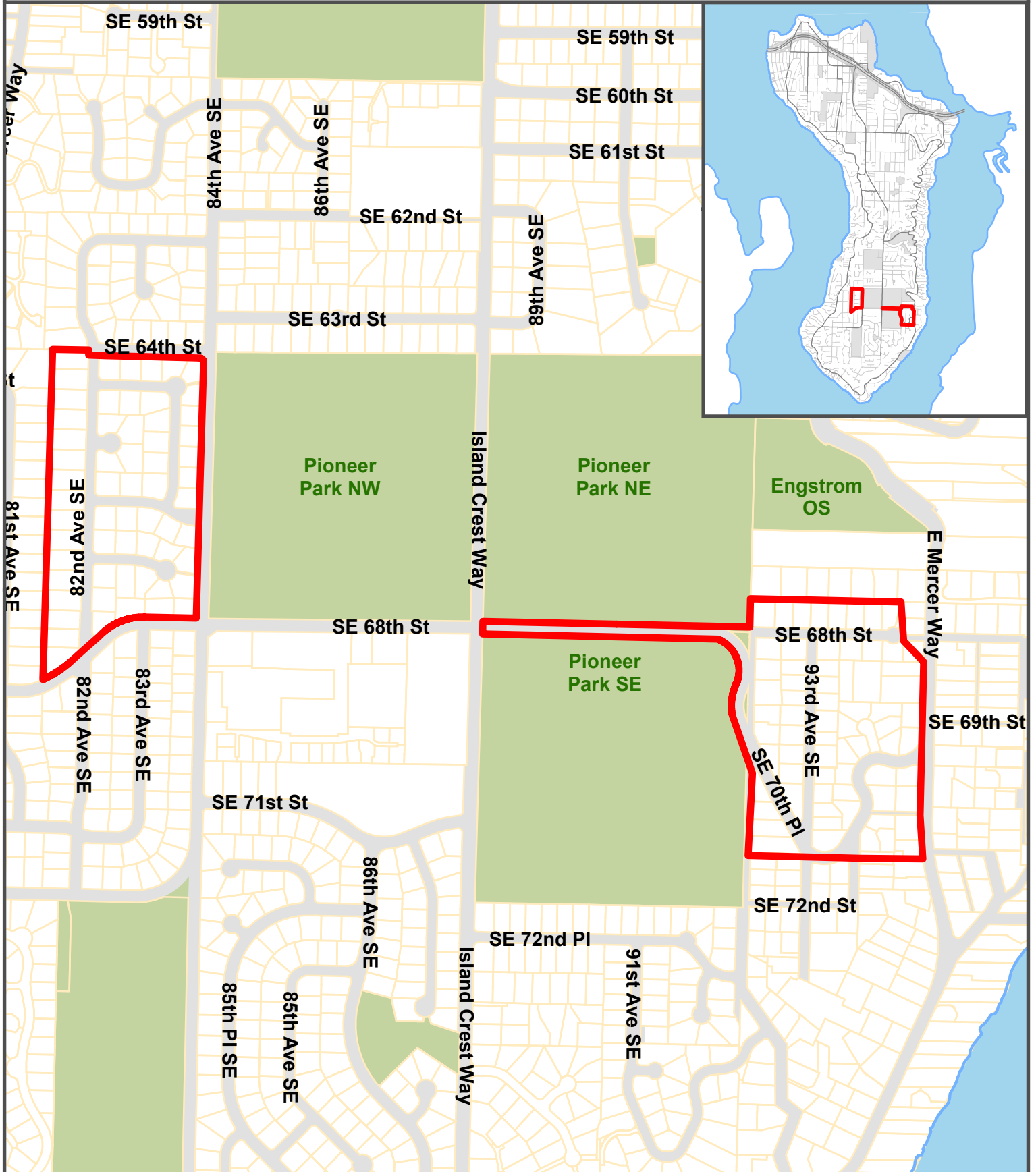
Staff recommends authorizing the City Manager to execute a contract with Blue Mountain Construction Group, LLC for the construction of the 2022 Street Related Utility Improvements project and appropriating \$212,504 from the Water Fund and \$16,739 from the Storm Water Fund.

**RECOMMENDED ACTION**

1. Award Schedules 'A', 'B', 'C' and 'D' of the 2022 Street Related Utility Improvements project to Blue Mountain Construction Group, LLC.
2. Authorize the City Manager to execute a contract with Blue Mountain Construction Group, LLC in an amount not to exceed \$522,216.08.
3. Appropriate \$212,504 from the Water Fund and \$16,739 from the Storm Water Fund to fully fund the 2022 Street Related Utility Improvements project.

# SP0100 & SP0103- City of Mercer Island 2022 Street Related Utility Improvements

Item 7.



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Project Location

Roads

Parcels

Parks



Disclaimer: No warranties of any sort including accuracy, fitness or merchantability accompany this map.

SP0100.mxd Date:12/16/2021

**CITY OF MERCER ISLAND**  
**2022 Street Related Utility Improvements 22-03**  
**SUMMARY OF BID RESULTS**

8 Bids Received		2/10/2022				
	Engineer's Estimate	Schedule A	Schedule B	Schedule C	Schedule D	Total Bid Amount
		\$ 80,435.00	\$ 34,802.61	\$ 78,630.00	\$ 332,502.00	\$ 526,369.61
<b>Low Bid</b>	<b>Blue Mountain Construction Group LLC</b>	<b>\$ 90,484.00</b>	<b>\$ 40,098.42</b>	<b>\$ 108,506.00</b>	<b>\$ 283,127.66</b>	<b>\$ 522,216.08</b>
2nd	NPM Construction Co.	\$ 107,202.00	\$ 37,120.22	\$ 104,251.00	\$ 299,960.84	\$ 548,534.06
3rd	Wolfskill Construction LLC	\$ 115,400.00	\$ 39,883.73	\$ 117,655.00	\$ 289,963.76	\$ 562,902.49
4th	Apcon Tech, Inc.	\$ 139,062.00	\$ 42,930.19	\$ 130,795.00	\$ 272,911.48	\$ 585,698.67
5th	OMA Construction, Inc.	\$ 127,205.00	\$ 49,027.53	\$ 109,890.00	\$ 299,626.14	\$ 585,748.67
6th	Harkness Construction, LLC	\$ 141,037.00	\$ 38,526.19	\$ 147,429.00	\$ 330,097.42	\$ 657,089.61
7th	Northwest Cascade, Inc.	\$ 152,941.00	\$ 45,837.93	\$ 154,661.00	\$ 386,761.48	\$ 740,201.42
8th	Award Construction, Inc.	\$ 167,312.50	\$ 55,275.71	\$ 233,902.50	\$ 508,221.60	\$ 964,712.31



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6028**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6028: Roadside Shoulder Improvements, West Mercer Way Phase 2	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Accept the completed project and authorize staff to close out the contract.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Clint Morris, Capital Division Manager
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Project Location Map 2. Current Pedestrian and Bicycle Facilities (PBF) on the Mercer Ways
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ 363,999
<b>AMOUNT BUDGETED</b>	\$ 429,441
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

The purpose of this agenda bill is to accept the completed Roadside Shoulder Improvements West Mercer Way Phase 2 construction project, and authorize staff to close out the construction contract

### BACKGROUND

The Roadside Shoulder Development Program was established in 2002 to create paved shoulders suitable for pedestrian and bicycle use along the Mercer Ways. This Phase 2 project continued the City's ongoing shoulder development efforts along West Mercer Way by constructing a section of asphalt paved shoulder from SE 70th Street to the 7400 block (see Exhibit 1). Previous West Mercer Way shoulder projects constructed asphalt shoulders from SE 65th Street north to the 5700 block (in 2003) and from the 7400 block south to the 8100 block (in 2017). Prior to the 1990's, a paved shoulder was created along West Mercer Way from the 5700 block north to I-90.

The City received 14 construction bids for the Phase 2 project on December 12, 2019. In January 2020, a construction contract was awarded to the lowest responsible bidder, Kamins Construction, Inc., in the amount of \$293,915.46 ([AB 5649](#)). Adding amounts for contingency, design, inspection services, and contract administration brought the project's total estimated cost to \$429,441. Storm drainage improvements associated with the project came from the Storm Water Fund.

Construction activities commenced on February 3, 2020, and the contractor completed the project by mid-March, just before the State's work slowdown in response to the COVID-19 pandemic. The project built nearly 2,000 linear feet of new 5-foot-wide asphalt shoulder and installed over 620 linear feet of new storm drainage pipes.

The total cost of the completed Phase 2 project was \$363,999, which is \$70,202 (16%) less than the approved budget at time of contract award. No contingency funds were needed on the project. The following table summarizes the actual expenditures compared to the budget. Unspent budget from this project remains in the Street and Storm Water Funds.

ROADSIDE SHOULDER IMPROVEMENTS, WEST MERCER WAY PHASE 2 PROJECT COSTS		
Description	Approved Project Budget	Actual Expenditures
<b>Construction Contract</b>		
Schedule A - New Shoulder	\$ 209,116	\$ 195,924
Schedule B - Storm Drainage	\$ 84,800	\$ 77,121
<b>Total Construction Contract</b>	\$ 293,915	\$ 273,045
Construction Contingency @ 10% for shoulders	\$ 20,912	\$ -
Construction Contingency @ 15% for storm drainage	\$ 12,720	\$ -
Project Design - consultant	\$ 54,563	\$ 54,563
Inspection Services	\$ 20,000	\$ 10,985
Other Design and Inspection Costs	\$ 10,000	\$ 2,350
Contract Administration/Project Management	\$ 20,000	\$ 21,097
1% for the Arts	\$ 2,091	\$ 1,959
<b>Total Project Budget and Cost</b>	<b>\$434,201</b>	<b>\$363,999</b>

Completion of the Phase 2 project has brought the total distance of paved shoulder along West Mercer Way to 4.6 miles, or 77% of its 6.0-mile length. Another 0.6 miles (10%) of West Mercer Way has existing separated walkway. The City's Six Year Transportation Improvement Program identifies two future West Mercer Way shoulder projects. The Council recently awarded a construction contract to construct the Phase 3 improvements in 2022 ([AB 6008](#)), and the final Phase 4 improvements are scheduled for construction in 2024 (see Exhibit 2).

## RECOMMENDED ACTION

Accept the completed Roadside Shoulder Improvements West Mercer Way Phase 2 project and authorize staff to close out the project.



# CITY OF MERCER ISLAND KING COUNTY WASHINGTON



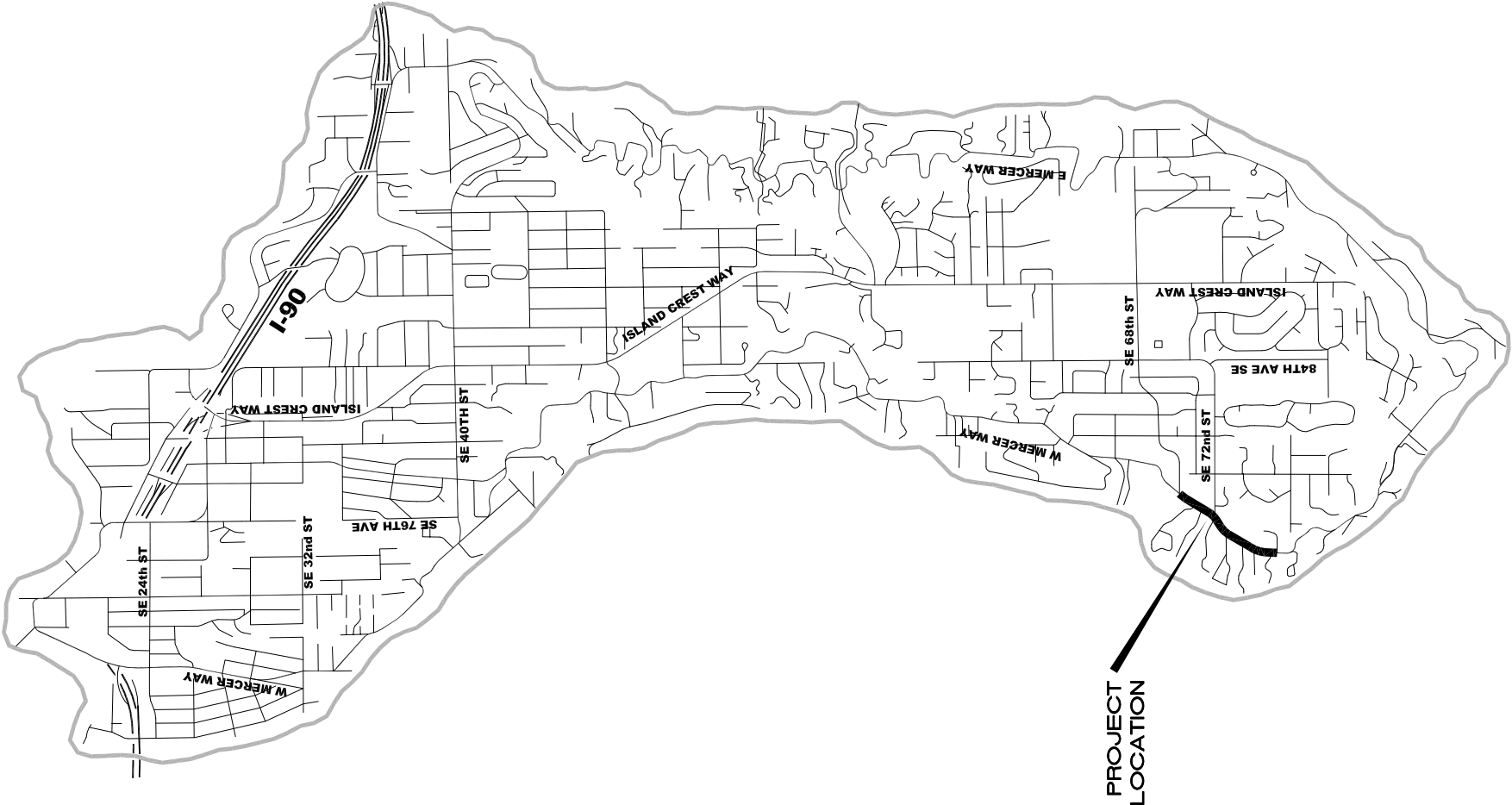
## ROADSIDE SHOULDER IMPROVEMENTS WEST MERCER WAY PHASE 2

7000 BLOCK TO 7400 BLOCK

PROJECT NO. XR543C

BID DOCUMENT

NOVEMBER 2019



### SHEET INDEX

- |       |                                  |
|-------|----------------------------------|
| 1     | COVER                            |
| 2     | NOTES AND LEGENDS                |
| 3     | TYPICAL SECTIONS                 |
| 4-10  | ROADWAY AND UTILITIES PLANS      |
| 11-14 | CHANNELIZATION AND SIGNING PLANS |
| 15-17 | DETAILS                          |

# Current Pedestrian & Bicycle Facilities (PBF) on the Mercer Ways

- Paved Roadside Shoulder
- Sidewalks or Paths
- No Facility

May 2021

WMW Phase 3  
Proposed for 2022

WMW Phase 2  
Completed March 2020

WMW Phase 4  
Proposed for 2024

EMW Phase 11  
Proposed for 2026





## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6029**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6029: Ratifying King County Countywide Planning Policies	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Approve Resolution No. 1620 ratifying King County Countywide Planning Policies.	<input checked="" type="checkbox"/> Action Needed:
		<input type="checkbox"/> Motion
		<input type="checkbox"/> Ordinance
		<input checked="" type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Community Planning and Development
<b>STAFF:</b>	Jeff Thomas, Interim Director Adam Zack, Senior Planner
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. City of Mercer Island Resolution No. 1620 2. King County Ordinance No. 19384 3. Letter from King County Council 4. 2021 King County Urban Growth Capacity Report
<b>CITY COUNCIL PRIORITY:</b>	n/a

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

### SUMMARY

The Metropolitan King County Council amended the King County Countywide Planning Policies (CPPs) and established 2044 growth targets for cities throughout the County on December 14, 2021. Notice from the County was provided to cities on January 6, 2022 requesting ratification of the updated CPPs within 90 days. The updates to the CPPs will be complete once a qualifying number of cities ratify. Mercer Island can ratify the updated CPPs through approval of Resolution No. 1620 (Exhibit 1).

- The King County CPPs were amended by King County Ordinance 19384 (Exhibit 2);
- The King County Council updated the CPPs and set growth targets that are consistent with VISION 2050, the regional plan for growth developed by the Puget Sound Regional Council (PSRC);
- The amended CPPs establish the planning framework for jurisdictions through the County;
- New housing and employment growth targets through 2044 are established in Table DP-1 (Exhibit 2, page 23);
- Mercer Island's housing growth target is 1,239 new housing units by the year 2044. The housing growth target did not change from the previous target;



- Mercer Island's employment growth target is 1,300 new jobs added by the year 2044. This represents an increase of 140 jobs over the previous target; and
- The Comprehensive Plan update will focus on incorporating the new housing and employment growth targets into the *Plan* to maintain GMA compliance.
- The City Council proposed action is to review and approve Resolution No. 1620, ratifying the CPPs updates. Should City Council approve Resolution No. 1620, the City Clerk will transmit the approved resolution to the Clerk of King County Council, notifying the County that the City has ratified the Countywide Planning Policies updates. This transmittal will conclude the ratification process.

## BACKGROUND

The Washington State Growth Management Act (GMA) establishes a tiered planning process that incorporates multi-county planning, county-wide planning, and local planning with the goal of creating coordinated, consistent plans for growth across regions. The GMA also requires counties and incorporated jurisdictions to maintain a valid Comprehensive Plan that is consistent with regional plans and guides community building and future growth of a jurisdiction for a 20-year period.

Periodic review and updates to the Comprehensive Plan are required and recent legislative amendments now require these updates every 9-years. The last periodic update to the Mercer Island Comprehensive Plan was completed in 2015, planning to 2035.

Mercer Island is now in the early phases of the next periodic update, which is scheduled to be completed by June 30, 2024 and will cover the planning period of 2024-2044. The King County CPPs and growth targets provide the basis for many of the required updates to the Comprehensive Plan.

Beginning in 2019, the Puget Sound Regional Council (PSRC) and King County have led processes to update the regional and countywide plans, in anticipation of the June 2024 deadline for local Comprehensive Plan updates. The following actions have now been completed:



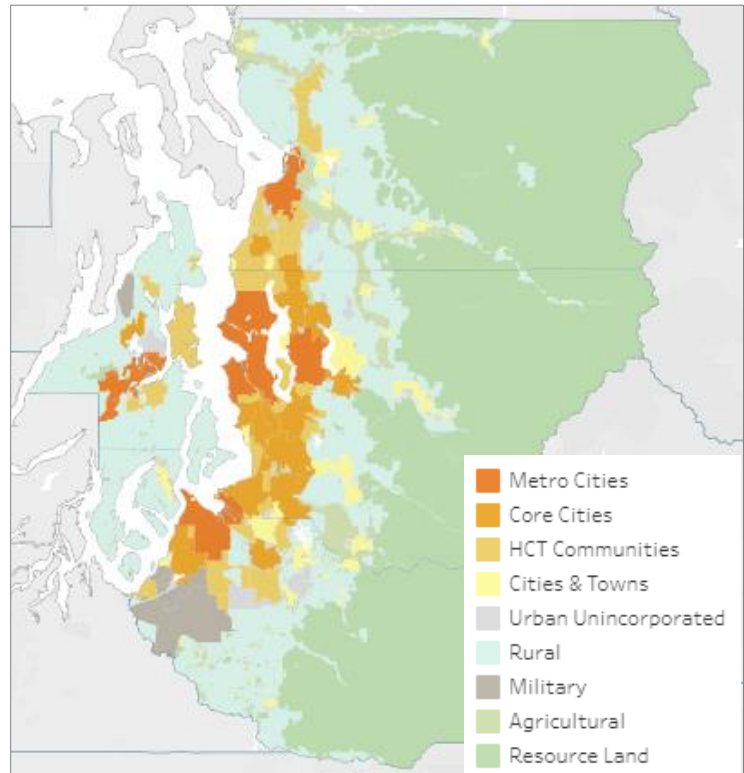
- October 29, 2020 – The PSRC General Assembly adopted *Vision 2050*. *Vision 2050* is a regional plan that coordinates growth among King, Pierce, Snohomish, and Kitsap counties;
- *Vision 2050* established multicounty planning policies that called for King County to update its Countywide Planning Policies (CPPs), including new growth targets;
- With data inputs and technical support from local jurisdictions and consultants, King County staff conducted data analysis and drafted the Urban Growth Capacity Report (UGC Report);
- King County jurisdictions caucused in groups established based upon the regional geographies identified in *VISION 2050*. Within each caucus, jurisdictions allocated projected growth into housing and employment targets for each jurisdiction through a consensus process;

- June 23, 2021 – The King County Growth Management Planning Council (GMPC) recommended amendments to the CPPs. The GMPC is a regional policy body comprised of elected officials from local governments within King County charged with review and recommending amendments to the CPPs;
- December 14, 2021 – The King County Council adopted the UGC Report; and
- December 14, 2021 – The King County Council adopted Ordinance 19384, which amended the CPPs.

### VISION 2050

**VISION 2050** is the Puget Sound region's plan for future growth, covering Snohomish, King, Pierce, and Kitsap Counties. It defines roles for different types of places in accommodating the region's population and employment growth, which inform regional plans, countywide growth targets and local comprehensive plans. VISION 2050 identifies six place types or "regional geographies" including Metropolitan Cities, Core Cities, High-Capacity Transit Communities (HCT), Cities & Towns, Urban Unincorporated and Rural.

Within each county, each of the regional geographies has a growth allocation for both housing and employment. VISION 2050 focuses growth in the areas best able to accommodate, directing 65% of the region's population growth and 75% of the region's job growth into urban centers and near high-capacity transit.



The City of Mercer Island is assigned to the HCT regional geography within King County, along with 6 other cities – Des Moines, Kenmore, Lake Forest Park, Newcastle, Shoreline, and Woodinville, as well as 3 planned annexation areas – Federal Way, North Highline, and Renton. The King County HCT regional geography is allocated growth projections of 92,000 people and 40,000 jobs.

Area	Metropolitan Cities	Metro pct	Core Cities	Core pct	High Capacity ...	HCT pct	Cities & Towns	CT pct	Urban Unincorporated	UU pct	Rural	Rural pct
King	381,000	44%	346,000	40%	92,000	11%	44,000	5.0%	4,000	0%	6,000	1.0%
Kitsap	33,000	34%	15,000	16%	34,000	36%	0	0.0%	6,000	6%	8,000	8.0%
Pierce	137,000	38%	85,000	23%	77,000	21%	25,000	7.0%	29,000	8%	11,000	3.0%
Snohomish	87,000	20%	50,000	12%	210,000	50%	40,500	9.5%	18,000	4%	18,500	4.5%
Region	637,000	36%	496,000	28%	413,000	24%	109,000	6.0%	57,000	3%	43,000	2.0%

### Urban Growth Capacity Report

In its January 6, 2022 letter (Exhibit 3), the King County Council requested the City review the 2021 *Urban Growth Capacity Report* (UGC Report) (Exhibit 4). The UGC Report analyzes development capacity in each jurisdiction between 2019 and 2035. It considers factors like current levels of development, achieved density and intensity, zoning regulations, and environmental constraints. City staff contributed to preparation of the UGC through data collection and fulfilling technical information requests.

In the City of Mercer Island profile in Chapter 7 (Exhibit 4, page 165), the UGC Report finds that the City has capacity for 1,607 additional dwelling units and 961 additional jobs. This is a key finding because it shows that the City has sufficient development capacity to accommodate the 2035 growth projection, and the City will not be required to adopt significant amendments to its Comprehensive Plan to increase development capacity.

#### Countywide Planning Policies

The countywide planning policies are required for counties planning under the GMA. The purpose of CPPs is stated in RCW 36.70A.210(1):

The legislature recognizes that counties are regional governments within their boundaries, and cities are primary providers of urban governmental services within urban growth areas. For the purposes of this section, a "countywide planning policy" is 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 this chapter. This framework shall ensure that city and county comprehensive plans are consistent as required in RCW 36.70A.100. Nothing in this section shall be construed to alter the land-use powers of cities.

One of the principal functions of the CPPs is establishing growth targets for all cities within the County. Setting growth targets at the county level ensures that comprehensive plans throughout the County are using consistent assumptions about growth through the planning period. The growth targets are derived from regional projections for population and employment growth included in VISION 2050. These projections are allocated to regional geographies within each county via the Multicounty Planning Policies.

Within King County, jurisdictions within each of these regional geographies met in the first half of 2021 to review draft data from the UGC Report and to allocate the growth projections for the HCT regional geography to each jurisdiction. After caucusing with the HCT jurisdictions over the course of several meetings, the group established growth targets for each jurisdiction via a consensus process. The resulting growth targets are expressed in number of new housing units for housing growth and new jobs for employment growth. The targets were later included in the GMPC's recommended amendments to the CPPs and the CPPs were subsequently adopted by the King County Council. The 2044 growth targets for Mercer Island are:

- 1,239 housing units, and
- 1,300 jobs (Exhibit 2, page 23, Table DP-1).

A core GMA requirement is that cities must provide enough development capacity to accommodate the forecasted growth (RCW 36.70A.115). The Mercer Island housing growth target did not increase with the amendment of the CPPs. The employment growth target increased from 1,160 jobs by 2035 to 1,300 jobs by 2044. Maintaining the existing growth targets unchanged was a point of emphasis for the City in negotiating the growth targets in the HCT caucus. One implication of having a housing growth target that is unchanged and an employment target that modestly increased since the last Comprehensive Plan periodic review is that the upcoming periodic review will not require significant changes to land use designations, densities, or zoning. This greatly simplifies the periodic update because the *Plan* already accounts for the projected growth.

**RESOLUTION NO. 1620**

The Metropolitan King County Council amended the King County CPPs and established 2044 growth targets for cities throughout the County on December 14, 2021 (King County Ordinance 19384, Exhibit 2). Notice that the County had amended the CPPs was sent to cities on January 6, 2022 (Exhibit 3). The amendments to the CPPs become effective once they are ratified by 70 percent of cities representing 30 percent of the population in the County. Cities have 90 days to ratify or take action to disapprove of the amendments. The ratification deadline is April 6, 2022. The Mercer Island City Council can ratify the amended CPPs by approving Resolution No. 1620 as presented (Exhibit 1).

**NEXT STEPS**

At the March 1, 2021 meeting, the City Council will have the opportunity to review and approve Resolution No. 1620, ratifying the CPPs updates. Should City Council approve Resolution No. 1620, the City Clerk will transmit the approved resolution to the Clerk of King County Council, notifying the County that the City has ratified the Countywide Planning Policies updates. This transmittal would conclude the ratification process.

**RECOMMENDATION**

Approve Resolution No. 1620 to ratify the King County Countywide Planning Policies updates.

**CITY OF MERCER ISLAND  
RESOLUTION NO. 1620**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON  
RATIFYING PROPOSED AMENDMENTS TO THE KING COUNTY  
COUNTYWIDE PLANNING POLICIES TO IMPLEMENT THE PUGET SOUND  
REGIONAL COUNCIL VISION 2050 PLAN AND SETTING GROWTH TARGETS  
FOR CITIES IN KING COUNTY.**

WHEREAS, the Growth Management Act (GMA) was adopted by the WA State Legislature; and

WHEREAS, the GMA requires counties in Washington State to adopt and periodically review countywide planning policies (CPPs); and

WHEREAS, cities planning under GMA must coordinate planning efforts with surrounding jurisdictions; and

WHEREAS, on December 14, 2021, the Metropolitan King County Council adopted Ordinance No. 19384 amending and ratifying the King County CPPs; and

WHEREAS, the CPPs adopted by King County Ordinance No. 19384 establish housing and employment growth targets for cities within King County; and

WHEREAS, the CPPs establish a housing growth target for the City of Mercer Island at 1,239 new housing units by the year 2044; and

WHEREAS, the CPPs establish an employment growth target for the City of Mercer Island at 1,300 jobs by the year 2044; and

WHEREAS, CPP FW-1(e) requires that amendments to the CPPs be ratified within 90 days by cities and towns representing at least 70 percent of the county population and 30 percent of those jurisdictions; and

WHEREAS, ratification of the CPPs can be accomplished by an affirmative vote of the City Council; and

WHEREAS, on January 6, 2022, the City was notified that the County had amended the CPPs and that the deadline for ratification was April 6, 2022; and

WHEREAS, on March 1, 2022, the Mercer Island City Council was briefed on the proposed amendments to the King County CPPs and the 2044 housing and employment growth targets; and

WHEREAS, the Community Planning and Development Department recommends the ratification of the CPPs established by King County Ordinance No. 19384;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

**Section 1.** The Countywide Planning Policies adopted by King County Ordinance No. 19384 are hereby ratified by the City of Mercer Island.

**Section 2.** The Mercer Island City Council directs the City Clerk to transmit a copy of this Resolution to the Clerk of the King County Council.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON THE 1ST DAY OF MARCH 2022.

CITY OF MERCER ISLAND

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Salim Nice, Mayor

ATTEST:

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Andrea Larson, City Clerk

**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report****Ordinance 19384****Proposed No. 2021-0254.3****Sponsors Dembowski**

1 AN ORDINANCE relating to adoption and ratification of  
2 the 2021 King County Countywide Planning Policies.

3 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

4 **SECTION 1. Findings:**

5 A. On October 29, 2020, the Puget Sound Regional Council General Assembly  
6 adopted VISION 2050 and the Multicounty Planning Policies.

7 B. The Multicounty Planning Policies call for the Countywide Planning Policies  
8 to be updated, where necessary, before December 31, 2021.

9 C. On June 23, 2021, the Growth Management Planning Council approved  
10 Motion 21-1 recommending the 2021 King County Countywide Planning Policies to the  
11 King County council.

12 D. Technical changes made by the King County council streamline and  
13 strengthen the 2021 King County Countywide Planning Policies.

14 E. Workplan items relating to the Affordable Housing Committee and Growth  
15 Management Planning Council review of the four-to-one program implement VISION  
16 2050 and the Countywide Planning Policies.

17 F. Changes to city of Sammamish growth targets reflect updated conditions that  
18 impact capacity in the jurisdiction.

Ordinance 19384

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19           SECTION 2. The 2021 King County Countywide Planning Policies, Attachment  
20 A to this ordinance, is hereby adopted by King County and ratified on behalf of the  
21 population of unincorporated King County.

22           SECTION 3.

23           A. Growth Management Planning Council Motion 21-1 included a workplan item  
24 for the Affordable Housing Committee of the Growth Management Planning Council.  
25 The County shall submit to the Affordable Housing Committee the following workplan  
26 items for review, consideration, and recommendation:

- 27           1. Monitor and report jurisdictional housing supply, housing affordability,  
28 housing needs and income-restricted housing levels, including disparities between  
29 subregions and comparisons to established subregional or jurisdictional affordable  
30 housing needs, through the Regional Affordable Housing dashboard and reporting;
- 31           2. Establish subregional or jurisdictional affordable housing needs, informed by  
32 local data and the data and methodology provided by the Washington state Department of  
33 Commerce;
- 34           3. Recommend to the Growth Management Planning Council an accountability  
35 and implementation framework for equitably meeting affordable housing needs across the  
36 region. The Affordable Housing Committee will consider, at a minimum, the range of  
37 development patterns chapter and housing chapter amendments proposed by Growth  
38 Management Planning Council members in June 2021 regarding understanding and  
39 accommodating housing need, holding jurisdictions accountable and allocating resources;  
40 and



Ordinance 19384

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41           4. Recommend to the Growth Management Planning Council any Countywide  
42 Planning Policy amendments necessary to implement their recommendations.

43           B. Complete its housing needs work by the end of 2022 and submit a staff report  
44 to the Growth Management Planning Council quarterly in 2022 to provide an update the  
45 on its progress.

46           SECTION 4.

47           A. The county's four-to-one program has been effective in implementing Growth  
48 Management Act goals to reduce sprawl and encourage retention of open space. There  
49 have been previous efforts to update the four-to-one program as part of the 2020 King  
50 County Comprehensive Plan update and 2021 Countywide Planning Policies update.  
51 There is a need to comprehensively review the Countywide Planning Policies ("the  
52 CPPs"), King County Comprehensive Plan ("KCCP") and King County Code ("KCC") to  
53 ensure the three documents are consistent and reflect countywide growth management  
54 goals, including collaboration with cities affected by the program.

55           B. The executive shall review the four-to-one program as follows:

56           1. Analyze all projects approved under the four-to-one program and evaluate the  
57 performance of those projects against the program's goals of reducing sprawl and  
58 preserving open space;

59           2. Consider the following potential amendments to the four-to-one program. The  
60 review shall also include proposed procedural improvements to make it clearer how four-  
61 to-one program projects are applied for, reviewed, approved and monitored after  
62 approval. The potential amendments to be considered include, but are not limited to:

Ordinance 19384

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63           a. whether the four-to-one program should require projects be contiguous with  
64 the 1994 urban growth area boundary, later adopted boundaries through subsequent joint  
65 planning processes between the county and cities, or some combination thereof;

66           b. whether the four-to-one program should allow reduced open space  
67 dedication if a proposal contains lands with high ecological value, such as lands that  
68 could provide for high-value floodplain restoration, riparian habitat or working resource  
69 lands;

70           c. whether the four-to-one program should allow for noncontiguous open space  
71 preservation;

72           d. whether the four-to-one program should allow facilities, such as roads or  
73 stormwater, that serve the new urban area to be located in the Rural Area;

74           e. whether the four-to-one program should allow nonresidential and  
75 multifamily residential projects; and

76           f. whether the four-to-one program should allow projects that are not likely to  
77 be annexed in a timely manner;

78           3. Develop and recommend to the county council changes to the CPPs, KCCP  
79 and KCC, in consultation with the IJT and based on Growth Management Planning  
80 Council review identified in subsection B.4 of this section; and

81           4. Submit to the Growth Management Planning Council in 2022 the following  
82 items for review, consideration and recommendation:

83           a. previously adopted goals and criteria of the four-to-one program;

84           b. findings of the analyses in subsection B.1. and 2. of this section; and

Ordinance 19384

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85 c. potential changes to the CPPs, KCCP and KCC necessary to implement  
86 improvements to the four-to-one program.

87 C. Executive staff shall regularly update and consult with the offices of the  
88 councilmembers representing the county on the GMPC, the chair and vice-chair of the  
89 local services committee, or its successor, and the chair and vice-chair of the mobility and  
90 environment committee, or its successor, throughout the process.

91 D. The executive recommended CPPs, KCCP and KCC changes and a GMPC  
92 motion that makes recommendations on the four-to-one program shall be completed no  
93 later than January 1, 2023, shall be included in the public review draft and State  
94 Environmental Policy Act environmental impact statement for the 2024 Comprehensive  
95 Plan Update, and shall be transmitted to the council as part of the 2024 Comprehensive  
96 Plan update.

97 **SECTION 5. Severability.** If any provision of this ordinance or its application to

Ordinance 19384

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

Ordinance 19384 was introduced on 7/27/2021 and passed as amended by the Metropolitan King County Council on 12/14/2021, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

DocuSigned by:

*Claudia Balducci*

7E1C273CE9994B6...

Claudia Balducci, Chair

ATTEST:

DocuSigned by:

*Melani Pedroza*

C267B914088E4A0...

Melani Pedroza, Clerk of the Council

APPROVED this \_\_\_\_ day of 12/27/2021, \_\_\_\_.

DocuSigned by:

*Dow Constantine*

4FBCAB8196AE4C6...

Dow Constantine, County Executive

**Attachments:** A. 2021 King County Countywide Planning Policies, dated November 30, 2021, updated 12/14/2021

**19384 Attachment A, updated 12/14/2021**

# **2021 King County Countywide Planning Policies**

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November 30, 2021

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## LAND ACKNOWLEDGMENT

The Countywide Planning Policies guide how King County jurisdictions work together and plan for growth that will occur on the ancestral lands of the Coast Salish peoples. In respect for and acknowledgment of their legacy, the Countywide Planning Policies seek to create a livable, equitable, and sustainable home for current and future generations.

## INTRODUCTION

### The King County Countywide Planning Policies

The Countywide Planning Policies (CPPs) create a shared and consistent framework for growth management planning for all jurisdictions in King County in accordance with RCW 36.70A.210, which requires the legislative authority of a county to adopt a countywide planning policy in cooperation with cities located in the county. The comprehensive plan for King County and the comprehensive plans for cities and towns in King County are developed from the framework that the CPPs establish. The 2021 Countywide Planning Policies were designed to provide guidance in advance of the 2024 statutory update of comprehensive plans to incorporate changes to the regional policy framework and to reflect new priorities addressing equity and social justice within our communities.

The CPPs implement VISION 2050, which is the region's plan for growth. VISION 2050 is a product of a regional planning process led by the Puget Sound Regional Council (PSRC), an association of cities, towns, four counties (King, Kitsap, Pierce, and Snohomish), ports, tribes, and state agencies. By 2050, the region's population is projected to reach 5.8 million people. The region's vision for 2050 is to provide exceptional quality of life, opportunity for all, connected communities, a spectacular natural environment, and an innovative, thriving economy.

King County is home to 39 cities, all of which have a role in accommodating the approximately 660,000 people and 490,000 jobs projected to come to King County by 2044.

### The Growth Management Planning Council

The Growth Management Planning Council (GMPC) brings together elected officials from King County and the cities and develops and recommends the CPPs to the King County Council. The GMPC is chaired by the King County Executive and includes members from the King County Council, the Mayor of Seattle, members from the Seattle City Council, representatives from the other 38 cities in King County through the Sound Cities Association, and ex-officio membership from special purpose districts, school districts, and the Port of Seattle.

The GMPC is supported by the Interjurisdictional Staff Team (IJT), which reflects the membership of the GMPC. The IJT is comprised of senior planning staff from King County and the cities. The IJT operates on a consensus basis and prepares all documents for GMPC review and consideration.

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The Countywide Planning Policies and all amendments to the CPPs become effective following approval by the GMPC, adoption by the King County Council, and ratification by King County cities.

**About the 2021 Update**

With the update to VISION 2050 and the approaching 2024 statutory update of comprehensive plans, King County jurisdictions updated the Countywide Planning Policies for the next decade. Recognizing the existing Countywide Planning Policies as a starting place for the update, the Growth Management Planning Council approved Guiding Principles to establish the context and parameters for the update. The Guiding Principles call for a limited scope to the update based on the following:

- 2012 Countywide Planning Policies
- Centering social equity and health
- Integrating regional policy and legislative changes
- Providing clear, concise, and actionable direction for comprehensive plans
- Implementing the Regional Growth Strategy with 2044 growth targets that form the land use basis for periodic comprehensive plan updates

**Equity and Social Justice**

The GMPC approved the guiding principle of “centering social equity and health” in the Countywide Planning Policies. As noted in VISION 2050, historical land use and housing policies have played a role in creating and maintaining racial inequities. While some explicitly discriminatory laws have been overturned, their legacy and effects have remained, preventing Black, Indigenous, and other People of Color communities from sharing the recent prosperity of the county. Centering equity and health in the CPPs will continue through improvements to policies and resource allocation that explicitly counter and remedy disparities in determinants of equity and are informed by those most affected by these disparities. The policies’ collective vision for the county’s shared future will have a significant effect on local plans that shape how jurisdictions allocate public resources and set policy to achieve a future where everyone enjoys a safe and healthy place to live, work, and play.

**King County Demographics and Geography**

King County is the most populous county in Washington State and the 13<sup>th</sup> most populous county in the nation. In 2021, King County is home to about 2.3 million people and 1.5 million jobs. King County’s population continues to diversify each year. In 2019, People of Color communities comprised 40 percent of the population, 23 percent of the population was born outside the United States, and 28 percent of people over age five spoke a language other than

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English at home. People under 18 comprise 20 percent of the population, while seniors over 65 comprise about 14 percent of the population.

King County's land area is 2,130 square miles and is characterized by cities large and small, by beautiful scenery and geographic variety, stretching from the Puget Sound in the west to the crest of the Cascade Mountains in the east. King County has a variety of working farms and forestlands, as well as a significant open space network.

## VISION AND FRAMEWORK

### Vision for King County 2050

It is the year 2050 and our county has changed significantly in the roughly 60 years that have elapsed since the first Countywide Planning Policies were adopted in 1992. In 2050,

- Communities across King County are welcoming places where every person can thrive.
- All residents have access to opportunity and displacement from development is lessened.
- The cities are vibrant and inviting hubs for people with a safe, affordable, and efficient transportation system that connects people to the places they want to go.
- Housing is characterized by a full range of options that are healthy, safe, affordable, and open to all.
- The county's critical areas are protected and have been restored.
- Open spaces are well distributed and inviting to all users.
- The Rural Area is viable and permanently protected with a clear boundary between urban and rural areas.
- The county boasts of bountiful agricultural areas and productive forest lands.
- The economy provides opportunities to everyone and includes Black, Indigenous, and other People of Color-owned businesses; immigrant- and women-owned businesses; locally owned businesses; and global corporations.

### Framework Policies

Unless otherwise noted, the Countywide Planning Policies apply to the Growth Management Planning Council, King County, and all 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 FW-1 below describes the process for amending the Countywide Planning Policies.

**FW-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-16 through DP-18;

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- 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.

**FW-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, as well as reducing disparities in equity and health outcomes for King County residents. 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, countywide, and local needs is extremely complex.

**FW-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 countywide and local needs when making funding determinations.

**FW-4** Support fiscal sustainability of Rural Areas. Rural Areas provide an overall benefit for all residents of King County and strategies to fund infrastructure and services in Rural Areas may be needed to support a defined rural level of service.

*2021 King County Countywide Planning Policies***Consistency**

The Countywide Planning Policies provide a common framework for local planning and each jurisdiction is required to update its comprehensive plan to be consistent with the Countywide Planning Policies. The full body of the Countywide Planning Policies is to be considered for decision-making within the context of each city's needs and situations.

**FW-5** Adopt comprehensive plans that are consistent with the Countywide Planning Policies as required by the Growth Management Act.

**Equity**

The Countywide Planning Policies coordinate planning for a more equitable future where all King County residents have access to housing, transportation, education, employment choices, and open space amenities regardless of their race, social, or economic status. Through their comprehensive plans, jurisdictions will create targeted policies and strategies unique to their local circumstances to achieve this goal.

**FW-6** Enable culturally and linguistically appropriate equitable access to programs and services and help connect residents to service options, particularly for those most disproportionately cost-burdened or historically excluded.

**FW-7** Develop and use an equity impact review tool when developing plans and policies to test for outcomes that might adversely impact Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low incomes; people with disabilities; and communities with language access needs. Regularly assess the impact of policies and programs to identify actual outcomes and adapt as needed to achieve intended goals.

**FW-8** Involve community groups especially immigrant, Black, Indigenous, and other People of Color communities continuously in planning processes to promote civic engagement, government accountability, transparency, and personal agency.

## 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 frontline communities and by pursuing fairness in the application of policies and regulations.

**EN-1** Incorporate environmental protection and restoration efforts including climate action, mitigation, and resilience into local comprehensive plans to ensure that the quality of the natural environment and its contributions to human health and vitality is sustained now and for future generations.

**EN-2** Develop and implement environmental strategies using integrated and interdisciplinary approaches to environmental assessment and planning, in coordination with local jurisdictions, tribes, and other stakeholders.

**EN-3** Ensure public and private projects incorporate locally appropriate, low-impact development approaches developed using a watershed planning framework for managing stormwater, protecting water quality, minimizing flooding and erosion, protecting habitat, and reducing greenhouse gas emissions.

**EN-4** Encourage the transition to a sustainable energy future by reducing demand through efficiency and conservation, supporting the development of energy management technology, and meeting reduced needs from sustainable sources.

**EN-5** Ensure all residents of the region regardless of race, social, or economic status have a clean and healthy environment. Identify, mitigate, and correct for unavoidable negative impacts of public actions that disproportionately affect those frontline communities impacted by existing and historical racial, social, environmental, and economic inequities, and who have limited resources or capacity to adapt to a changing environment.

### 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



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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 remains 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 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** Locate development and supportive infrastructure in a manner that minimizes impacts to natural features. Promote the use of traditional and innovative environmentally sensitive development practices, including design, materials, construction, and ongoing maintenance.

**EN-7** Coordinate approaches and standards for defining and protecting critical areas, especially where such areas and impacts to them cross jurisdictional boundaries.

**EN-8** Use the best available science when establishing and implementing environmental standards.

**EN-9** Develop and implement an integrated and comprehensive approach to managing fish and wildlife habitat to accelerate ecosystem recovery, focusing on enhancing the habitat of salmonids, orca, and other threatened and endangered species and species of local importance.

**EN-10** Ensure that new development, open space protection efforts, and mitigation projects support the State's streamflow restoration law. Promote robust, healthy, and sustainable salmon populations and other ecosystem functions working closely within Water Resource Inventory Areas and utilizing adopted watershed plans.

**EN-11** Enhance the urban tree canopy to provide wildlife habitat, support community resilience, mitigate urban heat, manage stormwater, conserve energy, protect and improve mental and physical health, and strengthen economic prosperity. Prioritize places where Black, Indigenous, and other People of Color communities; low-income populations; and other frontline community members live, work, and play.

*2021 King County Countywide Planning Policies***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-12** Coordinate and fund holistic flood hazard management efforts through the King County Flood Control District.

**EN-13** 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-14** Cooperate with federal, state, and regional agencies and forums to develop and implement regional levee maintenance standards that ensure public safety and protect habitat.

**Water Resources**

The flow and quality of water are 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 responsible 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-15** Encourage basin-wide approaches to wetland protection, emphasizing preservation and enhancement of the highest quality wetlands and wetland systems.

**EN-16** 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-17** Manage natural drainage systems to improve water quality and habitat functions, minimize erosion and sedimentation, protect public health, reduce flood risks, and moderate peak stormwater runoff rates. Work cooperatively among local, regional, state, national, and

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tribal jurisdictions to establish, monitor, and enforce consistent standards for managing streams and wetlands throughout drainage basins.

**EN-18** Support and incentivize environmental stewardship on private and public lands to protect and enhance habitat, water quality, and other ecosystem services, including the protection of watersheds and wellhead areas that are sources of the region's drinking water supplies.

**EN-19** Establish a multijurisdictional approach for funding and monitoring water quality, quantity, biological conditions, and outcome measures and for improving the efficiency and effectiveness of monitoring efforts.

## Open Space

**EN-20** Identify and preserve regionally significant open space networks in both Urban and Rural Areas through implementation of the Regional Open Space Conservation Plan. Develop strategies and funding to protect lands that provide the following valuable functions:

- a) Ecosystem linkages and migratory corridors crossing jurisdictional boundaries;
- b) Physical or visual separation delineating growth boundaries or providing buffers between incompatible uses;
- c) Active and passive outdoor recreation opportunities;
- d) Wildlife habitat and migration corridors that preserve and enhance ecosystem resiliency in the face of urbanization and climate change;
- e) Preservation of ecologically sensitive, scenic, or cultural resources;
- f) Urban green space, habitats, and ecosystems;
- g) Forest resources; and
- h) Food production potential.

**EN-21** Preserve and restore native vegetation and tree canopy, especially where it protects habitat and contributes to overall ecological function.

**EN-22** Provide parks, trails, and open space within walking distance of urban residents. Prioritize historically underserved communities for open space improvements and investments.

## Restoration and Pollution

**EN-23** Reduce the use of toxic pesticides, chemical fertilizers, and other products and promote alternatives that minimize risks to human health and the environment.

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**EN-24** Restore the region's freshwater and marine shorelines, watersheds, estuaries, and other waterbodies to a natural condition for ecological function and value, where appropriate and feasible.

**EN-25** Prevent, mitigate, and remediate harmful environmental pollutants and hazards, including light, air, noise, soil, and structural hazards, where they have contributed to racialized health or environmental disparities, and increase environmental resiliency in frontline communities.

**EN-26** Adopt policies, regulations, and processes, related to new or existing fossil fuel facilities, which are designed to:

- a) Protect public health, safety, and welfare from all impacts of fossil fuel facilities;
- b) Mitigate and prepare for any impacts of fossil fuel facility disasters on all communities;
- c) Protect and preserve natural ecosystems from the construction and operational impacts of fossil fuel facilities;
- d) Manage impacts on public services and infrastructure in emergency management, resilience planning, and capital spending;
- e) Ensure comprehensive environmental review, and extensive community engagement, during initial siting, modifications, and on a periodic basis; and
- f) Reduce climate change impacts from fossil fuel facility construction and operations.

## 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, also 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-27** Adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50% by 2030, 75% by 2040, and 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050. Evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees Celsius.

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**EN-28** Plan for development patterns that minimize air pollution and greenhouse gas emissions, including:

- a) Directing growth to Urban Centers and other mixed-use or high-density locations that support mass transit, encourage non-motorized modes of travel, and reduce trip lengths;
- b) Facilitating modes of travel other than single-occupancy vehicles including transit, walking, bicycling, and carpooling;
- c) Incorporating energy-saving strategies in infrastructure planning and design;
- d) Encouraging interjurisdictional planning to ensure efficient use of transportation infrastructure and modes of travel;
- e) Encouraging new development to use low emission construction practices, low or zero net lifetime energy requirements, and green building techniques; and
- f) Reducing building energy use through green building methods in the retrofit of existing buildings.

**EN-29** King County shall assess and report countywide greenhouse gas emissions associated with resident, business, and local government buildings, vehicles, and solid waste at least every two years. King County shall update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption at least every five years. King County shall also develop city-specific emissions inventories and data, in partnership with cities.

**EN-30** Promote energy efficiency, conservation methods, sustainable energy sources, electrifying the transportation system, and limiting vehicle miles traveled to reduce air pollution, greenhouse gas emissions, and consumption of fossil fuels to support state, regional, and local climate change goals.

**EN-31** Address rising sea water by siting and planning for relocation of hazardous industries and essential public services away from the 500-year floodplain.

**EN-32** Protect and restore natural resources such as forests, farmland, wetlands, estuaries, and the urban tree canopy, which sequester and store carbon.

**EN-33** Support the production and storage of clean renewable energy.

## DEVELOPMENT PATTERNS

The policies in this chapter address the location, type, 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 multimodal improvements to transportation, public services, the environment, and affordable housing, as well as how to incorporate concerns about climate change, social equity, 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 2050 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, connects people to opportunity, and protects Rural and Natural Resource Lands.*

The Countywide Planning Policies designate land as Urban, Rural, or Natural Resource. The Generalized Land Use Categories Map in Appendix 1 shows the Urban Growth Area boundary and Urban, Rural, and Natural 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** Designate all lands within King County as one of the following. In each of these designations, critical areas may exist and these are to be conserved through regulations, incentives, and programs.

- a) Urban land within the Urban Growth Area, where new growth is focused and accommodated;
- b) 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
- c) Natural Resource land, where permanent regionally significant agricultural, forestry, and mining lands are preserved.

### Urban Growth Area

The Urban Growth Area encompasses all 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 2050, 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.

The pattern of growth within the Urban Growth Area implements the Regional Growth Strategy through the allocation of targets to local jurisdictions. The targets create an obligation to plan

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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, and helps ensure equitable governance and service provision.

Urban form and development within the Urban Growth Area are important settings to provide people with access to jobs and housing, choices to engage in more physical activity, eat healthy food, and minimize exposure to harmful environments and substances. Access to sidewalks and pathways, healthy food, and open space is not shared equally across the urban area. Historical underinvestment in neighborhoods where Black, Indigenous, and other People of Color communities have been concentrated and exclusion of these communities from high-opportunity areas persists today. The stability and sustainability of the Urban Growth Area depend on fostering development patterns that provide access to opportunity for all.

**Goal Statement:** *The Urban Growth Area boundary is stable and capacity within it shall increase over time to accommodate growth consistent with the Regional Growth Strategy and growth targets through land use patterns and practices that create vibrant, equitable, and sustainable communities.*

### **Urban Lands**

**DP-2** Prioritize housing and employment growth in cities and centers within the Urban Growth Area, where residents and workers have higher access to opportunity and high-capacity transit. 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 schools, and parks and open space. The Urban Growth Area will include a mix of uses that are convenient to and support public transportation to reduce reliance on single-occupancy vehicle travel for most daily activities.

**DP-3** Develop and use residential, commercial, and manufacturing land efficiently in the Urban Growth Area to create healthy, vibrant, and equitable urban communities with a full range of urban services, and to protect the long-term viability of the Rural Area and Natural Resource

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Lands. Promote the efficient use of land within the Urban Growth Area by using methods such as:

- a) Directing concentrations of housing and employment growth to high opportunity areas like designated centers and transit station areas, consistent with the numeric goals in the Regional Growth Strategy;
- b) Encouraging compact and infill development with a mix of compatible residential, commercial, and community activities;
- c) Providing opportunities for greater housing growth closer to areas of high employment to reduce commute times;
- d) Optimizing the use of existing capacity for housing and employment;
- e) Redeveloping underutilized lands, in a manner that considers equity and mitigates displacement; and
- f) Coordinating plans for land use, transportation, schools, capital facilities and services.

**DP-4** Focus housing growth in the Urban Growth Area within cities, designated regional centers, countywide centers, locally designated local centers, areas of high employment, and other transit supported areas to promote access to opportunity. Focus employment growth within designated regional and countywide manufacturing/industrial centers and within locally designated local centers.

**DP-5** Reduce greenhouse gas emissions through land use strategies that promote a mix of housing, employment, and services at densities sufficient to encourage walking, bicycling, transit use, and other alternatives to auto travel, and by locating housing closer to areas of high employment.

**DP-6** Adopt land use and community investment strategies that promote public health and address racially and environmentally disparate health outcomes and promote access to opportunity. Focus on residents with the highest needs in providing and enhancing opportunities for employment, safe and convenient daily physical activity, social connectivity, protection from exposure to harmful substances and environments, and housing in high opportunity areas.

**DP-7** Plan for street networks that provide a high degree of connectivity to encourage walking, bicycling, transit use, and safe and healthy routes to and from public schools.

**DP-8** Increase access to healthy and culturally relevant food in communities throughout the Urban Growth Area by encouraging the location of healthy food purveyors, such as grocery stores, farmers markets, urban agriculture programs, and community food gardens in proximity to residential uses and transit facilities, particularly in those areas with limited access to healthy food.



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**DP-9** Designate Urban Separators as permanent low-density incorporated and unincorporated areas within the Urban Growth Area. Urban Separators are intended to protect Natural 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 FW-1. Designated Urban Separators within cities and unincorporated areas are shown in the Urban Separators Map in Appendix 3.

**DP-10** No new Fully Contained Communities shall be approved in unincorporated King County.

**DP-11** When large mixed-use developments are proposed adjacent to the Rural Area, permitting cities shall collaborate with King County during the review process to avoid and mitigate impacts on the surrounding Rural Area and Natural Resource Lands.

### ***Growth Targets***

Under the Growth Management Act, King County, in coordination with the cities in King County, adopts growth targets for the ensuing 20-year planning period. Growth targets are policy statements about the amount of housing and employment growth each jurisdiction is planning to accommodate within its comprehensive plan. Growth targets are adopted for each jurisdiction and unincorporated urban King County in the Countywide Planning Policies. Growth targets for the cities in the rural area include the incorporated area and the associated Potential Annexation Area, as shown in the map in Appendix 2.

**DP-12** GMPC shall allocate residential and employment growth to each city and urban unincorporated area in the county. This allocation is predicated on:

- a) 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, informed by the 20-year projection of housing units from the state Department of Commerce;
- b) Planning for a pattern of growth that is consistent with the Regional Growth Strategy including focused growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas, limited development in the Rural Area, and protection of designated Natural Resource Lands;
- c) Efficiently using existing zoned and future planned development capacity as well as the capacity of existing and planned infrastructure, including sewer, water, and stormwater systems;
- d) 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;

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- e) Improving jobs/housing balance consistent with the Regional Growth Strategy, both between counties in the region and within subareas in the county;
- f) Promoting opportunities for housing and employment throughout the Urban Growth Area and within all jurisdictions in a manner that ensures racial and social equity;
- g) Allocating growth to Potential Annexation Areas within the urban unincorporated area proportionate to their share of unincorporated capacity for housing and employment growth.

**DP-13** The Growth Management Planning Council shall:

- a) Update housing and employment targets periodically to provide jurisdictions with up-to-date growth allocations to be used as the land use assumption in state-mandated comprehensive plan updates;
- b) Adopt housing and employment growth targets in the Countywide Planning Policies pursuant to the procedure described in policy FW-1;
- c) Create a coordinated countywide process to reconcile and set growth targets that implements the Regional Growth Strategy through countywide shares of regional housing and jobs, allocations to Regional Geographies, and individual jurisdictional growth targets;
- d) Ensure that each jurisdiction's growth targets are commensurate with their role in the Regional Growth Strategy by establishing a set of objective criteria and principles to guide how jurisdictional targets are determined;
- e) Ensure that each jurisdiction's growth targets allow it to meet the need for affordable housing for households with low-, very low-, and extremely low-incomes; and
- f) Adjust targets administratively upon annexation of unincorporated Potential Annexation Areas by cities. Growth targets for the planning period are shown in Table DP-1.

**DP-14** All jurisdictions shall accommodate housing and employment by:

- a) Using the adopted growth targets as the land use assumption for their comprehensive plan;
- b) Establishing local growth targets for regional growth centers and regional manufacturing/industrial centers, where applicable;
- c) Ensuring adopted comprehensive plans and zoning regulations provide capacity for residential, commercial, and industrial uses that is sufficient to meet 20-year growth targets and is consistent with the desired growth pattern described in VISION 2050;
- d) Ensuring adopted local water, sewer, transportation, utility, and other infrastructure plans and investments, including special purpose district plans, are consistent in location and timing with adopted targets as well as regional and countywide plans; and
- e) Transferring an accommodating unincorporated area housing and employment targets as annexations occur

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<b>Table DP-1: King County Jurisdiction Growth Targets 2019-2044</b>			
Net New Units and Jobs			
Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Metro Cities	Bellevue	35,000	70,000
	Seattle	112,000	169,500
<b>Metropolitan Cities Subtotal</b>		<b>147,000</b>	<b>239,500</b>
Core Cities	Auburn	12,000	19,520
	Bothell	5,800	9,500
	Burien	7,500	4,770
	Federal Way	11,260	20,460
	Issaquah	3,500	7,950
	Kent	10,200	32,000
	Kirkland	13,200	26,490
	Redmond	20,000	24,000
	Renton	17,000	31,780
	SeaTac	5,900	14,810
	Tukwila	6,500	15,890
<b>Core Cities Subtotal</b>		<b>112,860</b>	<b>207,170</b>
High Capacity Transit Communities	Des Moines	3,800	2,380
	Federal Way PAA	1,020	720
	Kenmore	3,070	3,200
	Lake Forest Park	870	550
	Mercer Island	1,239	1,300
	Newcastle	1,480	500
	North Highline PAA	1,420	1,220
	Renton PAA - East Renton	170	0
	Renton PAA - Fairwood	840	100
	Renton PAA - Skyway/West Hill	670	600
	Shoreline	13,330	10,000
	Woodinville	2,033	5,000
<b>High Capacity Transit Communities Subtotal</b>		<b>29,942</b>	<b>25,570</b>
<b>Table DP-1: King County Jurisdiction Growth Targets 2019-2044</b>			
Net New Units and Jobs			

## 2021 King County Countywide Planning Policies

Jurisdiction		2019-2044 Housing Target	2019-2044 Job Target
Cities and Towns	Algona	170	325
	Beaux Arts	1	0
	Black Diamond	2,900	680
	Carnation	799	450
	Clyde Hill	10	10
	Covington	4,310	4,496
	Duvall	890	990
	Enumclaw	1,057	989
	Hunts Point	1	0
	Maple Valley	1,720	1,570
	Medina	19	0
	Milton	50	900
	Normandy Park	153	35
	North Bend	1,748	2,218
	Pacific	135	75
	Sammamish	*	*
	Skykomish	10	0
	Snoqualmie	1,500	4,425
	Yarrow Point	10	0
<b>Cities and Towns Subtotal</b>		<b>15,483</b>	<b>17,163</b>
Urban Unincorporated	Auburn PAA	12	0
	Bellevue PAA	17	0
	Black Diamond PAA	328	0
	Issaquah PAA	35	0
	Kent PAA	3	300
	Newcastle PAA	1	0
	Pacific PAA	134	0
	Redmond PAA	120	0
	Sammamish PAA	194	0
	Unaffiliated Urban Unincorporated	448	400
<b>Urban Unincorporated Subtotal</b>		<b>1,292</b>	<b>700</b>
<b>Urban Growth Area Total</b>		<b>306,577</b>	<b>490,103</b>

\* Growth Management Planning Council (GMPC) Motion 21-4 established a process to revise the 2019-2044 growth targets for the City of Sammamish to reflect updated sewer capacity.

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Sammamish shall submit final growth targets to the GMPC by June 1, 2021 for action by the GMPC and recommendation to the King County Council.

**Amendments to the Urban Growth Area**

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

**DP-15** 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-16 through DP-19, 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-16** Allow amendment of the Urban Growth Area only when the following steps have been satisfied:

- a) The proposed amendment 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 FW-1.

**DP-17** 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

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- 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-18** Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:

- a) Is adjacent to the existing Urban Growth Area;
- b) For expansions based on DP-17(a) only, is no larger than necessary to promote compact development that accommodates anticipated growth needs;
- c) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- d) 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;
- e) Is not currently designated as Resource Land;
- f) 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
- g) 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-19** 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 buildable lands program conducted by the GMPC and King County.

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**DP-20** 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:

- a) To collect and analyze data on development activity, including land supply, zoning, development standards, land uses, critical areas, and capacity for residential, commercial, and industrial land uses in urban areas;
- b) To determine whether jurisdictions are achieving urban densities and planned growth consistent with comprehensive plans, countywide planning policies, and multicounty planning policies; and
- c) To evaluate the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

**DP-21** The County and the cities, through the Growth Management Planning Council, will collaboratively determine whether reasonable measures other than amending the Urban Growth Area are necessary to ensure sufficient additional capacity if a countywide urban growth capacity report, informed by local data and analysis where appropriate, determines that:

- a) The current Urban Growth Area is insufficient in capacity to accommodate the housing and employment growth targets; or
- b) Any jurisdiction:
  - 1) Contains insufficient capacity to accommodate the housing and employment growth targets;
  - 2) Has significant differences between development assumptions and growth targets and actual housing and employment growth; or
  - 3) Has not achieved urban densities consistent with the adopted comprehensive plan.

**DP-22** Jurisdictions shall adopt any necessary reasonable measures into their comprehensive plans to promote growth consistent with planned urban densities and adopted housing and employment targets. Reasonable measures should help implement local targets in a manner consistent with the Regional Growth Strategy. Jurisdictions shall report adopted reasonable measures to the GMPC and shall collaborate to provide data periodically on the effectiveness of those measures.

### ***Joint Planning and Annexation***

**DP-23** Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions, military facilities, tribal governments, ports, airports, and other related entities to avoid or mitigate the potential cross-border impacts of urban development and encroachment of incompatible uses.

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**DP-24** Designate Potential Annexation Areas in city comprehensive plans and adopt them in the Countywide Planning Policies. Affiliate all Potential Annexation Areas with adjacent cities to ensure they do not overlap or leave urban unincorporated islands between cities. Except for parcel or block-level annexations that facilitate service provision, commercial areas and residential areas shall be annexed holistically rather than in a manner that leaves residential urban unincorporated islands. Annexation is preferred over incorporation.

**DP-25** Cities and the County shall work to establish timeframes for annexation of roadways and shared streets within or between cities, but still under King County jurisdiction.

**DP-26** Facilitate the annexation of unincorporated areas that are already urbanized and are within a city's Potential Annexation Area to increase the provision of urban services to those areas. Utilize tools and strategies such as service and infrastructure financing, transferring permitting authority, or identifying appropriate funding sources to address infrastructure and service provision issues in Potential Annexation Areas.

**DP-27** Cities with Potential Annexation Areas and the County shall work to establish pre-annexation agreements that identify mutual interests and ensure coordinated planning and compatible development until annexation is feasible.

**DP-28** 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 or existing special purpose districts to coordinate the provision of a full range of urban services to areas to be annexed.

- a) For areas that have received approval for annexation from the King County Boundary Review Board, the City shall include a process that includes collaboration with King County for annexation in the next statutory update of their comprehensive plan.
- b) Jurisdictions may negotiate with one another regarding changing boundaries or affiliations of Potential Annexation Areas and may propose such changes to GMPC as an amendment to Appendix 2. In proposing any new or revised PAA boundaries or city affiliation, jurisdictions should consider the criteria in DP-30. In order to ensure that any changes can be included in local comprehensive plans, any proposals resulting from such negotiation shall be brought to GMPC for action no later than two years prior to the statutory deadline for the major plan update.

**DP-29** Strive to establish alternative non-overlapping Potential Annexation Area boundaries within the North Highline unincorporated area, where Potential Annexation Areas overlapped prior to January 1, 2009, 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



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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:
  - 1) Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or
  - 2) Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

**DP-30** Evaluate proposals to annex or incorporate urban unincorporated land based on the following criteria, as applicable:

- a) Conformance with Countywide Planning Policies including the Urban Growth Area boundary;
- b) The ability of the annexing or incorporating jurisdiction to efficiently provide urban services at standards equal to or better than the current service providers;
- c) The effect of the annexation or incorporation in avoiding or creating unincorporated islands of development;
- d) The ability of the annexing or incorporating jurisdiction to serve the area in a manner that addresses racial and social equity and promotes access to opportunity; and
- e) Outreach to community, the interest of the community in moving forward with a timely annexation or incorporation of the area.

## Centers and Station Areas

A centers strategy is the foundation for King County to achieve the Regional Growth Strategy as well as a range of other objectives, including providing a land use framework for an efficient and effective regional transit system, and guiding growth to locations planned for greater access to opportunity. Regionally designated centers, countywide centers, local centers, and the areas surrounding high-capacity transit stations provide areas of mixed-use zoning, infrastructure, and concentrations of services and amenities to accommodate both housing and employment growth.

Regionally designated centers include regional growth centers and regional manufacturing/industrial centers. There are two types of regional growth centers - metro growth centers and urban growth centers - and two types of regional manufacturing/industrial centers - industrial employment and industrial growth centers. Regional growth centers are focal points for investment and development. Manufacturing/industrial centers preserve lands

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for middle-wage jobs in basic industries and trade and provide areas where that employment may grow in the future.

Countywide growth centers serve important roles as places for concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment. Countywide industrial centers serve as important local industrial areas. These areas support living wage jobs and serve a key role in King County's manufacturing/industrial economy.

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

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

### **Regional Growth Centers**

**DP-31** Focus housing and employment growth into designated regional growth centers, at levels consistent with the Regional Growth Strategy, and at densities that maximize high-capacity transit.

**DP-32** Designate regional growth centers in the Countywide Planning Policies where city-nominated locations meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6. Regional growth centers should 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.

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

**DP-34** Evaluate the potential physical, economic, and cultural displacement of residents and businesses in regional growth centers and high-capacity transit station areas, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

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**Manufacturing/ Industrial Centers**

**DP-35** Designate and accommodate industrial employment growth in a network of regional and countywide industrial centers to support economic development and middle-wage jobs in King County. Designate these centers based on nominations from cities and after determining that:

- a) The nominated locations meet the criteria set forth in the King County Centers Designation Framework 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.

**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.

**Countywide and Local Centers**

**DP-37** Designate countywide centers in the Countywide Planning Policies where locations meet the criteria in the King County Centers Designation Framework, as adopted in Appendix 6. Countywide centers shall have zoned densities that support high-capacity transit and be located on existing or planned transit corridors.

**DP-38** Support the designation of 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.

**DP-39** Evaluate the potential physical, economic, and cultural displacement of residents and businesses in countywide and local centers, particularly for Black, Indigenous, and other People of Color communities; immigrants and refugees, low-income populations; disabled communities; and other communities at greatest risk of displacement. Use a range of strategies to mitigate identified displacement impacts.

**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 urban and natural settings to create vibrant places. These elements promote public health, include high

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quality design, context sensitive infill and redevelopment, historic preservation, and cultural awareness, as well as the interdependence of urban and rural and agricultural lands and uses.

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

**DP-40** Plan for neighborhoods or subareas to encourage infill and redevelopment, reuse of existing buildings and underutilized lands, and provision of adequate public spaces, in a manner that enhances public health, existing community character, and mix of uses. Neighborhood and subarea planning should include equitable engagement with Black, Indigenous, and other People of Color communities; immigrants and refugees; people with low-incomes; people with disabilities; and communities with language access needs.

**DP-41** Promote a high quality of design and site planning throughout the Urban Growth Area. Provide for connectivity in the street network to accommodate walking, bicycling, and transit use to promote health and well-being.

**DP-42** Preserve significant historic, visual, archeological, cultural, architectural, artistic, and environmental features, especially where growth could place these resources at risk. Support cultural resources and institutions that reflect the diversity of the community. 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 while allowing for equitable growth and development.

**DP-43** 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. Prioritize neighborhoods with historical underinvestment in green infrastructure.

**DP-44** Design communities, neighborhoods, and individual developments using techniques that reduce heat absorption, particularly in regional and countywide centers and residential neighborhoods with less tree canopy and open spaces.

**DP-45** Adopt flexible design standards, parking requirements, incentives, or guidelines that foster green building, multimodal transportation, and infill development that enhances the existing or desired urban character of a neighborhood/community. Ensure adequate code enforcement so that flexible regulations are appropriately implemented.

## Rural Area and Natural Resource Lands

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The Rural Area and Natural 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.

**Rural Area**

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 Natural Resource Lands, helps to protect commercial agriculture and timber from incompatible uses. The Rural Area, outside of the Cities in the Rural Area, is to remain in unincorporated King County and is to be provided with a rural level of service.

**Goal Statement:** *The Rural Area geography is stable and the level and pattern of growth within it provide for a variety of landscapes and open space lands, maintains diverse low-density communities, and supports rural economic activities based on sustainable stewardship of the land.*

**DP-46** Provide opportunities for residential and employment growth within Cities in the Rural Area at levels consistent with adopted growth targets. Growth levels should not create pressure for conversion of nearby Rural or Natural Resource lands, nor pressure for extending or expanding urban services, infrastructure, and facilities such as roads or sewer across or into the Rural Area. Transit service may cross non-urban lands to serve Cities in the Rural Area.

**DP-47** Limit growth in the Rural Area to prevent sprawl and the overburdening of rural services, minimize the need for new rural infrastructure, maintain rural character, and protect open spaces and the natural environment.

**DP-48** 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.

Allow limited clustering within development sites to prevent 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-49** 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

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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-50** Establish rural development standards and strategies to ensure all development protects the natural environment, including farmlands and forest lands, 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-51** Mitigate negative impacts of industrial-scale development that occurs within the Rural Area.

**DP-52** 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-53** 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 Area policies in the Countywide Planning Policies and the King County Comprehensive Plan.

### ***Natural Resource Lands***

Natural Resource Lands are designated areas with long-term commercial significance for agriculture, forestry, and mining. 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 Natural 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:*** *Natural Resource Lands are valuable long-term assets of King County and are renowned for their productivity and sustainable management.*

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**DP-54** Promote and support forestry, agriculture, mineral extraction, and other resource-based industries outside of the Urban Growth Area as part of a diverse and sustainable regional economy. Avoid redesignating Natural Resource Lands to Rural.

**DP-55** 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-56** Encourage best practices in agriculture and forestry operations for long-term protection of the natural resources and habitat.

**DP-57** Prohibit annexation of lands within designated Agricultural Production Districts or within Forest Production Districts by cities.

**DP-58** Retain the Lower Green River Agricultural Production District as a regionally designated resource that is to remain in unincorporated King County.

**DP-59** Prevent incompatible land uses adjacent to designated Natural Resource Lands to avoid interference with their continued use for the production of agricultural, mining, or forest products.

**DP-60** Support agricultural, farmland, and aquatic uses that enhance the food system, and promote 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-61** Support institutional procurement policies that encourage purchases of locally grown food products.

**DP-62** Ensure that extractive industries and industrial-scale operations on resource lands maintain environmental quality, minimize negative impacts on adjacent lands, and that an appropriate level of reclamation occurs prior to redesignation.

**DP-63** 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 Natural Resource Lands and focus urban development within the Urban Growth Area.



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**DP-64** Use transfer of development rights to shift potential development from the Rural Area and Natural Resource Lands into the Urban Growth Area, consistent with the Regional Growth Strategy. Implement transfer of development rights within King County through a partnership between the County and cities that is designed to:

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

## HOUSING

The Countywide Planning Policies in the Housing Chapter support a range of affordable, accessible, and healthy housing choices for current and future residents. Further, they respond to the legacy of discriminatory housing and land use policies and practices (e.g. redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice. These disparities affect equitable access to well-funded schools, healthy environments, open space, and employment.

The policies reflect the region's commitment to addressing the 2018 findings of the Regional Affordable Housing Task Force (Task Force). Key findings include:

- Dramatic housing price increases between 2012 and 2017 resulted in an estimated 156,000 extremely low-, very low-, and low-income households spending more than 30 percent of their income on housing (housing cost burdened); and
- Black, Hispanic, Indigenous, and extremely low-income households are among those most disproportionately impacted by housing cost burden.

While significant housing market activity is needed to reach overall King County housing growth targets, the ability of the region's housing market to address the housing needs of low-income households is limited. A large majority of the need will need to be addressed with units restricted to income-eligible households – both rent-restricted units and resale restricted homes ("income-restricted units").



Building on the Task Force’s work, this chapter establishes a countywide need for affordable housing defined as the additional housing units needed in King County by 2044 so that no household at or below 80 percent of Area Median Income (AMI) is housing cost burdened. While the need is expressed in countywide terms, housing affordability varies significantly across jurisdictions. In addressing housing needs, less affordable jurisdictions will need to take significant action to increase affordability across all income levels while more affordable jurisdictions will need to take significant action to preserve affordability. To succeed, all communities must address housing need where it is greatest - housing affordable to extremely low-income households.

When taken together, all the comprehensive plans of King County jurisdictions must “plan for and accommodate” the existing and projected housing needs of the county (RCW 36.70A.020 and 36.70A.070). The policies below set a framework for individual and collective action and accountability to meet the countywide need and eliminate disparities in access to housing and neighborhoods of choice. These policies guide jurisdictions through a four-step process:

- 1. Conduct a housing inventory and analysis;
- 2. Implement policies and strategies to meet housing needs equitably;
- 3. Measure results and provide accountability; and
- 4. Adjust strategies to meet housing needs.

**Overarching Goal:** *Provide a full range of affordable, accessible, healthy, and safe housing choices to every resident in King County. All jurisdictions work to:*

- *preserve, improve, and expand their housing stock;*
- *promote fair and equitable access to housing for all people; and*
- *take actions that eliminate race-, place-, ability-, and income-based housing disparities.*

**H-1** All comprehensive plans in King County combine to address the countywide need for housing affordable to households with low-, very low-, and extremely low-incomes, including those with special needs, at a level that calibrates with the jurisdiction’s identified affordability gap for those households and results in the combined comprehensive plans in King County meeting countywide need. The countywide need for housing in 2044 by percentage of AMI is:

30 percent and below AMI (extremely low)	15 percent of total housing supply
31-50 percent of AMI (very low)	15 percent of total housing supply
51-80 percent of AMI (low)	19 percent of total housing supply

Table H-1 provides additional context on the countywide need for housing.<sup>1</sup>

<sup>1</sup> Table H-1 includes both homeownership and rental units.

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<b>Table H-1: King County Affordable Housing Need</b>				
	<b>30% AMI</b>	<b>31% - 50% AMI</b>	<b>51% - 80% AMI</b>	<b>80% AMI</b>
<b>Housing Units by Affordability (2019)</b>				
Number of Units	44,000	122,000	180,000	346,000
As Share of Total Units	5%	13%	19%	36%
<b>Additional Affordable Housing Units Needed (2019-2044)</b>				
Additional Housing Units Needed to Address Existing Conditions <sup>2</sup>	105,000	31,000	23,000	159,000
Housing Units Needed to Address Growth Through 2044 <sup>3</sup>	39,000	32,000	33,000	104,000
<b>Total Additional Affordable Housing Units Needed</b>	<b>144,000</b>	<b>63,000</b>	<b>56,000</b>	<b>263,000</b>
<b>Total Affordable Housing Units Needed by 2044 (Includes Current Housing Units)</b>				
Number of Units	188,000	185,000	236,000	609,000
As Share of Total Units	15%	15%	19%	49%

Refer to Appendix 4 for the methodology used to calculate countywide need and 2019 jurisdictional affordability levels as compared to countywide need.

**H-2** Prioritize the need for housing affordable to households at or below 30 percent AMI (extremely low-income) by implementing tools such as:

- a) Increasing capital, operations, and maintenance funding;
- b) Adopting complementary land use regulations;
- c) Fostering welcoming communities, including people with behavioral health needs;
- d) Adopting supportive policies; and
- e) Supporting collaborative actions by all jurisdictions.

**H-3** Update existing and projected countywide and jurisdictional housing needs using data and methodology provided by the Washington State Department of Commerce, in compliance with state law.

<sup>2</sup> Estimates of additional affordable units needed to address existing cost burden and provide housing for persons experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30% AMI) allows those households to vacate units affordable within the next income category (e.g., greater than 30% AMI and less than or equal to 50% of AMI), in turn addressing needs of cost-burdened households in that income level. (Estimates shown assume that housing units equal to 1/25<sup>th</sup> of cost burdened households in each category are added annually in each income category until cost burden is eliminated; a range of estimates is possible depending on inputs to this model.)

<sup>3</sup> Estimates of housing units needed to address growth assume income distribution of households added through growth is the same as existing income distribution.

## Conduct a Housing Inventory and 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. The inventory and needs analysis, together with an evaluation of recent progress to address housing needs, helps cities identify the greatest needs and prioritize strategies to address them. Understanding the impact of discriminatory housing and land use practices and current disparities in access to housing and neighborhoods of choice helps focus policies and programs to achieve equitable housing outcomes. For example, understanding disparities in access to opportunity areas (i.e. areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil) can identify a need for increased affordability in those areas. Appendix 4 provides further guidance on conducting a housing inventory and analysis.

**H-4** Conduct an inventory and analysis in each jurisdiction of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. The inventory and analysis shall include:

- a) Affordability gap of the jurisdiction's housing supply as compared to countywide need percentages from Policy H-1 (see table H-3 in Appendix 4) and needs for housing affordable to moderate income households;
- b) Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and AMI limit (for income-restricted units);
- c) Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds, as applicable;
- d) Percentage of residential land zoned for and geographic distribution of moderate- and high-density housing in the jurisdiction;
- e) Number of income-restricted units and, where feasible, total number of units, within a half-mile walkshed of high-capacity or frequent transit service where applicable and regional and countywide centers;
- f) Household characteristics, by race/ethnicity:
  - 1) Income (median and by AMI bracket)
  - 2) Tenure (renter or homeowner)
  - 3) Size
  - 4) Housing cost burden and severe housing cost burden;
- g) Current population characteristics:
  - 1) Age by race/ethnicity;
  - 2) Disability
- h) Projected population growth;
- i) Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service, if applicable;
- j) Ratio of housing to jobs in the jurisdiction;

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- k) Summary of existing and proposed partnerships and strategies, including dedicated resources, for meeting countywide housing need, particularly for populations disparately impacted;
- l) The housing needs of people who need supportive services or accessible units, including but not limited to people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults;
- m) The housing needs of communities experiencing disproportionate harm of housing inequities including Black, Indigenous, and People of Color (BIPOC); and
- n) Areas in the jurisdiction that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments.

**H-5** Evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. Identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice.

**H-6** Document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources. Explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including zoning that may have a discriminatory effect, disinvestment, and infrastructure availability. Demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. The County will support jurisdictions in identifying and compiling resources to support this analysis.

## Collaborate Regionally

Housing affordability is important to regional economic vitality and sustainability. Housing markets do not respect jurisdictional boundaries. For these reasons, this section promotes cross-sectoral and interjurisdictional coordination and collaboration to identify and meet the housing needs of households with extremely low-, very low-, and low-incomes. Collaborative efforts, supported by the work of the Affordable Housing Committee, the Puget Sound Regional Council and other bodies, contribute to producing and preserving affordable housing and coordinating equitable, sustainable development in the county and region. Where individual jurisdictions 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. Jurisdictions with similar housing characteristics tend to be clustered geographically. Therefore, there are opportunities for efficiencies and greater impact through interjurisdictional cooperation. Such

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efforts are encouraged and can be a way to meet a jurisdiction's share of the countywide affordable housing need.

**H-7** Collaborate with diverse partners (e.g., employers, financial institutions, philanthropic, faith, and community-based organizations) on provision of resources (e.g., funding, surplus property) and programs to meet countywide housing need.

**H-8** Work cooperatively with the Puget Sound Regional Council, subregional collaborations and other entities that provide technical assistance to local jurisdictions to support the development, implementation, and monitoring of strategies that achieve the goals of this chapter.

## Implement Policies and Strategies to Meet Housing Needs Equitably

VISION 2050 encourages local jurisdictions to implement strategies to preserve, improve, and expand their housing stock to provide a range of affordable, accessible, healthy, sustainable, and safe housing choices to every resident. This section supports equitably meeting housing needs through strategies and actions that promote:

- *Distributional equity*: An individual's income race, ethnicity, immigration status, sexual orientation, ability, or income doesn't impact their ability to access housing in the neighborhood of their choice;
- *Cross-generational equity*: The impact of the housing policies we create result in fair and just distribution of benefits and burdens to future generations;
- *Process equity*: The housing policy development, decision-making, and implementation process is inclusive, open, fair, and accessible to all stakeholders; and
- *Reparative policies*: The policies implemented will actively seek to repair harms caused by racially biased policies.

The strategies are grouped by theme:

- Equitable processes and outcomes;
- Increased housing supply, particularly for households with the greatest needs;
- Expanded housing options and increased affordability accessible to transit and employment;
- Expanded housing and neighborhood choice for all residents; and
- Housing stability, healthy homes, and healthy communities

Further detail on the range of strategies for equitably meeting housing needs is contained in Table H-4 in Appendix 4.

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***Equitable Processes and Outcomes***

Working together with households most impacted by the affordable housing crisis helps to tailor solutions to best meet their needs. Taking intentional action to overcome past and current discriminatory policies and practices helps to reduce disparities in access to housing and neighborhoods of choice.

**H-9** Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing, and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.

**H-10** Adopt intentional, targeted actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6). Promote equitable outcomes in partnership with communities most impacted.

***Increased Housing Supply, Particularly for Households with the Greatest Needs***

VISION 2050 encourages local cities to adopt best practices and innovative techniques to meet housing needs. Meeting the countywide affordable housing need will require actions, including commitment of substantial financial resources, by a wide range of private for profit, non-profit, and government entities. Multiple tools will be needed to meet the full range of needs in any given jurisdiction.

**H-11** Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.

**H-12** Identify sufficient capacity of land for housing including, but not limited to income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.

**H-13** Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.

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**H-14** Prioritize the use of local and regional resources (e.g., funding, surplus property) for income-restricted housing, particularly for extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.

***Expanded Housing Options and Increased Affordability Accessible to Transit and Employment***

The Regional Growth Strategy accommodates growth in urban areas, focused in designated centers and near transit stations, to create healthy, equitable, vibrant communities well-served by infrastructure and services. As the region invests in transit infrastructure, it must also support affordability in transit areas.

Lack of housing affordability negatively impacts the region's resilience to climate change as people are forced to live far from work, school, and transit, which contributes to climate change through increased transportation emissions and sprawl.

**H-15** Increase housing choices for everyone, particularly those earning lower wages, that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and development regulations in place that allow and encourage housing production at levels that improve jobs-housing balance throughout the county across all income levels.

**H-16** Expand the supply and range of housing types, including affordable units, at densities sufficient to maximize the benefits of transit investments throughout the county.

**H-17** Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.

***Expanded Housing and Neighborhood Choice for All Residents***

Extremely low-, very low-, and low-income residents often have limited choices when seeking an affordable home and neighborhood. The King County Consortium's Analysis of Impediments to Fair Housing Choice found that many Black, Indigenous, and other People of Color communities and immigrant groups face disparities in access to opportunity areas with high quality schools, jobs, transit and access to parks, open space, and clean air, water, and soil. Some of the same groups are significantly less likely to own their home as compared to the countywide average, cutting them off from an important tool for housing stability and wealth building. Further, inequities in housing and land use practices as well as cycles of public and private disinvestment and investment have also resulted in communities vulnerable to



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displacement. Intentional actions to expand housing choices throughout the community will help address these challenges.

**H-18** Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:

- a) Providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;
- b) Expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where appropriate, consistent with the Regional Growth Strategy;
- c) Evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and
- d) Providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.

**H-19** Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low-income households. Emphasize:

- a) Supporting long-term affordable homeownership opportunities for households at or below 80 percent AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and
- b) Remedying historical inequities in and expanding access to homeownership opportunities for Black, Indigenous and People of Color communities.

**H-20** Adopt policies and strategies that promote equitable development and mitigate displacement risk, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.

**H-21** Implement, promote, and enforce fair housing policies and practices so that every person in the county has equitable access and opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age,



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immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.

***Housing Stability, Healthy Homes, and Healthy Communities***

**H-22** Adopt and implement policies that protect housing stability for renter households; expand protections and supports for low-income renters and renters with disabilities.

**H-23** Adopt and implement programs and policies that ensure healthy and safe homes.

**H-24** Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.

**Measure Results and Provide Accountability**

Each jurisdiction has a responsibility to address its share of the countywide housing need. The county and cities will collect and report housing data to help evaluate progress in meeting this shared responsibility. The county will help coordinate a transparent data collection and sharing process with cities. Further detail on monitoring procedures is contained in Appendix 4.

**H-25** Monitor progress toward meeting countywide housing growth targets, countywide need, and eliminating disparities in access to housing and neighborhood choices. Where feasible, use existing regional and jurisdictional reports and monitoring tools and collaborate to reduce duplicative reporting.

a) Jurisdictions, including the county for unincorporated areas, will report annually to the county using guidance developed by the County on housing AMI levels:

- 1) In the first reporting year, total income-restricted units, by tenure, AMI limit, address, and term of rent and income restrictions, for which the city is a party to affordable housing covenants on the property title created during the reporting period. In future years, report new units created and units with affordability terms that expired during the reporting period.
- 2) Description and magnitude of land use or regulatory changes to increase zoned residential capacity including, but not limited to, single-family, moderate-density, and high-density.
- 3) New strategies (e.g. land use code changes, dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase housing diversity or increase the supply of income-restricted units in the jurisdiction; and

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- b) The county where feasible consolidate housing data across jurisdictions to provide clarity and assist jurisdictions with housing data inventory will report annually:
  - 1) Countywide housing inventory of:
    - i. Total housing units, by affordability to AMI bands;
    - ii. Total income-restricted units, by AMI limit;
    - iii. Number of units lost to demolition, redevelopment, or conversion to non-residential use during the reporting period;
    - iv. Of total housing units, net new housing units created during the reporting period and what type of housing was constructed, broken down by at least single-family, moderate-density housing types, and high-density housing types; and
    - v. Total income-restricted units by tenure, AMI limit, location, created during the reporting period, starting in 2021.
    - vi. Total net new income-restricted units and the term of rent and income restrictions created during the reporting period, starting in December 2022;
    - vii. Share of households by housing tenure by jurisdiction; and
    - viii. Zoned residential capacity percentages broken down by housing type/number of units allowed per lot;
  - 2) The county's new strategies (e.g., dedicated fund sources, conveyance of surplus property) implemented during the reporting period to increase the supply of restricted units in the county, including geographic allocation of resources;
  - 3) The county's new strategies implemented during the reporting period to reduce disparate housing outcomes and expand housing and neighborhood choice for Black, Indigenous, and other People of Color households and other population groups identified through policy H-6.
  - 4) Number of income-restricted units within a half mile walkshed of a high-capacity or frequent transit stations in the county;
  - 5) Share of households with housing cost burden, by income band, race, and ethnicity;
  - 6) Tenant protection policies adopted by jurisdiction; and
  - 7) Number of individuals and households experiencing homelessness, by race and ethnicity.
- c) Where feasible, jurisdictions will also collaborate to report:
  - 1) Net new units accessible to persons with disabilities.

**H-26** The county will provide guidance to jurisdictions on goals for housing AMI levels annually provide transparent, ongoing information measuring jurisdictions' progress toward meeting countywide affordable housing need, according to H-25, using public-facing tools such as the King County's Affordable Housing Dashboard.

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**H-27** Review and amend countywide and local housing strategies and actions when monitoring in Policy H-25 and H-26 indicates that adopted strategies are not resulting in adequate affordable housing to meet the countywide need. Consider amendments to land use policies and the land use map where they present a significant barrier to the equitable distribution of affordable housing.

## ECONOMY

**Overarching Goal:** *All 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 2050'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 2050 economic functional plan. VISION 2050 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, advanced manufacturing, 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 2050 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. Prioritize growth of a diversity of middle-wage jobs and prevent the loss of such jobs from the region.

**EC-3** Support industry clusters and their related subclusters that are integral components of the Regional Economic Strategy and King County's economy. Emphasize support for clusters that are vulnerable or threatened by market forces, provide middle-wage jobs, play an outsized role in the local economy, or have significant growth potential.

**EC-4** Evaluate the performance of economic development policies and strategies in business development and middle-wage job creation. Identify and track key economic metrics to help

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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 formation and 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, particularly for Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+; disabled; and women-owned businesses.

These policies 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 business, government, schools, civic and community organizations, and research institutions; and
- Government contracts with local businesses.

**EC-6** Foster the retention and development of businesses and industries that manufacture goods and provide services for export.

**EC-7** Promote an economic climate that is supportive of business formation, expansion, and retention, and that emphasizes the importance of small businesses, locally owned businesses, women-owned businesses, and businesses with Black, Indigenous, and other People of Color; immigrant and refugee; LGBTQIA+; disabled; and women-owned or -led businesses, in creating jobs.

**EC-8** Foster a broad range of public-private partnerships to implement economic development policies, programs, and projects, including partnerships with community groups. Ensure such partnerships share decision-making power with and spread benefits to community groups.

**EC-9** Use partnerships to foster connections between employers, local vocational and educational programs, and community needs.

**EC-10** Identify, support, and leverage key regional and local assets to the economy, including assets that are unique to our region's position as an international gateway, such as major

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airports, seaports, educational facilities, research institutions, health care facilities, long-haul trucking facilities, and manufacturing facilities.

**EC-11** 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 improving access for communities with limited healthy, affordable, and culturally relevant food options.

## People

People, through their training, knowledge, skills, and cultural background, add value to the region’s economy. Creating an economy that provides opportunities for all, particularly with a focus on those communities historically most disadvantaged, can help to alleviate problems of poverty and income disparity.

A diversity of jobs at a variety of wages, skill levels, and educational requirements ensure a robust economy that provides access to opportunity for everyone. Jobs that can support a household or family without significant educational requirements often referred to as “middle-wage” jobs, play a unique role in advancing equity. Given the barriers in access throughout the educational, banking, and other institutional systems, these middle-wage jobs provide key avenues for financial self-sufficiency and wealth building. Jobs in this range predominate in more locally held, smaller- and medium-sized businesses and manufacturers, such as accountants, machinists, or technicians. King County seeks to encourage new small business formation whenever possible and prevent displacement of industries and businesses that have a diversity of occupations or concentrations in those middle skills most associated with middle wage.

To support middle-wage jobs and career training for residents of economically distressed areas, priority hire policies require developers to hire local workers and businesses when development projects are above a certain budget threshold and receive public funding.

**EC-12** 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. Align and prioritize workforce development efforts with Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

**EC-13** Promote the local workforce through priority hire programs that create middle-wage employment opportunities in historically disadvantaged communities.

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**EC-14** Celebrate the cultural diversity of local communities as a means to enhance social capital, neighborhood cohesion, the county’s global relationships, and support for cultural and arts institutions.

**EC-15** Eliminate and correct for historical and ongoing disparities in income, employment, and wealth building opportunities for Black, Indigenous, and other People of Color; women; and other intersecting marginalized identities.

**EC-16** Direct investments to community and economic development initiatives that elevate equitable economic opportunity for those communities most marginalized and impacted by disinvestment and economic disruptions.

## Places

Economic activity in the county predominantly occurs within the Urban Growth Area, including regional growth centers and manufacturing/industrial centers, which tend to be where middle-wage jobs predominate. 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, as well as meet other goals related to supporting equitable growth. In addition to making productive use of urban land, economic activity adds to the culture and vitality of our local communities.

While King County moves towards an economy dominated by high-tech and medical services, subregions within the County are hosts to concentrations in other sectors and have experienced job growth in the construction, warehousing, and transportation sectors as real estate pricing recalibrates the geography of jobs. Even as Seattle’s share of manufacturing sector jobs has fallen since 2008, South King County’s cities such as Kent, Auburn, and Renton have seen commensurate increases in manufacturing—and are competing with neighboring Snohomish and Pierce County to retain this critical industry. The policies below take a proactive approach to maintaining King County’s role as the home to internationally significant manufacturing and industrial centers and the industries and businesses that make them what they are.

The Rural Area and Natural Resource Lands are important for their contribution to the regional food network, mining, timber, and craft industries, while Cities in the Rural Area are important for providing services to and being the economic centers for the surrounding Rural Area.

**EC-17** Concentrate economic and employment growth in designated regional, countywide, and local centers through local investments, planning, and financial policies.

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**EC-18** 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-19** 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-20** Promote the natural environment as a key economic asset and work to improve access to it as an economic driver. Work cooperatively with local businesses to protect and restore the natural environment in a manner that is equitable, efficient, predictable, and complements economic prosperity.

**EC-21** Encourage private, public, and non-profit sectors to incorporate environmental stewardship and social responsibility into their practices. Encourage development of established and emerging industries, technologies and services that promote environmental sustainability, especially those addressing climate change and resilience.

**EC-22** 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-23** Support manufacturing/industrial centers with land use policies that protect industrial land, retain and expand industrial employment, support a diverse regional economy, and provide for the evolution of these Centers to reflect industrial business trends, including in technology and automation. Prohibit or limit non-supporting or incompatible activities that may interfere with the retention and operation of industrial businesses while recognizing that a wider mix of uses, in targeted areas and circumstances, may be appropriate when designed to be supportive of and compatible with industrial employment.

**EC-24** Facilitate redevelopment of contaminated sites through local, county, and state financing and other strategies that assist with planning, site design, and funding for environmental remediation.

**EC-25** Encourage economic activity within Cities in the Rural Area, at an appropriate size, scale, and type compatible with these communities and that does not create adverse impacts to the surrounding Rural Area and Natural Resource Lands.



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**EC-26** Encourage commercial and mixed-use development that provides a range of job opportunities throughout the county to create a closer balance between the location of jobs and housing.

**EC-27** Develop and implement systems that provide a financial safety net during economic downturns and recovery. Direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.

**EC-28** Ensure public investment decisions protect culturally significant economic assets and advance the business interests of Black, Indigenous, and other People of Color communities; immigrant and refugees; and other marginalized communities.

**EC-29** Stabilize and prevent the economic displacement of small, culturally relevant businesses and business clusters during periods of growth, contraction, and redevelopment. Mitigate displacement risks through monitoring and adaptive responses.

## 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 2050. 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, multimodal 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 equitably 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 to effectively support local, county, and regional plans to accommodate growth. Policies in this section take a multimodal 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.*

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**T-1** Work cooperatively with the Puget Sound Regional Council, the state, and other relevant agencies to finance and develop an equitable and sustainable multimodal transportation system that enhances regional mobility and reinforces the countywide vision for managing growth. Use VISION 2050, including the Regional Growth Strategy, and the Regional Transportation Plan as the policy and funding framework for creating a system of regional, countywide, local centers connected by a multimodal network including high-capacity transit, bus service, and an interconnected system of roadways, freeways and high-occupancy vehicle lanes.

**T-2** Avoid construction of major roads and capacity expansion on existing roads in the Rural Area and Natural 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** Reduce the need for new roadway capacity improvements through investments in transportation system management and operations, pricing programs, and transportation demand management strategies that improve the efficiency of and access to the current system.

**T-5** Prioritize transportation investments that provide and encourage alternatives to single-occupancy vehicle travel and increase travel options, particularly to and within centers and along corridors connecting centers.

**T-6** Develop station area plans for high-capacity transit stations and mobility hubs based on community engagement. Plans should reflect the unique characteristics, local vision for each station area including transit-supportive land uses, transit rights-of-way, stations and related facilities, multimodal linkages, safety improvements, place-making elements and minimize displacement.

**T-7** Support countywide growth management and climate objectives by prioritizing transit service and pedestrian safety in areas where existing housing and employment densities support transit ridership and to designated regional and countywide centers and other areas planned for housing and employment densities that will support transit ridership.

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**T-8** Implement transportation programs and projects that address the needs of and promote access to opportunity for Black, Indigenous, and other People of Color, people with low and no-incomes, and people with special transportation needs.

**T-9** Implement transportation programs and projects that prevent and mitigate the displacement of Black, Indigenous, and other People of Color, people with low and no- incomes, and people with special transportation needs.

**T-10** Integrate transit facilities, services, and active transportation infrastructure with public spaces and private developments to create safe and inviting waiting and transfer environments to encourage transit ridership countywide.

**T-11** Advocate for state policies, actions, and capital improvement programs that promote equity and sustainability, and that are consistent with the Regional Growth Strategy, VISION 2050, and the Countywide Planning Policies.

**T-12** Prioritize funding transportation investments that support countywide growth targets and centers framework, and that enhance multimodal mobility and safety, equity, and climate change goals.

## 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, no-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.

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 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, multimodal transportation system moves people and goods effectively and efficiently to destinations within the region and beyond.*

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**T-13** Advocate for and pursue new, innovative, and sustainable, funding methods including user fees, tolls, and other progressive pricing mechanisms that reduce the volatility of transit funding and fund the maintenance, improvement, preservation, and operation of the transportation system.

**T-14** Promote the mobility of people and goods through a multimodal transportation system based on regional priorities consistent with VISION 2050 and local comprehensive plans.

**T-15** Determine if capacity needs can be met from investments in transportation system operations and management, pricing programs, transportation demand management, public transportation, and system management activities that improve the efficiency of the current transportation system, prior to implementing major roadway capacity expansion projects. Focus on investments that are consistent with the Regional Growth Strategy and produce the greatest net benefits to people, especially communities and individuals where needs are greatest, and goods movement that minimize the environmental impacts of transportation.

**T-16** Support effective management, maintenance, and preservation of existing air, marine and rail transportation capacity and infrastructure to address current and future capacity needs in cooperation with responsible agencies, affected communities, and users.

**T-17** Promote coordinated planning and effective management to optimize the movement of people and goods in the region's aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones. Support the ongoing process of development of a new commercial aviation facility in Washington State.

**T-18** Develop and implement freight mobility strategies that strengthen, preserve, and protect King County's role as a major regional freight distribution hub, an international trade gateway, and a manufacturing area while minimizing negative impacts on the community.

**T-19** Address the needs of people who do not drive, either by choice or circumstances (e.g., elderly, teens, low-income, and persons with disabilities), in the development and management of local and regional transportation systems.

**T-20** Consider mobility options, connectivity, active transportation access, and safety in the siting and design of transit stations and mobility hubs, especially those that are serviced by high-capacity transit.

**T-21** Make transportation investments that improve economic and living conditions so that

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industries and workers are retained and attracted to the region and the county.

**T-22** Respond to changes in mobility patterns and needs for both people and goods, encouraging partnerships with nonprofit providers and the private sector where applicable.

## System Operations

The design, management, and operation of the transportation system influence the region's growth and mobility and they have significant impacts on equity, addressing historical inequities, and our environment. Policies in this section stress the need to make efficient use of 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:** *A transportation system that is well-designed and managed to protect public investments, promote equitable access, provide mobility, promote public health and safety, and achieve optimum efficiency.*

**T-23** Prioritize essential maintenance, preservation, and safety improvements of the existing transportation system to protect mobility, extend useful life of assets, and avoid costly replacement projects.

**T-24** 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-25** Reduce stormwater pollution from transportation facilities and improve fish passage through retrofits and updated design standards. When feasible, integrate with other improvements to achieve multiple benefits and cost efficiencies.

**T-26** Develop a resilient transportation system (e.g., roadway, rail, transit, sidewalks, trails, air, and marine) and protect against major disruptions and climate change impacts. Develop prevention, adaptation, mitigation, and recovery strategies and coordinate disaster response plans.

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**T-27** Promote the use of pricing strategies and transportation system management and operations tools to effectively manage the transportation system and provide an equitable, stable, and sustainable transportation funding source to improve mobility.

**T-28** Promote road and transit facility design that includes well-defined, safe, and appealing spaces for pedestrians and bicyclists.

**T-29** Design roads, including retrofit projects, to accommodate a range of travel modes within the travel corridor in order to reduce injuries and fatalities, contribute to achieving the state goal of zero deaths and serious injuries, and encourage physical activity.

**T-30** Develop a transportation system that minimizes negative health and environmental impacts to all communities, especially Black, Indigenous, and other People of Color communities and low-income communities, that have been disproportionately affected by transportation decisions.

**T-31** Provide equitable opportunities for an active, healthy lifestyle by integrating the needs of pedestrians and bicyclists in local transit, countywide, and regional transportation plans and systems.

**T-32** Plan and develop a countywide transportation system that supports the connection between land use and transportation, and essential travel that reduces greenhouse gas emissions by advancing strategies that shorten trip length or replace vehicle trips to reduce vehicle miles traveled.

**T-33** Apply technologies, programs, and other strategies (e.g., intelligent transportation systems (ITS), first and last mile connections) to optimize the use of existing infrastructure and support equity; improve mobility; and reduce congestion, vehicle miles traveled, and greenhouse gas emissions.

**T-34** Promote the expanded use of alternative fuel and zero emission vehicles by the general public with measures such as converting transit, public, and private fleets; applying incentive programs; and providing for electric vehicle charging stations.

## PUBLIC FACILITIES AND SERVICES

**Overarching Goal:** *County residents in both Urban and Rural Areas have timely and equitable access to the public services needed 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, 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 urban services in the Rural Area consistent with VISION 2050. Avoid locating urban serving facilities in the Rural Area.

### 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** Provide affordable and equitable access to public services to all communities, especially the historically underserved. Prioritize investments to address disparities.

**PF-3** Provide reliable and cost-effective services to the public through coordination among jurisdictions and special purpose districts.

**PF-4** Recognize cities as 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



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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, sewage treatment and disposal, solid waste disposal, energy, telecommunications, and human and community services. 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-5** Develop plans for long-term water provision to support growth and to address the potential impacts of climate change and fisheries protection on regional water resources.

**PF-6** Ensure that all residents have access to a safe, reliably maintained, and sustainable drinking water source that meets present and future needs.

**PF-7** Coordinate water supply among local jurisdictions, tribal governments, and water purveyors to ensure reliable, sustainable, and cost-effective sources of water for all users and needs, including residents, businesses, fire districts, and aquatic species.

**PF-8** Plan and locate water systems in the Rural Area that are appropriately sized for rural uses and densities and that do not increase development potential in the Rural Area.

**PF-9** 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-10** 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-11** Require water reuse and reclamation, where feasible, especially for high-volume non-potable water users such as parks, schools, and golf courses.

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***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 Natural 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-12** 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 that:
  - 1) Provide equivalent performance to sewers;
  - 2) Provide the capacity to achieve planned densities; and
  - 3) Will not create a barrier to the extension of sewer service within the Urban Growth Area.

**PF-13** Prohibit sewer service in the Rural Area and on Natural 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-49; 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-14** Reduce the solid waste stream and encourage reuse and recycling.

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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-15** 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-16** Invest in and promote the use of low-carbon, 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-17** Plan for the equitable provision of telecommunication infrastructure and affordable, convenient, and reliable broadband internet access to businesses, and to households of all income levels, with a focus on underserved areas.

**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-18** Provide human and community services to meet the needs of current and future residents in King County communities through coordinated, equitable planning, funding, and delivery of services by the county, cities, and other agencies.

**Locating Facilities and Services**

VISION 2050 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.

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**PF-19** Locate 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). If possible, locate these facilities in places that are well served by transit and pedestrian and bicycle networks.

**PF-20** Jurisdictions shall work collaboratively with school districts to ensure the availability of sufficient land and the provision of necessary educational facilities within the Urban Growth Area through compliance with PF-22 and PF-23 and through the land use element and capital facilities element of local comprehensive plans.

**PF-21** 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). 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 a rural location and their size and scale supports rural character.

Public school facilities to meet the needs of growing communities are an essential part of the public infrastructure. Coordination between each jurisdiction's land use plan and regulations and their respective school district[s] facility needs are essential for public school capacity needs to be met. The following policy applies countywide and requires engagement between each school district and each city that is served by the school district. The policy also applies to King County as a jurisdiction for areas of unincorporated King County that are within a school district's service boundary. The policy initiates a periodic procedure to identify if there are individual school district siting issues and if so, a process for the school district and jurisdiction to cooperatively prepare strategies for resolving the issue.

**PF-22** Plan, through a cooperative process between jurisdictions and school districts, that public school facilities are available, to meet the needs of existing and projected residential development consistent with adopted comprehensive plan policies and growth forecasts. Cooperatively work with each school district located within the jurisdiction's boundaries to evaluate the school district's ability to site school facilities necessary to meet the school district's identified student capacity needs. Use school district capacity and enrollment data and the growth forecasts and development data of each jurisdiction located within the school district's service boundaries.

Commencing in January 2016 and continuing every two years thereafter, each jurisdiction and the school district(s) serving the jurisdiction shall confer to share information and determine if there is development capacity and the supporting infrastructure to site the needed school facilities.

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If not, cooperatively prepare a strategy to address the capacity shortfall. Potential strategies may include:

- a) Shared public facilities such as play fields, parking areas and access drives;
- b) School acquisition or lease of appropriate public lands;
- c) Regulatory changes such as allowing schools to locate in additional zones or revised development standards; and
- d) School design standards that reduce land requirements (such as multi-story structures or reduced footprint) while still meeting programmatic needs.

In 2017, and every two years thereafter, King County shall report to the GMPC on whether the goals of this policy are being met. The GMPC shall identify corrective actions as necessary to implement this policy.

**PF-23** Coordinate and collaborate with school districts to build new and expand existing school facilities within the Urban Growth Area. Jurisdictions and school districts should work together to employ strategies such as:

- a) Identifying surplus properties and private properties that could be available for new school sites;
- b) Creating opportunities for shared use of buildings, fields, and other facilities;
- c) Reviewing development regulations to increase the areas where schools can be located and to enable challenging sites to be used for new, expanded, and renovated schools;
- d) Prioritizing and simplifying permitting of schools;
- e) Considering the feasibility of locating playfields on land in the rural area directly adjacent to school sites located within the urban area and with direct access from the urban area;
- f) Partnering with school districts in planning and financing walking and biking routes for schools; and
- g) Encouraging more walking, biking, and transit ridership for students, teachers, and staff.

Strategies should recognize the school district's adopted educational program requirements, established and planned school service areas, limited availability of developable sites, and established and planned growth patterns and enrollment projections.

### **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.

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**PF-24** Site or expand essential public facilities or facilities of regional importance within the county using a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities, and that equitably disperses impacts and benefits while supporting the Countywide Planning Policies.

**PF-25** Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.

**Public Facility and Disaster Preparedness**

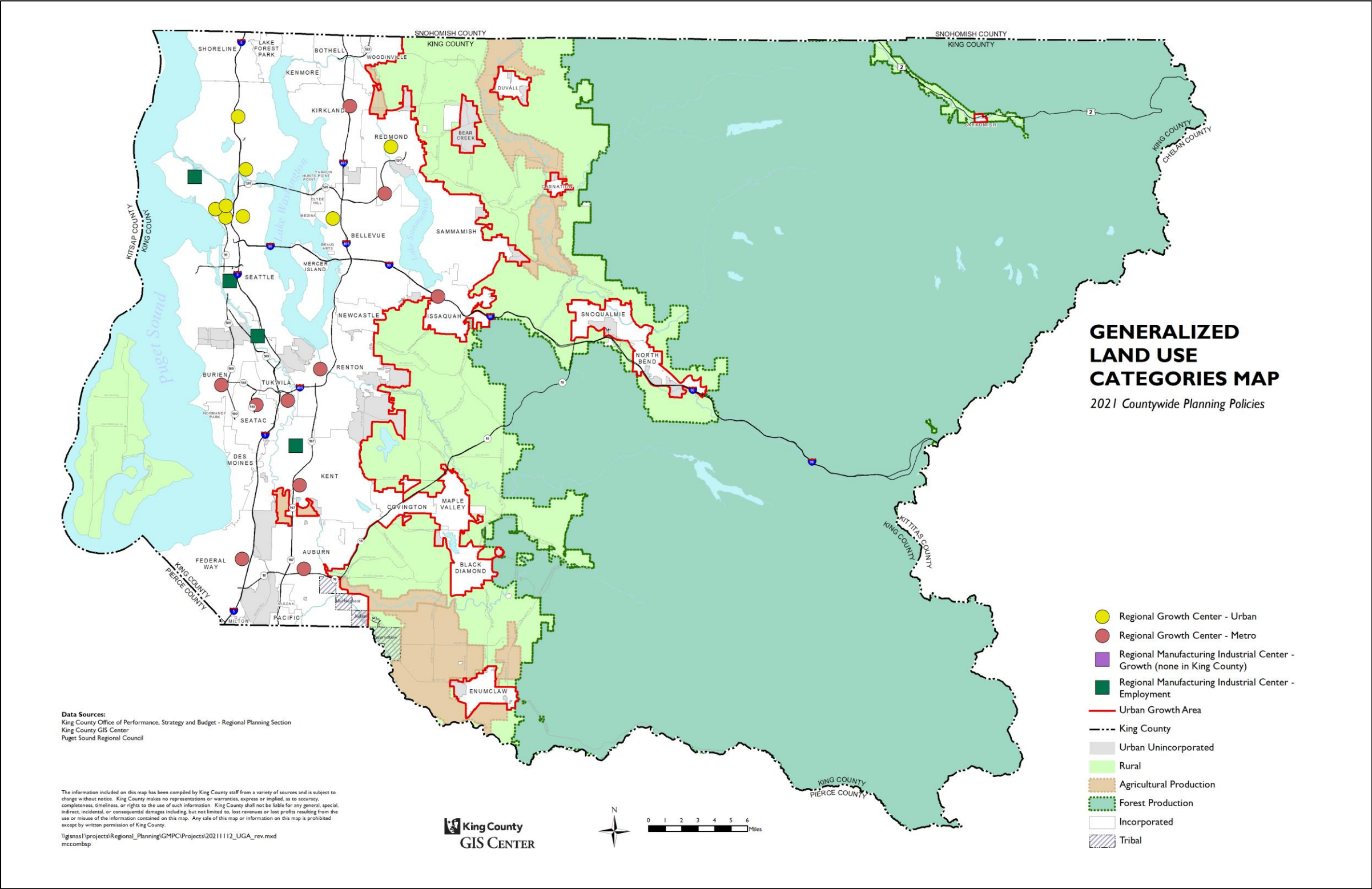
Community resilience is the ability to prepare for anticipated hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions. The King County Regional Hazard Mitigation Plan, which was approved in 2020, assesses natural and human-caused hazards that can impact the county. Coordinated planning across all jurisdictions and agencies in King County is the best way to establish broad community resilience. Lack of planning for resilience leads to disproportionate impacts on vulnerable populations.

**PF-26** Support coordinated planning for public safety services and programs, including emergency management, in partnership with frontline communities.

**PF-27** Establish new or expanded sites for public facilities, utilities, and infrastructure in a manner that ensures disaster resiliency and public service recovery.



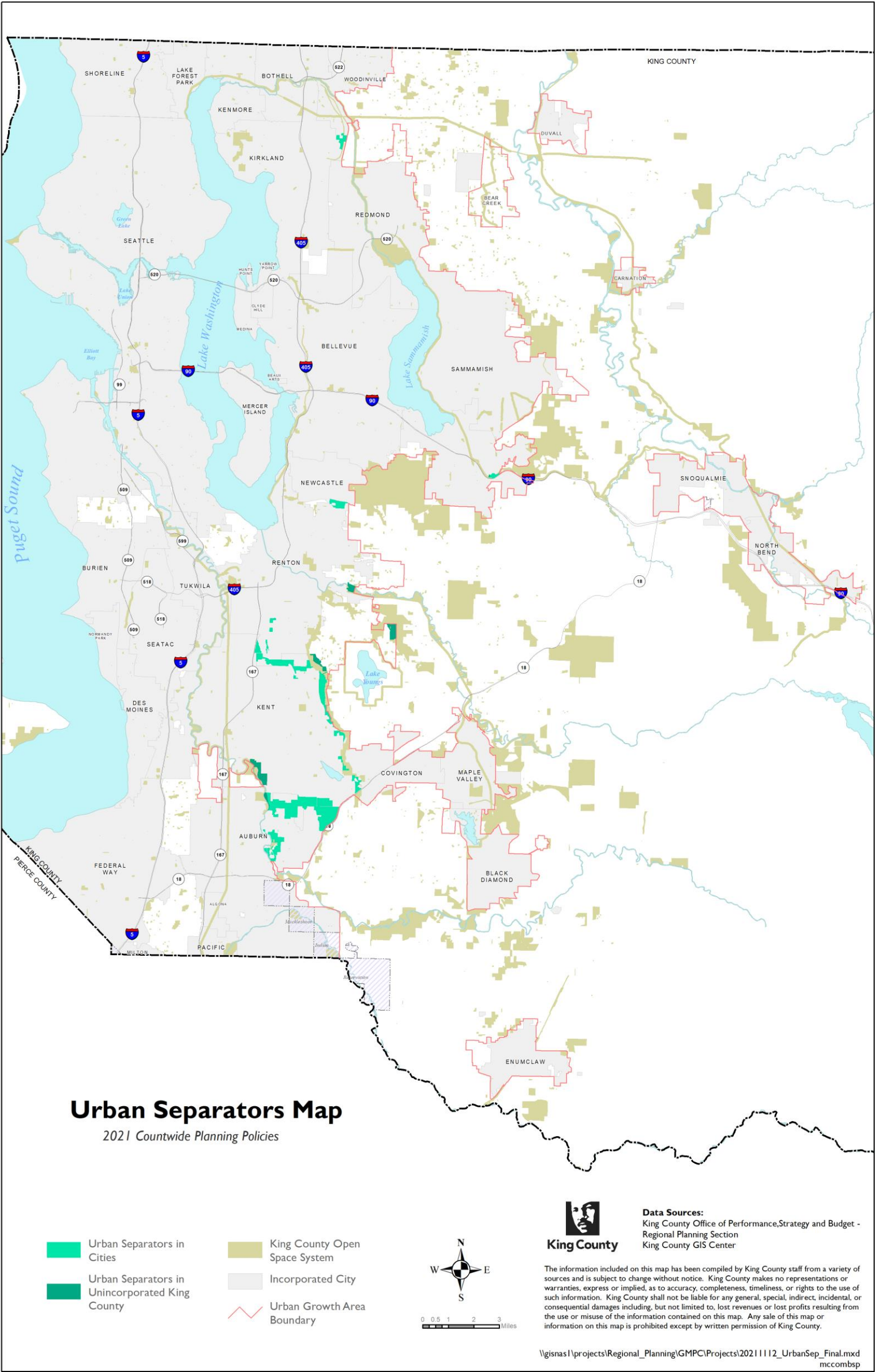
Appendix 1: Generalized Land Use Categories Map







Appendix 3: Urban Separators Map



## Appendix 4: Housing Technical Appendix

### Policy H-1: Countywide Need

Each jurisdiction, as part of its Comprehensive Plan housing analysis, will need to address affordability and the condition of existing housing supply as well as its responsibility to accommodate its share of the countywide need for affordable housing as defined in policy H-1. In order for each jurisdiction to address its share of the countywide housing need for extremely low-, very low-, and low-income housing, a four-step approach should be followed:

1. Conduct a housing inventory and analysis;
2. Implement policies and strategies to equitably meet housing needs;
3. Measure results and provide accountability; and
4. Adjust strategies to meet housing needs.

Countywide need, also called the countywide affordable housing need, is the number of additional, affordable homes needed by 2044 so that no household at or below 80 percent AMI spends more than 30 percent of their income on housing. The countywide need for housing is estimated at 263,000 affordable homes affordable at or below 80 percent AMI that need to be built or preserved by 2044 as shown in Table H-1. The countywide need estimate includes both homeownership and rental units and accounts for people experiencing homelessness. The estimates are based on a model in which adding units for households within a given low-income category (e.g., < 30 percent AMI) allows those households to vacate units affordable within the next highest income category (e.g., greater than 30 percent AMI and less than or equal to 50 percent of AMI) each year, in turn addressing needs of cost-burdened households in that income level. The estimates in Table H-1 assume that housing units equal to 1/25<sup>th</sup> of the cost burdened households in each category in 2019 are added annually in each income category until cost burden is eliminated, which occurs in different years for different income categories due to the vacating unit process described earlier. The estimates of housing units needed to address growth also assume income distribution of households added through growth is the same as existing income distribution.

### *Estimating Local Housing Need*

While the CPPs do not prescribe a jurisdictional share of countywide affordable housing need, per RCW 36.70A.070 jurisdictions must include in the housing element of their comprehensive plan:

- an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth, as provided by the department of commerce, including:
  - (i) Units for moderate, low, very low, and extremely low-income households;

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Countywide housing need, housing affordability, and income-restricted housing unit data provided in Tables H-1 and H-2 and through the King County Regional Affordable Housing Dashboard can assist jurisdictions in estimating their local affordable housing needs. Sample calculations using a simplified methodology and potential policy responses for three jurisdictions of varying size and affordability are provided below. As a reminder, Policy H-1 and Table H-1 provides that the countywide need for housing in 2044 by percentage of AMI is:

30 percent and below AMI (extremely low)	15 percent of total housing supply
31-50 percent of AMI (very low)	15 percent of total housing supply
51-80 percent of AMI (low)	19 percent of total housing supply

The sample jurisdictional calculations use fictional data from Table H-3.

**Table H-2: Fictional Jurisdictional Data**

Jurisdiction	Current Housing Units (HU) (2013-2017)								
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		All Incomes
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU
Jurisdiction A	2,000	3%	3,000	4%	7,000	10%	58,000	83%	70,000
Jurisdiction B	2,500	4%	20,000	33%	18,000	30%	20,000	33%	60,500
Jurisdiction C	300	3%	600	6%	1,600	17%	7,000	74%	9,500

Source: 2013 - 2017 CHAS

Jurisdiction	Income-Restricted Housing Units (HU) (2019)					
	0-30% AMI		31-50% AMI		51-80% AMI	
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU
Jurisdiction A	300	0.4%	500	0.7%	2,100	3.0%
Jurisdiction B	300	0.5%	1,200	2.0%	1,800	3.0%
Jurisdiction C	0	0.0%	70	0.7%	80	0.8%

Source: King County Income-restricted Housing Database

Jurisdiction	Future Affordable Housing Need (2044 total units * Countywide Housing Need)								
	0-30% AMI		31-50% AMI		51-80% AMI		Current Housing Units	2044 Housing Growth Target	Total Housing Units in 2044
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU			
Jurisdiction A	15,750	15%	15,750	15%	19,950	19%	70,000	35,000	105,000
Jurisdiction B	10,875	15%	10,875	15%	13,775	19%	60,500	12,000	72,500
Jurisdiction C	1,710	15%	1,710	15%	2,160	19%	9,500	1900	11,400
Note: This applies the countywide need for affordable housing to each jurisdiction’s projected total housing units in 2044									

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Jurisdiction	Difference from Current Housing Units to 2044 Need		
	0-30% AMI	31-50% AMI	51-80% AMI
	# of HU	# of HU	# of HU
Jurisdiction A	13,750	12,750	12,950
Jurisdiction B	8,375	-9,125	-4,225
Jurisdiction C	1,410	1,110	566
Note: This table shows the gap or overage between the 2044 Housing Unit Need and Current Housing Units			

Jurisdiction	Difference from Current Income-Restricted Housing Units to 2044 Need		
	0-30% AMI	31-50% AMI	51-80% AMI
	# of HU	# of HU	# of HU
Jurisdiction A	15,450	15,250	17,850
Jurisdiction B	10,575	9,675	11,975
Jurisdiction C	1,710	1,640	2,086
Note: This shows the gap or overage between the 2044 Housing Unit Need and Current Income-Restricted Housing Units			

***Jurisdiction A: Large, generally unaffordable***

**Analysis:** Jurisdiction A is a larger jurisdiction with a relatively limited supply of housing affordable to households at or below 80 percent AMI (3 percent, 4 percent, and 10 percent of housing units for 0-30 percent, 31-50 percent, and 51-80 percent AMI respectively). Based on its housing growth target, to meet a proportional share of countywide housing need by 2044, the jurisdiction will need 15,750 units affordable to 0-30 percent AMI, 15,750 units affordable to 31-50 percent AMI and 19,950 units affordable to 51-80 percent AMI. This is a sizeable need compared to current levels of affordability.

**Potential Policy Response:** Given the low levels of currently affordable and income-restricted housing in the community, the jurisdiction will need to employ a diversity of tools – from public subsidy to policy tools like increasing the amount of land zoned for multifamily housing to meet affordability needs. For example, currently, only 3 percent, or 2,000 units, in the jurisdiction are affordable to households at or below 30 percent AMI. Of these units, only 300 are income-restricted. This means the jurisdiction will need to focus significant attention on creating new deeply affordable units as well as preserving any currently affordable units that are not income-restricted. Given the scale of the affordability gap, however, the jurisdiction’s primary focus should be on income-restricted housing production strategies. This could also include purchasing currently unaffordable housing units and holding rents relatively steady until they are affordable, a strategy recently employed by the King County Housing Authority. As the



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impact of overall housing supply increases on prices are uncertain, the jurisdiction should monitor affordability levels as overall supply of unrestricted housing units increases.

***Jurisdiction B: Medium, currently affordable to all but the lowest incomes***

*Analysis:* Jurisdiction B is a medium-sized jurisdiction with a large supply of housing affordable to households at 31-80 percent of AMI. If that housing was preserved at current affordability levels, it would more than provide a proportional share of housing to meet countywide affordable housing need. However, the jurisdiction lacks housing affordable to households at the lowest income level (0-30 percent AMI) and only a small portion of its housing is income-restricted, leaving prices vulnerable to market forces and residents vulnerable to displacement.

*Potential Policy Response:* Given the current levels of affordability in the community, Jurisdiction B should focus on rehabilitation and preservation of both income-restricted housing at or below 80 percent AMI and unrestricted housing affordable at all income levels, and production of housing affordable to households at or below 30 percent AMI. Preservation may entail supporting affordable housing providers in the purchase of housing units that are currently affordable to households at or below 80 percent AMI, as well as investing in programs that improve the quality and safety of existing housing stock.

***Jurisdiction C: Small, moderately affordable, low growth target, limited transit, large lot sizes***

*Analysis:* Jurisdiction C is a smaller jurisdiction with some existing housing affordable to households at or below 80 percent AMI, but very little income-restricted housing. Compared to jurisdictions A and B, it has a low growth target, meaning that its future need for affordable housing is much larger than its projected growth. In addition, the jurisdiction lacks significant plans for transit investment and most of the current housing is on very large-sized lots, as prescribed by current zoning.

*Potential Policy Response:* Jurisdiction C will need to explore preservation and production tools appropriate to its context to increase its supply of affordable housing, particularly income-restricted housing. Likely, it will need to use land use policies to increase the diversity of housing types in the jurisdiction, as well as use public resources to support affordable housing production. The jurisdiction may also wish to engage with neighboring jurisdictions with better transit and employment access to determine if it makes sense to contribute to affordable housing production elsewhere in its sub-region in order to support job and service access for residents of affordable housing. However, this approach should be balanced with attention to providing equitable access to high opportunity areas, such as areas with quality schools and open space, to low-income residents and residents of color.

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**Policy H-2: Extremely Low-Income Households**

The countywide need is the greatest for households at or below 30 percent AMI (extremely low-income). It will take significant cross-sector and cross-jurisdictional collaboration and resources to effectively and equitably meet the needs of these households. Jurisdictions are encouraged to explore emerging best practices to effectively meet the needs of extremely low-income households, including but not limited to:

- mitigating environmental concerns for compromised properties with proposed permanent supportive housing (PSH) projects;
- prioritizing vacant lands for PSH over other uses;
- making surplus publicly-owned lands suitable for 0-30 percent AMI housing development available for long-term lease or purchase at a reduced cost for extremely low-income housing;
- creating a unique dwelling type for PSH coupled with cost reduction strategies for this housing type;
- reducing fees, taxes, permit and hookup fees for PSH projects;
- streamlining design and permit review for PSH projects;
- increasing buildable height and/or floor area ratio for PSH; and
- reducing or removing cost requirements such as vehicular parking requirements for PSH.

**Policy H-3: Housing Supply and Needs Analysis**

As set forth in policy H-4, 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-4, the housing analysis must consider local as well as countywide housing needs because each jurisdiction has a responsibility to address its share of the countywide affordable housing need.

The purpose of this section 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, "Housing Element Guide: A PSRC Guidance Paper (July 2014)," Washington State Department of Commerce's report, "Guidance for Developing a Housing Needs Assessment" (March 2020); and the Washington Administrative Code, particularly 365-196-410 (2)(b) and (c). The Washington State Department of Commerce also provides useful information about housing requirements under the Growth Management Act in the "Growth Management Planning for Housing - Washington State Department of Commerce" portion of their website

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*Housing Supply*

Understanding the mix and affordability of existing housing is the first step toward identifying gaps in meeting future housing needs.

Table H-3 shows the current housing supply by jurisdiction and affordability levels, using data from 2013-2017 CHAS broken out by different income segments and 2019 housing unit data estimated by the Washington State Office Financial Management (OFM) which OFM does not break out by income segments. The 2019 OFM data serves as the base year for each jurisdiction's 2044 housing growth targets and appears in Table H-1. The OFM housing units were allocated to different AMI bands by applying the percent share of total housing supply in each income segment as reported in the 2013-2017 CHAS data to the total housing units reported by OFM for 2019. These 2019 current housing units in each income segment are added to the countywide need (the total additional affordable housing units needed between 2019-2044) by AMI reported in Table H-1 to determine the Total Affordable Housing Units Needed by 2044.

Figures in Table H-3 include both rental and ownership units. Note that while some jurisdictions have an adequate supply of housing affordable to low-income households (51 to 80 percent of AMI) and very low-income households (31-50 percent of AMI), no jurisdiction in the county has sufficient housing affordable to extremely low-income households (0 to 30 percent of AMI) to meet a proportional share of existing needs as shown in Table H-1. This is where the greatest need exists and should be a focus for all jurisdictions.

Table H-3 will be updated annually and will be made publicly available on the Regional Affordable Housing Dashboard. While Table H-3 provides a starting point for understanding current housing supply by jurisdiction, other metrics are required to fully measure housing need. Jurisdictions may choose to supplement the data in Table H-3 with other data sources, such as PUMS, ACS, or their own housing inventories that may be more current or use different underlying assumptions. Because data sources vary in the time period they measure, the assumptions required to analyze the data, and the sampling techniques they use, they may produce results that do not perfectly align with Table H-3. Jurisdictions should use the methodology documented here to explain the causes and implications of differences between alternative methodologies and the information presented in Table H-3.

The methodology used to calculate current housing units in Table H-3 is summarized as follows:

1. CHAS data is downloaded from the [HUD website](#). Select the most recent vintage of data (in this instance it was 2013-2017 ACS 5-year average data") for the data year, select the "Counties split by Place" Geographic Summary Level, which provides data at a

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jurisdictional level, select “csv” for the file type, and then download the data. This will download all the CHAS tables, as well as a data dictionary.

2. Tables 17A, 17B, 18A, 18B, and 18C have data on housing units and what AMI brackets they are affordable at. Tables 17A and 17B include data on vacant units for ownership and rental units respectively. These vacant units are included in the totals, because while vacant units are not currently being rented, they are still a part of a jurisdiction’s housing supply, and many vacant units are available to rent or buy. Tables 18A, 18B, and 18C include data on occupied ownership units with a mortgage, occupied ownership units without a mortgage, and occupied rental units respectively. All these units are also included in the totals in Table H-3.
3. To calculate how many units are in each jurisdiction at each AMI band, calculate those totals for tables 17A, 17B, 18A, 18B, and 18C and then sum them all together. To calculate total numbers of units by AMI, use the subtotal columns of the CHAS data. The data dictionary that comes with the CHAS tables shows which columns are subtotal columns. Multiple subtotal columns must be added together to get the total number of units affordable at a certain AMI. For example, in Table 18A, to get the total number of units affordable at 0-50 percent AMI, the columns T18B\_est3, T18B\_est28, T18B\_est53, T18B\_est78 must be summed, as each column represents a different number of units in the structure. The columns that must be summed together differ slightly based on the table. Refer to the data dictionary to ensure that the correct columns are chosen, as these may change slightly year to year.
4. CHAS uses RHUD for rental units and VHUD for ownership units as measures of affordability that correspond to AMI. For example, units that have a value of “less than or equal to RHUD30” are marked as being affordable at 0-30 percent AMI. Unlike with rental units, for the home ownership units found in tables 17A, 18A, and 18B, CHAS does not differentiate between VHUD0 to VHUD30 units and VHUD 30 to VHUD50 units. It instead combines them all into a “Value less than or equal to VHUD50” category. Since affordability is measured at 0-30 percent AMI and 30-50 percent AMI separately in Table H-3, assume that all units in the “Value less than or equal to VHUD50” are actually only affordable at 30-50 percent AMI, and are included in that column. Thus, all 0-30 percent AMI units in Table H-3 are rental units. This assumption is made because of the distribution of home prices in King County, where almost no homes are affordable to households making 0-30 percent AMI.
5. Once each of Tables 17A, 17B, 18A, 18B, and 18C have been totaled to get the number of units available at each AMI band, and the home ownership units in the “Value less than or equal to VHUD50” category have been recoded to be equal to 30-50 percent AMI, combine the totals of each table to get countywide totals. RHUD and VHUD



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categories should now line up for all categories up to 80 percent AMI and can thus be combined and re-labeled with the AMI categories seen in Table H-3. While categories above 80 percent don't align between renter and ownership tables, they can all be combined into one over 80 percent AMI category.

6. Then take the sum of each AMI band to get the value in the "All Incomes" column. These values may differ slightly from the total units calculated using the CHAS "Total" columns, as individual "Subtotal" columns round units in the "Subtotal" columns (see [here for more information](#) on CHAS's rounding methodology). This has only a minimal impact on overall totals. Then, calculate what percentage of each jurisdiction's housing supply is in each AMI band by dividing the number of units in each AMI band by the total number of units. Note that the totals included in the "% of Total HU" columns in table H-3 are rounded. The actual, unrounded percentages are used in the following steps. To calculate the unrounded percentages, in the "Housing Units (HU) 2017" section of the table divide the "# of HU" column amounts by the "Total HU" column amount for each jurisdiction.
7. To find the "All Housing" units data in the "2019 HU" column refer to the King County rows in the "2019 Postcensal Estimate of Total Housing Units" column in the Washington State Office of Financial Management's (OFM) April 1 postcensal estimates of housing: 1980, 1990-present. Sum these values to get the total estimated housing units for 2019 countywide.
8. To break out OFM's reported total countywide housing unit number, apply the percent share of housing units by AMI found in the "% of Total HU" columns to the total housing units reported by OFM for each jurisdiction in the "Total HU" column in the "HU 2019" section of the table for each jurisdiction and each AMI band. Then sum all jurisdictions totals together for each AMI band, then round the total to the nearest thousandth. This will give you the total units reported in "Countywide Total HU, 2019" row.
9. Add the current "Countywide Total HU, 2019" totals by AMI with the "Total Additional Affordable Housing Units Needed" (2019-2044) by AMI reported in Table H-1 to determine the Total Affordable Housing Units Needed by 2044 in Table H-1, which includes current housing units.

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Table H-3: Housing Affordability for King County Jurisdictions by Regional Geographies

Regional Geography and Jurisdiction	Housing Units (HU) 2017 <sup>4</sup>								HU 2019 <sup>5</sup>	
	0-30% AMI		31-50% AMI		51-80% AMI		Over 80% AMI		0-30% AMI	31-50% AMI
	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	# of HU	% of Total HU	Total HU	Total HU
<b>Metropolitan Cities</b>										
Bellevue	1,750	3%	2,814	5%	6,363	11%	46,400	81%	57,327	62,372
Seattle	19,330	6%	32,655	10%	55,910	17%	212,875	66%	320,770	367,806
<b>Core Cities</b>										
Auburn	1,335	5%	9,400	38%	6,590	26%	7,660	31%	24,985	27,391
Bothell	390	4%	1,200	11%	2,075	19%	7,215	66%	10,880	12,208
Burien	985	5%	4,879	26%	5,155	27%	8,003	42%	19,022	20,793
Federal Way	1,430	4%	9,170	26%	12,450	35%	12,695	36%	35,745	37,257
Issaquah	715	5%	845	6%	1,770	12%	11,750	78%	15,080	16,801
Kent	1,970	4%	11,195	25%	14,769	33%	16,720	37%	44,654	48,228
Kirkland	1,125	3%	2,325	6%	4,775	13%	28,405	78%	36,630	39,312
Redmond	640	3%	1,325	5%	2,705	11%	20,365	81%	25,035	28,619
Renton	1,720	4%	7,285	19%	10,160	26%	20,133	51%	39,298	42,855
SeaTac	350	3%	3,400	34%	3,460	35%	2,799	28%	10,009	10,855
Tukwila	385	5%	2,150	30%	2,680	38%	1,909	27%	7,124	8,445
<b>High Capacity Transit Communities</b>										
Des Moines	585	5%	3,015	25%	2,999	25%	5,244	44%	11,843	12,898
Kenmore	255	3%	1,070	12%	1,190	14%	6,135	71%	8,650	9,485
Lake Forest Park	105	2%	344	7%	419	8%	4,325	83%	5,193	5,494
Mercer Island	270	3%	380	4%	400	4%	9,015	90%	10,065	10,506
Newcastle	60	1%	115	3%	480	11%	3,699	85%	4,354	5,214
Shoreline	1,180	5%	2,090	9%	4,440	20%	14,425	65%	22,135	24,127
Woodinville	150	3%	280	6%	495	10%	3,825	81%	4,750	5,450
<b>Cities &amp; Towns</b>										
Algona	8	1%	404	43%	350	38%	169	18%	931	1,053
Beaux Arts	-	0%	8	6%	4	3%	114	90%	126	119
Black Diamond	40	2%	350	21%	230	14%	1,070	63%	1,690	1,808
Carnation	34	5%	119	19%	134	21%	354	55%	641	817
Clyde Hill	10	1%	39	3%	15	1%	1,055	94%	1,119	1,100
Covington	160	2%	790	11%	2,280	33%	3,770	54%	7,000	7,102
Duvall	50	2%	200	8%	250	10%	2,085	81%	2,585	2,684
Enumclaw	265	6%	1,469	31%	1,495	32%	1,515	32%	4,744	5,228
Hunts Point	4	3%	12	8%	4	3%	139	87%	159	186
Maple Valley	220	2%	530	6%	1,450	16%	6,650	75%	8,850	9,280
Medina	15	1%	19	2%	10	1%	1,125	96%	1,169	1,233
Milton	20	6%	99	28%	59	17%	175	50%	353	608
Normandy Park	150	5%	235	8%	220	8%	2,200	78%	2,805	2,876
North Bend	95	4%	340	14%	390	16%	1,565	65%	2,390	2,783
Pacific	40	2%	934	39%	840	35%	600	25%	2,414	2,460
Sammamish	180	1%	365	2%	853	4%	19,615	93%	21,013	22,159
Skykomish	4	6%	23	34%	8	12%	33	49%	68	173
Snoqualmie	45	1%	169	4%	293	7%	3,664	88%	4,171	4,748
Yarrow Point	4	1%	4	1%	8	2%	419	96%	435	416
<b>Urban Unincorporated &amp; Rural</b>										
Unincorporated King County	2,465	3%	7,287	10%	12,223	17%	48,920	69%	70,895	93,179
Countywide Total HU, 2017 <sup>5</sup>	38,539	5%	109,333	13%	160,401	19%	538,834	64%	847,107	956,128
Countywide Total HU, 2019 <sup>6</sup>	44,000	5%	122,000	13%	180,000	19%	610,000	64%	956,000	
Countywide Total HU Needed by 2044	188,000	15%	185,000	15%	236,000	19%	644,000	51%	1,253,000	

<sup>4</sup> Source: CHAS 2013-2017 (released August 25, 2020)<sup>5</sup> Source: 2019 data from Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990-present. Percentages are rounded.<sup>6</sup> Extrapolated using the percent share of total housing units from CHAS 2013-2017 and 2019 total housing unit data from Washington State Office of Financial Management's April 1 postcensal estimates of housing: 1980, 1990-present. Figures are rounded, see methodology above for how to recreate unrounded totals.

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*Housing Needs*

The housing needs part of the housing analysis should include demographic data related to existing population, household and community trends that could impact future housing demand (e.g. aging of population). This data will be derived from a mixture of jurisdictional records, county datasets, state datasets, and federal datasets. The identified need for future housing should be consistent with the jurisdiction's population growth and housing targets. 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.

The following guidance is offered to ensure the housing inventory and analysis data is consistently utilized and reported by all jurisdictions in King County:

- *Affordability gap* means the comparison of a jurisdiction's housing supply as compared to the countywide need percentages expressed in policy H-1. 2013-2017 housing supply is included in table H-3 in this appendix. The County will update this table annually and make it available online.
- *Age* means built in 2014 or later, built 2010 to 2013, built 2000 to 2009, built 1990-1999, built 1980 to 1989, built 1970 to 1979, built 1960 to 1969, built 1950 to 1959, built 1940 to 1949, built 1939 or earlier.
- *Number of bedrooms* means no bedroom, 1 bedroom, 2 or 3 bedrooms, and 4 or more bedrooms.
- *Condition* means lacking complete plumbing facilities, lacking complete kitchen facilities, and/or no telephone service available.
- *Tenure* means renter-occupied and owner-occupied.
- *Income-restricted units* should be reported by AMI limit (i.e. ≤ 30 percent AMI, ≤ 50 percent AMI, and ≤ 80 percent AMI).
- *Moderate-density housing* means the following housing types: 1-unit attached; 2 units; 3 or 4 units; 5 to 9 units; 10 to 19 units. High-density housing means the following housing types: 20 or more units.
- *Household income by AMI* means equal to or less than 30 percent AMI, above 30 percent to 50 percent AMI; above 50 percent to 80 percent AMI, above 80 percent to 100 percent AMI, above 100 percent to 120 percent AMI, and above 120 percent AMI.
- *Housing cost burden* means a household spends more than 30 percent of its household income on housing costs.
- *Severe housing cost burden* means a household spends more than 50 percent of its household income on housing costs.

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- *Displacement risk* means where residents and businesses are at greater risk of displacement based on PSRC's index or equivalent composite set of risk indicators such as: socio-demographics, transportation qualities, neighborhood characteristics, housing, and civic engagement.

**Policy H-5: Evaluate Effectiveness**

Prior to updating their comprehensive plan, a jurisdiction must evaluate the effectiveness of existing housing policies and strategies to meet a significant share of countywide need. This will help a jurisdiction identify the need to adjust current policies and strategies or implement new ones. Where possible, jurisdictions are encouraged to identify actual housing units created, by affordability level, since their last comprehensive plan update.

This evaluation must also identify gaps in existing partnerships, policies, and dedicated resources for meeting the countywide need and eliminating racial and other disparities in access to housing and neighborhoods of choice. This exercise helps a jurisdiction understand what other strategies it should pursue beyond updating the comprehensive plan to meet the goals of this chapter. Some strategies, like inclusionary housing or new dedicated resources, will be easier to evaluate a quantitative impact and for others, it may be more qualitative. Jurisdictions without the ability to identify the impact of each policy may wish to describe the policies and programs that contributed to creating or preserving a given number of income-restricted units, special needs housing units, etc.

**Policy H-6: Racial Exclusion and Discrimination**

To inform a comprehensive plan strategy, a jurisdiction must also document the local history of racially exclusive and discriminatory land use and housing practices, consistent with local and regional fair housing reports and other resources.

A jurisdiction must also explain the extent to which that history is still reflected in current development patterns, housing conditions, tenure, and access to opportunity. Examples of suitable data include, but are not limited to:

- homeownership rates by race/ethnicity and age;
- concentration or dispersion of affordable housing or housing choice voucher usage within the jurisdiction;
- affordability of housing in the jurisdiction to the median income household of different races and ethnicities;
- racial demographics by neighborhood, e.g. degrees of integration and segregation;

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- access to areas of opportunity by race and ethnicity;
- demographics of residents in areas of high displacement risk; and
- results of fair housing testing performed or fair housing complaint data within a jurisdiction.

Jurisdictions must also identify local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing, including but not limited to:

- zoning that may have a discriminatory effect;
- disinvestment; and
- infrastructure availability.

Racially restrictive housing covenants, unrecognized treaties with tribes, current exclusionary zoning, and lack of investment in affordable housing are examples of discriminatory practices or policies a jurisdiction could include in an assessment. Jurisdictions should not limit their review to local policies and regulations. The region should share resources and work together to develop a shared understanding of how racist or discriminatory housing practices and disparities were perpetuated by all levels of government as well as the private sector. While each jurisdiction's assessment will be unique, King County jurisdictions are encouraged to identify federal, state, and regional practices as well as local.

Finally, a jurisdiction must demonstrate how current strategies are addressing impacts of those racially exclusive and discriminatory policies and practices. Using this information jurisdictions should identify and implement policies and regulations to address and begin to undo racially disparate impacts, displacement, and exclusion in housing caused by local policies, plans, and actions consistent with the policies in the "Implement Policies and Strategies to Equitably Meet Housing Needs" section.

Jurisdictions are encouraged to refer to the 2019 King County Analysis of Impediments to Fair Housing Choice (Analysis of Impediments) to understand current barriers to fair housing choice. In addition to the guidance offered in this technical appendix, the County will support jurisdictions in identifying and compiling resources, such as University of Washington reports and databases, to support this analysis.

### **Policy H-7: Collaborate Regionally**

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The lack of homes affordable to low-income households is a regional problem that requires regional solutions. Jurisdictional collaboration with diverse partners is key to an effective regional response. Jurisdictions in their collaboration are encouraged to:

- address the countywide housing need;
- engage and collaborate with other entities in efforts to fund, site, and build affordable housing;
- join resources;
- raise public and private resources together to provide the additional subsidies required to develop housing at deeper levels of affordability;
- support affordable housing development or preservation in each other's jurisdictions; and
- take other collaborative action to address the countywide housing need.

Partners collaborating with jurisdictions are encouraged to support the following needs:

- technical assistance;
- organizational capacity building;
- land donations;
- financial contributions for operating and capital needs to support affordable housing development, maintenance and operations needs;
- funding for other needs such as data and monitoring infrastructure; and
- advocate for efforts to fund, site, and build affordable housing.

### **Policies H-9 through H-24: Implement Policies and Strategies to Meet Housing Needs Equitably**

Jurisdictions need to employ a range of policies, incentives, strategies, actions, and regulations tailored to equitably meet their housing need. The Puget Sound Regional Council's Housing Innovations Program<sup>7</sup> presents a range of strategies. The strategies can be filtered by objective, project type, and affordability level. Strategies marked with an asterisk include more detail and are proven to be particularly effective at meeting regional housing goals. The Municipal Research and Services Center (MSRC) and Washington State Department of Commerce also offers affordable housing-related resources on their websites, including information about techniques and incentives for encouraging and planning for housing affordability.

Local jurisdictions may also refer to this table for suitable strategies, largely derived from recommendations from the December 2018 Regional Affordable Housing Task Force Final Report and Recommendations. King County's Department of Community and Human Services

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<sup>7</sup> PSRC Housing Innovations Program <https://www.psrc.org/hip>

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will work to periodically update these suggestions on the King County website if new strategies and best practices emerge.

Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<b>H-9</b> Collaborate with populations most disproportionately impacted by housing cost burden in developing, implementing and monitoring strategies that achieve the goals of this chapter. Prioritize the needs and solutions articulated by these disproportionately impacted populations.	<p>Suggested strategies to ensure the process to plan for meeting countywide housing need is equitable include:</p> <ul style="list-style-type: none"> <li>• Providing capacity grants to organizations representing target communities to support engagement</li> <li>• Providing other support to ensure those most disproportionately impacted have equitable access to participate in planning discussions (e.g. evening meetings, translation services, food, and childcare or travel stipends)</li> <li>• Establishing clear decision-making structures that ensures disproportionately impacted populations' needs and solutions are prioritized and community members and leaders, organizations, and institutions share power, voice, and resources</li> </ul>
<b>H-10</b> Adopt intentional, targeted actions that repair harms to Black, Indigenous, and People of Color (BIPOC) households from past and current racially exclusive and discriminatory land use and housing practices (generally identified through Policy H-6). Promote equitable outcomes in partnership with communities most impacted.	<p>A suggested approach to identifying reparative strategies includes:</p> <ul style="list-style-type: none"> <li>• Looking at how current policies are working to undo past racially exclusive and discriminatory land use and housing practices or where they might be perpetuating that history</li> <li>• When current policies are perpetuating the harm, implementing equitable countermeasures to remove those policies and their impacts and mitigate disparate impacts on housing choice, access, and affordability</li> <li>• Using PSRC's Regional Equity Strategy and associated tools and resources to center equity in comprehensive planning processes and intended outcomes</li> </ul> <p>Specific policies and strategies include:</p>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> <li>• Reduce or eliminate exclusionary zoning</li> <li>• Implement anti-displacement strategies, which include addressing housing stability for low-income renters and owners as well as preserving cultural diversity of the community</li> <li>• Implement policies that increase affordable homeownership opportunities for Black, Indigenous, and People of Color communities</li> <li>• Distribute affordable housing throughout a jurisdiction, with a focus on areas of opportunity</li> <li>• Consider environmental health of neighborhoods where affordable housing exists or is planned and plan for environmentally healthy neighborhoods</li> <li>• Support and prioritize projects that promote access to opportunity, anti-displacement, and wealth-building opportunities for Black, Indigenous, and People of Color communities</li> </ul> <p>Strategies for promoting equitable outcomes in partnership with communities most impacted include:</p> <ul style="list-style-type: none"> <li>• Utilize an equity impact review tool when developing or implementing policies or strategies</li> <li>• Create and utilize a community engagement toolkit</li> <li>• Intentionally include and solicit engagement from members of communities of color or low-income households in policy decision-making and committees</li> </ul>
<b>H-11</b> Adopt policies, incentives, strategies, actions, and regulations that increase the supply of long-term income-restricted housing for extremely low-, very low-, and low-income households and households with special needs.	<p>Suggested strategies to help meet the need at these affordability levels include:</p> <ul style="list-style-type: none"> <li>• Increase financial contributions to build, preserve, and operate long-term income-restricted housing</li> </ul>



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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> <li>• Increase the overall supply and diversity of housing throughout a jurisdiction, including both rental and ownership</li> <li>• Provide housing suitable for a range of household types and sizes, including housing suitable and affordable for households with special needs, low-, very low-, and extremely low-incomes</li> <li>• Implement policies that incentivize the creation of affordable units, such as Multifamily Tax Exemption, inclusionary zoning, and incentive zoning, and density bonus</li> <li>• Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability</li> <li>• Implement policies that reduce the cost to develop affordable housing</li> <li>• Implement universal design principles to ensure that buildings and public spaces are accessible to people with or without disabilities</li> <li>• Support sustainable housing development</li> <li>• Promote units that accommodate large households and/or multiple bedrooms</li> <li>• Prioritize strategies for implementation that will result in the highest impact towards addressing the affordable housing gap at the lowest income levels</li> </ul>
<b>H-12</b> Identify sufficient capacity of land for housing including, but not limited to: income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.	<p>An approach to identifying sufficient capacity for housing types is:</p> <ul style="list-style-type: none"> <li>• Consider the local and regional housing needs and available land capacity identified in H-4. For example, a jurisdiction that doesn't have any unhoused people may still need to provide sufficient capacity for this population if unmet need exists within the county or subregion</li> </ul>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> <li>Determine if current capacity is sufficient to meet future needs. For example, most permanent supportive housing will require multifamily zoning</li> <li>Collaborate with other jurisdictions to identify the subregional or countywide capacity needed for these housing types if current need within a jurisdiction is substantially less than the countywide need for that housing type</li> </ul>
<b>H-13</b> Implement strategies to overcome cost barriers to housing affordability. Strategies to do this vary but can include updating development standards and regulations, shortening permit timelines, implementing online permitting, optimizing residential densities, reducing parking requirements, and developing programs, policies, partnerships, and incentives to decrease costs to build and preserve affordable housing.	<p>Suggested strategies to overcome cost barriers to housing affordability to consider addressing include:</p> <ul style="list-style-type: none"> <li>Reduce vehicular parking requirements</li> <li>Reduce permitting timelines</li> <li>Increase the predictability of the permitting process</li> <li>Reduce sewer fees for affordable housing</li> <li>Reduce utility, impact and other fees for affordable housing and Accessory Dwelling Units (ADUs)</li> <li>Streamline permitting process for affordable housing development and ADUs</li> <li>Update building codes to promote more housing growth and innovative, low-cost development</li> <li>Explore incentives similar to the Multifamily Tax Exemption for the development of ADUs for low-income households</li> <li>Maximize and expand use of the Multifamily Tax Exemption</li> <li>Offer suitable public land at reduced or no cost for affordable housing development</li> <li>Before implementing a policy, consider how it will impact the cost to build affordable homes</li> </ul>
<b>H-14</b> Prioritize the use of local and/ regional resources (e.g. funding, surplus property) for income-restricted housing, particularly for	<p>Suggested strategies to effectively prioritize the use of resources include:</p>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
extremely low-income households, populations with special needs, and others with disproportionately greater housing needs. Consider projects that promote access to opportunity, anti-displacement, and wealth-building for Black, Indigenous, and People of Color communities to support implementation of policy H-10.	<ul style="list-style-type: none"> <li>• Partner with communities most disproportionately impacted by the housing crisis, including extremely low-income households and Black, Indigenous, and People of Color (BIPOC) communities to inform resource design and allocation decisions. These decisions should prioritize strategies that reduce and undo disproportionate harm to these communities consistent, recognizing that specific needs of these communities may vary based on location</li> <li>• Identify and prioritize underutilized publicly owned land and nonprofit/ faith communities for the creation of income-restricted housing, both rental and homeownership</li> <li>• Prioritize sites near transit, quality schools, parks and other neighborhood amenities</li> <li>• Fund acquisition and development of prioritized sites</li> <li>• Prioritize public funding resources in a manner consistent with policy H-9</li> <li>• Consider the countywide median income levels of BIPOC households when designing affordable homeownership programs and set the affordability levels such that they are accessible to the median BIPOC households considered</li> </ul>
<b>H-15</b> Increase housing choices for everyone—particularly those earning lower wages—that is co-located with, accessible to, or within a reasonable commute to major employment centers and affordable to all income levels. Ensure there are zoning ordinances and building policies in place that allow and encourage housing production at levels that improve jobs-	<p>Strategies to increase housing choice near employment and affordable to all include but are not limited to<sup>8</sup>:</p> <ul style="list-style-type: none"> <li>• Update zoning and land use regulations (including in single-family low-rise zones) to increase density and diversify housing choices, including but not limited to:</li> </ul>

<sup>8</sup> PSRC's Housing Innovations Program (HIP) website provides a searchable database of dozens of suggested strategies. Please refer to their database for a more comprehensive list of strategies.

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
housing balance throughout the county across all income levels.	<ul style="list-style-type: none"> <li>○ Accessory Dwelling Units (ADU) and Detached Accessory Dwelling Units (DADUs)</li> <li>○ Duplex, Triplex, Four-plex</li> <li>○ Zero lot line townhomes, row houses, and stacked flats</li> <li>○ Micro/efficiency units</li> <li>○ Manufactured housing preservation</li> <li>○ Group homes</li> <li>○ Foster care facilities</li> <li>○ Emergency housing</li> <li>○ Emergency shelters</li> <li>○ Permanent supportive housing</li> <li>○ Low-rise and high-density multifamily development</li> <li>○ Housing development that accommodates large households and/or multiple bedrooms</li> <li>● Implement strategies that provide for affordable housing near employment centers, such as: <ul style="list-style-type: none"> <li>○ Project-level tools like affordability covenants when funding income-restricted units or development agreements</li> <li>○ Incentives such as density bonuses, incentive zoning, or Multifamily Tax Exemption</li> <li>○ Other regulatory tools such as commercial linkage fees, inclusionary zoning, or TOD overlays</li> <li>○ Other financial tools such as public land for affordable housing</li> </ul> </li> </ul>
<b>H-16</b> Expand the supply and range of housing types—including affordable units—at densities sufficient to maximize the benefits of transit investments throughout the county.	<p>Suggested zoning, regulation, and incentive strategies to be applied near transit station areas and transit corridors served by high-capacity or frequent transit include:</p> <ul style="list-style-type: none"> <li>● Requiring minimum densities in these areas</li> <li>● Providing enough multifamily zoning to accommodate a significant amount of</li> </ul>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<p>the jurisdictional share of affordable housing in these areas</p> <ul style="list-style-type: none"> <li>Implementing comprehensive inclusionary/ incentive housing policies in existing and planned frequent transit service areas to achieve the deepest affordability possible through land use incentives, which may include increased density; reduced parking requirements, reduced permit fees, exempted impact fees, Multifamily Tax Exemption, and programmatic Environmental Impact Statements</li> <li>Evaluate and update zoning in transit areas in advance of transit infrastructure investments</li> <li>Evaluate the impact of development fee reductions in transit areas and implement reductions if positive impact</li> <li>Implement comprehensive inclusionary/incentive housing policies in all existing and planned frequent transit service to achieve the deepest affordability possible through land use incentives</li> <li>Coordinate with local housing authorities to use project-based rental subsidies with incentive/ inclusionary housing units to achieve deeper affordability near transit</li> </ul>
<b>H-17</b> Support the development and preservation of income-restricted affordable housing that is within walking distance to planned or existing high-capacity and frequent transit.	<p>Preservation strategies to consider include:</p> <ul style="list-style-type: none"> <li>Identify areas that may be at higher risk of displacement from market forces that occur with changes to zoning development regulations and public capital investments and establish anti-displacement policies, with consideration given to the preservation of historical and cultural communities as well as: <ul style="list-style-type: none"> <li>investments in low-, very low-, and extremely low-income housing equitable development initiatives</li> </ul> </li> </ul>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> <li>○ inclusionary zoning</li> <li>○ community planning requirements; tenant protections</li> <li>○ public land disposition policies</li> <li>○ consideration of land that may be used for affordable housing</li> <li>● Collect data to better understand the impacts of growth, and the risks of residential, economic, and cultural displacement. Verify this data with residents at the greatest risk of displacement, particularly those most disproportionately impacted by housing cost burden and neighborhood-based small business owners. Supplement this information with regional data about displacement risk and ongoing displacement trends that can inform and drive policy and programs.</li> <li>● Prioritize affordable housing investments, incentives, and preservation tools in areas where increases in development capacity and new public capital investments are anticipated to allow current low-income residents to stay</li> <li>● Support the acquisition, rehabilitation, and preservation of income-restricted and naturally occurring affordable housing in areas with a high displacement risk, for long-term affordability serving households at or below 80 percent AMI</li> <li>● Leverage new development to fund affordable housing in the same geography using zoning tools such as incentive/ inclusionary zoning</li> <li>● Implement anti-displacement policies (e.g. community preference, tenant opportunity to purchase, no net loss of affordable units, right-to-return, community benefits agreements)</li> </ul>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> <li>• Prioritize publicly owned land for affordable housing in areas at high risk of displacement</li> <li>• Support community land trust and other permanent affordability models</li> <li>• Identify, preserve, and improve cultural assets</li> <li>• Increase education to maximize use of property tax relief programs to help sustain homeownership for low-income individuals</li> <li>• Expand targeted foreclosure prevention</li> <li>• Preserve manufactured housing communities and improve the quality of the housing and associated infrastructure to improve housing stability and health for the residents while also expanding housing choices affordable to these residents, including opportunities to cooperatively own their communities</li> <li>• Encourage programs to help homeowners access support needed to participate in and benefit from infill development</li> </ul>
<p><b>H-18</b> Adopt inclusive planning tools and policies whose purpose is to increase the ability of all residents in jurisdictions throughout the county to live in the neighborhood of their choice, reduce disparities in access to opportunity areas, and meet the needs of the region's current and future residents by:</p> <ol style="list-style-type: none"> <li>a. providing access to affordable housing to rent and own throughout the jurisdiction, with a focus on areas of high opportunity;</li> <li>b. expanding capacity for moderate-density housing throughout the jurisdiction, especially in areas currently zoned for lower density single-family detached housing in the Urban Growth Area, and capacity for high-density housing, where</li> </ol>	<p>Other inclusive planning tools and policies that increase neighborhood choice include:</p> <ul style="list-style-type: none"> <li>• Plan for moderate or high-density housing and complete neighborhoods within a half-mile walkshed of high-capacity or frequent transit service in areas already zoned for residential housing and where exposure to air pollution and particulate matter is low to moderate.</li> <li>• Plan for complete neighborhoods around existing and planned essential services throughout a jurisdiction</li> <li>• Establish a designation that allows more housing types within single-family zoned areas near parks, schools, and other services</li> </ul>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<p>appropriate, consistent with the Regional Growth Strategy;</p> <p>c. evaluating the feasibility of, and implementing, where appropriate, inclusionary and incentive zoning to provide affordable housing; and</p> <p>d. providing access to housing types that serve a range of household sizes, types, and incomes, including 2+ bedroom homes for families with children and/or adult roommates and accessory dwelling units, efficiency studios, and/or congregate residences for single adults.</p>	<ul style="list-style-type: none"> <li>Housing types to allow development that is compatible in scale with existing housing</li> <li>Revise parking regulations to prioritize housing and public space for people over space to park cars</li> <li>Allow the conversion of existing houses into multiple units</li> <li>Allow additional units on corner lots, lots along alleys and arterials, and lots on zone edges</li> <li>Incentivize the retention of existing houses by making development standards more flexible when additional units are added</li> <li>Provide technical and design resources for landowners and communities to redevelop and maintain ownership.</li> <li>Reduce or remove minimum lot size requirements</li> <li>Create incentives for building more than one unit on larger than average lots</li> <li>Limit the size of new single-unit structures, especially on larger than average lots</li> <li>Retain and increase family-sized and family-friendly housing</li> <li>Remove the occupancy limit for unrelated persons in single-family zones, if applicable</li> </ul>
<p><b>H-19</b> Lower barriers to and promote access to affordable homeownership for extremely low-, very low-, and low--income, households. Emphasize:</p> <p>a. supporting long-term affordable homeownership opportunities for households at or below 80 percent AMI (which may require up-front initial public subsidy and policies that support diverse housing types); and</p> <p>b. remedying historical inequities in and expanding access to homeownership</p>	<p>Suggested strategies to increase access to affordable homeownership for lower-income households include:</p> <ul style="list-style-type: none"> <li>Support alternative homeownership models that lower barriers to ownership and provide long-term affordability, such as community land trusts, and limited or shared equity co-ops</li> <li>Encourage programs to help homeowners, particularly low-income homeowners, access financing, technical support or other tools needed to</li> </ul>



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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
opportunities for Black, Indigenous and People of Color communities.	<p>participate in and benefit from infill development opportunities</p> <ul style="list-style-type: none"> <li>• Increase educational efforts to ensure maximum use of property tax relief programs to help sustain homeownership for low-income individuals</li> <li>• Expand targeted foreclosure prevention</li> <li>• Preserve existing manufactured housing communities through use-specific zoning or transfer of development rights</li> </ul>
<p><b>H-20</b> Adopt policies and strategies that promote equitable development and mitigate displacement, with consideration given to the preservation of historical and cultural communities as well as investments in low-, very low-, extremely low-, and moderate-income housing production and preservation; dedicated funds for land acquisition; manufactured housing community preservation, inclusionary zoning; community planning requirements; tenant protections; public land disposition policies; and land that may be used for affordable housing. Mitigate displacement that may result from planning efforts, large-scale private investments, and market pressure. Implement anti-displacement measures prior to or concurrent with development capacity increases and public capital investments.</p>	<p>Suggested equitable development and anti-displacement strategies include:</p> <ul style="list-style-type: none"> <li>• Consider and plan for socioeconomic diversity and cultural stability</li> <li>• Encourage homeownership opportunities for low-income households</li> <li>• Acquire and preserve manufactured housing communities to prevent displacement</li> <li>• Acquire land for affordable housing ahead of planned infrastructure investments or other investments that may increase land and housing costs</li> <li>• Implement a community preference policy that allows housing developments to prioritize certain applicants when leasing or selling units in communities at high risk of displacement.</li> <li>• Implement tenant protections that increase stability such as: <ul style="list-style-type: none"> <li>○ Notice of rent increase</li> <li>○ Right to live with family</li> <li>○ Just cause eviction for tenants on termed leases</li> <li>○ Tenant relocation assistance</li> </ul> </li> <li>• Establish programs to invest in underrepresented communities to promote community-driven development and/ or prevent displacement</li> </ul>
<p><b>H-21</b> Implement, promote and enforce fair housing policies and practices so that every person in the county has equitable access and</p>	<p>Suggested fair housing policies and practices include:</p>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
opportunity to thrive in their communities of choice, regardless of their race, gender identity, sexual identity, ability, use of a service animal, age, immigration status, national origin, familial status, religion, source of income, military status, or membership in any other relevant category of protected people.	<ul style="list-style-type: none"> <li>Invest in programs that provide fair housing education for both renters and landlords, enforcement, and testing</li> <li>Engage underrepresented communities on an ongoing basis to better understand Remove barriers to housing and increase access to opportunity</li> <li>Provide more housing for vulnerable populations</li> <li>Provide more housing choices for people with large families</li> <li>Support efforts to increase housing stability.</li> <li>Preserve and increase affordable housing in communities at high risk of displacement</li> <li>Review and update zoning to increase housing options and supply in urban areas</li> <li>Work with communities to guide investments in historically underserved communities.</li> <li>Report annually on fair housing goals and progress</li> </ul>
<b>H-22</b> Adopt and implement policies that protect housing stability for renter households; expand protections and supports for low-income renters and renters with disabilities.	<p>Tenant protection policies to consider include:</p> <ul style="list-style-type: none"> <li>Just cause eviction for tenants with termed leases</li> <li>Increase time periods for notice of rent increases</li> <li>Prohibit discrimination in housing against tenants and potential tenants with arrest records, conviction records, and criminal history</li> <li>Tenant relocation assistance</li> <li>Increase access to legal services</li> <li>Rental inspection programs</li> </ul> <p>Supports for landlords that promote tenant stability include:</p>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
	<ul style="list-style-type: none"> <li>Establish a fund that landlords can access to make repairs so costs are not passed on to low-income renters</li> <li>Increase education for tenants and property owners regarding their respective rights and responsibilities</li> </ul> <p>Supports for low-income renters and people with disabilities to consider include:</p> <ul style="list-style-type: none"> <li>Shallow and deep rent subsidies</li> <li>Emergency rental assistance</li> <li>Services to address barriers to housing, including tenant screening reports and civic legal aid</li> <li>Increased funding for services that help people with disabilities stay in their homes and/or age in place</li> </ul>
<b>H-23</b> Adopt and implement programs and policies that ensure healthy and safe homes.	<p>Strategies to improve the quality and safety of housing include:</p> <ul style="list-style-type: none"> <li>Establish and promote healthy housing standards</li> <li>Provide home repair assistance for households earning at or below 80 percent AMI</li> <li>Implement proactive rental inspection programs</li> <li>Implement just cause eviction to protect tenants from landlords retaliating if they request basic maintenance and repairs to maintain a healthy and safe living environment</li> <li>Partner with Aging &amp; Disability organizations to integrate accessibility services</li> </ul> <p>See the King County Board of Health Guideline and Recommendation on Healthy Housing for additional guidance.<sup>9</sup></p>

<sup>9</sup> See link: <https://kingcounty.gov/depts/health/board-of-health/~media/depts/health/board-of-health/documents/guidelines/guideline-recommendation-18-01-attachment-A.ashx>

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Table H-4 Suggested Strategies for Achieving Policy Goals	
Policy	Suggested Strategies
<b>H-24</b> Plan for residential neighborhoods that protect and promote the health and well-being of residents by supporting equitable access to parks and open space, safe pedestrian and bicycle routes, clean air, soil and water, fresh and healthy foods, high-quality education from early learning through K-12, affordable and high-quality transit options and living wage jobs and by avoiding or mitigating exposure to environmental hazards and pollutants.	<p>When planning for residential neighborhoods that protect and promote health and well-being of residents, suggested strategies include:</p> <ul style="list-style-type: none"> <li>• Plan for housing in conjunction with other infrastructure investments to support equitable access to opportunity for households with a range of incomes and ensure the siting of homes is not in close to environmental hazards and pollutants</li> <li>• Analyze disparities in access to amenities and invest in affordable housing in areas with high access to these amenities while providing services and investment in areas where low-income people live</li> </ul>

**Policies H-25 and H-26: Measure Results and Provide Accountability**

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 and the County will collaborate to monitor basic information annually, as they may already do for permits and development activity. Annual tracking of information such as new policies, new units, and zoning changes will make periodic assessments easier and more efficient. A limited amount of annual monitoring will also aid in providing timely information to decision makers

The purpose of “measuring results and providing accountability” is to motivate and enhance learning, collaboration, and progress. While some CPPs clearly lend themselves to quantitative measures and straightforward evaluation, some do not. This is often true when factors like the result of engagement with disproportionately impacted community members significantly shape implementation or where quantitative data is lacking. In these cases, jurisdictions have the liberty to make any reasonable interpretation of the policy and report as completely and honestly as possible how well the policy has been met.

Policy H-25 requires cities and the County to collaborate in this monitoring to ensure continual review of the effectiveness of local strategies at meeting the countywide need. The information will be collected by King County and reported annually in a public-facing, interactive regional affordable housing dashboard.

**Policy H-27: Adjust Strategies to Meet Housing Needs**

The data collected annually provides an opportunity for cities and the County to adapt to changing conditions and new information when monitoring finds that the adopted strategies

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are insufficient for meeting the countywide need or result in the perpetuation of the inequitable distribution of affordable housing. Adaptation strategies can occur before the next comprehensive planning cycle during annual comprehensive plan updates, updates to the land use map, and/or a jurisdiction's urban growth strategy (buildable lands) reporting process. The King County Affordable Housing Committee can serve as a venue for discussing regional progress and challenges jurisdictions face. The results of these conversations and recommended actions to meet countywide need more effectively can be shared with the Growth Management Planning Council.

## 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-52, PF-13, PF-19, and PF-21 contain references to this report, and in particular the Site Specific Solutions table found on pages 15-19 of the School Siting Task Force Report.

The complete report and associated documents can be found on the Countywide Planning Policies website at:

- <https://www.kingcounty.gov/depts/executive/performance-strategy-budget/regional-planning/CPPs.aspx>

Appendix 6: King County Centers Designation Framework

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. Purpose of Center	Regional Metro Growth Centers have a primary regional role. They have dense existing jobs and housing, high-quality transit service, and are planning for significant, equitable growth and opportunity. They serve as major transit hubs for the region and provide regional services and serve as major civic and cultural centers.	Regional Urban Growth Centers play an important regional role, with dense existing jobs and housing, high-quality transit service, and planning for significant, equitable growth and opportunity. These centers may represent areas where major investments – such as high-capacity transit –offer new opportunities for growth.	Countywide growth centers <sup>12</sup> serve important roles as places for equitably concentrating jobs, housing, shopping, and recreational opportunities. These are often smaller downtowns, high-capacity transit station areas, or neighborhood centers that are linked by transit, provide a mix of housing and services, and serve as focal points for local and county investment.	Regional Industrial Employment Centers are highly active industrial areas with significant existing jobs, core industrial activity, evidence of long-term demand, and regional role. They have a legacy of industrial employment and represent important long-term industrial areas, such as deep-water ports and major manufacturing and can be accessed by transit. Designation is to, at a minimum, preserve existing industrial jobs and land use and to continue to equitably grow industrial employment and opportunity in these centers where possible.	Regional Industrial Growth Centers are clusters of industrial lands that have significant value to the region and potential for future equitable job growth. These large areas of industrial land serve the region with international employers, industrial infrastructure, concentrations of industrial jobs, evidence of long- term potential, and can be accessed by transit. Designation will continue growth of industrial employment and preserve the region’s industrial land base for long-term growth and retention.	Countywide industrial centers serve as important local industrial areas. These areas support equitable access to living wage jobs and serve a key role in the county’s manufacturing/industrial economy.
2. Distribution of Centers	Centers are designated to achieve the countywide land use vision and are based on meeting the expectations of the framework. No arbitrary limit on the number of centers will be established.	Same	Same	Same	Same	Same
PART 1. DESIGNATION PROCESS AND SCHEDULE						
A. Designation Process						
1. jurisdiction ordinance, motion, or resolution authorizing submittal of application	Yes	Yes	Yes	Yes	Yes	Yes
2. Fill out Form	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
3. Submit for eligibility review. Staff review and report	Yes	Yes	IJT staff to review and present to GMPC.	Yes	Yes	IJT staff to review and present to GMPC.

<sup>12</sup> King County does not yet have designated countywide centers, although many jurisdictions have local centers that may be equivalent. Local centers are eligible for regional and countywide funding, and this funding is distributed based on criteria and formula.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
4. GMPC recommendation to PSRC	Yes	Yes	KC to have an application form and process.	Yes	Yes	KC to have an application form and process.
B. Schedule						
1. Applications limited to major updates. Call for new application approx. every 5 years.	Yes	Yes	Yes. KC to have a 5-year cycle or consider following PSRC major plan updates.	Yes	Yes	Yes. KC to have a 5 year cycle or consider following PSRC major plan updates.
C. Redesignation						
1. Follows PSRC re-designation process	Yes	Yes	Yes	Yes	Yes	Yes
PART 2: CENTER ELIGIBILITY						
A. Local and Countywide Commitment						
1. center identified in Comprehensive Plan	Yes	Yes	Yes	Yes	Yes	Yes
2. demonstrate center is local priority for growth and investments	Yes	Yes	Yes	Yes	Yes. And, commitment to protecting and preserving industrial uses, strategies, and incentives to encourage industrial uses in the center, and established partnerships with relevant parties to ensure success of manufacturing/industrial center.	Yes. And area has important county role and concentration of industrial land or jobs with evidence of long-term demand.
B. Planning						
1. completed center plan meeting Plan Review Manual specifications <sup>13</sup>	Yes	Yes	Yes <sup>14</sup>	Yes	Yes. And, in consultation with public ports and other affected government entities.	Yes <sup>10</sup>
2. environmental review shows area appropriate for density	Yes	Yes	Yes	Yes	Yes	Yes
3. assessment of housing need and cultural assets, including displacement of residents and businesses	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Not applicable	Not applicable	Not applicable

<sup>13</sup> The PSRC [Center Plan Checklist](#) defines key concepts and provisions jurisdictions should use in planning for the designated centers. This includes the following: establishing a vision, considering natural and built environment topics, establishing geographic boundaries and growth targets, planning for a mix of land uses, addressing design standards, planning for a variety of housing types including affordable housing in growth centers, addressing economic development, and providing for public services and facilities, including multimodal transportation, all as appropriate and tailored to the center type and function.

<sup>14</sup> For Countywide Centers the topics in the *Center Plan Checklist* should be addressed, except that growth targets are not required, and they can be met through inclusion of a dedicated chapter in the Comprehensive Plan that specifies how each required topic is addressed for each countywide center, rather than in stand-alone subarea plans.



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	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
4. documentation of tools to provide range of affordable and fair housing	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Not applicable	Not applicable	Not applicable
5. documentation of community engagement, including with priority populations <sup>15</sup>	Yes	Yes	Yes, as part of subarea plan or in dedicated Comprehensive Plan chapter	Yes	Yes	Yes
C. Jurisdiction and Location						
1. new Centers should be in cities	Yes	Yes	Cities or Unincorporated Urban <sup>16</sup>	Yes	Yes	Cities or Unincorporated Urban <sup>12</sup>
2. if unincorporated area: a. it has link light rail and is affiliated for annexation	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
b. joint planning is occurring	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
c. plans for annexation or incorporation are required	Not applicable (center type does not exist in unincorporated area).	Not applicable (center type does not exist in unincorporated area).	Encouraged	Not allowed in unincorporated urban area	Not allowed in unincorporated urban area	Encouraged
D. Existing Conditions						
1. infrastructure and utilities can support growth	Yes	Yes	Yes	Yes. Must include presence of irreplaceable industrial infrastructure such as working maritime port facilities, air and rail freight facilities.	Yes. Access to relevant transportation infrastructure including freight.	Yes
2. center has mix of housing and employment	Yes	Yes	Yes	Not applicable	The center has an economic impact.	Not applicable.
E. Boundaries						
1. justification for center boundaries	Yes	Yes	Yes	Yes	Yes	Yes
2. boundary generally round or square	Yes	Yes	Compact, walkable size	Not applicable	Not applicable	Not applicable
F. Transportation						
1. center has bicycle and pedestrian infrastructure and amenities	Yes	Yes	Yes. Supports multimodal transportation, including pedestrian infrastructure and amenities, and bicycle infrastructure and amenities.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place.	Defined transportation demand management strategies in place

<sup>15</sup> King County's "Fair and Just" Ordinance 16948, as amended, identifies four demographic groups, including: low-income, limited English proficiency, people of color, and immigrant populations.

<sup>16</sup> For multi-jurisdiction centers, please describe the manner and structure (e.g. interlocal agreement, memorandum of understanding) with which the jurisdictions will plan together over the long-term.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
2. center has street pattern supporting walkability	Yes	Yes	Yes. Supports multimodal transportation, including street pattern that supports walkability.	Not applicable	Not applicable	Not applicable
3. freight access	Yes	To be addressed in subarea plan	To be addressed in subarea plan	Access to relevant transportation infrastructure including freight.	Same	To be addressed in subarea plan
PART 3: CENTER CRITERIA						
A. Purpose						
1. Compatibility with VISION centers concept, Regional Growth Strategy and Multicounty Planning Policies	Yes	Yes	Yes	Yes	Yes	Yes
B. Activity level/Zoning <sup>17</sup>						
1. existing activity <sup>18</sup>	60 activity unit density	30 activity unit density (AUs refer to combined jobs and population)	18 activity unit density	10,000 jobs	4,000 jobs	1,000 existing jobs and/or 500 acres of industrial land
2. planned activity	Above 120 activity unit density	60 activity unit density	30 activity unit density	20,000 jobs	10,000 jobs	4,000 jobs
3. sufficient zoned capacity	Yes. Should be higher than target and supports a compact, complete, and mature urban form.	Yes. Should be higher than target.	Should have capacity and be planning for additional growth	Yes. Should be higher than target.	Yes. Should be higher than target.	Should have capacity and be planning for additional growth.
4. planning mix of housing types and employment types	Planning for at least 15% residential and 15% employment activity	Planning for at least 15% residential and 15% employment activity	Planning for at least 20% residential and 20% employment, unless unique circumstances make these percentages not possible to achieve.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.	At least 50% of the employment must be industrial employment. Strategies to retain industrial uses are in place.
C. Geographic Size						
1. minimum size	320 acres	200 acres	160	No set threshold; size based on justification for the boundary.	2000 acres	1,000 existing jobs and/or 500 acres of industrial land
2. maximum size	640 acres (larger if internal HCT)	640 acres (larger if internal HCT)	500 acres	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.	No set threshold; size based on justification for the boundary.
D. Transit						

<sup>17</sup> PSRC’s 2015 guidance on *Transit Supportive Densities and Land Uses* cites an optimal level of 56-116 activity units per acre to support light rail, dependent on transit costs per mile. The guidance indicates an optimal threshold of at least 17 activity units per acre to support bus rapid transit. Note: the existing threshold in the CPPs is roughly equivalent to 85 AUs existing activity for King County Urban Centers.

<sup>18</sup> For existing centers, not meeting existing activity unit thresholds is not grounds for de-designation or re-designation by the Growth Management Planning Council.

	Metro Growth Centers	Urban Growth Centers	Countywide Growth Centers	Industrial Employment Centers	Industrial Growth Centers	Countywide Industrial Centers
1. existing or planned transit service levels	Major transit hub, has high quality/high-capacity existing or planned service including existing or planned light rail, commuter rail, ferry, or other high-capacity transit with similar frequent service as light rail. (18 hours, 15-minute headways)	Fixed route bus, regional bus, Bus Rapid Transit or frequent all-day bus service (16 hours, 15 minute headways). High-capacity transit may substitute for fixed-route bus.	Yes, has frequent, all-day, fixed-route bus service (16 hours, 15-minute headways).	Must have existing or planned frequent, local, express, or flexible transit service.  Should have documented strategies to reduce commute impacts through transportation demand management that are consistent with the Regional TDM Action Plan.	Same.	Should have local fixed-route or flexible transit service.
2. transit-supportive infrastructure	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Provides transit priority (bus lanes, queue jumps, signal priority, etc.) within the right-of-way to maintain speed and reliability of transit service. Provides infrastructure (i.e. pedestrian and bicycle) that improves rider access to transit service and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.	Supports connection/transfers between routes and other modes, and increases amenities to make transit an inviting option.
E. Market Potential						
1. Evidence of future market potential to support target and planned densities	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged	Yes, with Market Study required	Yes, with Market Study required	Market Study encouraged
2. Market data will inform adoption of land use, housing, economic development, and investment strategies, including equitable development strategies. <sup>19</sup>	Required within Market Study	Required within Market Study	Encouraged within Market Study	Required within Market Study, tailored for industrial employment.	Required within Market Study, tailored for industrial employment.	Encouraged within Market Study, tailored for industrial employment.
F. Role						
1. Evidence of regional or countywide role by serving as important destination	Yes	Yes	Yes	Yes	Yes	Yes
2. Planning for long-term, significant, and equitable growth	Yes	Yes	Yes	Yes	Yes	Yes
G. Zoning						

<sup>19</sup> For residential development, strategies and tools could include mandatory inclusionary housing, multifamily tax exemption, or others. For commercial and industrial development, strategies and tools could include priority hire policies, incentives for affordable commercial space, or others.

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

## 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 and includes income-restricted and non-income units.

**Affordable Housing Committee:** A committee of the King County Growth Management Planning Council chartered to recommend actions and assess regional progress to advance affordable housing solutions and function as a point of coordination and accountability for affordable housing efforts across King County.

**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 U.S. Department of Housing and Urban Development calculates median income for each metropolitan region. These are used to determine income limits for government affordable housing programs.

**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.

**Clean Renewable Energy:** Includes the production of electricity from wind, solar and geothermal and does not include production of energy created by combustion of fuel that causes greenhouse gas emissions or produces hazardous waste.

**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.

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**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.

**Cost Burden:** When a household spends more than 30 percent of their gross monthly income on housing costs.

**Countywide Need:** Also called the countywide affordable housing need, this is the number of additional, affordable homes needed in King County by 2044 so that no household earning at or below 80 percent of area median income is housing cost burdened. The countywide need for housing is estimated at 263,000 affordable homes affordable at or below 80 percent area median income built or preserved by 2044 as shown in Table H-1.

**Displacement:** The involuntary relocation of current residents or businesses from their current residence. This is a different phenomenon than when property owners voluntarily sell their interests to capture an increase in value. Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property, or the expiration of covenants on rent- or income-restricted housing. Economic displacement occurs when residents and businesses can no longer afford escalating housing costs. Cultural displacement occurs when people choose to move because their neighbors and culturally related businesses have left the area.

**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 racial, social, and economic groups in the siting and operation of infrastructure, facilities, or other large land uses.

**Equitable Development:** Public and private investments, programs, and policies in neighborhoods, characterized by high levels of chronic and recent displacement; a history of racially driven disinvestment; and significant populations of marginalized communities. This work is conducted in partnership with community stakeholders to meet the needs of marginalized people and reduce disparities, taking into account history and current conditions, so that quality of life outcomes such as access to quality education, living wage employment, healthy environment, affordable housing, and transportation, are equitably distributed for the people currently living and working there, as well as for new people moving in.

**Extremely Low-Income Households:** Households earning 30 percent of the area median income or less for their household size.

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**Fossil Fuels:** Petroleum and petroleum products, coal, and natural gas such as methane, propane, and butane, derived from prehistoric organic matter and used to generate energy. Fossil fuels do not include:

- a) Petrochemicals that are used primarily for non-fuel products, such as asphalt, plastics, lubricants, fertilizer, roofing, and paints;
- b) Fuel additives, such as denatured ethanol and similar fuel additives, or renewable fuels, such as biodiesel or renewable diesel with less than five percent fossil fuel content; or
- c) Methane generated from the waste management process, such as wastewater treatment, anaerobic digesters, landfill waste management, livestock manure and composting processes.

**Fossil Fuel Facility:** A commercial facility used primarily to receive, store, refine, process, transfer, wholesale trade or transport fossil fuels, such as, but not limited to, bulk terminals, bulk storage facilities, bulk refining and bulk handling facilities. Fossil fuel facilities do not include individual storage facilities of up to thirty thousand gallons and total cumulative facilities per site of sixty thousand gallons for the purposes of retail or direct-to-consumer sales, facilities or activities for local consumption; noncommercial facilities, such as storage for educational, scientific or governmental use; or uses preempted by federal rule or law.

**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.

**Frequent Transit:** Transit service that is “show-up and go,” that comes frequently enough that passengers do not require a schedule.

**Frontline Communities:** Those communities that are disproportionately impacted by climate change due to existing and historical racial, social, environmental, and economic inequities, and who have limited resources and/or capacity to adapt. These populations often experience the earliest and most acute impacts of climate change, but whose experiences afford unique strengths and insights into climate resilience strategies and practices. Frontline communities include Black, Indigenous, and People of Color (BIPOC) communities, immigrants and refugees, people living with low incomes, communities experiencing disproportionate pollution exposure, women and gender non-conforming people, LGBTQIA+ (lesbian, gay, bisexual, transgender, queer, intersex, asexual, + other) people, people who live and/or work outside, those with existing health issues, people with limited English skills, and other climate-vulnerable groups.



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**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.

**Growth Targets:** The number of residents, housing, or jobs that a jurisdiction is expected to use as the land use assumption in its comprehensive plan. Growth targets are set by countywide planning groups for counties and cities to meet the Growth Management Act requirement to allocate urban growth that is projected for the succeeding twenty-year period (RCW 36.70A.110). Countywide growth targets are articulated in the Development Patterns chapter.

**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.

**Health Disparity:** A gap or difference in health status between different groups of people, including race, income, education, and geographic location. This health difference is closely linked with social, economic, and/or environmental disadvantage.

**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:** Transit modes that operate principally on exclusive rights-of-way which provides a substantially higher level of passenger capacity, speed, and service frequency than traditional public transportation systems operating principally in general purpose roadways, including light rail, streetcar, commuter rail, ferry terminals, and bus rapid transit stations.

**High-Density Housing:** Multifamily housing of a certain density that is considered to be more intensive than moderate-density housing. This designation includes housing types of 20 or more units.

**Historically Underserved Communities:** Groups of people living in places that have experienced a long-term pattern of lacking investment in public services and amenities relative to neighboring communities or an expected standard.

**Housing Affordability:** Refers to the balance (or imbalance) between incomes and housing costs within a community or region. A common measurement compares the number of households in certain income categories to the number of units in the market that are affordable at 30 percent of gross income.



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**Industry Clusters:** Specific economic segments and industry clusters that are the focus of the Puget Sound Regional Council's Regional Economic Strategy.

**Incentive Zoning:** Incentive zoning is a broad regulatory framework for encouraging and stimulating development that provides a desired public benefit as established in adopted planning goals. An incentive zoning system is implemented on top of an existing base of development regulations and works by offering developers regulatory allowances in exchange for public benefits.

**Income-Restricted Affordable Housing Units:** Housing units that provide lower-income people with an affordable place to live. To be eligible to live in one of these units, a prospective tenant's gross monthly income must be below a certain income threshold. The unit is also limited in price so as to be affordable to households at certain income levels.

**Inclusionary Zoning:** Inclusionary zoning stipulates that new residential development in certain zones includes some proportion or number of affordable housing units or meets some type of alternative compliance. Inclusionary zoning taps into economic gains from rising real estate values to create affordable housing for lower-income households. This mandatory approach can create more affordable housing in neighborhoods with access to transportation and quality jobs.

**Jobs-Housing Balance:** A planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas. It also means ensuring a variety of housing choices available to a people earning variety of incomes in proximity to job centers to provide opportunities for residents to live close to where they work regardless of their income.

**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 51 percent and 80 percent of the Area Median Income for their household size.

**Manufacturing/Industrial Centers:** Designated locations within King County cities meeting criteria detailed in the King County Centers Designation Framework.

**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.

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**Moderate-Density Housing:** Housing of a certain density that bridges a gap between single-family housing and more intense multifamily and commercial areas and provides opportunities for housing types that are inclusive to people of different ages, life stages, and incomes. Moderate-density housing includes but is not limited to duplexes, townhomes, and low-rise apartments and range in unit count from 1-unit attached up to 19 units.

**Moderate-Income Households:** Households earning between 81 percent and 120 percent of the Area Median Income for their household size.

**Monitoring:** An organized process for gathering and assessing information related to achieving established goals and policies. The process uses performance indicators to show progress toward, movement away from, or static state in policy implementation or policy achievement. Implementation monitoring tracks whether agreed-upon actions are taking place. Performance monitoring assesses whether desired results are achieved.

**Natural Resource Lands:** Designated areas within King County that have long-term significance for agricultural, forestry, or mining. See Appendix 1: Generalized Land Use Categories Map.

**Open Space:** A range of green places, including natural and resource areas (such as forests), recreational areas (such as parks and trails), and other areas set aside from development (such as plazas).

**Opportunity Areas:** Areas with high quality schools, jobs, transit; access to parks, open space, and clean air, water, and soil; and other key determinants of social, economic, and physical well-being.

**Populations Disproportionately Impacted by Housing Cost Burden:** When a household spends more than 30 percent of their income on their housing, they are considered cost burdened. Black, Indigenous, and Latinx households, as well as many immigrant and refugee households, are disproportionately represented both among households earning less than 80 percent of AMI as well as among cost burdened households, in part due to the legacy of structural racism and discrimination in housing and land use policies and practices. Households earning at or below 30 percent are also more disproportionately impacted by housing cost burden than higher income households.

**Potential Annexation Area:** A portion of the urban unincorporated area in King County that a city has identified it will annex at some future date. See Appendix 2: Potential Annexation Areas Map.

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**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 2050 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 2050 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

**Regional Transportation Plan:** A 30-year action plan, adopted by the Puget Sound Regional Council, for transportation investments in the central Puget Sound region intended to support implementation of VISION 2050.

**Renewable Energy:** Energy created from sources that can be replenished in a short period of time. The five renewable sources used most often are biomass (such as wood and biogas), the movement of water, geothermal (heat from within the earth), wind, and solar.

**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: Generalized Land Use Categories Map.

**Cities in the Rural Area:** Cities that are surrounded by Rural Area or Natural Resource Lands. Cities in the Rural Area are part of the Urban Growth Area.

**Special Needs Housing:** Housing arrangements for populations with special physical or other needs. These populations include the elderly, disabled persons, people with medical conditions, homeless individuals and families, and displaced people.

**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.

**Tenure:** The legal status by which people have the right to occupy their accommodation. Common housing tenure are renting (which includes public and private rented housing) and homeownership (which includes owned outright and mortgaged).

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**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 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 Growth Area:** The designated portion of King County that encompasses all cities as well as other urban land where the large majority of the county’s future residential and employment growth is intended to occur. See Appendix 1: Generalized Land Use Categories Map.

**Very Low-Income Households:** Households earning between 30 to 50 percent of the Area Median Income for their household size.

**VISION 2050:** 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.

**Walkshed:** The area around a transit center typically measured as one half-mile radius used to measure the area in which walking or biking can serve as viable way to access a transit facility.

**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

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workforce housing that is reasonably close to regional and sub-regional job centers and/or easily accessible by public transportation.

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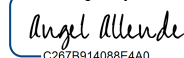
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PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

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## King County

### Dow Constantine

King County Executive

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June 30, 2021

The Honorable Claudia Balducci  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Balducci:

This letter transmits a proposed Ordinance that, if enacted, would adopt the 2021 King County Urban Growth Capacity Report (UGC Report) as approved by the Growth Management Planning Council on June 23, 2021. This proposed legislation also serves as King County's buildable lands report as required by RCW 36.70A.215 and WAC 365-196-315.

The UGC Report includes findings from three key components as required by state law:

1. Analysis of countywide and jurisdictional growth trends between 2006 and 2018 compared to the 2035 growth targets;
2. Analysis of achieved densities by jurisdiction based on growth that occurred between 2012 and 2018; and
3. Capacity for housing and job growth over the next 20 years.

The UGC Report documents that King County continues to have sufficient urban capacity for housing and employment growth to 2035 and beyond. Looking ahead, the UGC Report will provide important information to city and county planners and policymakers who will be engaged in comprehensive plan updates that are due to the Washington State Department of Commerce in 2024.

The UGC Report was developed consistent with new program requirements adopted by the Washington State Legislature in 2017 that requires counties to assess whether planned urban densities and growth targets are being achieved, in addition to assessing whether there is sufficient capacity to accommodate adopted growth targets exists. These requirements also compel counties to more thoroughly research and document the "market factor" applied to developable capacity, which accounts for property owner preference not to develop over the 20-year planning horizon; to evaluate the effects of development regulation changes on developable capacity; and to document how significant infrastructure gaps affect developable capacity.

King County convened a stakeholder group of technical experts from cities across the county at the beginning of the process to provide input on the report methodology in response to the new requirements. Research was conducted to develop a novel approach to address the infrastructure gaps and market factor requirements, in accordance with Department of Commerce guidelines. Additionally, King County staff conducted an analysis of parcel-level assessment data, streamlining data collection on residential development for cities and King County.

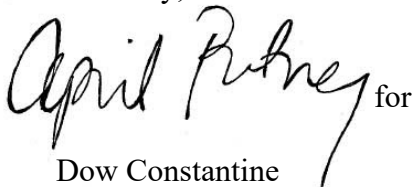
The UGC Report was developed with full participation from each of the 39 cities in King County. Since 2019, King County has engaged staff from King County cities to solicit local development data, information on development regulations and infrastructure availability, and analysis on city growth trends. King County staff also worked closely with cities on the review and development of countywide standards and guidance for data collection and analysis, to ensure a consistent and data-driven approach, inclusive of the variety of land uses across jurisdictions. The public review and comment period for the draft UGC Report was open from April 5, 2021 through May 5, 2021 and concurrent with outreach for the 2021 King County Countywide Planning Policies. Most comments received were specific to jurisdictional data or analysis or related to the report's methodology. King County staff worked with city staff to resolve technical issues raised in the comments and revised the report to provide additional documentation and information on the report's methodology and assumptions.

The proposed legislation furthers the King County Strategic Plan goal of efficient, accountable regional and local governments.

Thank you for your consideration of this proposed Ordinance.

If your staff have any questions, please contact Lauren Smith, Director, Regional Planning, Office of Performance, Strategy, and Budget, at 206-263-9306.

Sincerely,

A handwritten signature in black ink, appearing to read "April Rutney", followed by the word "for" in a smaller font.

Dow Constantine  
King County Executive

Enclosure

cc: King County Councilmembers  
    ATTN: Carolyn Busch, Chief of Staff  
            Melani Pedroza, Clerk of the Council  
Shannon Braddock, Deputy Chief of Staff, Office of the Executive  
Karan Gill, Council Relations Director, Office of the Executive  
Dwight Dively, Director, Office of performance, Strategy and Budget

The Honorable Balducci  
June 30, 2020  
Page 3

*Item 9.*

Lauren Smith, Director, Regional Planning, Office of Performance, Strategy, and  
Budget

Date Created:	<b>May 25, 2021</b>
Drafted by:	<b>Rebeccah Maskin</b>
Sponsors:	
Attachments:	<b>A. GMPC Motion No. 21-2</b>

1 ..Title

2 AN ORDINANCE adopting and ratifying Growth

3 Management Planning Council Motion 21-2.

4 ..Body

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 **SECTION 1. Findings:**

7 A. Growth Management Planning Council Motion 21-2 recommends the 2021  
8 Urban Growth Capacity Report to the King County council.

9 B. The Urban Growth Capacity Report is King County's buildable lands report as  
10 required by RCW 36.70A.215 and WAC 365-196-315.

11 C. On June 23, 2021, the Growth Management Planning Council approved  
12 Motion 21-2.

13 **SECTION 2.** The 2021 King County Urban Growth Capacity Report, attached to  
14 this ordinance via Growth Management Planning Council Motion 21-2 as Attachment A  
15 to this ordinance, is hereby adopted by King County and ratified on behalf of the  
16 population of unincorporated King County.

6/23/21

**Attachment A**Sponsored By: Executive Committee

1

2

**GMPC MOTION NO. 21-2**

3

4

5

A MOTION recommending approval of the 2021 King County  
Urban Growth Capacity Report to the King County Council

6

7

WHEREAS; the Urban Growth Capacity Report is King County's buildable lands  
report as required by RCW 36.70A.215 and WAC 365-196-315; and

8

WHEREAS, this the fourth report King County has prepared; and

9

10

11

12

13

14

WHEREAS, the Urban Growth Capacity Report includes findings from three key  
components as required by RCW 36.70A.215 and WAC 365-196-315: analysis of  
countywide and jurisdictional growth trends between 2006 and 2018 compared to the 2035  
growth targets, analysis of achieved densities by jurisdiction based on growth that occurred  
between 2012 and 2018, and capacity for housing and job growth over the next 20 years;  
and

15

16

17

WHEREAS, staff from King County and the cities in King County have worked  
cooperatively to analyze and prepare the data for consideration by the Growth  
Management Planning Council; and

18

19

WHEREAS, a Public Review Draft of the 2021 Urban Growth Capacity Report  
was shared with the public and comments were received from stakeholders; and

20 WHEREAS, the 2021 Urban Growth Capacity Report documents that King County  
21 continues to have sufficient urban capacity for both housing and employment growth to  
22 2044 and beyond:

23 THEREFORE, the King County Growth Management Planning Council  
24 recommends the 2021 King County Urban Growth Capacity Report, included with this  
25 motion as Attachment A, to the King County Council. The Interjurisdictional Staff Team  
26 is authorized to make technical changes to the policies, text, maps, and tables such as  
27 fixing grammatical errors, correcting spelling, or aligning policy references without  
28 changing the meaning prior to transmittal to the King County Council.

29   
30 \_\_\_\_\_

31 Dow Constantine, Chair, Growth Management Planning Council  
32

33 Appendix A: 2021 King County Urban Growth Capacity Report



# 2021 KING COUNTY URBAN GROWTH CAPACITY REPORT

June 2021 ▪ **APPROVED BY THE KING COUNTY GROWTH MANAGEMENT  
PLANNING COUNCIL JUNE 23, 2021**



**King County**

# Acknowledgements

This 2021 Urban Growth Capacity (UGC) Report was prepared by King County and its cities under RCW 36.70A.215 amendment to the Washington State Growth Management Act. Every jurisdiction in King County has participated in collecting and evaluating development information to prepare this Report. Thanks to the following cities and towns for participation:

City of Algona	City of Federal Way	City of North Bend
City of Auburn	Town of Hunts Point	City of Pacific
Town of Beaux Arts Village	City of Issaquah	City of Redmond
City of Bellevue	City of Kenmore	City of Renton
City of Black Diamond	City of Kent	City of Sammamish
City of Bothell	City of Kirkland	City of SeaTac
City of Burien	City of Lake Forest Park	City of Seattle
City of Carnation	City of Maple Valley	City of Shoreline
City of Clyde Hill	City of Medina	Town of Skykomish
City of Covington	City of Mercer Island	City of Snoqualmie
City of Des Moines	City of Milton	City of Tukwila
City of Duvall	City of Newcastle	City of Woodinville
City of Enumclaw	City of Normandy Park	Town of Yarrow Point

This Report was compiled by the King County Office of Performance, Strategy, and Budget in collaboration with BERK Consulting and Heartland LLC. Thanks to the following individuals and groups who contributed greatly to this effort.

King County:	Rebecca Maskin, Ben Larson, Karen Wolf, Ivan Miller, Lauren Smith, Jeffrey Linn, Paul McCombs, Jacqueline Reid, Kevin LeClair, David Goodman
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BERK Consulting:	Kevin Ramsey, Lisa Grueter, Ben Silver, Josh Linden, Andrew Bjorn, Jessie Hartmann, Lisa Johnson, Dawn Couch
Heartland LLC:	Mark Goodman, Chris Fiori, Tyson Heriot

The development of this report and the data and assumptions throughout it was generously supported by a grant from the Washington State Department of Commerce.

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# Executive Summary

## About the Urban Growth Capacity Report

The 2021 Urban Growth Capacity Report is King County's periodic assessment of development capacity for future housing and employment. The report is a mid-planning cycle assessment on how jurisdictions are achieving the planning goals of their 2035 comprehensive plans. The report is a culmination of the county's Review and Evaluation Program, commonly referred to as "Buildable Lands," as required by the Growth Management Act in RCW 36.70A.215, and it is King County's fourth buildable lands report. It is a collaborative production of the 40 jurisdictions across King County, and analyzes the form, quantity, and density of residential and non-residential development observed between 2012 and 2018, to estimate capacity for accommodating 2035 growth targets, with consideration for market and infrastructure constraints.

Amendments to the Growth Management Act in 2017 expanded the purview of the report beyond measuring capacity for projected growth, requiring the seven buildable lands counties to more broadly examine how jurisdictions are achieving targets and density goals. A finding that a jurisdiction has insufficient capacity for its target, or that a jurisdiction is not achieving its growth targets or urban densities could necessitate Reasonable Measures to be adopted in the next periodic update of comprehensive plans. In response to this amendment, the 2021 Urban Growth Capacity Report compares estimated housing and employment growth from 2006-2018 relative to 2006-2035 growth targets, and the achieved densities of 2012-2018 development to the densities allowed in zoning and development regulations.

The 2017 GMA amendments also call for Buildable Lands counties to scrutinize market constraints, infrastructure gaps, and development regulation assumptions utilized in the report to ensure more meaningful market-based assumptions guide the capacity calculations.

## Regional Planning Context

The 2021 Urban Growth Capacity Report implements King County's Review and Evaluation Program as set out in the King County Countywide Planning Policies. The Report analyzes King County jurisdictions' progress toward meeting adopted planning goals expressed in the 2012 King County Countywide Planning Policies growth targets and 2015 Comprehensive Plans. The Report examines capacity and growth assumptions for 2035, the 20-year planning period established by the 2015 comprehensive plans.

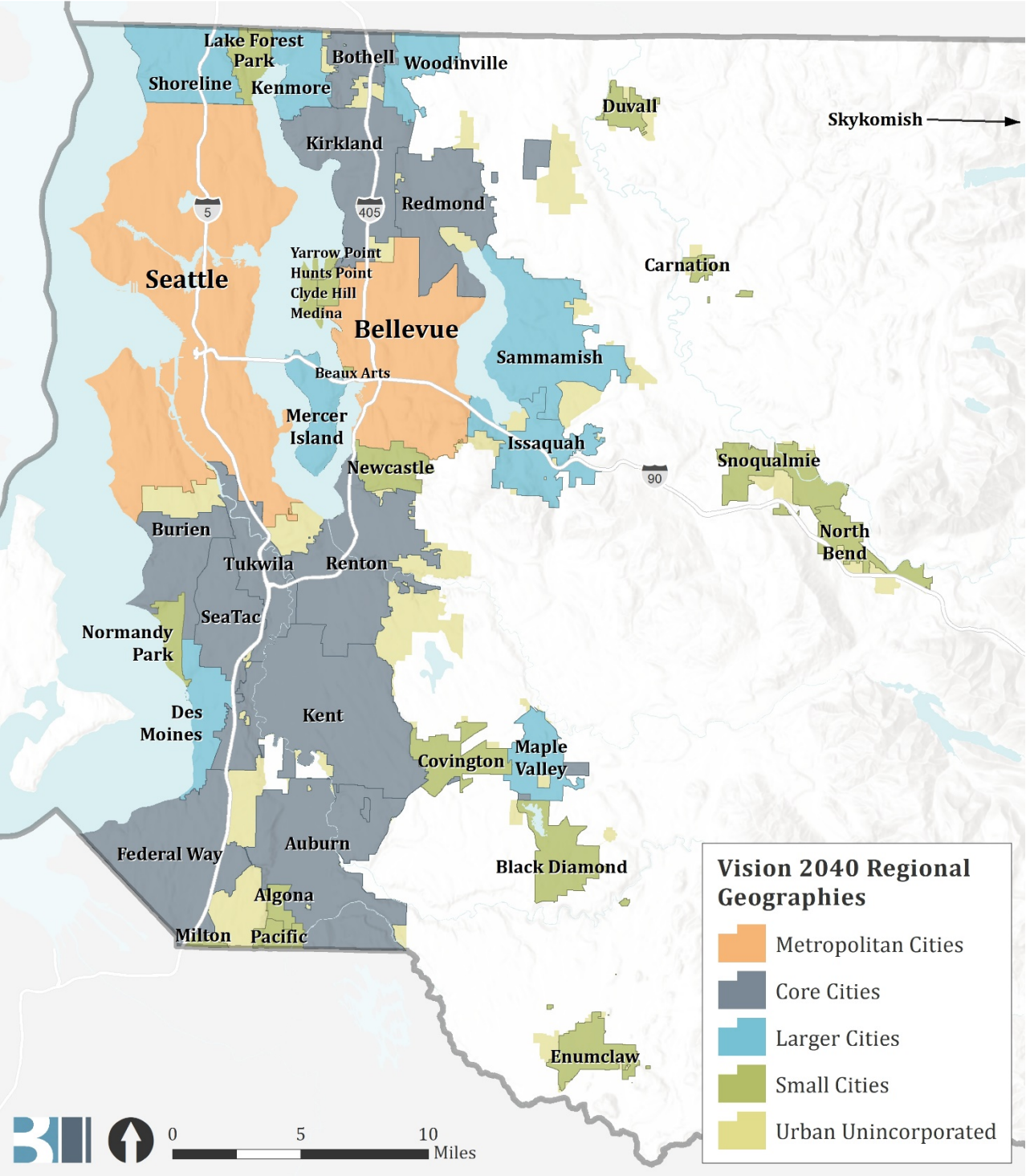
The 2015 comprehensive plans and 2012 Countywide Planning policies implement the VISION 2040

policy framework and Regional Growth Strategy, developed by the Puget Sound Regional Council (PSRC). While PSRC has since adopted VISION 2050 and a revised Regional Growth Strategy, because the Urban Growth Capacity Report looks back to the 2012 countywide planning policies and 2015 comprehensive plans implementing VISION 2040, most of the report's analysis is organized by the VISION 2040 Regional Geographies, shown in Exhibit 1. Final capacity results and city profiles are grouped by VISION 2050 Regional Geographies (shown in Exhibit 2), to emphasize how the data can be used while updating comprehensive plans for the 2024 periodic update.

Findings from the Urban Growth Capacity Report underscore how cities and King County are planning for growth focused on a network of designated Regional Growth Centers and high capacity transit station areas. Growth patterns have been consistent with growth targets implementing the Regional Growth Strategy. Capacity exists to support new growth across the density spectrum, and much of it is concentrated in higher density areas in Metropolitan and Core Cities with Regional Growth Centers and Manufacturing/Industrial Centers. Development trends in the county have been evolving toward the higher densities many jurisdictions have planned for, as the high capacity transit network builds out and demand for higher density development expands to new communities.

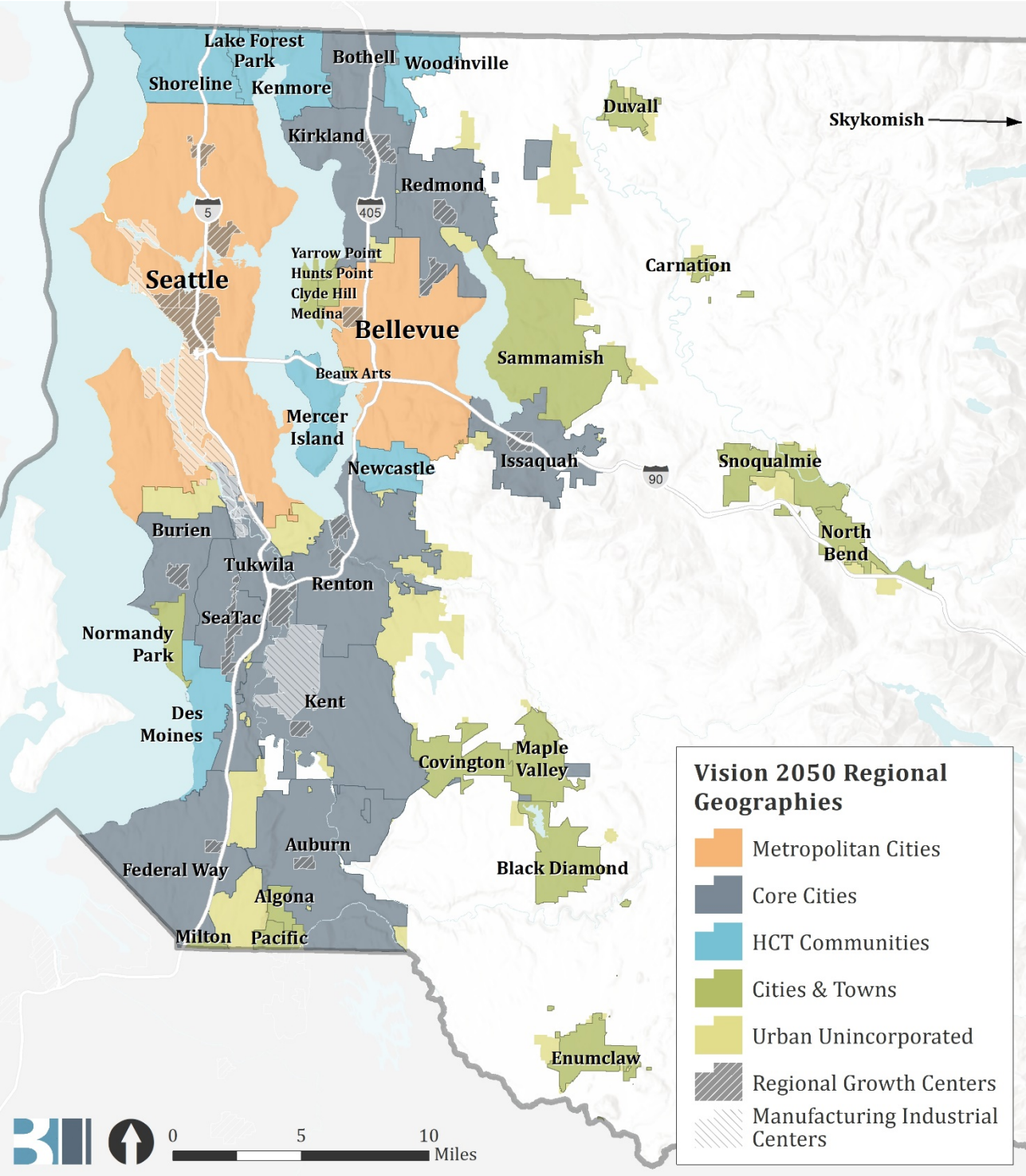


Exhibit 1. PSRC VISION 2040 Regional Geographies Used for Summarizing Development Trends



Source: PSRC VISION 2040; BERK, 2021.

Exhibit 2. PSRC VISION 2050 Regional Geographies Used for Summarizing Growth Capacity



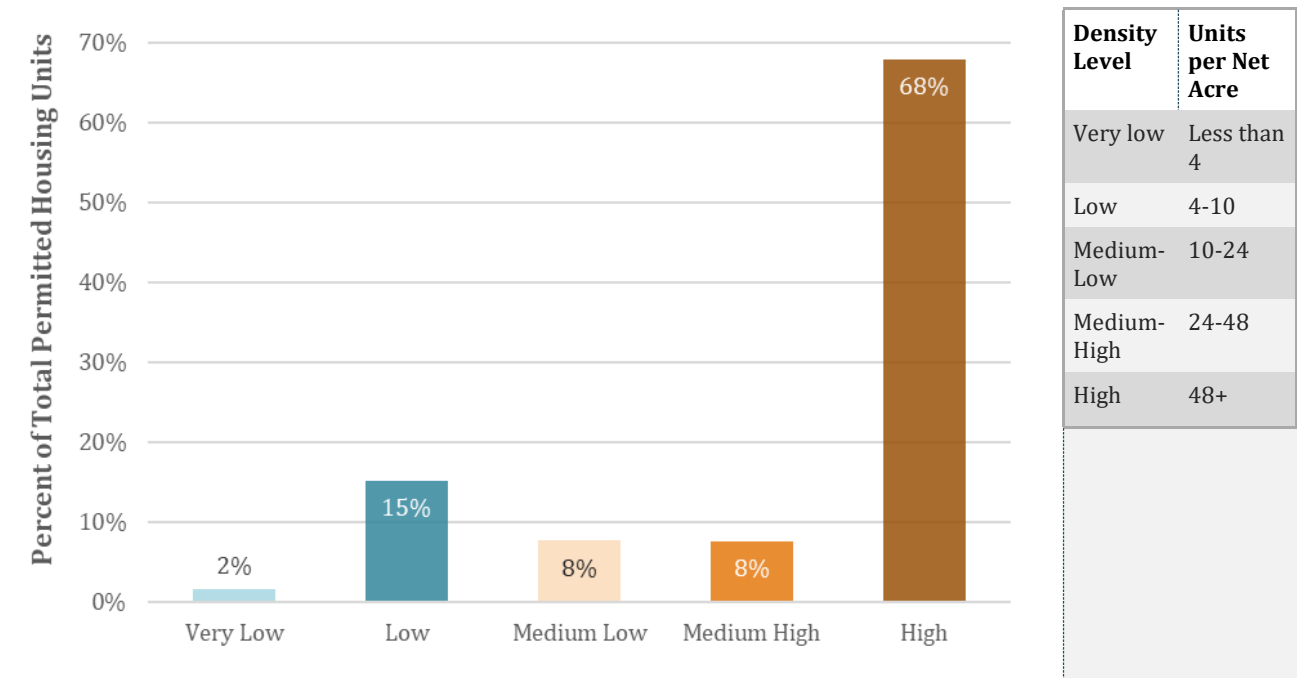
Sources: PSRC VISION 2050; BERK, 2021.

# Summary of Findings

## Development Activity

The Urban Growth Capacity Report summarizes the densities and locations of urban development between 2012-2018. This period was marked by significant multifamily and higher density development, reflecting King County’s continued progress towards directing growth towards cities and efficient land uses. As shown in Exhibit 3, nearly 70% of the housing permitted during the evaluation period was developed at densities of at least 48 dwelling units per acre, and 17% of permitted housing during this period was constructed at below 10 dwelling units per acre. Development in middle density formats was much more limited. These findings demonstrate how residential development during this period trended towards the high and low ends of the density spectrum.

Exhibit 3. Permitted Housing Units by Achieved Density, 2012-2018

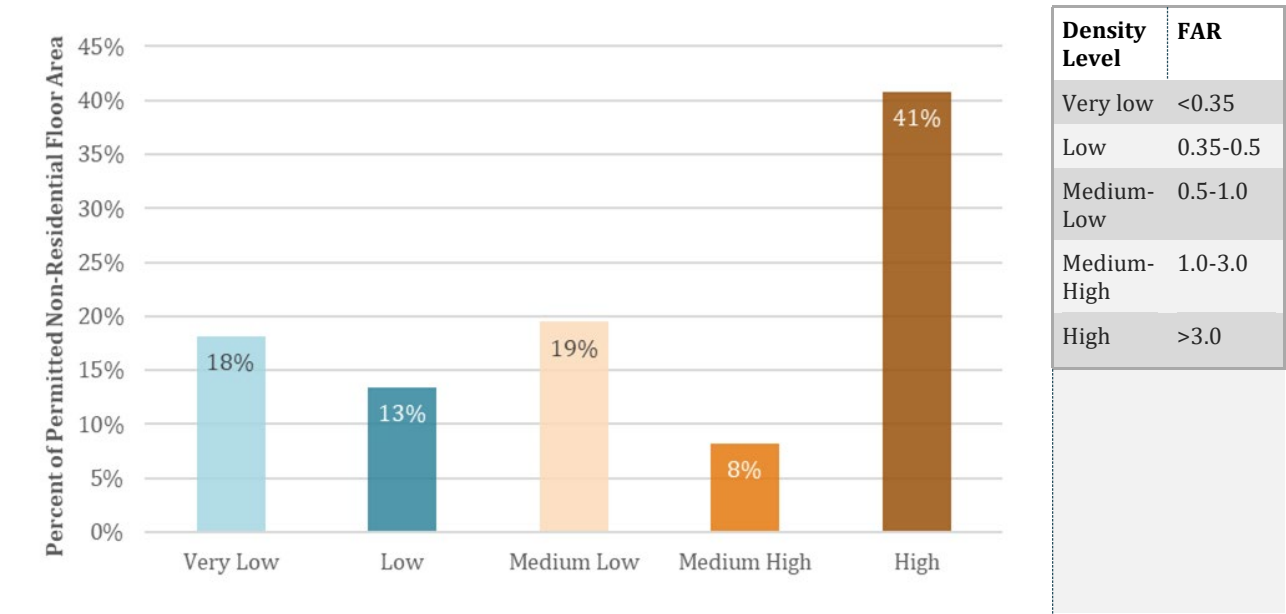


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Non-residential development was more evenly distributed across density levels. Just over 40%, of non-residential built space was developed at the highest density level, a reflection of the large volume of dense office and mixed use development during the time period. Half of observed non-residential

development developed at densities less than 1 FAR.<sup>1</sup>

Exhibit 4. Permitted Non-Residential Development by Achieved Density, 2012-2018



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

This study also included analysis comparing the achieved densities to maximum as-of-right densities allowed by zoning. Findings varied significantly by jurisdiction. Some jurisdictions saw average achieved residential densities that were higher than their planned max within lower or middle density zones. Other saw achieved densities that were much lower than planned, particularly in zones that allow for the highest densities. This later finding was particularly true for non-residential development. One key reason for this outcome is communities that have zoned for higher density development in anticipate of future market shifts that had not yet occurred in the 2012-2018 evaluation period.

### Progress Toward Growth Targets

King County has experienced historic population and economic growth in recovery from the Great Recession. Guided by the Regional Growth Strategy and adopted growth targets, this growth has been overwhelmingly urban; less than 3% of the population growth in King County since 2006 has occurred in the rural area. The Urban Growth Capacity Report analyzes progress cities and urban unincorporated King County have made towards achieving 2006-2035 growth targets. Because past buildable lands reports have not focused on this specific outcome before, the 2021 report examines growth since 2006 and through 2018.

<sup>1</sup> FAR stands for Floor Area Ratio, a measure comparing the area of built space to the land area of the associated lot or parcel. Higher FAR values reflect more dense development, and values higher than 1.0 indicate that the built space surpasses the land area of the associated parcel (as can occur in multi-story buildings).



Urban King County is growing at a rate to successfully achieve its adopted growth targets. Approximately 41% of the target period has elapsed 2006-2018. As a whole, urban King County has achieved 47% of its housing and employment targets, growing slightly faster than this prorated pace. These growth rates are particularly notable given that the time period spans the Great Recession, which diminished population and housing growth to a near standstill, and netted out most of the employment gained during the 2000s.

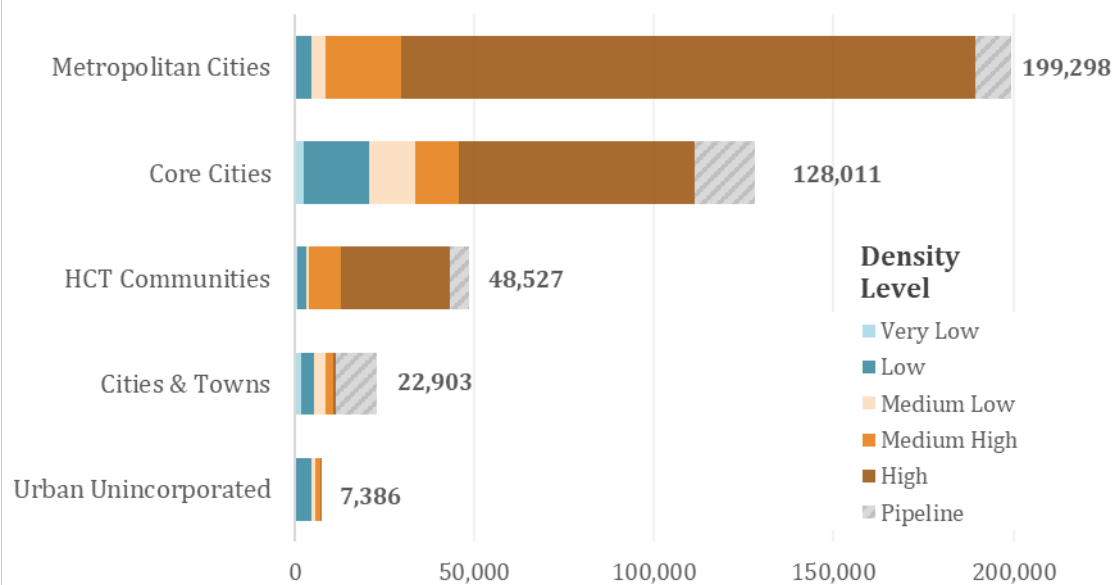
The effects of the recession and rates of recovery were not uniform across King County. At a Regional Geography level, Metropolitan, Larger, and Small Cities grew faster than the pace needed to achieve growth targets. Job growth compared to targets was also strong in Metropolitan and Small Cities. While housing growth has been less strong in Core Cities and the urban unincorporated area, these geographies are still on track to achieve their residential growth targets. Employment growth in Core and Larger Cities was slower than pace but meets the countywide definition of consistency with growth targets 2006-2018. The urban unincorporated area was slightly ahead of pace to achieve its employment growth target. More information on growth trends and achieving targets is in Chapter 3 of the Report.

## Development Capacity

The 2021 Urban Growth Capacity Report finds that urban King County has capacity for over 400,000 housing units and 600,000 jobs, sufficient capacity to accommodate the remainder of its 2035 housing and employment growth targets, and looking ahead, for projected future growth during the next planning period. See Exhibit 5 and Exhibit 6 for summaries of residential and employment capacity by Regional Geography and density level.

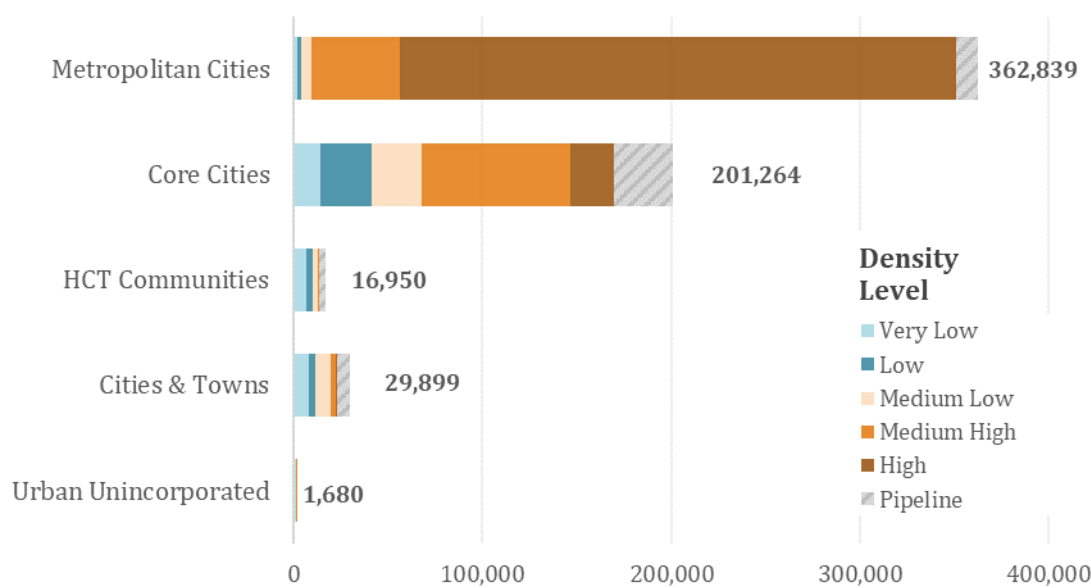
Approximately 50% of residential and 60% of employment capacity in King County is in Metropolitan Cities. Additionally, nearly a third of residential and non-residential developable capacity is in the eleven Core Cities. Residential capacity in Metropolitan and Core Cities is overwhelmingly at the county's highest density levels and drives the finding that 83% of the county's developable residential capacity exists at densities greater than 24 dwelling units per acre. Nearly 80% of King County's employment capacity is zoned at 1 FAR or higher. At the other end of the density spectrum, approximately two-thirds of King County's developable residential land is zoned for ten dwelling units or less, making up 10% of residential capacity. More findings and detail on capacity is contained in Chapters 4 and 7.

Exhibit 5. Dwelling Unit Capacity by Density Level



Source: BERK, 2021, based on capacity data summarized by King County jurisdictions.

Exhibit 6. Employment Capacity by Density Level



Source: BERK, 2021, based on capacity data summarized by King County jurisdictions.

# Implementing Urban Growth Capacity Findings

As a mid-planning cycle check on development trends and achievement of growth management goals, the Urban Growth Capacity Report contains a host of information useful for the upcoming periodic 2024 comprehensive plan update. Most directly, the Urban Growth Capacity Report contains

recommendations that some jurisdictions adopt Reasonable Measures in their comprehensive plans to address specific inconsistencies identified in the report. More information about the evaluation of when and where Reasonable Measures may be necessary is provided in Chapter 5. Data about achieved density and capacity by density level can help jurisdictions identify where shortfalls in development capacity may impede achieving targeted planning goals, like encouraging the production of “missing middle” housing or mixed use development near transit station areas. Chapter 6 contains more information on applying or using Urban Growth Capacity Report data or findings for future planning efforts.

# Ch. 1 Introduction

This report presents the findings of King County's Urban Growth Capacity Study. King County is a Growth Management Act (GMA) jurisdiction and must plan to accommodate projected growth within its boundaries, with most growth focused into urban growth areas (UGAs) where urban services are available or can be made available. The purpose of the Urban Growth Capacity Study and Report are to provide a periodic evaluation to determine whether projected growth can be accommodated within the UGA. In previous cycles, this product was referred to as the King County Buildable Lands Report (BLR). Past Buildable Lands Reports were completed by King County in 2002, 2007, and 2014.

This report includes findings from three key components of King County's Buildable Lands Program which are required under RCW 36.70A.215 and WAC 365-196-315:

- Analysis of countywide and jurisdictional growth trends between 2006 and 2018 compared to 2035 growth targets.
- Analysis of achieved densities by jurisdiction based on growth that occurred between 2012 and 2018, and comparison to planned densities.
- Capacity for housing and job growth through the year 2035.

This report was developed by King County in collaboration with each of its 39 cities through the Growth Management Planning Council (GMPC). The findings are used to inform the development of new growth targets by jurisdiction for the 2019-2044 planning period. The data findings will also be used by cities to inform the next round of comprehensive plan updates and subsequent implementation work.

## Regulatory and Policy Framework

The Washington State Growth Management Act (GMA) was adopted to address the need for rapidly growing cities and counties to adequately plan for future growth while protecting natural resource lands and environmentally sensitive areas. A key component of the GMA is the Review and Evaluation Program (also known as the Buildable Lands Program), a requirement which applies to King County and all of the cities within it. This program mandates the review and evaluation of urban growth capacity to ensure each jurisdiction has designated adequate supply of residential, commercial, and industrial lands to meet growth allocations developed by the counties in consultation with their cities.

In 2017, the Washington State Legislature passed the first major revision to the program (SB 5254). This update to GMA includes new requirements related to infrastructure gap analysis, market factor assumptions, and Reasonable Measures. This update to GMA specifies the following:

- Reasonable Measures: Under SB 5254, these measures that are adopted to address inconsistency between forecasted and experienced growth are no longer required to be monitored and adjusted annually by buildable lands counties and cities.



- **Land Suitable for Development:** Under SB 5254, the required evaluation of suitable land must include land use or zoning regulations, environmental regulations impacting development, other regulations that might inhibit the achievement of assigned densities, and infrastructure gaps. The evaluation of suitable land must also include development of a reasonable market supply factor that identifies reductions in land suitable for development and redevelopment.
- **Buildable Lands Report Timing:** Under SB 5254, the buildable lands report must be completed no later than 2 years prior to a jurisdiction's next comprehensive plan update for those comprehensive plans due to updated prior to 2024,

## Countywide Planning Policies

The Proposed 2021 King County Countywide Planning Policies (CPPs) establish the county's Urban Growth Area (UGA) and allocate projected countywide growth in the form of growth targets for each city as well as urban and rural unincorporated areas. CPPs also establish the Review and Evaluation Program for King County and guide the development of the Urban Growth Capacity Study and Report through policies DP-19, DP-20, and DP-X2.<sup>2</sup> Components of the Buildable Lands Program include annual data collection, periodic evaluation reports, and adoption of Reasonable Measures, where needed, to ensure sufficient capacity to accommodate projected growth within the county's UGA. These Reasonable Measures are to be adopted in comprehensive plans, and jurisdictions will collaborate to provide data periodically about the effectiveness of those measures.

In King County, growth targets are adopted in the King County Countywide Planning Policies.<sup>3</sup> Countywide growth targets are derived from population projections released by the State Office of Financial Management (OFM) and an economic forecast developed by the Puget Sound Regional Council. Population growth is converted to housing units and the projected housing and employment growth is then allocated to jurisdictions within the Regional Geographies established in the VISION 2050. Jurisdictions within Regional Geographies then collaboratively distribute their allocated growth to create city and urban unincorporated growth targets.

## Local Comprehensive Plans

Under GMA, jurisdictions must plan and provide for both household and job growth to meet their targets through designation of sufficient land suitable for development in their comprehensive plans and regulations. This Urban Growth Capacity Report presents estimated capacity for housing and employment growth by jurisdictions based on a methodology informed by actual achieved densities from recent development activity. The results enable the evaluation of whether counties and cities can

<sup>2</sup> The Proposed 2021 CPPs include temporary numbering. Policy numbers could change when the final CPP are adopted.

<sup>3</sup> The Urban Growth Capacity Report evaluates the growth targets adopted in the 2012 Countywide Planning Policies. The adopted targets cover a period of 2006-2031. For the Urban Growth Capacity Report, these targets were updated for major annexations and extended on a pro rata basis to 2035, to be consistent with the 2015-2035 planning period for 2015 comprehensive plans. This method was recommended to jurisdictions to extend their 2031 targets to 2035, as the periodic comprehensive plan update deadline was delayed to 2015 after the Great Recession.

actually meet the adopted targets. Any deficiencies identified in this study must be addressed by the jurisdiction in their next comprehensive plan update.

## Department of Commerce Guidelines

In 2017, the Washington State Legislature passed E2SSB 5254, which constituted the first major revision to the buildable lands program since its inception in 1997. In 2018, the Washington State Department of Commerce (Commerce) published a revised Buildable Lands Guidelines report for use by counties and cities responsible for carrying out a Review and Evaluation Program under GMA. These Guidelines summarize requirements of RCW 36.70A.215 and WAC 365-196-315, and provide best practices and methodologies for carrying out those requirements. King County used these Guidelines as a resource when developing its own policies and procedures for carrying out the Urban Growth Capacity Study.

## Countywide Coordination

This report is the result of nearly two years of coordination and collaboration between King County and the 39 cities within King County. King County facilitated development of the report by establishing a methodology, creating standardized data collection and assumption guidelines, and completing the final report. King County also lead an interjurisdictional group of planners and data technicians through the Technical Committee, to develop and vet assumptions in the study methodology. Individual cities and King County supply development and land supply data and select assumptions appropriate to their jurisdictions to complete the report. Exhibit 7 below describes the roles and responsibilities for King County and cities in developing the Urban Growth Capacity Report.

## Exhibit 7. Roles and Responsibilities

	King County	Individual Jurisdictions
Interjurisdictional coordination	Facilitator of the UGC and report preparation.	Volunteer and participate in Technical Committee methodology review.
Developing guidance for data collection and analysis	Develop standardized guidance and templates for data collection and analysis, with input from the UGC Technical Committee.	Review and offer feedback on draft guidance.
Conduct analysis of achieved densities	Review data shared by jurisdictions for consistency with guidance. Work with jurisdictions to resolve any inconsistencies.	Gather and analyze data in accordance with guidance and share results with County for review.
Conduct land capacity analysis	Review data shared by jurisdictions for consistency with guidance. Work with jurisdictions to resolve any inconsistencies.	Identify developable land supply, select local development assumptions to calculate capacity in accordance with guidance.
Reasonable Measures	Identify inconsistencies between growth, capacity, and planning goals using standard criteria.	Review inconsistencies and determine whether Reasonable Measures are necessary. Implement Reasonable Measures in 2024 comp plan updates.

## Changes from the 2014 Buildable Lands Report

While the overall purpose of this report is identical to the 2014 King County Buildable Lands Report, there are several changes in the 2021 Urban Growth Capacity Report. Highlights of the primary changes are listed below.

- **New analysis of capacity and achieved density for all jurisdictions.** Unlike the 2014 Buildable Lands Report, which carried forward several key assumptions and findings from the previous 2007 edition, this study conducted a new and complete analysis of both development trends and growth capacity for all jurisdictions.
- **New regional geographies for summarizing capacity and growth targets.** VISION 2050 was adopted by PSRC in 2021. This regional plan updates the Regional Growth Strategy, including the organization of cities and unincorporated areas into five Regional Geographies each with population and employment growth targets for 2019-2044. Ch. 4 summarizes growth capacity for by these new VISION 2050 regional geographies. However, Ch. 3 summarized historic development

trends using the older VISION 2040 regional geographies because that growth is being compared to targets developed when those older geographies were in use.

- **Infrastructure gap analysis.** The methodology used in this study includes a formal evaluation of infrastructure gaps and their effects on urban growth capacity. While consideration of infrastructure availability had long been a component of King County’s buildable lands analysis, this change included more specific guidance and up front analysis to address a new requirement added by the legislature in 2017.
- **Updated approach to “market factor” assumptions.** 2017 legislative changes also called for a more rigorous approach to developing “market factor” assumptions that account for the estimated percentage of developable land that is likely to remain undeveloped over the course of the planning period due to market barriers.
- **Reasonable Measures.** The 2017 legislative changes added additional points of analysis for which jurisdictions would need to adopt Reasonable Measures. Under past buildable lands analyses, jurisdictions experiencing a shortfall of capacity for their adopted target could be subject to Reasonable Measures. The 2017 legislation indicated that jurisdictions not achieving their growth targets or planned densities, and unlikely to achieve them by the planning horizon, would also be required to adopt Reasonable Measures to overcome these circumstances. The 2021 Urban Growth Capacity Report presents an analysis against the three Reasonable Measures tests and note jurisdictions that will adopt Reasonable Measures in their 2024 comprehensive plans.

## Report Components and Organization

This report is organized into the following components.

- **Executive Summary**
- **Ch. 1. Introduction:** This chapter describes the regulatory and policy framework for Buildable Lands reporting in Washington State and King County. It provides an overview of the coordination process between the County and cities to prepare this report. It identifies key changes from the 2014 Buildable Lands Report. And it outlines the report components and organization.
- **Ch. 2. Methodology and Guidance Overview:** This is an overview of the methodologies used by individual jurisdictions for evaluating historic development trends as well as future growth capacity. The full guidance provided to jurisdictions are included in appendices to this report.
- **Ch. 3. Development Trends:** This chapter begins with a summary of residential and employment growth that occurred between 2006 and 2018. These trends are compared to adopted targets for jurisdictions and PSRC Vision 2040 Regional Geographies. This chapter also summarizes new development that occurred between 2012 and 2018 by achieved density level.
- **Ch. 4. Growth Capacity:** This is a summary and discussion of urban growth capacity within jurisdictions and aggregated by PSRC Vision 2050 Regional Geographies. Capacity is also summarized by assumed density level to provide an indicator of how much capacity may be available for different kinds of development and housing types – from new towers in dense downtown areas to lower density single family neighborhoods and middle-density typologies in between.

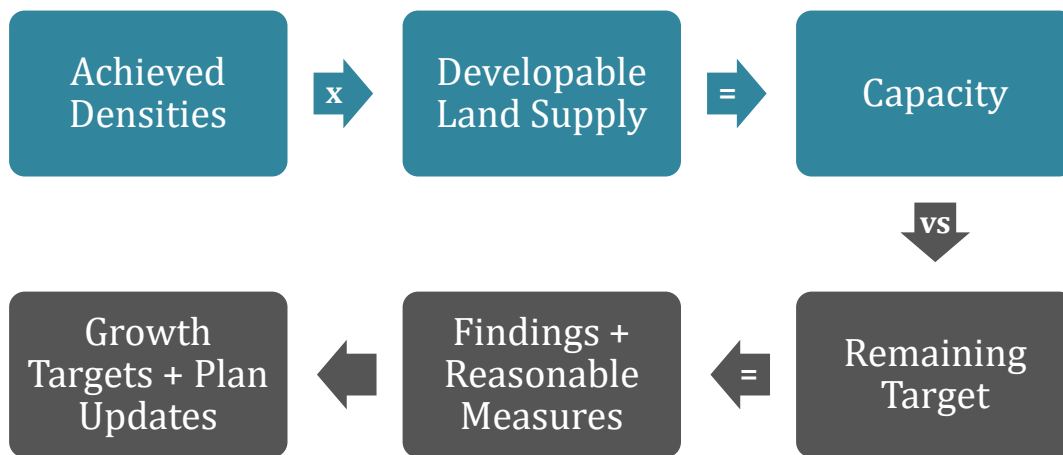
- **Ch. 5 Reasonable Measures:** This chapter explains how the county, in collaboration with cities, evaluated whether historic growth trends in each jurisdiction have been consistent with local comprehensive plans. It also presents the results of this assessment and a summary of jurisdiction responses that provide context for the quantitative assessment. Finally, this chapter identifies instances where “Reasonable Measures” are recommended to improve consistency.
- **Ch. 6 Applying Urban Growth Capacity Findings:** This chapter describes how jurisdictions can use this study and its findings to inform the next round of local comprehensive plan updates. It also presents a set of new population and employment growth targets by jurisdiction for the 2019-2044 period.
- **Ch. 7. Profiles of Cities and Unincorporated Areas:** This chapter presents detailed profiles summarizing growth trends and capacity findings for each individual jurisdiction, organized by PSRC Vision 2050 Regional Geographies.

# Ch. 2 Methodology and Guidance Overview

## Overview

This chapter provides an overview of the methodology used by King County and its cities to calculate urban growth capacity for residential and non-residential development. Exhibit 8 shows the three major steps in this process in blue, as well as three major steps following this process in grey. These steps highlight how capacity analysis results will be used to inform the development of potential Reasonable Measures, new growth targets for jurisdictions, and eventually comprehensive plan updates.

**Exhibit 8. Urban Growth Capacity Analysis Overview**



Source: Graphic adapted from King County Urban Growth Capacity Guidance, 2019.

This process for data collection to support urban growth capacity analysis was split into four phases:

- **Phase One** – Achieved Densities
- **Phase Two** – Land Supply
- **Phase Three** – Initial Capacity
- **Phase Four** – Final Capacity

Throughout the 2021 Urban Growth Capacity Report data development process, King County provided guidance documents to jurisdictions that walked through the analytical steps required in each phase, and when relevant, provided data to support the analysis. Along with the guidance documents, jurisdictions were asked to fill out standardized data tables to support data aggregation as well as comparisons across different jurisdictions and Regional Geographies. The remainder of this chapter

summarizes the process required of each jurisdiction throughout the phases of data collection and analysis. It also describes additional analyses King County and a consultant team developed to update and add rigor to data assumptions used in the analysis, or to develop new processes embedded in the data collection guidance. The individual guidance documents are attached to the end of this report in the Technical Appendices.

## Phase 1 - Achieved Densities

The goal of this phase was to calculate the achieved densities of new development that occurred between 2012 and 2018. For residential development, density is typically measured in dwelling units per acre. For non-residential development, density is typically measured as floor-area ratio, or the amount of building floor area divided by the total parcel area. Achieved densities form the basis for determining the assumed density of future development in urban growth capacity calculations. That process is described in more detail in Phase 3.

During Phase 1, King County jurisdictions collected the necessary data to calculate achieved density for each zone where development occurred during the six-year review and evaluation period of 2012 to 2018. An initial parcel-based analysis by King County was supplied to the jurisdictions to streamline reporting on achieved densities, which was then supplemented by jurisdiction-led analysis. The portions of reporting are:

1. Reviewing and supplementing a parcel-based analysis of new residential development, and
2. Reporting on additional development permitted during the review period, particularly non-residential and mixed-use development.

The parcel-based analysis was the starting place for residential data collection in the Urban Growth Capacity Study. It was designed to replace the majority of plat and permit reporting by identifying new residential development on parcels that changed boundaries or added residential units during 2012-2018. Permit reporting on single family and multifamily/mixed-use development was still necessary for residential developments not identified in the parcel-based analysis data, and to review or supplement the parcel-based analysis with project data (for example, non-buildable critical areas area). New non-residential development was designed to be addressed through permit reporting.

Using the parcel-based analysis supplemented by permit data, jurisdictions filled out several data templates provided by King County to support the calculation of achieved densities in residential, non-residential, and mixed-use zones. For details see Appendix A: Guide for Local Government Reporting Template PART 1.

### Data Review and Achieved Density Calculations

King County staff, with consultant support, reviewed permit data shared by jurisdictions for reliability and consistency with guidance. When necessary, jurisdictions were engaged to make corrections or refinements. This permit data provided the basis for calculating achieved densities for residential and non-residential development between 2012-2018.



Jurisdictions aggregated permits and reported residential and non-residential development by zone. For residential permits, this reported data included developed residential units, gross acreage, and several categories for acreage deductions: non-buildable critical areas, public purpose area, and right of way area. After deducting these categories from gross acreage, jurisdictions reported net developed area for residential units within each zone. Residential achieved density is therefore measured as housing units per net acre, which accounts for area that is not suitable for residential development. Furthermore, summarization of permit activity by achieved density level in this report reflect the average achieved density of each zone, rather than the achieved density of each individual building permit.

For non-residential development, achieved density is measured using floor area ratio (FAR). Jurisdictions calculated the gross developed non-residential area within each zone, and made similar deductions for critical areas, public purpose area, and right of way area. The total floor area of non-residential development within each zone was then divided by that zone's net developed area (in square feet), which produced a zone-wide achieved density for non-residential development.

## Rural Development Trends Methodology

Residential development trends on rural and resource lands were measured by residential permits issued between 2012 and 2018. Permits were geocoded by their parcel identification number or address to identify their presence outside the Urban Growth Area.

Parcel quantities and area, and current use information was provided by the King County Assessor. Supplemental development related data (year built, residential units, and non-residential square feet), was derived from Assessor data on residential and commercial buildings. Parcels were identified as rural if their centroid was located outside of the Urban Growth Area. Parcels on resource land were identified by overlaying the parcels with current King County zoning shapefiles, and selecting parcels with centroids within Agriculture, Forest, or Mineral zoned land.

## Phase 2 - Land Supply

The goal of Phase 2 was for jurisdictions to identify vacant and redevelopable land that has potential to see new development activity over the next 20 years. To quantify the developable land supply, jurisdictions followed the steps below. Results of this analysis were documented in standard data templates provided by King County.

- Assemble data, including parcel/assessor data, critical areas, and zoning (a set of 2019 parcel data and assessment information was provided to jurisdictions),
- Exclude land uses or parcels that are unlikely to develop for categorical reasons (e.g., parks, schools, public facilities, other institutions),
- Identify planned density by zone (see discussion below),
- Define thresholds for identifying vacant and redevelopable parcels (see discussion below),
- Identify vacant and redevelopable parcels using thresholds,



- Review and refine the resulting developable land supply,
- Remove area for environmentally sensitive lands (critical areas)
- Screen for infrastructure gaps, and
- Summarize developable land supply by zone.

## Planned Density Reporting

Planned density typically refers to the maximum density allowed by zoning code and development regulations. Planned densities were collected for two reasons. First, as a part of new requirements to the Growth Management Act (GMA) buildable lands statute passed by the State Legislature in 2017, King County jurisdictions are required to evaluate whether planned densities are being achieved in the 2021 Urban Growth Capacity Study. Achieved densities (evaluated in Phase One reporting) are later compared to planned densities as one indicator of whether development is occurring as planned.

Second, planned densities are used in the identification of redevelopable lands. These are lands that have some development already, but which could reasonably be expected to see additional development during the planning period. Redevelopable parcels include **partially utilized** parcels, meaning the parcel is large enough to be subdivided to allow for the creation of additional residential lots. They can also include **under-utilized** parcels, which are parcels that could be converted to a more intensive use typically because the planned density is significantly higher than the existing density on the parcels. Since the 2007 Buildable Lands Report, King County has recommended jurisdictions identify both kinds of redevelopable lands by comparing the existing density of development to its planned, or potential, density (see additional discussion below).

Typically, planned densities for residential zones are reported in dwelling units per acre (du/acre), and in floor area ratio (FAR) for non-residential zones. In certain cases, residential planned density is reported in terms of FAR or minimum lot size. Non-residential planned density has more variation and is less frequently defined as explicitly as residential zones. For these zones, jurisdictions were asked to fill out a FAR calculator to assist with consistent comparisons later in the study.

## Developable Land Supply Reporting

This portion of the analysis involved a jurisdiction-wide scan to quantify all land available for residential or commercial/industrial development for the next 20-year planning period. “Land supply” is the phrase used to refer to an inventory of land “suitable for development.” Land supply inventories for each jurisdiction ideally strive for a snapshot of land with development potential as of January 2019, approximating the end of the most recent evaluation period (2012-2018). The land supply is comprised of both vacant and redevelopable lands and is typically based on a parcel-based dataset provided by King County. In certain cases, individual jurisdictions maintain a land supply based on development site data in lieu of parcel data.

## Vacant Definition

Vacant lands are devoid of development or contain only low value accessory structures. For this study, a recommended two-part test was used to determine if a parcel was vacant: query parcels with assessor present use codes indicating vacant land use *and* query parcels with improvement values less than \$10,000. Selected parcels were then screened for known exclusions, such as school district land, parking lots associated with condo buildings, government-owned land, and other land use types (see Appendix).

## Redevelopable Definition (Residential)

For redevelopable residential land, a ratio of potential to existing density on a parcel was used to determine if a parcel was redevelopable. For example, if a city defined redevelopable land to be where existing development is less than two times the potential density for that property, then a single family property on an acre lot which is zoned for up to four units per acre, would be considered redevelopable.

Jurisdictions were recommended to choose a threshold between 2 to 3.5. The threshold a jurisdiction selected was influenced by development pressure and existing density, i.e., a lower threshold is more appropriate for denser, rapidly developing jurisdictions.

King County provided calculated residential density by parcel for this phase, and combined with planned density, jurisdictions were able to calculate the above ratio and test various thresholds. Once a given threshold was selected, results were queried and then screened through a variety of factors (for details see Appendix B: Phase 2 Guidance).

## Redevelopable Definition (Non-Residential and Mixed-Use)

Two methods were provided to jurisdictions for identifying redevelopable non-residential and mixed-use parcels. While a density-based ratio, as is recommended for residential lands, can be informative in some areas, particularly those facing significant development pressure, an improvement-to-land-value based ratio may also accurately identify properties likely to redevelop.

**Value-ratio method.** In the parcel/assessor data table provided by King County, an improvement-to-land-value ratio was calculated for each parcel (appraised improvement value divided by land value). A low ratio indicates more potential for redevelopment. Theoretically, the ratio reflects the potential profitability of more intensive use of a site relative to the revenue generating potential of the existing use. Typical threshold ratios for determining redevelopability range from 0.25 to 1. A threshold of 0.5 was recommended for most areas within the county. Jurisdictions experiencing more intense development pressure were allowed to consider a higher ratio.

**Density-ratio method.** Since planned densities for all zones were being evaluated for this analysis, using a density-based filter is more possible than in past studies. The existing FAR-based density was calculated for every parcel (existing development divided by the parcel area) and included in the parcel data for each jurisdiction. Using the planned density of the

parcel's related zoning, jurisdictions could calculate a potential density value for each parcel. By comparing the potential and existing densities, jurisdictions could create a ratio by which to judge a parcel's redevelopability. Starting with a ratio of 1.5 (potential-to-existing density) and testing a +/-0.5 tolerance was the recommended starting place for reviewing the redevelopable land supply results. Jurisdictions with less non-residential development pressure were advised to set a higher threshold.

## Screening

Regardless of method, queried parcels were screened and selectively removed from the analysis. Full documentation on the screening process can be found in Appendix B: Phase 2 Guidance. Two major factors in reducing land supply, critical areas and infrastructure gaps, bear additional description.

### Critical Areas

Using the initial land supply, jurisdictions intersected and removed only non-buildable critical areas and critical area buffers in accordance with development standards, as described in Appendix B.

### Infrastructure Gaps

Comporting with the new Department of Commerce Buildable Lands Guidance, the land supply was screened to remove or discount land supply experiencing significant water, sewer, stormwater, or transportation infrastructure gaps that would fully or partially impede development at planned levels. Jurisdictions were provided with a summary of infrastructure constraints identified in their comprehensive plan, and then performed a two-step analysis to further identify infrastructure constrained development: first identifying any areas with development potential outside existing service areas or affected by a significant, but unscheduled infrastructure need, and secondly removing or discounting specific parcels that were unserved and unlikely to be serviced in the next 20 years due to these gaps. Further detail on the infrastructure gaps guidance is contained in Appendix G.

## Final Land Supply

After critical area deductions and infrastructure constrained lands were removed, each jurisdiction reported net vacant and net redevelopable land by zone. This is the final land supply.

## Major Planned Development – Pipeline

The last section of Phase 2 asked each jurisdiction to fill out permitted development already in the pipeline, and when possible, the corresponding parcel number. Pipeline development was considered separately in the capacity analysis, and this step was to ensure that parcels with permitted development were not double counted towards future capacity as well.

## Phases 3 and 4 – Capacity

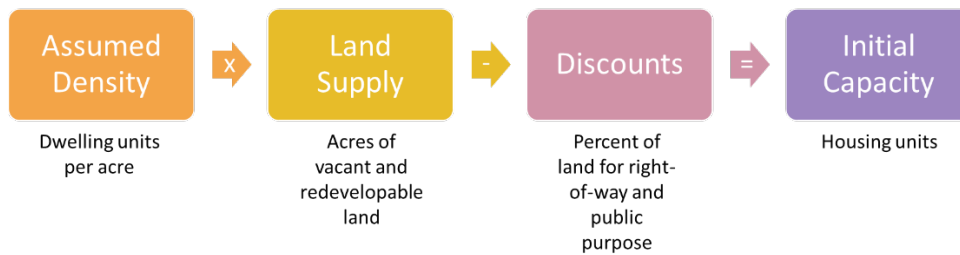
Calculating capacity was spread across two phases of data reporting. Phase 3 focused on an initial capacity calculation by zone, paired with local reporting on achieved growth and densities. Phase 4 data reporting finalized urban growth capacity calculations for each jurisdiction by applying market factor and employment density assumptions to the initial capacity calculated in Phase 3.

### Capacity Overview

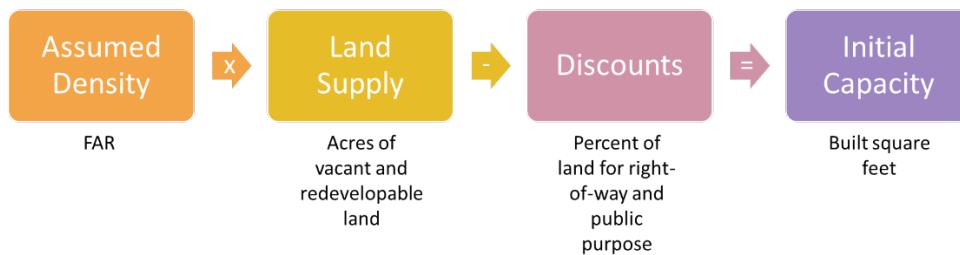
Generally, developable capacity is calculated by zone, and is the product of a zone's assumed density and the area of land supply, minus a percentage accounting for streets, sidewalks, and public purpose land. Achieved densities calculated in Phase 1 of data collection typically form the basis for the assumed densities, and the land supply was reported by zone in Phase 2. Jurisdictions selected discounts for right-of-way and public purpose lands, informed by recent development trends, to reduce the land supply for non-buildable, necessary infrastructure. This process is illustrated below in Exhibit 9.

## Exhibit 9. Capacity Calculation Steps

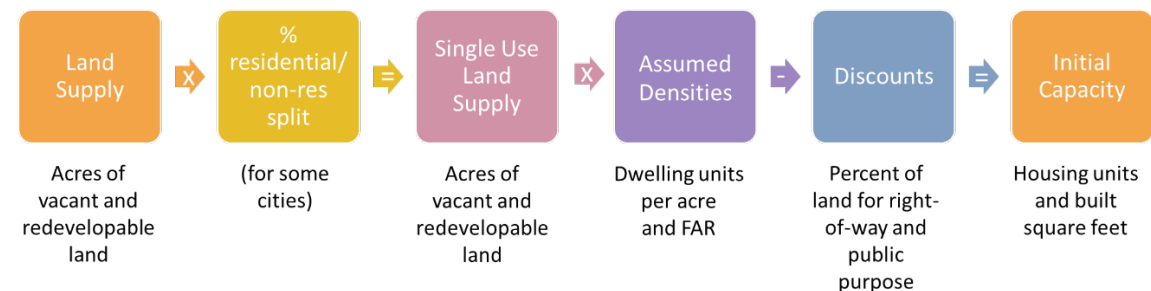
### Calculating Residential Capacity



### Calculating Non-Residential Capacity



### Calculating Mixed-use Capacity



Source: King County Phase 3 Guidance Document, 2020.

## Calculating Capacity

The steps for calculating capacity are broken down in the following sections: reporting assumed density, determining mixed-use splits, taking discounts, and calculating capacity.

### Assumed Densities

Assumed densities are an important part of developing capacity calculations. They are reported for each zone where development can occur. Assumed densities, except in limited circumstances, must be based upon the achieved densities observed in the 2012-2018 evaluation period reported in Phase 1 of Urban Growth Capacity data collection. This is specifically called out in RCW 36.70A.215(3)a, e.

Deviation from achieved density is only permitted for zones in the following circumstances:

- **Insufficient observed development in the evaluation period.** Some zones may have experienced limited or no development to draw reasonable conclusions for anticipated development densities, either in the types of development allowed in a mixed-use zone, or in the quantity of development.
- **Changes in regulations.** Densities achieved in development permitted during the five-year review period may reflect zoning and development regulations that have since changed. Where regulations have changed to effectively increase or decrease achievable net densities, assumed future densities should reflect the impact of those regulatory changes, and the specific changes should be documented.
- **Trends over time.** A trend of increasing dwelling units per acre or FAR over time could justify an assumed future density higher than indicated in the zonal average reported as achieved density in Phase 1. Annual reporting in Phase 1 data would indicate this trend.
- **Infrastructure gaps.** “Partial infrastructure gaps,” where infrastructure limitations affected portions of zones from achieving planned densities were identified in Phase 2 data reporting.

In such cases, jurisdictions may look to the planned density to inform the assumed density. Documentation of the specific development circumstances that demand deviation from the achieved density, and the rationale for the selected assumed density are required in the reporting tools.

Assumed densities are the basis for calculating initial capacity below.

## Mixed-Use Zone Splits

Mixed-use zones are defined as zones with capacity for both residential and non-residential development. In some cities, mixed-use zones require the achieved use splits observed in Phase 1 to apportion area to residential and non-residential uses to calculate capacity, but all cities were asked to report on differences between achieved density and planned density for mixed-use development.

Some mixed-use zones did not see development in the evaluation period. In these instances, jurisdictions were advised to draw from additional sources:

- Observed splits in zones in comparable zones in or outside of the given jurisdiction
- Expressed vision for these areas in comprehensive and neighborhood plan policies, or development regulations
- Local knowledge of market conditions, demand for space, projects in the development pipeline, and developer interest
- Existing development similar to that envisioned for a zone

Defining these splits is a key component in understanding the breakdown in land supply available to residential and non-residential development on mixed-use land.

## Discounts

To estimate the actual developable capacity, the area of vacant and redevelopable land supply must be reduced or “discounted” to account for land that gets utilized for rights-of-way and other public purpose uses where people do not live or work. Public purpose uses are generally stormwater facilities, parks, or other open space. These amounts vary by type and density of development. The starting place for approximating these discounts is the observed development data used to calculate achieved densities in Phase 1.

Past buildable lands reports provide additional reference points, built from the development observed during those evaluation periods. As development becomes denser and occurs as infill, these discount rates reduce, as right-of-way and public purpose uses are already built into the urban fabric.

Jurisdictions were encouraged to tailor discount selections to major land use types (e.g., multifamily, or non-residential development) and to vacant or redevelopable land. Some jurisdictions varied discounts by zone, based on future development conditions.

## Initial Capacity

In this step, capacity is calculated by combining all portions of the analysis up until this point. From here, capacity was calculated by the following steps:

1. Report land supply area by vacant/redevelopable and by zone.
2. Deduct the selected percentages for rights-of-way and public purpose, determining the actual buildable area.
3. Calculate initial capacity by multiplying assumed density by buildable area, resulting in either initial dwelling unit calculations for residential capacity, or square feet of developable floor area for non-residential capacity.
4. Subtract and existing units/development on redevelopable parcels in order to obtain the net capacity by zone.

It is important to note that in Phase 1 data collection, achieved densities were separately calculated for the residential and non-residential components of mixed-use projects. These achieved densities were generally calculated from the number of residential units or commercial/office square footage over the entire parcel area. Calculating density in this manner factors in a split between residential and non-residential uses into the achieved density, making a separate apportionment of mixed-use zoned land before the assumed density is applied unnecessary. Some jurisdictions preferred to apportion mixed use land to single uses to calculate achieved densities. For these jurisdictions, it was necessary to apply the achieved mixed-use land split to the land supply before applying their assumed densities.

## Final Capacity

Creating the final urban growth capacity calculations for each jurisdiction involves applying market factor and employment density assumptions to the general capacity calculation process outlined in Phase 3. This section describes those assumptions.

### Market Factor

Market Factor is the estimated percentage of developable land contained within an urban growth area that is likely to remain unavailable over the course of a 20-year planning period and is, in practice, the final non-developable land deduction when calculating lands suitable for development and redevelopment. Appendix E: Market Factor Guidance details considerations jurisdictions used when selecting appropriate assumptions to apply in each zone based on local market conditions or other factors.

### Employment Density

Estimating employment densities is the final step in estimating total capacity for new job growth in a jurisdiction. While there are various ways to convert land capacity to capacity for new employment, King County selected to use an approach that converts non-residential development capacity measured in square feet of floor area to capacity for new employment. This conversion requires assumptions for the average number of built square feet of floor area for each job. The lower the square foot per job, the higher the density of use. The calculation is simply:

$$\text{Total job capacity} = \text{Gross square footage}^4 \text{ of floor area capacity} / \text{gross square footage per job}$$

Square footage per job can vary widely by building type or employment sector. For example, warehouses devote a great deal of square footage to storing inventory or other goods, and therefore typically require considerably more square footage per job than office uses. Average employment density assumptions should reflect the types of job growth that are expected in an area.

Many jurisdictions selected different employment density assumptions for commercial and industrial zones to reflect different expectations for the type of development and job growth expected in those zones. Some jurisdictions even varied employment density assumptions among different commercial zones. For example, a city may assume that average square footage per job is lower in a downtown zone than in other commercial zones further from the core. This decision could reflect expectations that a higher proportion of the downtown floor area capacity will be used as office space, compared to other commercial zones where lower density retail uses may be more common.

Appendix F: Employment Density Guidance provides additional details about considerations jurisdictions could use when selecting the assumptions.

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<sup>4</sup> Gross square footage simply refers to the total square footage of the building, including walls. Gross square footage capacity is calculated as the floor area ratio (FAR) \* the parcel size in square feet.



## Data Review, Land Supply, and Capacity Calculations

Throughout Phases 2 through 4, King County staff, with consultant support, reviewed and summarized data received from the jurisdictions for land supply and capacity. In certain cases, jurisdictions were asked to correct or recalculate portions of the analysis due to inconsistencies discovered in the review process. In other cases, King County staff along with the consultant team reviewed and corrected calculations and sent data back to the jurisdictions for review.

This was an important step for refining the data and providing greater consistency across the entire analysis. The jurisdictions were involved in all conversations when data was changed or corrected, and all data presented in this report have been reviewed and approved by each relevant jurisdiction.

## Ch. 3 Development Trends

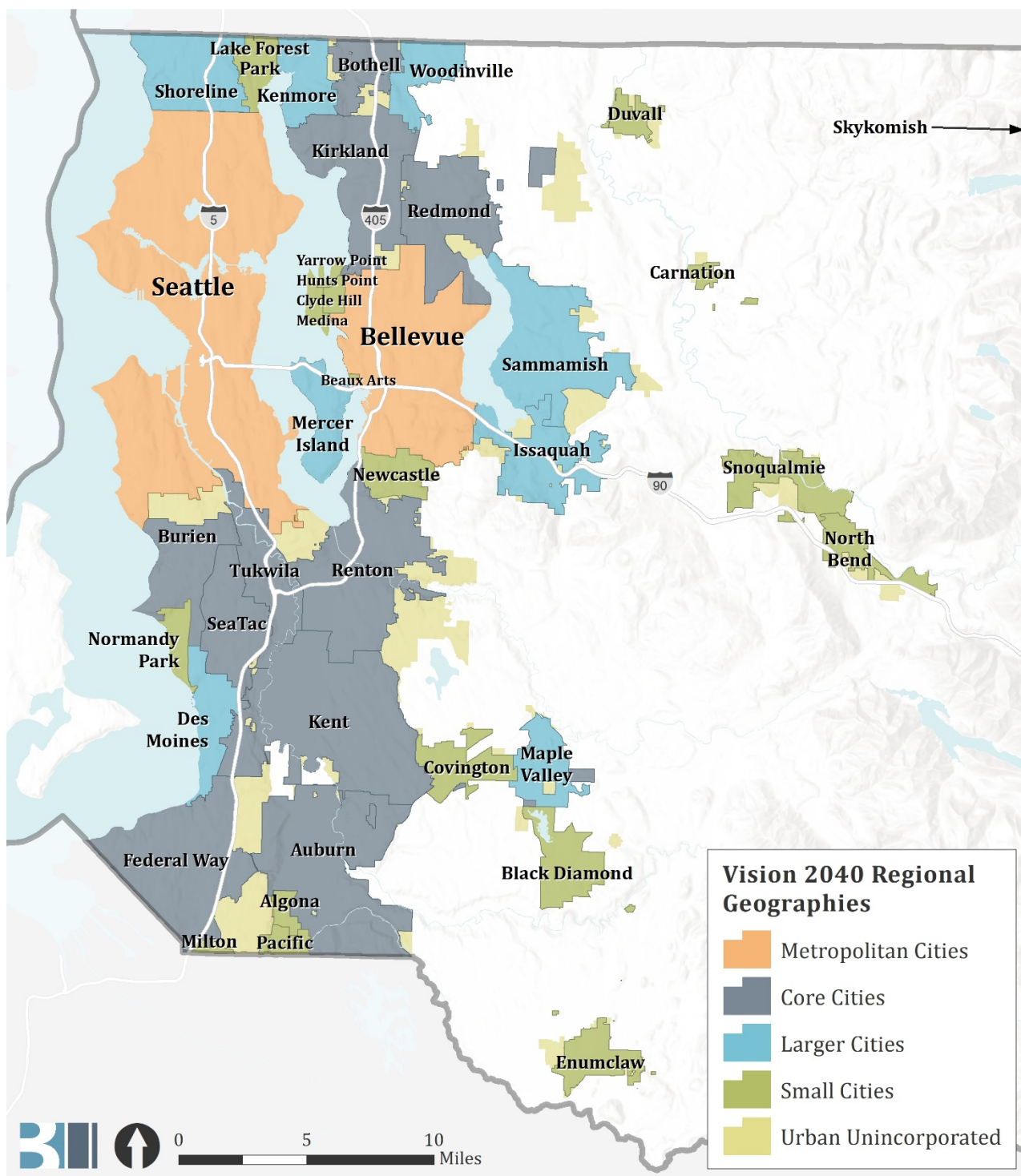
This chapter reviews residential and employment growth trends in King County between 2006 and 2018. It also compares these trends to growth targets set in the 2012 King County Countywide Planning Policies and subsequently extended to 2035.<sup>5</sup> These targets include growth for the Urban Growth Area as a whole, individual jurisdictions, and a set of five Regional Geographies for grouping individual jurisdictions: Metropolitan Cities, Core Cities, Larger Cities, Small Cities, and Urban Unincorporated areas (for a map, see Exhibit 10).

Regional Geographies used in this chapter are based on Puget Sound Regional Council's VISION 2040 regional plan, as the 2006-2035 targets were adopted using the VISION 2040 plan as a framework. They should not be confused with the new VISION 2050 Regional Geographies King County adopted in 2020. Chapter 6 will use the new Regional Geographies to summarize capacity with an eye towards planning for new 2019-2044 growth targets.

The final section of this chapter summarizes development trends in rural areas.

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<sup>5</sup> King County extended the 2006-2031 growth targets out to 2035 using a linear projection based on continuing the same average annual growth rate. These 2035 targets may vary from land use assumptions used in local comprehensive plans for jurisdictions that selected a different method for extending their 2031 growth targets to 2035.

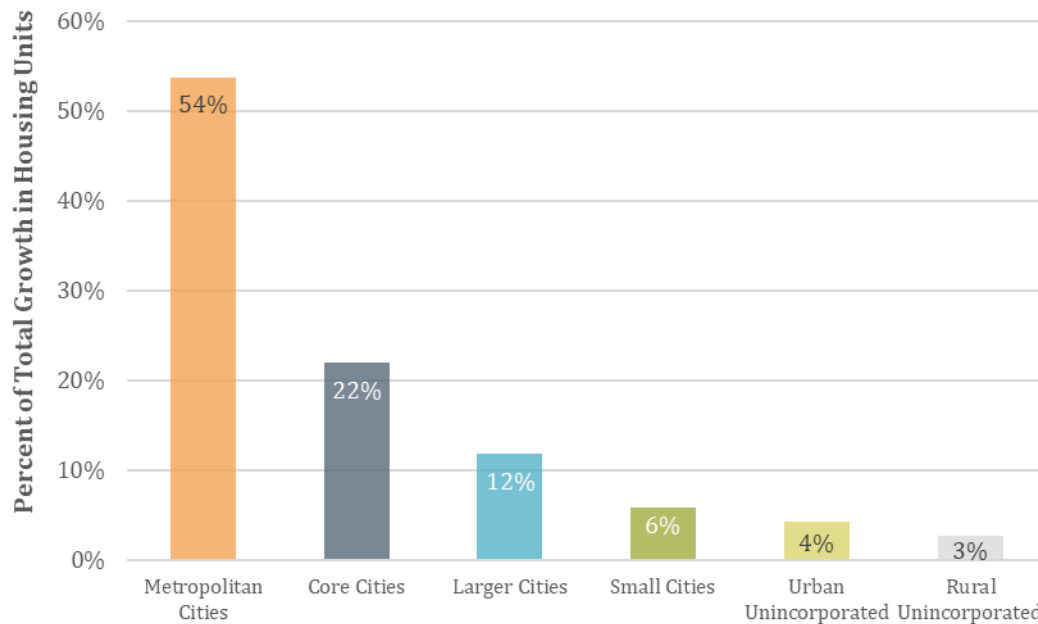
**Exhibit 10. Map of VISION 2040 Regional Geographies Used for 2035 Growth Targets**

Source: PSRC VISION 2040; BERK, 2021.

## Residential Growth Trends

Between 2006 and 2018, the county had a net gain of 415,591 new residents and 130,892 new housing units. The average annual rate of net new housing production was 1.4%. Exhibit 11 shows net new housing with break downs by Regional Geography. Over half of all new housing units were constructed in Metropolitan Cities, with the vast majority in the City of Seattle. During this period only 3% of all housing production was in rural unincorporated areas.

**Exhibit 11. Net New Housing Units by Regional Geography, 2006-2018**

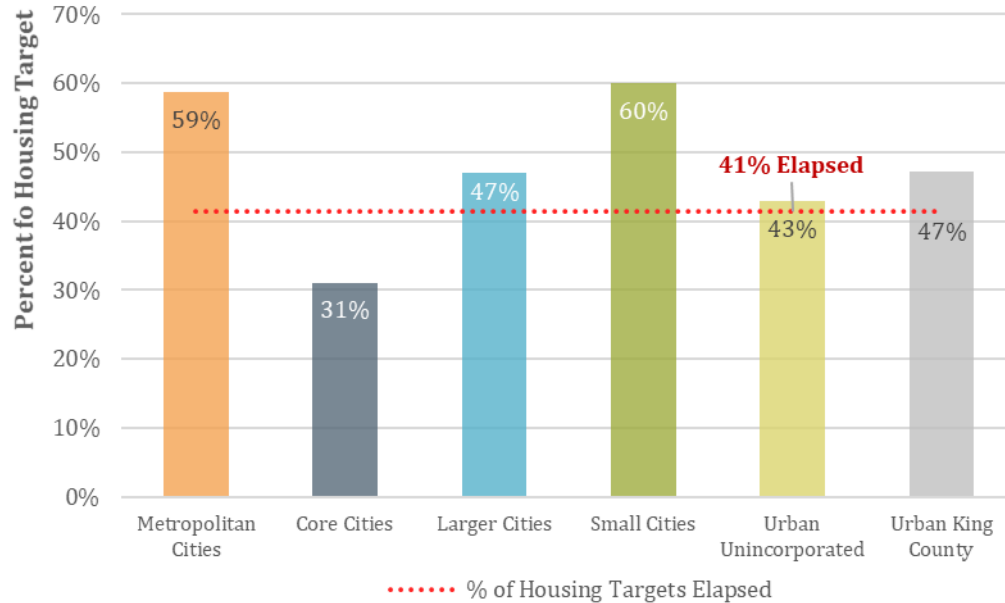


Source: King County, 2021, based on Washington State Office of Financial Management (OFM) Small Area Estimates<sup>6</sup>.

## Consistency of Residential Growth with Adopted Targets

As a whole, King County is on pace to meet the 2035 countywide growth target of 276,604 net new units. Exhibit 12 shows progress toward the 2035 housing growth targets. As of 2018, King County was 47% of the way to achieving the 2035 target, compared to 41% of the growth period having elapsed (12 out of 29 years). The exhibit shows that progress by Regional Geography has varied. Collectively, Metropolitan Cities, Larger Cities, and Small Cities have all growth at a faster pace than needed to achieve their targets in 2035. On the other hand, Core Cities have grown more slowly than needed to achieve their 2035 targets.

<sup>6</sup> All 2006 and 2018 city and urban unincorporated area estimates in this chapter are sourced from block-level data from the WA Office of Financial Management (OFM) Small Area Estimates Program. This source was used to develop jurisdictional estimates for both years that reflect approximate current municipal boundaries to control for growth due to annexation. Some variation from OFM official April 1st population estimates for jurisdictions will be evident.

**Exhibit 12. Progress Towards 2035 Housing Targets, 2006-2018**

Source: King County, 2021, based on OFM Small Area Estimates.

Exhibit 13 compares housing growth to targets for each jurisdiction. The column with colored cells (% of 2035 Target Pace) measures the progress of each city and urban unincorporated King County compared to the pace needed to achieve their 2035 target. A value of 100% indicates the jurisdiction was growing at exactly the right rate to meet their 2035 target, while lower values indicate the jurisdiction was growing at a slower rate than implied in the growth target. For jurisdictions growing slower than the target pace, the color of the cell indicates how close the pace of growth is to target. Jurisdictions very close to the target pace are shown in green, while those further from the pace are in yellow, orange, or red. The number of jurisdictions that grew significantly slower than the target pace are relatively few. Cities that have significantly over paced their target rate were generally affected by having very small residential targets. Note that data for cities that straddle two counties include only the King County portion.

**Exhibit 13. Residential Growth Compared to Targets, 2006-2018**

City/Jurisdiction	2006 Total Housing Units	2006-2035 Housing Target	2006-2018 Housing Production	2018 Total Housing Units	% of 2035 HU target pace	Remaining 2035 Target	Annual Growth Needed to Achieve Target
<b>Metropolitan Cities</b>							
Bellevue	55,107	20,056	6,591	61,698	79%	13,465	1.3%
Seattle	292,881	99,760	63,675	356,556	154%	36,085	0.6%
<b>Subtotal</b>	<b>347,988</b>	<b>119,816</b>	<b>70,266</b>	<b>418,254</b>	<b>142%</b>	<b>49,550</b>	<b>0.7%</b>
<b>Core Cities</b>							
Auburn	23,602	11,159	3,138	26,740	68%	8,021	1.8%
Bothell	9,522	4,420	2,204	11,726	121%	2,216	1.1%
Burien	19,584	5,150	1,225	20,809	57%	3,926	1.1%
Federal Way	34,560	9,396	2,525	37,085	65%	6,871	1.1%
Kent	43,552	10,753	4,259	47,811	96%	6,495	0.8%
Kirkland	35,556	9,941	3,100	38,656	75%	6,841	1.0%
Redmond	22,790	11,896	4,946	27,736	100%	6,950	1.5%
Renton	36,168	17,231	6,607	42,775	93%	10,623	1.5%
SeaTac	10,301	6,728	548	10,849	20%	6,180	3.4%
Tukwila	7,739	5,626	130	7,869	6%	5,496	4.1%
<b>Subtotal</b>	<b>243,374</b>	<b>92,300</b>	<b>28,683</b>	<b>272,057</b>	<b>75%</b>	<b>63,617</b>	<b>1.4%</b>
<b>Larger Cities</b>							
Des Moines	12,287	3,480	413	12,700	29%	3,067	1.4%
Issaquah	11,517	6,670	5,096	16,612	185%	1,574	0.6%
Kenmore	8,156	4,060	1,120	9,276	67%	2,940	1.9%
Maple Valley	6,765	2,088	2,061	8,826	239%	27	0.0%
Mercer Island	9,467	2,320	1,006	10,473	105%	1,314	0.7%
Sammamish	18,196	4,849	3,585	21,780	179%	1,264	0.3%
Shoreline	22,173	5,800	1,529	23,702	64%	4,271	1.1%
Woodinville	4,550	3,480	604	5,154	42%	2,876	3.3%
<b>Subtotal</b>	<b>93,110</b>	<b>32,747</b>	<b>15,413</b>	<b>108,523</b>	<b>114%</b>	<b>17,334</b>	<b>0.9%</b>
<b>Small Cities</b>							
Algona	960	220	89	1,049	97%	132	0.7%
Beaux Arts Village	119	3	1	120	82%	2	0.1%
Black Diamond	1,623	2,204	112	1,735	12%	2,092	7.1%
Carnation	739	383	141	880	89%	242	1.6%
Clyde Hill	1,083	12	8	1,091	176%	3	0.0%
Covington	5,470	1,705	1,564	7,034	222%	141	0.1%
Duvall	2,105	1,322	576	2,681	105%	746	1.6%
Enumclaw	5,048	1,653	278	5,326	41%	1,375	1.5%
Hunts Point	183	1	4	187	888%	-	Met Target
Lake Forest Park	5,226	551	201	5,427	88%	350	0.4%
Medina	1,162	22	72	1,234	795%	-	Met Target
Milton	337	58	271	608	1129%	-	Met Target
Newcastle	3,784	1,392	1,404	5,188	244%	-	Met Target
Normandy Park	2,794	139	83	2,877	144%	56	0.1%
North Bend	3,352	771	361	3,712	113%	411	0.7%
Pacific	2,146	331	316	2,462	231%	15	0.0%
Skykomish	166	12	7	173	144%	5	0.2%
Snoqualmie	2,864	1,873	2,087	4,951	269%	-	Met Target
Yarrow Point	401	16	25	426	375%	-	Met Target
<b>Subtotal</b>	<b>39,560</b>	<b>12,670</b>	<b>7,601</b>	<b>47,160</b>	<b>145%</b>	<b>5,069</b>	<b>0.6%</b>
<b>Urban Unincorporated</b>							
Urban Unincorporated	35,910	12,837	5,498	41,408	104%	7,339	1.0%
<b>Subtotal</b>	<b>35,910</b>	<b>12,837</b>	<b>5,498</b>	<b>41,408</b>	<b>104%</b>	<b>7,339</b>	<b>1.0%</b>
<b>Urban King County</b>	<b>759,942</b>	<b>270,370</b>	<b>127,461</b>	<b>887,403</b>	<b>114%</b>	<b>142,909</b>	<b>0.9%</b>

Source: King County, 2021, based on OFM Small Area Estimates.

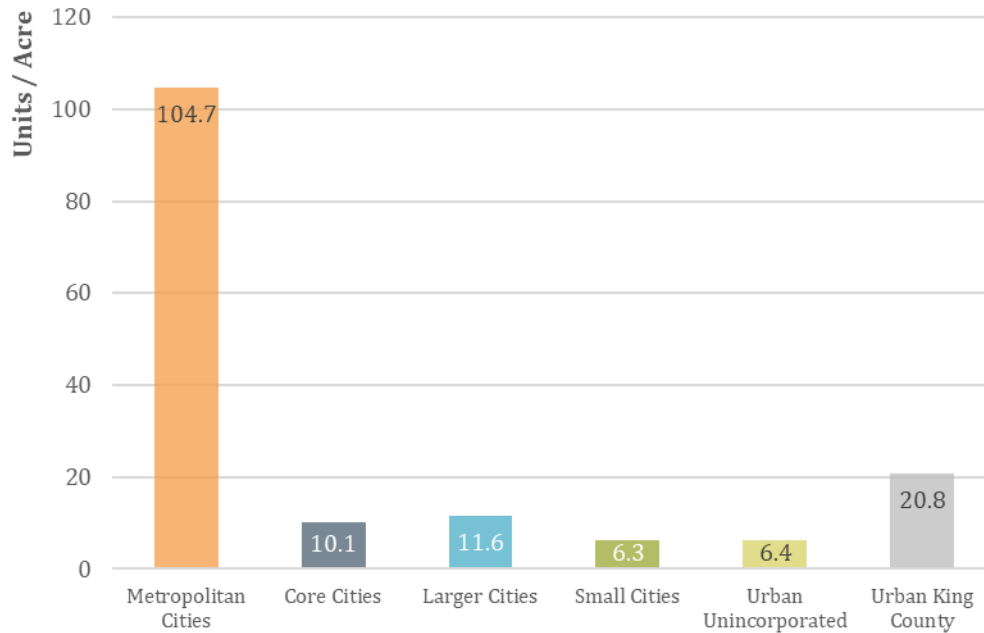
Percent of Target Pace



## Achieved Residential Density

This section evaluates achieved density in dwelling units per acre for residential construction that was permitted between 2012 and 2018. Achieved density varied significantly between Regional Geographies, as shown in Exhibit 14. Metropolitan Cities permitted housing at ~105 du/acre on average, while in the remainder of the county average density ranged between 6 and 21 units per acre.

**Exhibit 14. Average Achieved Density of Permitted Housing Units, 2012-2018**



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

The density of new housing development is strongly related to the types of housing that are provided. This study summarizes development by density level categories<sup>7</sup> that correspond to typical residential development styles. Exhibit 15 shows the categories used in the study, as well as examples of development in King County which fall into each category. Allowing for, and encouraging, new housing development in a variety of housing types is an important way to increase housing diversity. When a community provides a greater diversity of housing options it can meet the housing needs of a greater diversity of household types.

<sup>7</sup> Note that these density levels are based on dwelling units per *net* acre. In other words, net density measures units per acre on individual buildable lots. It excludes street right of ways and common areas.



**Exhibit 15. Categories for Summarizing Achieved Residential Density**

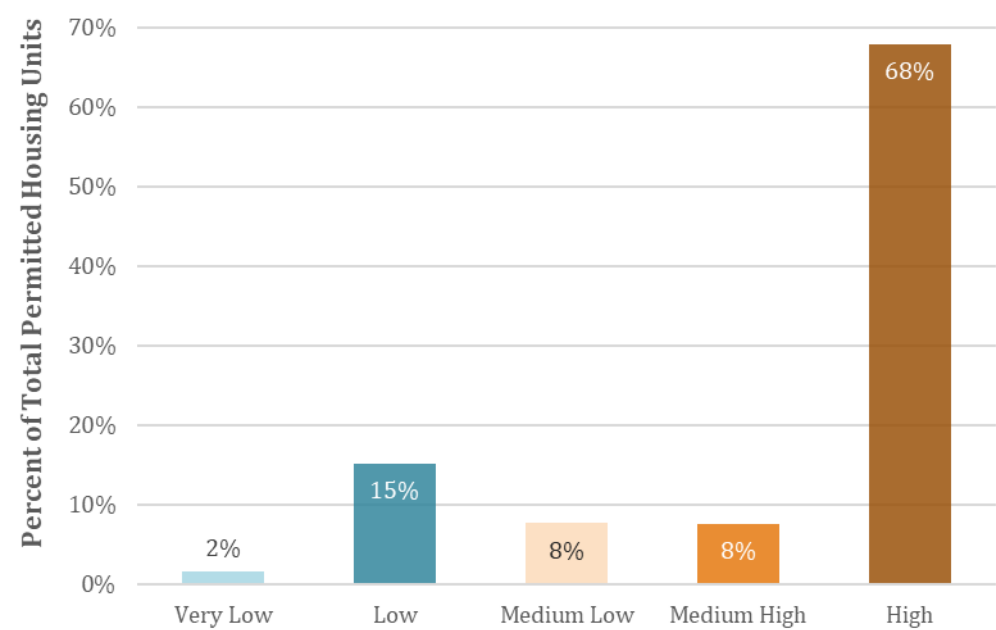
Density Level	Units per Net Acre	Description	Example
<b>Very low</b>	Less than 4	Detached single family homes on large lots	
<b>Low</b>	4-10	Detached single family homes at typical suburban density level  Image: Single family neighborhood in Snoqualmie, WA	
<b>Medium-Low</b>	10-24	Small lot single family homes, duplex, triplex, & lower-density townhouses  Image: Triplex in Issaquah Highlands, WA	
<b>Medium-High</b>	24-48	Low-rise apartments and condominiums; higher-density townhomes.  Image: 5th Avenue condominiums in Kirkland, WA.	
<b>High</b>	48+	Mid- and high-rise apartments and condominiums.  Image: Nia apartments in White Center (King County), WA.	

Image sources: mschellhase/flickr.com (Very Low) and Bob Bengford/Google Street View, 2017 (other categories).



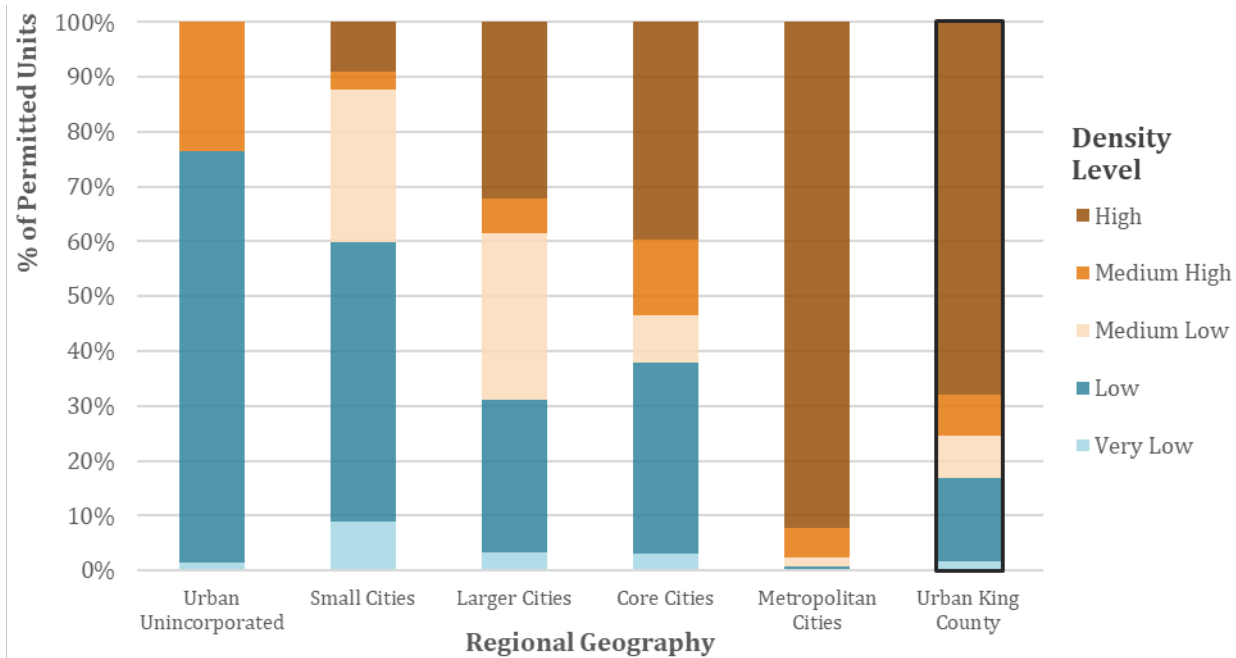
Over two-thirds of all newly permitted housing units were High density (48+ units per acre), as shown in Exhibit 16. Housing in this category would almost exclusively be in multifamily buildings such as apartments or condominiums. About 17% of all housing development was in the Low or Very Low categories, indicating single-family housing built at 10 units per acre or less. Only 15% of all housing production was built at Medium densities between 10 and 48 units per acre. Residences in these categories could include “missing middle” formats such as small lot single family, multiplexes, townhomes, and some low-rise apartments or condominiums.

**Exhibit 16. Countywide Permitted Housing Units by Achieved Density, 2012-2018**



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

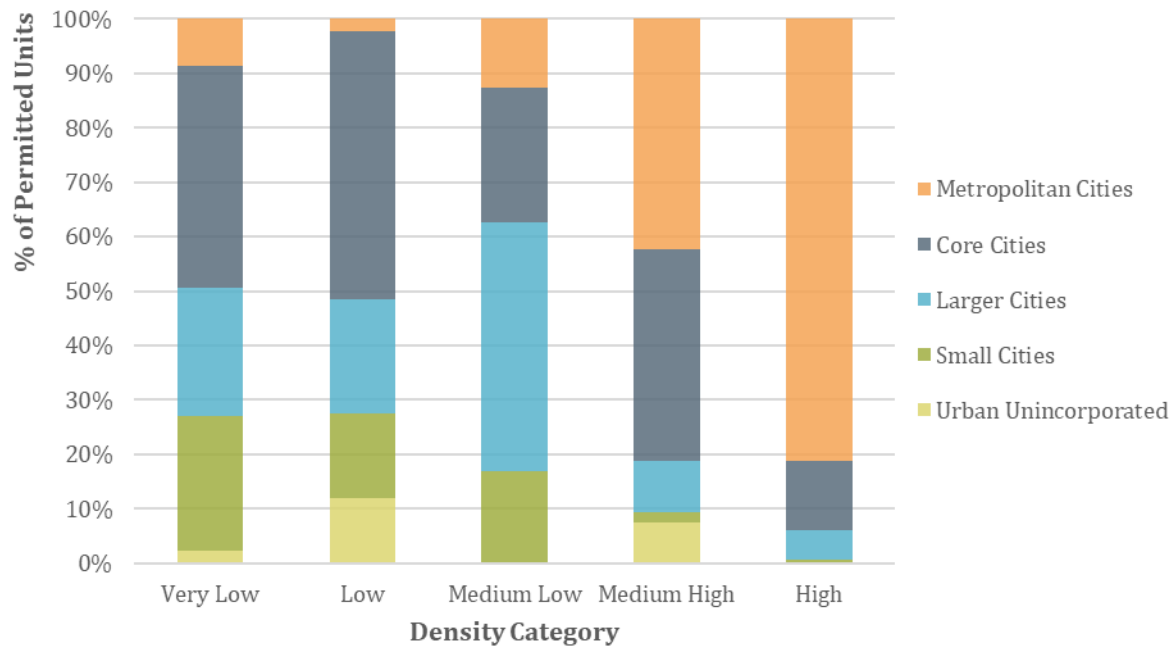
Exhibit 17 shows the distribution of achieved density for each Regional Geography. Over 90% of permitted units in Metropolitan Cities were in the High density housing range. High density housing also accounted for between 30% and 40% of permitted units in Core Cities and Larger Cities, both of which included a diversity of different density levels. In Urban Unincorporated and Small Cities, Low and Very Low density development was most common.

**Exhibit 17. Permitted Housing Units by Regional Geography and Achieved Density, 2012-2018**

Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

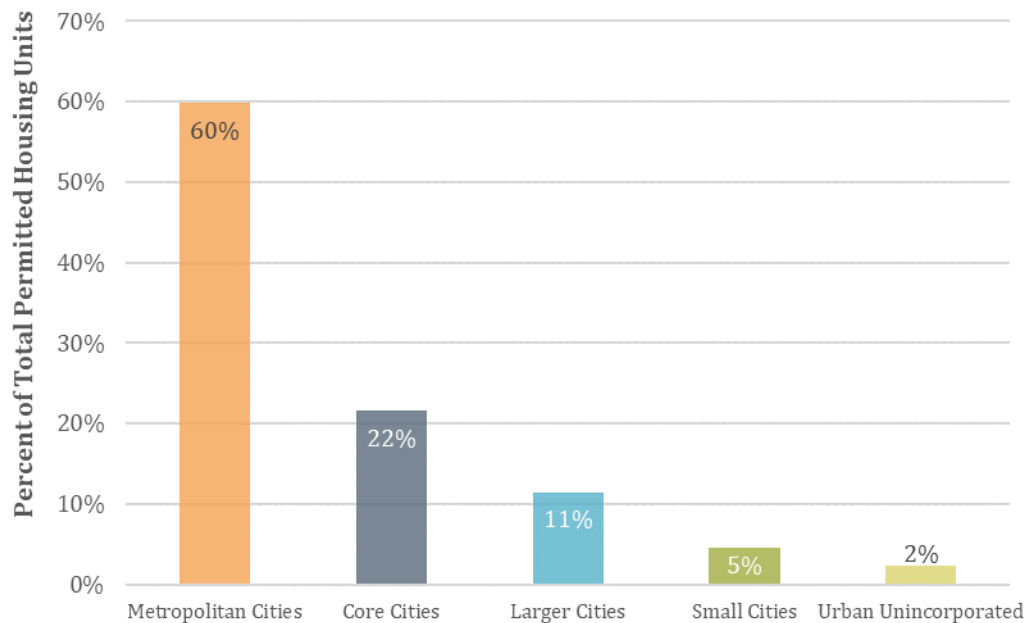
Exhibit 18 presents the same permit data transposed to show the distribution by Regional Geography for each achieved density level. Not surprisingly, the vast majority of the High density growth occurred in Metropolitan Cities. Most of the Medium-High density growth was split between Metropolitan Cities and Core Cities. About 70% of both Low and Medium-Low density growth occurred in Core Cities and Larger Cities.

**Exhibit 18. Permitted Housing Units by Achieved Density and Regional Geography, 2012-2018**



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

**Exhibit 19. Permitted Housing Units by Regional Geography, 2006-2018**

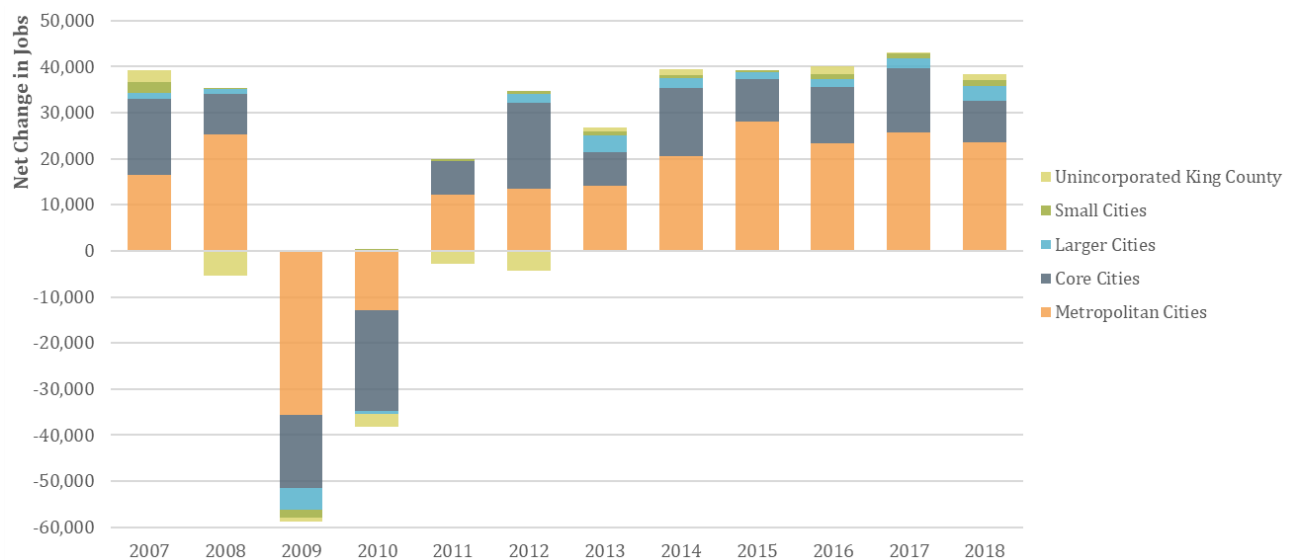


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

## Employment Growth Trends

Between 2006 and 2018, the county had a net gain of 246,475 new jobs. The average annual rate of job growth was 1.8%. Exhibit 20 shows annual gain or loss of jobs by Regional Geography. It shows significant job losses during Great Recession in 2009 and 2010. It also shows smaller losses of jobs in Unincorporated King County in 2008, 2011, and 2012. These are likely due to annexations of unincorporated areas into cities, which would represent a shift of jobs from one Regional Geography category to another rather than actual job losses. With regards to job growth, these trends show annual gains highly concentrated in Metropolitan and Core Cities.

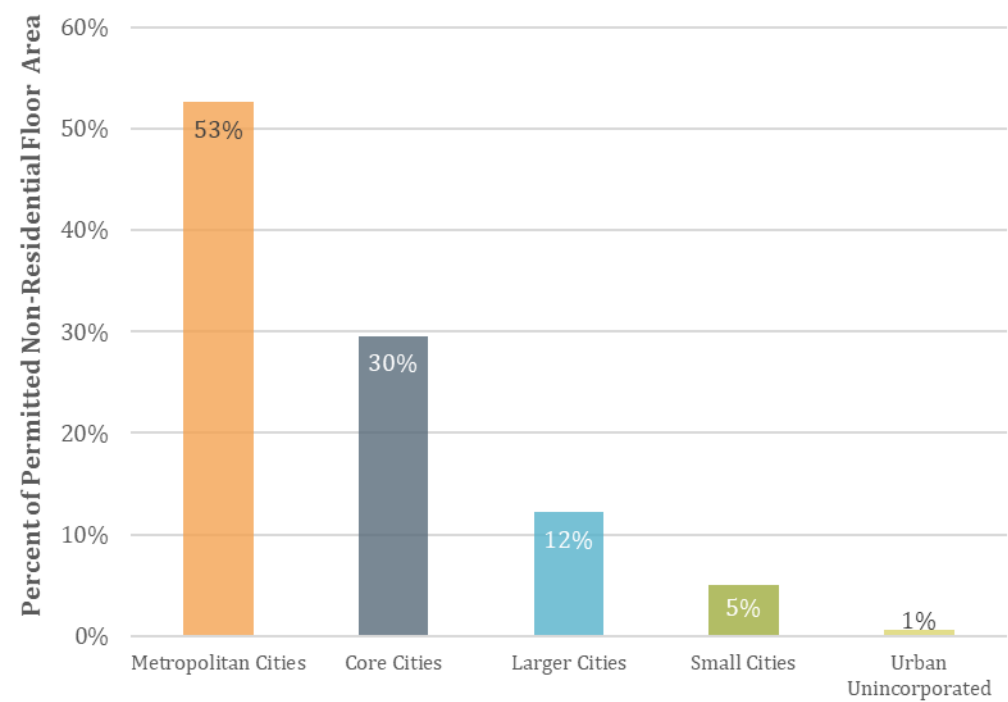
**Exhibit 20: Annual Net Change in Jobs by Regional Geography, 2007-2018**



Source: PSRC, 2020.

Exhibit 21 breaks down all non-residential development permitted in urban King County by Regional Geography. Over half of this growth was within Metropolitan Cities, and nearly a third was in Core Cities. The other geographies had much smaller shares.

**Exhibit 21. Permitted Non-Residential Floor Area by Regional Geography, 2012-2018**

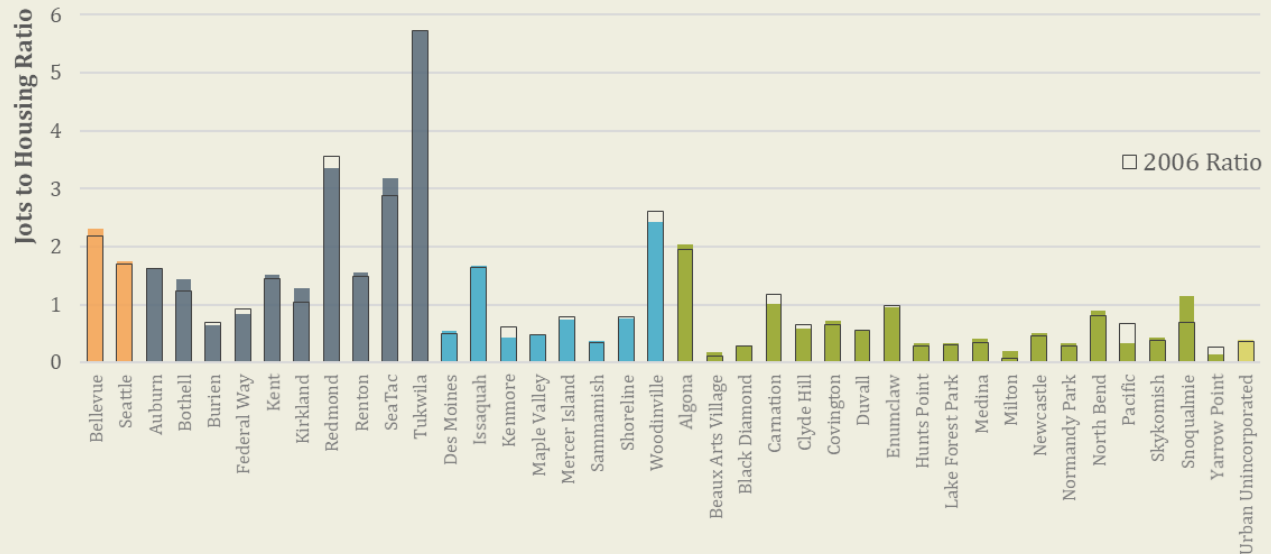


Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

## Jobs Housing Balance

The chart below shows the ratio of jobs to housing units for each Regional Geography. Metropolitan Cities and Core Cities are significantly higher than other geographies, reflecting their roles containing King County's primary employment centers. The following exhibit shows the same ratio calculated for each individual jurisdiction. There is significant variation, with Tukwila, SeaTac, and Redmond each standing out with relatively high ratios.

**Exhibit 22. Jobs to Housing Ratio by Jurisdiction (2018 vs 2006)**

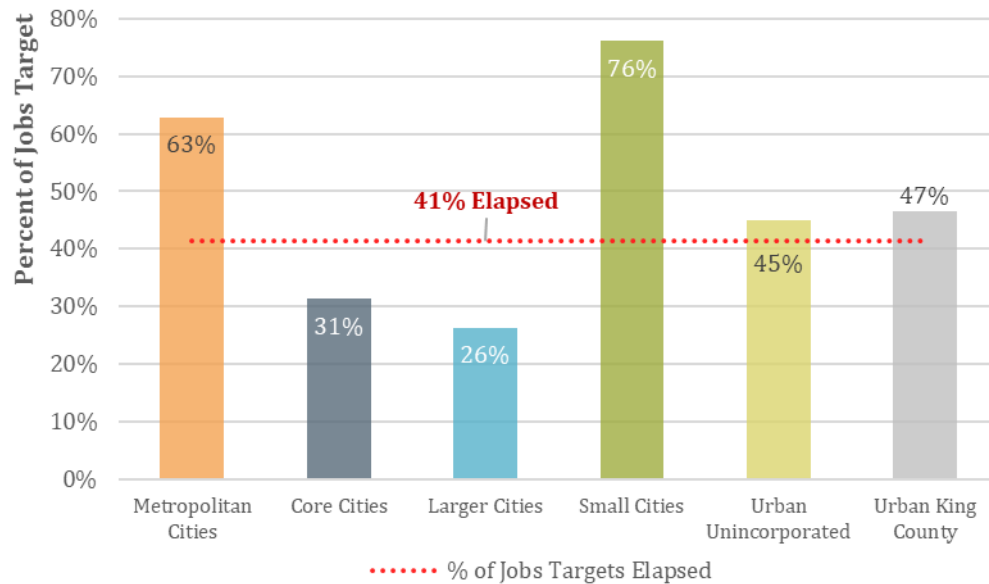


Source: PSRC, 2020; OFM, 2020.

## Consistency of Employment Growth with Adopted Targets

As a whole, urban King County is on pace to hit the 2035 countywide growth target of 488,659 net new jobs. Exhibit 23 shows progress toward the 2035 job growth targets. As of 2018, King County was 47% of the way to achieving the 2035 target, compared to 41% of the growth period having elapsed (12 out of 29 years). The exhibit shows that progress by Regional Geography has varied. As a category, both Metropolitan Cities and Small Cities have grown at a faster pace than needed to achieve their targets in 2035. On the other hand, Core Cities and Large Cities have grown more slowly than needed to achieve their 2035 targets.

**Exhibit 23. Progress Toward 2035 Jobs Target by Regional Geography, 2006-2018**



Source: King County, 2021; PSRC, 2020.

Exhibit 24 compares job growth to targets for each jurisdiction. The column with colored cells (% of Jobs Target Pace) measures the progress of each city and unincorporated urban King County compared to the pace needed to achieve their 2035 target. A value of 100% indicates the jurisdiction was growing at exactly the right rate to hit their 2035 target while lower values indicate the jurisdiction was growing at a slower rate than implied in the growth target. For jurisdictions growing slower than the target pace, the color of the cell indicates how close the pace of growth is to target. Jurisdictions close to the target pace are shown in green, while those further from the pace are in yellow, orange, or red.

**Exhibit 24. Employment Growth Compared to Targets, 2006-2018**

City	2006 Total Jobs	2006-2035 Jobs Target	2006-2018 Jobs Growth	2018 Total Jobs	% of Jobs Target Pace	Remaining 2035 Target	Annual Growth to Achieve 2035 Target
<b>Metropolitan Cities</b>							
Bellevue	120,494	61,480	22,529	143,023	89%	38,951	1.6%
Seattle	498,931	170,172	123,190	622,121	175%	46,982	0.4%
<b>Subtotal</b>	<b>619,425</b>	<b>231,652</b>	<b>145,719</b>	<b>765,144</b>	<b>152%</b>	<b>85,933</b>	<b>0.7%</b>
<b>Core Cities</b>							
Auburn	38,252	22,446	5,518	43,770	59%	16,928	2.3%
Bothell	11,757	5,800	5,023	16,780	209%	777	0.3%
Burien	13,371	5,754	(26)	13,345	-1%	5,754	2.5%
Federal Way	31,616	14,268	(468)	31,148	-8%	14,268	2.7%
Kent	63,299	15,405	9,061	72,360	142%	6,344	0.5%
Kirkland	36,698	24,186	12,582	49,280	126%	11,604	1.4%
Redmond	81,207	26,680	11,967	93,174	108%	14,713	0.9%
Renton	53,431	33,640	12,720	66,151	91%	20,920	1.9%
SeaTac	29,585	29,348	4,937	34,522	41%	24,411	4.2%
Tukwila	44,345	20,358	621	44,966	7%	19,737	2.6%
<b>Subtotal</b>	<b>403,561</b>	<b>197,884</b>	<b>61,935</b>	<b>465,496</b>	<b>76%</b>	<b>135,455</b>	<b>1.7%</b>
<b>Large Cities</b>							
Des Moines	6,206	5,800	859	7,065	36%	4,941	4.1%
Issaquah	18,889	23,200	8,950	27,839	93%	14,250	3.0%
Kenmore	5,062	3,480	(1,050)	4,012	-73%	3,480	5.1%
Maple Valley	3,297	2,320	893	4,190	93%	1,427	2.0%
Mercer Island	7,453	1,160	292	7,745	61%	868	0.7%
Sammamish	6,199	2,088	1,987	8,186	230%	101	0.1%
Shoreline	17,411	5,800	487	17,898	20%	5,313	1.7%
Woodinville	11,876	5,800	643	12,519	27%	5,157	2.4%
<b>Subtotal</b>	<b>76,393</b>	<b>49,648</b>	<b>13,061</b>	<b>89,454</b>	<b>64%</b>	<b>35,537</b>	<b>2.3%</b>
<b>Small Cities</b>							
Algona	1,879	244	263	2,142	261%	-	Met Target
Beaux Arts Village	13	4	9	22	595%	-	Met Target
Black Diamond	458	1,218	57	515	11%	1,161	13.3%
Carnation	871	429	15	886	8%	414	2.7%
Clyde Hill	713	-	(79)	634	N/A	N/A	N/A
Covington	3,528	1,531	1,485	5,013	234%	46	0.1%
Duvall	1,182	974	301	1,483	75%	673	2.7%
Enumclaw	4,960	853	96	5,056	27%	757	0.9%
Hunts Point	51	-	13	64	N/A	N/A	N/A
Lake Forest Park	1,612	244	165	1,777	164%	79	0.3%
Medina	409	-	110	519	N/A	N/A	N/A
Milton	22	186	98	120	128%	88	4.3%
Newcastle	1,736	853	891	2,627	253%	-	Met Target
Normandy Park	773	75	161	934	516%	-	Met Target
North Bend	2,707	1,218	590	3,297	117%	628	1.1%
Pacific	1,443	429	(609)	834	-343%	429	3.0%
Skykomish	64	-	12	76	N/A	N/A	N/A
Snoqualmie	2,004	1,218	3,684	5,688	731%	-	Met Target
Yarrow Point	109	-	(49)	60	N/A	N/A	N/A
<b>Subtotal</b>	<b>24,534</b>	<b>9,475</b>	<b>7,213</b>	<b>31,747</b>	<b>184%</b>	<b>4,275</b>	<b>0.8%</b>
<b>Urban Unincorporated</b>							
Urban Unincorporated	12,843	7,900	3,557	16,400	109%	4,343	1.6%
<b>Subtotal</b>	<b>12,843</b>	<b>7,900</b>	<b>3,557</b>	<b>16,400</b>	<b>109%</b>	<b>4,343</b>	<b>1.6%</b>
<b>Urban King County</b>	<b>1,136,756</b>	<b>496,559</b>	<b>231,485</b>	<b>1,368,241</b>	<b>113%</b>	<b>265,074</b>	<b>1.1%</b>

Source: King County 20211; PSRC, 2020.

Percent of Target Pace





## Achieved Non-Residential Density

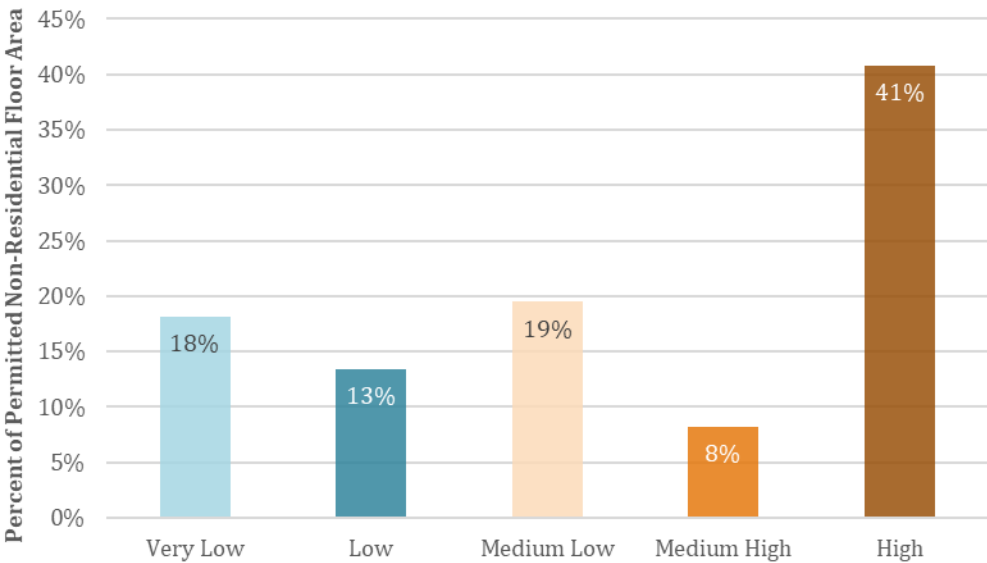
For non-residential construction that occurred between 2012 and 2018, jurisdictions evaluated achieved density in floor area ratio (FAR). This metric compares the built floor area of structures to the total area of the parcel. For multistory buildings, this method sums floor area on each story. This can result in floor area ratios greater than 1.0. When presenting the results of this analysis, this report summarizes achieved density in five density categories, shown in Exhibit 25.

Exhibit 25. Categories for Summarizing Achieved Non-Residential Density (FAR)

Very Low	Low	Medium-Low	Medium-High	High
Less than 0.35	0.35 – 0.5	0.5 – 1.0	1.0 – 3.0	Greater than 3.0

During the six-year analysis period, about 41% of all newly permitted non-residential development was High density (greater than 3 FAR), as shown in Exhibit 26. Medium-Low and Very Low were the two next common density levels. Medium-High was the least common with only 8% of all development.

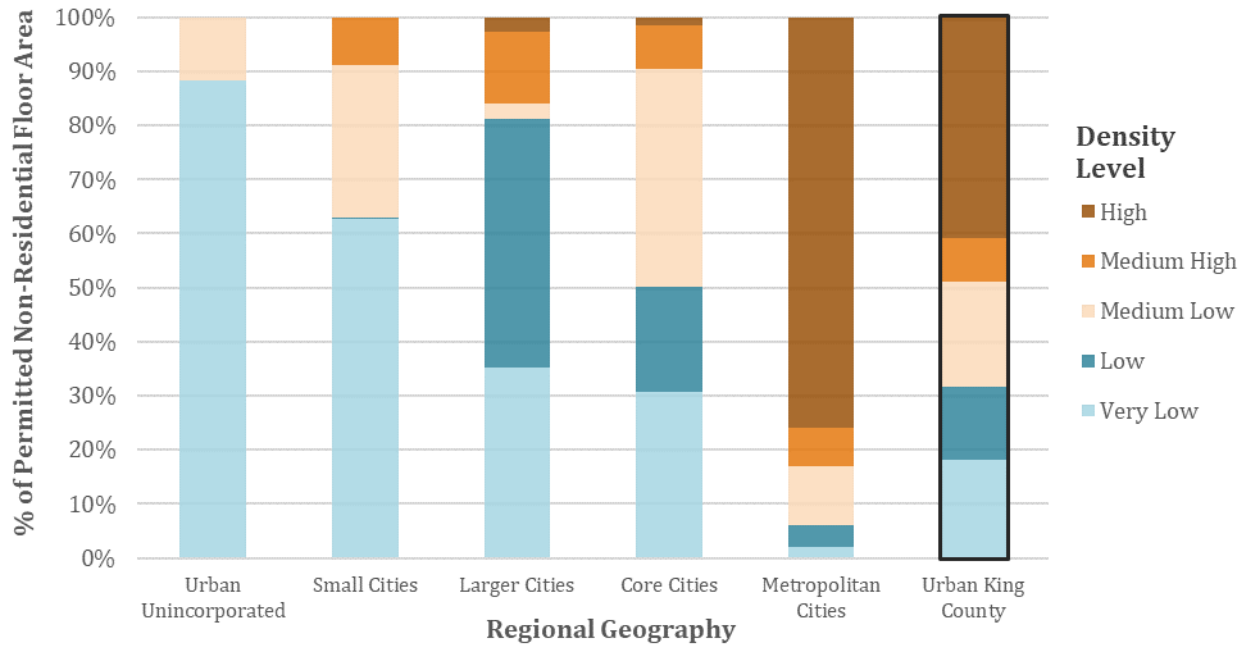
Exhibit 26. Permitted Non-Residential Development by Achieved Density Level, 2012-2018



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 27 shows the distribution of achieved non-residential density for each Regional Geography. About 75% of build square footage in Metropolitan Cities was developed at High density. In all other Regional Geographies, Low or Very Low development accounted for half or more of all square footage.

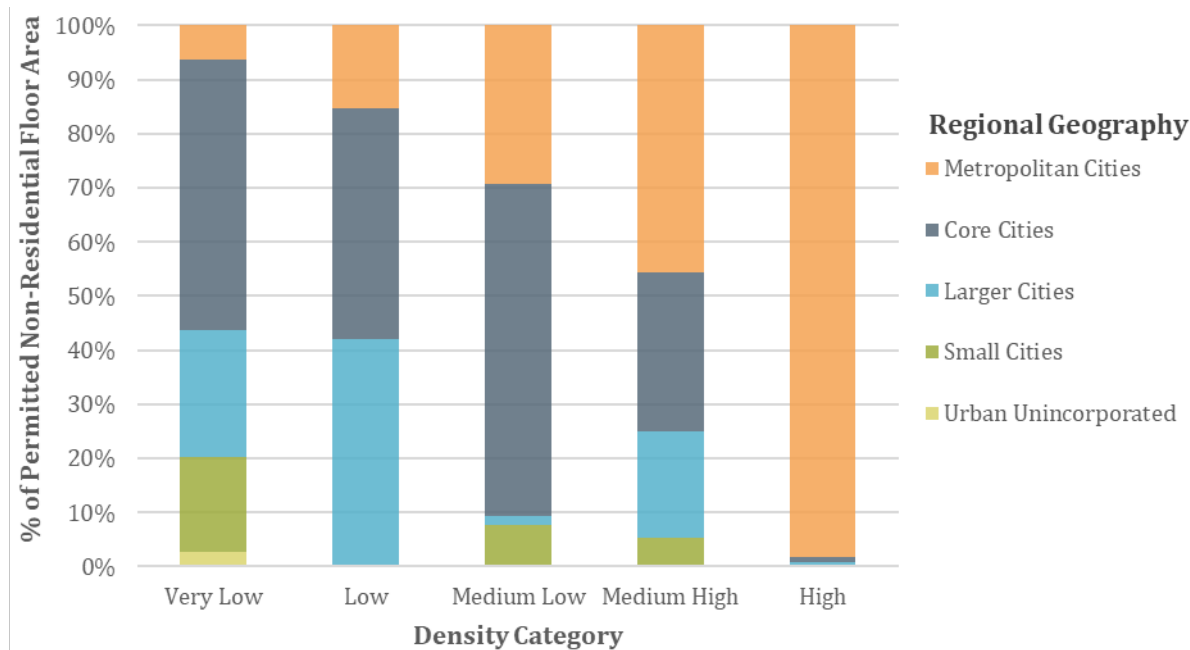
### Exhibit 27. Permitted Non-Residential Development by Regional Geography and Achieved Density, 2012-2018



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

Exhibit 28 presents the same permit data transposed to show the distribution by Regional Geography for each achieved density level. Not surprisingly, nearly all High-density development occurred in Metropolitan Cities. Development at other density levels was spread out across different Regional Geographies. The one exception is Urban Unincorporated, which saw very limited development overall and mostly in Very Low density projects.

**Exhibit 28. Permitted Non-Residential Development by Achieved Density and Regional Geography, 2012-2018**



Source: BERK, 2021, based on permit data summarized by King County jurisdictions.

## Rural Development Trends

While the purpose of the Urban Growth Capacity Report is analyze urban development trends and to determine whether King County and its cities have sufficient capacity within the Urban Growth Area to accommodate the county's forecasted population and job growth, RCW 36.70A.215 (2) requires analysis of land uses and development outside the UGA. Such information can be useful in analysis of residential trends and to assist the county in directing its programs to areas of greatest need. It is also helpful in analyzing linkages between urban and rural growth trends. This report examines growth trends on rural and resource lands during the 2012-2018 evaluation period.

### Rural Areas and Resource Lands in King County

The landscape of King County's rural and resource areas is characterized by extensive forests, small-scale farms, free-flowing streams, and a variety of residential housing mostly at very low densities. There is no growth target for rural or resource areas. Their role is as supplier of resources including timber and agricultural products, and their primary characteristics include:

- Rural areas cover approximately 300 square miles of King County (15% of the land area) including all of Vashon Island and a band of territory east of the contiguous UGA.
- Resource lands, including designated Forest and Agricultural Production Districts and Mineral Lands, cover about 1,350 square miles or nearly 65% of King County's total land area.

- The entire King County UGA, by contrast, covers 460 square miles, less than 22% of the county's land area.
- Together, the rural- and resource-designated areas cover more than three-fourths of the county's land area but contain only 130,000 people, about 6% of the county's total population.
- The Countywide Planning Policies (CPPs) assume only a small fraction of King County's residential growth will occur in rural- and resource areas; staff projected about two percent of countywide growth for the 2006-35 planning period.

## Growth Trends Outside the Urban Growth Area

A major goal of the King County Comprehensive Plan and the Countywide Planning Policies is to focus growth into the Urban Growth Area. As Ch. 4 Growth Capacity demonstrates, King County's Urban Growth Area has sufficient capacity to accommodate its entire growth target. Prior to the adoption of the Growth Management Act in 1991, about 10% to 14% of each year's new residential units were built outside the UGA. Following adoption of the county Comprehensive Plan in 1994, the percent of growth in rural areas has declined precipitously. As growth returned to King County following the Great Recession, permitting in rural King County increased, but remains a small percentage of the county's overall growth. Since 2012, only about 1.5% of new units have been developed outside the UGA, as shown in Exhibit 29. These findings demonstrate that King County is succeeding in directing growth to, and accommodating growth within, the Urban Growth Areas.

**Exhibit 29. Permit Trends on Rural and Resource Lands**

Year	Total Units Permitted	Units Permitted in the Rural Area	Rural Percent of County total
2012	12,191	92	0.8%
2013	11,688	138	1.2%
2014	13,350	201	1.5%
2015	13,620	215	1.6%
2016	13,300	244	1.8%
2017	14,700	278	1.9%
2018	17,400	260	1.5%

Source: King County/Puget Sound Regional Council, 2020

## Key Development Findings on Rural and Resource Lands

The major findings regarding land uses and activities in the rural areas and on resource lands are as follows:

- There are approximately 48,300 existing housing units on rural and resource lands (approximately 43,500 units on rural, 4,800 units on resource lands).
- An average of about 200 of new residential units per year were permitted on rural and resource lands between 2012 and 2018.
- This small amount of growth is expected to continue, consistent with the assumption in the CPPs of a small fraction of residential growth occurring in rural areas and resource lands.
- Of approximately 66,000 total parcels in rural and resource areas, about 56,000 are developed with residential, commercial, public or open space use. Another 10,000 parcels are vacant or in an accessory use.
- Many parcels in rural areas are smaller than the minimum lot size, because they were created long ago, before current zoning was in place.
- At current rates of residential permitting, the rural area will still have undeveloped lots at the end of the planning period in 2035.

For commercial and industrial uses on rural and resource lands, the major finding was as follows:

- There are approximately 150 vacant parcels zoned for commercial or industrial uses in rural and resource lands, covering over 2,000 acres.
- Approximately 40 of these parcels are on designated resource land, accounting for over half of the vacant non-residential area, nearly 1,200 acres.
- A limited amount of non-residential development occurred on rural parcels from 2012-2018. A majority of the non-residential development was school or church buildings.
- Excluding the school, church and accessory development, approximately 50,000 square feet of development was constructed across 6 different developments.



## Ch. 4 Growth Capacity

This chapter presents urban growth capacity for housing and jobs in King County. Summaries include capacity for the county as a whole, individual jurisdictions, and a set of five Regional Geographies for grouping individual jurisdictions based on the Puget Sound Regional Council (PSRC) VISION 2050 growth plan: Metropolitan Cities, Core Cities, High Capacity Transit (HCT) Communities, Cities & Towns, and Urban Unincorporated areas.

PSRC designated three unincorporated potential annexation areas (PAAs), Federal Way PAA, North Highline PAA, and Renton PAA, as HCT Communities. However, for capacity results in this chapter, data for HCT Communities excludes all unincorporated areas and groups the PAAs into the Urban Unincorporated areas. See Exhibit 30 for a map of jurisdictions by Regional Geography.

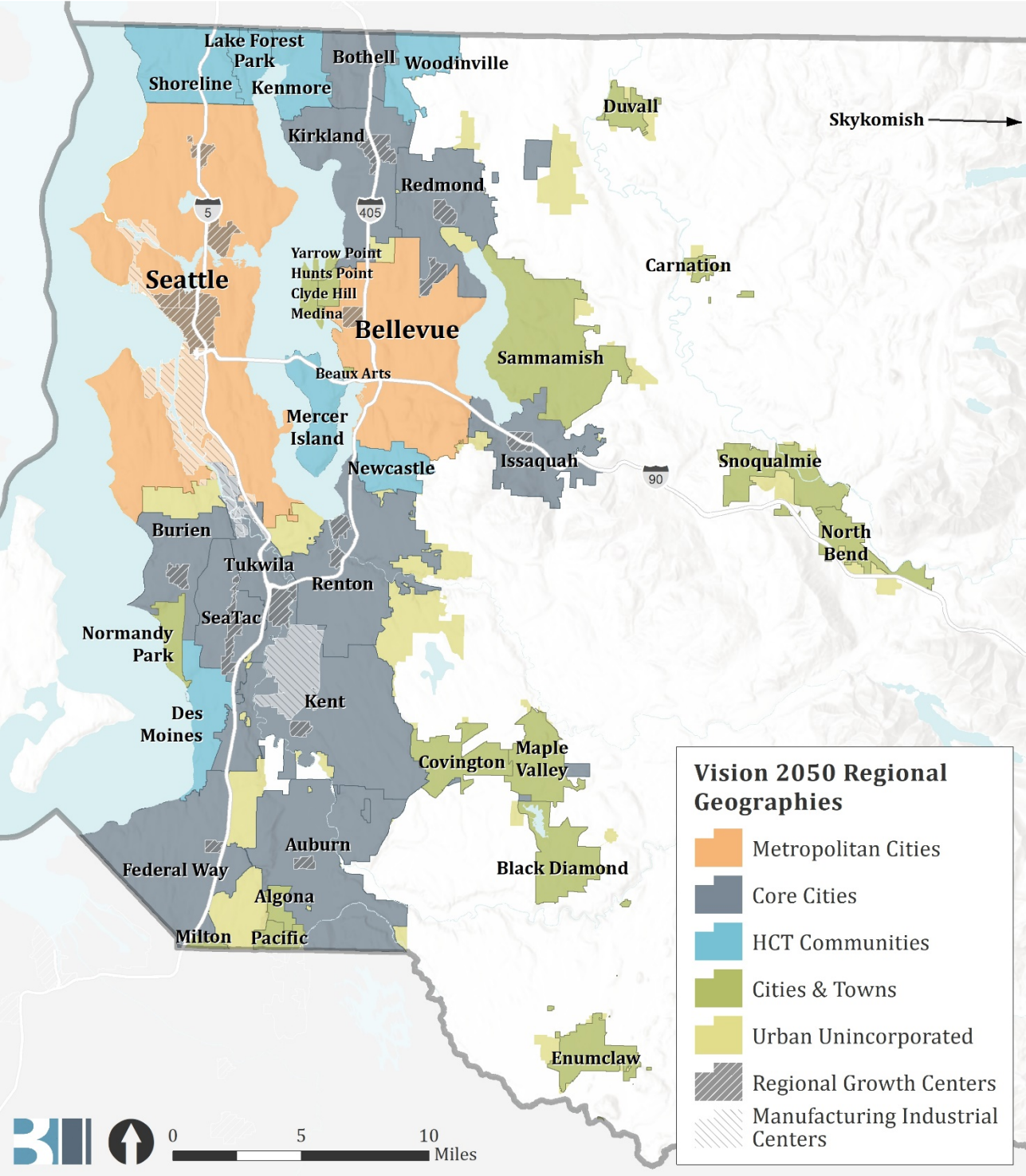
The Regional Geographies used in this chapter and in the jurisdictional profiles in Chapter 7 should not be confused with the older VISION 2040 Regional Geographies discussed in Chapter 4. These new geographies are consistent with those used in the VISION 2050 multicounty planning policies developed through PSRC in 2020, although all unincorporated urban areas are included in the urban unincorporated category.

### General Findings

As a whole, King County has growth capacity of 406,124 housing units and 612,632 jobs in the urban areas of the county. This capacity is distributed within jurisdictions across the county, as shown in Exhibit 31. This exhibit breaks down both housing and employment capacity by VISION 2050 Regional Geography, and it shows the share of capacity by jurisdiction within each geography. Note that data for cities that straddle two counties include only the King County portion.<sup>8</sup>

<sup>8</sup> These cities include Auburn, Bothell, Milton, and Pacific.















































































Exhibit 30. Map of VISION 2050 Regional Geographies



Sources: PSRC VISION 2050; BERK, 2021.



**Exhibit 31. Housing and Job Capacity by VISION 2050 Regional Geography and Jurisdiction**

Jurisdiction	Total Housing Capacity (Units)	Share of Housing Capacity in Regional Geography	Total Job Capacity (Jobs)	Share of Job Capacity in Regional Geography
<b>Metropolitan Cities</b>				
Bellevue	26,859	13% 	117,241	32% 
Seattle	172,440	87% 	245,598	68% 
<b>Subtotal</b>	<b>199,298</b>		<b>362,839</b>	
<b>Core Cities</b>				
Auburn	9,151	7% 	7,927	4% 
Bothell	6,370	5% 	9,015	4% 
Burien	10,816	8% 	752	0% 
Federal Way	14,077	11% 	29,500	15% 
Issaquah	14,103	11% 	15,561	8% 
Kent	11,248	9% 	28,995	14% 
Kirkland	13,352	10% 	18,139	9% 
Redmond	17,777	14% 	15,851	8% 
Renton	16,503	13% 	26,210	13% 
SeaTac	6,396	5% 	15,565	8% 
Tukwila	8,219	6% 	33,749	17% 
<b>Subtotal</b>	<b>128,011</b>		<b>201,264</b>	
<b>HCT Communities</b>				
Des Moines	8,386	17% 	2,410	14% 
Kenmore	4,135	9% 	3,881	23% 
Lake Forest Park	1,870	4% 	691	4% 
Mercer Island	1,607	3% 	961	6% 
Newcastle	3,234	7% 	680	4% 
Shoreline	25,590	53% 	3,953	23% 
Woodinville	3,705	8% 	4,373	26% 
<b>Subtotal</b>	<b>48,527</b>		<b>16,950</b>	
<b>Cities &amp; Towns</b>				
Algona	266	1% 	313	1% 
Beaux Arts	2	0% 	0	0% 
Black Diamond	8,434	37% 	3,188	11% 
Carnation	704	3% 	2,864	10% 
Clyde Hill	5	0% 	28	0% 
Covington	4,609	20% 	8,421	28% 
Duvall	1,343	6% 	681	2% 
Enumclaw	1,308	6% 	1,152	4% 
Hunts Point	5	0% 	0	0% 
Maple Valley	2,221	10% 	1,784	6% 
Medina	8	0% 	0	0% 
Milton	66	0% 	1,213	4% 
Normandy Park	135	1% 	35	0% 
North Bend	2,098	9% 	5,759	19% 
Pacific	137	1% 	77	0% 
Sammamish	1,144	5% 	305	1% 
Skykomish	29	0% 	0	0% 
Snoqualmie	372	2% 	4,079	14% 
Yarrow Point	17	0% 	0	0% 
<b>Subtotal</b>	<b>22,903</b>		<b>29,899</b>	
<b>Urban Unincorporated</b>				
<b>Subtotal</b>	<b>7,386</b>		<b>1,680</b>	
<b>Total Urban Capacity:</b>	<b>406,124</b>	<b>Housing Units</b>	<b>612,632</b>	<b>Jobs</b>

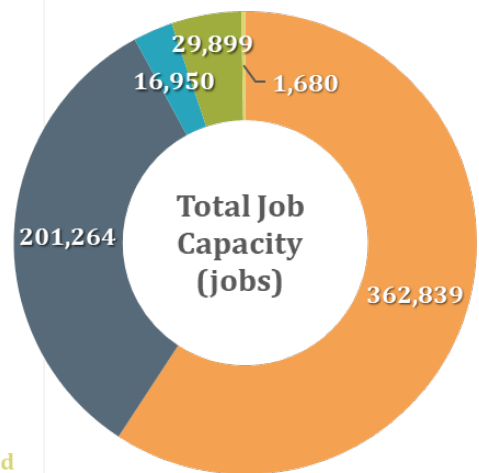
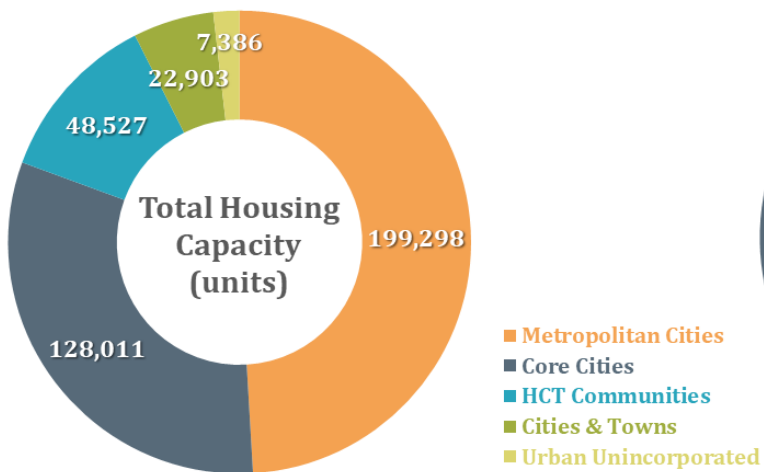
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

## Findings by Regional Geography

Exhibit 32 summarizes housing and job capacity in King County, with breakdowns by VISION 2050 Regional Geographies. Nearly half of all housing capacity is in the Metropolitan Cities (Seattle and Bellevue), with another 32% of capacity located in Core Cities. Job capacity is even more focused in Metropolitan Cities and Core Cities. Only 20% of housing capacity and less than 9% of all job capacity is located in the HCT Communities, Cities & Towns, or Urban Unincorporated categories. HCT Communities have a much higher relative share of housing capacity with 12% of countywide total, compared to only 3% of countywide job capacity.

**Exhibit 32. Capacity Summary, King County – VISION 2050 Geographies**

VISION 2050 Regional Geographies	Total Housing Capacity			Total Job Capacity		
	Units	Percent		Jobs	Percent	
Metropolitan Cities	199,298	49%		362,839	59%	
Core Cities	128,011	32%		201,264	33%	
HCT Communities	48,527	12%		16,950	3%	
Cities & Towns	22,903	6%		29,899	5%	
Urban Unincorporated	7,386	2%		1,680	0.3%	
<b>Total Urban Capacity</b>	<b>406,124</b>	<b>Housing Units</b>		<b>612,632</b>	<b>Jobs</b>	



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

## Residential Capacity

Exhibits in this section are grouped both by VISION 2050 Regional Geographies, as well as by assumed density level. For capacity calculations, individual jurisdictions selected an assumed density level for each zone based on a combination of factors, including the achieved density measured in historic development activity as well as current planned density. See Chapter 3 for more information about achieved density.

For residential capacity, each zone is categorized by density level according to the assumed dwelling units per acre (du/acre) for future development. Exhibits reporting residential capacity throughout the rest of this report rely on the following density levels, consistent with the categorization of achieved density levels in Ch. 3.

Exhibit 33. Assumed Density Levels – Residential Capacity (dwelling units per acre)

Very Low	Low	Medium-Low	Medium-High	High
Less than 4	4 - 10	10 – 24	24 – 48	Greater than 48

Source: BERK, 2021

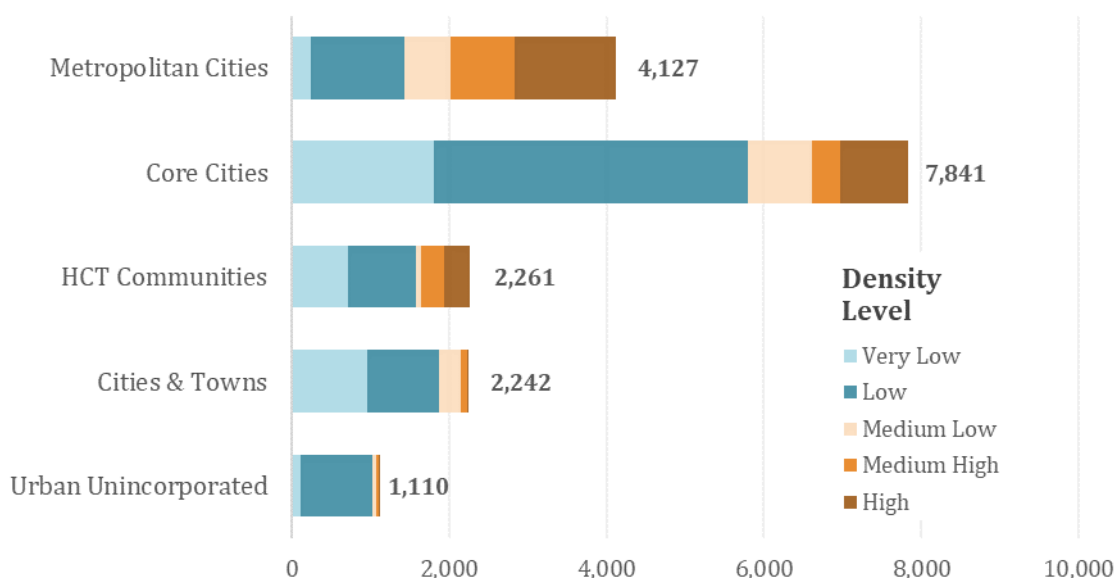
Residential Land Supply

Exhibit 34 and Exhibit 35 show the breakdown of the net buildable land for residential development after all deductions have been made. Deductions include the removal of non-buildable critical acres and critical area buffers, infrastructure constrained areas, future rights of way and usage for public purpose, and market factor. It is important to emphasize that these exhibits do not show growth capacity for new housing units, rather they show the acreage of land available for residential development.

There are 17,581 acres of buildable land available for residential development. Much of that land is grouped in the very low and low assumed density levels. This exhibit highlights the relative higher amount of land available in Very Low and Low density levels.

**Exhibit 34. Buildable Residential Land by Assumed Density (acres)**

Vision 2050 Geography	Assumed Density					Total	
	Very Low	Low	Medium Low	Medium High	High	#	%
Metropolitan Cities	244	1,190	590	810	1,293	4,127	23%
Core Cities	1,807	3,985	819	363	867	7,841	45%
HCT Communities	712	864	63	302	321	2,261	13%
Cities & Towns	965	906	284	76	11	2,242	13%
Urban Unincorporated	108	921	41	33	6	1,110	6%
<b>Urban King County</b>	<b>3,837</b>	<b>7,865</b>	<b>1,797</b>	<b>1,584</b>	<b>2,498</b>	<b>17,581</b>	<b>100%</b>



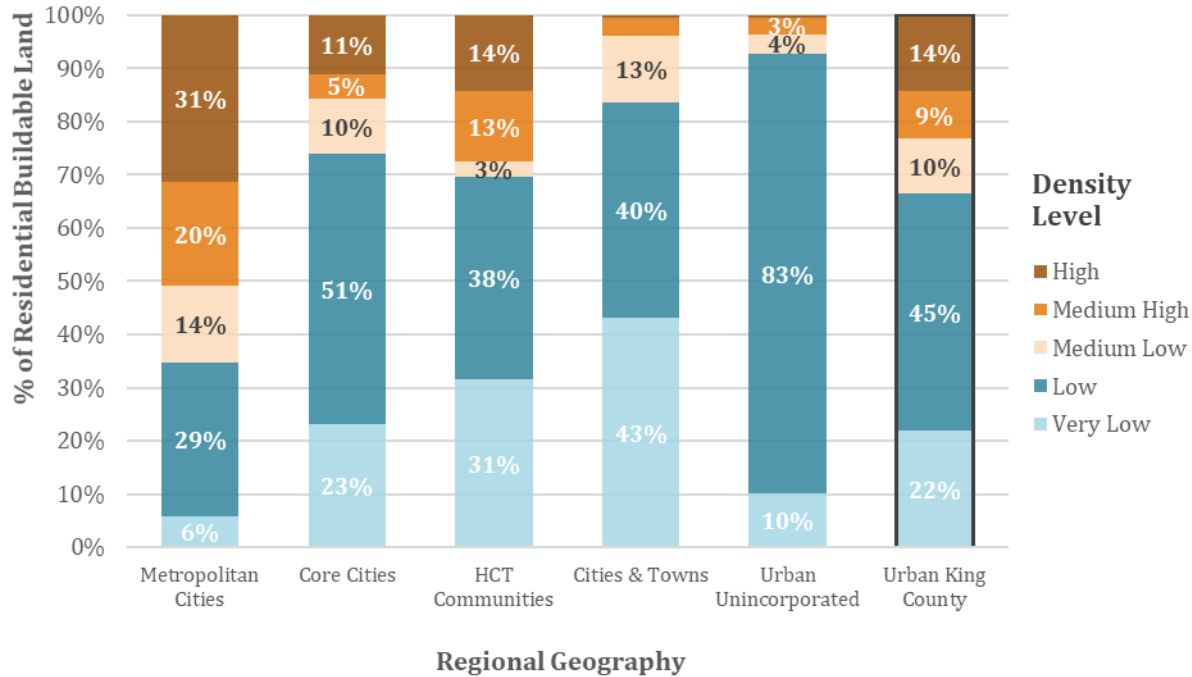
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

Exhibit 35 shows similar data presented by percent breakdown by geography by assumed density level as opposed to total acres of residential land supply. Metropolitan Cities have the greatest share of land supply allocated for higher density development, with 51% of available land for residential development falling into Medium-High or High density zones. The share of land in these density levels is much lower in the other Regional Geographies. HCT Communities have a somewhat higher share of Medium-High and High density land supply (27%) than Core Cities (16%), likely reflecting a relatively larger share of land in zones established to support transit-oriented residential and mixed-use development.

Across the entire county, two-thirds of residential land supply falls into the Low or Very Low density levels, with just 23% of land supply categorized as High density or Medium-High density. While there

is less residential land supply available at the higher density levels, the higher density levels allow for a far larger relative share of housing unit growth capacity, as discussed in the following section.

### Exhibit 35. Percent of Residential Buildable Land by Regional Geography and Assumed Density



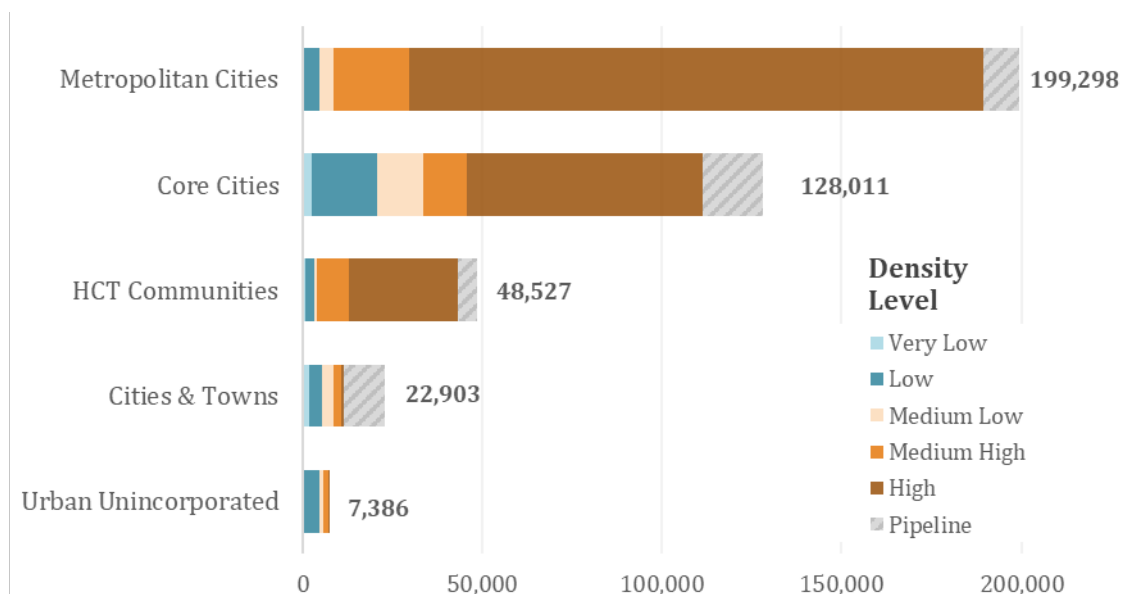
Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

## Residential Unit Capacity

Exhibit 36 and Exhibit 37 show residential growth capacity in terms of housing units, broken down by assumed density level and pipeline capacity. Pipeline capacity refers to housing units or non-residential development that has been permitted for construction, but not yet built as of the baseline for this study of January 1, 2019. Parcels with pipeline development are set aside and not counted in the remaining capacity broken down by assumed density level. See Chapter 3 for a more detailed discussion.

**Exhibit 36. Housing Capacity by Assumed Density (units)**

Vision 2050 Geography	Assumed Density						Total	
	Very Low	Low	Medium Low	Medium High	High	Pipeline	#	%
Metropolitan Cities	438	4,308	3,803	21,053	159,711	9,984	199,298	49%
Core Cities	2,555	18,307	12,778	11,991	65,645	16,734	128,011	32%
HCT Communities	622	2,649	679	8,851	30,486	5,239	48,527	12%
Cities & Towns	1,846	3,558	3,265	1,860	770	11,604	22,903	6%
Urban Unincorporated	68	4,656	964	1,400	298	0	7,386	2%
<b>Urban King County</b>	<b>5,529</b>	<b>33,479</b>	<b>21,490</b>	<b>45,155</b>	<b>256,910</b>	<b>43,561</b>	<b>406,124</b>	<b>100%</b>

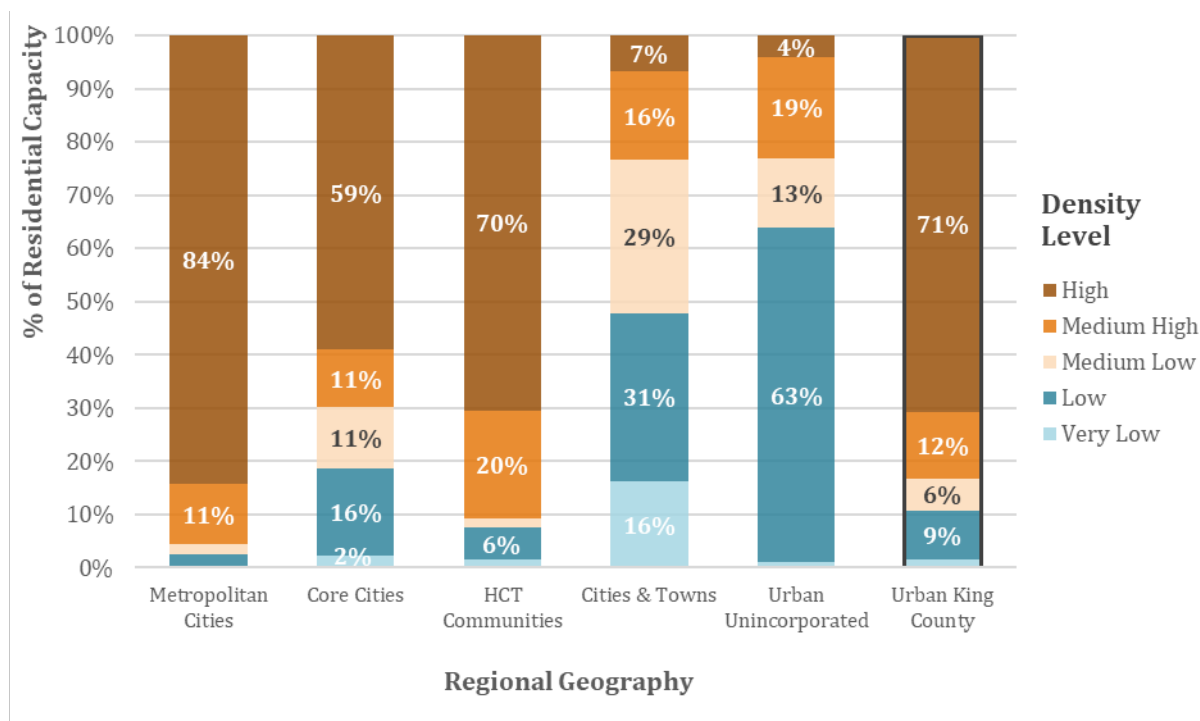


Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

There is growth capacity for nearly 200,000 housing units in Metropolitan Cities, followed by capacity for roughly 128,000 housing units in Core Cities. These two VISION 2050 geographies make up about 80% of urban housing unit capacity in King County. The remaining 20% of capacity found in HCT Communities, with capacity for just under 50,000 housing units; Cities & Towns, with capacity for nearly 23,000 housing units; and the Urban Unincorporated areas, with capacity for nearly 7,400 housing units.

Exhibit 37 shows the percent breakdown of housing unit capacity by assumed density level. Countywide, 71% of urban housing capacity (nearly 257,000 units) is in High density zones (see also Exhibit 36). Almost all of the housing capacity in Metropolitan Cities is in High density zones, and in Core Cities and HCT Communities, the majority of capacity is in High and Medium-High density zones. Cities & Towns and Urban Unincorporated areas have a much greater share of capacity in Low and Very Low density zones.

**Exhibit 37. Percent of Non-Pipeline Housing Unit Capacity by Assumed Density**



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

## Employment Capacity

Exhibits in this section are grouped both by VISION 2050 Regional Geographies, as well as by assumed density level. For non-residential capacity, each zone is categorized by density level according to the assumed floor area ratio (FAR) for future development. Exhibits reporting non-residential capacity throughout the rest of this report rely on the following density levels, consistent with the categorization of achieved density in Ch. 3.

**Exhibit 38. Assumed Density Levels – Non-Residential Capacity (FAR)**

Very Low	Low	Medium-Low	Medium-High	High
Less than 0.35	0.35 – 0.5	0.5 – 1.0	1.0 – 3.0	Greater than 3.0

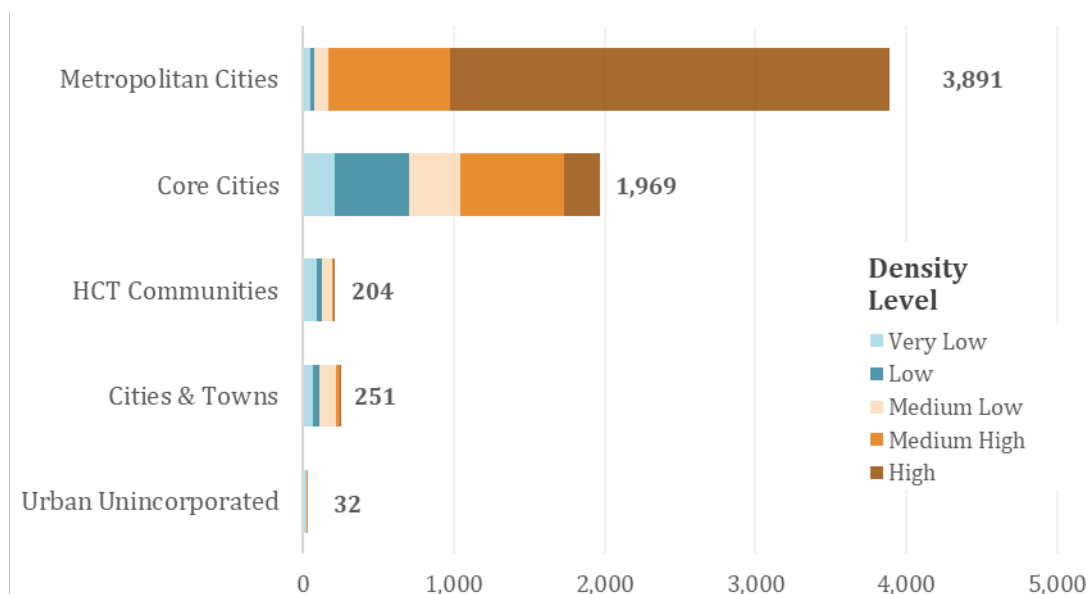
Source: BERK, 2021.

## Nonresidential Land Supply

Exhibit 39 and Exhibit 40 show the breakdown of the net buildable land for non-residential development after all deductions have been made. This also includes removal of critical acres and critical area buffers, infrastructure constrained areas, future rights-of-way and usage for public purpose, and market factor. It is important to emphasize that these exhibits do not show growth capacity, rather they show the dispersion of land available for non-residential growth.

**Exhibit 39. Buildable Non-Residential Land by Assumed Density (acres)**

Geography	Assumed Density Level					Total	
	Very Low	Low	Medium Low	Medium High	High	#	%
Metropolitan Cities	51	24	98	800	2,919	3,891	61%
Core Cities	212	490	343	691	232	1,969	31%
HCT Communities	93	32	73	5	1	204	3%
Cities & Towns	67	45	111	24	5	251	4%
Urban Unincorporated	27	0	0	5	0	32	1%
<b>Urban King County</b>	<b>450</b>	<b>591</b>	<b>624</b>	<b>1,524</b>	<b>3,158</b>	<b>6,347</b>	<b>100%</b>

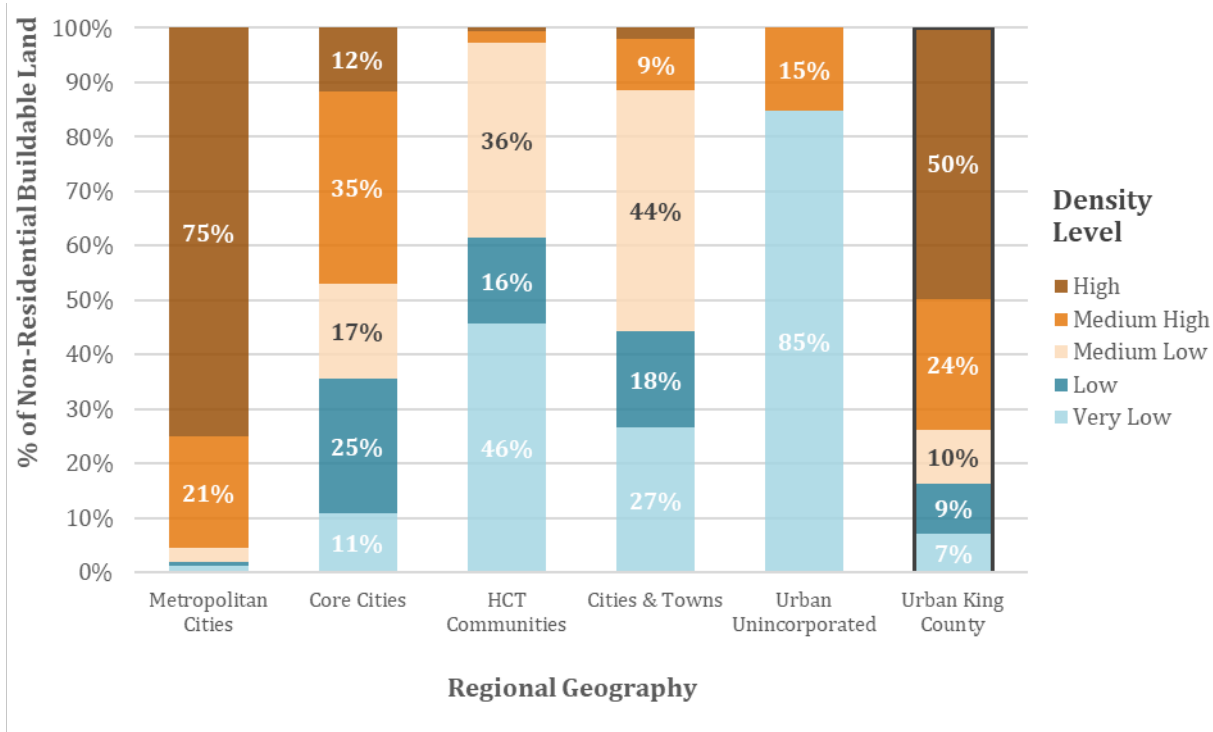


Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

There are roughly 6,350 acres of buildable land available for non-residential development. The overwhelming majority of non-residential land supply is focused in Metropolitan Cities and Core Cities, consistent with the location of regional growth center (RGCs) and manufacturing-industrial centers (MICs) in the VISION 2050 plan (shown in Exhibit 30).

HCT Communities, Cities & Towns, and Urban Unincorporated areas have far less land available for non-residential development, totaling just 8% of total non-residential urban land supply across the county.



**Exhibit 40. Percent of Non-Residential Buildable Land by Assumed Density**

Note: Metropolitan Cities includes estimated breakdowns of residential/non-residential land supply in Seattle.

Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020-2021.

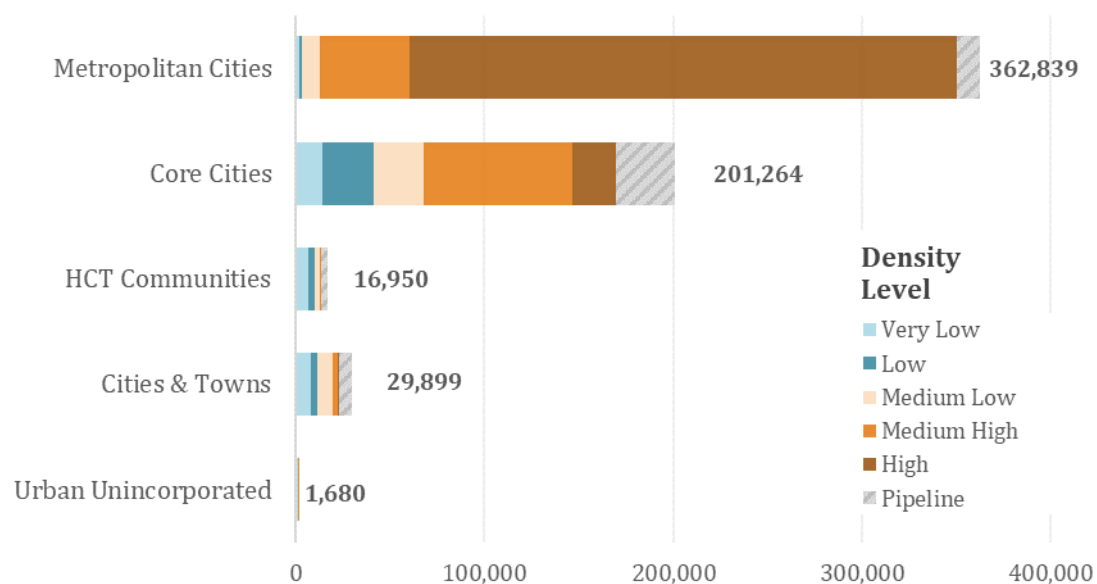
Across all of urban King County, half of land available for non-residential development is at the High assumed density level, with the 24% in the Medium-High level, and the remaining land supply spread across the lower assumed density levels. Similar to the residential side of land supply, the Metropolitan Cities have the highest share of buildable land in the High density level, with comparatively less land available for non-residential development available in the Medium-Low, Low, and Very Low density levels. The breakdown is more varied amongst the Core Cities, HCT Communities, and Cities & Towns, with Urban Unincorporated areas being comprised of almost entirely Very Low density land supply for non-residential development.

## Capacity for Job Growth

Exhibit 41 and Exhibit 42 show non-residential growth capacity in terms of jobs, broken down by assumed density level and pipeline capacity.

**Exhibit 41. Job Capacity by Assumed Density (jobs)**

Geography	Assumed Density Level						Total	
	Very Low	Low	Medium Low	Medium High	High	Pipeline	#	%
Metropolitan Cities	1,699	1,694	9,593	47,015	290,561	12,278	362,839	59%
Core Cities	13,828	27,289	26,427	78,837	23,229	31,653	201,264	33%
HCT Communities	6,404	3,885	2,586	686	124	3,265	16,950	3%
Cities & Towns	7,668	3,761	8,113	2,725	747	6,884	29,899	5%
Urban Unincorporated	1,251	0	0	429	0	0	1,680	0%
<b>Total</b>	<b>30,850</b>	<b>36,629</b>	<b>46,719</b>	<b>129,693</b>	<b>314,662</b>	<b>54,079</b>	<b>612,632</b>	<b>100%</b>



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

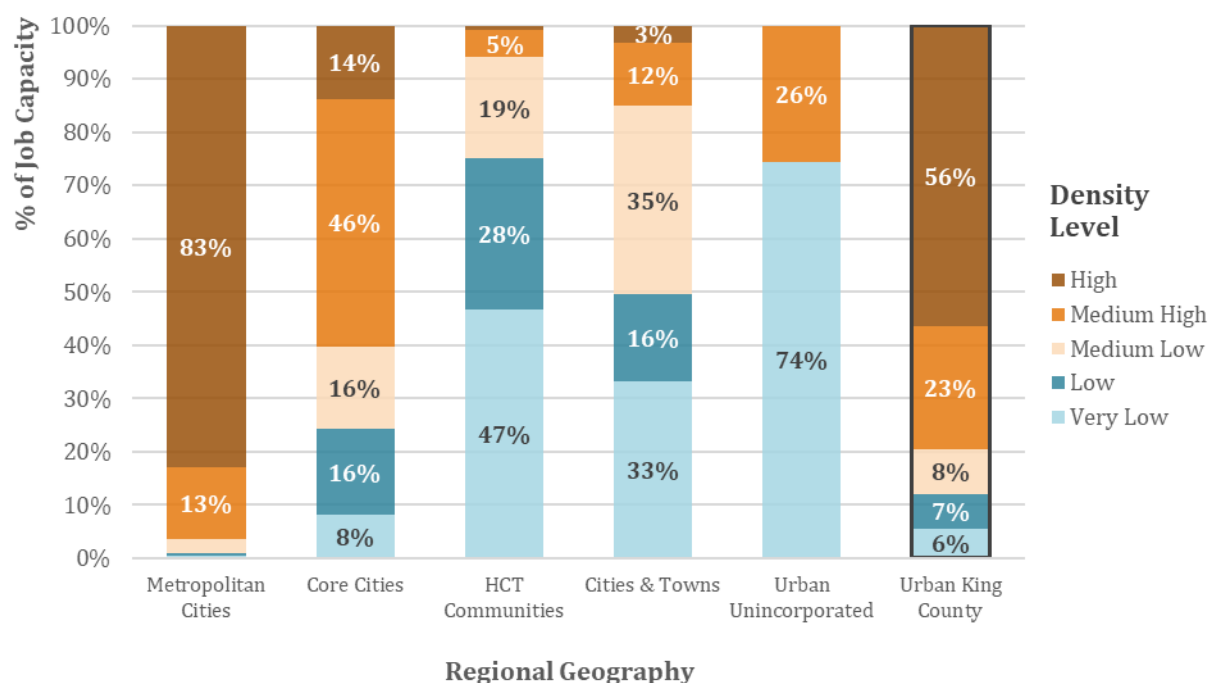
The Metropolitan Cities have capacity for over 360,000 jobs, 59% of total urban job capacity in King County. Most of this capacity in both Metropolitan Cities and countywide is in the High assumed density level. Countywide, there is capacity for 314,662 jobs in the High assumed density level, with 290,561 of those found in Metropolitan Cities.

Capacity for another 201,264 jobs is found in Core Cities, 33% of total urban job capacity in King County. This capacity is more evenly spread across the various assumed density levels, with a higher concentration in the Medium-High level.

There is comparatively less job capacity elsewhere in the county, with HCT Communities, Cities & Towns, and Urban Unincorporated areas only comprising roughly 8% of total job capacity, or just over 47,000 jobs.

Exhibit 42 shows the percent breakdown of job capacity by density levels within the VISION 2050 Regional Geographies.

**Exhibit 42. Percent of Non-Pipeline Job Capacity by Assumed Density**



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

Nearly all the job capacity in Metropolitan Cities is in the High or Medium-High density zones, similar to the residential capacity results. In Core Cities, the largest share of job capacity is in the Medium-High assumed density level, while in HCT Communities, Cities & Towns, and Urban Unincorporated areas, job capacity is more spread across the assumed density levels.

Countywide, 80% of job capacity in urban areas is found in High or Medium-High density zones, with remaining capacity spread somewhat evenly across Medium-Low, Low, and Very Low density zones.

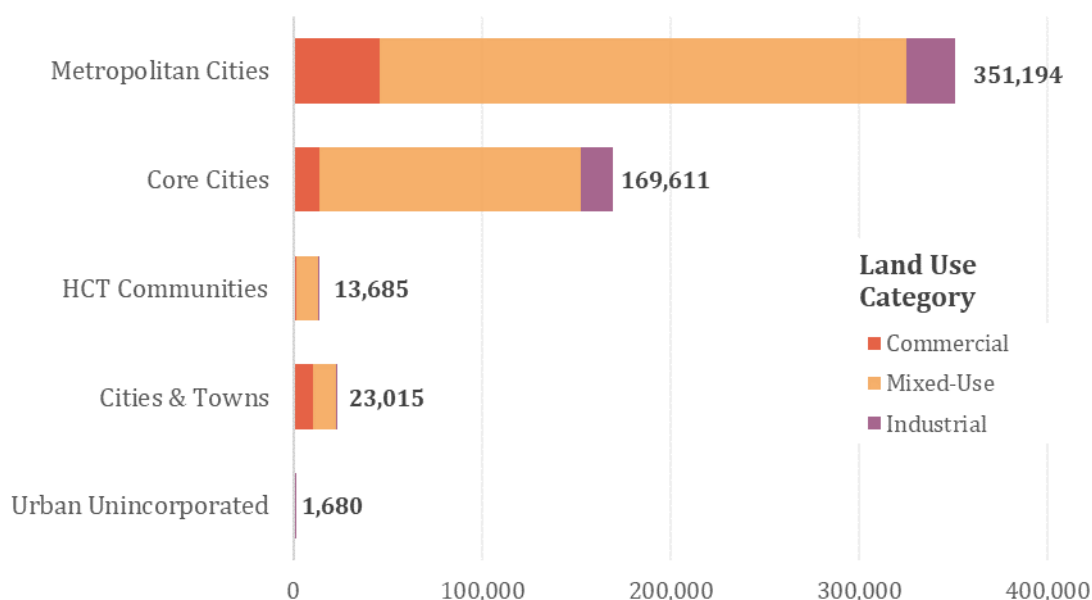
## Job Capacity by Land Use Type

Throughout this study, jurisdictions were asked to categorize zones with potential for non-residential development by broad land use types: commercial, mixed-use, and industrial. The following section presents non-pipeline job capacity by those land use types and broken down by VISION 2050 Regional Geography. It is important to note that some jurisdictions allow for commercial development in industrial zones, industrial development in commercial zones, and multiple uses in mixed-use zones.<sup>9</sup>

<sup>9</sup> Since many jurisdictions allow for non-commercial uses in some commercial zones, a portion of job growth in commercial zones is likely to be from non-commercial jobs. Therefore, this study uses the phrase 'job capacity in commercial zones' instead of 'commercial job capacity' to describe job capacity by land use type.

**Exhibit 43. Non-Pipeline Job Capacity by Land Use Type (jobs)**

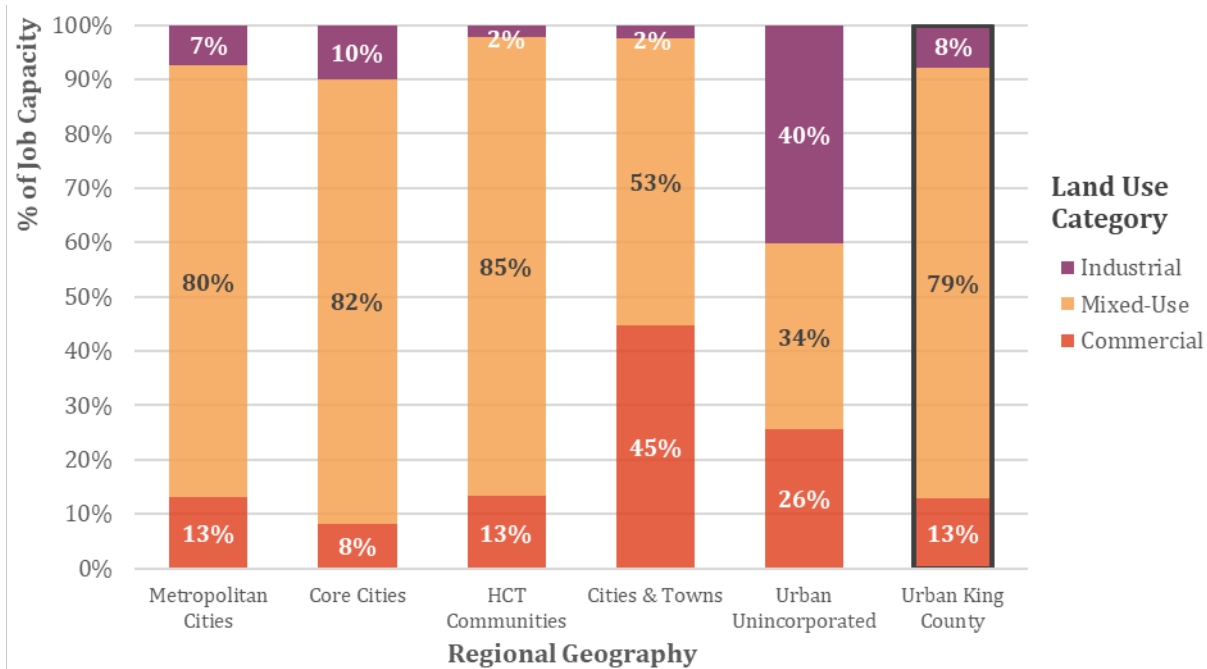
Geography	Land Use Type			Total
	Commercial	Mixed-Use	Industrial	
Metropolitan Cities	45,952	279,313	25,929	351,194
Core Cities	14,033	138,563	17,015	169,611
HCT Communities	1,813	11,564	308	13,685
Cities & Towns	10,271	12,180	565	23,015
Urban Unincorporated	429	574	677	1,680
<b>Urban King County</b>	<b>72,499</b>	<b>442,193</b>	<b>44,494</b>	<b>559,185</b>



Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

Across all geographies, the majority of job capacity is found in mixed-use zones. In urban King County, there is capacity for over 442,193 jobs in mixed-used zones, over 72,000 jobs in commercial zones, and nearly 45,000 jobs in industrial zones. In Metropolitan Cities alone, there is capacity for near 280,000 jobs in mixed-use zones.

Metropolitan Cities and Core Cities have the greatest amount of job capacity in industrial zones, with HCT Communities and Cities & Towns having a relative higher amount of job capacity in mixed-use and commercial zones.

**Exhibit 44. Percent of Non-Pipeline Job Capacity by Land Use Type**

Sources: BERK, 2021; Data provided by individual King County jurisdictions, 2020.

In Metropolitan Cities, Core Cities, and HCT Communities, over 80% of job capacity is found in mixed-use zones. Countywide, 79% of urban job capacity is found in mixed-use zones. HCT Communities and Cities & Towns have a small share of job capacity in industrial zones, just 2%. Cities & Towns have the highest share of job capacity in commercial zones, at 45%, whereas all other geographies have between just 8%-26% of job capacity found in commercial zones.

## Ch. 5 Reasonable Measures

As discussed in Chapter 1, the GMA requires that certain counties and cities, including King County, conduct an analysis to determine if land is being used efficiently in urban growth areas (UGAs), and to determine if growth is occurring consistent with adopted comprehensive plans. If this review and evaluation demonstrates inconsistencies between actual growth and planning goals, the jurisdiction is required to identify Reasonable Measures that could be taken to improve consistency other than adjusting UGA boundaries. Examples of Reasonable Measures include rezones, subarea planning, permitting process streamlining, or development incentives. Any Reasonable Measures selected to address inconsistencies are required to be adopted in comprehensive plans and monitored annually. Prior to the Urban Growth Capacity study, King County and its jurisdictions did not have any adopted Reasonable Measures.

This chapter reviews findings of the Urban Growth Capacity Study to determine whether new Reasonable Measures are necessary to align growth trends with planning goals or to ensure there is sufficient capacity for accommodating growth. The process includes three steps. First, the County measured consistency between actual growth and planning goals using a set of standard criteria. Second, jurisdictions reviewed findings and considered circumstances that may have contributed to observed inconsistencies. Third, based on this review, jurisdictions determined if Reasonable Measures were necessary to address observed inconsistencies. The following sections describe this process and document outcomes.

### Criteria for Evaluating Consistency

The first step was developing criteria for determining where there are potential inconsistencies between actual growth trends and planning goals. King County developed these criteria with input from the UGC Technical Committee and Interjurisdictional Team. Exhibit 45 presents each consistency check, as well as a summary of the method used to evaluate consistency.

**Exhibit 45. Criteria for Identifying Potential Inconsistencies**

Consistency Check	Evaluation Method/Criteria
Are achieved densities consistent with planned densities?	<ul style="list-style-type: none"> <li>Group all zones by planned/allowed density level.</li> <li>For each density level, calculate aggregate achieved density for all development observed 2012-2018.</li> <li>Compare aggregate achieved density to the range of allowed densities among all zones in that density level. There is a potential inconsistency if <i>both</i> of the following conditions are true: <ul style="list-style-type: none"> <li>Average achieved density is outside of this range of allowed density.</li> <li>Average achieved density is below 50% of the max allowed density.</li> </ul> </li> </ul>
Is the rate of growth consistent with the 2035 growth target?	<ul style="list-style-type: none"> <li>Calculate the elapsed 2035 growth target for the period of 2006-2018: about 41% of the total growth target.</li> <li>Compare actual growth to elapsed target. If actual growth is less than 50% of the elapsed target, then there is a potential inconsistency.</li> </ul>
Is there capacity for accommodating the 2035 growth target?	<ul style="list-style-type: none"> <li>Calculate the remaining growth needed to achieve the 2035 growth target.</li> <li>If capacity for growth is less than the remaining growth target, then there is a potential inconsistency.</li> </ul>

## Summary of Potential Inconsistencies

This section summarizes the findings of the consistency checks described above.

### Achieved Densities

Exhibit 46 summarizes the analysis of potential inconsistencies between average achieved residential densities between 2012 and 2018, and density levels allowed under zoning. Consistency is evaluated for development within each of the five density levels used for summarizing growth trends and capacity throughout this report. The symbols indicate where there is and is not a potential inconsistency identified. A more detailed presentation of the data that backs up both of these exhibits can be found in Ch. 7 Profiles of Cities and Unincorporated Areas.

Exhibit 47 presents this same summarization for achieved non-residential densities. It shows many cities with average achieved densities below 50% of maximum allowed density for the zone category. When interpreting these findings, keep in mind that maximum allowed densities in this report are measured in terms of floor area ratio (FAR). Many jurisdictions do not use FAR as a standard of density, and reporting maximum allowed densities often involved converting development standards such as height, bulk, and/or setback requirements to very roughly estimate FAR. In reality, achievable FAR under these development standards may vary significantly by parcel. And some requirements such as building heights may be in place to accommodate portions of structures (e.g., facades, chimneys, or signage) and were never intended to accommodate multistory buildings. These kinds of issues were considered in the jurisdictional review of potential inconsistency findings, as discussed in the following section.

**Exhibit 46. Consistency of Achieved Residential Densities with Planned Densities**

	Very Low	Low	Medium-Low	Medium-High	High
<b>Metropolitan Cities</b>					
Bellevue	●	●	●	■	●
Seattle	N/A	●	■	●	●
<b>Core Cities</b>					
Auburn	▼	■	▲	N/A	▲
Bothell	■	●	▼	N/A	●
Burien	▲	■	■	■	▲
Federal Way	●	■	▲	N/A	▼
Issaquah	▲	▲	▲	▼	▼
Kent	▲	▼	▼	N/A	▼
Kirkland	●	●	●	▼	●
Redmond	▲	●	●	▲	●
Renton	▲	●	●	■	●
SeaTac	N/A	●	■	N/A	▲
Tukwila	N/A	■	▲	N/A	●
<b>HCT Communities</b>					
Des Moines	●	■	●	N/A	●
Kenmore	▲	●	▲	■	▲
Lake Forest Park	▼	●	●	N/A	■
Mercer Island	■	●	N/A	■	■
Newcastle	N/A	●	N/A	N/A	▼
Shoreline	N/A	●	■	▼	●
Woodinville	■	●	N/A	▼	N/A
<b>Cities &amp; Towns</b>					
Algona	N/A	■	▼	N/A	N/A
Beaux Arts	N/A	▼	N/A	N/A	N/A
Black Diamond	N/A	▼	▼	N/A	N/A
Carnation	N/A	●	N/A	■	▼
Clyde Hill	■	N/A	N/A	N/A	N/A
Covington	N/A	●	N/A	N/A	▲
Duvall	N/A	●	●	N/A	N/A
Enumclaw	N/A	■	■	N/A	▼
Hunts Point	▼	N/A	N/A	N/A	N/A
Maple Valley	N/A	●	N/A	■	N/A
Medina	●	N/A	N/A	N/A	N/A
Milton	N/A	▼	N/A	N/A	N/A
Normandy Park	▲	■	N/A	N/A	▼
North Bend	N/A	▲	●	▼	N/A
Pacific	▼	▲	N/A	N/A	N/A
Sammamish	▲	▲	▲	N/A	N/A
Skykomish	N/A	▼	N/A	N/A	N/A
Snoqualmie	N/A	■	▲	N/A	N/A
Yarrow Point	■	N/A	N/A	N/A	N/A
<b>Urban Unincorporated</b>					
Unincorporated King County	▲	●	▼	▼	■

**Symbol Definitions**

●	Achieved density is within planned density range
■	Achieved density is within 50% - 100% of category max
▼	Achieved density is less than 50% of category max
▲	Achieved density is higher than the category max
N/A	No development within zones at this density level.



**Exhibit 47. Consistency of Achieved Non-Residential Densities with Planned Densities**

	Very Low	Low	Medium-Low	Medium-High	High
<b>Metropolitan Cities</b>					
Bellevue	▼	N/A	▼	▼	▼
Seattle	N/A	N/A	N/A	▼	●
<b>Core Cities</b>					
Auburn	N/A	N/A	N/A	N/A	▼
Bothell	N/A	N/A	N/A	▼	▼
Burien	▼	N/A	N/A	▼	▼
Federal Way	▼	N/A	N/A	▼	▼
Issaquah	▼	N/A	N/A	▼	▼
Kent	▼	N/A	N/A	▼	▼
Kirkland	●	▼	■	▲	N/A
Redmond	●	■	N/A	▼	N/A
Renton	▼	N/A	▼	▼	▼
SeaTac	▼	▲	N/A	N/A	N/A
Tukwila	▼	N/A	N/A	N/A	▼
<b>HCT Communities</b>					
Des Moines	N/A	N/A	N/A	▼	▼
Kenmore	N/A	N/A	N/A	▼	N/A
Lake Forest Park	N/A	N/A	N/A	N/A	N/A
Mercer Island	▼	N/A	N/A	N/A	▼
Newcastle	N/A	N/A	N/A	●	▼
Shoreline	▼	N/A	N/A	▼	▼
Woodinville	N/A	N/A	N/A	▼	▼
<b>Cities &amp; Towns</b>					
Algona	N/A	N/A	N/A	N/A	N/A
Beaux Arts	N/A	N/A	N/A	N/A	N/A
Black Diamond	N/A	N/A	N/A	■	N/A
Carnation	N/A	N/A	N/A	▼	N/A
Clyde Hill	N/A	N/A	N/A	N/A	N/A
Covington	N/A	N/A	N/A	N/A	N/A
Duvall	N/A	N/A	N/A	N/A	■
Enumclaw	▼	N/A	▼	▼	▼
Hunts Point	N/A	N/A	N/A	N/A	N/A
Maple Valley	▼	N/A	N/A	▼	▼
Medina	N/A	N/A	N/A	N/A	N/A
Milton	N/A	N/A	N/A	N/A	N/A
Normandy Park	N/A	N/A	N/A	N/A	▼
North Bend	N/A	N/A	▼	▼	N/A
Pacific	N/A	N/A	N/A	▼	N/A
Sammamish	▲	N/A	N/A	N/A	N/A
Skykomish	N/A	N/A	N/A	N/A	▼
Snoqualmie	▼	N/A	N/A	▼	N/A
Yarrow Point	N/A	N/A	N/A	N/A	N/A
<b>Urban Unincorporated</b>					
Unincorporated King County	▼	N/A	N/A	▼	N/A

**Symbol Definitions**

- Achieved density is within planned density range
- Achieved density is within 50% - 100% of category max
- ▼ Achieved density is less than 50% of category max
- ▲ Achieved density is higher than the category max
- N/A No development within zones at this density level.

## Growth Rates and Capacity

Exhibit 48 summarizes the evaluation of consistency between 2006-2018 growth rates and 2035 growth targets as well as capacity and remaining 2035 target growth. These findings are presented for both housing and employment. The symbols indicate where there is and is not a potential inconsistency identified. More detailed presentations of the data that backs up this evaluation can be found in Exhibit 13. Residential Growth Compared to Targets, 2006-2018, Exhibit 31. Housing and Job Capacity by VISION 2050 Regional Geography and Jurisdiction, and Ch. 7 Profiles of Cities and Unincorporated Areas.

**Exhibit 48. Consistency of Growth Rates and Capacity with 2035 Targets**

	Growth Rate Consistent with 2035 Targets?		Capacity for Achieving 2035 Targets?	
	Residential	Employment	Residential	Employment
<b>Metropolitan Cities</b>				
Bellevue	●	●	●	●
Seattle	●	●	●	●
<b>Core Cities</b>				
Auburn	●	●	●	!
Bothell	●	●	●	●
Burien	●	!	●	!
Federal Way	●	!	●	●
Issaquah	●	●	●	●
Kent	●	●	●	●
Kirkland	●	●	●	●
Redmond	●	●	●	●
Renton	●	●	●	●
SeaTac	!	!	●	!
Tukwila	!	!	●	●
<b>HCT Communities</b>				
Des Moines	!	!	●	!
Kenmore	●	!	●	●
Lake Forest Park	●	●	●	●
Mercer Island	●	●	●	●
Newcastle	●	●	●	●
Shoreline	●	!	●	!
Woodinville	!	!	●	!
<b>Cities &amp; Towns</b>				
Algona	●	●	●	●
Beaux Arts	●	●	!	●
Black Diamond	!	!	●	●
Carnation	●	!	●	●
Clyde Hill	●	●	●	●
Covington	●	●	●	●
Duvall	●	●	●	●
Enumclaw	!	!	!	●
Hunts Point	●	●	●	●
Maple Valley	●	●	●	●
Medina	●	●	●	●
Milton	●	●	●	●
Normandy Park	●	●	●	●
North Bend	●	●	●	●
Pacific	●	!	●	!
Sammamish	●	●	!	●
Skykomish	●	●	●	●
Snoqualmie	●	●	●	●
Yarrow Point	●	●	●	●
<b>Urban Unincorporated</b>				
Unincorporated King County	●	●	●	!

**Growth Rate Symbol Definitions**

●	Growth was at least 50% of elapsed growth target.
!	Growth was less than 50% of elapsed growth target.

**Capacity Symbol Definitions**

●	Capacity for growth exceeds remaining 2035 target.
!	Capacity for growth is less than remaining 2035 target.

## Jurisdictional Review of Potential Inconsistencies

In May 2021, King County staff shared the criteria for identifying potential inconsistencies and preliminary findings with individual jurisdictions. They also shared guidance for reviewing these inconsistencies and determining whether Reasonable Measures are necessary. This review included consideration for circumstances that may help determine whether there was an actual inconsistency and explain why such an inconsistency occurred. If the jurisdiction determined that Reasonable Measures would not be necessary to overcome an inconsistency, then they were asked to provide documentation and analysis to explain how the inconsistency would be overcome to achieve the planning goal without adopting additional Reasonable Measures.

The guidance for determining whether potential inconsistencies necessitated Reasonable Measures was grounded in the Department of Commerce's Buildable Lands Guidelines. Jurisdictions were encouraged to consider the following kinds of questions to identify issues that could have impacted development outcomes during the evaluation period or provide context for interpreting potential inconsistencies:

- Are the developments permitted during the evaluation period a large enough sample and representative enough of development trends to serve as the basis for reliable findings?
- Have permitting and development trends after the evaluation period shifted in significant ways?
- Do code and development regulations promote unintended consequences that could impact development feasibility?
- Have there been any changes to code or development regulations during or following the evaluation period that address barriers to development consistent with planning objectives?
- Are there other relevant changes in market conditions such as infrastructure investment that could impact future development in the jurisdiction?

After completing this evaluation, jurisdictions provided King County with documentation of their findings regarding the potential inconsistencies, noting where Reasonable Measures are and are not necessary.

For the purpose of summarization in the Urban Growth Capacity Report, county staff and consultants reviewed these jurisdiction responses and categorized them by nine common themes. These themes are described in Exhibit 49. Individual jurisdiction responses to potential inconsistencies are summarized in Exhibit 50 through Exhibit 52. These tables only show cities in which a potential inconsistency was identified, where an observed trend fell short of the planning goal.

**Exhibit 49. Theme Categories in Jurisdiction Responses to Potential Inconsistencies**

Category Title	Definitions
Development aligned to planning framework	Response cited methodological issues related to translating their planning framework into an FAR-based density approach. The observed development reflects uses, forms, and densities allowed under a jurisdiction's planning framework.
Small development sample	The observed development sample included too few projects to reasonably determine whether development was achieving a planning goal, or included an unusual case causing inconsistency with the planning goal.
Additional development in pipeline	Additional specific projects are underway which represent a shift from trends observed during the evaluation period.
Expected market shift	There are indicators of shifts in market demand which would result in future development trends that do not resemble patterns observed during the evaluation period.
Addition of high capacity transit	High capacity transit such as light rail is coming in and is expected to shift market demand, resulting in future development that does not resemble patterns observed during the evaluation period.
Recent zoning or policy change	New zoning or policies have already been implemented either during or after the evaluation period. These changes are expected to shape future development trends.
Anticipated policy, zoning, or strategy updates	The jurisdiction anticipates adopting and implementing new policies, zoning, or strategies which are expected to shape future development trends.
Fully built out	The jurisdiction has no vacant land available for new development, and marginal redevelopable land maintains the existing growth pattern.
Environmental or utility constraints	Environmental or utility constraints are a barrier to new development.

## Exhibit 50. Summary of Jurisdiction Responses - Residential Density Achieved

	Are reasonable measures necessary?	Rationale For Why Reasonable Measures Are or Are Not Required								
		Development aligned to planning approach	Small development sample	Additional development in pipeline	Expected market shifts	Addition of high capacity transit	Recent zoning or policy change	Anticipated policy or strategy updates	Fully built out	Environmental or utility constraints
Core Cities										
Auburn	No			*			*			*
Bothell	No			*			*			*
Burien	No	*								
Federal Way	No	*	*		*	*				
Issaquah	No	*		*			*	*		
Kent	No	*		*	*	*	*	*		
Kirkland	No						*			
Renton	No	*	*	*	*			*		
SeaTac	No	*	*							*
HCT Communities										
Des Moines	No	*			*					
Kenmore	No		*			*				
Lake Forest Park	No	*							*	
Mercer Island	No	*								*
Newcastle	No	*			*	*				
Shoreline	No	*				*				
Woodinville	No	*					*			*
Cities & Towns										
Algona	No	*	*					*		
Beaux Arts	No		*						*	
Black Diamond	No	*	*	*						
Carnation	No	*	*							
Enumclaw	No	*								
Maple Valley	No	*								
Milton	No	*								
Normandy Park	No			*						
North Bend	No			*	*			*		
Skykomish	No		*							
Snoqualmie	No	*								
Yarrow Point	No	*								
Urban Unincorporated										
Unincorporated King County	No	*	*							

Note: This table includes jurisdictions with potential inconsistencies related to achieved residential densities being lower than 50% of the zone category density max. It also includes several cities (Burien, Renton, Des Moines, Kenmore, Mercer Island, Snoqualmie, Yarrow Point) that showed potential inconsistencies using a prior screening approach and provided responses related to the need for Reasonable Measures.

**Exhibit 51. Summary of Jurisdiction Responses – Non-Residential Density Achieved**

	Are reasonable measures necessary?	Rationale For Why Reasonable Measures Are or Are Not Required								
		Development aligned to planning approach	Small development sample	Additional development in pipeline	Expected market shifts	Addition of high capacity transit	Recent zoning or policy change	Anticipated policy or strategy updates	Fully built out	Environmental or utility constraints
Metropolitan Cities										
Bellevue	No	*	*		*	*				
Seattle	No		*				*			
Core Cities										
Auburn	No	*			*					
Bothell	No	*								
Burien	No		*							
Federal Way	No	*	*			*		*		
Issaquah	No	*		*			*		*	
Kent	No	*				*	*			
Kirkland	No				*					
Redmond	No	*								
Renton	No	*	*		*					
Tukwila	No		*		*					
HCT Communities										
Des Moines	No	*								
Kenmore	No					*				
Mercer Island	No	*								
Newcastle	No	*			*	*				
Shoreline	No	*								
Woodinville	No			*			*			
Cities & Towns										
Carnation	No	*	*							
Enumclaw	No	*	*							
Maple Valley	No	*						*		
Normandy Park	No		*		*			*		
North Bend	No			*				*		
Pacific	No	*								
Skykomish	No		*							
Snoqualmie	No	*	*						*	
Urban Unincorporated										
Unincorporated King County	No	*								

Note: This table excludes jurisdictions in which there were no potential inconsistencies found with regards to achievement of non-residential densities.

**Exhibit 52. Summary of Jurisdiction Responses to Potential Inconsistencies – Growth Rate**

		Rationale For Why Reasonable Measures Are or Are Not Required								
	Are reasonable measures necessary?	Development aligned to planning approach	Small development sample	Additional development in pipeline	Expected market shifts	Addition of high capacity transit	Recent zoning or policy change	Anticipated policy or strategy updates	Fully built out	Environmental or utility constraints
RESIDENTIAL										
Metropolitan Cities										
Bellevue	No					*	*			
Core Cities										
Burien	No						*	*		
Federal Way	No					*		*		
Kirkland	No			*			*			
SeaTac	No			*	*		*			
Tukwila	Yes				*			*		
HCT Communities										
Des Moines	No			*						
Kenmore	No			*		*				
Shoreline	No			*		*				
Woodinville	No			*	*					
Cities & Towns										
Algona	No	*								
Black Diamond	No	*		*						
Carnation	No	*		*						
Enumclaw	No				*					
EMPLOYMENT										
Metropolitan Cities										
Bellevue	No			*						
Core Cities										
Burien	Yes							*		
Federal Way	No	*	*			*		*		
SeaTac	No		*			*				
Tukwila	Yes									
HCT Communities										
Des Moines	No			*	*	*				
Kenmore	No			*		*				
Mercer Island	No					*	*	*		
Shoreline	No	*								
Woodinville	No	*								
Cities & Towns										
Black Diamond	No			*	*					
Carnation	No	*			*					
Duvall	No	*								
Enumclaw	No	*								
Maple Valley	No	*		*						
Pacific	No	*		*	*					

Note: This table excludes jurisdictions in which there were no potential inconsistencies found with regards to growth rate.



### Exhibit 53. Summary of Jurisdiction Responses to Potential Inconsistencies – Capacity

	Are reasonable measures necessary?	Rationale For Why Reasonable Measures Are or Are Not Required								
		Development aligned to planning approach	Small development sample	Additional development in pipeline	Expected market shifts	Addition of high capacity transit	Recent zoning or policy change	Anticipated policy or strategy updates	Fully built out	Environmental or utility constraints
RESIDENTIAL										
Cities & Towns										
Enumclaw	No				*			*		
Sammamish	Yes	*								*
EMPLOYMENT										
Core Cities										
Auburn	No		*		*		*			
Burien	Yes							*		
SeaTac	No	*			*			*		
HCT Communities										
Des Moines	No	*								
Shoreline	Yes				*	*	*			
Woodinville	-	*								
Cities & Towns										
Pacific	Yes							*		
Urban Unincorporated										
Unincorporated King County	No	*	*					*		

Note: This table excludes jurisdictions in which there were no potential inconsistencies found with regards to capacity.

## Reasonable Measures Recommendations

As a result of the review of potential inconsistencies, the Urban Growth Capacity Report recommends that some jurisdictions adopt Reasonable Measures in the 2024 periodic update to comprehensive plans. Exhibit 54 notes the jurisdictions where Reasonable Measures are recommended, the identified inconsistency that supports the finding, and the general type(s) of Reasonable Measures that will be needed to address the inconsistency.

**Exhibit 54. Recommendations for Adoption of Reasonable Measures**

Jurisdiction	Inconsistency	Type(s) of Reasonable Measure Recommended
Burien	<ul style="list-style-type: none"> <li>Insufficient employment capacity</li> <li>Employment growth rate inconsistent with target</li> </ul>	<ul style="list-style-type: none"> <li>Action(s) to increase employment capacity</li> <li>Action(s) to encourage and/or incentivize non-residential development</li> </ul>
Pacific	<ul style="list-style-type: none"> <li>Insufficient employment capacity</li> </ul>	<ul style="list-style-type: none"> <li>Action(s) to increase employment capacity</li> </ul>
Sammamish	<ul style="list-style-type: none"> <li>Insufficient housing capacity</li> </ul>	<ul style="list-style-type: none"> <li>Action(s) to increase residential capacity</li> </ul>
Shoreline	<ul style="list-style-type: none"> <li>Insufficient employment capacity</li> </ul>	<ul style="list-style-type: none"> <li>Action(s) to increase employment capacity</li> </ul>
Tukwila	<ul style="list-style-type: none"> <li>Housing growth inconsistent with target</li> <li>Employment growth rate inconsistent with target</li> </ul>	<ul style="list-style-type: none"> <li>Action(s) to encourage and/or incentivize residential development</li> <li>Action(s) to encourage and/or incentivize non-residential development</li> </ul>

Following the adoption of comprehensive plans in 2024, each jurisdiction will be required to monitor progress toward resolving the inconsistency, with regular reporting to the Growth Management Planning Council.

# Ch. 6 Applying Urban Growth Capacity Findings





















































































The findings of this study can be used to inform several kinds of policy and regulatory decisions in local jurisdictions. This chapter provides an overview of two keys applications: growth target setting and local comprehensive plan updates. Additional information will be available in the Urban Growth Capacity Report User's Guide.

## Regional Planning and Growth Targets

Growth capacity is one important input that King County uses to inform the allocation of projected countywide housing and employment growth by Regional Geography and jurisdiction. King County is currently in the process of developing new growth targets for the 2019-2044 time period. This process is guided by PSRC's VISION 2050 Regional Growth Strategy which allocates shares of regionally forecasted growth to King County and its Regional Geographies, creating control allocations for each of the urban Regional Geographies. Working in Regional Geography based subgroups, the 39 cities and King County collaborate through the Growth Management Planning Council (GMPC), to determine appropriate growth targets for each jurisdiction. Table DP-1 in the Proposed 2021 Countywide Planning Policies identifies the draft housing and job targets for each jurisdiction, sorted by Regional Geography, as specified in VISION 2050. These growth targets are policy statements of the amount of housing and job growth each jurisdiction is expected to accommodate and plan for in their comprehensive plan. The allocations of growth are consistent with the VISION 2050 Regional Growth Strategy, focusing growth primarily to the two "Metropolitan" cities (Seattle and Bellevue), within "Core" cities with designated Urban Centers, and within "High Capacity Transit" communities. Notably, growth targets for HCT Communities include three unincorporated potential annexation areas (PAAs): Federal Way PAA, North Highline PAA, and Renton PAA.

Exhibit 55 shows draft 2019-2044 growth targets for individual cities and urban unincorporated areas alongside growth capacity for context. In aggregate countywide and each Regional Geography, there is sufficient capacity to accommodate the target growth. However, in some individual jurisdictions the 2044 growth target exceeds available capacity. This is appropriate, as the primary purpose of measuring growth capacity in this report is confirming available capacity to accommodate remaining growth under the current 2035 growth target. Ultimately, jurisdictions will demonstrate zoned or planned capacity for their 2044 growth targets in the next round of comprehensive plan updates in 2024.

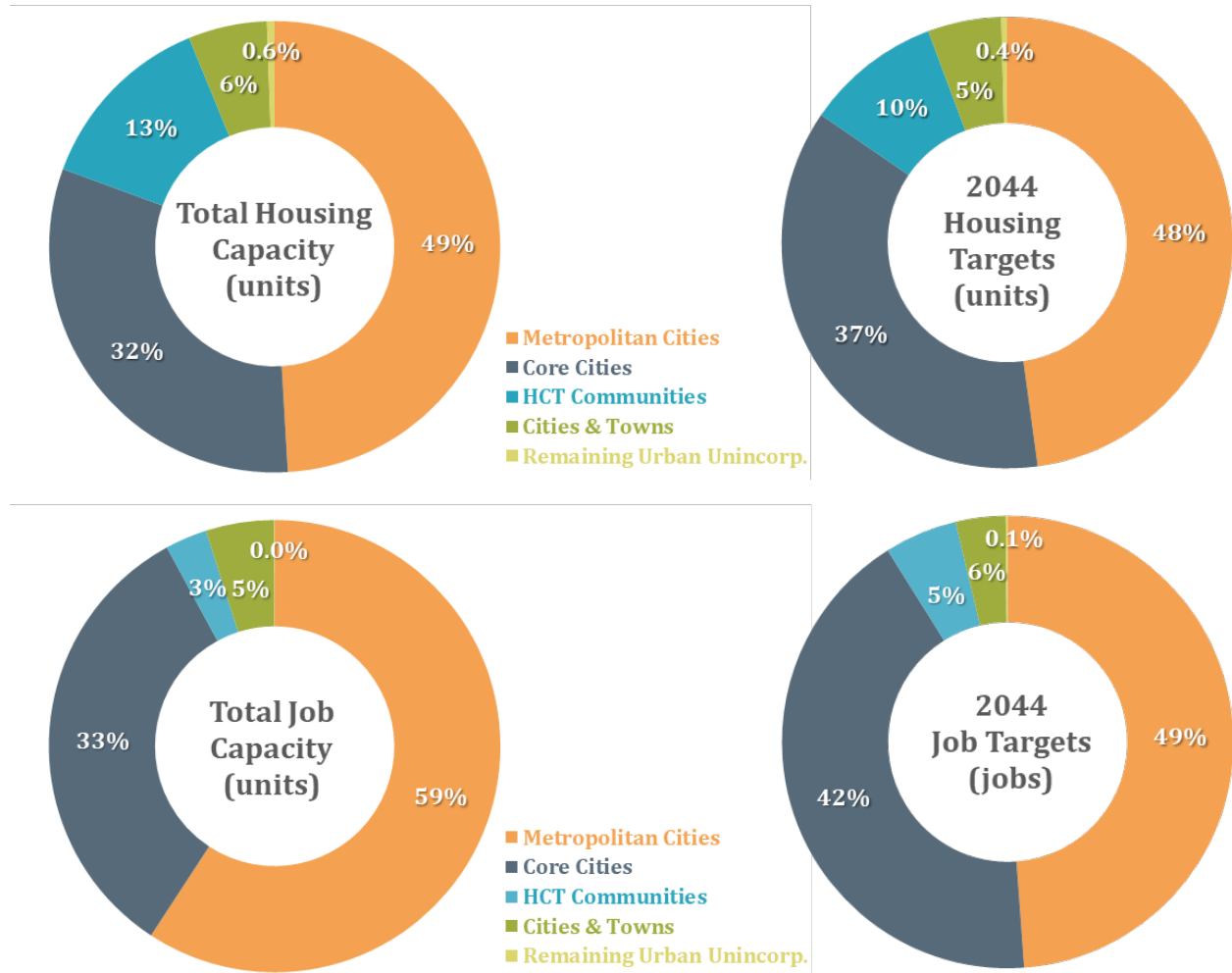
**Exhibit 55. DRAFT King County Jurisdiction Growth Targets, 2019-2044**

Jurisdiction	Total Housing Capacity (Units)	2044 Housing Target	Share of Housing Target in Regional Geography	Total Job Capacity (Jobs)	2044 Jobs Target	Share of Jobs Target in Regional Geography
<b>Metropolitan Cities</b>						
Bellevue	26,859	35,000	24% 	117,241	70,000	29% 
Seattle	172,440	112,000	76% 	245,598	169,500	71% 
<b>Subtotal</b>	<b>199,298</b>	<b>147,000</b>		<b>362,839</b>	<b>239,500</b>	
<b>Core Cities</b>						
Auburn	9,151	12,000	11% 	7,927	19,520	9% 
Bothell	6,370	5,800	5% 	9,015	9,500	5% 
Burien	10,816	7,500	7% 	752	4,770	2% 
Federal Way	14,077	11,260	10% 	29,500	20,460	10% 
Issaquah	14,103	3,500	3% 	15,561	7,950	4% 
Kent	11,248	10,200	9% 	28,995	32,000	15% 
Kirkland	13,352	13,200	12% 	18,139	26,490	13% 
Redmond	17,777	20,000	18% 	15,851	24,000	12% 
Renton	16,503	17,000	15% 	26,210	31,780	15% 
SeaTac	6,396	5,900	5% 	15,565	14,810	7% 
Tukwila	8,219	6,500	6% 	33,749	15,890	8% 
<b>Subtotal</b>	<b>128,011</b>	<b>112,860</b>		<b>201,264</b>	<b>207,170</b>	
<b>HCT Communities</b>						
Des Moines	8,386	3,800	13% 	2,410	2,380	9% 
Federal Way PAA	1,318	1,020	3% 	613	720	3% 
Kenmore	4,135	3,070	10% 	3,881	3,200	13% 
Lake Forest Park	1,870	870	3% 	691	550	2% 
Mercer Island	1,607	1,239	4% 	961	1,300	5% 
Newcastle	3,234	1,480	5% 	680	500	2% 
North Highline	1,172	1,420	5% 	653	1,220	5% 
Renton PAA	2,645	1,680	6% 	185	700	3% 
Shoreline	25,590	13,330	45% 	3,953	10,000	39% 
Woodinville	3,705	2,033	7% 	4,373	5,000	20% 
<b>Subtotal</b>	<b>53,662</b>	<b>29,942</b>		<b>18,400</b>	<b>25,570</b>	
<b>Cities &amp; Towns</b>						
Algona	266	170	1% 	313	325	2% 
Beaux Arts	2	1	0% 	0	0	0% 
Black Diamond	8,434	2,900	18% 	3,188	680	4% 
Carnation	704	799	5% 	2,864	450	3% 
Clyde Hill	5	10	0% 	28	10	0% 
Covington	4,609	4,310	27% 	8,421	4,496	26% 
Duvall	1,343	890	5% 	681	990	6% 
Enumclaw	1,308	1,057	7% 	1,152	989	6% 
Hunts Point	5	1	0% 	0	0	0% 
Maple Valley	2,221	1,720	11% 	1,784	1,570	9% 
Medina	8	19	0% 	0	0	0% 
Milton	66	50	0% 	1,213	900	5% 
Normandy Park	135	153	1% 	35	35	0% 
North Bend	2,098	1,748	11% 	5,759	2,218	13% 
Pacific	137	135	1% 	77	75	0% 
Sammamish	1,144	700	4% 	305	305	2% 
Skykomish	29	10	0% 	0	0	0% 
Snoqualmie	372	1,500	9% 	4,079	4,425	25% 
Yarrow Point	17	10	0% 	0	0	0% 
<b>Subtotal</b>	<b>22,903</b>	<b>16,183</b>		<b>29,899</b>	<b>17,468</b>	
<b>Remaining Urban Unincorporated (Excluding HCT Communities)</b>						
<b>Subtotal</b>	<b>2,251</b>	<b>1,292</b>		<b>230</b>	<b>700</b>	
<b>Total Urban Capacity:</b>	<b>406,124</b>	<b>307,277</b>	<b>Housing Units</b>	<b>612,632</b>	<b>490,408</b>	<b>Jobs</b>

Many jurisdictions may draw from the Urban Growth Capacity Report to demonstrate sufficient capacity. However, capacity measured in the Urban Growth Capacity is focused on the 2035 planning period and constrained by achieved densities. Therefore, some jurisdictions may use zoned densities or updated future land use assumptions to inform a land capacity analysis in the 2024 comprehensive plans update to demonstrate sufficient capacity for 2044 growth targets. Nonetheless, comparing the Urban Growth Capacity Report capacity to the 2044 growth targets provides some context for the next planning cycle.

Exhibit 56 compares the share of countywide capacity as calculated in the Urban Growth Capacity Report for each VISION 2050 Regional Geography, with the share of growth allocated to Regional Geographies in the 2019-2044 growth targets. As a category, Core Cities have a higher share of countywide housing and employment growth targets than their share of housing and employment capacity. Conversely Metropolitan Cities and HCT Communities both have a greater share of housing capacity than their shares of housing target growth. This implies there is significant spare capacity for additional housing growth in those areas beyond the targets. Likewise, Metropolitan Cities have a significantly greater share of employment capacity than their share of target employment growth.

**Exhibit 56. Share of Capacity and Share of Draft 2044 Growth Targets by Regional Geography**



## County and City Plans

All jurisdictions in King County are required to fully update their comprehensive plans by June 30, 2024. A comprehensive plan is a 20-year vision and roadmap for accommodated growth and development. It guides County or City decisions on where to build new jobs and houses, how to improve transportation systems, and where to make capital investments such as utilities, sidewalks, and libraries. Many cities are also in the process of completing Housing Action Plans which will be implemented in the years to come. These plans and implementing activities will be informed by housing and job growth targets discussed above. But there are many other ways in which the Urban Growth Capacity Report findings can inform these planning activities., as two examples: implementing Reasonable Measures findings from the Urban Growth Capacity Report and housing policy development.

Detailed jurisdiction-level information available in Ch. 7 Profiles of Cities and Unincorporated Areas, as well as resources available in the Urban Growth Capacity Report User's Guide, can be used to focus the development of policies, development regulations, incentives, or other actions for shaping local development activity. The sections that follow provide examples and guidance for applying and building upon Urban Growth Capacity findings.

## Implementing Reasonable Measures

Ch. 5 includes a list of jurisdictions where Reasonable Measures were determined to be necessary. Each of these jurisdictions will need to identify actions in their 2024 comprehensive plan updates that are likely to reduce or mitigate the inconsistency between actual growth with planning goals. These actions could include changes to development regulations, new incentives, subarea planning, or reviewing processes to encourage development types that are consistent with local plans. Such changes are also required to be adopted in capital facility plans and development regulations when necessary for full implementation. In some cases, Reasonable Measures must be adopted in Countywide Planning Policies, but no findings from the 2021 Urban Growth Capacity Report indicate this is necessary. Wherever a measure is implemented, it should be clearly identified as a Reasonable Measure that addresses a growth inconsistency identified in the Urban Growth Capacity Report.

The findings of the Urban Growth Capacity Report can help to inform the selection of appropriate Reasonable Measures. Jurisdictions can use this data to answer questions such as:

- In which zones have there been inconsistencies between growth trends and planning goals?
- Where are there infrastructure gaps that create barriers to new development at planned density levels?
- What other barriers may be preventing development that is consistent with local plans?

The King County Urban Growth Capacity Report User's Guide will include a simple framework to help planners to zero in on potential answers to these last two questions, which lie at the heart of Reasonable Measure selection. Additional outreach to the development community, a market study, code audit, or example development feasibility analysis may to help ensure that the measures are both

targeted and effective. For examples of Reasonable Measures see the Department of Commerce [Buildable Land Guidelines](#) Appendix B (2018), [Housing Memo: Issues Affecting Housing Availability and Affordability](#) (2019), and [Guidance for Developing a Housing Action Plan](#) (2020) Chapter 4.

Following implementation, jurisdictions may develop a monitoring program to assess the effectiveness of the Reasonable Measures. This will help in determining when and where additional measures may be needed.

## Housing Planning and Policy Development

Housing affordability is an urgent and complex challenge that has impacts throughout King County. This section draws upon the Washington State Department of Commerce [Housing Memo: Issues Affecting Housing Availability and Affordability](#) (2019), to discuss how to apply Urban Growth Capacity findings to support efforts to address housing affordability.

### Regional Housing Planning

Housing affordability is a regional challenge, and the most effective responses to this challenge will involve coordination between jurisdictions. An example includes the King County Regional Affordable Housing Task Force which developed a coordinated regional strategy and action plan to address housing needs for lower income households. Regional housing planning can also involve an assessment of countywide housing needs and setting jurisdictional goals for future housing growth by housing type or affordability level.

The Urban Growth Capacity Report is an important resource to support this kind of regional collaboration within King County. By presenting data about housing capacity by density level for jurisdictions in a common format, it allows for the evaluation of aggregate countywide capacity to support different kinds of housing development. This information can be used to determine if there are any capacity limitations when compared to region housing needs. Moreover, Urban Growth Capacity data also allows for the evaluation of how capacity is distributed geographically across the county by jurisdiction. Mapping Urban Growth Capacity data can enable analysis to answer the following kinds of questions:

- Is there capacity for the kinds of new housing development that are called for in countywide housing needs assessments, such as multifamily or “missing middle” formats?<sup>10</sup>
- Is capacity located in high demand or amenity-rich locations, like near frequent transit, parks, schools, or employment centers?
- Are areas with housing capacity aligned with high opportunity areas, as defined by PSRC?

<sup>10</sup> The summaries of capacity by density level in the Urban Growth Capacity report provides a good proxy for capacity by housing type, with low density zones typically providing capacity for detached single family development, middle density zones often providing capacity for missing middle formats such as townhomes and multiplexes, and high density zones providing capacity for apartments and condominiums. More detailed analysis of the development code in individual jurisdictions can confirm what kinds of housing are allowed and what code barriers may hinder development in a desired format.



- What kinds of regional amenities or resources are missing in areas with significant capacity for new housing development?

## Local Housing Planning

The findings of the Urban Growth Capacity Report can also inform the development of local housing policies and implementing actions during the next round of comprehensive plan updates. Several cities in King County have recently identified housing strategies for implementation through the process of developing Housing Action Plans with funding from Washington State Department of Commerce. The Urban Growth Capacity findings can inform the implementation of these strategies as well. Key policy questions that the Urban Growth Capacity can help answer include:

- Is there capacity for the kinds of new housing development that are called for in local housing needs assessments, such as multifamily or “missing middle” formats?<sup>11</sup>
- How does housing capacity compare to housing development trends? Are zones with available capacity seeing the kinds of housing development that is needed?
- What kinds of housing development does your plan call for but isn’t being produced?

Similar to the selection of Reasonable Measures, additional outreach to the housing development community, a market study, code audit, or example development feasibility analysis may help to identify and prioritize actions that are most likely to encourage the kinds of new housing development that are in greatest need. Resources for the selection of actions include [Guidance for Developing a Housing Action Plan](#) (2020) Chapter 4 and [Housing Memo: Issues Affecting Housing Availability and Affordability](#) (2019), both available from the Washington State Department of Commerce. Actions could include rezones or revisions to development standards to allow new housing types or density levels, actions to streamline the processing of permit applications, addressing infrastructure limitations (see below), or providing incentives to encourage the development of housing types or affordability levels in greatest need.

## Targeting Anti-Displacement Efforts

Displacement is a complex and multifaceted problem that local planners are faced with as they plan for growing the housing supply in their communities. Housing supply shortage is a key driver of housing cost escalation across the county. When housing costs increase, so too does economic displacement pressures on existing residents. The best way to address this issue is increasing the housing supply, with an emphasis on housing formats that are in greatest need.

However, much of the capacity for new housing development is in the form of redevelopment. Many

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<sup>11</sup> The summaries of capacity by density level in the Urban Growth Capacity report provides a good proxy for capacity by housing type, with low density zones typically providing capacity for detached single family development, middle density zones often providing capacity for missing middle formats such as townhomes and multiplexes, and high density zones providing capacity for apartments and condominiums. More detailed analysis of the development code in individual jurisdictions can confirm what kinds of housing are allowed and what code barriers may hinder development in a desired format.

redevelopable parcels contain older housing stock or commercial space that is typically less expensive to buy or rent than the prevailing market. So, when these older existing buildings are demolished in favor of redevelopment it can result in physical displacement of residents or businesses who cannot afford prevailing market costs in the area.

Parcel-level data developed through the Urban Growth Capacity Report can be of use to support analysis of what kinds of uses are present on redevelopable parcels, including both residential uses as well as nonresidential uses that may include small local businesses or cultural institutions. This information, combined with outreach to local residents, community groups, businesses, or other stakeholders, can be essential to developing targeted strategies or partnerships to address physical displacement risks. A good resource for such efforts includes the Washington State Department of Commerce [Guidance for Developing a Housing Action Plan](#) (2020) Chapter 5: Strategies for Minimizing and Mitigating Displacement.

## Addressing Infrastructure Gaps

As described in Appendix G: Approach for Identifying Infrastructure Gaps, each jurisdiction conducted an assessment to identify significant infrastructure gaps or capacity issues that present barriers to realizing development capacity. This information can support both local and regional capital facilities planning to provide timely infrastructure to facilitate housing development in locations and formats that are most needed to address housing affordability challenges.

# Ch. 7 Profiles of Cities and Unincorporated Areas

This chapter provides detailed profiles summarizing findings for each individual jurisdiction. The profiles are divided into four separate pages covering the following topics:

- Page 1: Housing Growth and Residential Development Trends
- Page 2: Residential Land Supply and Capacity
- Page 3: Employment Growth and Commercial/Industrial Development Trends
- Page 4: Commercial/Industrial Land Supply and Job Capacity

These jurisdictions are presented alphabetically by VISION 2050 Regional Geography, as shown in Exhibit 57.

## Exhibit 57. Profiled King County Jurisdictions by VISION 2050 Regional Geography

<b>Metropolitan Cities</b>	<ul style="list-style-type: none"> <li>▪ City of Bellevue</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Seattle</li> </ul>	
<b>Core Cities</b>	<ul style="list-style-type: none"> <li>▪ City of Auburn</li> <li>▪ City of Bothell</li> <li>▪ City of Burien</li> <li>▪ City of Federal Way</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Issaquah</li> <li>▪ City of Kent</li> <li>▪ City of Kirkland</li> <li>▪ City of Redmond</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Renton</li> <li>▪ City of SeaTac</li> <li>▪ City of Tukwila</li> </ul>
<b>High Capacity Transit Communities</b>	<ul style="list-style-type: none"> <li>▪ City of Des Moines</li> <li>▪ City of Kenmore</li> <li>▪ City of Lake Forest Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Mercer Island</li> <li>▪ City of Newcastle</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Shoreline</li> <li>▪ City of Woodinville</li> </ul>
<b>Cities and Towns</b>	<ul style="list-style-type: none"> <li>▪ City of Algona</li> <li>▪ City of Beaux Arts</li> <li>▪ City of Black Diamond</li> <li>▪ City of Carnation</li> <li>▪ City of Clyde Hill</li> <li>▪ City of Covington</li> <li>▪ City of Duvall</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of Enumclaw</li> <li>▪ Town of Hunts Point</li> <li>▪ City of Maple Valley</li> <li>▪ City of Medina</li> <li>▪ City of Milton</li> <li>▪ City of Normandy Park</li> </ul>	<ul style="list-style-type: none"> <li>▪ City of North Bend</li> <li>▪ City of Pacific</li> <li>▪ City of Sammamish</li> <li>▪ Town of Skykomish</li> <li>▪ City of Snoqualmie</li> <li>▪ Town of Yarrow Point</li> </ul>
<b>Urban Unincorporated Areas</b>	<ul style="list-style-type: none"> <li>▪ All urban unincorporated areas combined, including those that are classified as HCT Communities in VISION 2050.</li> </ul>		

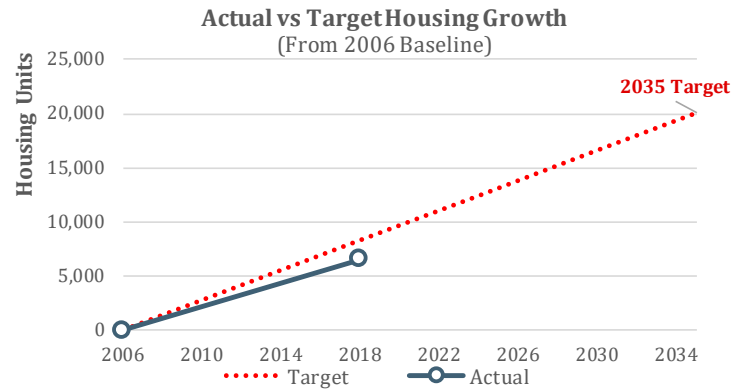
## Metropolitan Cities

City of Bellevue

City of Seattle

## City of Bellevue

### Housing Growth and Residential Development Trends



<b>Bellevue Housing Growth Target: 2006-2035</b>	<b>20,056</b>
2006 Estimated Housing Units	55,107
2018 Estimated Housing Units	61,698
<b>Estimated Housing Growth</b>	<b>6,591</b>
<b>Remaining 2035 Target</b>	<b>13,465</b>

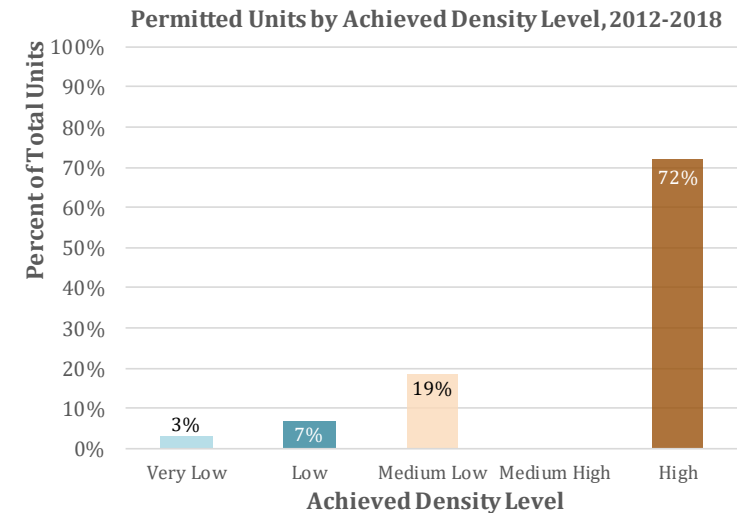
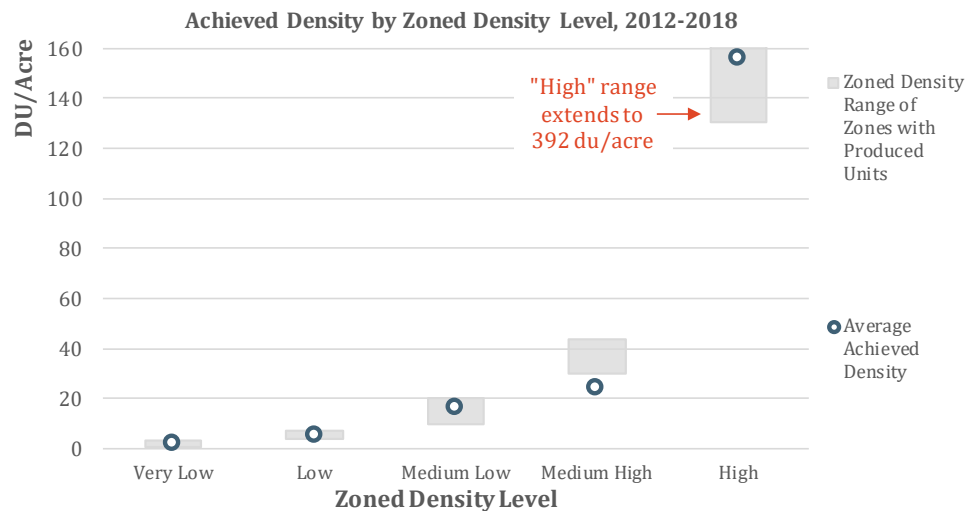
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>79.4%</b>	<b>0.95%</b>	<b>1.17%</b>

Since 2006, Bellevue has grown at 79% of the pace needed to achieve its 2035 housing growth target of 20,056 units. During this period, the total number of housing units in Bellevue grew by roughly 12%. At this current rate, Bellevue is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.2% to reach its remaining target by 2035.

#### Residential Achieved Densities

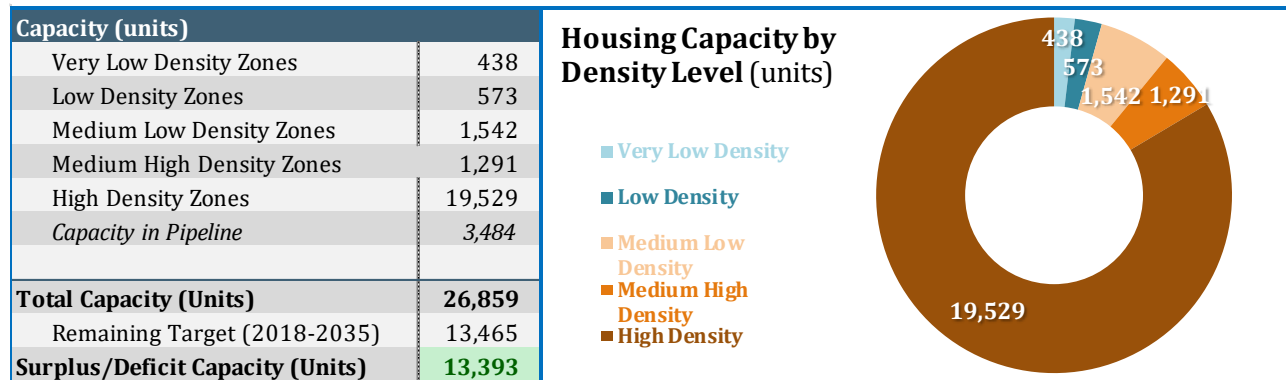
Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	67.1	10.3	0.9	1.1	54.7	120	2.2
Low	4 - 10 du/acre	41.0	2.3	0.7	3.3	34.7	186	5.4
Medium Low	10 - 24 du/acre	7.1	2.4	0.0	0.0	4.7	76	16.2
Medium High	24 - 48 du/acre	64.9	0.9	0.0	0.0	63.9	1,560	24.4
High	48 & up du/acre	14.6	0.0	0.0	0.0	14.6	2,278	155.5
Total		194.7	15.9	1.7	4.4	172.7	4,220	24.4

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	54.7	120
<b>Low</b>	59.3	277
<b>Medium Low</b>	36.5	784
<b>Medium High</b>	0.0	0
<b>High</b>	22.1	3,039
<b>Total</b>	<b>172.7</b>	<b>4,220</b>



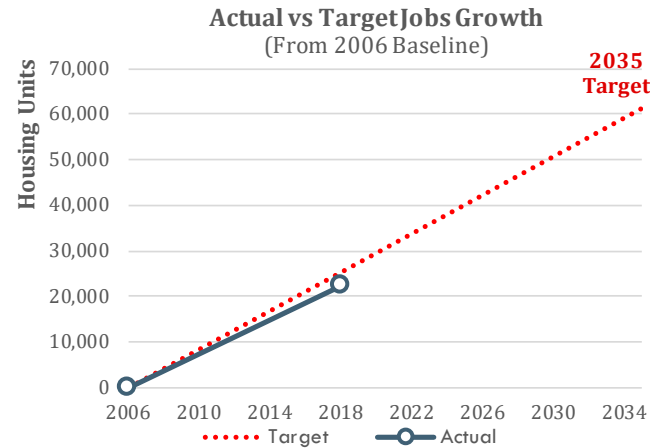
## Bellevue - Residential Land Supply and Capacity

Assumed Density Level		Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acres)	Net Capacity (units)
<b>Very Low Density</b>	Land Supply	0.00	0.00	0.00	0.00	0.0% - 10.0%	243.98	0.8 / 3.4	<b>438</b>
<b>Low Density</b>	Land Supply	0.00	0.00	0.00	0.00	10.0% - 10.0%	137.65	4.1 / 6.6	<b>573</b>
<b>Medium Low Density</b>	Land Supply	0.00	0.00	0.00	0.00	0.0% - 10.0%	338.40	10.0 / 22.4	<b>1,542</b>
<b>Medium High Density</b>	Land Supply	0.00	0.00	0.00	0.00	10.0% - 15.0%	152.19	30.0 / 44.8	<b>1,291</b>
<b>High Density</b>	Land Supply	0.00	0.00	0.00	0.00	0.0% - 10.0%	318.06	53.9 / 303.0	<b>19,529</b>
<b>All Zones</b>	<b>Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>		<b>1,190.28</b>		<b>23,375</b>



Note: Bellevue zone density is largely based on FAR. For these zones, a dwelling/unit per acre equivalent was calculated to categorize zone density level. Additionally, the development density/intensity of parcels with critical areas and their buffers as identified in Bellevue's Land Use Code section [20.25H.035](#) was calculated using Bellevue's development density/intensity formula specified in [LUC 20.25H.45](#). This net acreage was carried forward when determining net vacant and redevelopable land.

## Bellevue - Employment Growth and Commercial/Industrial Development Trends



<b>Bellevue Jobs Growth Target: 2006-2035</b>	<b>61,480</b>
2006 Jobs (PSRC)	120,494
2018 Jobs (PSRC)	143,023
<b>Total Jobs Growth</b>	<b>22,529</b>
<b>Remaining 2035 Target</b>	<b>38,951</b>

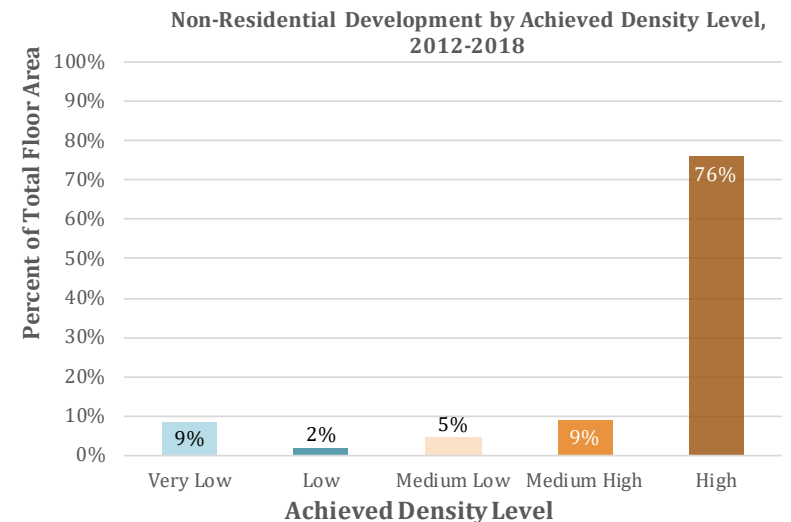
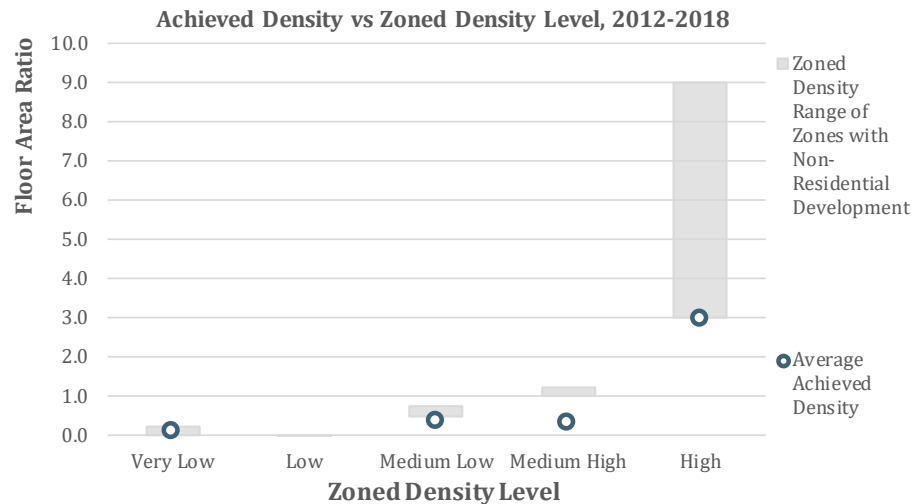
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>88.6%</b>	<b>1.44%</b>	<b>1.43%</b>

Since 2006, Bellevue has grown at 89% of the pace needed to achieve its 2035 jobs growth target of 61,480 units. During this period, the total number of jobs in Bellevue grew by roughly 19%. At this current rate, Bellevue is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.4% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	1,661,282	200,888	<b>0.1</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	504,925	179,905	<b>0.4</b>
<b>Medium High</b> 1.0 - 3.0 FAR	1,348,453	412,671	<b>0.3</b>
<b>High</b> 3.0 & up FAR	909,541	2,704,313	<b>3.0</b>
<b>Total</b>	<b>4,424,202</b>	<b>3,497,777</b>	<b>0.8</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	2,446,734	301,651	<b>0.1</b>
<b>Low</b>	168,421	60,828	<b>0.4</b>
<b>Medium Low</b>	454,922	163,610	<b>0.4</b>
<b>Medium High</b>	585,613	311,958	<b>0.5</b>
<b>High</b>	768,513	2,659,730	<b>3.5</b>
<b>Total</b>	<b>4,424,202</b>	<b>3,497,777</b>	<b>0.8</b>

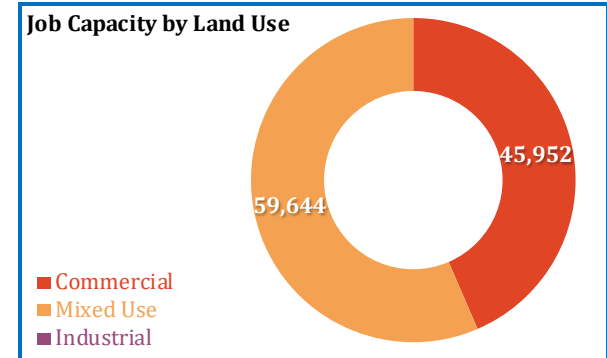


## Bellevue - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	447	0.0	0.0	0.0	447	0% - 15%	402.6
Mixed Use	382	0.0	0.0	0.0	382	8% - 10%	71.3
Industrial	29	0.0	0.0	0.0	29	10%	25.8
<b>Non-Res Land Total</b>	<b>858</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>858</b>		<b>499.7</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Commercial Total	16.07	0.26 / 9.90	3.26	14.38	300 / 444	45,952
<b>Mixed-Use</b>						
Mixed Use Total	9.24	0.30 / 5.40	3.40	18.04	300 / 500	59,644
<b>Industrial</b>						
Industrial Total	1.12	0.11	0.20	0.00	550	0
<b>City Total</b>						
Commercial	16.07	0.26 / 9.90	0.69	14.38	300 / 444	45,952
Mixed Use	9.24	0.30 / 5.40	0.91	18.04	300 / 500	59,644
Industrial	1.12	0.11	0.26	0.00	550	0
<i>Job Capacity in Pipeline</i>						11,645
<b>City Total</b>	<b>26.43</b>	<b>9.90</b>	<b>1.86</b>	<b>32.42</b>	<b>550</b>	<b>117,241</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,699	2%
Low Density	1,694	2%
Medium Low Density	5,056	5%
Medium High Density	17,663	17%
High Density	79,485	75%
<i>Capacity in Pipeline</i>		11,645
<b>Total Capacity (jobs)</b>		<b>117,241</b>
Remaining Target (2018-2035)		38,951
<b>Surplus/Deficit Capacity (jobs)</b>		<b>78,290</b>

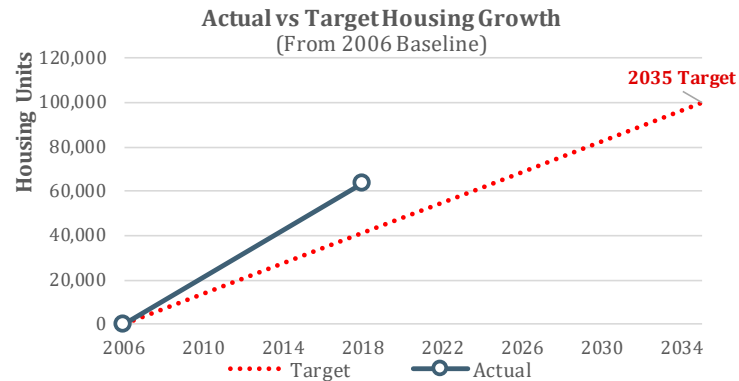


Note: The development density/intensity of parcels with critical areas and their buffers as identified in Bellevue's Land Use Code section [20.25H.035](#) was calculated using Bellevue's development density/intensity formula specified in [LUC 20.25H.45](#). This net acreage was carried forward when determining net vacant and redevelopable land.



## City of Seattle

### Housing Growth and Residential Development Trends



<b>Seattle Housing Growth Target: 2006-2035</b>	<b>99,760</b>
2006 Estimated Housing Units	292,881
2018 Estimated Housing Units	356,556
<b>Estimated Housing Growth</b>	<b>63,675</b>
<b>Remaining 2035 Target</b>	<b>36,085</b>

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035
<b>154.3%</b>	<b>1.65%</b>	<b>0.57%</b>

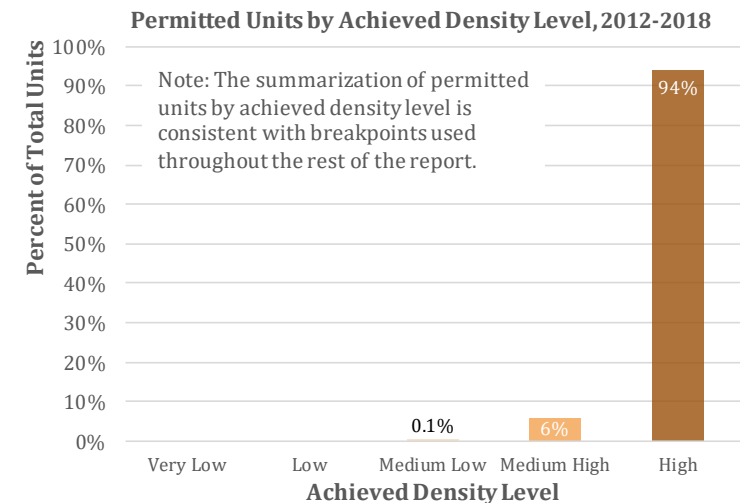
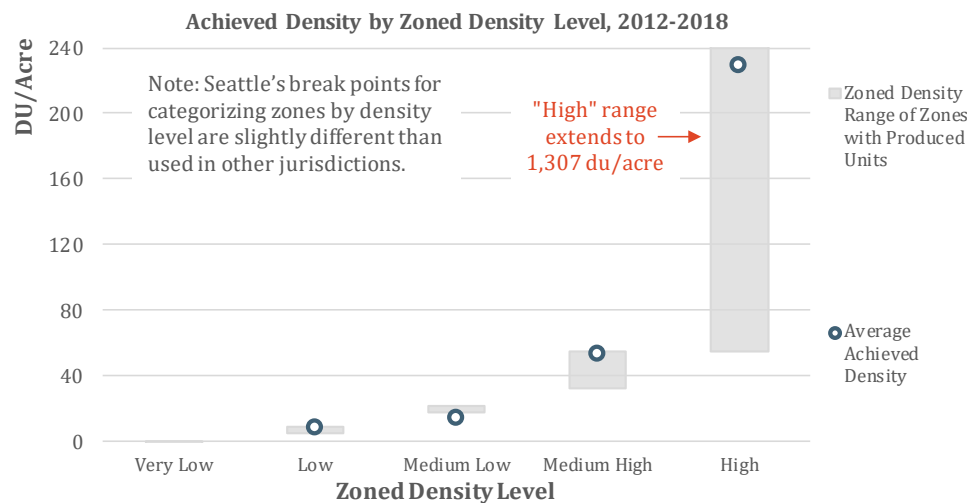
Since 2006, Seattle has grown at 154% of the pace needed to achieve its 2035 housing growth target of 99,760 units. During this period, the total number of housing units in Seattle grew by roughly 22%. At this current rate, Seattle is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.6% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre						
<b>Low</b>	4 - 10 du/acre						7.8
<b>Medium Low</b>	10 - 24 du/acre						14.2
<b>Medium High</b>	24 - 54 du/acre						52.4
<b>High</b>	54 & up du/acre						229.2
<b>Total</b>					305.7	45,365	148.4

Achieved Density Calculations Provided  
By the City of Seattle

Achieved Density Level (du/acre)	Net Area (acres)	Total Units
<b>Very Low</b>	0 - 4 du/acre	1.9
<b>Low</b>	4 - 10 du/acre	0.0
<b>Medium Low</b>	10 - 24 du/acre	1.6
<b>Medium High</b>	24 - 48 du/acre	68.5
<b>High</b>	48 & up du/acre	233.7
<b>Total</b>	305.7	45,365

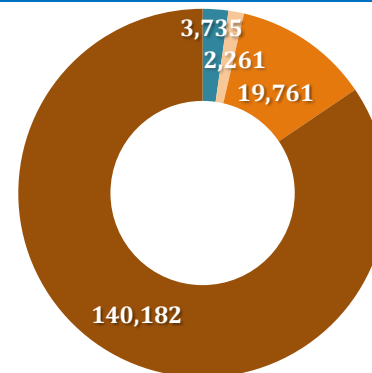
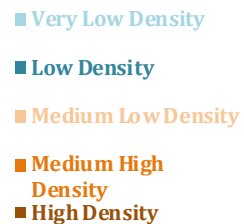


## Seattle - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas and Infrastructure Deductions	Buildable Area (acres)	Residential Split (low/high )	Assumed Densities (low/high - FAR)	Market Factor (low/high)	Net Capacity (units)
Very Low Density	Vacant Subtotal	0.0	Not available for disaggregation	0.0	0%	0.0	0%	0
	Redev Subtotal	0.0		0.0	0%	0.0	0%	0
	<b>Subtotal</b>	0.0	0.0	0.0				<b>0</b>
Low Density	Vacant Subtotal	0.0	Not available for disaggregation	0.0	0%	0.0	0%	0
	Redev Subtotal	1,283.9		1,052.3	100%	0.5	0% - 35%	3,735
	<b>Subtotal</b>	1,283.9	231.6	1,052.3				<b>3,735</b>
Medium Low Density	Vacant Subtotal	0.0*	Not available for disaggregation	0.0*	0%	0.0	0%	0
	Redev Subtotal	262.3		251.5	100%	0.8	10% - 38%	2,261
	<b>Subtotal</b>	262.3	10.8	251.5				<b>2,261</b>
Medium High Density	Vacant Subtotal	0.0*	Not available for disaggregation	0.0*	0%	0.0	0%	0
	Redev Subtotal	685.3		658.0	100%	1.3 / 1.8	10% - 38%	19,761
	<b>Subtotal</b>	685.3	27.3	658.0				<b>19,761</b>
High Density	Vacant Subtotal	41.0	Not available for disaggregation	36.4	0% - 100%	0.4 / 22.0	10% - 40%	4,813
	Redev Subtotal	964.8		938.1	20% - 100%	1.9 / 30.0	5% - 40%	135,369
	<b>Subtotal</b>	1,005.7	31.2	974.5				<b>140,182</b>
All Zones	Vacant Total	41.0		36.4				4,813
	Redev Total	3,196.2		2,899.9				161,127
	<b>Total</b>	<b>3,237.2</b>		<b>2,936.3</b>				<b>165,940</b>

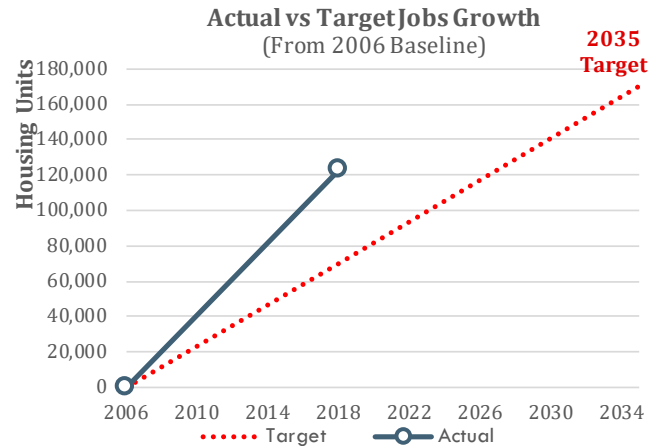
Capacity (units)	
Very Low Density Zones	0
Low Density Zones	3,735
Medium Low Density Zones	2,261
Medium High Density Zones	19,761
High Density Zones	140,182
Citywide ADU Capacity	6,500
<b>Total Capacity (Units)</b>	<b>172,440</b>
Remaining Target (2018-2035)	36,085
<b>Surplus/Deficit Capacity (Units)</b>	<b>136,355</b>

### Housing Capacity by Density Level (units)



\*In the Medium-Low and Medium-High density levels, the capacity showing up as vacant but with zero buildable area is a vestige of Seattle's split zoning,

## Seattle - Employment Growth and Commercial/Industrial Development Trends



Seattle Jobs Growth Target: 2006-2035	
2006 Jobs (PSRC)	498,931
2018 Jobs (PSRC)	622,121
<b>Total Jobs Growth</b>	<b>123,190</b>
<b>Remaining 2035 Target</b>	<b>46,982</b>

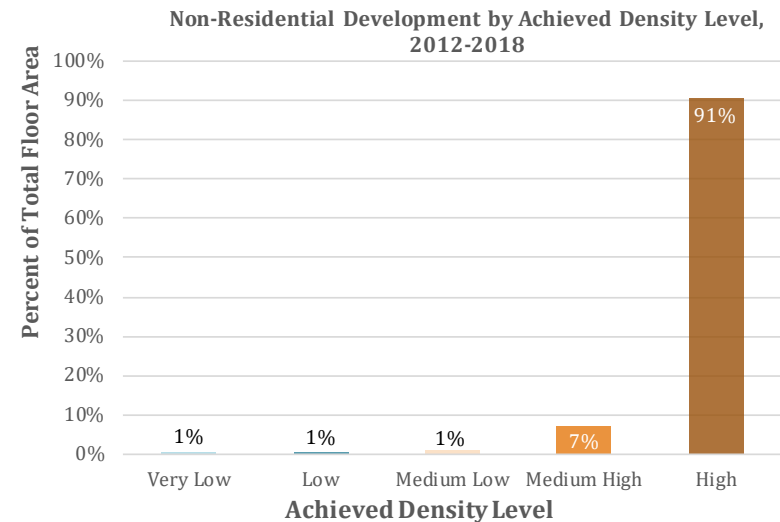
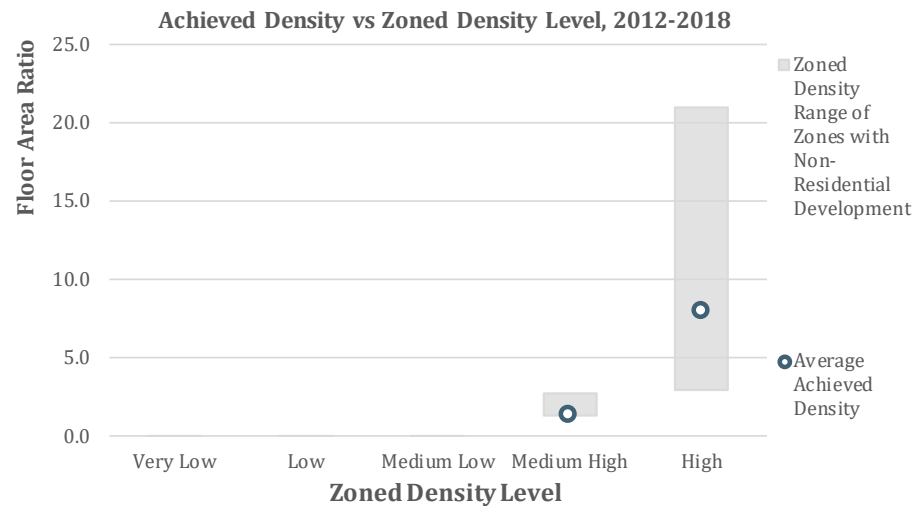
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>174.9%</b>	<b>1.86%</b>	<b>0.43%</b>

Since 2006, Seattle has grown at 175% of the pace needed to achieve its 2035 jobs growth target of 170,172 units. During this period, the total number of jobs in Seattle grew by roughly 25%. At this current rate, Seattle is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.4% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0 - 0.35 FAR	Achieved Density Calculations Provided By the City of Seattle	
<b>Low</b>	0.35 - 0.5 FAR		
<b>Medium Low</b>	0.5 - 1.0 FAR		
<b>Medium High</b>	1.0 - 3.0 FAR		1.3
<b>High</b>	3.0 & up FAR		8.0
<b>Total</b>	<b>3,272,305</b>	<b>16,401,456</b>	<b>5.0</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	397,813	109,271	<b>0.3</b>
<b>Low</b>	269,387	121,607	<b>0.5</b>
<b>Medium Low</b>	227,891	168,617	<b>0.7</b>
<b>Medium High</b>	588,131	1,142,705	<b>1.9</b>
<b>High</b>	1,789,082	14,859,256	<b>8.3</b>
<b>Total</b>	<b>3,272,305</b>	<b>16,401,456</b>	<b>5.0</b>

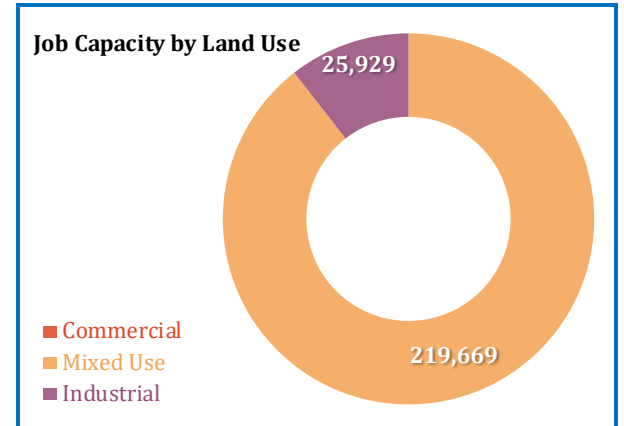


## Seattle - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	306.0	0.0	0.0	0.0	306.0	0% - 40%	231.6
Industrial	417.9	0.0	0.0	0.0	417.9	0% - 25%	380.6
<b>Non-Res Land Total</b>	<b>723.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>723.9</b>		<b>612.1</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Commercial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	0.75	2.40 / 22.00	0.00	4.13	275 / 300	7,922
Redevelopable	18.32	0.50 / 30.00	21.71	69.42	0 / 300	211,747
<b>Mixed Use Total</b>	<b>19.06</b>	<b>0.50 / 30.00</b>	<b>21.71</b>	<b>73.55</b>	<b>0 / 300</b>	<b>219,669</b>
<b>Industrial</b>						
Vacant	19.74	0.40 / 2.75	5.12	20.03	500 / 700	25,929
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>19.74</b>	<b>0.40 / 2.75</b>	<b>5.12</b>	<b>20.03</b>	<b>500 / 700</b>	<b>25,929</b>
<b>City Total</b>						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	19.06	0.50 / 30.00	0.91	73.55	0 / 300	219,669
Industrial	19.74	0.40 / 2.75	0.26	20.03	500 / 700	25,929
<i>Job Capacity in Pipeline</i>						<i>0</i>
<b>City Total</b>	<b>38.80</b>	<b>30.00</b>	<b>1.86</b>	<b>93.58</b>	<b>0 / 700</b>	<b>245,598</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	0	0%
Medium Low Density	4,536	2%
Medium High Density	29,352	12%
High Density	211,076	86%
<i>Uncategorized Jobs - No Density Level</i>		<i>633</i>
<b>Total Capacity (jobs)</b>		<b>245,598</b>
Remaining Target (2018-2035)		46,982
<b>Surplus/Deficit Capacity (jobs)</b>		<b>198,616</b>

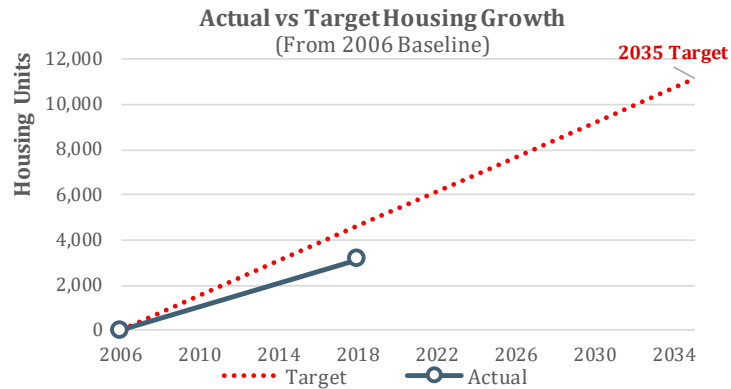


## Core Cities

City of Auburn  
City of Bothell  
City of Burien  
City of Federal Way  
City of Issaquah  
City of Kent  
City of Kirkland  
City of Redmond  
City of Renton  
City of SeaTac  
City of Tukwila

## City of Auburn

### Housing Growth and Residential Development Trends



Auburn Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	23,602
2018 Estimated Housing Units	26,740
<b>Estimated Housing Growth</b>	<b>3,138</b>
<b>Remaining 2035 Target</b>	<b>8,021</b>

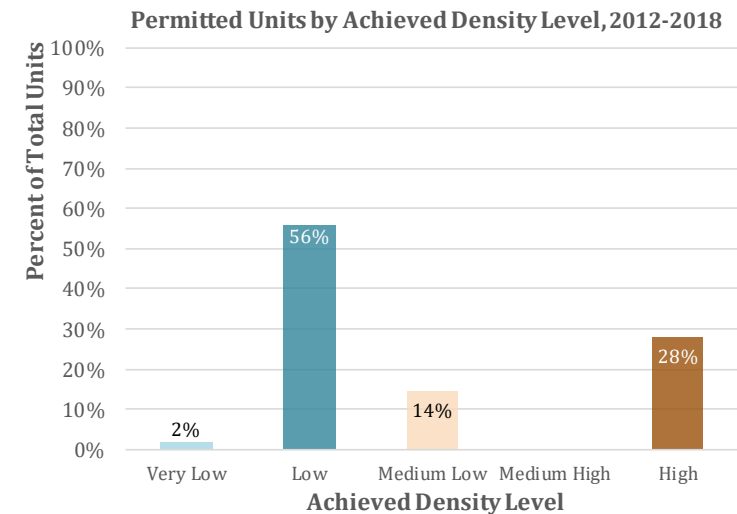
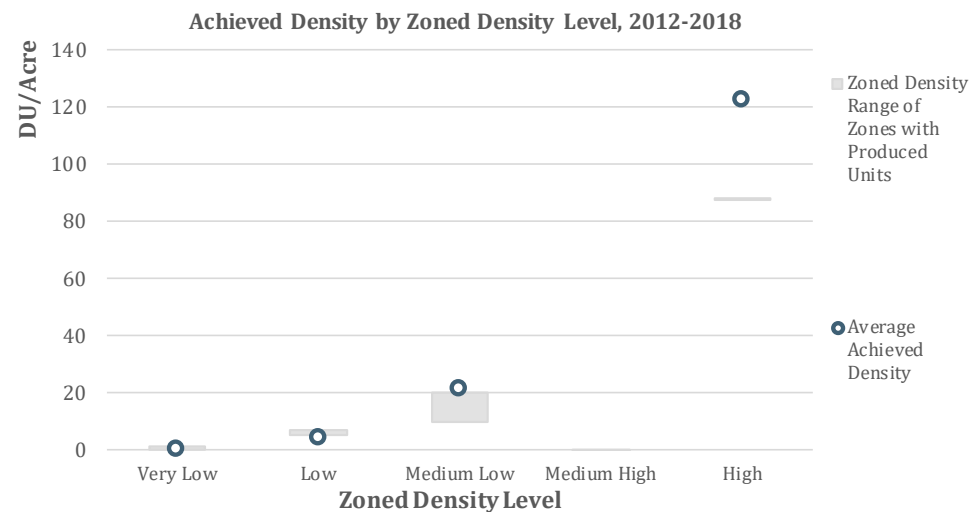
Since 2006, Auburn has grown at 68% of the pace needed to achieve its 2035 housing growth target of 11,159 units. During this period, the total number of housing units in Auburn grew by roughly 13%. At this current rate, Auburn is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>68.0%</b>	<b>1.05%</b>	<b>1.56%</b>

#### Residential Achieved Densities

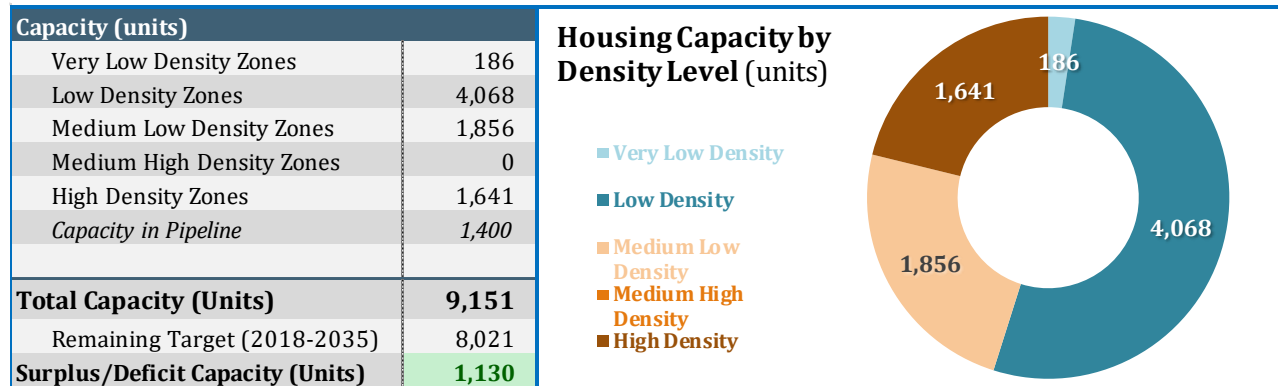
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	173.6	0.0	0.0	173.6	5	<b>0.0</b>
<b>Low</b>	4 - 10 du/acre	135.5	0.0	0.0	135.5	525	<b>3.9</b>
<b>Medium Low</b>	10 - 24 du/acre	6.2	0.0	0.0	6.2	132	<b>21.1</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	2.1	0.0	0.0	2.1	255	<b>122.1</b>
<b>Total</b>		<b>317.5</b>	<b>0.0</b>	<b>0.0</b>	<b>317.5</b>	<b>917</b>	<b>2.9</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	208.6	18
<b>Low</b>	117.1	512
<b>Medium Low</b>	6.2	132
<b>Medium High</b>	0.0	0
<b>High</b>	2.1	255
<b>Total</b>	<b>334.0</b>	<b>917</b>

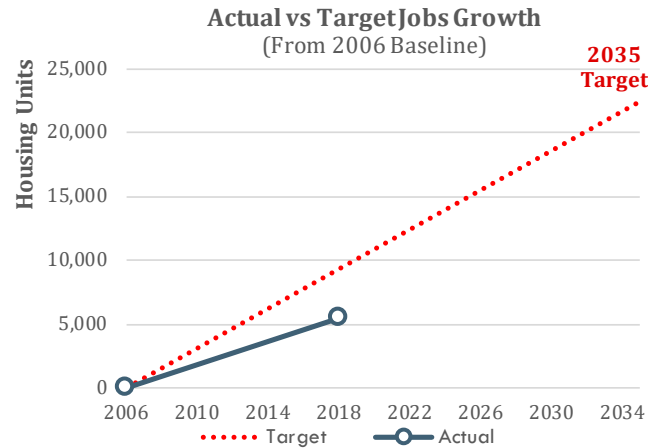


## Auburn - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				89.35	20.0% - 20.0%	268.04	0.3 / 1.0	119
	Redev Subtotal				114.76	20.0% - 20.0%	344.27	0.3 / 1.0	67
	<b>Subtotal</b>	1,508.47	354.51	133.45	204.10		612.31		<b>186</b>
Low Density	Vacant Subtotal				121.45	15.0% - 20.0%	387.16	4.4 / 7.0	1,939
	Redev Subtotal				183.49	15.0% - 20.0%	589.17	4.4 / 7.0	2,129
	<b>Subtotal</b>	1,947.77	299.20	123.89	304.94		976.33		<b>4,068</b>
Medium Low Density	Vacant Subtotal				11.06	5.0% - 20.0%	64.56	10.0 / 21.1	1,009
	Redev Subtotal				8.97	5.0% - 20.0%	52.92	10.0 / 21.1	847
	<b>Subtotal</b>	368.92	212.31	0.67	20.04		117.49		<b>1,856</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				1.03	5.0% - 5.0%	6.82	94.0	641
	Redev Subtotal				1.61	5.0% - 5.0%	10.65	94.0	1,000
	<b>Subtotal</b>	21.35	0.18	0.00	2.65		17.47		<b>1,641</b>
All Zones	Vacant Total				222.89		726.58		3,708
	Redev Total				308.83		997.01		4,043
	<b>Total</b>	<b>3,846.51</b>	<b>866.20</b>	<b>258.01</b>	<b>531.72</b>		<b>1,723.59</b>		<b>7,751</b>



## Auburn - Employment Growth and Commercial/Industrial Development Trends



<b>Auburn Jobs Growth Target: 2006-2035</b>	<b>22,446</b>
2006 Jobs (PSRC)	38,252
2018 Jobs (PSRC)	43,770
<b>Total Jobs Growth</b>	<b>5,518</b>
<b>Remaining 2035 Target</b>	<b>16,928</b>

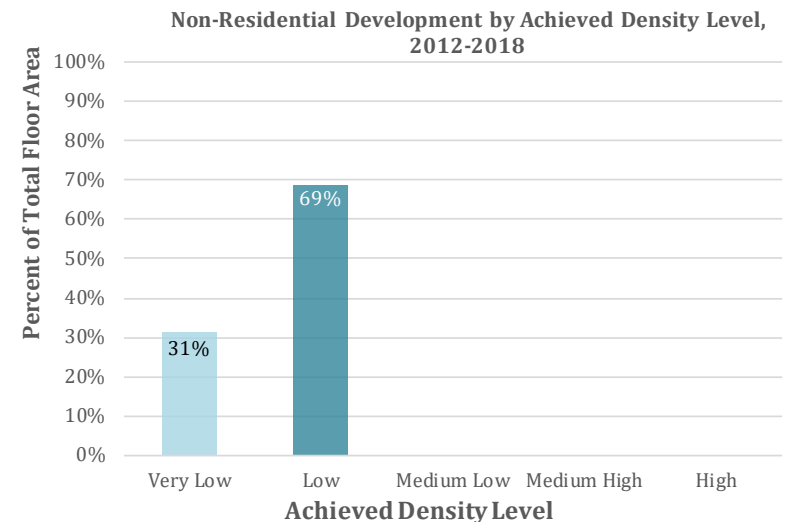
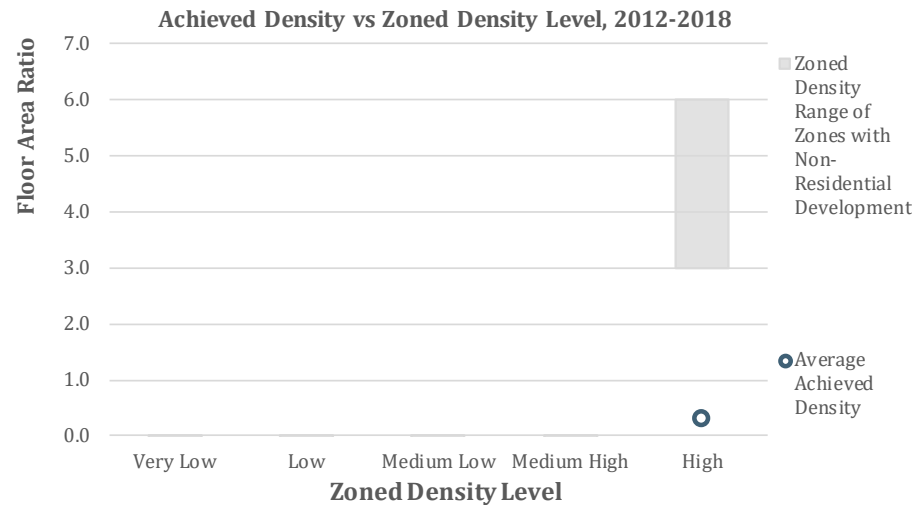
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>59.4%</b>	<b>1.13%</b>	<b>1.94%</b>

Since 2006, Auburn has grown at 59% of the pace needed to achieve its 2035 jobs growth target of 22,446 units. During this period, the total number of jobs in Auburn grew by roughly 14%. At this current rate, Auburn is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.9% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	1,435,270	400,061	<b>0.3</b>
<b>Total</b>	<b>1,435,270</b>	<b>400,061</b>	<b>0.3</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	766,494	125,804	<b>0.2</b>
<b>Low</b>	668,776	274,257	<b>0.4</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>1,435,270</b>	<b>400,061</b>	<b>0.3</b>



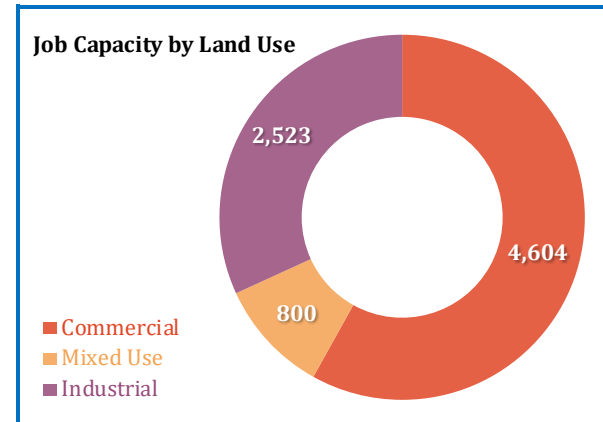


## Auburn - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	420.4	93.2	16.4	24.5	286.3	15%	237.2
Mixed Use	152.6	113.3	2.0	2.9	34.4	5%	32.4
Industrial	718.2	362.8	17.8	26.7	310.9	8%	282.5
<b>Non-Res Land Total</b>	<b>1291.1</b>	<b>569.4</b>	<b>36.1</b>	<b>54.1</b>	<b>631.5</b>		<b>552.1</b>

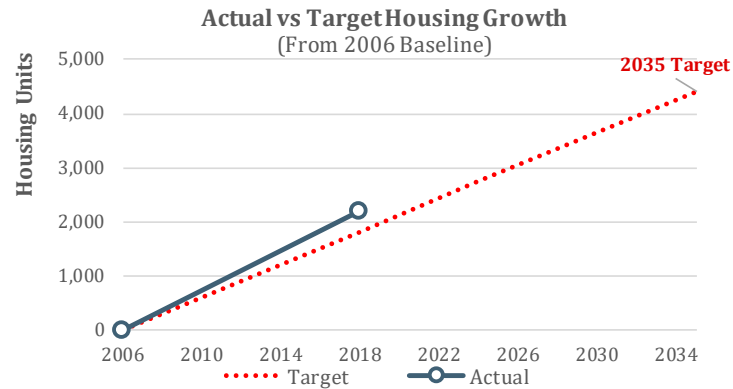
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	5.19	0.25	0.00	1.30	375 / 400	3,270
Redevelopable	5.14	0.25	0.76	0.53	375 / 400	1334
<b>Commercial Total</b>	<b>10.33</b>	<b>0.25</b>	<b>0.76</b>	<b>1.83</b>	<b>375 / 400</b>	<b>4,604</b>
<b>Mixed-Use</b>						
Vacant	0.95	0.25 / 0.37	0.00	0.33	400 / 1000	531
Redevelopable	0.46	0.25 / 0.37	0.06	0.11	400 / 1000	268
<b>Mixed Use Total</b>	<b>1.41</b>	<b>0.25 / 0.37</b>	<b>0.06</b>	<b>0.44</b>	<b>400 / 1000</b>	<b>800</b>
<b>Industrial</b>						
Vacant	6.71	0.07 / 0.41	0.00	1.63	1,000	1,631
Redevelopable	5.60	0.07 / 0.41	0.29	0.89	1,000	892
<b>Industrial Total</b>	<b>12.31</b>	<b>0.07 / 0.41</b>	<b>0.29</b>	<b>2.52</b>	<b>1,000</b>	<b>2,523</b>
<b>City Total</b>						
Commercial	10.33	0.25	0.69	1.83	375 / 400	4,604
Mixed Use	1.41	0.25 / 0.37	0.91	0.44	400 / 1000	800
Industrial	12.31	0.07 / 0.41	0.26	2.52	1,000	2,523
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>24.05</b>	<b>0.07 / 0.41</b>	<b>1.86</b>	<b>4.79</b>	<b>375 / 1000</b>	<b>7,927</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	4,877	62%
Low Density	3,050	38%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>7,927</b>
Remaining Target (2018-2035)		16,928
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-9,001</b>



## City of Bothell

### Housing Growth and Residential Development Trends



<b>Bothell Housing Growth Target: 2006-2035</b>	<b>4,420</b>
2006 Estimated Housing Units	9,522
2018 Estimated Housing Units	11,726
<b>Estimated Housing Growth</b>	<b>2,204</b>
<b>Remaining 2035 Target</b>	<b>2,216</b>

<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>120.5%</b>	<b>1.75%</b>	<b>1.02%</b>

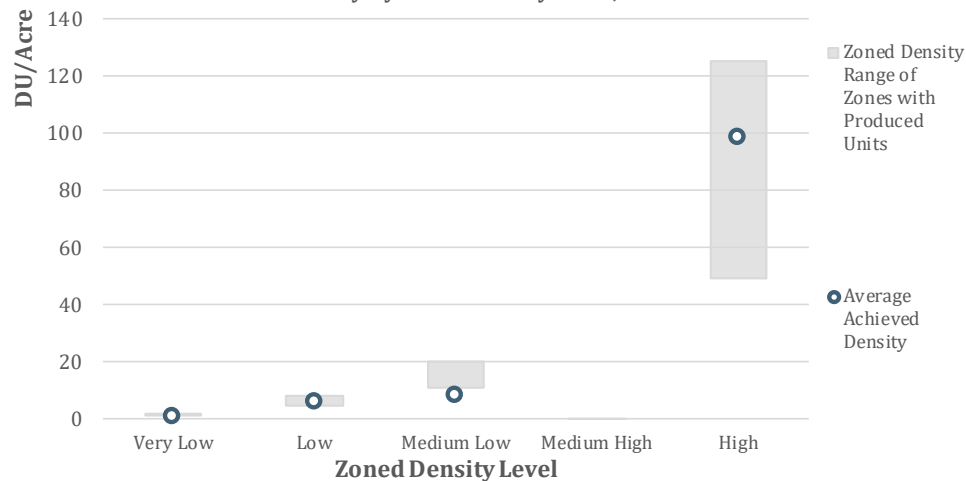
Since 2006, Bothell has grown at 121% of the pace needed to achieve its 2035 housing growth target of 4,420 units. During this period, the total number of housing units in Bothell grew by roughly 23%. At this current rate, Bothell is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Residential Achieved Densities

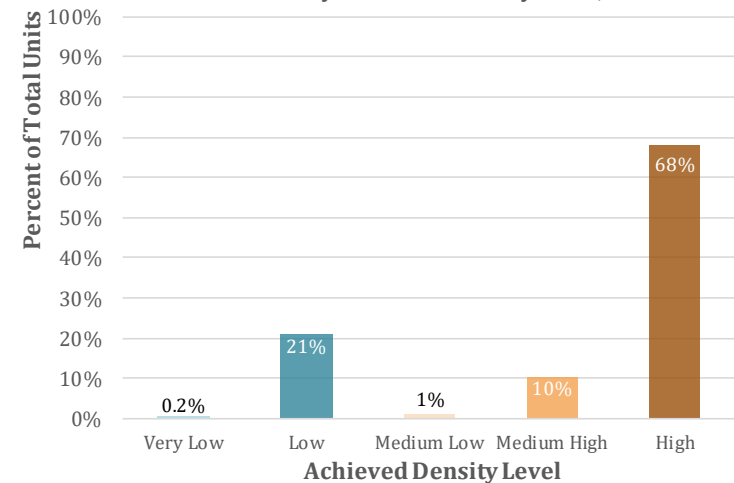
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	1.6	0.0	0.0	1.6	1	<b>0.6</b>
<b>Low</b>	4 - 10 du/acre	179.1	43.2	0.0	116.2	670	<b>5.8</b>
<b>Medium Low</b>	10 - 24 du/acre	6.3	0.2	0.0	6.1	49	<b>8.1</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	20.9	0.0	1.7	18.7	1,836	<b>98.1</b>
<b>Total</b>	<b>207.9</b>	<b>43.5</b>	<b>1.7</b>	<b>20.2</b>	<b>142.5</b>	<b>2,556</b>	<b>17.9</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	3.7	6
<b>Low</b>	112.6	535
<b>Medium Low</b>	1.6	22
<b>Medium High</b>	9.5	260
<b>High</b>	15.1	1,733
<b>Total</b>	<b>142.5</b>	<b>2,556</b>

Achieved Density by Zoned Density Level, 2012-2018

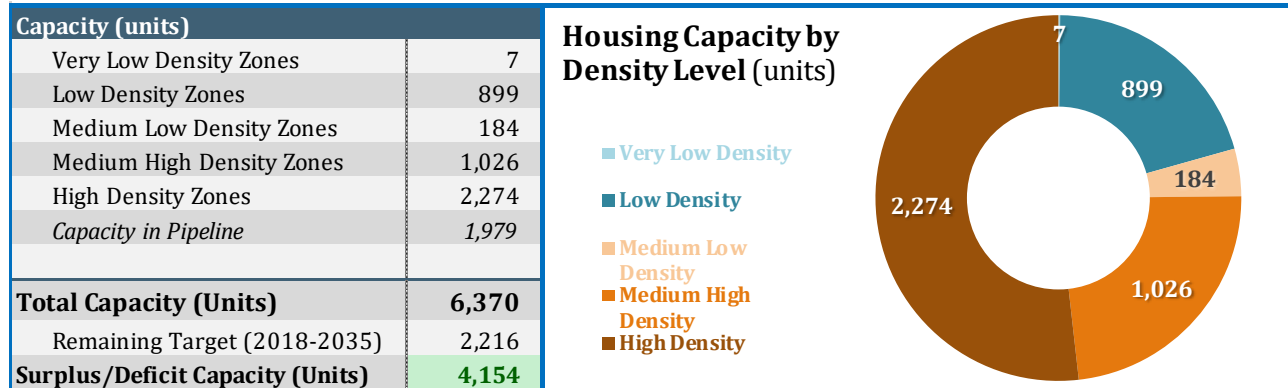


Permitted Units by Achieved Density Level, 2012-2018

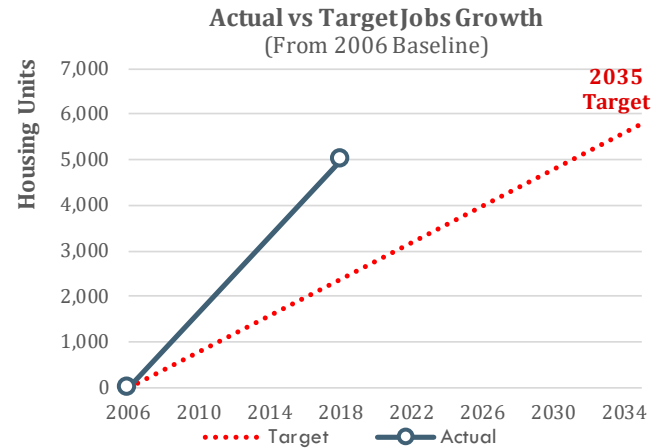


## Bothell - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				5.39	1.0% - 3.0%	10.03	3.1	7
	Redev Subtotal				1.20	1.0% - 3.0%	2.81	3.1	0
	<b>Subtotal</b>	34.07	13.33	0.00	6.58		12.85		<b>7</b>
Low Density	Vacant Subtotal				42.64	3.0% - 5.0%	77.45	4.3 / 8.0	392
	Redev Subtotal				71.22	3.0% - 5.0%	126.99	4.3 / 8.0	508
	<b>Subtotal</b>	376.01	47.71	0.00	113.86		204.45		<b>899</b>
Medium Low Density	Vacant Subtotal				0.75	3.0% - 5.0%	2.14	13.3 / 23.9	33
	Redev Subtotal				3.51	3.0% - 5.0%	9.78	13.3 / 23.9	151
	<b>Subtotal</b>	24.14	7.43	0.00	4.26		11.92		<b>184</b>
Medium High Density	Vacant Subtotal				4.47	3.0% - 3.0%	12.88	25.0 / 34.0	407
	Redev Subtotal				7.17	3.0% - 3.0%	20.66	25.0 / 34.0	620
	<b>Subtotal</b>	64.35	17.77	0.00	11.65		33.54		<b>1,026</b>
High Density	Vacant Subtotal				3.22	3.0% - 3.0%	9.27	66.3 / 192.4	1,271
	Redev Subtotal				3.43	3.0% - 3.0%	9.89	66.3 / 192.4	1,003
	<b>Subtotal</b>	30.11	3.50	0.00	6.65		19.16		<b>2,274</b>
All Zones	Vacant Total				56.47		111.78		2,109
	Redev Total				86.53		170.13		2,282
	<b>Total</b>	<b>528.68</b>	<b>89.74</b>	<b>0.00</b>	<b>143.00</b>		<b>281.91</b>		<b>4,391</b>



## Bothell - Employment Growth and Commercial/Industrial Development Trends



<b>Bothell Jobs Growth Target: 2006-2035</b>		<b>5,800</b>
2006 Jobs (PSRC)	11,757	
2018 Jobs (PSRC)	16,780	
<b>Total Jobs Growth</b>	<b>5,023</b>	
<b>Remaining 2035 Target</b>	<b>777</b>	

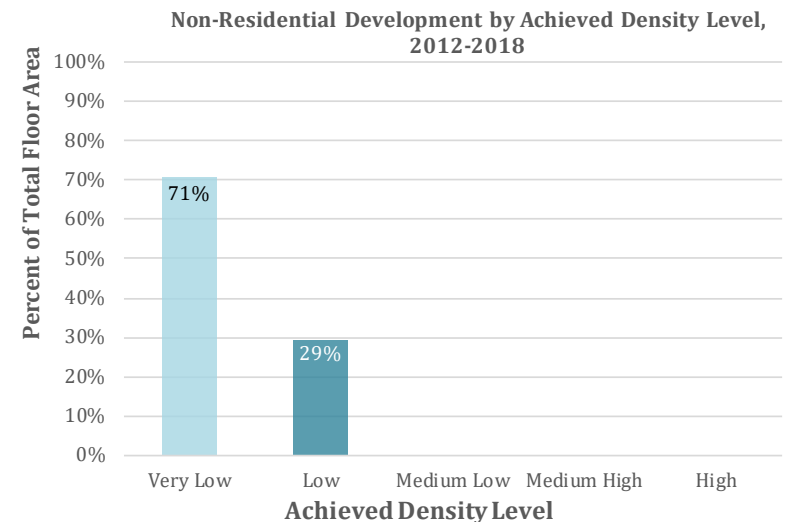
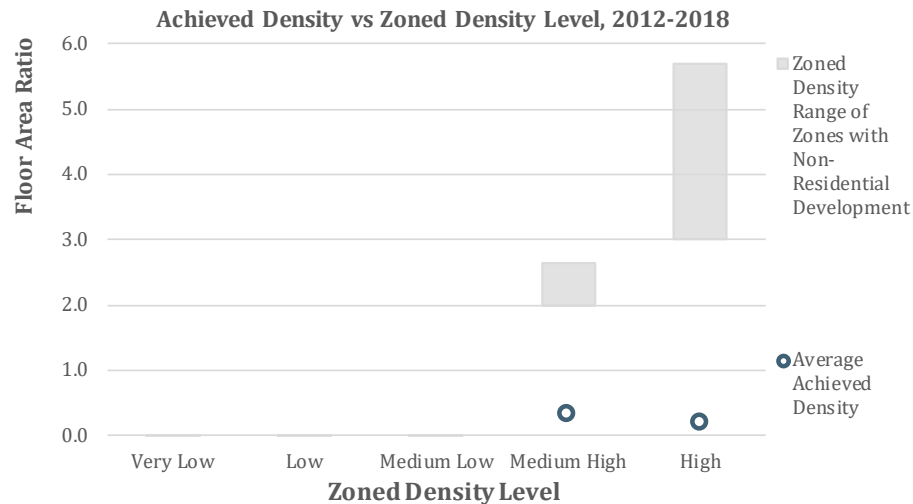
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>209.3%</b>	<b>3.01%</b>	<b>0.27%</b>

Since 2006, Bothell has grown at 209% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Bothell grew by roughly 43%. At this current rate, Bothell is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.3% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	17,550	5,592	0.3
<b>High</b> 3.0 & up FAR	634,620	121,751	0.2
<b>Total</b>	<b>652,170</b>	<b>127,343</b>	<b>0.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	551,332	90,251	0.2
<b>Low</b>	100,838	37,092	0.4
<b>Medium Low</b>	0	0	0.0
<b>Medium High</b>	0	0	0.0
<b>High</b>	0	0	0.0
<b>Total</b>	<b>652,170</b>	<b>127,343</b>	<b>0.2</b>

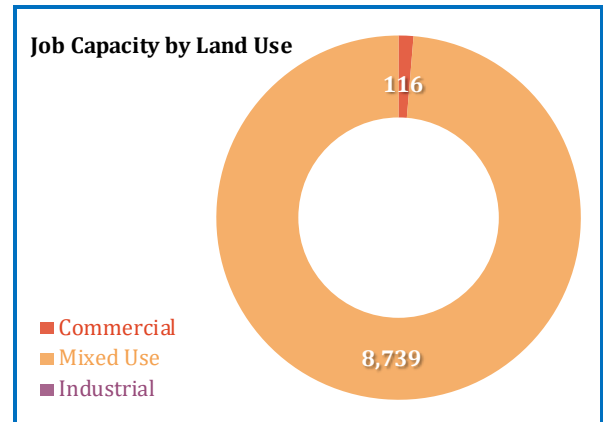


## Bothell - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	6.5	2.6	0.6	0.4	2.9	5% - 10%	2.7
Mixed Use	159.4	57.2	15.3	10.2	76.6	1% - 5%	71.7
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>165.9</b>	<b>59.9</b>	<b>15.9</b>	<b>10.6</b>	<b>79.5</b>		<b>74.3</b>

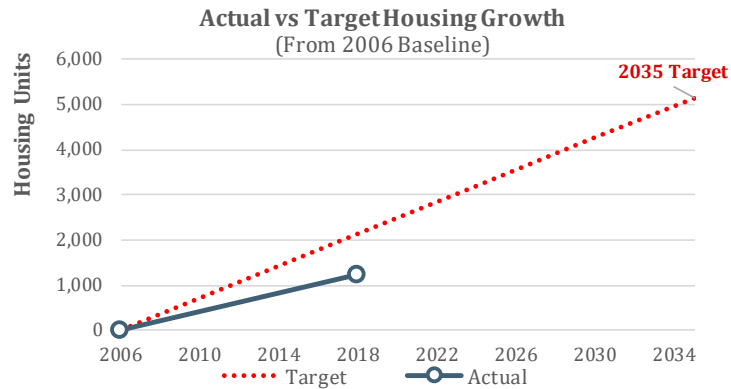
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.02	0.35 / 0.40	0.00	0.01	200	47
Redevelopable	0.09	0.35 / 0.40	0.07	0.01	200	69
<b>Commercial Total</b>	<b>0.12</b>	<b>0.35 / 0.40</b>	<b>0.07</b>	<b>0.02</b>	<b>200</b>	<b>116</b>
<b>Mixed-Use</b>						
Vacant	1.37	0.10 / 1.20	0.00	0.83	200 / 1000	4,137
Redevelopable	1.76	0.10 / 1.20	0.10	0.92	200 / 1000	4,602
<b>Mixed Use Total</b>	<b>3.12</b>	<b>0.10 / 1.20</b>	<b>0.10</b>	<b>1.75</b>	<b>200 / 1000</b>	<b>8,739</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.12	0.35 / 0.40	0.69	0.02	200	116
Mixed Use	3.12	0.10 / 1.20	0.91	1.75	200 / 1000	8,739
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						<i>160</i>
<b>City Total</b>	<b>3.24</b>	<b>1.20</b>	<b>1.86</b>	<b>1.77</b>	<b>0 / 1000</b>	<b>9,015</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	225	3%
Low Density	2,605	29%
Medium Low Density	540	6%
Medium High Density	5,485	62%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>160</i>
<b>Total Capacity (jobs)</b>		<b>9,015</b>
Remaining Target (2018-2035)		777
<b>Surplus/Deficit Capacity (jobs)</b>		<b>8,238</b>



## City of Burien

### Housing Growth and Residential Development Trends



Burien Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	19,584
2018 Estimated Housing Units	20,809
<b>Estimated Housing Growth</b>	<b>1,225</b>
<b>Remaining 2035 Target</b>	<b>3,926</b>

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>57.5%</b>	<b>0.51%</b>	<b>1.02%</b>

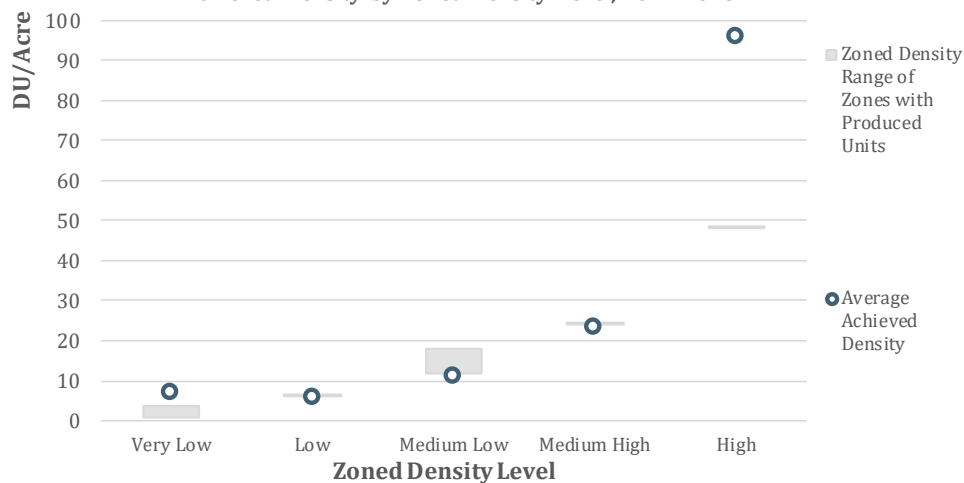
Since 2006, Burien has grown at 57% of the pace needed to achieve its 2035 housing growth target of 5,150 units. During this period, the total number of housing units in Burien grew by roughly 6%. At this current rate, Burien is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Residential Achieved Densities

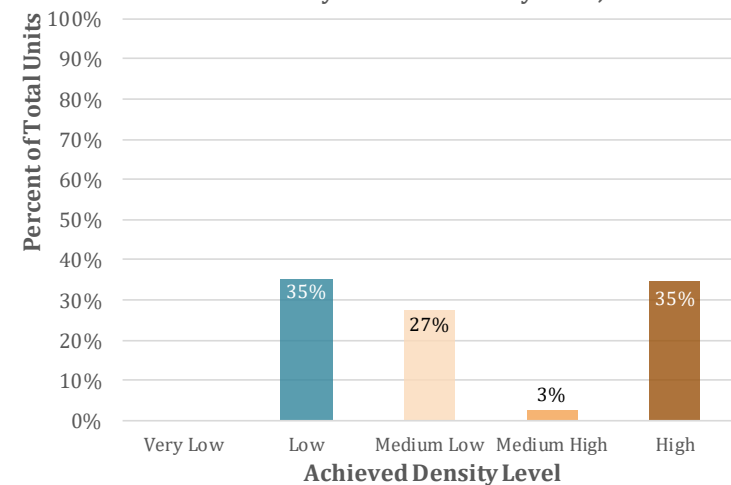
Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	17.6	12.5	0.0	0.2	4.8	33	6.9
Low	4 - 10 du/acre	58.3	0.0	0.5	2.1	55.6	323	5.8
Medium Low	10 - 24 du/acre	5.7	0.0	0.0	0.0	5.7	63	11.0
Medium High	24 - 48 du/acre	9.9	0.4	0.0	0.1	9.4	216	23.1
High	48 & up du/acre	4.0	0.0	0.0	0.0	4.0	381	95.6
Total		95.5	13.0	0.6	2.5	79.5	1,016	12.8

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	60.4	356
<b>Medium Low</b>	15.1	279
<b>Medium High</b>	1.1	27
<b>High</b>	2.9	354
<b>Total</b>	<b>79.5</b>	<b>1,016</b>

Achieved Density by Zoned Density Level, 2012-2018

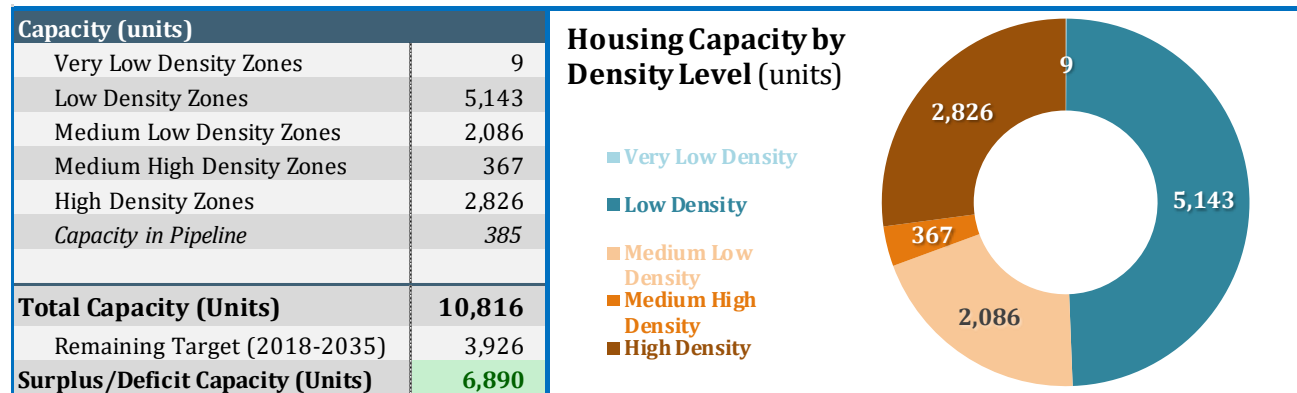


Permitted Units by Achieved Density Level, 2012-2018

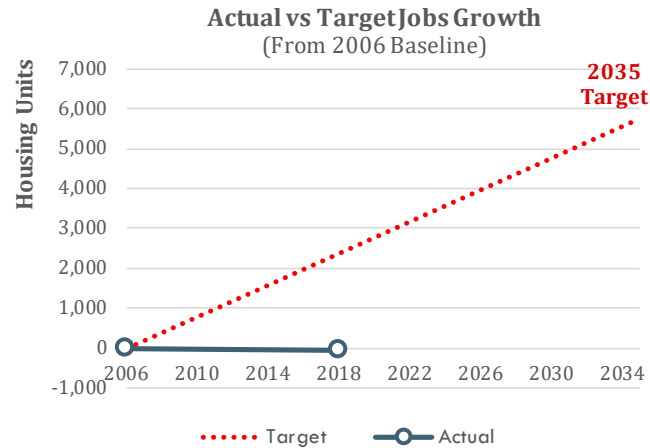


## Burien - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.23	18.0% - 18.0%	7.17	1.0	7
	Redev Subtotal				0.54	20.0% - 20.0%	3.03	1.0	2
	<b>Subtotal</b>	15.23	0.53	0.00	1.76		10.20		<b>9</b>
Low Density	Vacant Subtotal				15.33	16.0% - 30.0%	92.35	5.6 / 8.0	946
	Redev Subtotal				52.01	17.0% - 32.0%	308.91	5.6 / 8.0	4,196
	<b>Subtotal</b>	1,276.66	712.44	0.00	67.34		401.26		<b>5,143</b>
Medium Low Density	Vacant Subtotal				2.21	22.0% - 31.0%	37.90	10.8 / 23.0	721
	Redev Subtotal				4.97	24.0% - 32.0%	82.12	10.8 / 23.0	1,365
	<b>Subtotal</b>	204.58	29.80	0.00	7.17		120.01		<b>2,086</b>
Medium High Density	Vacant Subtotal				0.16	30.0% - 31.0%	2.60	24.0 / 25.7	66
	Redev Subtotal				0.98	32.0% - 33.0%	15.58	24.0 / 25.7	301
	<b>Subtotal</b>	28.87	0.54	0.00	1.13		18.18		<b>367</b>
High Density	Vacant Subtotal				0.60	31.0% - 100.0%	2.47	120.7	349
	Redev Subtotal				1.33	32.0% - 100.0%	20.91	120.7	2,477
	<b>Subtotal</b>	50.50	7.05	0.00	1.93		23.38		<b>2,826</b>
All Zones	Vacant Total				19.52		142.49		2,089
	Redev Total				59.82		430.54		8,341
	<b>Total</b>	<b>1,575.84</b>	<b>750.36</b>	<b>0.00</b>	<b>79.34</b>		<b>573.03</b>		<b>10,431</b>



## Burien - Employment Growth and Commercial/Industrial Development Trends



<b>Burien Jobs Growth Target: 2006-2035</b>	<b>5,754</b>
2006 Jobs (PSRC)	13,371
2018 Jobs (PSRC)	13,345
<b>Total Jobs Growth</b>	<b>-26</b>
<b>Remaining 2035 Target</b>	<b>5,754</b>

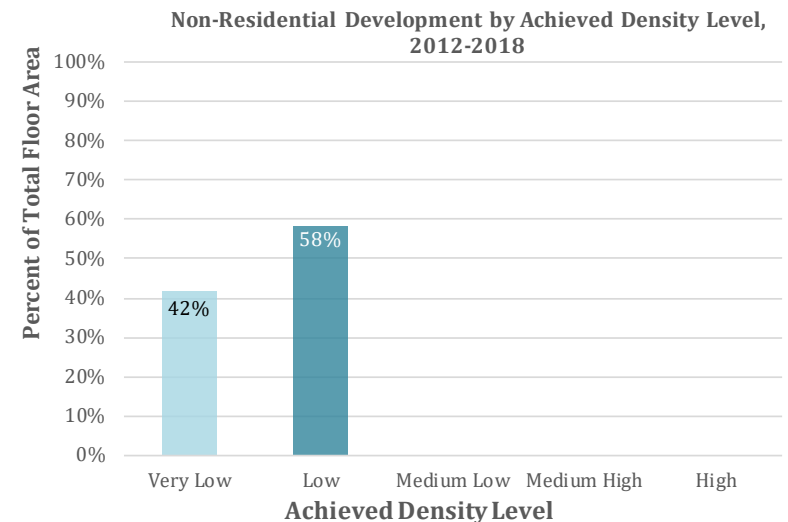
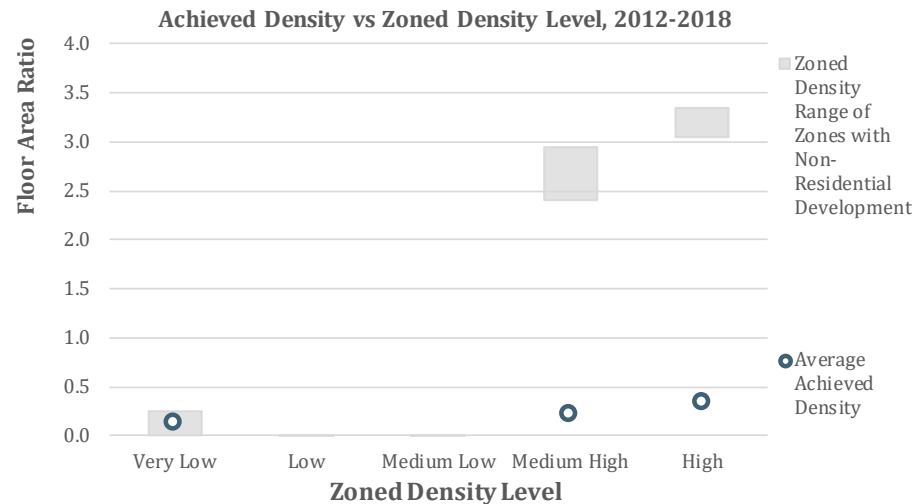
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>-1.1%</b>	<b>-0.02%</b>	<b>2.14%</b>

Since 2006, Burien has grown at -1% of the pace needed to achieve its 2035 jobs growth target of 5,754 units. During this period, the total number of jobs in Burien grew by roughly 0%. At this current rate, Burien is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.1% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	113,288	13,973	<b>0.1</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	313,495	69,911	<b>0.2</b>
<b>High</b> 3.0 & up FAR	965,891	329,761	<b>0.3</b>
<b>Total</b>	<b>1,392,674</b>	<b>413,645</b>	<b>0.3</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	808,777	172,505	<b>0.2</b>
<b>Low</b>	583,897	241,140	<b>0.4</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>1,392,674</b>	<b>413,645</b>	<b>0.3</b>



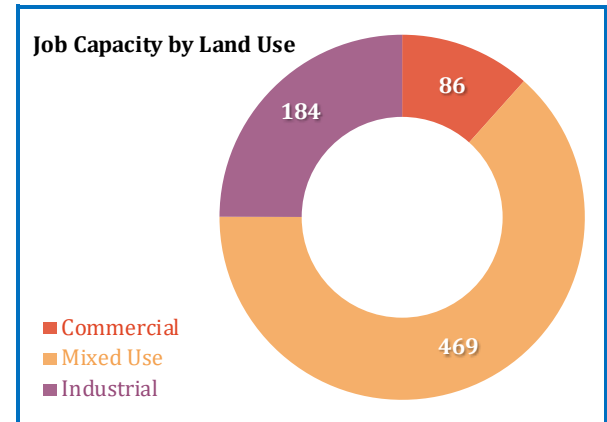


## Burien - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	12.1	0.2	0.4	0.4	11.1	36% - 40%	6.7
Mixed Use	129.3	13.7	3.5	3.5	108.7	10% - 46%	64.9
Industrial	16.3	0.0	0.5	0.5	15.3	8% - 10%	13.7
<b>Non-Res Land Total</b>	<b>157.6</b>	<b>13.9</b>	<b>4.3</b>	<b>4.3</b>	<b>135.1</b>		<b>85.3</b>

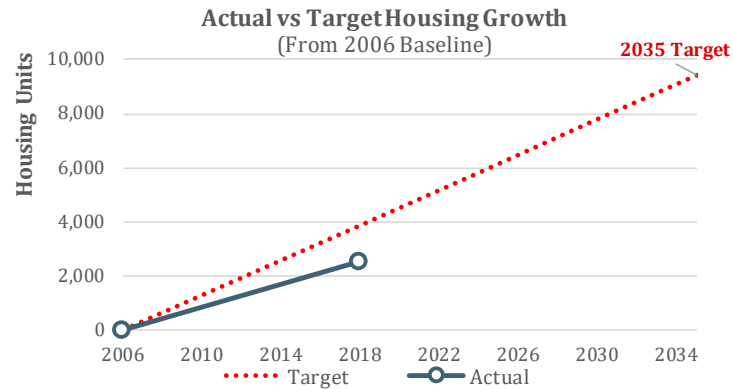
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.15	0.22 / 0.40	0.00	0.06	650	86
Redevelopable	0.14	0.22 / 0.40	0.11	0.00	650	0
<b>Commercial Total</b>	<b>0.29</b>	<b>0.22 / 0.40</b>	<b>0.11</b>	<b>0.06</b>	<b>650</b>	<b>86</b>
<b>Mixed-Use</b>						
Vacant	1.17	0.12 / 0.41	0.00	0.30	650 / 1200	406
Redevelopable	1.66	0.12 / 0.41	1.17	0.04	650 / 1200	62
<b>Mixed Use Total</b>	<b>2.83</b>	<b>0.12 / 0.41</b>	<b>1.17</b>	<b>0.34</b>	<b>650 / 1200</b>	<b>469</b>
<b>Industrial</b>						
Vacant	0.09	0.41	0.00	0.04	1,200	30
Redevelopable	0.51	0.41	0.02	0.19	1,200	154
<b>Industrial Total</b>	<b>0.60</b>	<b>0.41</b>	<b>0.02</b>	<b>0.22</b>	<b>1,200</b>	<b>184</b>
<b>City Total</b>						
Commercial	0.29	0.22 / 0.40	0.69	0.06	650	86
Mixed Use	2.83	0.12 / 0.41	0.91	0.34	650 / 1200	469
Industrial	0.60	0.41	0.26	0.22	1,200	184
<i>Job Capacity in Pipeline</i>						13
<b>City Total</b>	<b>3.71</b>	<b>0.12 / 0.41</b>	<b>1.86</b>	<b>0.62</b>	<b>650 / 1200</b>	<b>752</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	414	56%
Low Density	325	44%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		13
<b>Total Capacity (jobs)</b>		<b>752</b>
Remaining Target (2018-2035)		5,780
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-5,027</b>



## City of Federal Way

### Housing Growth and Residential Development Trends



<b>Federal Way Housing Growth Target: 2006-2035</b>	<b>9,396</b>
2006 Estimated Housing Units	34,560
2018 Estimated Housing Units	37,085
<b>Estimated Housing Growth</b>	<b>2,525</b>
<b>Remaining 2035 Target</b>	<b>6,871</b>

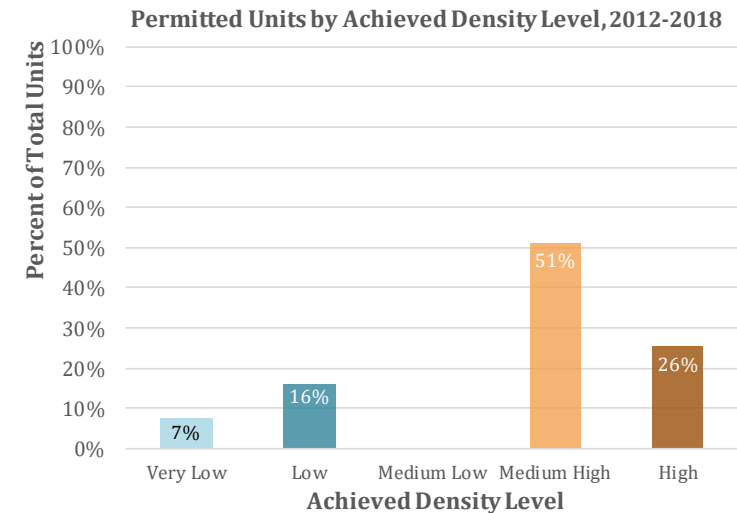
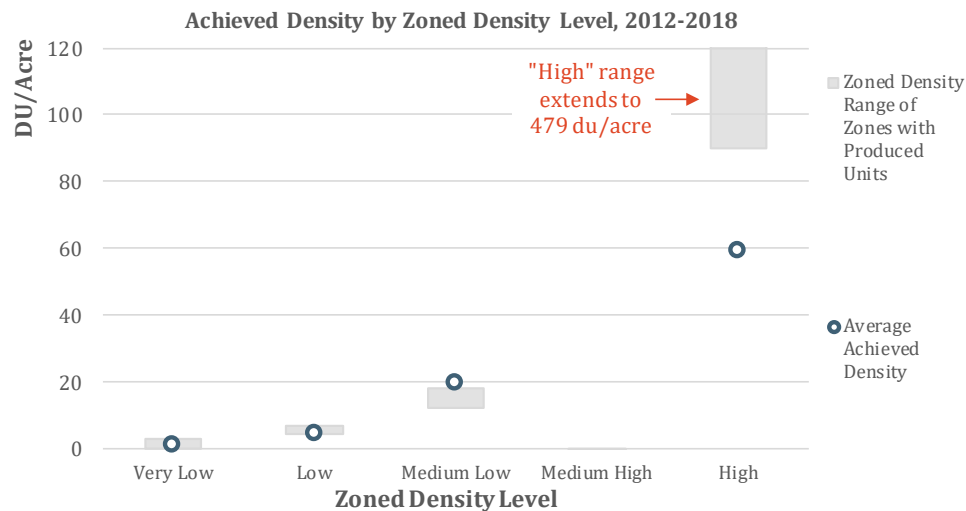
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>65.0%</b>	<b>0.59%</b>	<b>1.00%</b>

Since 2006, Federal Way has grown at 65% of the pace needed to achieve its 2035 housing growth target of 9,396 units. During this period, the total number of housing units in Federal Way grew by roughly 7%. At this current rate, Federal Way is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Residential Achieved Densities

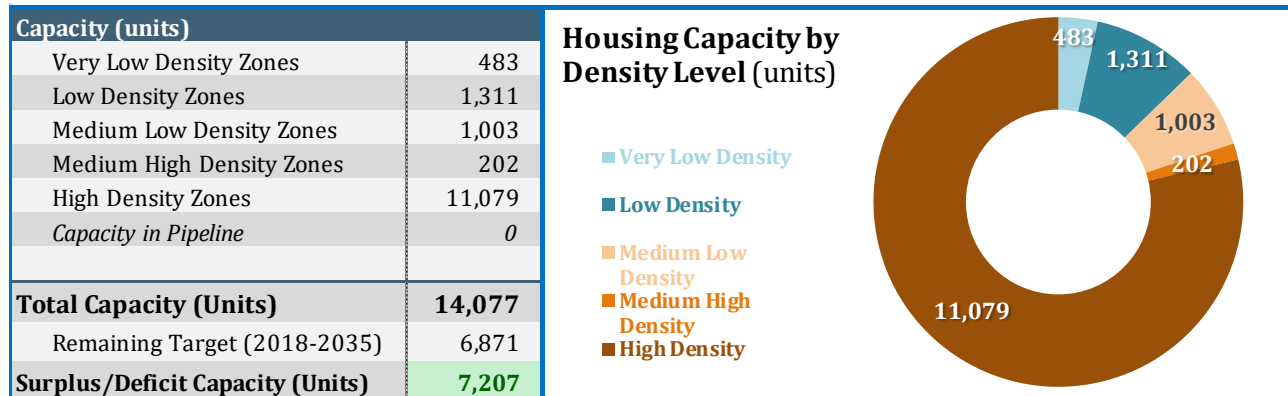
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	29.7	0.0	0.0	29.7	29	<b>1.0</b>
<b>Low</b>	4 - 10 du/acre	57.1	0.0	0.0	57.1	245	<b>4.3</b>
<b>Medium Low</b>	10 - 24 du/acre	59.0	17.9	7.1	33.7	659	<b>19.5</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	14.1	0.0	0.5	12.2	723	<b>59.2</b>
<b>Total</b>	<b>160.0</b>	<b>17.9</b>	<b>7.6</b>	<b>1.7</b>	<b>132.8</b>	<b>1,656</b>	<b>12.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	56.5	123
<b>Low</b>	46.4	264
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	26.1	846
<b>High</b>	3.7	423
<b>Total</b>	<b>132.8</b>	<b>1,656</b>

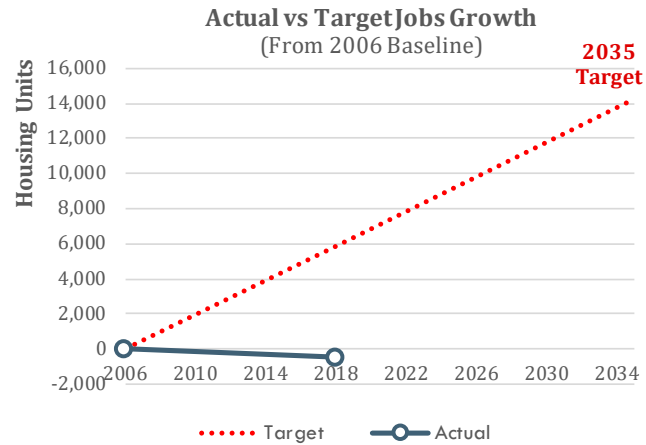


## Federal Way - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				91.64	18.0% - 18.0%	123.06	0.2 / 2.9	258
	Redev Subtotal				118.17	18.0% - 18.0%	158.68	0.2 / 2.9	225
	<b>Subtotal</b>	1,391.30	791.83	0.00	209.81		281.75		<b>483</b>
Low Density	Vacant Subtotal				99.14	18.0% - 18.0%	133.14	4.5 / 8.7	723
	Redev Subtotal				136.12	18.0% - 18.0%	182.78	4.5 / 8.7	588
	<b>Subtotal</b>	1,459.97	787.80	0.00	235.26		315.92		<b>1,311</b>
Medium Low Density	Vacant Subtotal				12.13	7.0% - 10.0%	34.88	12.1 / 18.2	479
	Redev Subtotal				24.82	7.0% - 10.0%	69.72	12.1 / 18.2	524
	<b>Subtotal</b>	307.20	154.15	0.00	36.95		104.60		<b>1,003</b>
Medium High Density	Vacant Subtotal				2.43	7.0% - 7.0%	6.62	24.2	160
	Redev Subtotal				0.82	7.0% - 7.0%	2.22	24.2	42
	<b>Subtotal</b>	39.00	26.01	0.00	3.25		8.83		<b>202</b>
High Density	Vacant Subtotal				17.27	10.0% - 10.0%	60.44	54.0 / 135.0	3,400
	Redev Subtotal				23.15	10.0% - 10.0%	81.03	54.0 / 135.0	7,679
	<b>Subtotal</b>	406.99	86.43	0.00	40.42		141.47		<b>11,079</b>
All Zones	Vacant Total				222.62		358.13		5,020
	Redev Total				303.07		494.43		9,057
	<b>Total</b>	<b>3,604.46</b>	<b>1,846.21</b>	<b>0.00</b>	<b>525.68</b>		<b>852.56</b>		<b>14,077</b>



## Federal Way - Employment Growth and Commercial/Industrial Development Trends



<b>Federal Way Jobs Growth Target: 2006-2035</b>	<b>14,268</b>
2006 Jobs (PSRC)	31,616
2018 Jobs (PSRC)	31,148
<b>Total Jobs Growth</b>	<b>-468</b>
<b>Remaining 2035 Target</b>	<b>14,268</b>

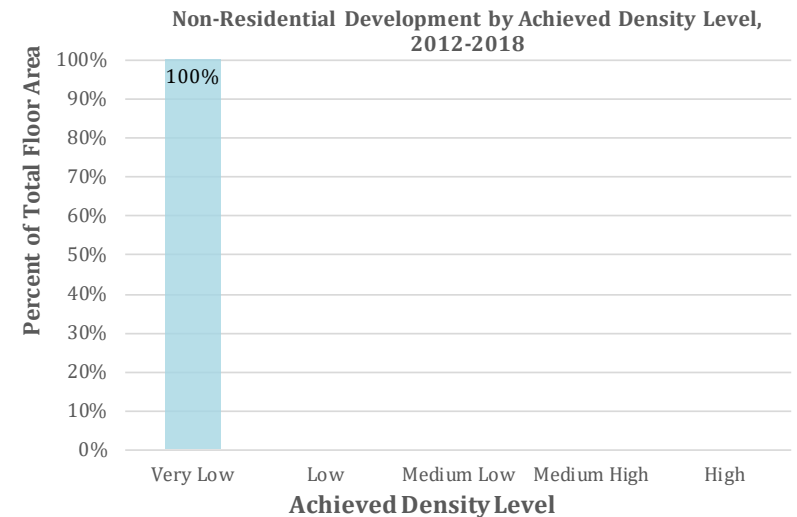
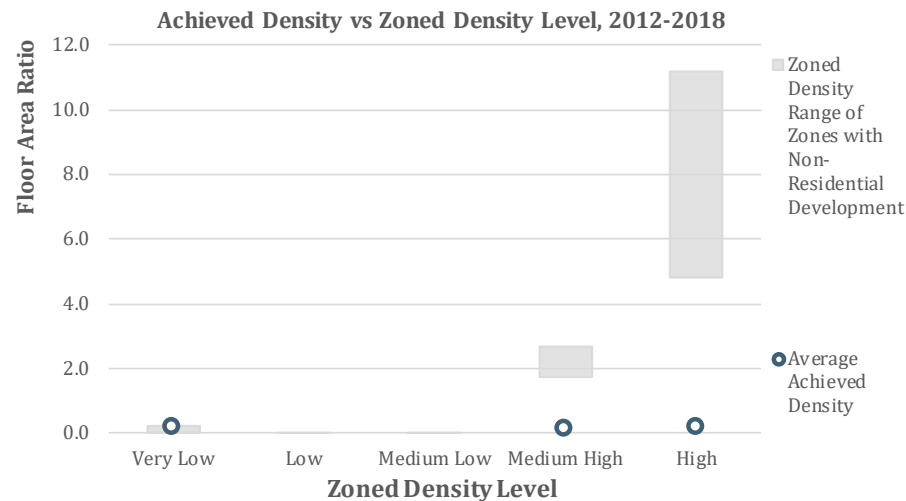
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>-7.9%</b>	<b>-0.12%</b>	<b>2.31%</b>

Since 2006, Federal Way has grown at -8% of the pace needed to achieve its 2035 jobs growth target of 14,268 units. During this period, the total number of jobs in Federal Way grew by roughly -1%. At this current rate, Federal Way is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.3% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	56,628	9,120	<b>0.2</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	2,989,922	407,512	<b>0.1</b>
<b>High</b> 3.0 & up FAR	1,222,002	218,100	<b>0.2</b>
<b>Total</b>	<b>4,268,552</b>	<b>634,732</b>	<b>0.1</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	4,268,552	634,732	<b>0.1</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>4,268,552</b>	<b>634,732</b>	<b>0.1</b>

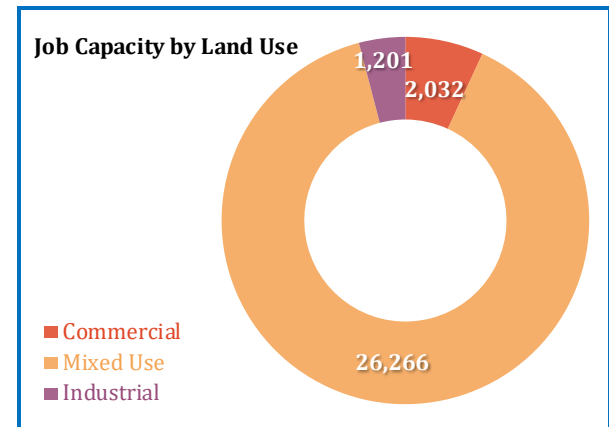


## Federal Way - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	536.0	224.3	46.8	15.6	249.3	15%	202.6
Mixed Use	250.3	21.9	34.3	11.4	182.7	10%	159.9
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>786.3</b>	<b>246.2</b>	<b>81.0</b>	<b>27.0</b>	<b>432.1</b>		<b>362.5</b>

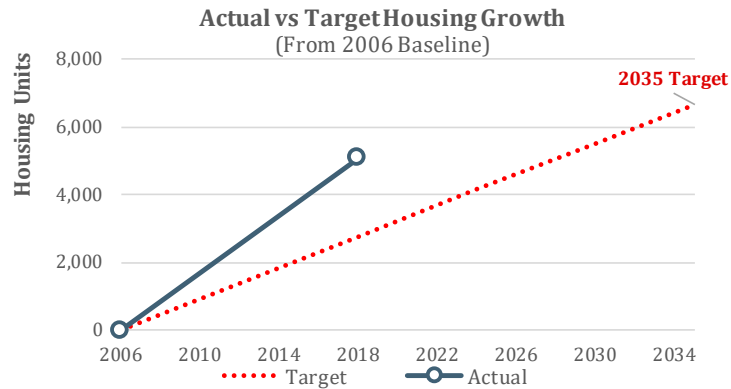
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	4.68	0.38	0.00	1.16	700 / 900	1,302
Redevelopable	4.14	0.38	0.08	0.66	700 / 900	730
<b>Commercial Total</b>	<b>8.82</b>	<b>0.38</b>	<b>0.08</b>	<b>1.82</b>	<b>700 / 900</b>	<b>2,032</b>
<b>Mixed-Use</b>						
Vacant	3.00	0.18 / 4.90	0.01	1.24	450	2,761
Redevelopable	3.96	0.18 / 4.90	0.35	10.58	450	23,505
<b>Mixed Use Total</b>	<b>6.96</b>	<b>0.18 / 4.90</b>	<b>0.36</b>	<b>11.82</b>	<b>450</b>	<b>26,266</b>
<b>Industrial*</b>						
Vacant	1.29	0.40	0.00	0.52	1,100	469
Redevelopable	2.32	0.40	0.12	0.81	1,100	732
<b>Industrial Total</b>	<b>3.61</b>	<b>0.40</b>	<b>0.12</b>	<b>1.32</b>	<b>1,100</b>	<b>1,201</b>
<b>City Total</b>						
Commercial	8.82	0.38	0.69	1.82	700 / 900	2,032
Mixed Use	6.96	0.18 / 4.90	0.91	11.82	450	26,266
Industrial	3.61	0.40	0.26	1.32	1,100	1,201
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>19.40</b>	<b>4.90</b>	<b>1.86</b>	<b>14.96</b>	<b>450 / 1100</b>	<b>29,500</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,673	6%
Low Density	3,174	11%
Medium Low Density	0	0%
Medium High Density	4,721	16%
High Density	19,933	68%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>29,500</b>
Remaining Target (2018-2035)		14,736
<b>Surplus/Deficit Capacity (jobs)</b>		<b>14,764</b>



## City of Issaquah

### Housing Growth and Residential Development Trends



Issaquah Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	11,517
2018 Estimated Housing Units	16,612
<b>Estimated Housing Growth</b>	<b>5,096</b>
<b>Remaining 2035 Target</b>	<b>1,574</b>

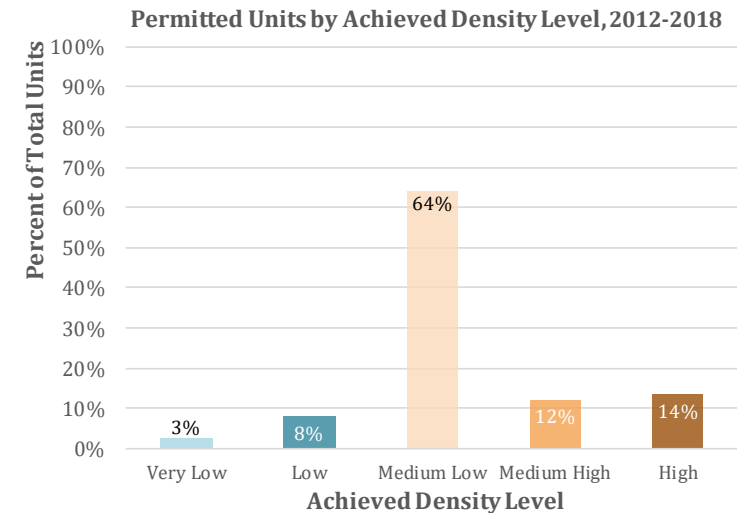
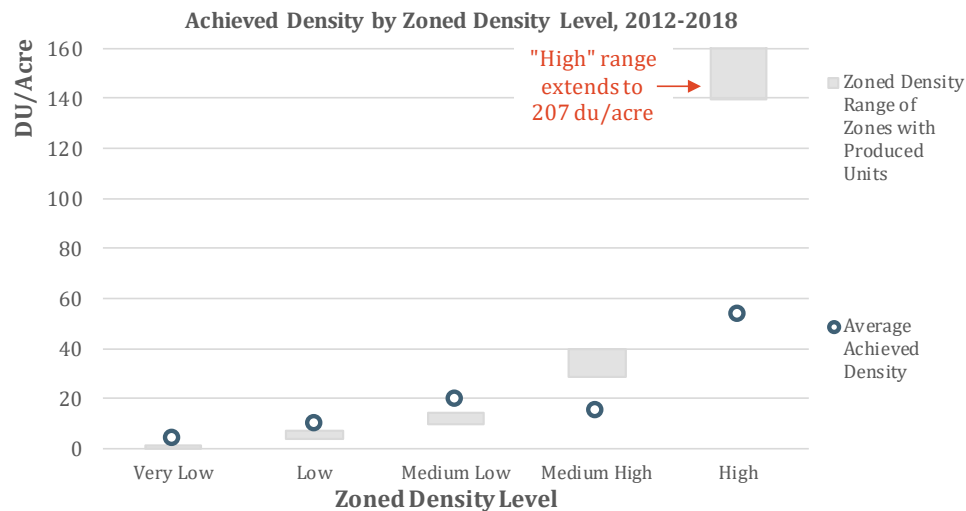
Since 2006, Issaquah has grown at 185% of the pace needed to achieve its 2035 housing growth target of 6,670 units. During this period, the total number of housing units in Issaquah grew by roughly 44%. At this current rate, Issaquah is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.5% to reach its remaining target by 2035.

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>184.6%</b>	<b>3.10%</b>	<b>0.53%</b>

### Residential Achieved Densities

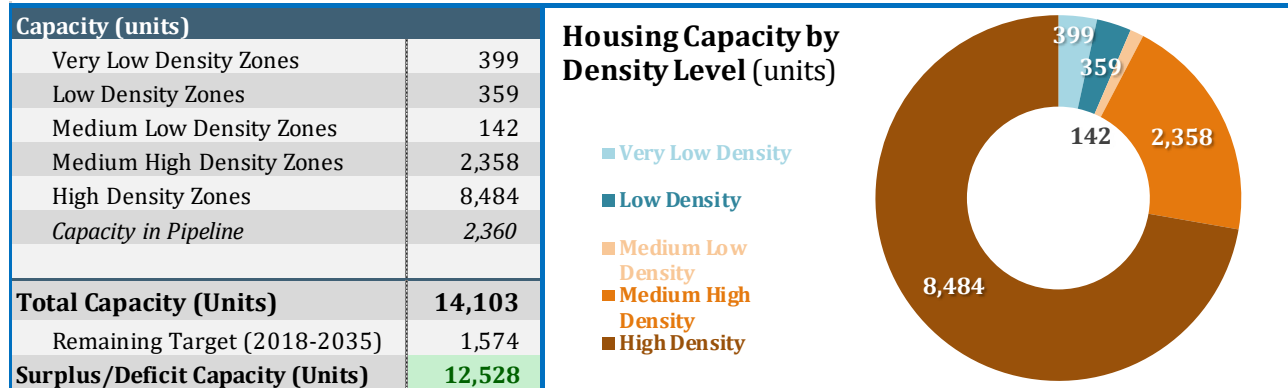
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	26.0	7.3	0.0	18.7	78	<b>4.2</b>
<b>Low</b>	4 - 10 du/acre	47.7	0.3	0.0	47.4	481	<b>10.1</b>
<b>Medium Low</b>	10 - 24 du/acre	21.4	0.2	0.0	18.1	358	<b>19.8</b>
<b>Medium High</b>	24 - 48 du/acre	87.2	0.1	1.0	82.5	1,238	<b>15.0</b>
<b>High</b>	48 & up du/acre	9.7	3.0	0.0	6.6	356	<b>53.6</b>
<b>Total</b>	<b>191.9</b>	<b>10.9</b>	<b>1.0</b>	<b>6.6</b>	<b>173.4</b>	<b>2,511</b>	<b>14.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	27.8	67
<b>Low</b>	26.7	196
<b>Medium Low</b>	103.0	1,606
<b>Medium High</b>	10.2	298
<b>High</b>	5.6	344
<b>Total</b>	<b>173.4</b>	<b>2,511</b>

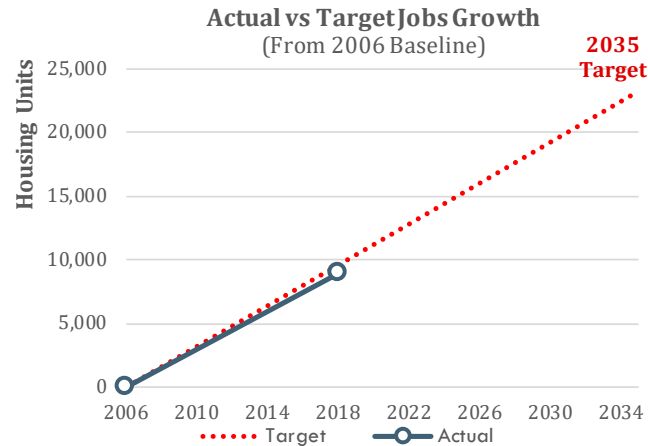


## Issaquah - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				22.10	7.0% - 15.0%	69.11	4.0	175
	Redev Subtotal				44.47	7.0% - 15.0%	137.42	4.0	224
	<b>Subtotal</b>	392.70	103.48	0.00	66.57		206.53		<b>399</b>
Low Density	Vacant Subtotal				8.22	12.0% - 25.0%	27.10	6.9 / 9.2	197
	Redev Subtotal				19.78	12.0% - 25.0%	64.55	6.9 / 9.2	162
	<b>Subtotal</b>	166.28	27.60	0.00	28.00		91.65		<b>359</b>
Medium Low Density	Vacant Subtotal				1.32	1.0% - 15.0%	8.28	11.7 / 15.0	109
	Redev Subtotal				1.27	1.0% - 15.0%	7.50	11.7 / 15.0	32
	<b>Subtotal</b>	22.65	1.89	0.00	2.60		15.78		<b>142</b>
Medium High Density	Vacant Subtotal				11.37	1.0% - 25.0%	68.43	27.0 / 33.0	2,063
	Redev Subtotal				2.55	1.0% - 25.0%	12.73	27.0 / 33.0	295
	<b>Subtotal</b>	28.69	2.72	0.00	13.92		81.15		<b>2,358</b>
High Density	Vacant Subtotal				6.29	15.0% - 20.0%	33.55	50.0 / 60.0	1,982
	Redev Subtotal				32.50	15.0% - 20.0%	122.37	50.0 / 60.0	6,503
	<b>Subtotal</b>	292.63	21.71	0.00	38.79		155.92		<b>8,484</b>
All Zones	Vacant Total				49.30		206.47		4,526
	Redev Total				100.58		344.57		7,216
	<b>Total</b>	<b>902.95</b>	<b>157.40</b>	<b>0.00</b>	<b>149.87</b>		<b>551.04</b>		<b>11,743</b>



## Issaquah - Employment Growth and Commercial/Industrial Development Trends



<b>Issaquah Jobs Growth Target: 2006-2035</b>	<b>23,200</b>
2006 Jobs (PSRC)	18,889
2018 Jobs (PSRC)	27,839
<b>Total Jobs Growth</b>	<b>8,950</b>
<b>Remaining 2035 Target</b>	<b>14,250</b>

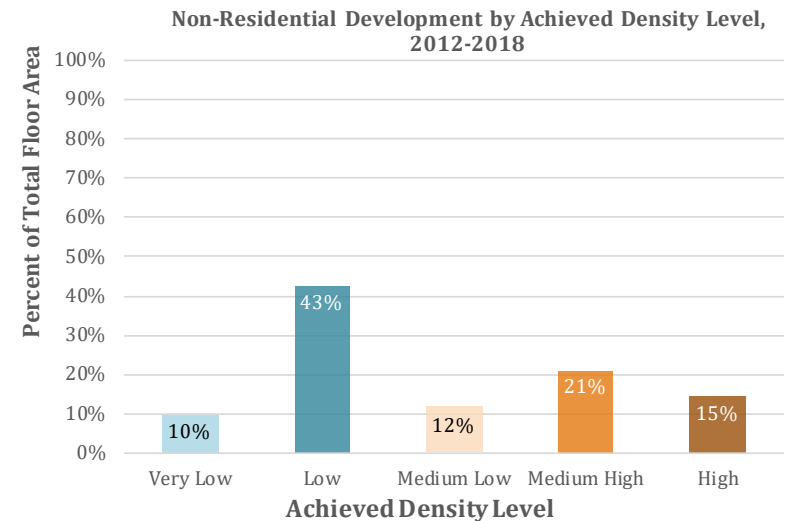
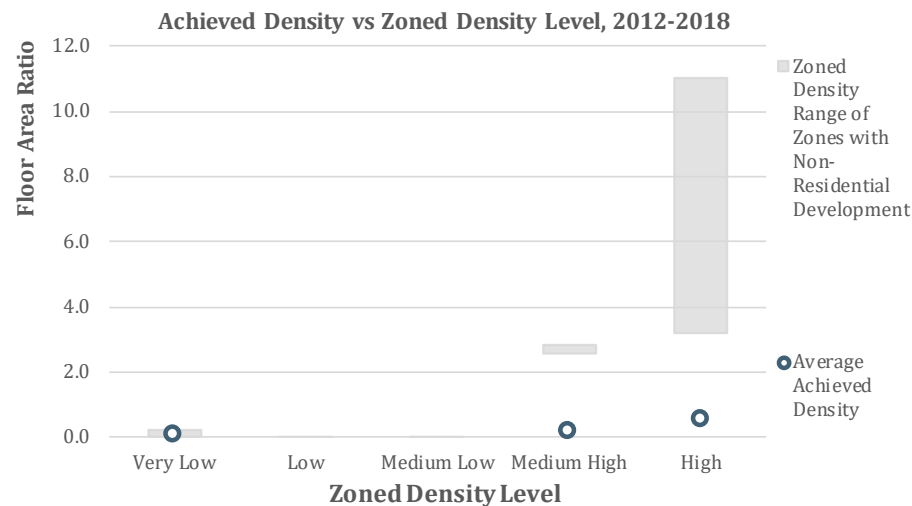
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>93.2%</b>	<b>3.29%</b>	<b>2.46%</b>

Since 2006, Issaquah has grown at 93% of the pace needed to achieve its 2035 jobs growth target of 23,200 units. During this period, the total number of jobs in Issaquah grew by roughly 47%. At this current rate, Issaquah is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.5% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	1,069,083	79,167	<b>0.1</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	62,188	10,650	<b>0.2</b>
<b>High</b> 3.0 & up FAR	1,705,456	938,629	<b>0.6</b>
<b>Total</b>	<b>2,836,727</b>	<b>1,028,446</b>	<b>0.4</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	1,263,400	99,261	<b>0.1</b>
<b>Low</b>	1,226,830	439,629	<b>0.4</b>
<b>Medium Low</b>	204,521	122,521	<b>0.6</b>
<b>Medium High</b>	92,998	217,468	<b>2.3</b>
<b>High</b>	48,978	149,567	<b>3.1</b>
<b>Total</b>	<b>2,836,727</b>	<b>1,028,446</b>	<b>0.4</b>



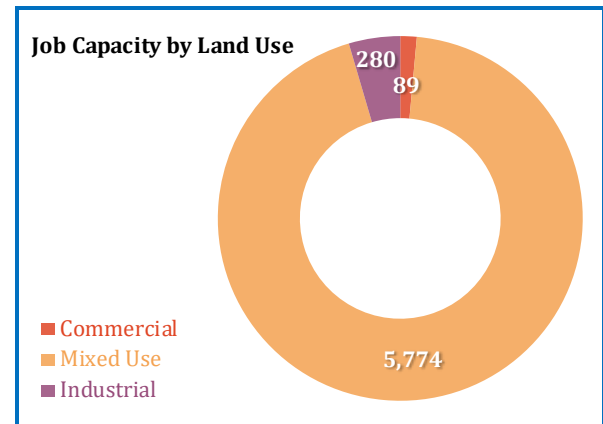


## Issaquah - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	1.3	0.1	0.1	0.1	1.0	0%	1.0
Mixed Use	318.6	41.0	30.1	13.9	233.6	11% - 25%	183.6
Industrial	18.4	1.2	1.3	0.9	15.1	15%	12.5
<b>Non-Res Land Total</b>	<b>338.2</b>	<b>42.3</b>	<b>31.4</b>	<b>14.8</b>	<b>249.7</b>		<b>197.1</b>

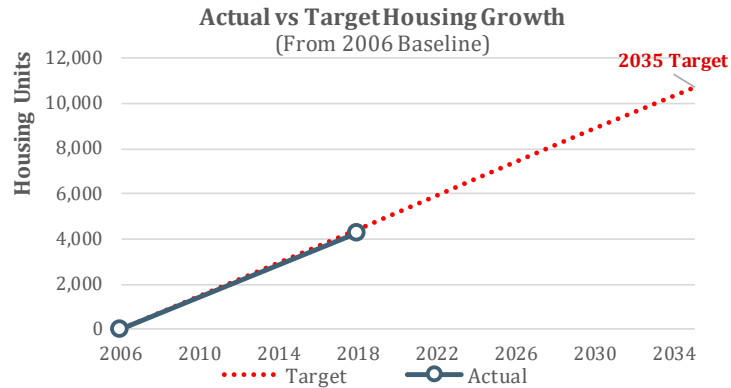
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.04	0.50	0.00	0.02	250	89
Redevelopable	0.00	0.50	0.00	0.00	250	0
<b>Commercial Total</b>	<b>0.04</b>	<b>0.50</b>	<b>0.00</b>	<b>0.02</b>	<b>250</b>	<b>89</b>
<b>Mixed-Use</b>						
Vacant	1.76	1.50	0.00	0.80	0 / 300	3,117
Redevelopable	6.24	1.50	2.45	0.77	0 / 300	2,657
<b>Mixed Use Total</b>	<b>8.00</b>	<b>1.50</b>	<b>2.45</b>	<b>1.57</b>	<b>0 / 300</b>	<b>5,774</b>
<b>Industrial</b>						
Vacant	0.36	0.50	0.00	0.18	700	254
Redevelopable	0.19	0.50	0.08	0.02	700	26
<b>Industrial Total</b>	<b>0.54</b>	<b>0.50</b>	<b>0.08</b>	<b>0.20</b>	<b>700</b>	<b>280</b>
<b>City Total</b>						
Commercial	0.04	0.50	0.69	0.02	250	89
Mixed Use	8.00	1.50	0.91	1.57	0 / 300	5,774
Industrial	0.54	0.50	0.26	0.20	700	280
<i>Job Capacity in Pipeline</i>						<i>9,418</i>
<b>City Total</b>	<b>8.59</b>	<b>1.50</b>	<b>1.86</b>	<b>1.79</b>	<b>0 / 700</b>	<b>15,561</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	125	2%
Low Density	469	8%
Medium Low Density	5,549	90%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>9,418</i>
<b>Total Capacity (jobs)</b>		<b>15,561</b>
Remaining Target (2018-2035)		14,250
<b>Surplus/Deficit Capacity (jobs)</b>		<b>1,311</b>



## City of Kent

### Housing Growth and Residential Development Trends



Kent Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	43,552
2018 Estimated Housing Units	47,811
<b>Estimated Housing Growth</b>	<b>4,259</b>
<b>Remaining 2035 Target</b>	<b>6,495</b>

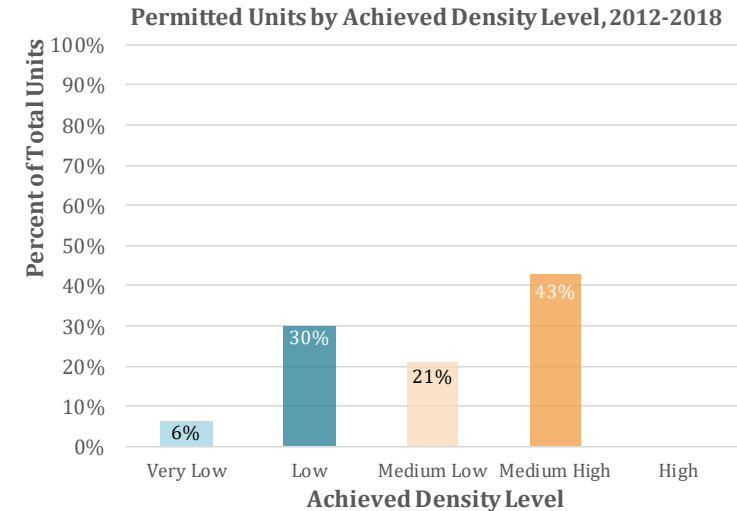
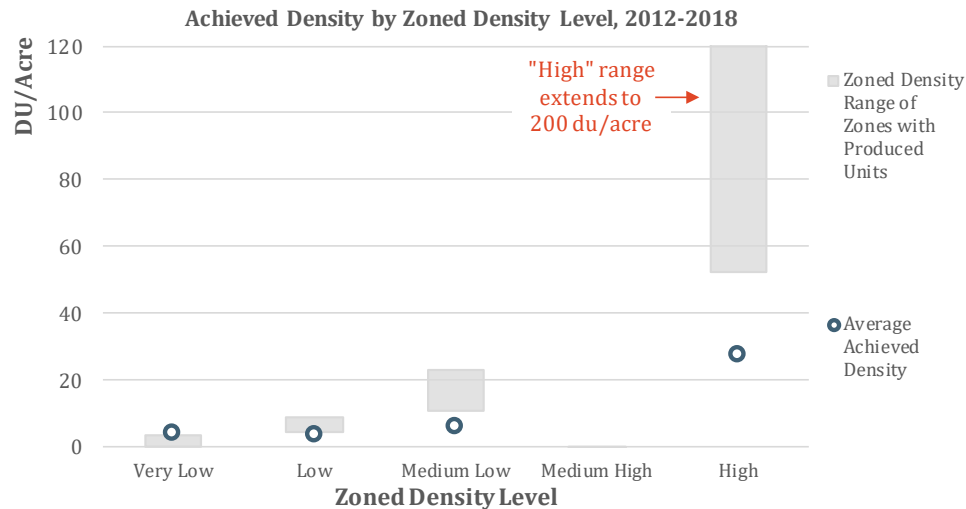
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>95.7%</b>	<b>0.78%</b>	<b>0.75%</b>

Since 2006, Kent has grown at 96% of the pace needed to achieve its 2035 housing growth target of 10,753 units. During this period, the total number of housing units in Kent grew by roughly 10%. At this current rate, Kent is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.8% to reach its remaining target by 2035.

### Residential Achieved Densities

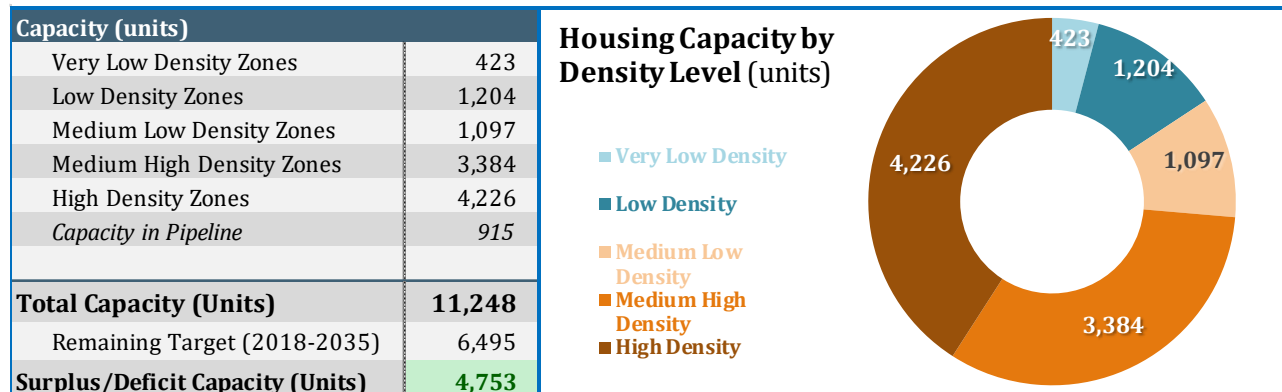
Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	81.2	27.5	0.0	41.7	11.9	48	4.0
Low	4 - 10 du/acre	275.7	54.6	0.0	22.1	199.0	644	3.2
Medium Low	10 - 24 du/acre	50.2	4.6	0.0	1.8	43.8	255	5.8
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	76.8	19.0	0.0	0.4	57.4	1,572	27.4
Total		483.9	105.7	0.0	66.0	312.2	2,519	8.1

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	97.1	156
<b>Low</b>	155.9	755
<b>Medium Low</b>	27.1	528
<b>Medium High</b>	32.0	1,080
<b>High</b>	0.0	0
<b>Total</b>	<b>312.2</b>	<b>2,519</b>

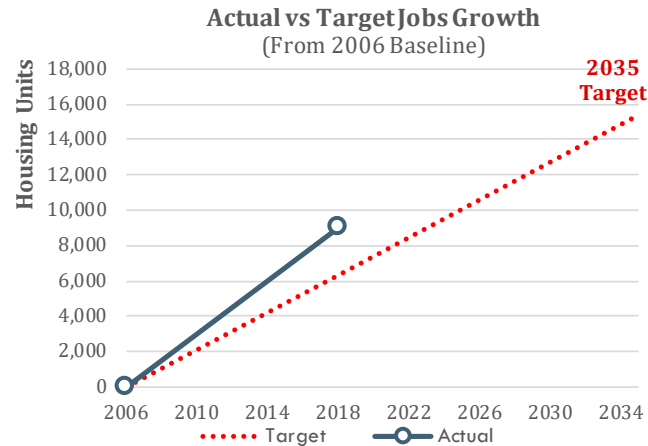


## Kent - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				20.47	10.0% - 14.0%	159.75	3.9	365
	Redev Subtotal				12.33	10.0% - 14.0%	96.84	3.9	58
	<b>Subtotal</b>	590.80	263.04	0.00	32.80		256.59		<b>423</b>
Low Density	Vacant Subtotal				28.53	5.0% - 20.0%	228.17	4.7 / 5.8	1,085
	Redev Subtotal				30.68	5.0% - 20.0%	245.26	4.7 / 9.0	119
	<b>Subtotal</b>	880.15	287.95	0.00	59.21		473.43		<b>1,204</b>
Medium Low Density	Vacant Subtotal				4.07	11.0% - 20.0%	31.33	10.9 / 20.6	569
	Redev Subtotal				4.14	11.0% - 20.0%	32.30	10.9 / 20.6	528
	<b>Subtotal</b>	109.77	27.80	0.00	8.21		63.63		<b>1,097</b>
Medium High Density	Vacant Subtotal				8.57	11.0% - 20.0%	67.54	39.7 / 40.0	2,681
	Redev Subtotal				2.26	11.0% - 20.0%	17.77	39.7 / 40.0	703
	<b>Subtotal</b>	190.23	84.70	0.00	10.83		85.31		<b>3,384</b>
High Density	Vacant Subtotal				3.81	11.0% - 20.0%	29.15	83.3 / 174.2	2,800
	Redev Subtotal				1.87	11.0% - 20.0%	13.84	83.3 / 174.2	1,426
	<b>Subtotal</b>	79.72	22.92	0.00	5.68		42.99		<b>4,226</b>
All Zones	Vacant Total				65.45		515.95		7,500
	Redev Total				51.28		406.00		2,833
	<b>Total</b>	<b>1,850.67</b>	<b>686.40</b>	<b>0.00</b>	<b>116.73</b>		<b>921.95</b>		<b>10,333</b>



## Kent - Employment Growth and Commercial/Industrial Development Trends



<b>Kent Jobs Growth Target: 2006-2035</b>	<b>15,405</b>
2006 Jobs (PSRC)	63,299
2018 Jobs (PSRC)	72,360
<b>Total Jobs Growth</b>	<b>9,061</b>
<b>Remaining 2035 Target</b>	<b>6,344</b>

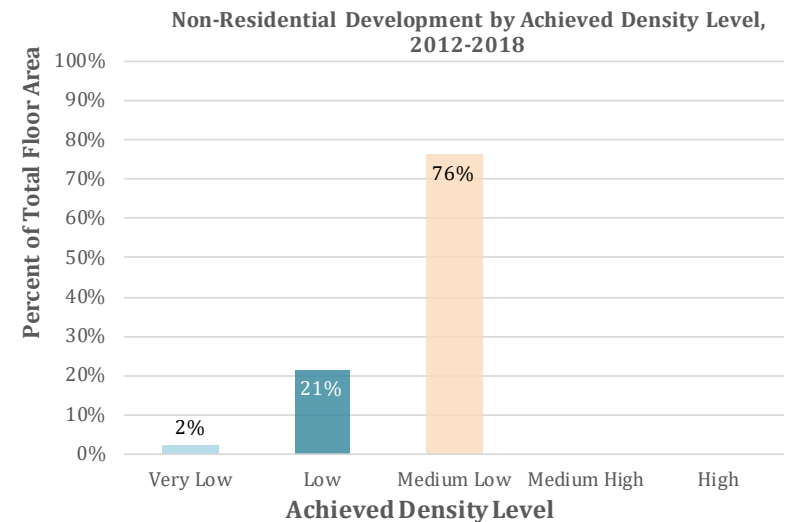
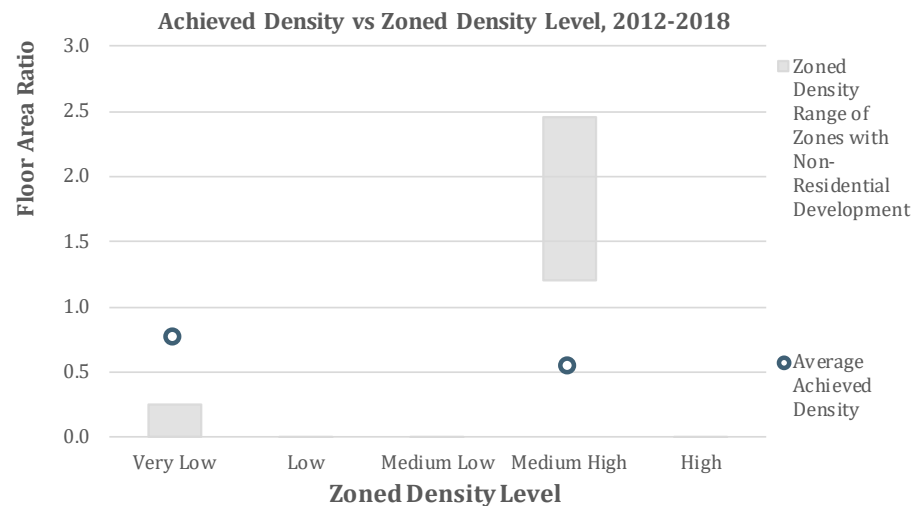
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>142.1%</b>	<b>1.12%</b>	<b>0.50%</b>

Since 2006, Kent has grown at 142% of the pace needed to achieve its 2035 jobs growth target of 15,405 units. During this period, the total number of jobs in Kent grew by roughly 14%. At this current rate, Kent is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.5% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	67,191	51,095	<b>0.8</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	9,201,069	4,998,503	<b>0.5</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>9,268,260</b>	<b>5,049,598</b>	<b>0.5</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	745,943	123,090	<b>0.2</b>
<b>Low</b>	2,598,787	1,070,908	<b>0.4</b>
<b>Medium Low</b>	5,923,530	3,855,600	<b>0.7</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>9,268,260</b>	<b>5,049,598</b>	<b>0.5</b>

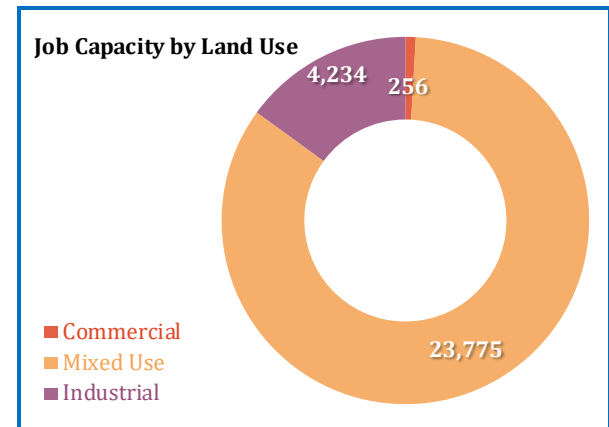


## Kent - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	50.6	44.4	1.2	0.6	4.3	50%	1.2
Mixed Use	425.5	146.3	55.8	27.9	195.4	11% - 20%	162.6
Industrial	654.3	142.4	102.4	51.2	358.3	5%	332.7
<b>Non-Res Land Total</b>	<b>1130.3</b>	<b>333.0</b>	<b>159.5</b>	<b>79.7</b>	<b>558.1</b>		<b>496.6</b>

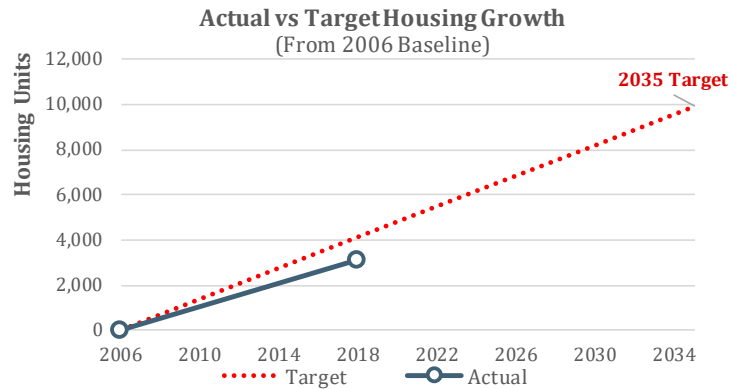
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial*</b>						
Vacant	1.29	0.09 / 0.28	0.00	0.27	300 / 1200	252
Redevelopable	0.72	0.09 / 0.28	0.17	0.01	1,200	5
<b>Commercial Total</b>	<b>2.01</b>	<b>0.09 / 0.28</b>	<b>0.17</b>	<b>0.28</b>	<b>300 / 1200</b>	<b>256</b>
<b>Mixed-Use</b>						
Vacant	4.53	2.45	0.00	6.01	300	20,029
Redevelopable	2.55	2.45	2.44	1.12	300	3,746
<b>Mixed Use Total</b>	<b>7.08</b>	<b>2.45</b>	<b>2.44</b>	<b>7.13</b>	<b>300</b>	<b>23,775</b>
<b>Industrial</b>						
Vacant	6.90	0.39 / 0.64	0.00	3.35	1,200	2,790
Redevelopable	7.60	0.39 / 0.64	1.73	1.73	1,200	1,444
<b>Industrial Total</b>	<b>14.49</b>	<b>0.39 / 0.64</b>	<b>1.73</b>	<b>5.08</b>	<b>1,200</b>	<b>4,234</b>
<b>City Total</b>						
Commercial	2.01	0.09 / 0.28	0.69	0.28	300 / 1200	256
Mixed Use	7.08	2.45	0.91	7.13	300	23,775
Industrial	14.49	0.39 / 0.64	0.26	5.08	1,200	4,234
<i>Job Capacity in Pipeline</i>						<i>730</i>
<b>City Total</b>	<b>23.59</b>	<b>2.45</b>	<b>1.86</b>	<b>12.49</b>	<b>300 / 1200</b>	<b>28,995</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,187	4%
Low Density	2,889	10%
Medium Low Density	2,372	8%
Medium High Density	21,817	77%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>730</i>
<b>Total Capacity (jobs)</b>		<b>28,995</b>
Remaining Target (2018-2035)		6,344
<b>Surplus/Deficit Capacity (jobs)</b>		<b>22,651</b>



## City of Kirkland

### Housing Growth and Residential Development Trends



<b>Kirkland Housing Growth Target: 2006-2035</b>	<b>9,941</b>
2006 Estimated Housing Units	35,556
2018 Estimated Housing Units	38,656
<b>Estimated Housing Growth</b>	<b>3,100</b>
<b>Remaining 2035 Target</b>	<b>6,841</b>

<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>75.4%</b>	<b>0.70%</b>	<b>0.96%</b>

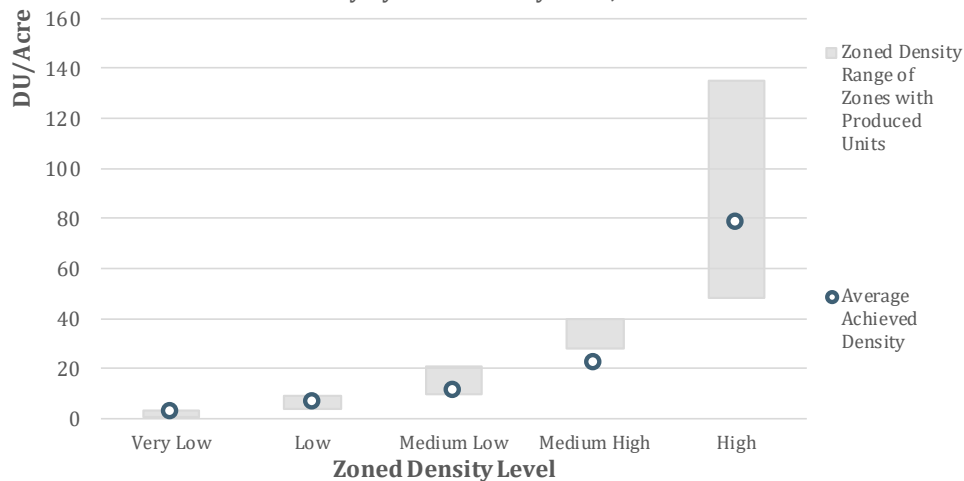
Since 2006, Kirkland has grown at 75% of the pace needed to achieve its 2035 housing growth target of 9,941 units. During this period, the total number of housing units in Kirkland grew by roughly 9%. At this current rate, Kirkland is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Residential Achieved Densities

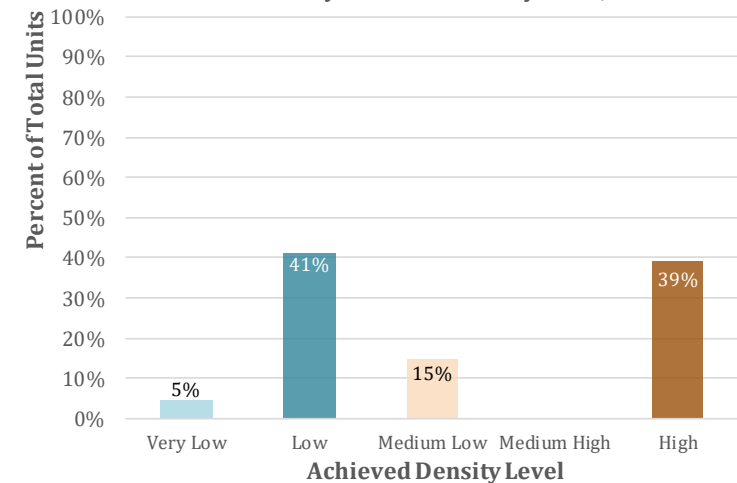
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	5.9	0.1	0.0	5.8	17	<b>2.9</b>
<b>Low</b>	4 - 10 du/acre	146.8	5.5	0.0	141.2	888	<b>6.3</b>
<b>Medium Low</b>	10 - 24 du/acre	17.1	1.2	0.0	15.9	177	<b>11.1</b>
<b>Medium High</b>	24 - 48 du/acre	2.3	0.0	0.0	2.3	50	<b>21.9</b>
<b>High</b>	48 & up du/acre	9.0	0.0	0.0	9.0	705	<b>78.4</b>
<b>Total</b>	<b>181.1</b>	<b>6.9</b>	<b>0.0</b>	<b>0.0</b>	<b>174.2</b>	<b>1,837</b>	<b>10.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	24.6	86
<b>Low</b>	118.0	759
<b>Medium Low</b>	22.5	271
<b>Medium High</b>	0.0	0
<b>High</b>	9.1	721
<b>Total</b>	<b>174.2</b>	<b>1,837</b>

Achieved Density by Zoned Density Level, 2012-2018

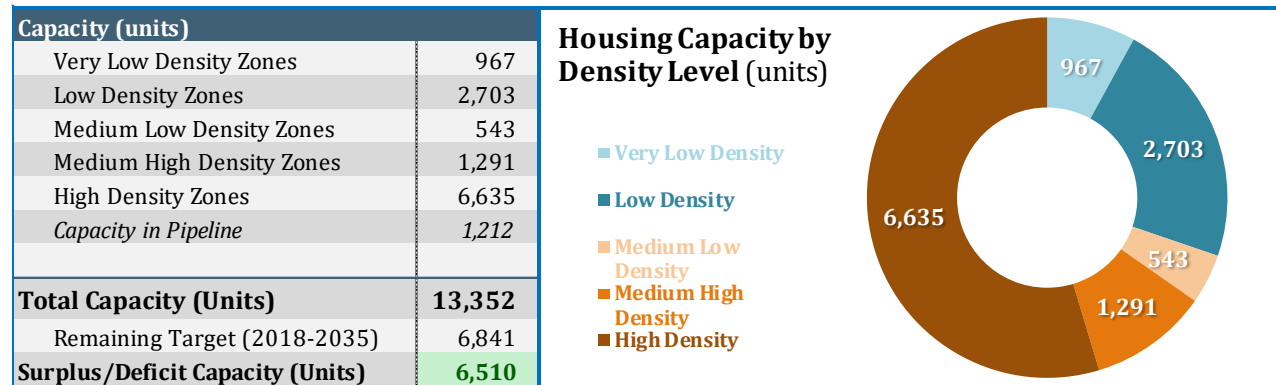


Permitted Units by Achieved Density Level, 2012-2018

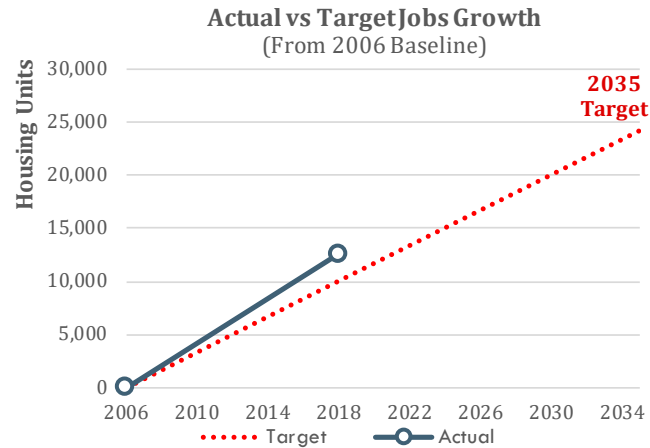


## Kirkland – Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.68	7.0% - 17.0%	88.44	3.9	265
	Redev Subtotal				5.05	7.0% - 17.0%	268.38	3.9	702
	<b>Subtotal</b>	545.45	109.43	0.00	6.73		356.82		<b>967</b>
Low Density	Vacant Subtotal				2.98	7.0% - 17.0%	46.15	4.0 / 9.3	305
	Redev Subtotal				35.02	7.0% - 17.0%	558.07	4.0 / 9.3	2,398
	<b>Subtotal</b>	828.95	58.12	0.00	37.99		604.22		<b>2,703</b>
Medium Low Density	Vacant Subtotal				0.16	7.0% - 17.0%	3.55	10.0 / 21.8	44
	Redev Subtotal				1.47	7.0% - 17.0%	54.22	10.0 / 21.8	499
	<b>Subtotal</b>	77.69	11.86	0.00	1.63		57.77		<b>543</b>
Medium High Density	Vacant Subtotal				0.03	7.0% - 7.0%	1.31	28.0 / 40.0	47
	Redev Subtotal				0.88	7.0% - 7.0%	40.26	28.0 / 40.0	1,244
	<b>Subtotal</b>	48.90	3.21	0.00	0.91		41.57		<b>1,291</b>
High Density	Vacant Subtotal				0.07	7.0% - 7.0%	3.19	48.0 / 135.0	324
	Redev Subtotal				1.63	7.0% - 7.0%	74.35	48.0 / 135.0	6,312
	<b>Subtotal</b>	95.32	4.37	0.00	1.70		77.55		<b>6,635</b>
All Zones	Vacant Total				4.92		142.65		985
	Redev Total				44.05		995.29		11,155
	<b>Total</b>	<b>1,596.31</b>	<b>186.99</b>	<b>0.00</b>	<b>48.97</b>		<b>1,137.93</b>		<b>12,140</b>



## Kirkland – Employment Growth and Commercial/Industrial Development Trends



<b>Kirkland Jobs Growth Target: 2006-2035</b>	<b>24,186</b>
2006 Jobs (PSRC)	36,698
2018 Jobs (PSRC)	49,280
<b>Total Jobs Growth</b>	<b>12,582</b>
<b>Remaining 2035 Target</b>	<b>11,604</b>

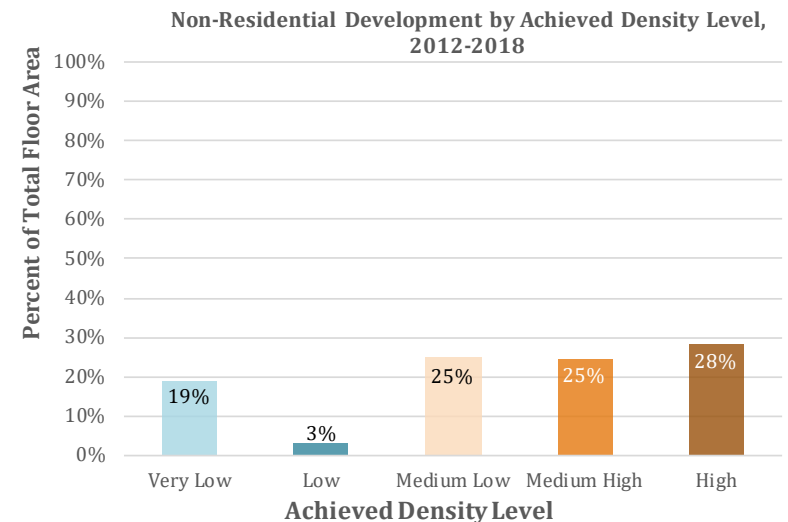
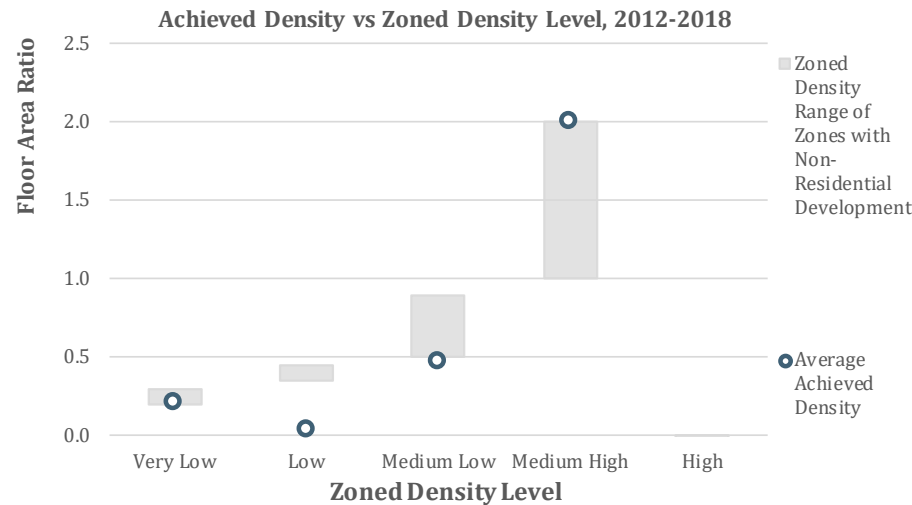
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>125.7%</b>	<b>2.49%</b>	<b>1.25%</b>

Since 2006, Kirkland has grown at 126% of the pace needed to achieve its 2035 jobs growth target of 24,186 units. During this period, the total number of jobs in Kirkland grew by roughly 34%. At this current rate, Kirkland is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.3% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	1,125,119	242,666	<b>0.2</b>
<b>Low</b> 0.35 - 0.5 FAR	186,909	7,394	<b>0.0</b>
<b>Medium Low</b> 0.5 - 1.0 FAR	391,250	183,070	<b>0.5</b>
<b>Medium High</b> 1.0 - 3.0 FAR	99,857	199,942	<b>2.0</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>1,803,134</b>	<b>633,072</b>	<b>0.4</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	1,439,813	118,814	<b>0.1</b>
<b>Low</b>	55,383	20,604	<b>0.4</b>
<b>Medium Low</b>	183,884	159,369	<b>0.9</b>
<b>Medium High</b>	98,507	156,492	<b>1.6</b>
<b>High</b>	40,012	180,793	<b>4.5</b>
<b>Total</b>	<b>1,817,597</b>	<b>636,072</b>	<b>0.3</b>





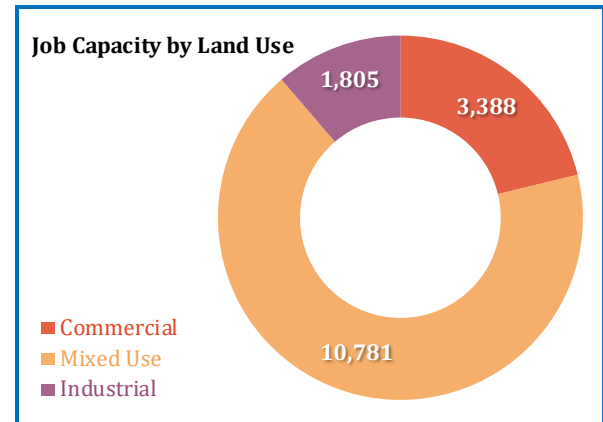
## Kirkland – Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	87.3	11.0	1.5	0.0	74.8	5%	71.0
Mixed Use	191.8	16.2	3.5	0.0	172.1	7% - 17%	159.7
Industrial	1.1	1.1	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>280.2</b>	<b>28.3</b>	<b>5.0</b>	<b>0.0</b>	<b>267.7</b>		<b>230.7</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.61	0.02 / 1.80	0.00	0.14	250	561
Redevelopable	2.48	0.02 / 1.80	0.47	0.71	250	2827
<b>Commercial Total</b>	<b>3.09</b>	<b>0.02 / 1.80</b>	<b>0.47</b>	<b>0.85</b>	<b>250</b>	<b>3,388</b>
<b>Mixed-Use</b>						
Vacant	0.21	0.02 / 4.52	0.00	0.13	300	435
Redevelopable	6.75	0.02 / 4.52	1.68	3.10	300	10346
<b>Mixed Use Total</b>	<b>6.96</b>	<b>0.02 / 4.52</b>	<b>1.68</b>	<b>3.23</b>	<b>300</b>	<b>10,781</b>
<b>Industrial*</b>						
Vacant	0.01	0.88	0.00	0.01	300	30
Redevelopable	0.83	0.88	0.20	0.53	300	1775
<b>Industrial Total</b>	<b>0.84</b>	<b>0.88</b>	<b>0.20</b>	<b>0.54</b>	<b>300</b>	<b>1,805</b>
<b>City Total</b>						
Commercial	3.09	0.02 / 1.80	0.69	0.85	250	3,388
Mixed Use	6.96	0.02 / 4.52	0.91	3.23	300	10,781
Industrial	0.84	0.88	0.26	0.54	300	1,805
<i>Job Capacity in Pipeline</i>						<i>2,165</i>
<b>City Total</b>	<b>10.89</b>	<b>0.02 / 4.52</b>	<b>1.86</b>	<b>4.62</b>	<b>250 / 300</b>	<b>18,139</b>

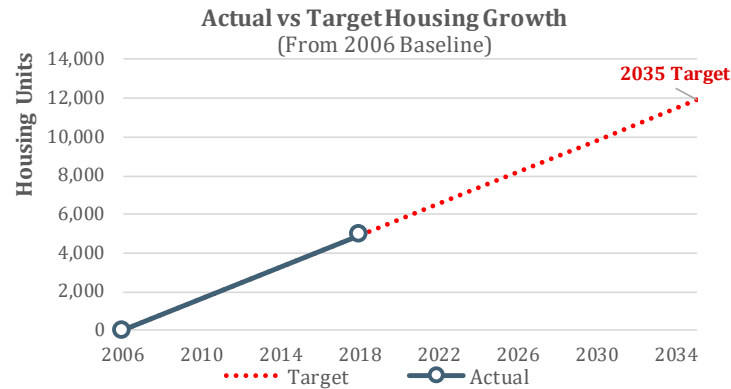
\*Certain zones grouped as industrial allow for commercial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	525	3%
Low Density	1,206	8%
Medium Low Density	5,636	35%
Medium High Density	6,692	42%
High Density	1,914	12%
<i>Capacity in Pipeline</i>		<i>2,165</i>
<b>Total Capacity (jobs)</b>		<b>18,139</b>
Remaining Target (2018-2035)		11,604
<b>Surplus/Deficit Capacity (jobs)</b>		<b>6,535</b>



## City of Redmond

### Housing Growth and Residential Development Trends



<b>Redmond Housing Growth Target: 2006-2035</b>	<b>11,896</b>
2006 Estimated Housing Units	22,790
2018 Estimated Housing Units	27,736
<b>Estimated Housing Growth</b>	<b>4,946</b>
<b>Remaining 2035 Target</b>	<b>6,950</b>

<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>100.5%</b>	<b>1.65%</b>	<b>1.32%</b>

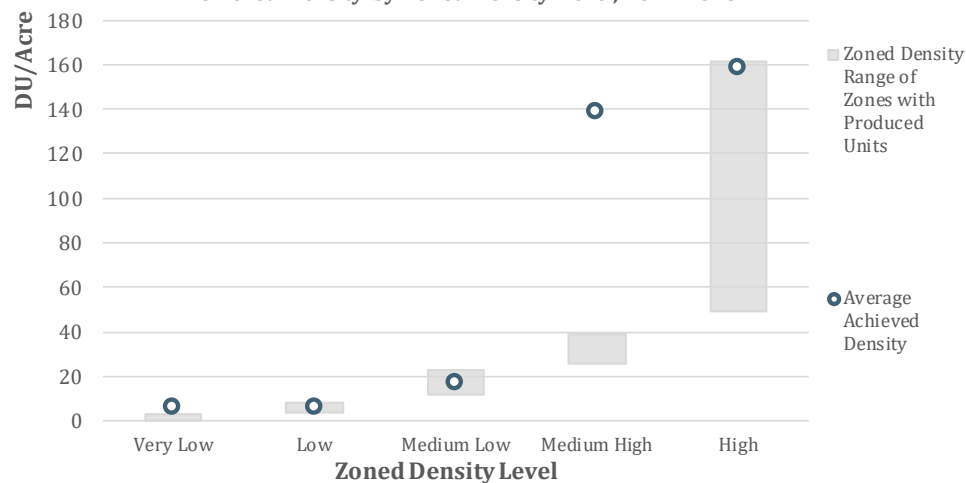
Since 2006, Redmond has grown at 100% of the pace needed to achieve its 2035 housing growth target of 11,896 units. During this period, the total number of housing units in Redmond grew by roughly 22%. At this current rate, Redmond is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.3% to reach its remaining target by 2035.

### Residential Achieved Densities

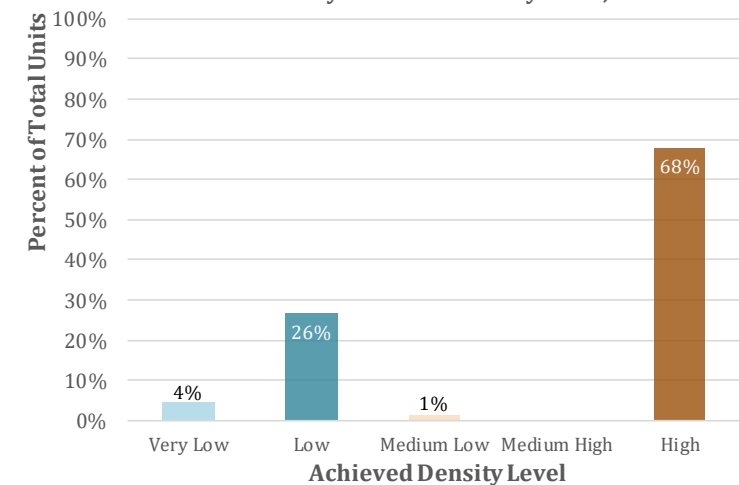
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	3.0	0.0	0.0	3.0	17	<b>5.6</b>
<b>Low</b>	4 - 10 du/acre	179.1	3.2	0.0	175.9	1,099	<b>6.2</b>
<b>Medium Low</b>	10 - 24 du/acre	2.6	0.0	0.0	2.6	44	<b>16.7</b>
<b>Medium High</b>	24 - 48 du/acre	13.4	0.0	0.0	13.4	1,859	<b>138.4</b>
<b>High</b>	48 & up du/acre	3.0	0.0	0.0	3.0	482	<b>158.5</b>
<b>Total</b>	<b>201.2</b>	<b>3.2</b>	<b>0.0</b>	<b>0.0</b>	<b>198.0</b>	<b>3,501</b>	<b>17.7</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	46.8	162
<b>Low</b>	132.1	954
<b>Medium Low</b>	2.9	51
<b>Medium High</b>	0.0	0
<b>High</b>	17.8	2,439
<b>Total</b>	<b>199.7</b>	<b>3,606</b>

Achieved Density by Zoned Density Level, 2012-2018

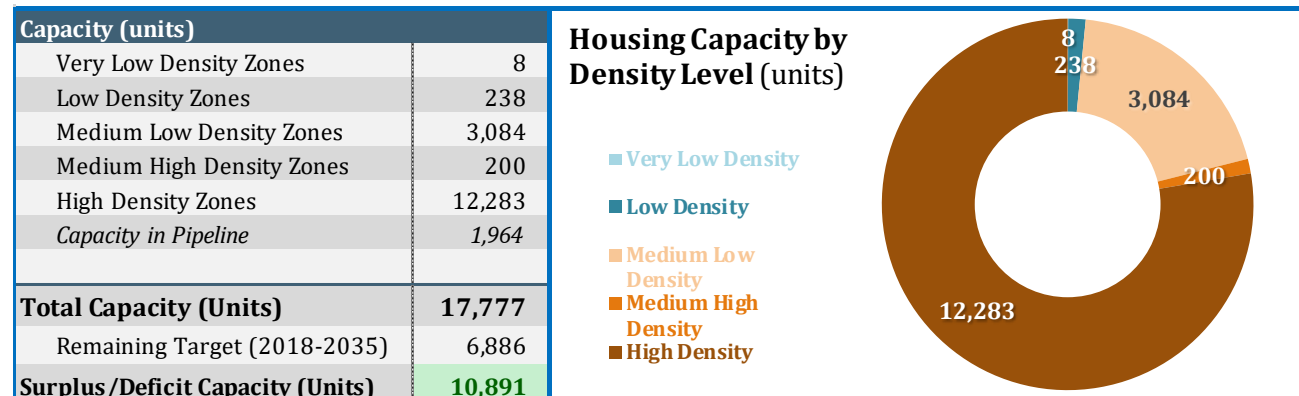


Permitted Units by Achieved Density Level, 2012-2018

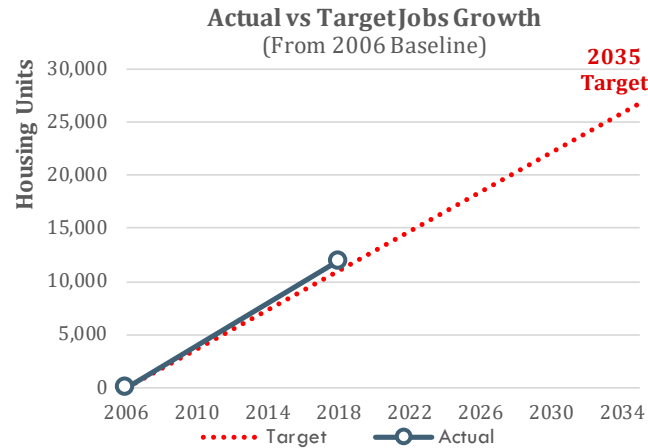


## Redmond - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.36	10.0% - 10.0%	1.80	0.1 / 3.0	3
	Redev Subtotal				0.62	10.0% - 10.0%	3.08	0.1 / 3.0	5
	<b>Subtotal</b>	209.70	193.62	9.50	0.98		4.88		<b>8</b>
Low Density	Vacant Subtotal				5.42	10.0% - 10.0%	27.08	4.0 / 9.4	129
	Redev Subtotal				12.35	10.0% - 10.0%	61.74	4.0 / 9.4	110
	<b>Subtotal</b>	493.36	212.07	162.87	17.76		88.82		<b>238</b>
Medium Low Density	Vacant Subtotal				6.41	5.0% - 10.0%	55.91	12.0 / 23.0	1,175
	Redev Subtotal				10.38	5.0% - 10.0%	89.30	12.0 / 23.0	1,908
	<b>Subtotal</b>	201.95	29.85	0.49	16.79		145.21		<b>3,084</b>
Medium High Density	Vacant Subtotal				0.14	7.0% - 7.0%	1.16	39.2 / 43.6	51
	Redev Subtotal				0.88	7.0% - 7.0%	7.27	39.2 / 43.6	149
	<b>Subtotal</b>	10.15	0.00	0.00	1.02		8.43		<b>200</b>
High Density	Vacant Subtotal				0.70	5.0% - 10.0%	5.78	49.2 / 161.2	315
	Redev Subtotal				13.82	5.0% - 10.0%	115.93	49.2 / 161.2	11,968
	<b>Subtotal</b>	149.35	2.61	1.35	14.52		121.71		<b>12,283</b>
All Zones	Vacant Total				13.02		91.73		1,672
	Redev Total				38.04		277.31		14,141
	<b>Total</b>	<b>1,064.52</b>	<b>438.15</b>	<b>174.21</b>	<b>51.07</b>		<b>369.04</b>		<b>15,813</b>



## Redmond - Employment Growth and Commercial/Industrial Development Trends



<b>Redmond Jobs Growth Target: 2006-2035</b>	<b>26,680</b>
2006 Jobs (PSRC)	81,207
2018 Jobs (PSRC)	93,174
<b>Total Jobs Growth</b>	<b>11,967</b>
<b>Remaining 2035 Target</b>	<b>14,713</b>

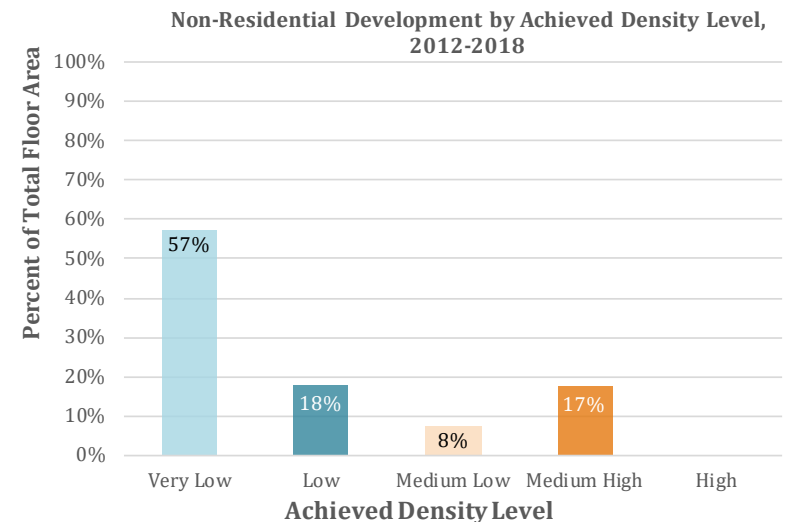
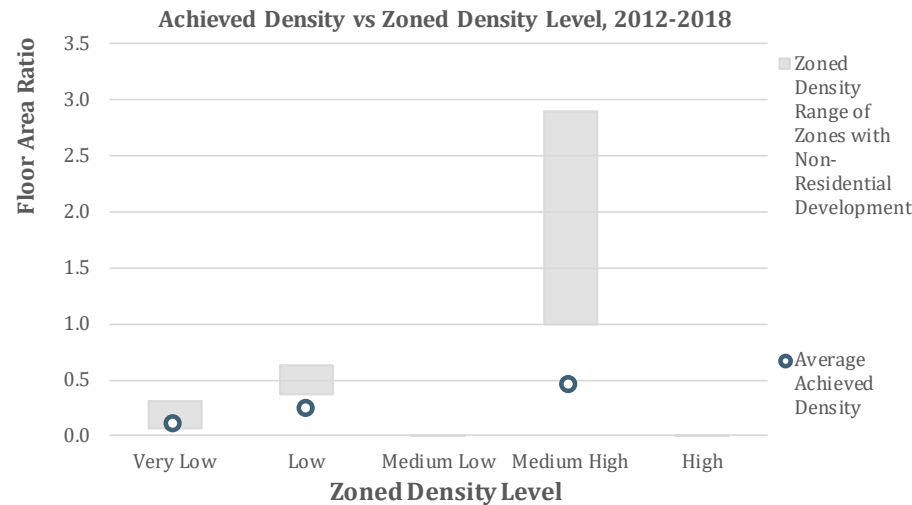
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>108.4%</b>	<b>1.15%</b>	<b>0.87%</b>

Since 2006, Redmond has grown at 108% of the pace needed to achieve its 2035 jobs growth target of 26,680 units. During this period, the total number of jobs in Redmond grew by roughly 15%. At this current rate, Redmond is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.9% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	4,021,624	375,664	<b>0.1</b>
<b>Low</b> 0.35 - 0.5 FAR	2,257,096	544,282	<b>0.2</b>
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	1,742,591	783,948	<b>0.4</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>8,021,311</b>	<b>1,703,894</b>	<b>0.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	7,551,156	1,022,721	<b>0.1</b>
<b>Low</b>	664,724	318,430	<b>0.5</b>
<b>Medium Low</b>	226,315	136,034	<b>0.6</b>
<b>Medium High</b>	206,450	310,063	<b>1.5</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>8,648,644</b>	<b>1,787,248</b>	<b>0.2</b>

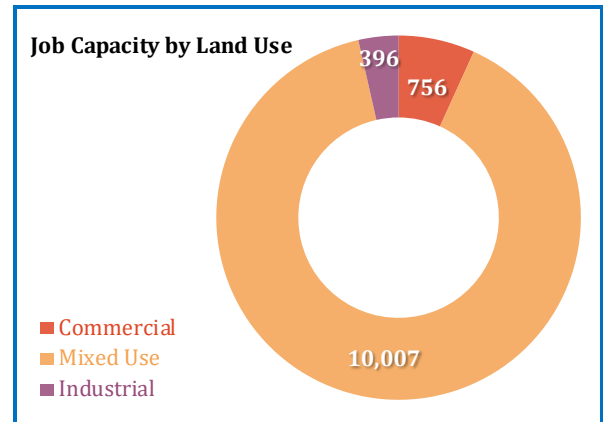


## Redmond - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	177.6	111.2	0.0	0.0	66.4	5% - 10%	63.0
Mixed Use	377.4	54.5	16.1	16.1	290.8	5% - 10%	271.7
Industrial	134.4	32.5	0.0	0.0	101.9	35%	66.2
<b>Non-Res Land Total</b>	<b>695.2</b>	<b>198.1</b>	<b>16.1</b>	<b>16.1</b>	<b>464.9</b>		<b>401.0</b>

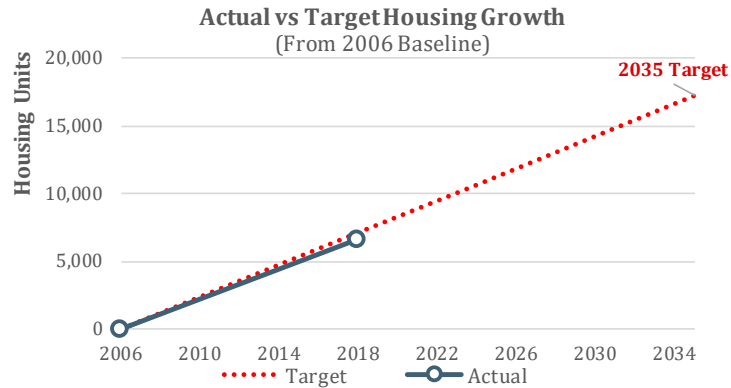
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.33	0.03 / 0.60	0.00	0.06	300 / 330	181
Redevelopable	2.42	0.03 / 0.60	0.39	0.19	300 / 330	575
<b>Commercial Total</b>	<b>2.74</b>	<b>0.03 / 0.60</b>	<b>0.39</b>	<b>0.25</b>	<b>300 / 330</b>	<b>756</b>
<b>Mixed-Use</b>						
Vacant	3.09	0.05 / 1.13	0.00	1.21	300 / 730	3,930
Redevelopable	8.75	0.05 / 1.13	3.05	1.85	300 / 730	6077
<b>Mixed Use Total</b>	<b>11.84</b>	<b>0.05 / 1.13</b>	<b>3.05</b>	<b>3.05</b>	<b>300 / 730</b>	<b>10,007</b>
<b>Industrial</b>						
Vacant	0.57	0.24 / 0.50	0.00	0.16	730	224
Redevelopable	2.31	0.24 / 0.50	0.67	0.13	730	171
<b>Industrial Total</b>	<b>2.88</b>	<b>0.24 / 0.50</b>	<b>0.67</b>	<b>0.29</b>	<b>730</b>	<b>396</b>
<b>City Total</b>						
Commercial	2.74	0.03 / 0.60	0.69	0.25	300 / 330	756
Mixed Use	11.84	0.05 / 1.13	0.91	3.05	300 / 730	10,007
Industrial	2.88	0.24 / 0.50	0.26	0.29	730	396
<i>Job Capacity in Pipeline</i>						4,693
<b>City Total</b>	<b>17.47</b>	<b>0.03 / 1.13</b>	<b>1.86</b>	<b>3.59</b>	<b>300 / 730</b>	<b>15,851</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,505	13%
Low Density	8,656	78%
Medium Low Density	997	9%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		4,693
<b>Total Capacity (jobs)</b>		<b>15,851</b>
Remaining Target (2018-2035)		14,713
<b>Surplus/Deficit Capacity (jobs)</b>		<b>1,138</b>



## City of Renton

### Housing Growth and Residential Development Trends



Renton Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	36,168
2018 Estimated Housing Units	42,775
<b>Estimated Housing Growth</b>	<b>6,607</b>
<b>Remaining 2035 Target</b>	<b>10,623</b>

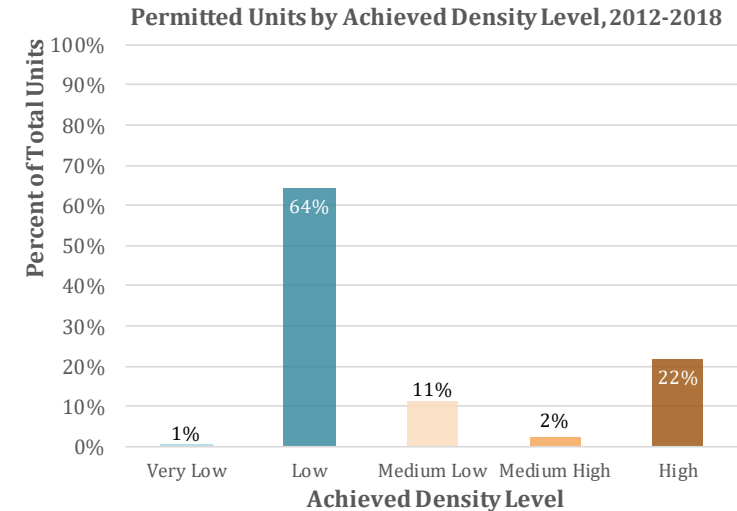
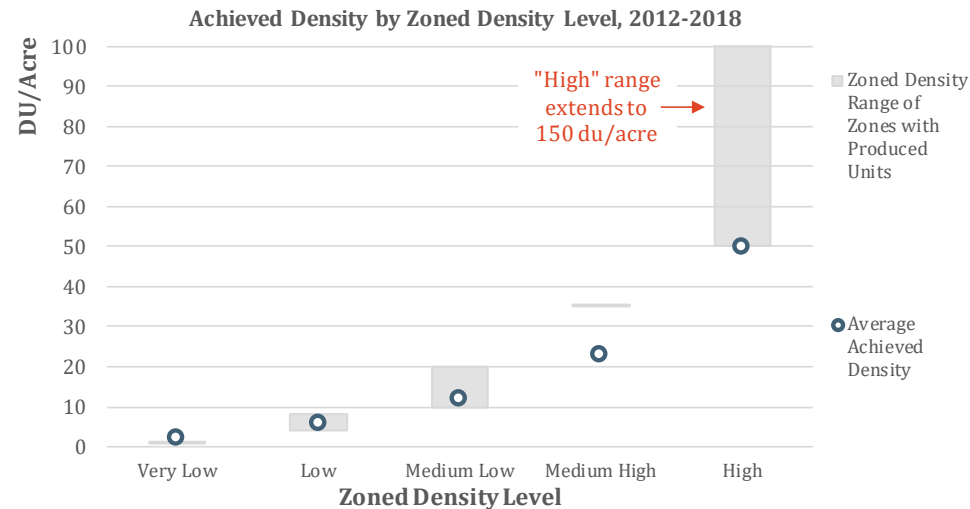
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>92.7%</b>	<b>1.41%</b>	<b>1.31%</b>

Since 2006, Renton has grown at 93% of the pace needed to achieve its 2035 housing growth target of 17,231 units. During this period, the total number of housing units in Renton grew by roughly 18%. At this current rate, Renton is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.3% to reach its remaining target by 2035.

### Residential Achieved Densities

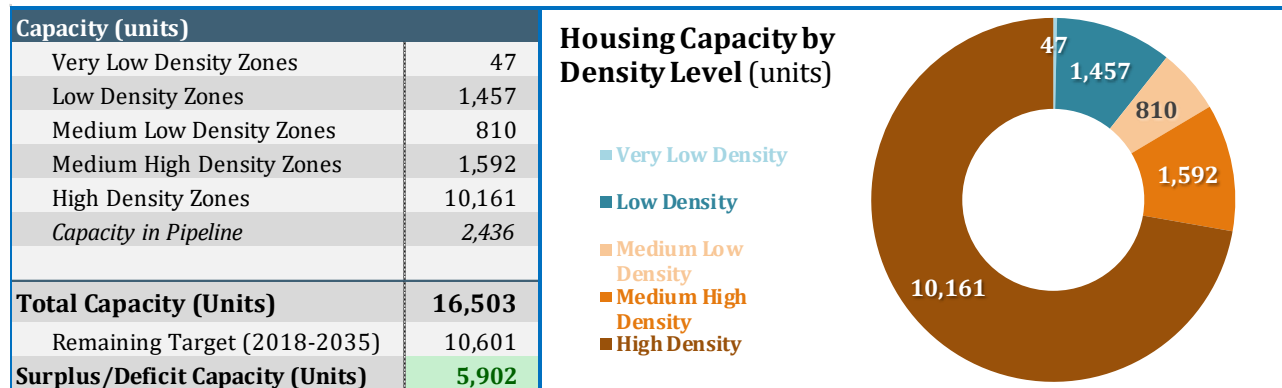
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	14.8	2.7	3.9	0.0	8.2	16
<b>Low</b>	4 - 10 du/acre	378.1	45.4	13.0	50.8	269.0	1,550
<b>Medium Low</b>	10 - 24 du/acre	48.6	3.2	0.6	6.4	38.3	452
<b>Medium High</b>	24 - 48 du/acre	0.2	0.0	0.0	0.0	0.2	5
<b>High</b>	48 & up du/acre	17.5	1.8	0.4	2.7	12.7	630
<b>Total</b>	<b>459.3</b>	<b>53.1</b>	<b>17.9</b>	<b>59.9</b>	<b>328.4</b>	<b>2,653</b>	<b>8.1</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	8.2	16
<b>Low</b>	288.9	1,707
<b>Medium Low</b>	18.7	300
<b>Medium High</b>	2.0	54
<b>High</b>	10.7	576
<b>Total</b>	<b>328.4</b>	<b>2,653</b>

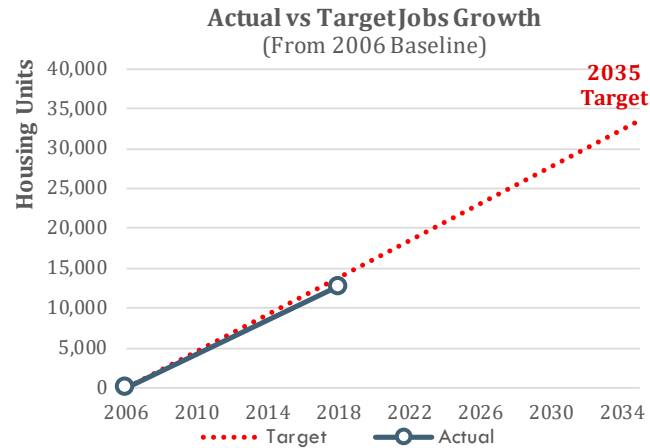


## Renton - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				11.89	14.0% - 14.0%	25.98	0.2 / 2.0	32
	Redev Subtotal				6.61	14.0% - 14.0%	14.44	0.2 / 2.0	15
	<b>Subtotal</b>	106.75	38.24	0.00	18.50		40.43		<b>47</b>
Low Density	Vacant Subtotal				65.20	10.0% - 35.0%	152.17	5.4 / 8.2	906
	Redev Subtotal				106.67	10.0% - 35.0%	249.35	5.4 / 8.2	551
	<b>Subtotal</b>	693.07	53.16	0.00	171.87		401.52		<b>1,457</b>
Medium Low Density	Vacant Subtotal				11.79	15.0% - 35.0%	34.23	10.2 / 17.4	443
	Redev Subtotal				11.66	15.0% - 35.0%	35.28	10.2 / 17.4	367
	<b>Subtotal</b>	137.60	20.32	0.00	23.46		69.51		<b>810</b>
Medium High Density	Vacant Subtotal				2.58	15.0% - 15.0%	24.86	41.0	1,018
	Redev Subtotal				1.46	15.0% - 15.0%	14.01	41.0	574
	<b>Subtotal</b>	56.61	3.47	0.00	4.04		38.87		<b>1,592</b>
High Density	Vacant Subtotal				4.09	11.0% - 21.0%	38.78	54.3 / 112.5	3,438
	Redev Subtotal				9.39	11.0% - 21.0%	90.39	54.3 / 112.5	6,724
	<b>Subtotal</b>	421.82	28.69	0.00	13.48		129.17		<b>10,161</b>
All Zones	Vacant Total				95.55		276.03		5,836
	Redev Total				135.79		403.48		8,231
	<b>Total</b>	<b>1,415.85</b>	<b>143.87</b>	<b>0.00</b>	<b>231.34</b>		<b>679.50</b>		<b>14,067</b>



## Renton - Employment Growth and Commercial/Industrial Development Trends



<b>Renton Jobs Growth Target: 2006-2035</b>	<b>33,640</b>
2006 Jobs (PSRC)	53,431
2018 Jobs (PSRC)	66,151
<b>Total Jobs Growth</b>	<b>12,720</b>
<b>Remaining 2035 Target</b>	<b>20,920</b>

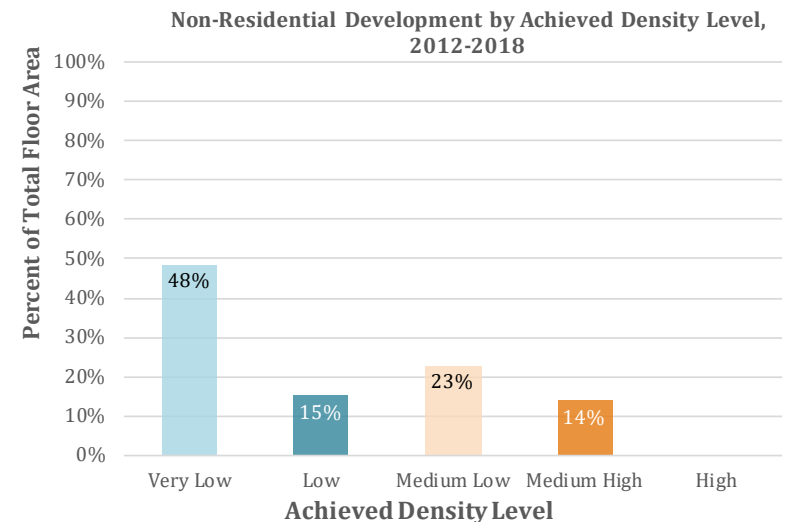
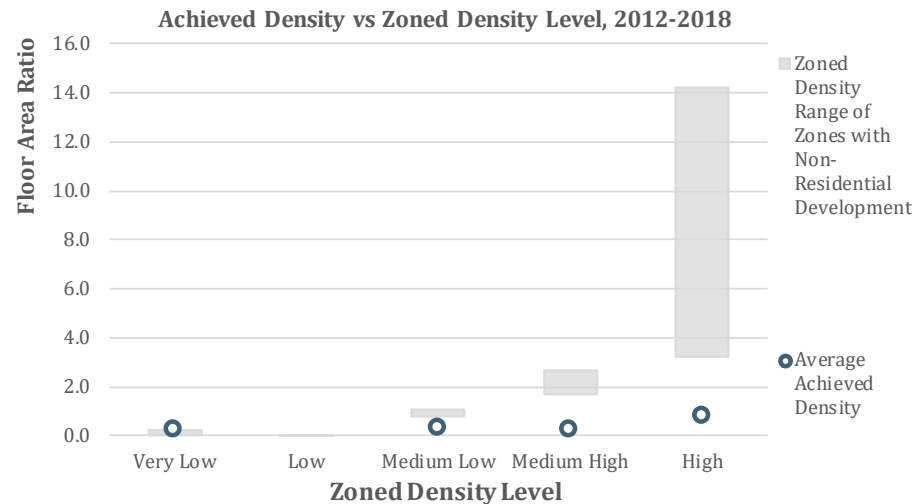
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>91.4%</b>	<b>1.80%</b>	<b>1.63%</b>

Since 2006, Renton has grown at 91% of the pace needed to achieve its 2035 jobs growth target of 33,640 units. During this period, the total number of jobs in Renton grew by roughly 24%. At this current rate, Renton is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	387,403	88,225	<b>0.2</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	47,532	13,171	<b>0.3</b>
<b>Medium High</b> 1.0 - 3.0 FAR	7,136,894	1,913,364	<b>0.3</b>
<b>High</b> 3.0 & up FAR	1,518,735	1,167,138	<b>0.8</b>
<b>Total</b>	<b>9,090,564</b>	<b>3,181,898</b>	<b>0.4</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	6,324,143	1,530,240	<b>0.2</b>
<b>Low</b>	1,258,936	486,520	<b>0.4</b>
<b>Medium Low</b>	1,347,460	723,882	<b>0.5</b>
<b>Medium High</b>	160,025	441,256	<b>2.8</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>9,090,564</b>	<b>3,181,898</b>	<b>0.4</b>



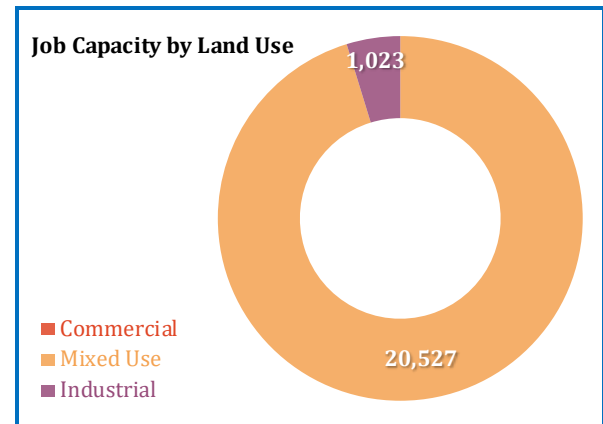


## Renton - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	261.9	32.2	11.5	6.9	211.3	11% - 35%	179.8
Industrial	63.6	2.8	3.0	1.8	55.9	20% - 30%	41.9
<b>Non-Res Land Total</b>	<b>325.5</b>	<b>35.0</b>	<b>14.5</b>	<b>8.7</b>	<b>267.2</b>		<b>221.7</b>

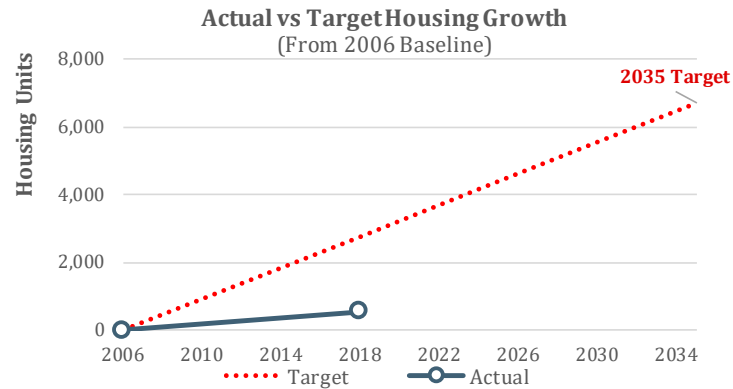
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Commercial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	3.75	0.28 / 4.01	0.00	3.21	250 / 400	12,415
Redevelopable	4.08	0.28 / 4.01	0.59	2.22	250 / 400	8112
<b>Mixed Use Total</b>	<b>7.83</b>	<b>0.28 / 4.01</b>	<b>0.59</b>	<b>5.44</b>	<b>250 / 400</b>	<b>20,527</b>
<b>Industrial</b>						
Vacant	0.88	0.20 / 0.39	0.00	0.32	450 / 700	688
Redevelopable	0.95	0.20 / 0.39	0.14	0.20	450 / 700	336
<b>Industrial Total</b>	<b>1.82</b>	<b>0.20 / 0.39</b>	<b>0.14</b>	<b>0.52</b>	<b>450 / 700</b>	<b>1,023</b>
<b>City Total</b>						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	7.83	0.28 / 4.01	0.91	5.44	250 / 400	20,527
Industrial	1.82	0.20 / 0.39	0.26	0.52	450 / 700	1,023
<i>Job Capacity in Pipeline</i>						4,660
<b>City Total</b>	<b>9.66</b>	<b>4.01</b>	<b>1.86</b>	<b>5.96</b>	<b>0 / 700</b>	<b>26,210</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	2,989	14%
Low Density	1,012	5%
Medium Low Density	5,109	24%
Medium High Density	11,058	51%
High Density	1,382	6%
<i>Capacity in Pipeline</i>		4,660
<b>Total Capacity (jobs)</b>		<b>26,210</b>
Remaining Target (2018-2035)		20,920
<b>Surplus/Deficit Capacity (jobs)</b>		<b>5,290</b>



## City of SeaTac

### Housing Growth and Residential Development Trends



SeaTac Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	10,301
2018 Estimated Housing Units	10,849
<b>Estimated Housing Growth</b>	<b>548</b>
<b>Remaining 2035 Target</b>	<b>6,180</b>

Since 2006, SeaTac has grown at 20% of the pace needed to achieve its 2035 housing growth target of 6,728 units. During this period, the total number of housing units in SeaTac grew by roughly 5%. At this current rate, SeaTac is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 2.7% to reach its remaining target by 2035.

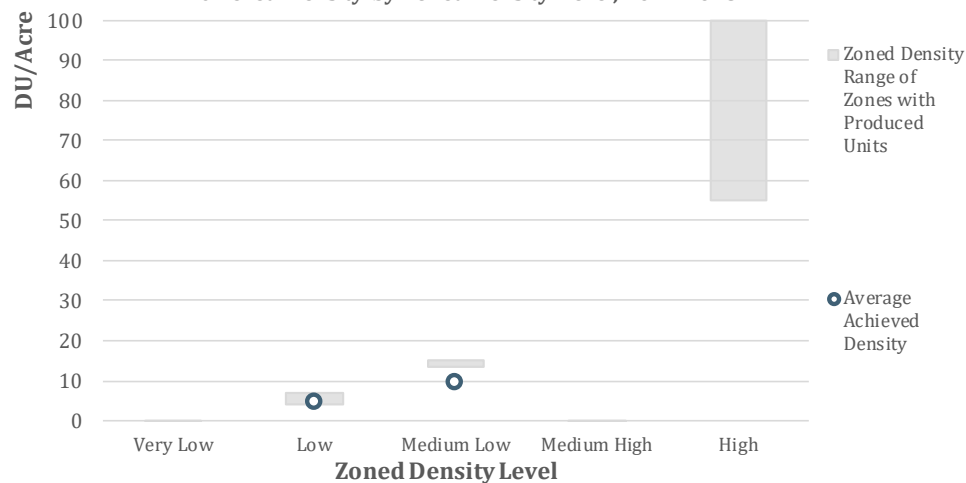
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>19.7%</b>	<b>0.43%</b>	<b>2.69%</b>

#### Residential Achieved Densities

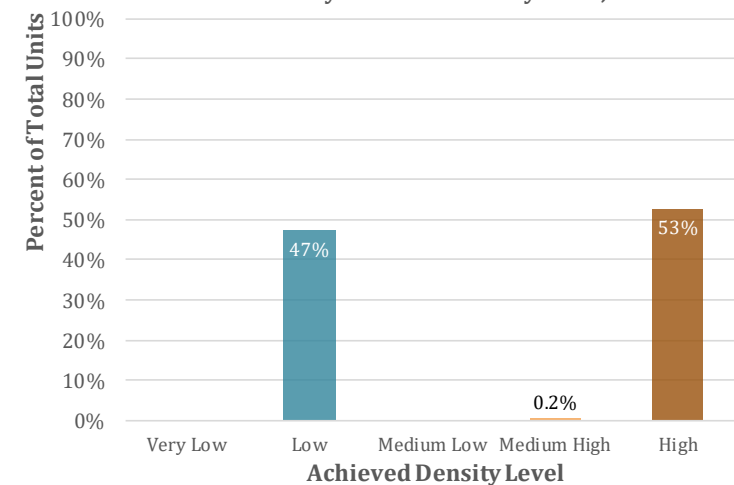
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	16.8	0.0	0.0	16.8	79	<b>4.7</b>
<b>Medium Low</b>	10 - 24 du/acre	23.0	4.1	0.0	18.9	180	<b>9.5</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	2.9	0.0	0.0	2.9	290	<b>100.8</b>
<b>Total</b>	<b>42.7</b>	<b>4.1</b>	<b>0.0</b>	<b>0.0</b>	<b>38.6</b>	<b>549</b>	<b>14.2</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	35.7	259
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	1
<b>High</b>	2.9	289
<b>Total</b>	<b>38.6</b>	<b>549</b>

Achieved Density by Zoned Density Level, 2012-2018

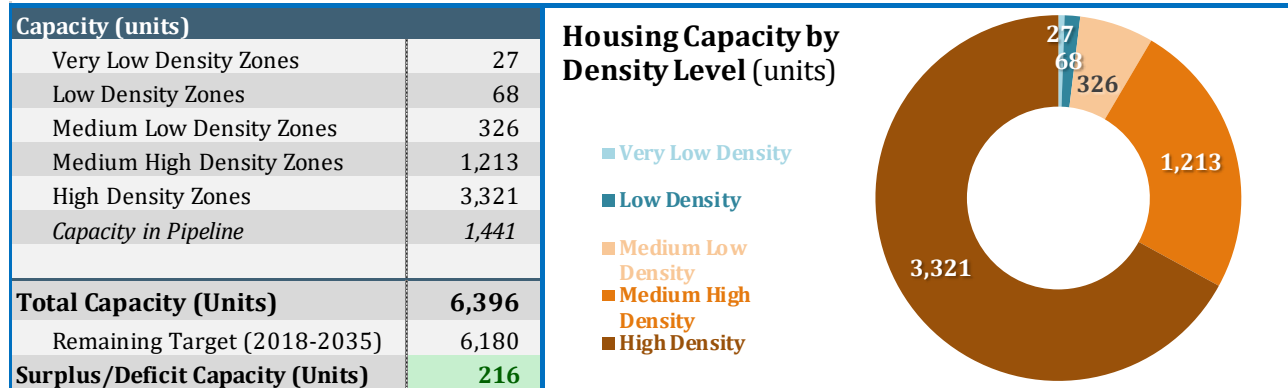


Permitted Units by Achieved Density Level, 2012-2018

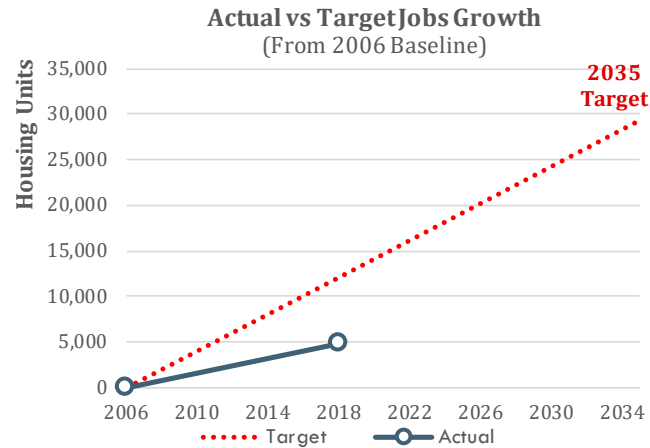


## SeaTac - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	40.0% - 100.0%	5.16	2.2	11
	Redev Subtotal				0.00	40.0% - 100.0%	19.47	2.2	16
	<b>Subtotal</b>	49.92	8.86	0.00	0.00		24.63		<b>27</b>
Low Density	Vacant Subtotal				0.00	20.0% - 60.0%	11.69	4.0 / 6.9	55
	Redev Subtotal				0.00	20.0% - 60.0%	131.54	4.0 / 6.9	13
	<b>Subtotal</b>	386.22	29.48	0.00	0.00		143.23		<b>68</b>
Medium Low Density	Vacant Subtotal				0.72	21.0% - 50.0%	3.00	12.1 / 22.0	51
	Redev Subtotal				7.41	21.0% - 50.0%	26.33	12.1 / 22.0	274
	<b>Subtotal</b>	86.80	32.60	0.00	8.13		29.33		<b>326</b>
Medium High Density	Vacant Subtotal				5.87	35.0% - 75.0%	19.99	26.0 / 45.0	827
	Redev Subtotal				5.00	35.0% - 75.0%	16.82	26.0 / 45.0	386
	<b>Subtotal</b>	119.60	22.83	0.00	10.87		36.82		<b>1,213</b>
High Density	Vacant Subtotal				1.14	11.0% - 50.0%	6.34	70.0 / 101.3	542
	Redev Subtotal				8.48	11.0% - 50.0%	32.80	70.0 / 101.3	2,779
	<b>Subtotal</b>	338.85	28.26	0.00	9.63		39.14		<b>3,321</b>
All Zones	Vacant Total				7.73		46.19		1,487
	Redev Total				20.89		226.96		3,468
	<b>Total</b>	<b>981.39</b>	<b>122.04</b>	<b>0.00</b>	<b>28.62</b>		<b>273.14</b>		<b>4,955</b>



## SeaTac - Employment Growth and Commercial/Industrial Development Trends



<b>SeaTac Jobs Growth Target: 2006-2035</b>	<b>29,348</b>
2006 Jobs (PSRC)	29,585
2018 Jobs (PSRC)	34,522
<b>Total Jobs Growth</b>	<b>4,937</b>
<b>Remaining 2035 Target</b>	<b>24,411</b>

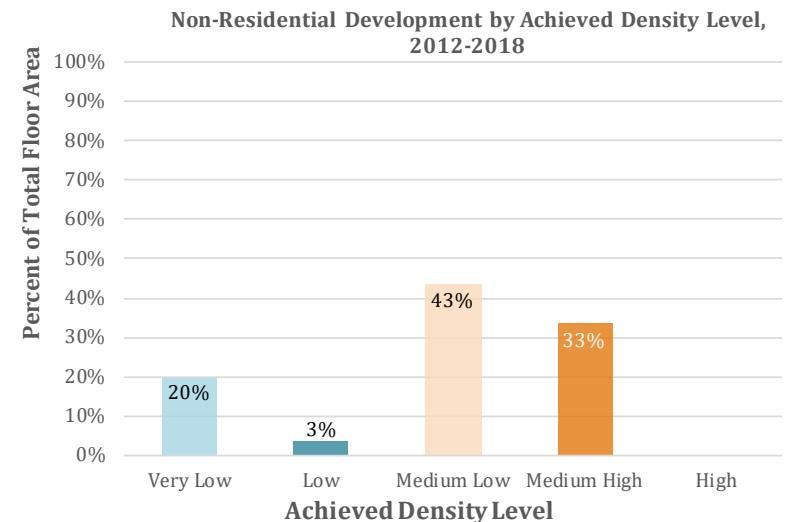
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>40.7%</b>	<b>1.29%</b>	<b>3.20%</b>

Since 2006, SeaTac has grown at 41% of the pace needed to achieve its 2035 jobs growth target of 29,348 units. During this period, the total number of jobs in SeaTac grew by roughly 17%. At this current rate, SeaTac is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 3.2% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	573,564	164,245	<b>0.3</b>
<b>Low</b> 0.35 - 0.5 FAR	19,925	9,050	<b>0.5</b>
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>593,489</b>	<b>173,295</b>	<b>0.3</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	458,773	51,480	<b>0.1</b>
<b>Low</b>	19,925	9,050	<b>0.5</b>
<b>Medium Low</b>	114,791	112,765	<b>1.0</b>
<b>Medium High</b>	54,729	87,220	<b>1.6</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>648,218</b>	<b>260,515</b>	<b>0.4</b>

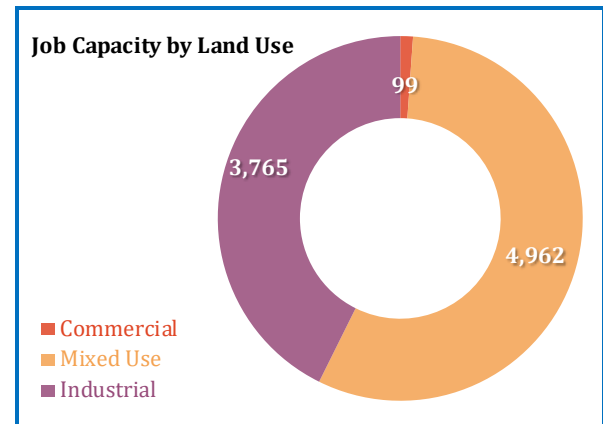


## SeaTac - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	4.9	0.0	0.2	0.2	4.4	40%	2.4
Mixed Use	187.0	26.3	8.0	8.0	144.6	35% - 75%	66.2
Industrial	383.6	95.1	14.4	14.4	259.6	10% - 50%	151.4
<b>Non-Res Land Total</b>	<b>575.4</b>	<b>121.4</b>	<b>22.7</b>	<b>22.7</b>	<b>408.6</b>		<b>220.0</b>

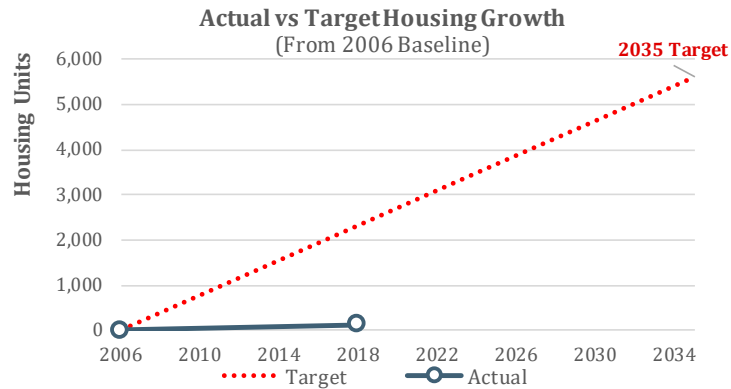
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.04	0.60	0.00	0.02	600	37
Redevelopable	0.07	0.60	0.00	0.04	600	62
<b>Commercial Total</b>	<b>0.11</b>	<b>0.60</b>	<b>0.00</b>	<b>0.06</b>	<b>600</b>	<b>99</b>
<b>Mixed-Use</b>						
Vacant	0.29	0.60 / 1.50	0.00	0.36	600	593
Redevelopable	2.59	0.60 / 1.50	1.01	2.62	600	4369
<b>Mixed Use Total</b>	<b>2.88</b>	<b>0.60 / 1.50</b>	<b>1.01</b>	<b>2.98</b>	<b>600</b>	<b>4,962</b>
<b>Industrial</b>						
Vacant	4.17	0.35 / 1.50	0.00	2.19	800 / 1200	2,218
Redevelopable	2.43	0.35 / 1.50	0.40	1.38	800 / 1200	1547
<b>Industrial Total</b>	<b>6.59</b>	<b>0.35 / 1.50</b>	<b>0.40</b>	<b>3.57</b>	<b>800 / 1200</b>	<b>3,765</b>
<b>City Total</b>						
Commercial	0.11	0.60	0.69	0.06	600	99
Mixed Use	2.88	0.60 / 1.50	0.91	2.98	600	4,962
Industrial	6.59	0.35 / 1.50	0.26	3.57	800 / 1200	3,765
<i>Job Capacity in Pipeline</i>						6,739
<b>City Total</b>	<b>9.58</b>	<b>0.35 / 1.50</b>	<b>1.86</b>	<b>6.61</b>	<b>600 / 1200</b>	<b>15,565</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	1,709	19%
Medium Low Density	269	3%
Medium High Density	6,848	78%
High Density	0	0%
<i>Capacity in Pipeline</i>		6,739
<b>Total Capacity (jobs)</b>		<b>15,565</b>
Remaining Target (2018-2035)		24,411
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-8,846</b>



## City of Tukwila

### Housing Growth and Residential Development Trends



<b>Tukwila Housing Growth Target: 2006-2035</b>	<b>5,626</b>
2006 Estimated Housing Units	7,739
2018 Estimated Housing Units	7,869
<b>Estimated Housing Growth</b>	<b>130</b>
<b>Remaining 2035 Target</b>	<b>5,496</b>

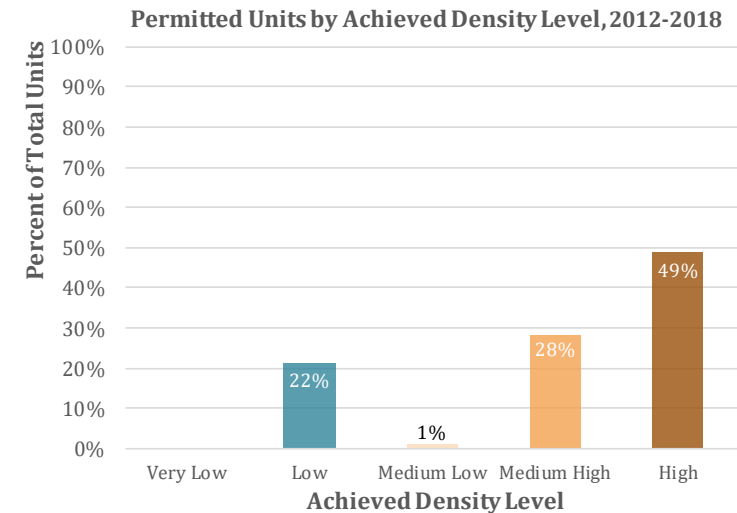
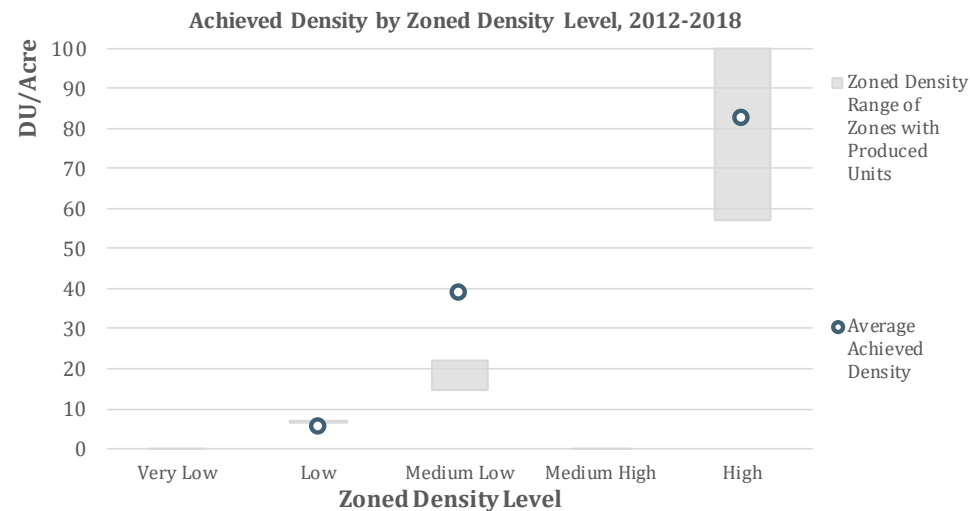
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>5.6%</b>	<b>0.14%</b>	<b>3.17%</b>

Since 2006, Tukwila has grown at 6% of the pace needed to achieve its 2035 housing growth target of 5,626 units. During this period, the total number of housing units in Tukwila grew by roughly 2%. At this current rate, Tukwila is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 3.2% to reach its remaining target by 2035.

#### Residential Achieved Densities

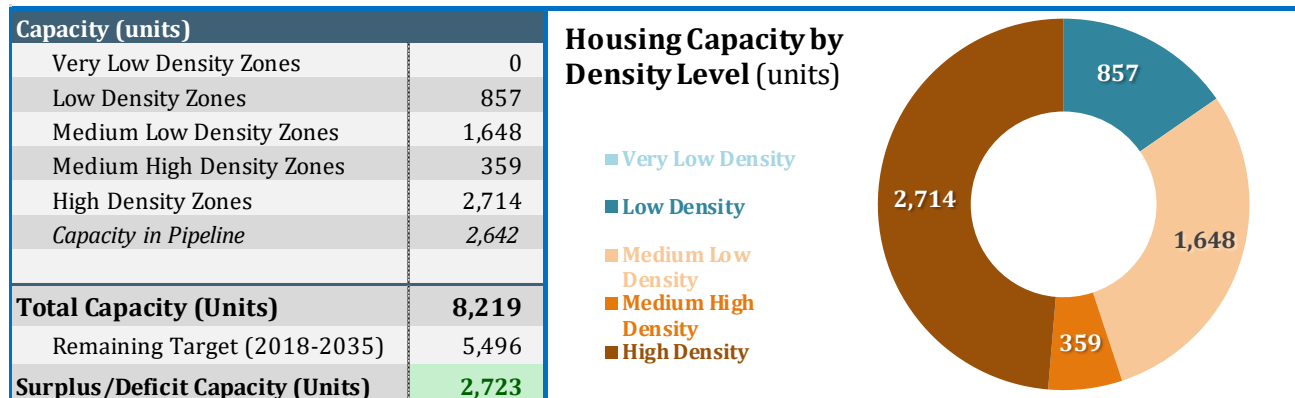
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	35.6	1.7	2.3	31.6	163	<b>5.2</b>
<b>Medium Low</b>	10 - 24 du/acre	4.2	0.0	0.2	4.0	155	<b>38.9</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	5.3	0.0	0.0	5.3	440	<b>82.4</b>
<b>Total</b>	<b>45.1</b>	<b>1.7</b>	<b>2.5</b>	<b>0.0</b>	<b>40.9</b>	<b>758</b>	<b>18.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	31.6	163
<b>Medium Low</b>	0.6	9
<b>Medium High</b>	5.3	215
<b>High</b>	3.4	371
<b>Total</b>	<b>40.9</b>	<b>758</b>

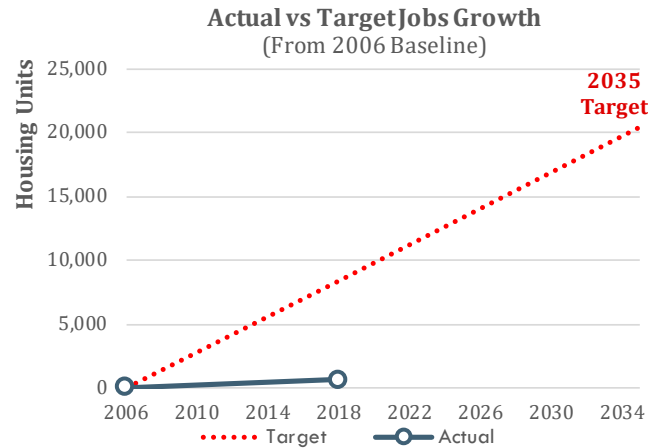


## Tukwila - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Low Density	Vacant Subtotal				9.06	20.0% - 20.0%	63.41	5.1	323
	Redev Subtotal				31.52	20.0% - 20.0%	220.65	5.1	533
	<b>Subtotal</b>	645.65	225.11	14.74	40.58		284.06		<b>857</b>
Medium Low Density	Vacant Subtotal				7.65	10.0% - 20.0%	44.69	14.5 / 22.0	938
	Redev Subtotal				6.01	10.0% - 20.0%	39.04	14.5 / 22.0	710
	<b>Subtotal</b>	388.64	95.68	0.00	13.65		83.72		<b>1,648</b>
Medium High Density	Vacant Subtotal				0.43	10.0% - 10.0%	2.79	35.8	100
	Redev Subtotal				1.18	10.0% - 10.0%	7.69	35.8	259
	<b>Subtotal</b>	13.56	0.12	0.00	1.61		10.48		<b>359</b>
High Density	Vacant Subtotal				1.37	0.0% - 10.0%	8.92	61.7 / 61.7	271
	Redev Subtotal				13.82	0.0% - 10.0%	89.84	61.7 / 61.7	2,443
	<b>Subtotal</b>	155.60	28.98	0.00	15.19		98.76		<b>2,714</b>
All Zones	Vacant Total				18.51		119.81		1,632
	Redev Total				52.53		357.22		3,945
	<b>Total</b>	<b>1,203.45</b>	<b>349.89</b>	<b>14.74</b>	<b>71.04</b>		<b>477.03</b>		<b>5,577</b>



## Tukwila - Employment Growth and Commercial/Industrial Development Trends



<b>Tukwila Jobs Growth Target: 2006-2035</b>	<b>20,358</b>
2006 Jobs (PSRC)	44,345
2018 Jobs (PSRC)	44,966
<b>Total Jobs Growth</b>	<b>621</b>
<b>Remaining 2035 Target</b>	<b>19,737</b>

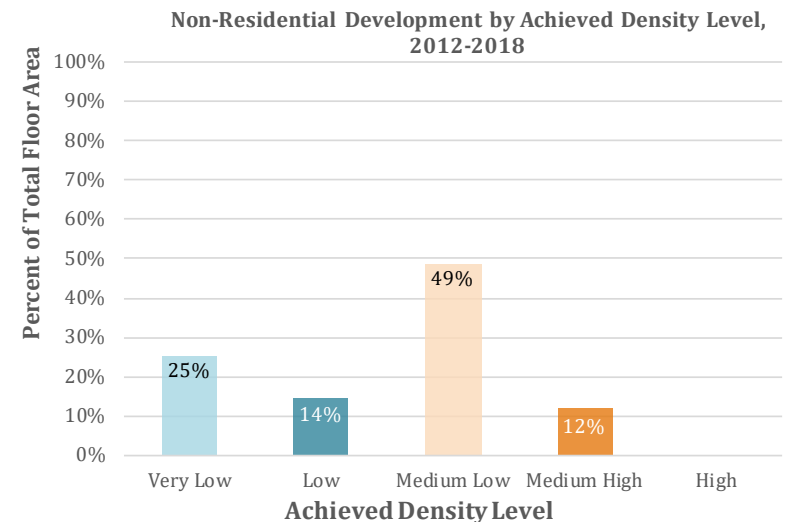
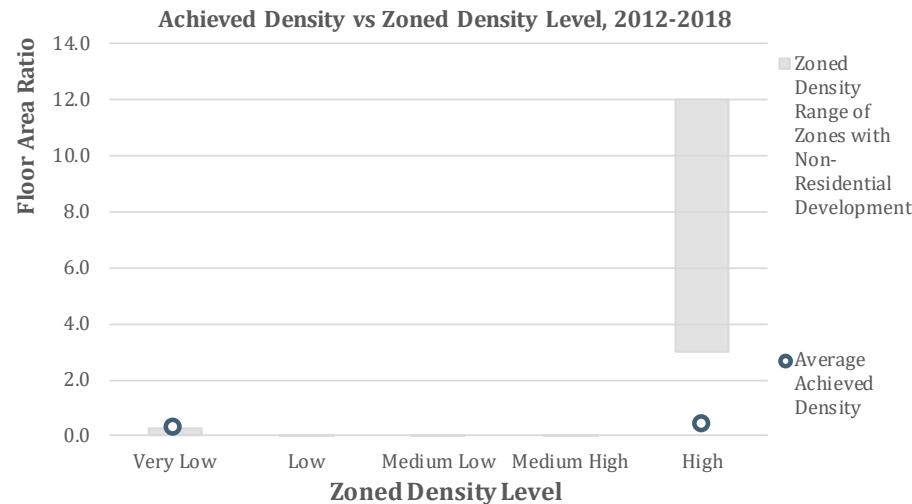
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>7.4%</b>	<b>0.12%</b>	<b>2.16%</b>

Since 2006, Tukwila has grown at 7% of the pace needed to achieve its 2035 jobs growth target of 20,358 units. During this period, the total number of jobs in Tukwila grew by roughly 1%. At this current rate, Tukwila is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.2% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	328,799	96,529	<b>0.3</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	1,422,281	533,029	<b>0.4</b>
<b>Total</b>	<b>1,751,080</b>	<b>629,558</b>	<b>0.4</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	1,141,085	158,640	<b>0.1</b>
<b>Low</b>	219,547	90,252	<b>0.4</b>
<b>Medium Low</b>	348,948	307,035	<b>0.9</b>
<b>Medium High</b>	41,500	73,631	<b>1.8</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>1,751,080</b>	<b>629,558</b>	<b>0.4</b>





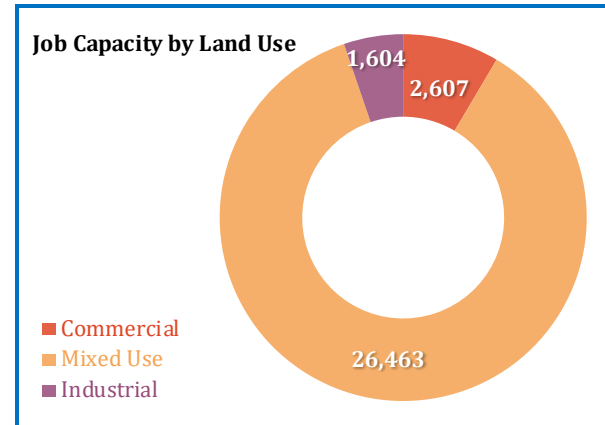
## Tukwila - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	234.4	137.9	1.9	9.7	84.9	20%	65.6
Mixed Use	399.4	48.8	7.0	35.1	308.5	10% - 20%	256.3
Industrial	282.1	122.6	3.2	16.0	140.4	35%	84.5
<b>Non-Res Land Total</b>	<b>915.8</b>	<b>309.3</b>	<b>12.1</b>	<b>60.7</b>	<b>533.8</b>		<b>406.5</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial*</b>						
Vacant	0.45	0.07 / 0.75	0.00	0.19	400 / 800	275
Redevelopable	3.97	0.07 / 0.75	0.95	1.09	400 / 800	2332
<b>Commercial Total</b>	<b>4.42</b>	<b>0.07 / 0.75</b>	<b>0.95</b>	<b>1.28</b>	<b>400 / 800</b>	<b>2,607</b>
<b>Mixed-Use</b>						
Vacant	5.48	0.06 / 1.75	0.00	8.67	400	21,679
Redevelopable	5.69	0.06 / 1.75	1.53	1.91	400	4,784
<b>Mixed Use Total</b>	<b>11.16</b>	<b>0.06 / 1.75</b>	<b>1.53</b>	<b>10.59</b>	<b>400</b>	<b>26,463</b>
<b>Industrial</b>						
Vacant	1.02	0.42	0.00	0.43	800	534
Redevelopable	2.67	0.42	0.26	0.86	800	1070
<b>Industrial Total</b>	<b>3.68</b>	<b>0.42</b>	<b>0.26</b>	<b>1.28</b>	<b>800</b>	<b>1,604</b>
<b>City Total</b>						
Commercial	4.42	0.07 / 0.75	0.69	1.28	400 / 800	2,607
Mixed Use	11.16	0.06 / 1.75	0.91	10.59	400	26,463
Industrial	3.68	0.42	0.26	1.28	800	1,604
<i>Job Capacity in Pipeline</i>						<i>3,074</i>
<b>City Total</b>	<b>19.26</b>	<b>0.06 / 1.75</b>	<b>1.86</b>	<b>13.15</b>	<b>400 / 800</b>	<b>33,749</b>

\*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	309	1%
Low Density	2,195	7%
Medium Low Density	5,954	19%
Medium High Density	22,216	72%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>3,074</i>
<b>Total Capacity (jobs)</b>		<b>33,749</b>
Remaining Target (2018-2035)		19,737
<b>Surplus/Deficit Capacity (jobs)</b>		<b>14,012</b>

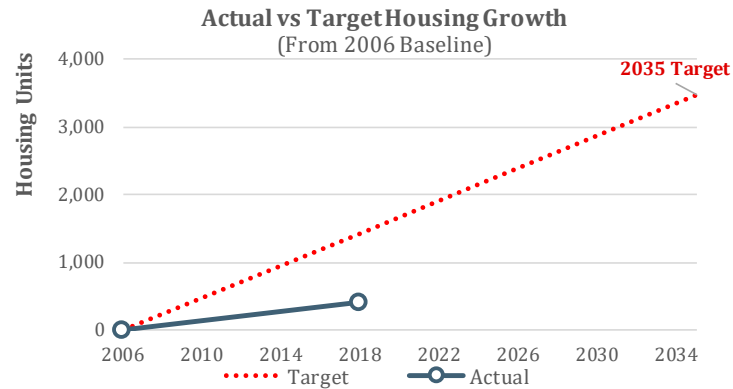


## High Capacity Transit Communities

City of Des Moines  
City of Kenmore  
City of Lake Forest Park  
City of Mercer Island  
City of Newcastle  
City of Shoreline  
City of Woodinville

## City of Des Moines

### Housing Growth and Residential Development Trends



Des Moines Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	12,287
2018 Estimated Housing Units	12,700
<b>Estimated Housing Growth</b>	<b>413</b>
<b>Remaining 2035 Target</b>	<b>3,067</b>

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>28.7%</b>	<b>0.28%</b>	<b>1.28%</b>

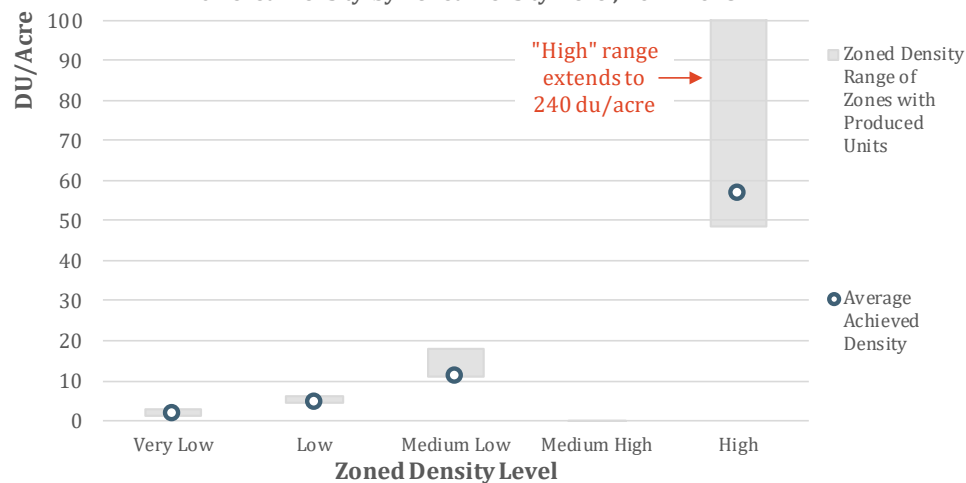
Since 2006, Des Moines has grown at 29% of the pace needed to achieve its 2035 housing growth target of 3,480 units. During this period, the total number of housing units in Des Moines grew by roughly 3%. At this current rate, Des Moines is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.3% to reach its remaining target by 2035.

### Residential Achieved Densities

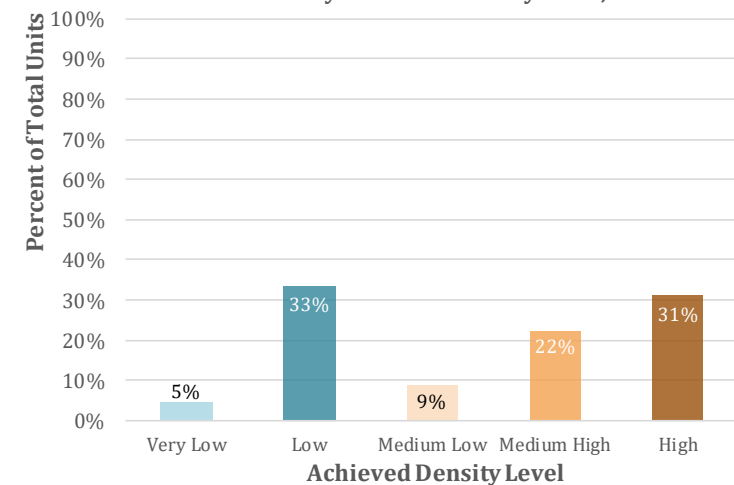
Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	2.4	1.1	0.0	0.0	1.3	2	1.5
Low	4 - 10 du/acre	36.0	0.9	3.9	0.2	31.0	138	4.4
Medium Low	10 - 24 du/acre	4.3	0.3	0.0	0.1	3.9	44	11.2
Medium High	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
High	48 & up du/acre	3.7	0.0	0.0	0.0	3.7	209	56.5
Total		46.4	2.3	3.9	0.2	40.0	393	9.8

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	5.9	18
<b>Low</b>	27.9	131
<b>Medium Low</b>	2.8	35
<b>Medium High</b>	2.4	87
<b>High</b>	0.9	122
<b>Total</b>	<b>40.0</b>	<b>393</b>

Achieved Density by Zoned Density Level, 2012-2018

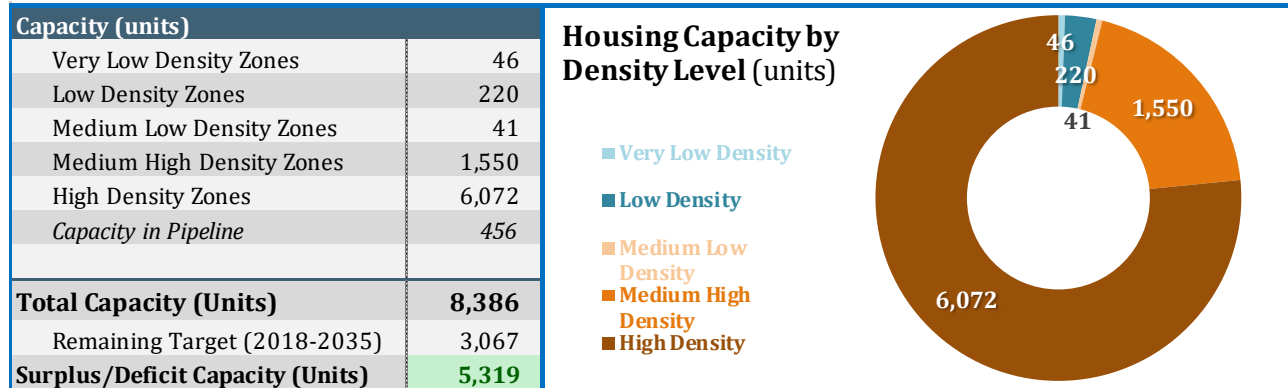


Permitted Units by Achieved Density Level, 2012-2018

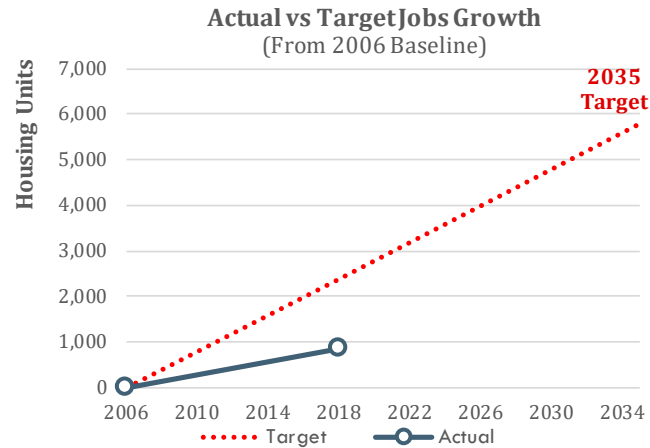


## Des Moines - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				3.55	20.0% - 20.0%	7.82	1.2 / 3.8	28
	Redev Subtotal				6.33	20.0% - 20.0%	13.93	1.2 / 3.8	19
	<b>Subtotal</b>	181.56	111.71	0.00	9.89		21.75		<b>46</b>
Low Density	Vacant Subtotal				10.58	20.0% - 20.0%	24.42	4.4 / 8.8	118
	Redev Subtotal				23.13	20.0% - 20.0%	53.44	4.4 / 8.8	101
	<b>Subtotal</b>	516.05	376.59	0.00	33.71		77.86		<b>220</b>
Medium Low Density	Vacant Subtotal				0.07	20.0% - 20.0%	0.31	12.4	4
	Redev Subtotal				0.85	20.0% - 20.0%	3.67	12.4	37
	<b>Subtotal</b>	10.42	4.30	0.00	0.92		3.98		<b>41</b>
Medium High Density	Vacant Subtotal				2.90	14.0% - 30.0%	13.45	24.2 / 36.3	488
	Redev Subtotal				10.48	14.0% - 30.0%	43.42	24.2 / 36.3	1,062
	<b>Subtotal</b>	98.44	9.27	0.00	13.38		56.88		<b>1,550</b>
High Density	Vacant Subtotal				2.41	20.0% - 30.0%	10.01	48.4 / 129.7	988
	Redev Subtotal				12.71	20.0% - 30.0%	51.89	48.4 / 129.7	5,084
	<b>Subtotal</b>	103.04	1.91	0.00	15.12		61.91		<b>6,072</b>
All Zones	Vacant Total				19.51		56.01		1,626
	Redev Total				53.50		166.36		6,304
	<b>Total</b>	<b>909.51</b>	<b>503.78</b>	<b>0.00</b>	<b>73.01</b>		<b>222.37</b>		<b>7,930</b>



## Des Moines - Employment Growth and Commercial/Industrial Development Trends



<b>Des Moines Jobs Growth Target: 2006-2035</b>	<b>5,800</b>
2006 Jobs (PSRC)	6,206
2018 Jobs (PSRC)	7,065
<b>Total Jobs Growth</b>	<b>859</b>
<b>Remaining 2035 Target</b>	<b>4,941</b>

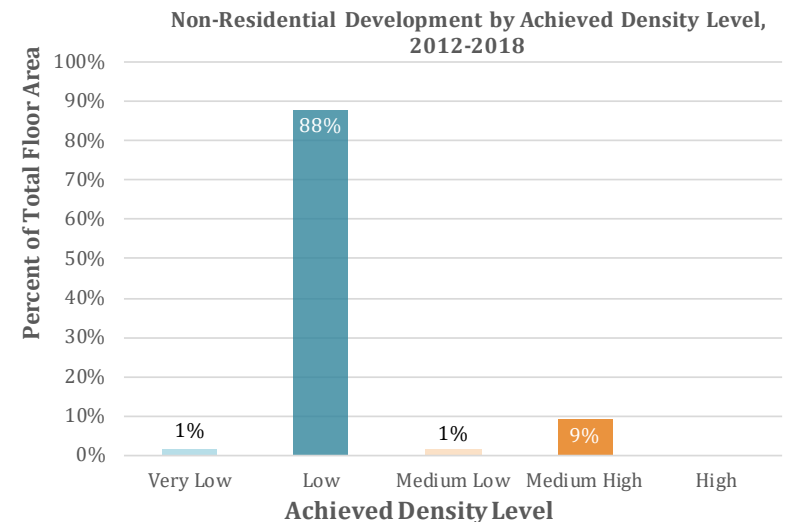
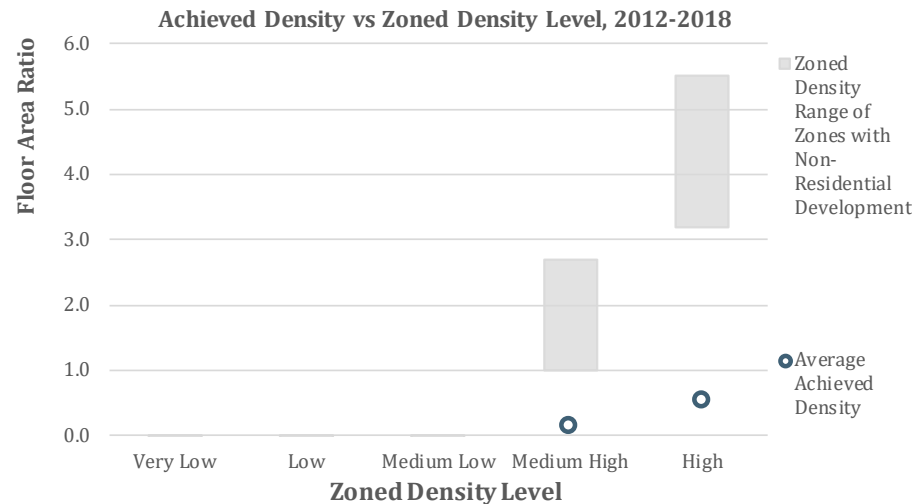
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>35.8%</b>	<b>1.09%</b>	<b>3.17%</b>

Since 2006, Des Moines has grown at 36% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Des Moines grew by roughly 14%. At this current rate, Des Moines is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 3.2% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	40,980	6,203	0.2
<b>High</b> 3.0 & up FAR	3,938,931	2,104,363	0.5
<b>Total</b>	<b>3,979,911</b>	<b>2,110,566</b>	<b>0.5</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	114,290	29,744	<b>0.3</b>
<b>Low</b>	3,724,382	1,853,398	<b>0.5</b>
<b>Medium Low</b>	47,100	29,583	<b>0.6</b>
<b>Medium High</b>	94,139	197,841	<b>2.1</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>3,979,911</b>	<b>2,110,566</b>	<b>0.5</b>

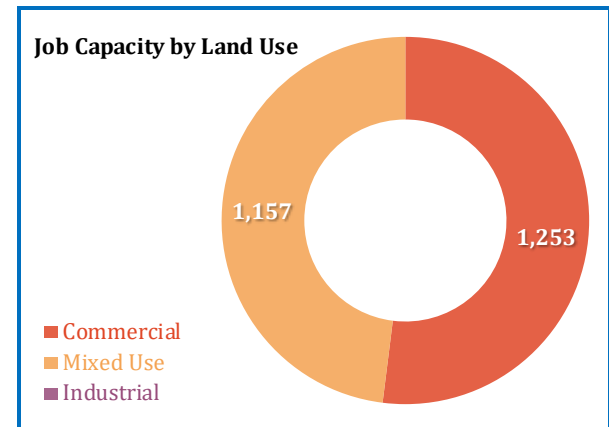


## Des Moines - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	85.0	11.4	5.5	5.5	62.6	0% - 20%	51.2
Mixed Use	178.8	6.2	12.9	12.9	146.7	15% - 30%	106.6
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>263.8</b>	<b>17.6</b>	<b>18.5</b>	<b>18.5</b>	<b>209.3</b>		<b>157.8</b>

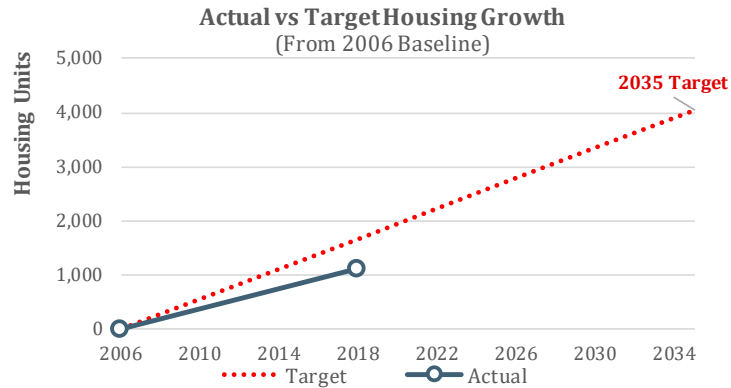
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.96	0.32 / 3.50	0.00	0.42	0 / 800	727
Redevelopable	1.27	0.32 / 3.50	0.29	0.30	0 / 800	526
<b>Commercial Total</b>	<b>2.23</b>	<b>0.32 / 3.50</b>	<b>0.29</b>	<b>0.72</b>	<b>0 / 800</b>	<b>1,253</b>
<b>Mixed-Use</b>						
Vacant	0.51	0.01 / 0.63	0.00	0.10	400 / 800	247
Redevelopable	4.13	0.01 / 0.63	1.51	0.41	400 / 800	911
<b>Mixed Use Total</b>	<b>4.64</b>	<b>0.01 / 0.63</b>	<b>1.51</b>	<b>0.51</b>	<b>400 / 800</b>	<b>1,157</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	2.23	0.32 / 3.50	0.69	0.72	0 / 800	1,253
Mixed Use	4.64	0.01 / 0.63	0.91	0.51	400 / 800	1,157
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>6.87</b>	<b>3.50</b>	<b>1.86</b>	<b>1.23</b>	<b>0 / 800</b>	<b>2,410</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,303	54%
Low Density	0	0%
Medium Low Density	823	34%
Medium High Density	160	7%
High Density	124	5%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>2,410</b>
Remaining Target (2018-2035)		4,941
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-2,531</b>



## City of Kenmore

### Housing Growth and Residential Development Trends



<b>Kenmore Housing Growth Target: 2006-2035</b>	<b>4,060</b>
2006 Estimated Housing Units	8,156
2018 Estimated Housing Units	9,276
<b>Estimated Housing Growth</b>	<b>1,120</b>
<b>Remaining 2035 Target</b>	<b>2,940</b>

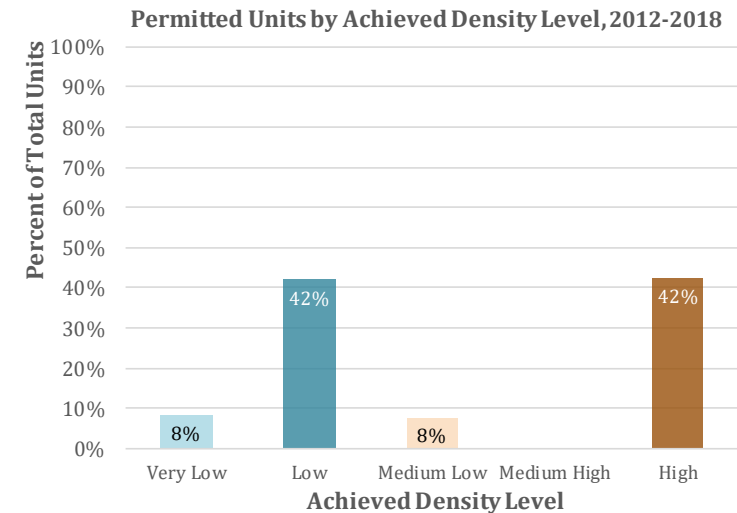
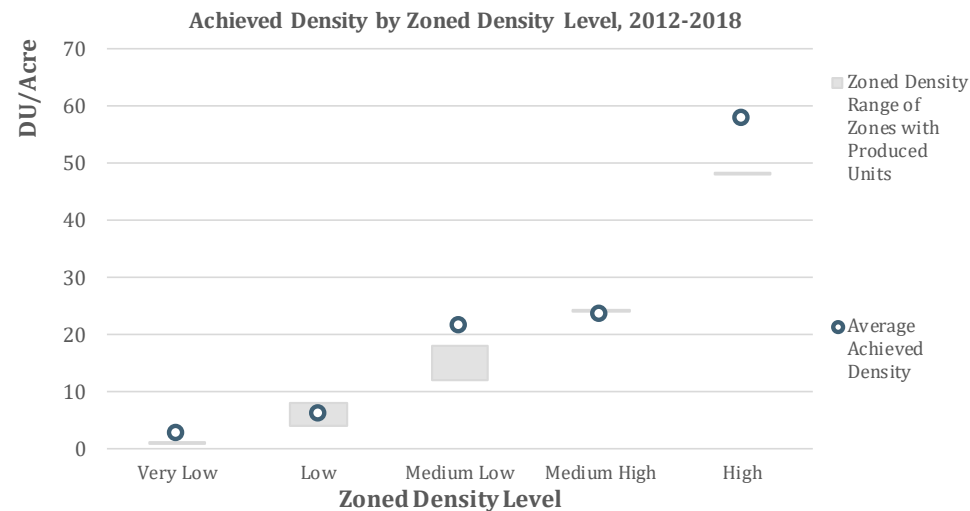
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>66.7%</b>	<b>1.08%</b>	<b>1.63%</b>

Since 2006, Kenmore has grown at 67% of the pace needed to achieve its 2035 housing growth target of 4,060 units. During this period, the total number of housing units in Kenmore grew by roughly 14%. At this current rate, Kenmore is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.6% to reach its remaining target by 2035.

#### Residential Achieved Densities

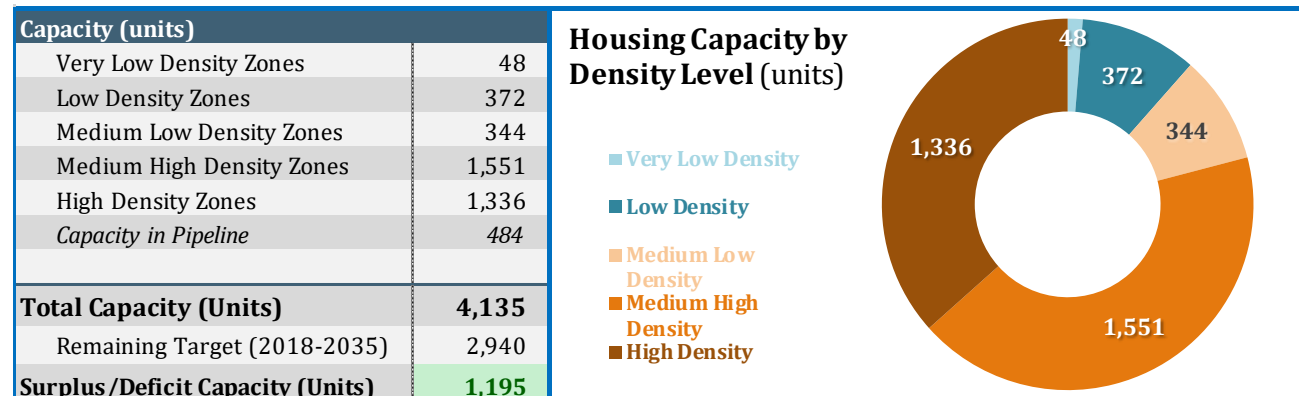
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	3.5	0.0	0.0	3.5	9	2.5
<b>Low</b>	4 - 10 du/acre	65.3	2.8	0.3	61.7	365	5.9
<b>Medium Low</b>	10 - 24 du/acre	5.6	4.2	0.1	1.4	29	21.4
<b>Medium High</b>	24 - 48 du/acre	1.0	0.0	0.0	1.0	23	23.3
<b>High</b>	48 & up du/acre	5.5	0.0	0.0	5.5	320	57.7
<b>Total</b>	<b>81.0</b>	<b>7.0</b>	<b>0.4</b>	<b>0.5</b>	<b>73.1</b>	<b>746</b>	<b>10.2</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	18.3	61
<b>Low</b>	46.9	313
<b>Medium Low</b>	2.6	56
<b>Medium High</b>	0.0	0
<b>High</b>	5.3	316
<b>Total</b>	<b>73.1</b>	<b>746</b>



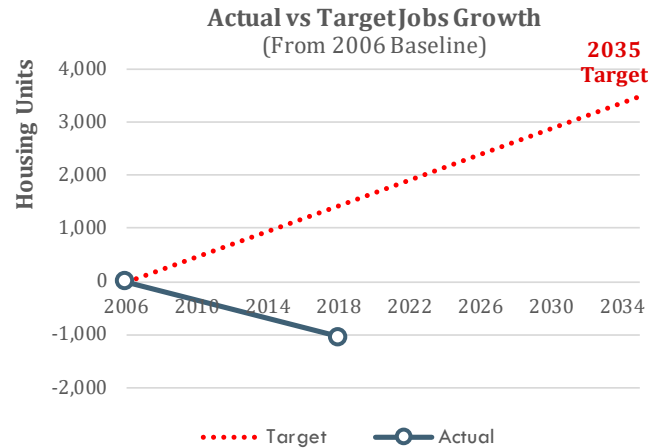
## Kenmore - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				3.56	5.0% - 9.0%	15.04	2.5 / 3.5	47
	Redev Subtotal				3.48	0.0% - 9.0%	13.46	2.5 / 3.5	1
	<b>Subtotal</b>	151.92	114.06	0.00	7.05		28.50		<b>48</b>
Low Density	Vacant Subtotal				7.83	5.0% - 5.0%	22.03	6.7 / 8.0	149
	Redev Subtotal				21.56	5.0% - 5.0%	60.36	6.7 / 8.0	224
	<b>Subtotal</b>	218.79	101.13	0.00	29.39		82.39		<b>372</b>
Medium Low Density	Vacant Subtotal				1.36	5.0% - 5.0%	7.25	16.4 / 23.3	139
	Redev Subtotal				2.13	5.0% - 5.0%	11.36	16.4 / 23.3	205
	<b>Subtotal</b>	32.98	9.72	0.00	3.49		18.61		<b>344</b>
Medium High Density	Vacant Subtotal				0.14	5.0% - 5.0%	0.74	24.0	18
	Redev Subtotal				17.17	0.0% - 5.0%	51.59	24.0 / 31.0	1,533
	<b>Subtotal</b>	2.88	0.00	0.00	17.31		52.34		<b>1,551</b>
High Density	Vacant Subtotal				1.02	5.0% - 10.0%	5.33	48.0 / 72.0	266
	Redev Subtotal				3.80	5.0% - 10.0%	20.19	48.0 / 72.0	1,071
	<b>Subtotal</b>	116.09	12.21	0.00	4.82		25.51		<b>1,336</b>
All Zones	Vacant Total				13.91		50.39		618
	Redev Total				48.13		156.96		3,033
	<b>Total</b>	<b>522.66</b>	<b>237.12</b>	<b>0.00</b>	<b>62.04</b>		<b>207.35</b>		<b>3,651</b>





## Kenmore - Employment Growth and Commercial/Industrial Development Trends



<b>Kenmore Jobs Growth Target: 2006-2035</b>	<b>3,480</b>
2006 Jobs (PSRC)	5,062
2018 Jobs (PSRC)	4,012
<b>Total Jobs Growth</b>	<b>-1,050</b>
<b>Remaining 2035 Target</b>	<b>3,480</b>

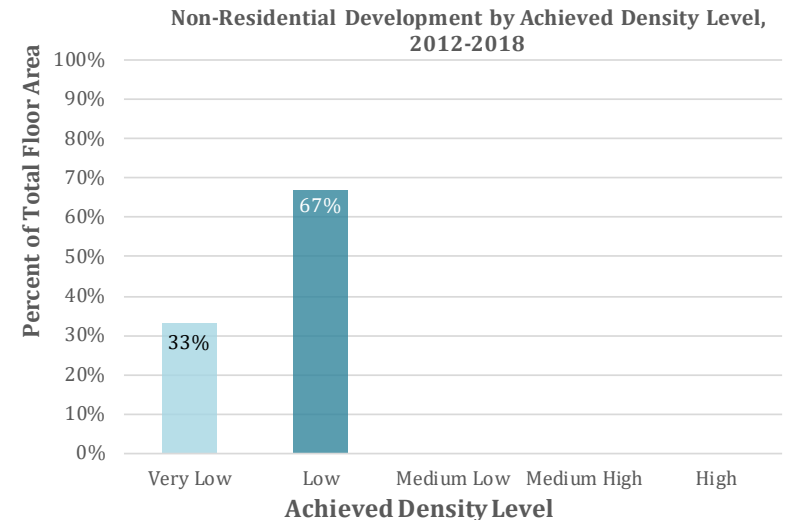
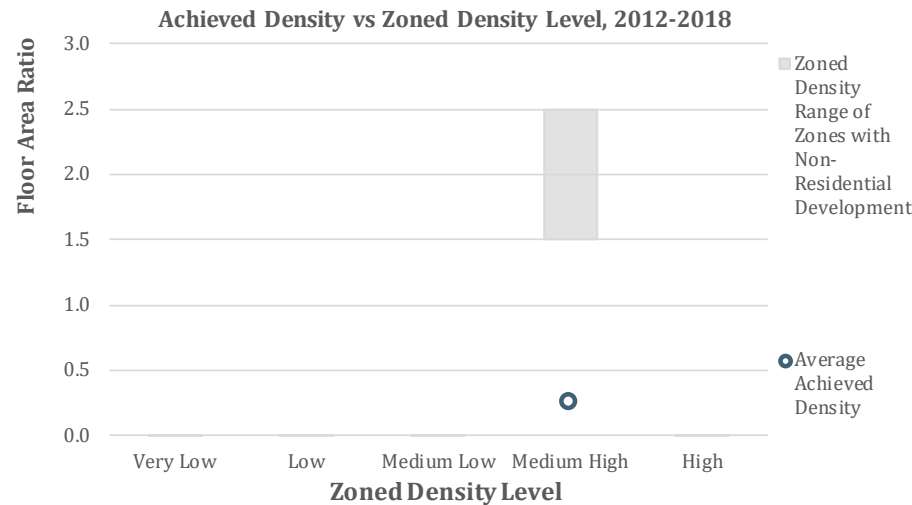
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>-72.9%</b>	<b>-1.92%</b>	<b>4.55%</b>

Since 2006, Kenmore has grown at -73% of the pace needed to achieve its 2035 jobs growth target of 3,480 units. During this period, the total number of jobs in Kenmore grew by roughly -21%. At this current rate, Kenmore is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 4.6% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	239,623	61,187	<b>0.3</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>239,623</b>	<b>61,187</b>	<b>0.3</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	134,034	20,211	<b>0.2</b>
<b>Low</b>	105,589	40,976	<b>0.4</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>239,623</b>	<b>61,187</b>	<b>0.3</b>



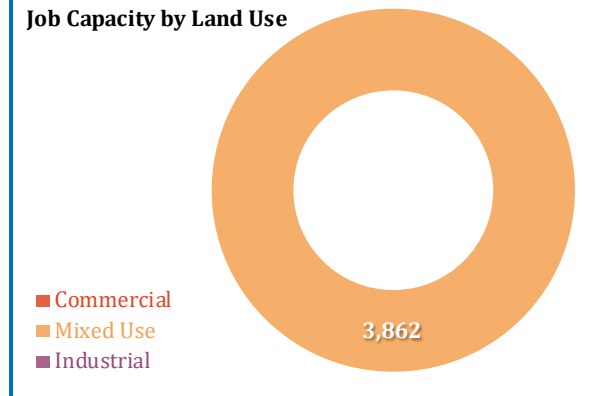
## Kenmore - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	131.4	17.4	8.0	16.0	90.1	0% - 10%	87.5
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>131.4</b>	<b>17.4</b>	<b>8.0</b>	<b>16.0</b>	<b>90.1</b>		<b>87.5</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Commercial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	0.48	0.16 / 1.50	0.00	0.19	300 / 400	623
Redevelopable	3.33	0.16 / 1.50	0.26	0.97	300 / 400	3239
<b>Mixed Use Total</b>	<b>3.81</b>	<b>0.16 / 1.50</b>	<b>0.26</b>	<b>1.16</b>	<b>300 / 400</b>	<b>3,862</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	3.81	0.16 / 1.50	0.91	1.16	300 / 400	3,862
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						19
<b>City Total</b>	<b>3.81</b>	<b>1.50</b>	<b>1.86</b>	<b>1.16</b>	<b>0 / 400</b>	<b>3,881</b>

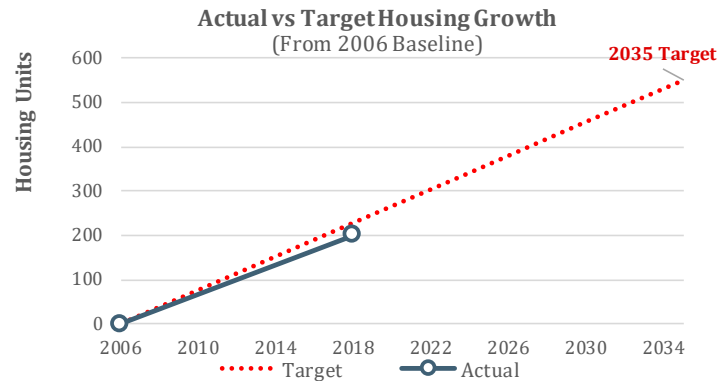
Job Capacity by Assumed Density Level	#	%
Very Low Density	295	8%
Low Density	3,518	91%
Medium Low Density	0	0%
Medium High Density	49	1%
High Density	0	0%
<i>Capacity in Pipeline</i>		19
<b>Total Capacity (jobs)</b>		<b>3,881</b>
Remaining Target (2018-2035)		4,530
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-649</b>

Job Capacity by Land Use



## City of Lake Forest Park

### Housing Growth and Residential Development Trends



<b>Lake Forest Park Housing Growth Target: 2006-2035</b>		<b>551</b>
2006 Estimated Housing Units		5,226
2018 Estimated Housing Units		5,427
<b>Estimated Housing Growth</b>		<b>201</b>
<b>Remaining 2035 Target</b>		<b>350</b>

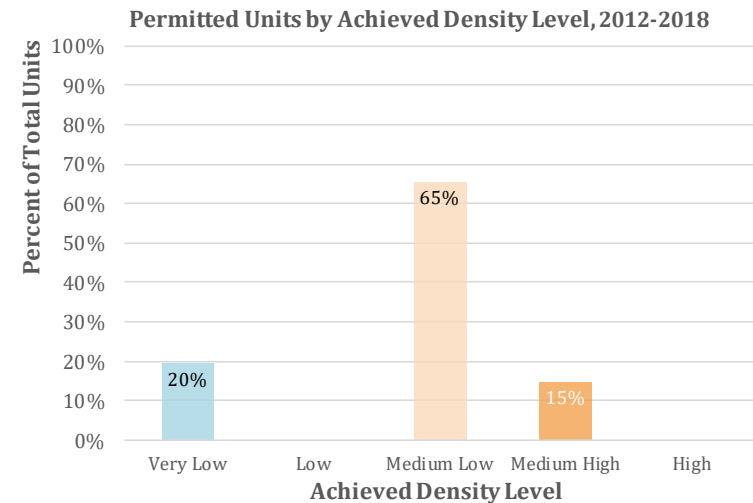
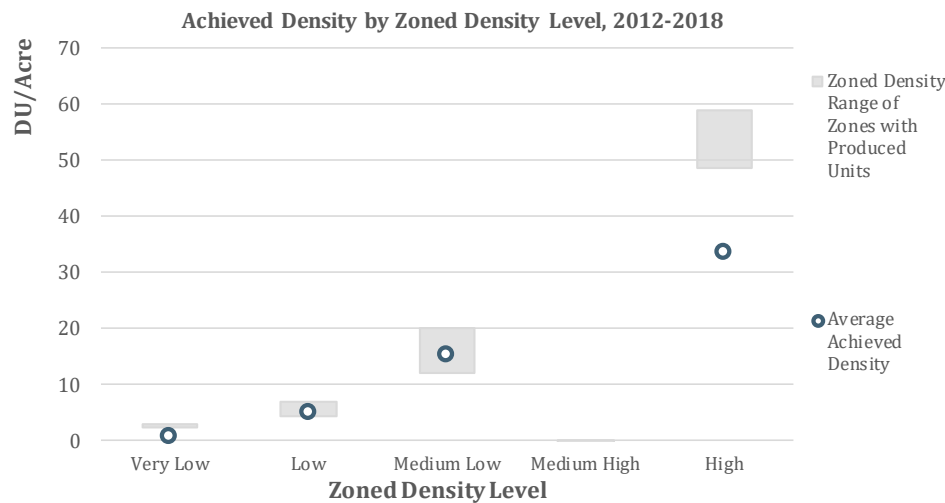
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>88.2%</b>	<b>0.32%</b>	<b>0.37%</b>

Since 2006, Lake Forest Park has grown at 88% of the pace needed to achieve its 2035 housing growth target of 551 units. During this period, the total number of housing units in Lake Forest Park grew by roughly 4%. At this current rate, Lake Forest Park is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.4% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	3.5	0.0	0.0	3.5	2	<b>0.6</b>
<b>Low</b>	4 - 10 du/acre	17.8	4.2	0.0	13.6	67	<b>4.9</b>
<b>Medium Low</b>	10 - 24 du/acre	5.1	0.0	0.1	5.1	77	<b>15.2</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.8	0.0	0.0	0.8	25	<b>33.3</b>
<b>Total</b>		<b>27.2</b>	<b>4.2</b>	<b>0.1</b>	<b>22.9</b>	<b>171</b>	<b>7.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	15.2	34
<b>Low</b>	0.0	0
<b>Medium Low</b>	6.9	112
<b>Medium High</b>	0.8	25
<b>High</b>	0.0	0
<b>Total</b>	<b>22.9</b>	<b>171</b>

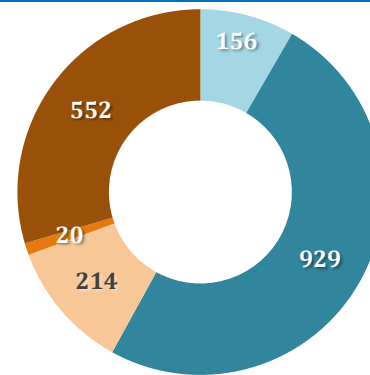
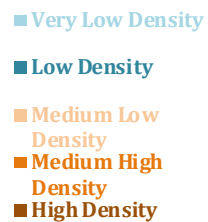


## Lake Forest Park - Residential Land Supply and Capacity

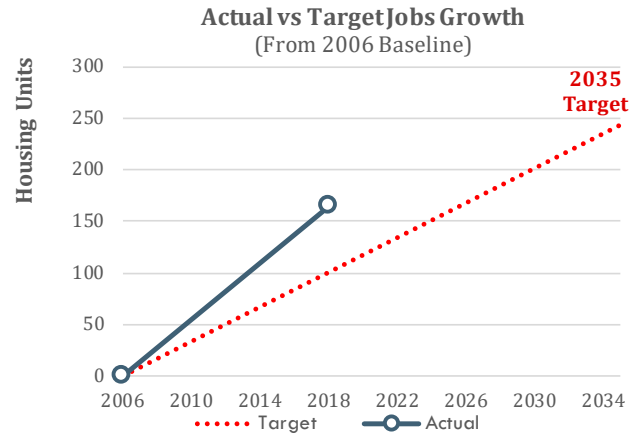
Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.66	20.0% - 20.0%	24.94	2.0 / 3.0	56
	Redev Subtotal				6.32	20.0% - 20.0%	94.73	2.0 / 3.0	100
	<b>Subtotal</b>	207.12	47.27	0.29	7.98		119.66		<b>156</b>
Low Density	Vacant Subtotal				2.40	20.0% - 20.0%	35.93	4.4 / 6.0	192
	Redev Subtotal				14.79	20.0% - 20.0%	221.85	4.4 / 6.0	737
	<b>Subtotal</b>	373.29	27.13	2.45	17.19		257.78		<b>929</b>
Medium Low Density	Vacant Subtotal				0.00	16.0% - 20.0%	0.00	12.0 / 18.2	0
	Redev Subtotal				0.89	16.0% - 20.0%	14.08	12.0 / 18.2	214
	<b>Subtotal</b>	19.51	1.67	0.00	0.89		14.08		<b>214</b>
Medium High Density	Vacant Subtotal				0.00	16.0% - 16.0%	0.00	24.2 / 33.3	0
	Redev Subtotal				0.05	16.0% - 16.0%	0.71	24.2 / 33.3	20
	<b>Subtotal</b>	0.94	0.06	0.00	0.05		0.71		<b>20</b>
High Density	Vacant Subtotal				0.00	16.0% - 16.0%	0.00	65.0	0
	Redev Subtotal				0.56	16.0% - 16.0%	8.85	65.0	552
	<b>Subtotal</b>	11.17	0.00	0.00	0.56		8.85		<b>552</b>
All Zones	Vacant Total				4.06		60.87		247
	Redev Total				22.60		340.22		1,623
	<b>Total</b>	<b>612.01</b>	<b>76.14</b>	<b>2.74</b>	<b>26.66</b>		<b>401.09</b>		<b>1,870</b>

Capacity (units)	
Very Low Density Zones	156
Low Density Zones	929
Medium Low Density Zones	214
Medium High Density Zones	20
High Density Zones	552
Capacity in Pipeline	0
<b>Total Capacity (Units)</b>	<b>1,870</b>
Remaining Target (2018-2035)	350
<b>Surplus/Deficit Capacity (Units)</b>	<b>1,520</b>

Housing Capacity by Density Level (units)



## Lake Forest Park - Employment Growth and Commercial/Industrial Development Trends



Lake Forest Park Jobs Growth Target: 2006-2035		244
2006 Jobs (PSRC)		1,612
2018 Jobs (PSRC)		1,777
<b>Total Jobs Growth</b>		<b>165</b>
<b>Remaining 2035 Target</b>		<b>79</b>

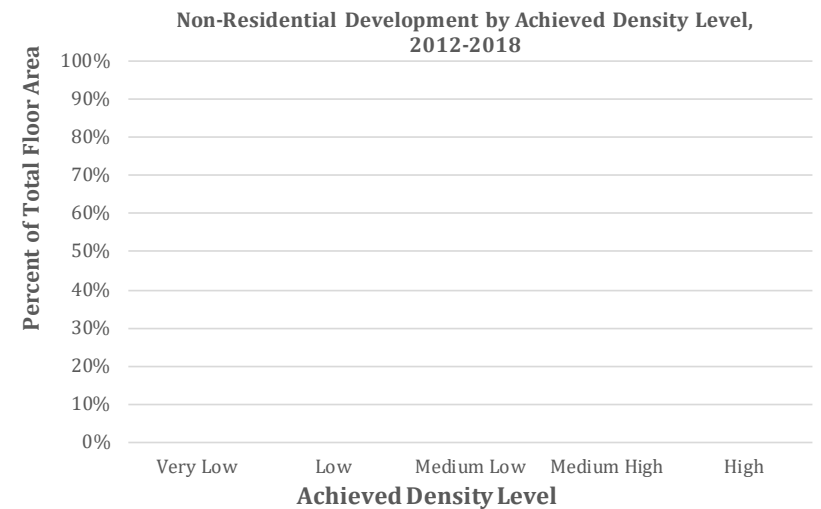
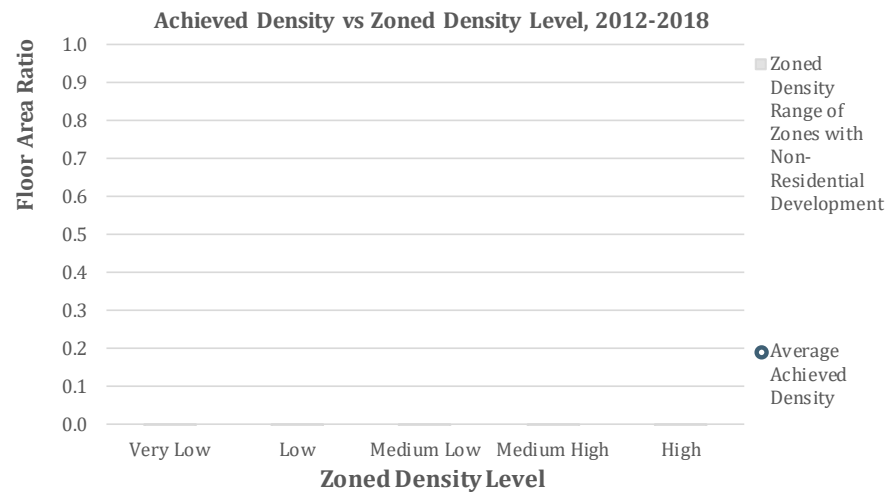
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>163.7%</b>	<b>0.82%</b>	<b>0.25%</b>

Since 2006, Lake Forest Park has grown at 164% of the pace needed to achieve its 2035 jobs growth target of 244 units. During this period, the total number of jobs in Lake Forest Park grew by roughly 10%. At this current rate, Lake Forest Park is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.3% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

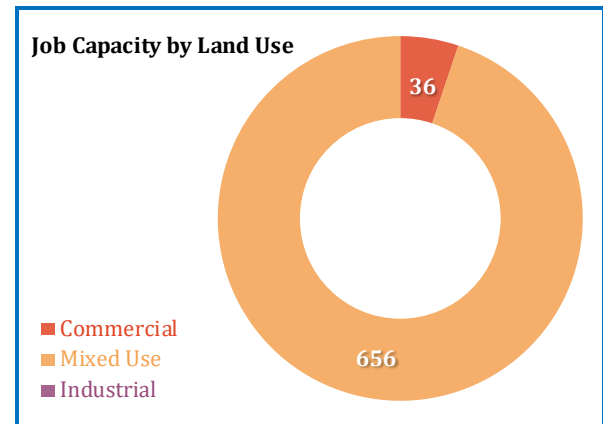


## Lake Forest Park - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	3.4	0.2	0.1	0.0	3.0	26% - 50%	1.6
Mixed Use	31.1	1.7	1.2	0.3	28.0	16%	23.3
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>34.5</b>	<b>1.9</b>	<b>1.3</b>	<b>0.3</b>	<b>31.0</b>		<b>24.9</b>

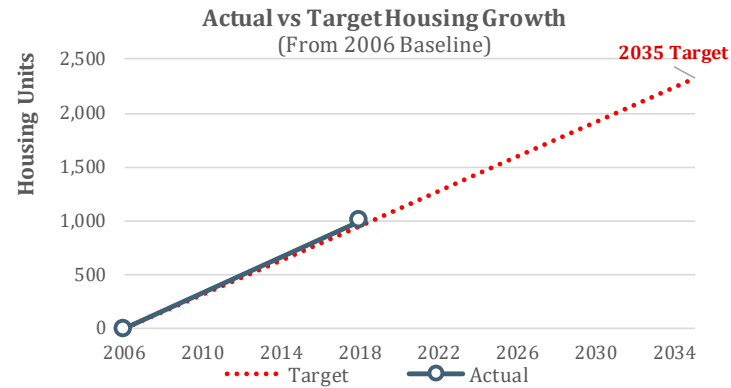
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.50	0.00	0.00	465	0
Redevelopable	0.07	0.50	0.02	0.02	465	36
<b>Commercial Total</b>	<b>0.07</b>	<b>0.50</b>	<b>0.02</b>	<b>0.02</b>	<b>465</b>	<b>36</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.65	0.00	0.00	465	0
Redevelopable	1.01	0.65	0.29	0.30	465	656
<b>Mixed Use Total</b>	<b>1.01</b>	<b>0.65</b>	<b>0.29</b>	<b>0.30</b>	<b>465</b>	<b>656</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.07	0.50	0.69	0.02	465	36
Mixed Use	1.01	0.65	0.91	0.30	465	656
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>1.08</b>	<b>0.65</b>	<b>1.86</b>	<b>0.32</b>	<b>0 / 465</b>	<b>691</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	0	0%
Medium Low Density	691	100%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>691</b>
Remaining Target (2018-2035)		79
<b>Surplus/Deficit Capacity (jobs)</b>		<b>613</b>



## City of Mercer Island

### Housing Growth and Residential Development Trends



<b>Mercer Island Housing Growth Target: 2006-2035</b>	<b>2,320</b>
2006 Estimated Housing Units	9,467
2018 Estimated Housing Units	10,473
<b>Estimated Housing Growth</b>	<b>1,006</b>
<b>Remaining 2035 Target</b>	<b>1,314</b>

<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>104.8%</b>	<b>0.85%</b>	<b>0.70%</b>

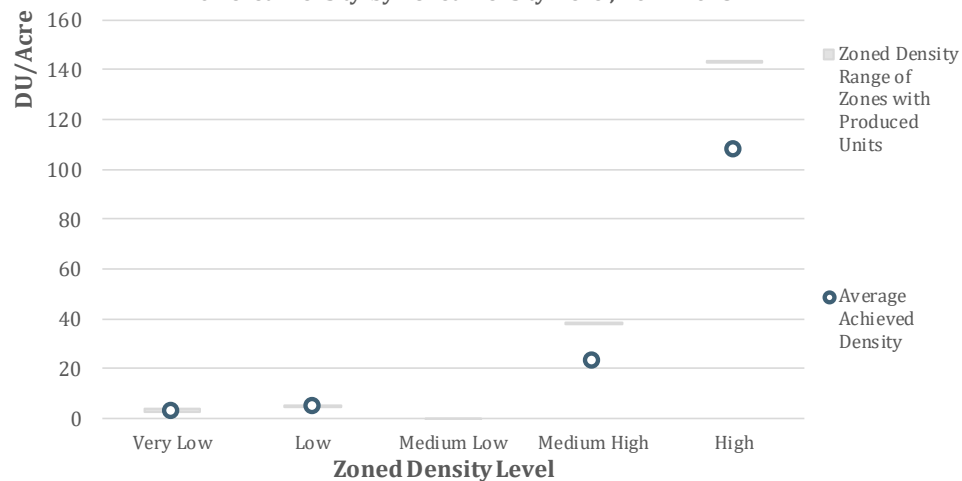
Since 2006, Mercer Island has grown at 105% of the pace needed to achieve its 2035 housing growth target of 2,320 units. During this period, the total number of housing units in Mercer Island grew by roughly 11%. At this current rate, Mercer Island is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

#### Residential Achieved Densities

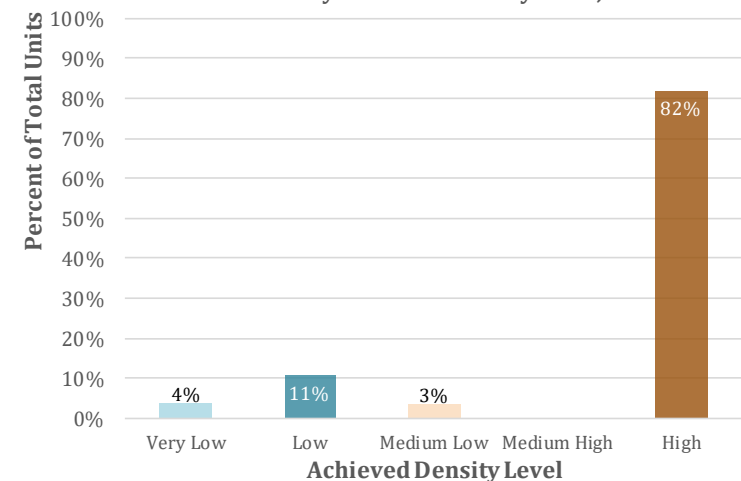
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	12.2	2.2	1.7	0.0	8.3	22
<b>Low</b>	4 - 10 du/acre	16.0	0.7	2.4	0.0	13.0	60
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0
<b>Medium High</b>	24 - 48 du/acre	1.0	0.0	0.2	0.0	0.8	19
<b>High</b>	48 & up du/acre	4.7	0.2	0.2	0.0	4.3	460
<b>Total</b>	<b>33.8</b>	<b>3.1</b>	<b>4.4</b>	<b>0.0</b>	<b>26.4</b>	<b>561</b>	<b>21.3</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	8.3	22
<b>Low</b>	13.0	60
<b>Medium Low</b>	0.8	19
<b>Medium High</b>	0.0	0
<b>High</b>	4.3	460
<b>Total</b>	<b>26.4</b>	<b>561</b>

Achieved Density by Zoned Density Level, 2012-2018

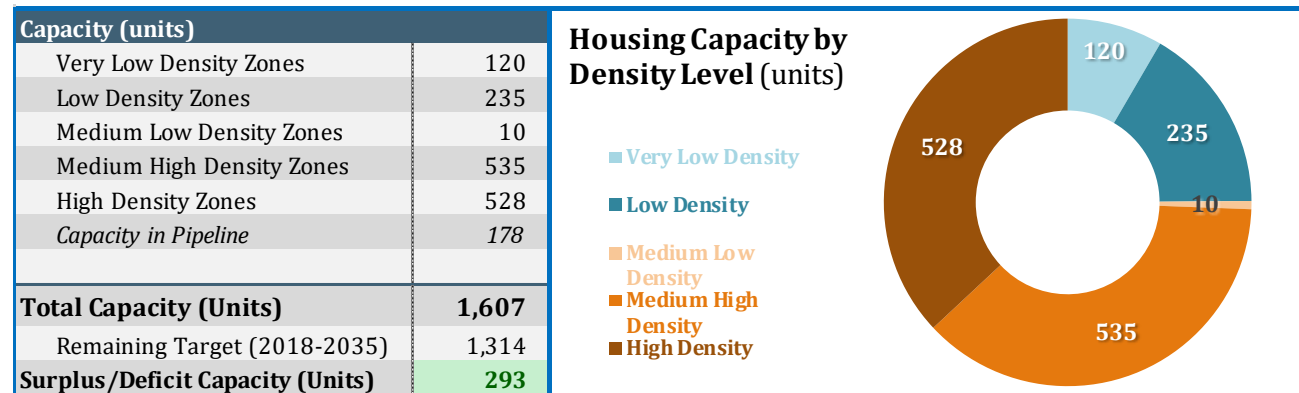


Permitted Units by Achieved Density Level, 2012-2018



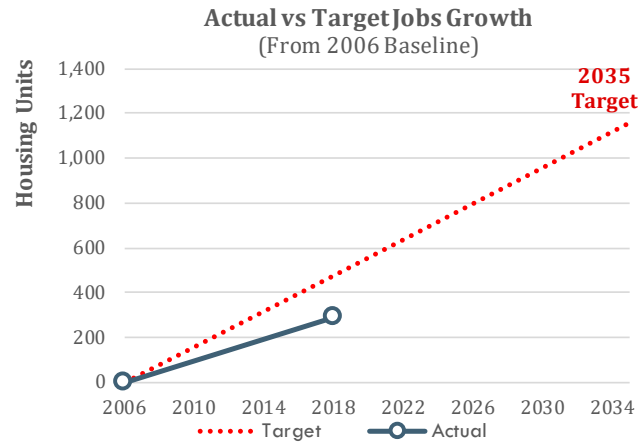
## Mercer Island - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.96	3.0% - 3.0%	32.05	2.6 / 3.3	85
	Redev Subtotal				13.31	3.0% - 3.0%	85.97	2.6 / 3.3	35
	<b>Subtotal</b>	352.32	211.82	0.00	18.27		118.02		<b>120</b>
Low Density	Vacant Subtotal				3.27	3.0% - 5.0%	21.12	4.6 / 6.1	98
	Redev Subtotal				16.64	3.0% - 5.0%	107.54	4.6 / 6.1	138
	<b>Subtotal</b>	287.75	134.59	0.00	19.91		128.65		<b>235</b>
Medium Low Density	Vacant Subtotal				0.02	20.0% - 20.0%	0.45	22.7	10
	Redev Subtotal				0.05	20.0% - 20.0%	1.13	22.7	0
	<b>Subtotal</b>	3.12	1.05	0.00	0.07		1.58		<b>10</b>
Medium High Density	Vacant Subtotal				0.00	20.0% - 20.0%	0.00	26.0	0
	Redev Subtotal				2.00	20.0% - 20.0%	43.70	26.0	535
	<b>Subtotal</b>	62.65	5.52	0.00	2.00		43.70		<b>535</b>
High Density	Vacant Subtotal				0.02	10.0% - 10.0%	0.54	100.6 / 167.8	91
	Redev Subtotal				0.95	10.0% - 10.0%	23.47	100.6 / 167.8	437
	<b>Subtotal</b>	29.86	2.10	0.00	0.97		24.01		<b>528</b>
All Zones	Vacant Total				8.27		54.16		284
	Redev Total				32.95		261.81		1,145
	<b>Total</b>	<b>735.70</b>	<b>355.08</b>	<b>0.00</b>	<b>41.22</b>		<b>315.97</b>		<b>1,429</b>





## Mercer Island - Employment Growth and Commercial/Industrial Development Trends



Mercer Island Jobs Growth Target: 2006-2035	1,160
2006 Jobs (PSRC)	7,453
2018 Jobs (PSRC)	7,745
<b>Total Jobs Growth</b>	<b>292</b>
<b>Remaining 2035 Target</b>	<b>868</b>

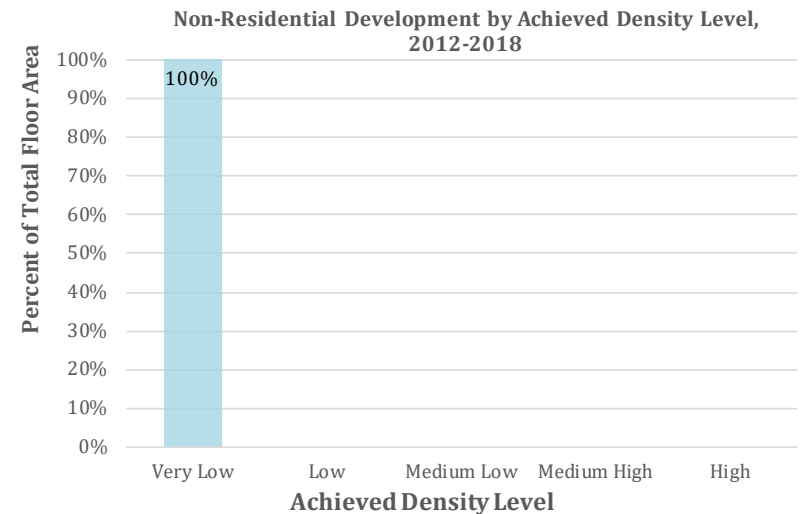
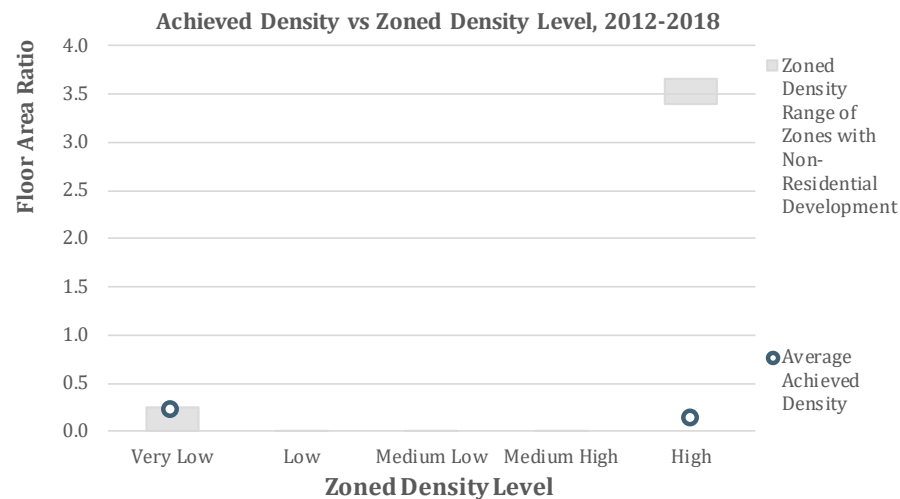
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>60.8%</b>	<b>0.32%</b>	<b>0.63%</b>

Since 2006, Mercer Island has grown at 61% of the pace needed to achieve its 2035 jobs growth target of 1,160 units. During this period, the total number of jobs in Mercer Island grew by roughly 4%. At this current rate, Mercer Island is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.6% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	364,525	77,277	<b>0.2</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	195,824	24,137	<b>0.1</b>
<b>Total</b>	<b>560,349</b>	<b>101,414</b>	<b>0.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	560,349	101,414	<b>0.2</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>560,349</b>	<b>101,414</b>	<b>0.2</b>

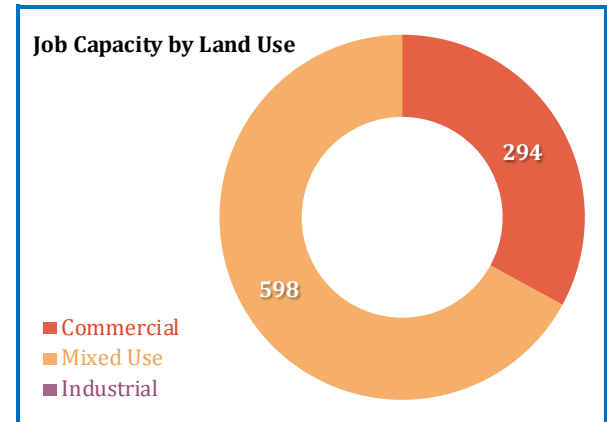


## Mercer Island - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	25.0	15.6	0.0	0.3	9.0	15% - 20%	7.2
Mixed Use	29.9	2.1	0.0	1.0	26.8	10%	24.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>54.8</b>	<b>17.7</b>	<b>0.0</b>	<b>1.3</b>	<b>35.8</b>		<b>31.2</b>

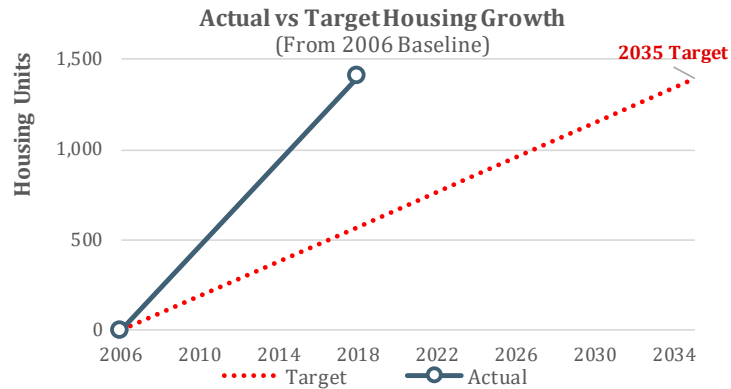
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.03	0.22 / 0.50	0.00	0.01	200	52
Redevelopable	0.29	0.22 / 0.50	0.06	0.05	200	242
<b>Commercial Total</b>	<b>0.31</b>	<b>0.22 / 0.50</b>	<b>0.06</b>	<b>0.06</b>	<b>200</b>	<b>294</b>
<b>Mixed-Use</b>						
Vacant	0.02	0.06 / 1.00	0.00	0.02	200	119
Redevelopable	1.02	0.06 / 1.00	0.48	0.10	200	479
<b>Mixed Use Total</b>	<b>1.05</b>	<b>0.06 / 1.00</b>	<b>0.48</b>	<b>0.12</b>	<b>200</b>	<b>598</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.31	0.22 / 0.50	0.69	0.06	200	294
Mixed Use	1.05	0.06 / 1.00	0.91	0.12	200	598
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						70
<b>City Total</b>	<b>1.36</b>	<b>1.00</b>	<b>1.86</b>	<b>0.18</b>	<b>0 / 200</b>	<b>961</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	11	1%
Low Density	177	20%
Medium Low Density	227	25%
Medium High Density	477	54%
High Density	0	0%
<i>Capacity in Pipeline</i>		70
<b>Total Capacity (jobs)</b>		<b>961</b>
Remaining Target (2018-2035)		868
<b>Surplus/Deficit Capacity (jobs)</b>		<b>93</b>



## City of Newcastle

### Housing Growth and Residential Development Trends



Newcastle Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	3,784
2018 Estimated Housing Units	5,188
<b>Estimated Housing Growth</b>	<b>1,404</b>
<b>Remaining 2035 Target</b>	<b>0</b>

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>243.8%</b>	<b>2.67%</b>	<b>Met Target</b>

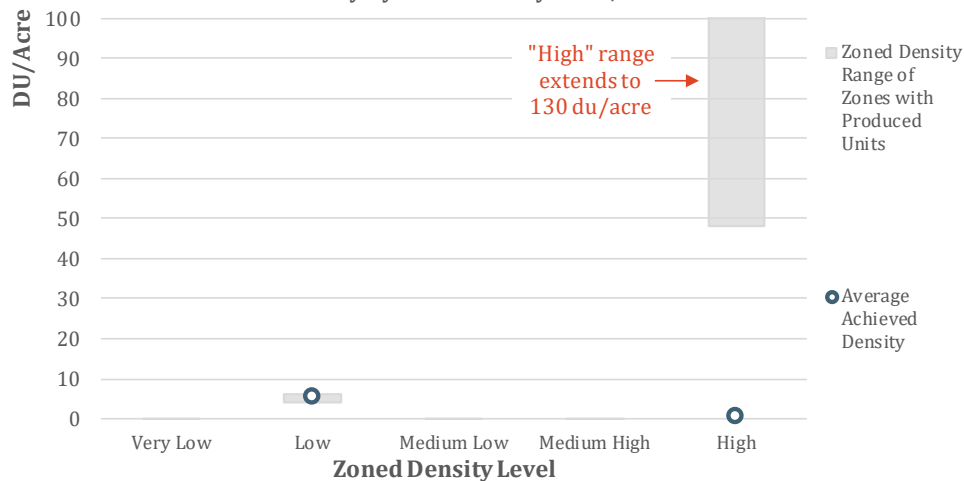
Since 2006, Newcastle has grown at 244% of the pace needed to achieve its 2035 housing growth target of 1,392 units. During this period, the total number of housing units in Newcastle grew by roughly 37%. Newcastle has achieved its 2035 housing growth target.

### Residential Achieved Densities

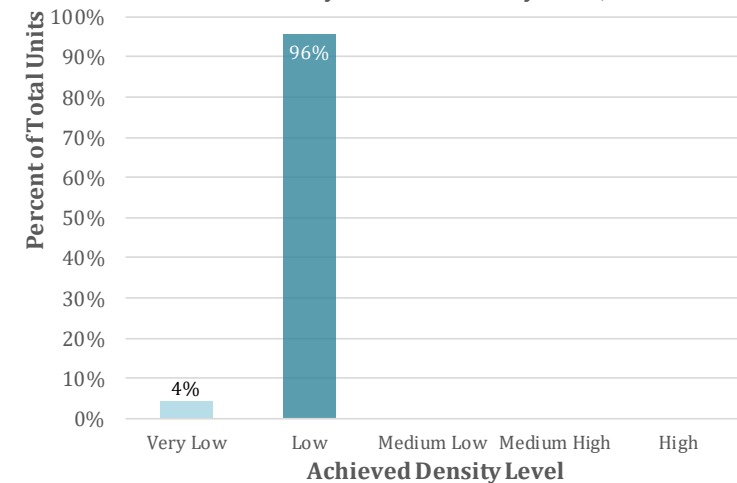
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	77.0	18.7	11.5	42.6	223	<b>5.2</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	57.9	13.6	1.0	5.4	10	<b>0.3</b>
<b>Total</b>	<b>135.0</b>	<b>32.3</b>	<b>12.6</b>	<b>9.6</b>	<b>80.5</b>	<b>233</b>	<b>2.9</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	37.9	10
<b>Low</b>	42.6	223
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>80.5</b>	<b>233</b>

Achieved Density by Zoned Density Level, 2012-2018

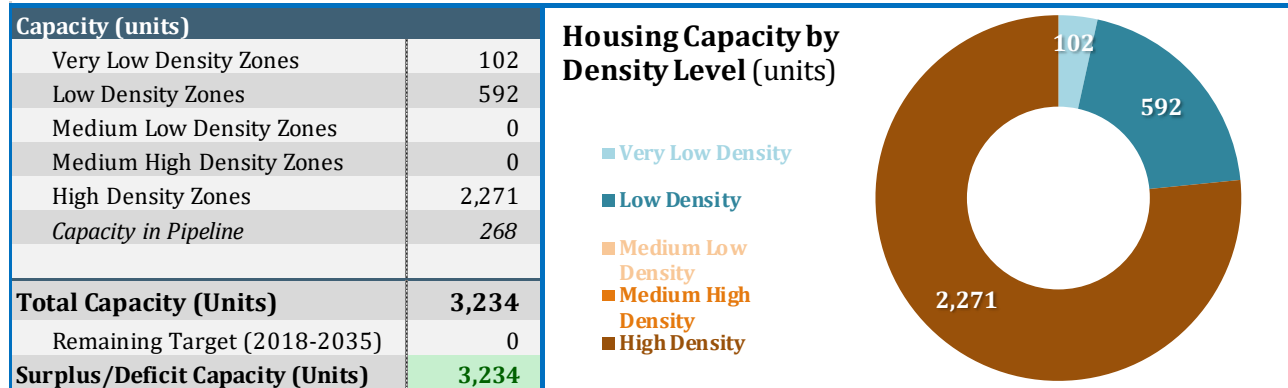


Permitted Units by Achieved Density Level, 2012-2018

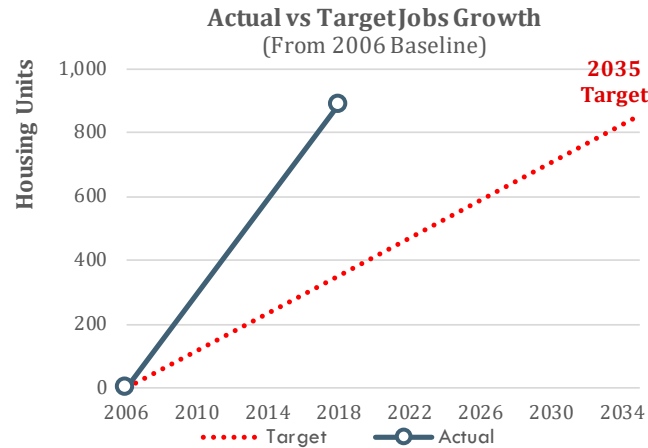


## Newcastle - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				31.01	10.0% - 10.0%	70.49	1.0	70
	Redev Subtotal				19.23	10.0% - 10.0%	43.69	1.0	32
	<b>Subtotal</b>	218.80	0.61	35.50	50.24		114.18		<b>102</b>
Low Density	Vacant Subtotal				31.46	12.0% - 12.0%	69.22	4.0 / 6.0	298
	Redev Subtotal				38.73	12.0% - 12.0%	85.21	4.0 / 6.0	294
	<b>Subtotal</b>	266.80	11.55	0.00	70.20		154.43		<b>592</b>
Medium Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	12.0	0
	Redev Subtotal				0.00	10.0% - 10.0%	0.00	12.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium High Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	24.0	0
	Redev Subtotal				0.00	10.0% - 10.0%	0.00	24.0	0
	<b>Subtotal</b>	0.71	0.71	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	48.0 / 60.0	0
	Redev Subtotal				5.86	10.0% - 10.0%	46.89	48.0 / 60.0	2,271
	<b>Subtotal</b>	58.61	0.00	0.00	5.86		46.89		<b>2,271</b>
All Zones	Vacant Total				62.48		139.71		369
	Redev Total				63.82		175.79		2,597
	<b>Total</b>	<b>544.92</b>	<b>12.87</b>	<b>35.50</b>	<b>126.30</b>		<b>315.50</b>		<b>2,966</b>



## Newcastle - Employment Growth and Commercial/Industrial Development Trends



<b>Newcastle Jobs Growth Target: 2006-2035</b>	<b>853</b>
2006 Jobs (PSRC)	1,736
2018 Jobs (PSRC)	2,627
<b>Total Jobs Growth</b>	<b>891</b>
<b>Remaining 2035 Target</b>	<b>0</b>

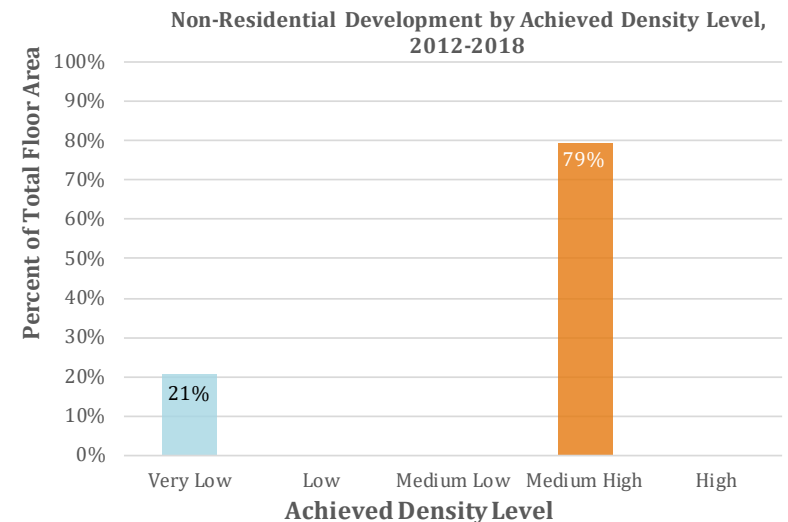
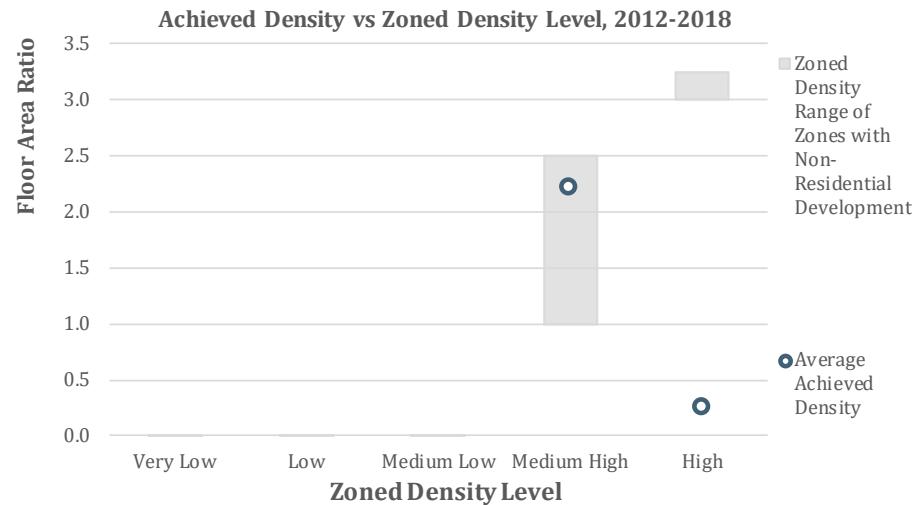
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>252.6%</b>	<b>3.51%</b>	<b>Met Target</b>

Since 2006, Newcastle has grown at 253% of the pace needed to achieve its 2035 jobs growth target of 853 units. During this period, the total number of jobs in Newcastle grew by roughly 51%. Newcastle has achieved its 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	40,769	90,451	2.2
<b>High</b> 3.0 & up FAR	95,013	23,330	0.2
<b>Total</b>	<b>135,782</b>	<b>113,781</b>	<b>0.8</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	95,013	23,330	<b>0.2</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	40,769	90,451	<b>2.2</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>135,782</b>	<b>113,781</b>	<b>0.8</b>

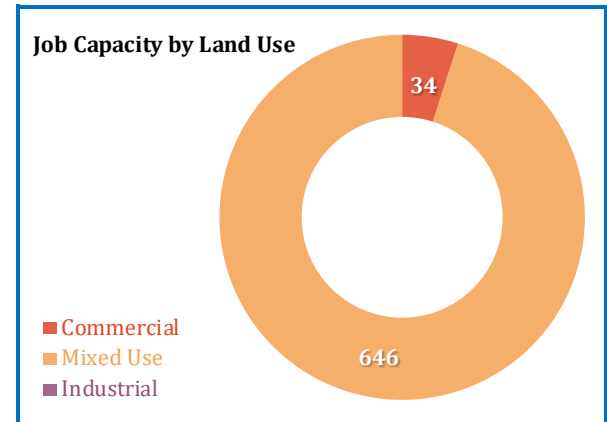


## Newcastle - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	1.0	0.0	0.1	0.1	0.9	14%	0.8
Mixed Use	58.6	0.0	2.9	2.9	52.8	10%	46.9
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>59.6</b>	<b>0.0</b>	<b>3.0</b>	<b>57.4</b>	<b>1033.9</b>		<b>47.7</b>

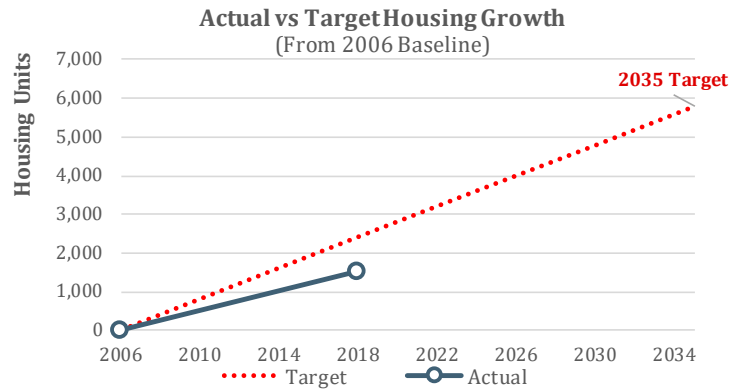
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.30	0.00	0.00	300	0
Redevelopable	0.03	0.30	0.00	0.01	300	34
<b>Commercial Total</b>	<b>0.03</b>	<b>0.30</b>	<b>0.00</b>	<b>0.01</b>	<b>300</b>	<b>34</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.10 / 0.25	0.00	0.00	300	0
Redevelopable	2.04	0.10 / 0.25	0.43	0.19	300	646
<b>Mixed Use Total</b>	<b>2.04</b>	<b>0.10 / 0.25</b>	<b>0.43</b>	<b>0.19</b>	<b>300</b>	<b>646</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.03	0.30	0.69	0.01	300	34
Mixed Use	2.04	0.10 / 0.25	0.91	0.19	300	646
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>2.08</b>	<b>0.30</b>	<b>1.86</b>	<b>0.20</b>	<b>0 / 300</b>	<b>680</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	680	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>680</b>
Remaining Target (2018-2035)		0
<b>Surplus/Deficit Capacity (jobs)</b>		<b>680</b>



## City of Shoreline

### Housing Growth and Residential Development Trends



<b>Shoreline Housing Growth Target: 2006-2035</b>	<b>5,800</b>
2006 Estimated Housing Units	22,173
2018 Estimated Housing Units	23,702
<b>Estimated Housing Growth</b>	<b>1,529</b>
<b>Remaining 2035 Target</b>	<b>4,271</b>

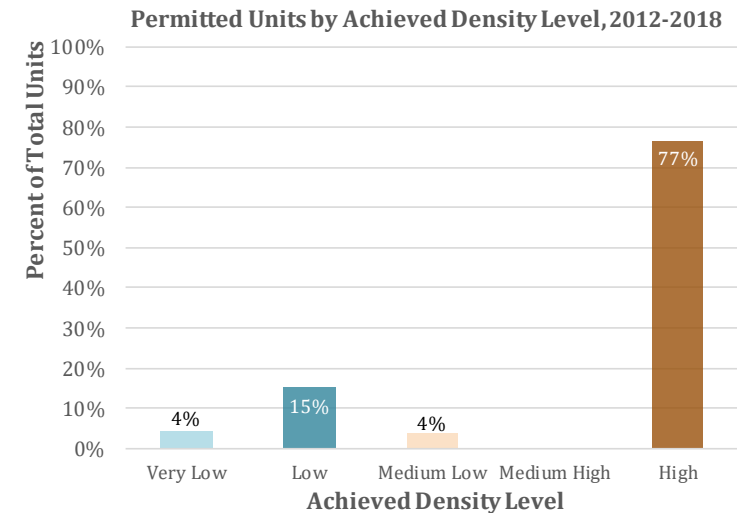
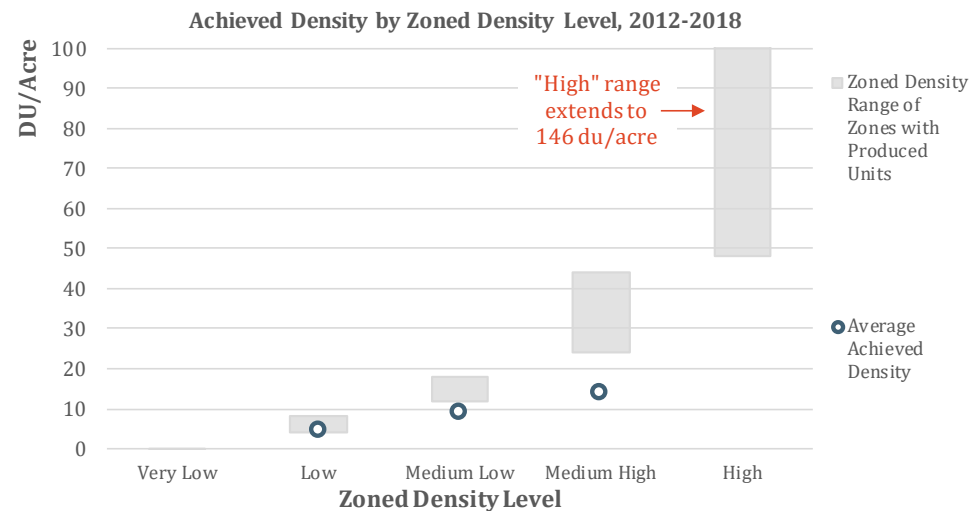
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>63.7%</b>	<b>0.56%</b>	<b>0.98%</b>

Since 2006, Shoreline has grown at 64% of the pace needed to achieve its 2035 housing growth target of 5,800 units. During this period, the total number of housing units in Shoreline grew by roughly 7%. At this current rate, Shoreline is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Residential Achieved Densities

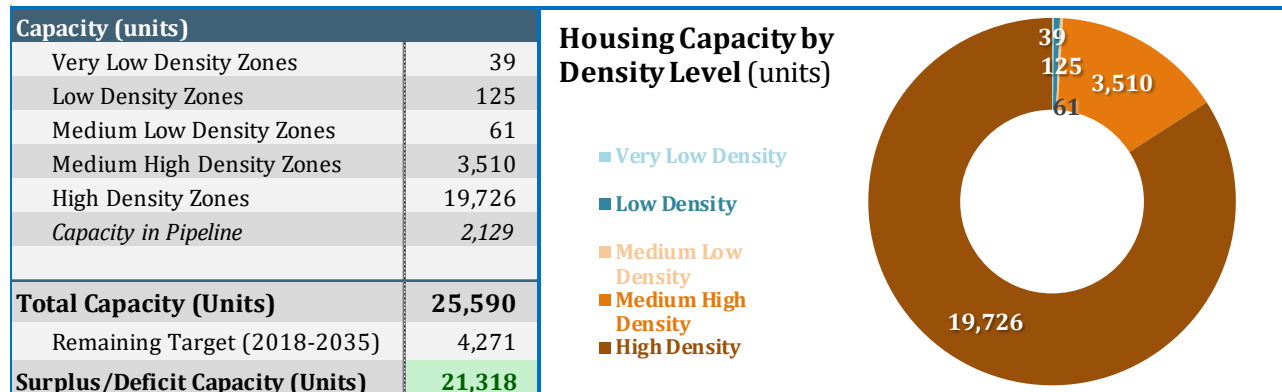
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	94.1	10.6	0.0	83.5	360	<b>4.3</b>
<b>Medium Low</b>	10 - 24 du/acre	4.5	0.0	0.0	4.5	41	<b>9.1</b>
<b>Medium High</b>	24 - 48 du/acre	5.8	0.0	0.0	5.8	81	<b>14.0</b>
<b>High</b>	48 & up du/acre	15.1	0.0	0.0	15.1	1,639	<b>108.5</b>
<b>Total</b>	<b>119.5</b>	<b>10.6</b>	<b>0.0</b>	<b>0.0</b>	<b>108.8</b>	<b>2,121</b>	<b>19.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	35.3	94
<b>Low</b>	54.2	319
<b>Medium Low</b>	5.8	81
<b>Medium High</b>	0.0	0
<b>High</b>	13.5	1,627
<b>Total</b>	<b>108.8</b>	<b>2,121</b>



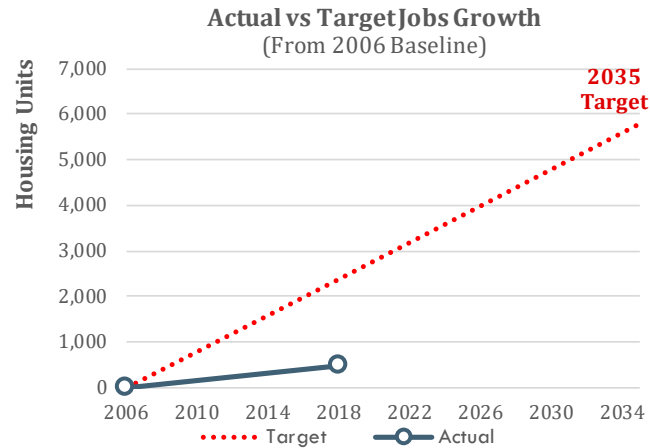
## Shoreline - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 10.0%	0.76	3.7	1
	Redev Subtotal				0.00	0.0% - 10.0%	45.28	3.7	37
	<b>Subtotal</b>	58.48	7.37	0.00	0.00		46.04		<b>39</b>
Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	24.11	5.1 / 9.6	125
	Redev Subtotal				0.00	10.0% - 10.0%	94.64	5.1 / 9.6	0
	<b>Subtotal</b>	142.68	10.74	0.00	0.00		118.74		<b>125</b>
Medium Low Density	Vacant Subtotal				0.00	10.0% - 20.0%	0.13	11.9 / 12.0	2
	Redev Subtotal				0.00	10.0% - 20.0%	10.22	11.9 / 12.0	59
	<b>Subtotal</b>	11.78	0.21	0.00	0.00		10.35		<b>61</b>
Medium High Density	Vacant Subtotal				0.00	20.0% - 30.0%	1.03	25.0 / 44.0	36
	Redev Subtotal				0.00	20.0% - 30.0%	98.77	25.0 / 44.0	3,474
	<b>Subtotal</b>	141.68	0.50	0.00	0.00		99.80		<b>3,510</b>
High Density	Vacant Subtotal				0.00	20.0% - 30.0%	22.06	102.8 / 150.4	2,916
	Redev Subtotal				0.00	20.0% - 30.0%	132.57	102.8 / 150.4	16,810
	<b>Subtotal</b>	203.39	0.02	0.00	0.00		154.63		<b>19,726</b>
All Zones	Vacant Total				0.00		48.08		3,080
	Redev Total				0.00		381.47		20,381
	<b>Total</b>	<b>558.01</b>	<b>18.84</b>	<b>0.00</b>	<b>0.00</b>		<b>429.55</b>		<b>23,461</b>





## Shoreline - Employment Growth and Commercial/Industrial Development Trends



<b>Shoreline Jobs Growth Target: 2006-2035</b>	<b>5,800</b>
2006 Jobs (PSRC)	17,411
2018 Jobs (PSRC)	17,898
<b>Total Jobs Growth</b>	<b>487</b>
<b>Remaining 2035 Target</b>	<b>5,313</b>

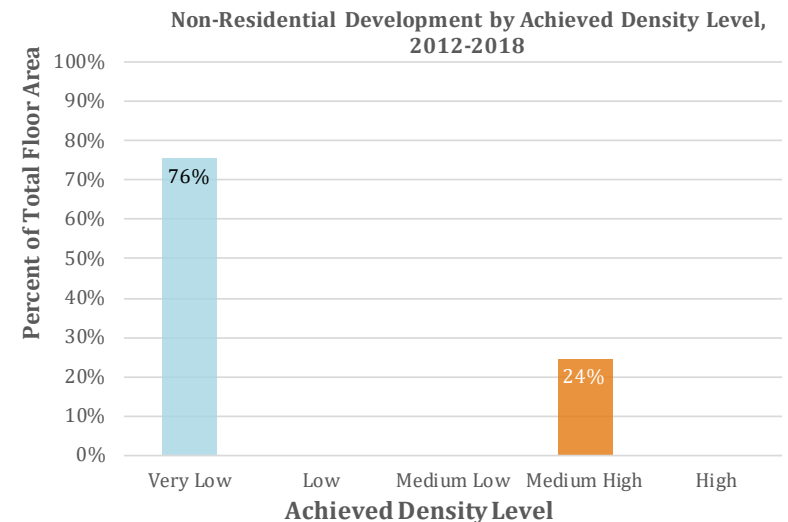
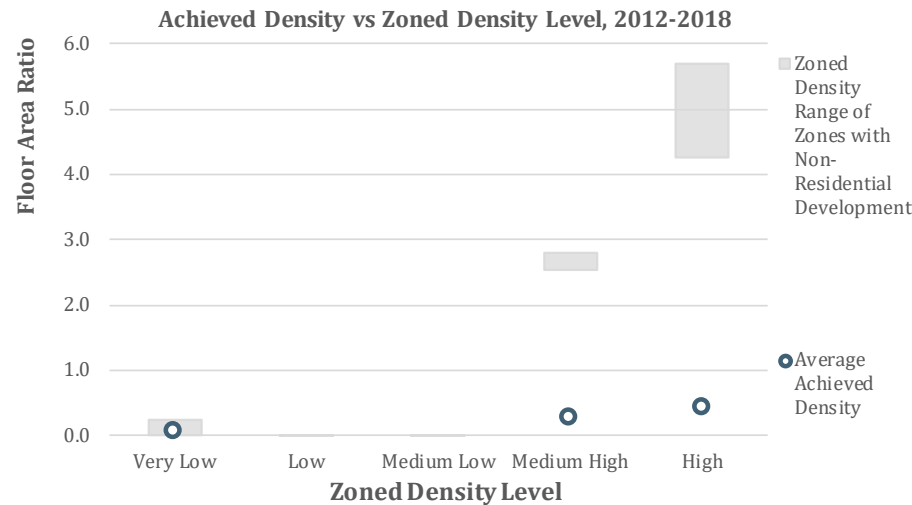
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>20.3%</b>	<b>0.23%</b>	<b>1.54%</b>

Since 2006, Shoreline has grown at 20% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Shoreline grew by roughly 3%. At this current rate, Shoreline is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.5% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	7,130,116	470,060	<b>0.1</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	66,330	18,637	<b>0.3</b>
<b>High</b> 3.0 & up FAR	1,781,187	756,529	<b>0.4</b>
<b>Total</b>	<b>8,977,633</b>	<b>1,245,226</b>	<b>0.1</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	8,737,630	941,618	<b>0.1</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	240,003	303,608	<b>1.3</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>8,977,633</b>	<b>1,245,226</b>	<b>0.1</b>

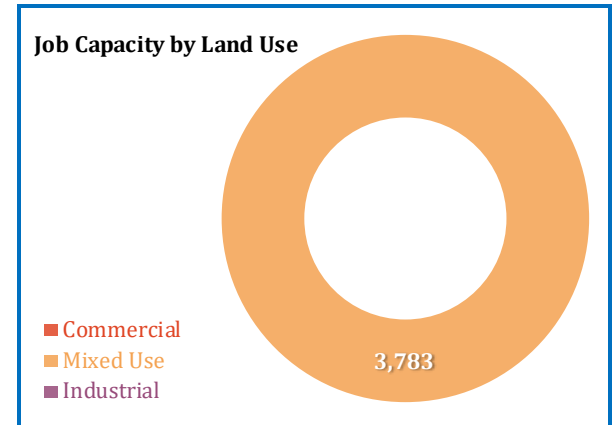


## Shoreline - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	345.1	0.5	0.0	0.0	344.5	20% - 30%	254.4
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>345.1</b>	<b>0.5</b>	<b>0.0</b>	<b>0.0</b>	<b>344.5</b>		<b>254.4</b>

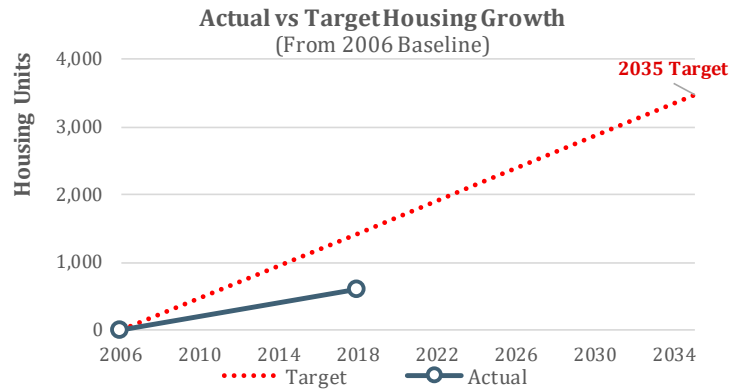
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Commercial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	1.01	0.10 / 0.50	0.00	0.42	500	835
Redevelopable	10.08	0.10 / 0.50	2.08	1.47	500	2,948
<b>Mixed Use Total</b>	<b>11.08</b>	<b>0.10 / 0.50</b>	<b>2.08</b>	<b>1.89</b>	<b>500</b>	<b>3,783</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	11.08	0.10 / 0.50	0.91	1.89	500	3,783
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						<i>170</i>
<b>City Total</b>	<b>11.08</b>	<b>0.50</b>	<b>1.86</b>	<b>1.89</b>	<b>0 / 500</b>	<b>3,953</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	2,939	78%
Low Density	0	0%
Medium Low Density	844	22%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>170</i>
<b>Total Capacity (jobs)</b>		<b>3,953</b>
Remaining Target (2018-2035)		5,313
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-1,360</b>



## City of Woodinville

### Housing Growth and Residential Development Trends



<b>Woodinville Housing Growth Target: 2006-2035</b>	<b>3,480</b>
2006 Estimated Housing Units	4,550
2018 Estimated Housing Units	5,154
<b>Estimated Housing Growth</b>	<b>604</b>
<b>Remaining 2035 Target</b>	<b>2,876</b>

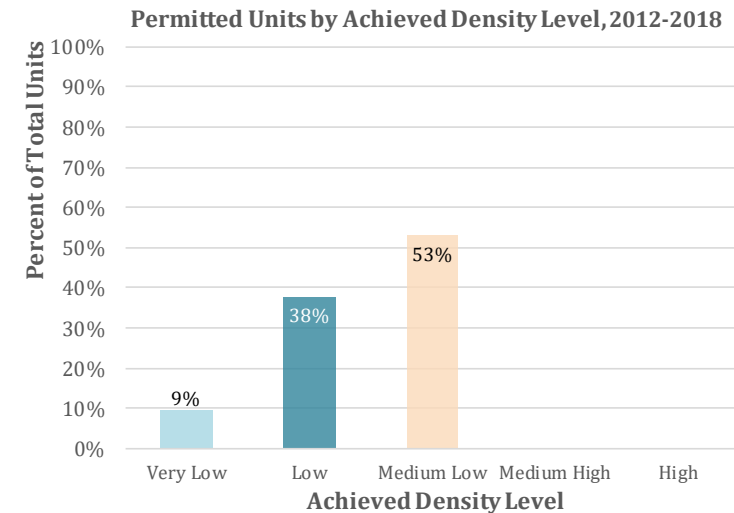
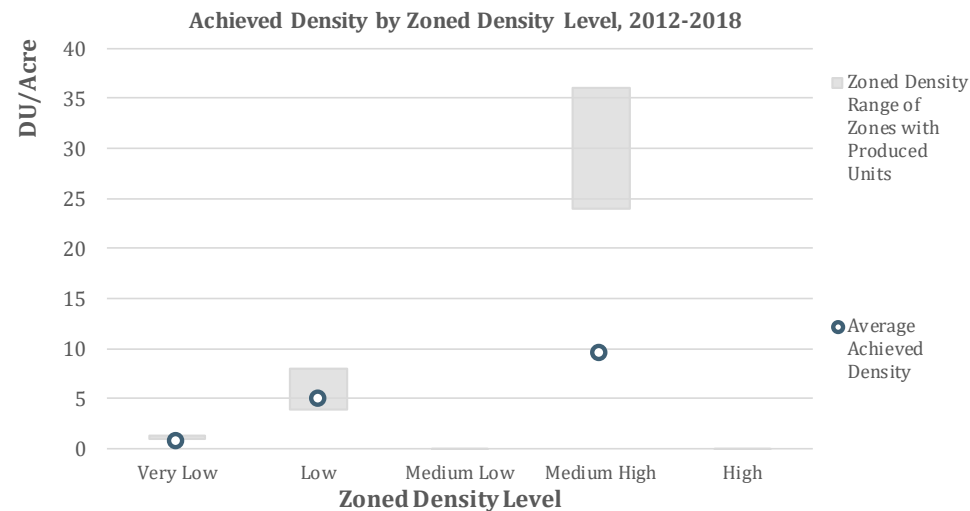
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>42.0%</b>	<b>1.04%</b>	<b>2.64%</b>

Since 2006, Woodinville has grown at 42% of the pace needed to achieve its 2035 housing growth target of 3,480 units. During this period, the total number of housing units in Woodinville grew by roughly 13%. At this current rate, Woodinville is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 2.6% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	57.6	1.1	0.0	0.1	56.3	40	<b>0.7</b>
<b>Low</b>	4 - 10 du/acre	35.2	0.0	0.0	0.0	35.2	171	<b>4.9</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	28.3	2.9	0.0	0.2	25.3	237	<b>9.4</b>
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Total</b>		<b>121.1</b>	<b>4.0</b>	<b>0.0</b>	<b>0.3</b>	<b>116.7</b>	<b>448</b>	<b>3.8</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	61.5	42
<b>Low</b>	33.5	169
<b>Medium Low</b>	21.8	237
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>116.7</b>	<b>448</b>

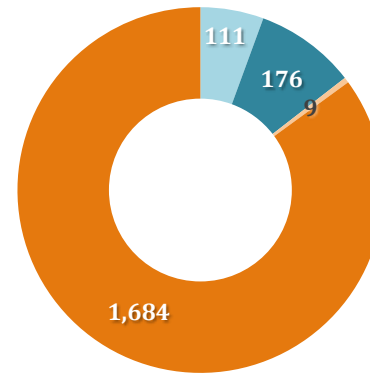
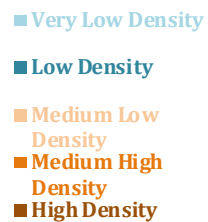


## Woodinville - Residential Land Supply and Capacity

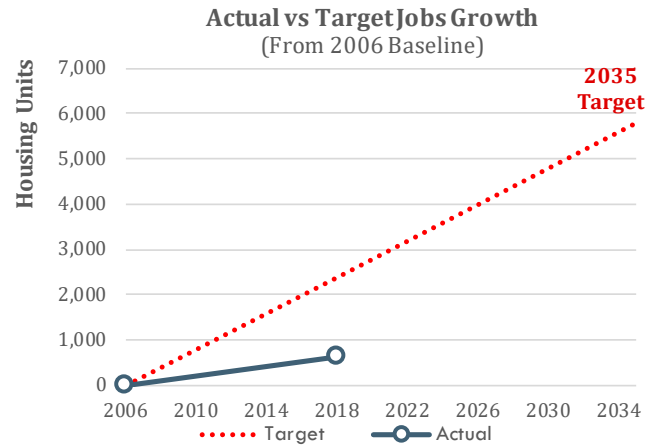
Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				20.84	5.0% - 5.0%	111.14	0.7 / 1.2	91
	Redev Subtotal				28.62	5.0% - 5.0%	152.66	0.7 / 1.2	20
	<b>Subtotal</b>	538.85	65.66	143.44	49.46		263.80		<b>111</b>
Low Density	Vacant Subtotal				4.46	5.0% - 5.0%	23.81	5.0 / 8.0	122
	Redev Subtotal				3.77	5.0% - 5.0%	20.10	5.0 / 8.0	55
	<b>Subtotal</b>	123.94	65.62	10.05	8.23		43.91		<b>176</b>
Medium Low Density	Vacant Subtotal				0.13	5.0% - 5.0%	0.68	12.0 / 18.0	9
	Redev Subtotal				2.57	5.0% - 5.0%	13.70	12.0 / 18.0	0
	<b>Subtotal</b>	22.03	4.05	0.00	2.70		14.38		<b>9</b>
Medium High Density	Vacant Subtotal				4.51	1.0% - 80.0%	22.73	24.0 / 36.0	784
	Redev Subtotal				5.21	1.0% - 80.0%	25.42	24.0 / 36.0	901
	<b>Subtotal</b>	105.76	10.65	2.68	9.72		48.14		<b>1,684</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.72	100.0% - 100.0%	0.00	48.0	0
	<b>Subtotal</b>	4.78	0.00	0.00	0.72		0.00		<b>0</b>
All Zones	Vacant Total				29.94		158.36		1,006
	Redev Total				40.89		211.88		975
	<b>Total</b>	<b>795.36</b>	<b>145.98</b>	<b>156.17</b>	<b>70.83</b>		<b>370.24</b>		<b>1,981</b>

Capacity (units)	
Very Low Density Zones	111
Low Density Zones	176
Medium Low Density Zones	9
Medium High Density Zones	1,684
High Density Zones	0
Capacity in Pipeline	1,724
<b>Total Capacity (Units)</b>	<b>3,705</b>
Remaining Target (2018-2035)	2,876
<b>Surplus/Deficit Capacity (Units)</b>	<b>829</b>

**Housing Capacity by Density Level (units)**



## Woodinville - Employment Growth and Commercial/Industrial Development Trends



<b>Woodinville Jobs Growth Target: 2006-2035</b>	<b>5,800</b>
2006 Jobs (PSRC)	11,876
2018 Jobs (PSRC)	12,519
<b>Total Jobs Growth</b>	<b>643</b>
<b>Remaining 2035 Target</b>	<b>5,157</b>

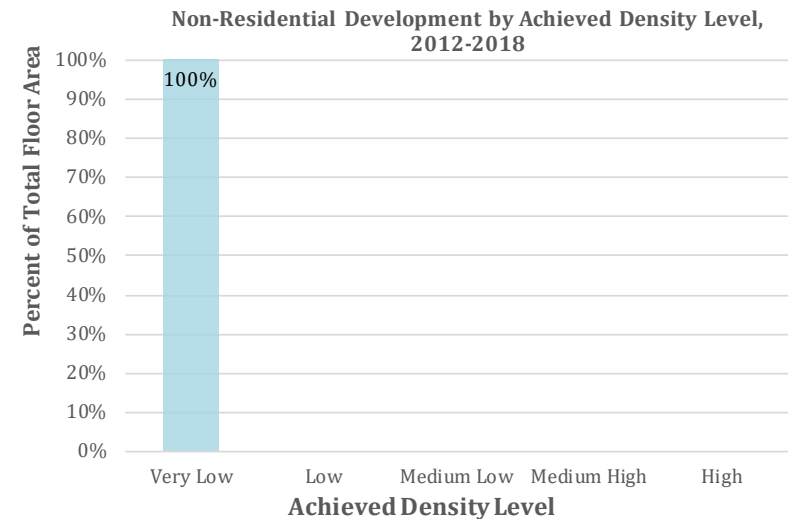
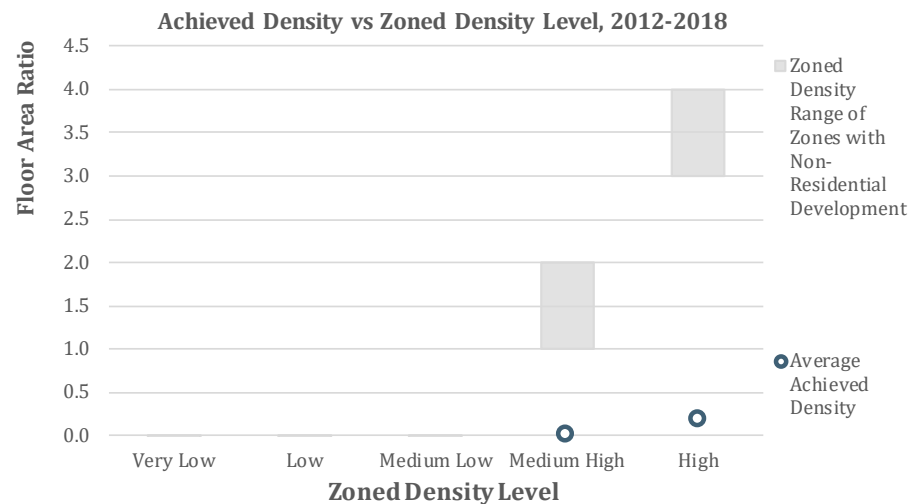
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>26.8%</b>	<b>0.44%</b>	<b>2.05%</b>

Since 2006, Woodinville has grown at 27% of the pace needed to achieve its 2035 jobs growth target of 5,800 units. During this period, the total number of jobs in Woodinville grew by roughly 5%. At this current rate, Woodinville is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.1% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	115,688	1,707	<b>0.0</b>
<b>High</b> 3.0 & up FAR	108,260	20,536	<b>0.2</b>
<b>Total</b>	<b>223,948</b>	<b>22,243</b>	<b>0.1</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	223,948	22,243	<b>0.1</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>223,948</b>	<b>22,243</b>	<b>0.1</b>

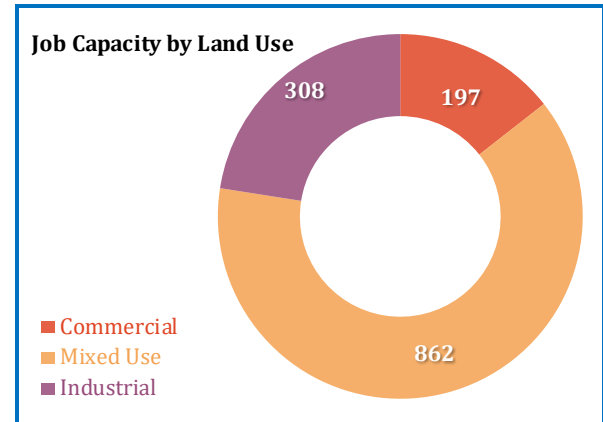


## Woodinville - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	53.8	36.3	1.7	0.0	15.7	0% - 50%	12.0
Mixed Use	67.7	10.7	5.7	0.0	51.3	1% - 5%	50.6
Industrial	80.0	24.2	5.6	0.0	50.1	15%	41.8
<b>Non-Res Land Total</b>	<b>201.4</b>	<b>71.2</b>	<b>13.0</b>	<b>0.0</b>	<b>117.2</b>		<b>104.4</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.46	0.20 / 1.00	0.00	0.11	450 / 600	190
Redevelopable	0.07	0.20 / 1.00	0.01	0.00	450 / 600	7
<b>Commercial Total</b>	<b>0.52</b>	<b>0.20 / 1.00</b>	<b>0.01</b>	<b>0.12</b>	<b>450 / 600</b>	<b>197</b>
<b>Mixed-Use</b>						
Vacant	1.04	0.22 / 0.40	0.00	0.25	300	840
Redevelopable	1.16	0.22 / 0.40	0.26	0.01	300	21
<b>Mixed Use Total</b>	<b>2.20</b>	<b>0.22 / 0.40</b>	<b>0.26</b>	<b>0.26</b>	<b>300</b>	<b>862</b>
<b>Industrial</b>						
Vacant	1.25	0.17	0.00	0.21	700	303
Redevelopable	0.57	0.17	0.09	0.00	700	4
<b>Industrial Total</b>	<b>1.82</b>	<b>0.17</b>	<b>0.09</b>	<b>0.22</b>	<b>700</b>	<b>308</b>
<b>City Total</b>						
Commercial	0.52	0.20 / 1.00	0.69	0.12	450 / 600	197
Mixed Use	2.20	0.22 / 0.40	0.91	0.26	300	862
Industrial	1.82	0.17	0.26	0.22	700	308
<i>Job Capacity in Pipeline</i>						<i>3,006</i>
<b>City Total</b>	<b>4.55</b>	<b>0.17 / 1.00</b>	<b>1.86</b>	<b>0.59</b>	<b>300 / 700</b>	<b>4,373</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,176	86%
Low Density	190	14%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>3,006</i>
<b>Total Capacity (jobs)</b>		<b>4,373</b>
Remaining Target (2018-2035)		5,157
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-784</b>

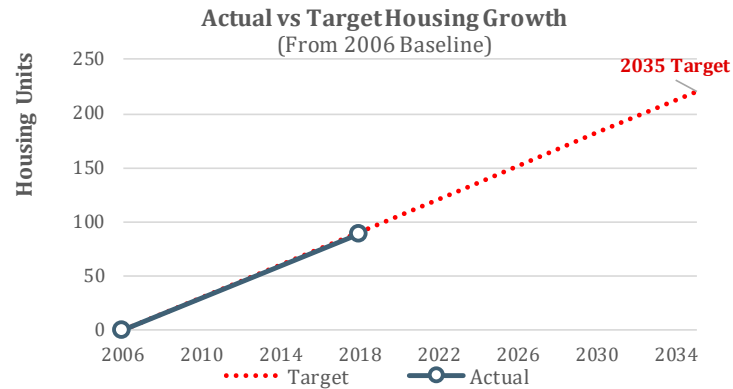


## Cities and Towns

City of Algona  
City of Beaux Arts  
City of Black Diamond  
City of Carnation  
City of Clyde Hill  
City of Covington  
City of Duvall  
City of Enumclaw  
Town of Hunts Point  
City of Maple Valley  
City of Medina  
City of Milton  
City of Normandy Park  
City of North Bend  
City of Pacific  
City of Sammamish  
Town of Skykomish  
City of Snoqualmie  
Town of Yarrow Point

## City of Algona

### Housing Growth and Residential Development Trends



Algona Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	960
2018 Estimated Housing Units	1,049
<b>Estimated Housing Growth</b>	<b>89</b>
<b>Remaining 2035 Target</b>	<b>132</b>

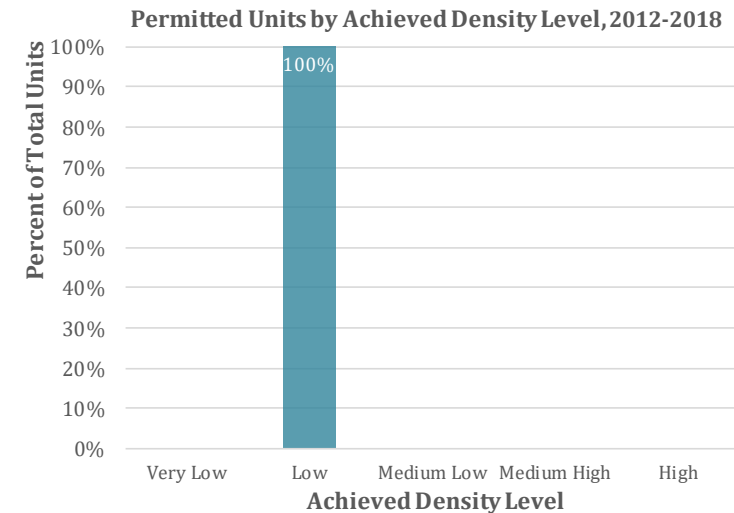
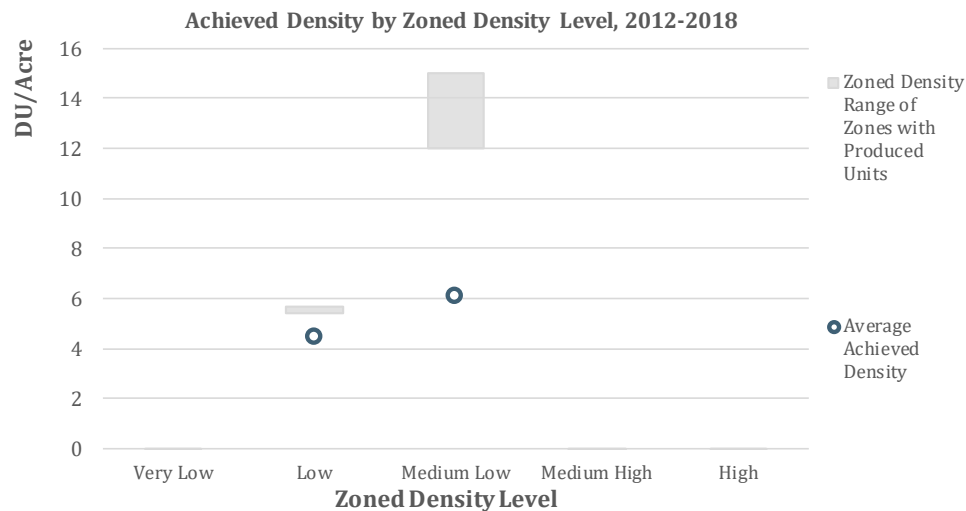
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>97.3%</b>	<b>0.74%</b>	<b>0.70%</b>

Since 2006, Algona has grown at 97% of the pace needed to achieve its 2035 housing growth target of 220 units. During this period, the total number of housing units in Algona grew by roughly 9%. At this current rate, Algona is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.7% to reach its remaining target by 2035.

### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	2.9	0.0	0.0	2.9	13	<b>4.4</b>
<b>Medium Low</b>	10 - 24 du/acre	4.0	0.0	0.0	4.0	24	<b>6.1</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>6.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>6.9</b>	<b>37</b>	<b>5.4</b>

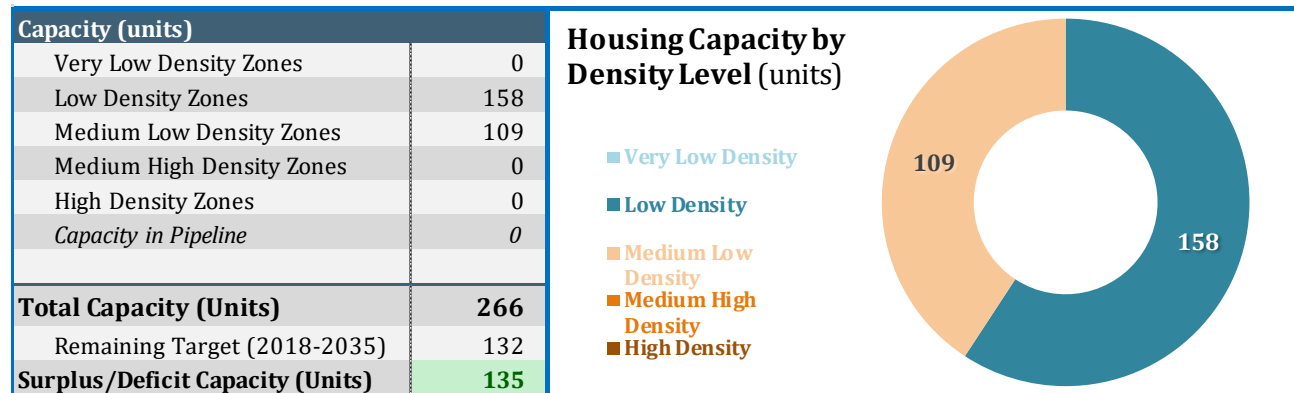
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	6.9	37
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>6.9</b>	<b>37</b>



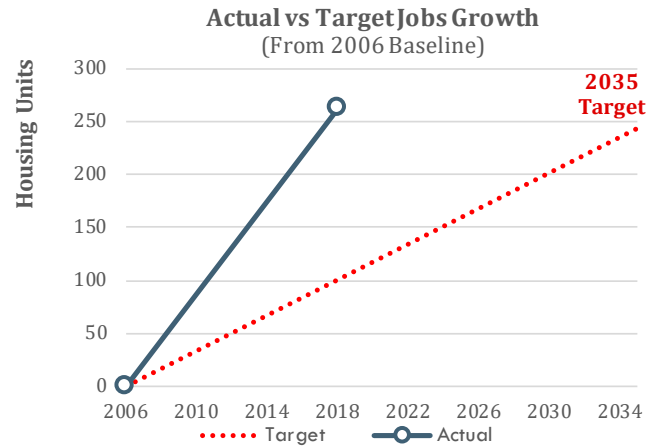


## Algona - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Low Density	Vacant Subtotal				2.66	9.0% - 9.0%	9.44	4.1	38
	Redev Subtotal				9.98	9.0% - 9.0%	35.43	4.1	119
	<b>Subtotal</b>	63.29	0.05	0.00	12.64		44.87		<b>158</b>
Medium Low Density	Vacant Subtotal				1.96	9.0% - 35.0%	4.80	12.0 / 15.0	61
	Redev Subtotal				1.22	9.0% - 35.0%	4.07	12.0 / 15.0	48
	<b>Subtotal</b>	16.68	0.11	0.59	3.18		8.87		<b>109</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				4.62		14.24		99
	Redev Total				11.20		39.50		167
	<b>Total</b>	<b>79.97</b>	<b>0.16</b>	<b>0.59</b>	<b>15.82</b>		<b>53.74</b>		<b>266</b>



## Algona - Employment Growth and Commercial/Industrial Development Trends



Algona Jobs Growth Target: 2006-2035	244
2006 Jobs (PSRC)	1,879
2018 Jobs (PSRC)	2,142
<b>Total Jobs Growth</b>	<b>263</b>
<b>Remaining 2035 Target</b>	<b>0</b>

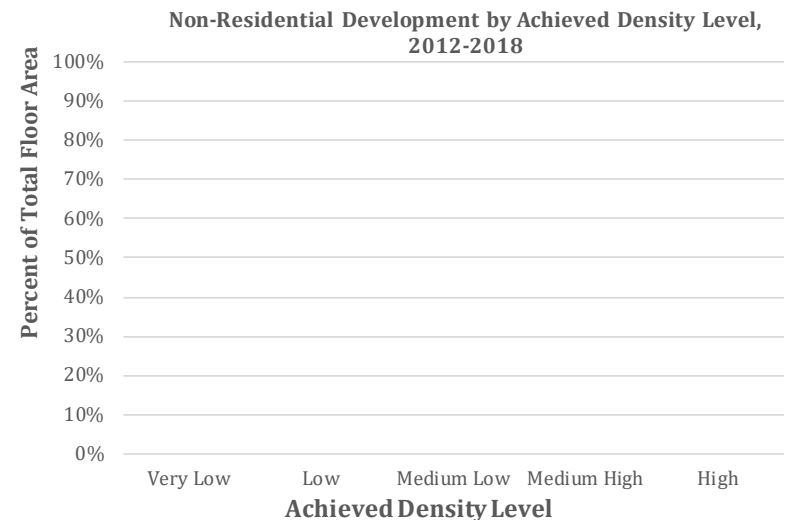
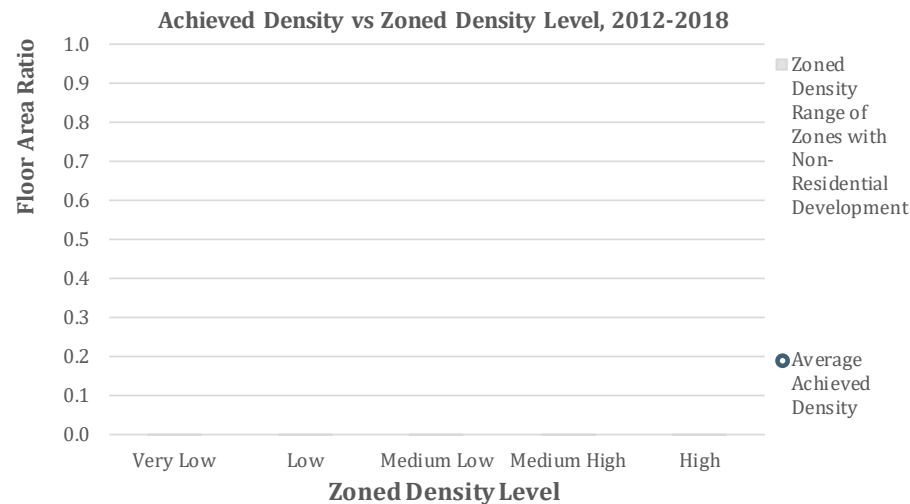
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>260.9%</b>	<b>1.10%</b>	<b>Met Target</b>

Since 2006, Algona has grown at 261% of the pace needed to achieve its 2035 jobs growth target of 244 units. During this period, the total number of jobs in Algona grew by roughly 14%. Algona has achieved its 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

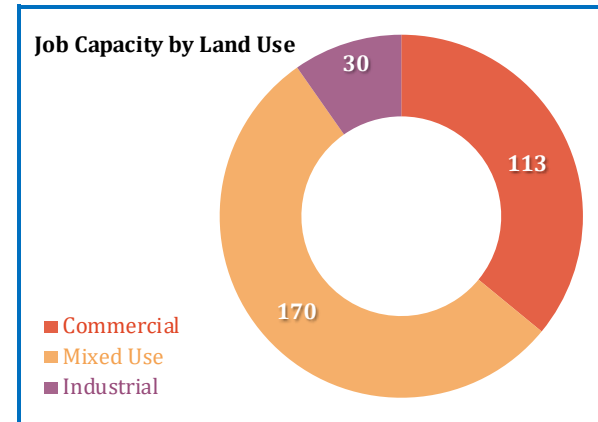


## Algona - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	32.1	13.8	1.8	1.8	14.6	35%	8.2
Mixed Use	9.3	0.0	0.9	0.9	7.4	35%	4.2
Industrial	6.6	3.2	0.3	0.3	2.7	43%	1.3
<b>Non-Res Land Total</b>	<b>48.1</b>	<b>17.1</b>	<b>3.1</b>	<b>3.1</b>	<b>24.8</b>		<b>13.7</b>

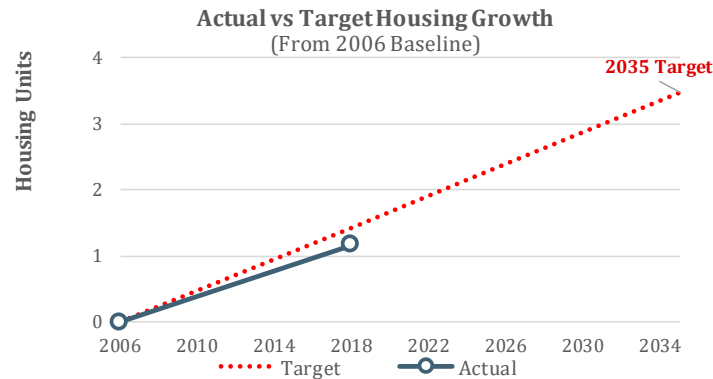
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.33	0.30	0.00	0.10	950	105
Redevelopable	0.03	0.30	0.00	0.01	950	8
<b>Commercial Total</b>	<b>0.36</b>	<b>0.30</b>	<b>0.00</b>	<b>0.11</b>	<b>950</b>	<b>113</b>
<b>Mixed-Use</b>						
Vacant	0.16	0.35	0.00	0.06	375	152
Redevelopable	0.02	0.35	0.00	0.01	375	18
<b>Mixed Use Total</b>	<b>0.18</b>	<b>0.35</b>	<b>0.00</b>	<b>0.06</b>	<b>375</b>	<b>170</b>
<b>Industrial</b>						
Vacant	0.05	0.50	0.00	0.03	900	30
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.05</b>	<b>0.50</b>	<b>0.00</b>	<b>0.03</b>	<b>900</b>	<b>30</b>
<b>City Total</b>						
Commercial	0.36	0.30	0.69	0.11	950	113
Mixed Use	0.18	0.35	0.91	0.06	375	170
Industrial	0.05	0.50	0.26	0.03	900	30
<i>Job Capacity in Pipeline</i>						<i>0</i>
<b>City Total</b>	<b>0.60</b>	<b>0.50</b>	<b>1.86</b>	<b>0.20</b>	<b>0 / 950</b>	<b>313</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	113	36%
Low Density	170	54%
Medium Low Density	30	10%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>0</i>
<b>Total Capacity (jobs)</b>		<b>313</b>
Remaining Target (2018-2035)		0
<b>Surplus/Deficit Capacity (jobs)</b>		<b>313</b>



## City of Beaux Arts

### Housing Growth and Residential Development Trends



Beaux Arts Village Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	119
2018 Estimated Housing Units	120
<b>Estimated Housing Growth</b>	<b>1</b>
<b>Remaining 2035 Target</b>	<b>2</b>

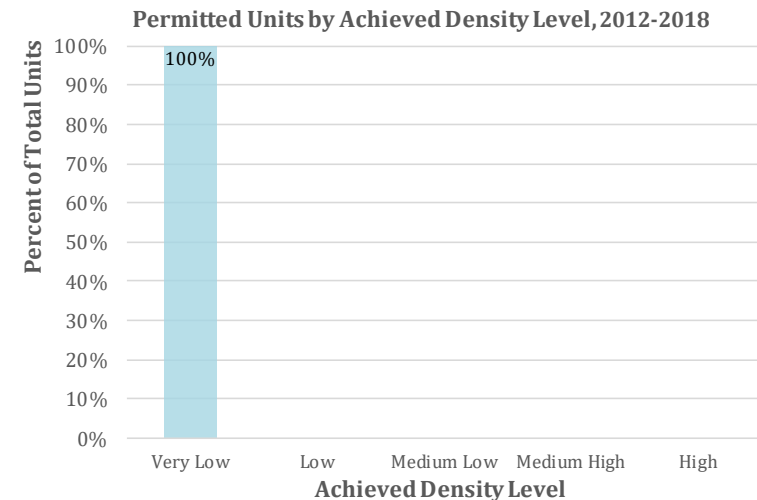
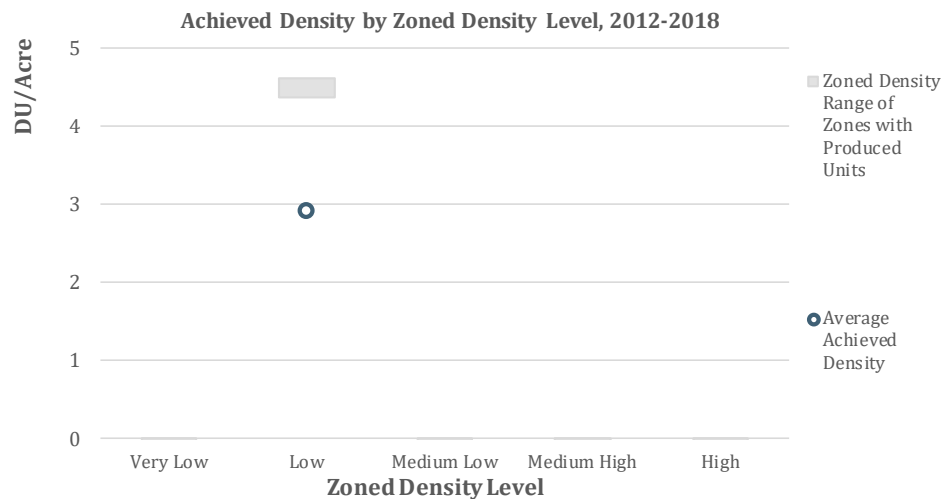
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>81.5%</b>	<b>0.08%</b>	<b>0.11%</b>

Since 2006, Beaux Arts Village has grown at 82% of the pace needed to achieve its 2035 housing growth target of 3 units. During this period, the total number of housing units in Beaux Arts Village grew by roughly 1%. At this current rate, Beaux Arts Village is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

### Residential Achieved Densities

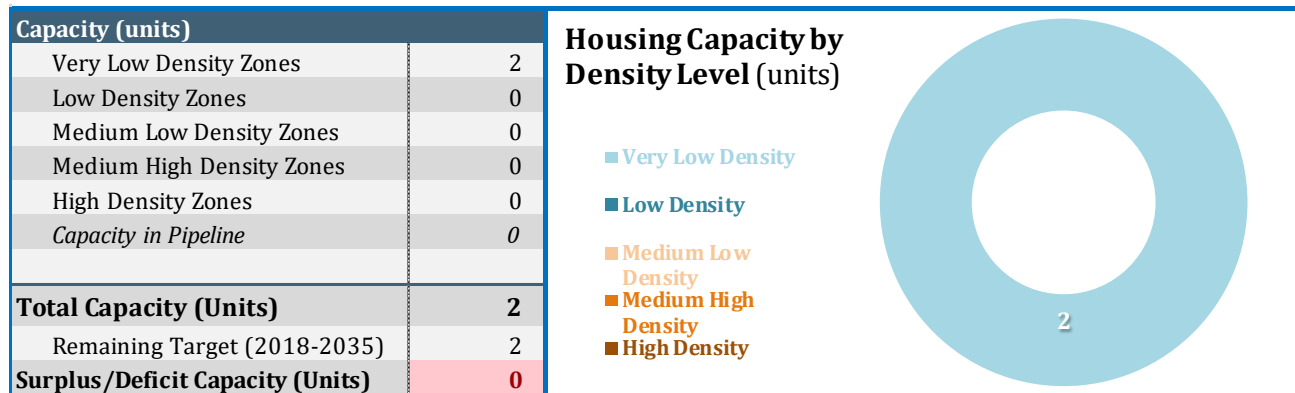
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	1.0	0.0	0.0	1.0	3	<b>2.9</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>1.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.0</b>	<b>3</b>	<b>2.9</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	1.0	3
<b>Low</b>	0.0	0
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>1.0</b>	<b>3</b>

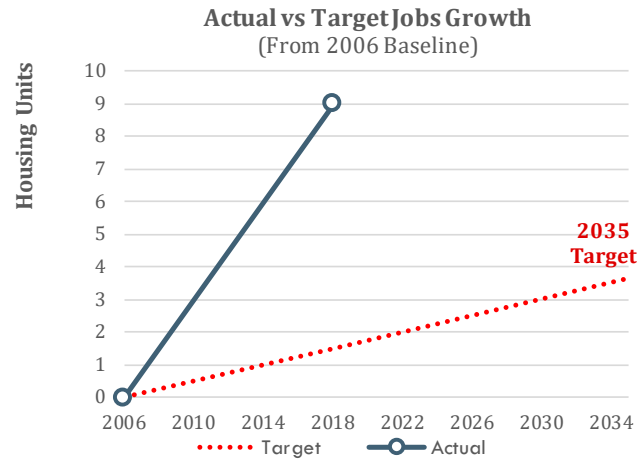


## Beaux Arts - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.31	2.9	1
	Redev Subtotal				0.00	10.0% - 10.0%	0.66	2.9	1
	<b>Subtotal</b>	6.15	1.64	0.00	0.00		0.97		2
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
All Zones	Vacant Total				0.00		0.31		1
	Redev Total				0.00		0.66		1
	<b>Total</b>	6.15	1.64	0.00	0.00		0.97		2



## Beaux Arts - Employment Growth and Commercial/Industrial Development Trends



<b>Beaux Arts Village Jobs Growth Target:</b>	
2006-2035	<b>4</b>
2006 Jobs (PSRC)	13
2018 Jobs (PSRC)	22
<b>Total Jobs Growth</b>	<b>9</b>
<b>Remaining 2035 Target</b>	<b>0</b>

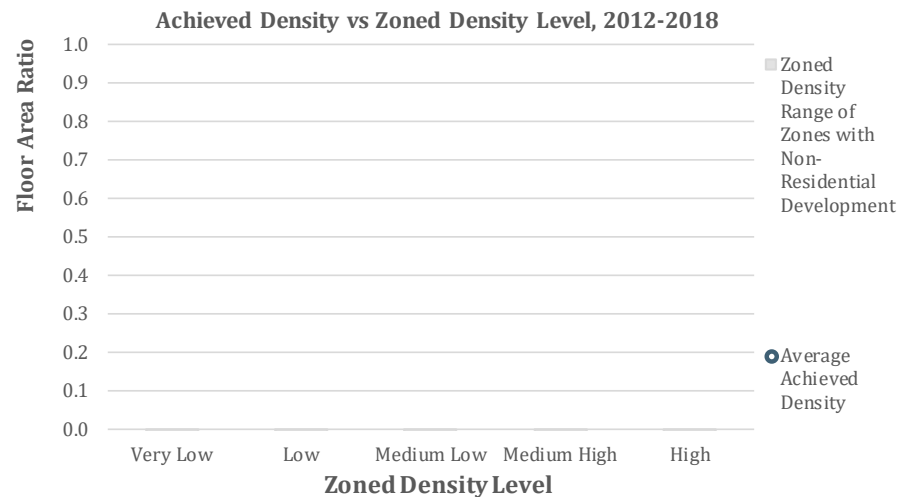
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>595.2%</b>	<b>4.48%</b>	<b>Met Target</b>

Since 2006, Beaux Arts Village has grown at 595% of the pace needed to achieve its 2035 jobs growth target of 4 units. During this period, the total number of jobs in Beaux Arts Village grew by roughly 69%. Beaux Arts Village has achieved its 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

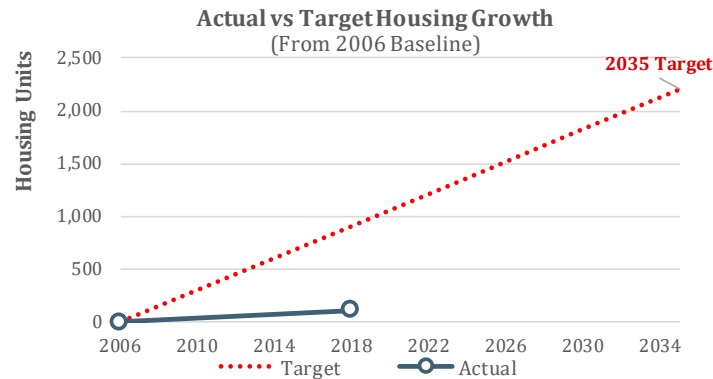


## Beaux Arts - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Beaux Arts)

## City of Black Diamond

### Housing Growth and Residential Development Trends



<b>Black Diamond Housing Growth Target: 2006-2035</b>	<b>2,204</b>
2006 Estimated Housing Units	1,623
2018 Estimated Housing Units	1,735
<b>Estimated Housing Growth</b>	<b>112</b>
<b>Remaining 2035 Target</b>	<b>2,092</b>

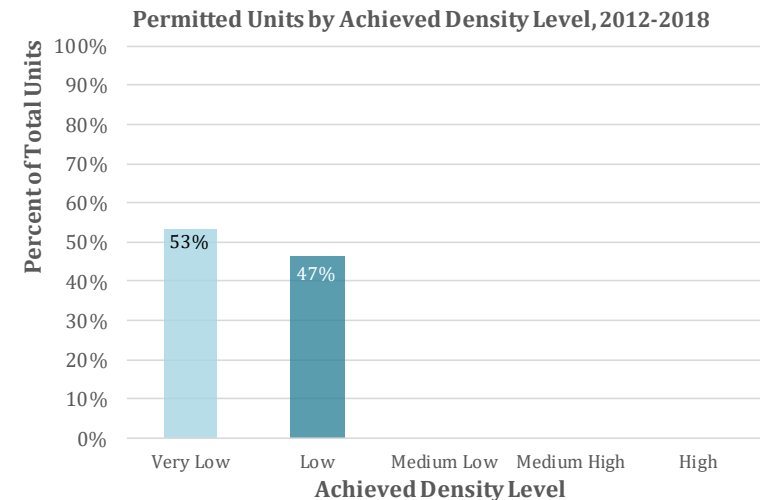
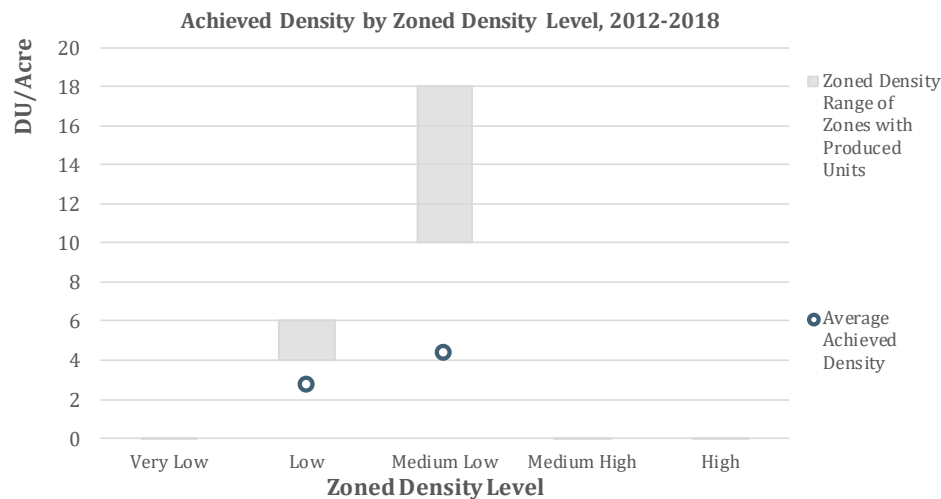
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>12.2%</b>	<b>0.56%</b>	<b>4.77%</b>

Since 2006, Black Diamond has grown at 12% of the pace needed to achieve its 2035 housing growth target of 2,204 units. During this period, the total number of housing units in Black Diamond grew by roughly 7%. At this current rate, Black Diamond is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 4.8% to reach its remaining target by 2035.

### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	23.6	1.8	0.2	0.4	57	<b>2.7</b>
<b>Medium Low</b>	10 - 24 du/acre	16.1	0.0	1.7	7.2	31	<b>4.4</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>39.7</b>	<b>1.8</b>	<b>1.9</b>	<b>7.6</b>	<b>28.4</b>	<b>88</b>	<b>3.1</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	19.0	47
<b>Low</b>	9.4	41
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>28.4</b>	<b>88</b>



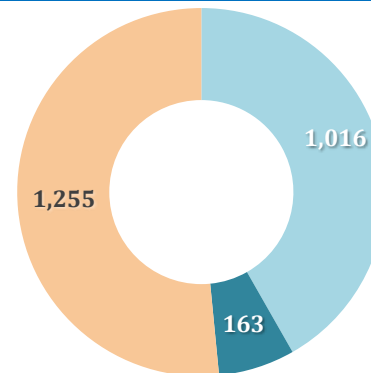
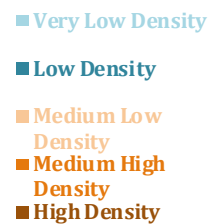


## Black Diamond - Residential Land Supply and Capacity

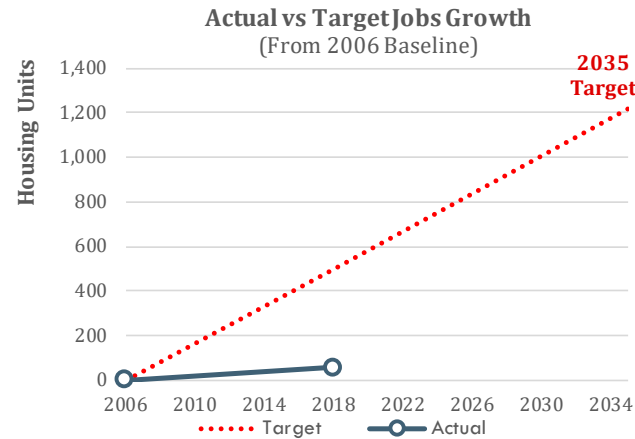
Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				67.28	10.0% - 50.0%	235.73	2.5	577
	Redev Subtotal				71.55	10.0% - 50.0%	250.78	2.5	439
	<b>Subtotal</b>	789.70	60.18	29.14	138.82		486.51		<b>1,016</b>
Low Density	Vacant Subtotal				7.00	20.0% - 20.0%	21.00	4.5	94
	Redev Subtotal				6.86	20.0% - 20.0%	20.58	4.5	70
	<b>Subtotal</b>	84.53	5.23	10.00	13.86		41.58		<b>163</b>
Medium Low Density	Vacant Subtotal				8.73	25.0% - 50.0%	54.59	10.0 / 12.0	637
	Redev Subtotal				9.48	25.0% - 50.0%	57.57	10.0 / 12.0	618
	<b>Subtotal</b>	191.07	8.98	0.00	18.21		112.17		<b>1,255</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				83.01		311.33		1,308
	Redev Total				87.89		328.93		1,126
	<b>Total</b>	<b>1,065.29</b>	<b>74.38</b>	<b>39.14</b>	<b>170.89</b>		<b>640.26</b>		<b>2,434</b>

Capacity (units)	
Very Low Density Zones	1,016
Low Density Zones	163
Medium Low Density Zones	1,255
Medium High Density Zones	0
High Density Zones	0
Capacity in Pipeline	6,000
<b>Total Capacity (Units)</b>	<b>8,434</b>
Remaining Target (2018-2035)	2,092
<b>Surplus/Deficit Capacity (Units)</b>	<b>6,342</b>

### Housing Capacity by Density Level (units)



## Black Diamond - Employment Growth and Commercial/Industrial Development Trends



<b>Black Diamond Jobs Growth Target: 2006-2035</b>	<b>1,218</b>
2006 Jobs (PSRC)	458
2018 Jobs (PSRC)	515
<b>Total Jobs Growth</b>	<b>57</b>
<b>Remaining 2035 Target</b>	<b>1,161</b>

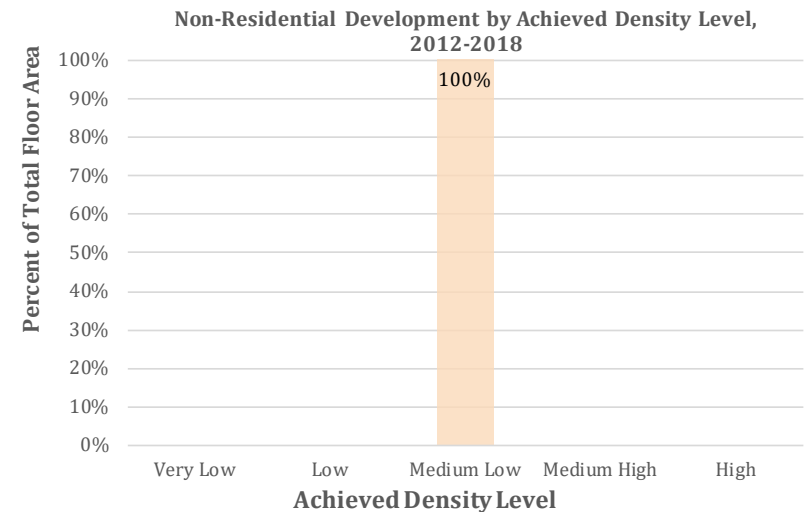
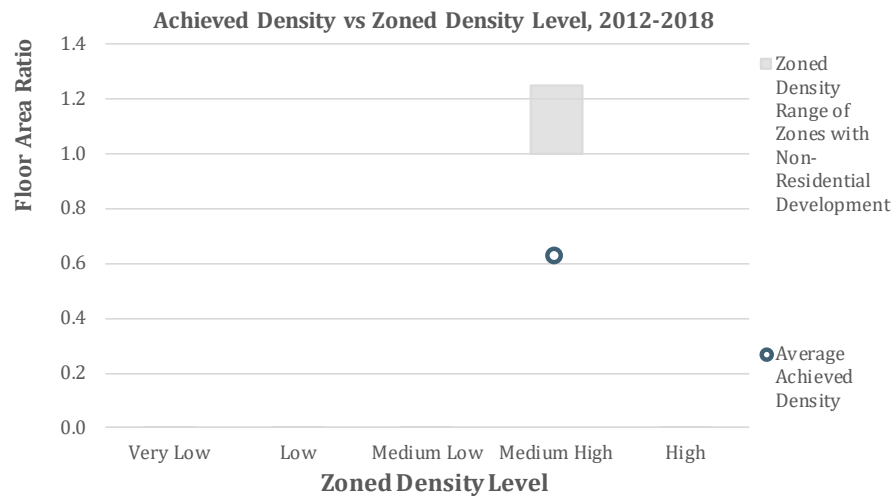
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>11.3%</b>	<b>0.98%</b>	<b>7.22%</b>

Since 2006, Black Diamond has grown at 11% of the pace needed to achieve its 2035 jobs growth target of 1,218 units. During this period, the total number of jobs in Black Diamond grew by roughly 12%. At this current rate, Black Diamond is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 7.2% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	84,071	52,231	<b>0.6</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>84,071</b>	<b>52,231</b>	<b>0.6</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	84,071	52,231	<b>0.6</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>84,071</b>	<b>52,231</b>	<b>0.6</b>



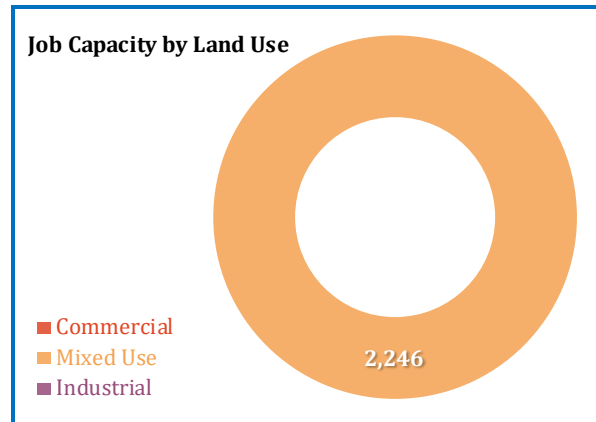
## Black Diamond - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	2.4	2.4	0.0	0.0	0.0	0%	0.0
Mixed Use	156.3	6.2	7.5	7.5	135.1	25% - 50%	90.5
Industrial	70.7	0.0	3.5	3.5	63.6	70%	14.1
<b>Non-Res Land Total</b>	<b>229.4</b>	<b>8.6</b>	<b>11.0</b>	<b>22.3</b>	<b>401.1</b>		<b>104.6</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial*</b>						
Vacant	1.69	0.00	0.00	0.00	1,000	0
Redevelopable	0.27	0.00	0.00	0.00	1,000	0
<b>Commercial Total</b>	<b>1.96</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	2.07	0.20 / 0.40	0.00	0.79	600 / 860	1,310
Redevelopable	1.87	0.20 / 0.40	0.13	0.56	600 / 860	936
<b>Mixed Use Total</b>	<b>3.94</b>	<b>0.20 / 0.40</b>	<b>0.13</b>	<b>1.35</b>	<b>600 / 860</b>	<b>2,246</b>
<b>Industrial</b>						
Vacant	0.62	0.00	0.00	0.00	1,000	0
Redevelopable	0.00	0.00	0.00	0.00	1,000	0
<b>Industrial Total</b>	<b>0.62</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>1,000</b>	<b>0</b>
<b>City Total</b>						
Commercial	1.96	0.00	0.69	0.00	1,000	0
Mixed Use	3.94	0.20 / 0.40	0.91	1.35	600 / 860	2,246
Industrial	0.62	0.00	0.26	0.00	1,000	0
<i>Job Capacity in Pipeline</i>						942
<b>City Total</b>	<b>6.52</b>	<b>0.40</b>	<b>1.86</b>	<b>1.35</b>	<b>600 / 1000</b>	<b>3,188</b>

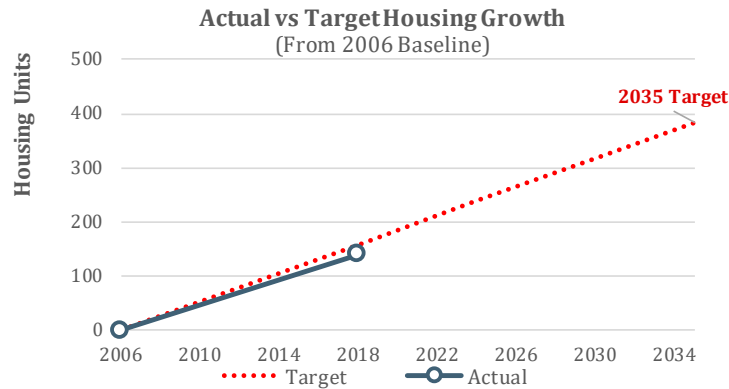
\*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	67	3%
Low Density	2,179	97%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		942
<b>Total Capacity (jobs)</b>		<b>3,188</b>
Remaining Target (2018-2035)		1,161
<b>Surplus/Deficit Capacity (jobs)</b>		<b>2,027</b>



## City of Carnation

### Housing Growth and Residential Development Trends



<b>Carnation Housing Growth Target: 2006-2035</b>	<b>383</b>
2006 Estimated Housing Units	739
2018 Estimated Housing Units	880
<b>Estimated Housing Growth</b>	<b>141</b>
<b>Remaining 2035 Target</b>	<b>242</b>

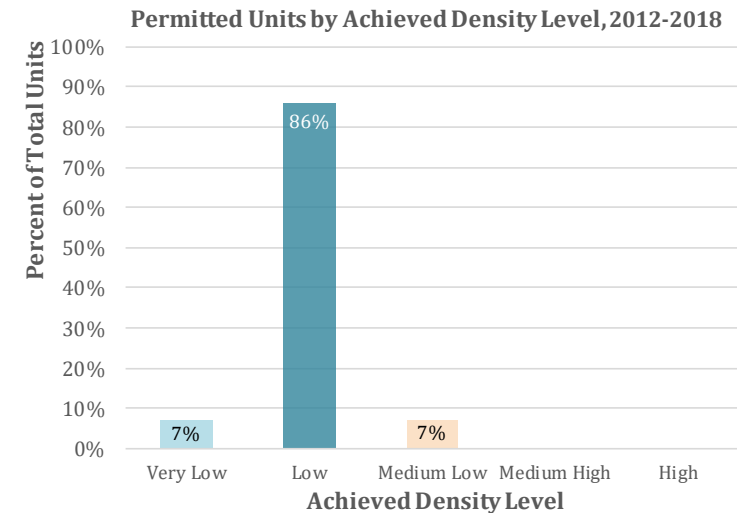
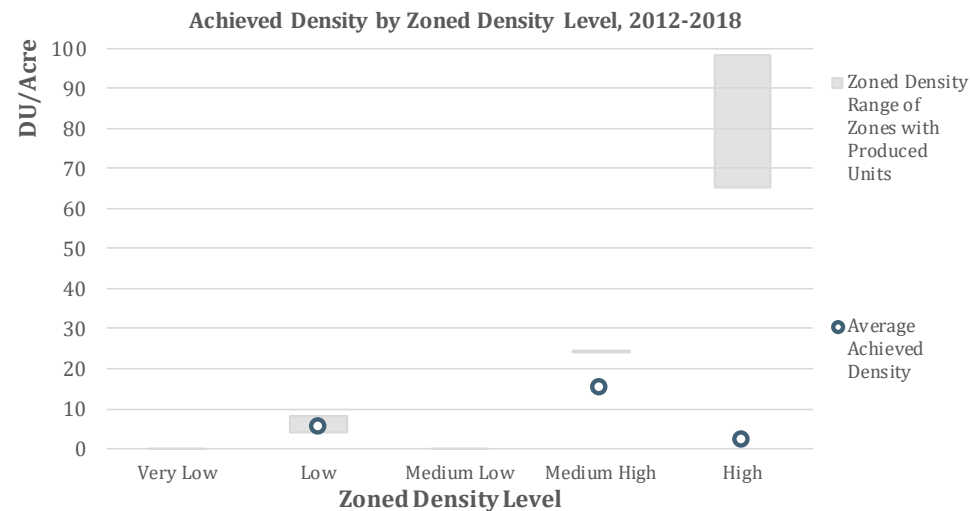
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>88.7%</b>	<b>1.46%</b>	<b>1.44%</b>

Since 2006, Carnation has grown at 89% of the pace needed to achieve its 2035 housing growth target of 383 units. During this period, the total number of housing units in Carnation grew by roughly 19%. At this current rate, Carnation is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.4% to reach its remaining target by 2035.

#### Residential Achieved Densities

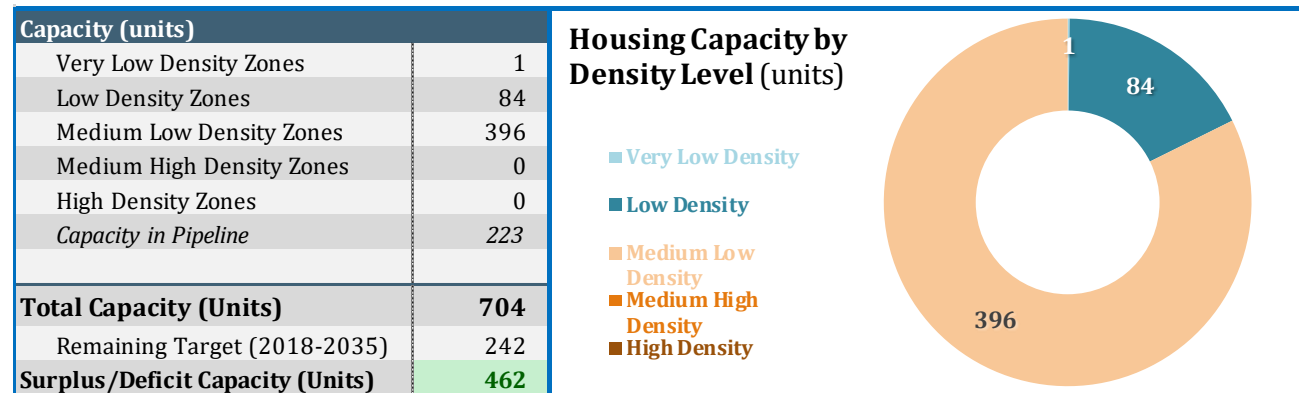
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	29.7	0.1	0.0	29.6	156	<b>5.3</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.9	0.0	0.0	0.9	14	<b>15.0</b>
<b>High</b>	48 & up du/acre	4.3	3.7	0.0	0.5	1	<b>1.9</b>
<b>Total</b>	<b>34.9</b>	<b>3.9</b>	<b>0.0</b>	<b>0.0</b>	<b>31.0</b>	<b>171</b>	<b>5.5</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	3.4	12
<b>Low</b>	26.9	147
<b>Medium Low</b>	0.7	12
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>31.0</b>	<b>171</b>

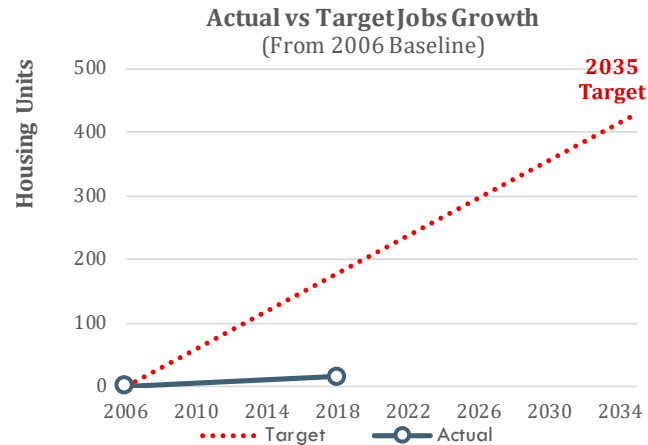


## Carnation - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	3.9	0
	Redev Subtotal				1.39	0.0% - 0.0%	3.23	3.9	1
	<b>Subtotal</b>	98.76	87.36	6.78	1.39		3.23		<b>1</b>
Low Density	Vacant Subtotal				0.90	0.0% - 0.0%	2.10	5.2 / 9.7	13
	Redev Subtotal				4.21	0.0% - 0.0%	11.39	5.2 / 9.7	72
	<b>Subtotal</b>	38.77	20.03	0.23	5.11		13.49		<b>84</b>
Medium Low Density	Vacant Subtotal				0.84	0.0% - 0.0%	2.96	12.0 / 17.0	49
	Redev Subtotal				7.87	0.0% - 0.0%	26.13	12.0 / 17.0	347
	<b>Subtotal</b>	30.25	13.55	0.00	8.71		29.09		<b>396</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				1.74		5.06		62
	Redev Total				13.47		40.75		420
	<b>Total</b>	<b>167.78</b>	<b>120.95</b>	<b>7.01</b>	<b>15.20</b>		<b>45.82</b>		<b>481</b>



## Carnation - Employment Growth and Commercial/Industrial Development Trends



<b>Carnation Jobs Growth Target: 2006-2035</b>	<b>429</b>
2006 Jobs (PSRC)	871
2018 Jobs (PSRC)	886
<b>Total Jobs Growth</b>	<b>15</b>
<b>Remaining 2035 Target</b>	<b>414</b>

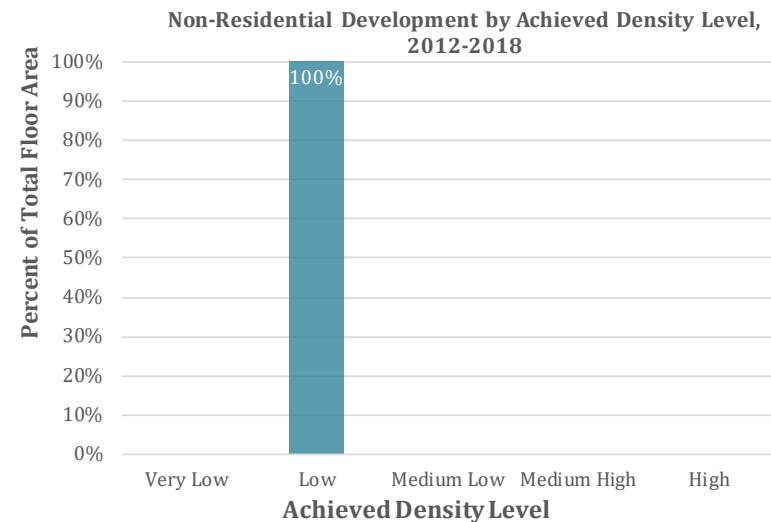
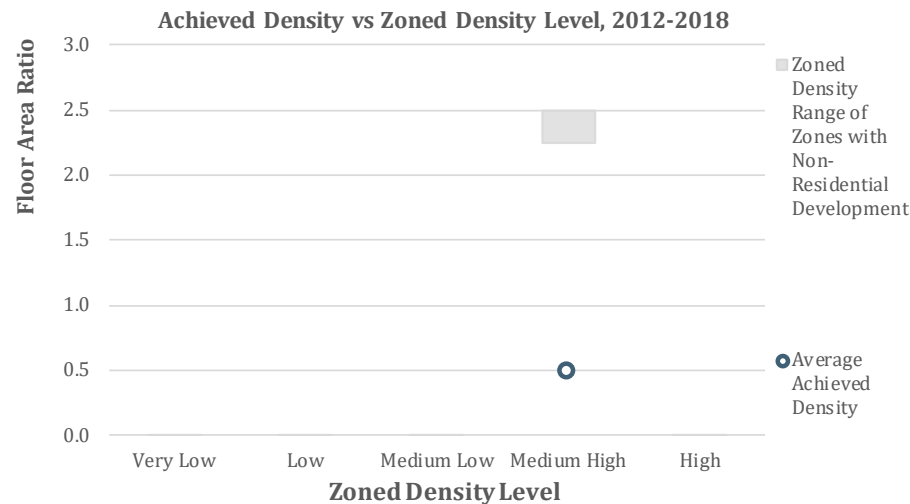
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>8.4%</b>	<b>0.14%</b>	<b>2.28%</b>

Since 2006, Carnation has grown at 8% of the pace needed to achieve its 2035 jobs growth target of 429 units. During this period, the total number of jobs in Carnation grew by roughly 2%. At this current rate, Carnation is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.3% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0 - 0.35 FAR	0	0
<b>Low</b>	0.35 - 0.5 FAR	0	0
<b>Medium Low</b>	0.5 - 1.0 FAR	0	0
<b>Medium High</b>	1.0 - 3.0 FAR	2,387	1,152
<b>High</b>	3.0 & up FAR	0	0
<b>Total</b>	<b>2,387</b>	<b>1,152</b>	<b>0.5</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	2,387	1,152	<b>0.5</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>2,387</b>	<b>1,152</b>	<b>0.5</b>

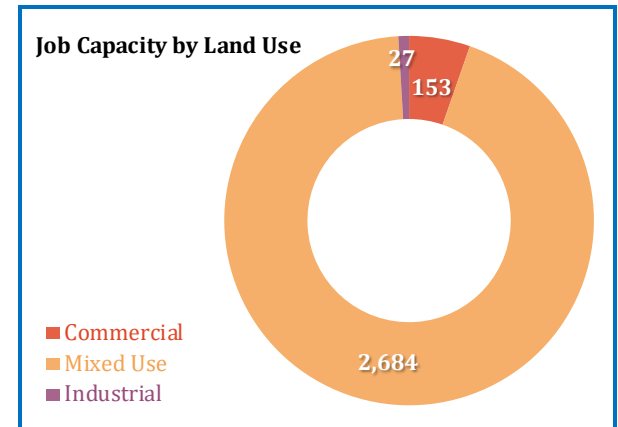


## Carnation - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.6	0.0	0.1	0.1	0.5	0%	0.5
Mixed Use	73.3	61.6	1.4	1.2	9.1	0%	9.1
Industrial	17.9	16.6	0.2	0.1	1.0	0%	1.0
<b>Non-Res Land Total</b>	<b>91.8</b>	<b>78.2</b>	<b>1.6</b>	<b>1.4</b>	<b>10.6</b>		<b>10.6</b>

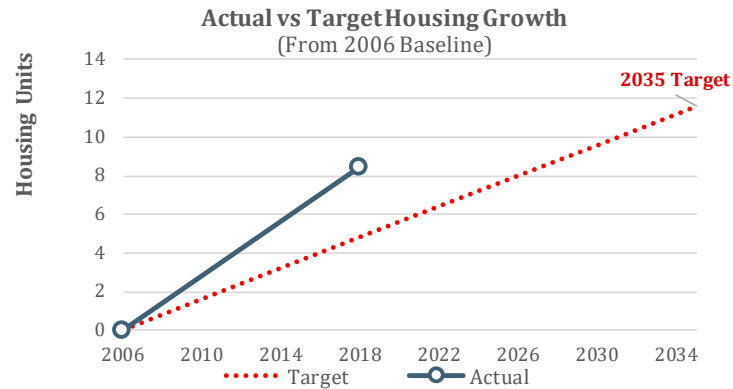
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	2.25	0.00	0.00	300	0
Redevelopable	0.02	2.25	0.00	0.05	300	153
<b>Commercial Total</b>	<b>0.02</b>	<b>2.25</b>	<b>0.00</b>	<b>0.05</b>	<b>300</b>	<b>153</b>
<b>Mixed-Use</b>						
Vacant	0.13	1.50 / 3.00	0.00	0.33	300 / 1000	883
Redevelopable	0.27	1.50 / 3.00	0.02	0.67	300 / 1000	1801
<b>Mixed Use Total</b>	<b>0.40</b>	<b>1.50 / 3.00</b>	<b>0.02</b>	<b>1.00</b>	<b>300 / 1000</b>	<b>2,684</b>
<b>Industrial</b>						
Vacant	0.00	0.48	0.00	0.00	800	0
Redevelopable	0.04	0.48	0.00	0.02	800	27
<b>Industrial Total</b>	<b>0.04</b>	<b>0.48</b>	<b>0.00</b>	<b>0.02</b>	<b>800</b>	<b>27</b>
<b>City Total</b>						
Commercial	0.02	2.25	0.69	0.05	300	153
Mixed Use	0.40	1.50 / 3.00	0.91	1.00	300 / 1000	2,684
Industrial	0.04	0.48	0.26	0.02	800	27
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>0.46</b>	<b>0.48 / 3.00</b>	<b>1.86</b>	<b>1.07</b>	<b>300 / 1000</b>	<b>2,864</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	27	1%
Medium Low Density	0	0%
Medium High Density	2,090	73%
High Density	747	26%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>2,864</b>
Remaining Target (2018-2035)		414
<b>Surplus/Deficit Capacity (jobs)</b>		<b>2,450</b>



## City of Clyde Hill

### Housing Growth and Residential Development Trends



Clyde Hill Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	1,083
2018 Estimated Housing Units	1,091
<b>Estimated Housing Growth</b>	<b>8</b>
<b>Remaining 2035 Target</b>	<b>3</b>

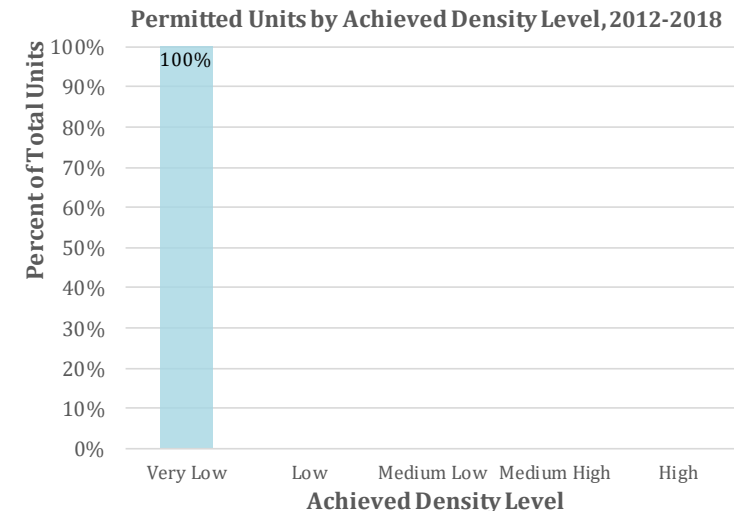
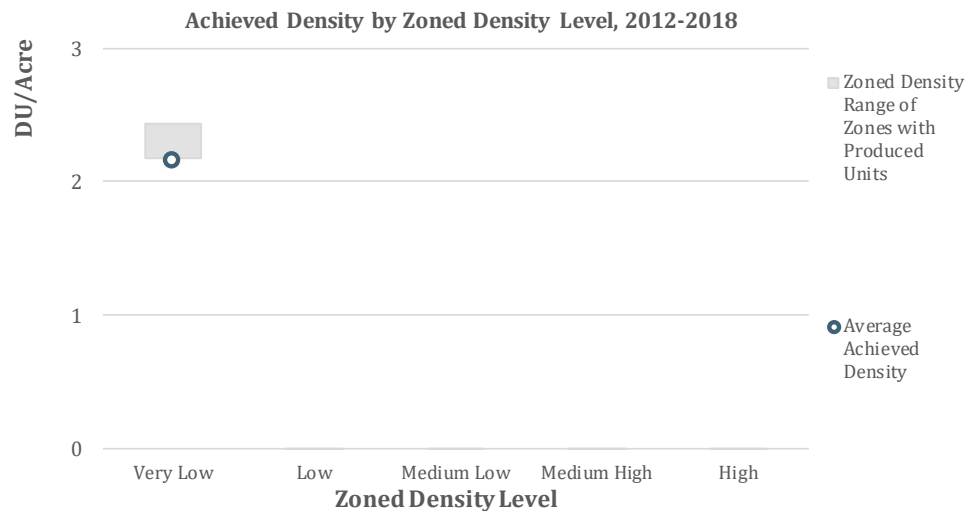
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>175.6%</b>	<b>0.06%</b>	<b>0.02%</b>

Since 2006, Clyde Hill has grown at 176% of the pace needed to achieve its 2035 housing growth target of 12 units. During this period, the total number of housing units in Clyde Hill grew by roughly 1%. At this current rate, Clyde Hill is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	2.8	0.0	0.0	2.8	6	2.2
<b>Low</b>	4 - 10 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>2.8</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>2.8</b>	<b>6</b>	<b>2.2</b>

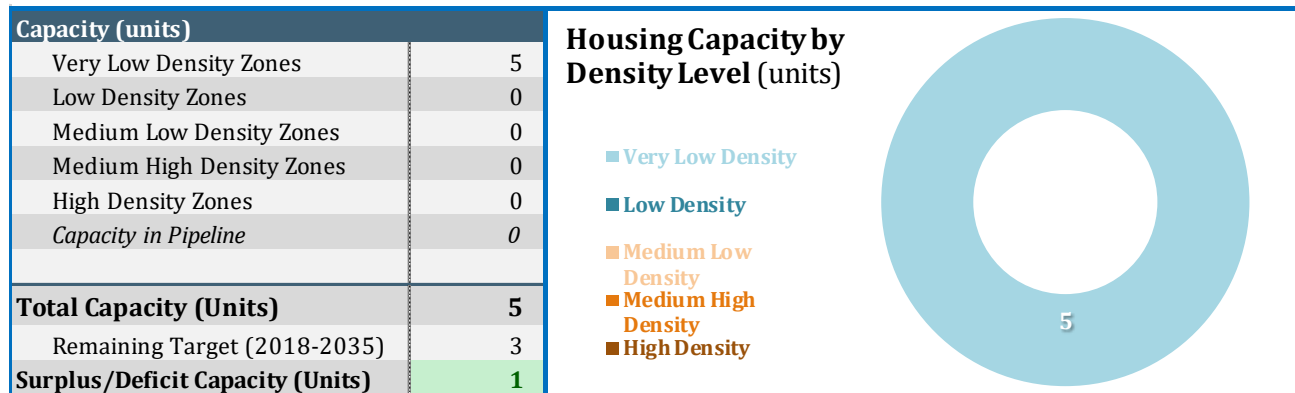
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	2.8	6
<b>Low</b>	0.0	0
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>2.8</b>	<b>6</b>



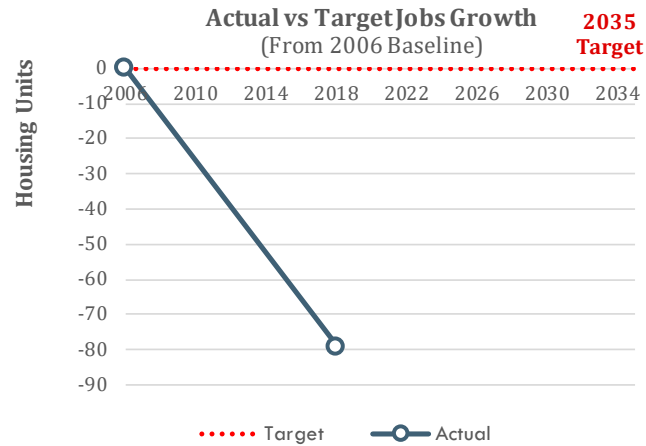


## Clyde Hill - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.76	2.2	2
	Redev Subtotal				0.00	0.0% - 0.0%	1.83	2.2	3
	<b>Subtotal</b>	479.48	0.00	0.00	0.00		2.59		5
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
All Zones	Vacant Total				0.00		0.76		2
	Redev Total				0.00		1.83		3
	<b>Total</b>	479.48	0.00	0.00	0.00		2.59		5



## Clyde Hill - Employment Growth and Commercial/Industrial Development Trends



<b>Clyde Hill Jobs Growth Target: 2006-2035</b>	<b>0</b>
2006 Jobs (PSRC)	713
2018 Jobs (PSRC)	634
<b>Total Jobs Growth</b>	<b>-79</b>
<b>Remaining 2035 Target</b>	<b>Not Applicable</b>

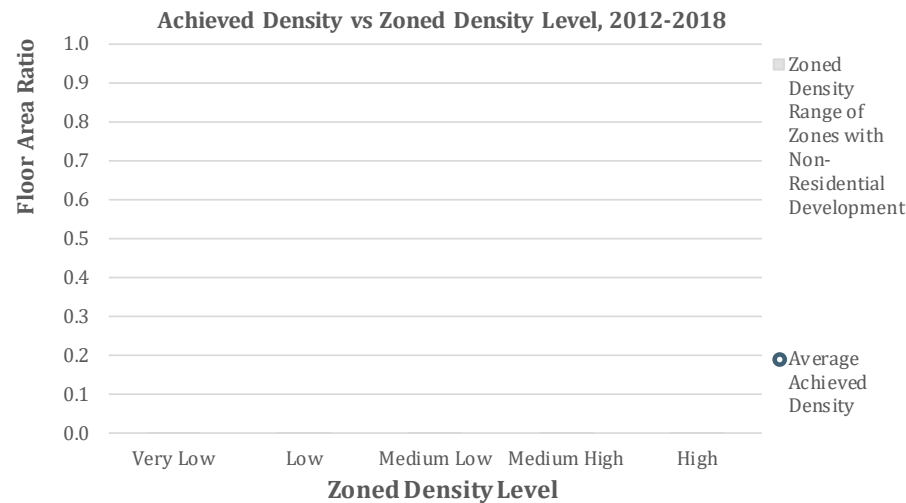
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>Not Applicable</b>	<b>-0.97%</b>	<b>Not Applicable</b>

Since 2006, the total number of jobs in Clyde Hill grew by roughly -1%. There is no 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>



## Clyde Hill - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	0.0	0.0	0.0	0.0	0.0	0%	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>		<b>0.0</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	1.20	0.00	0.00	300	0
Redevelopable	0.00	1.20	0.00	0.00	300	0
<b>Commercial Total</b>	<b>0.00</b>	<b>1.20</b>	<b>0.00</b>	<b>0.00</b>	<b>300</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Mixed Use Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.00	1.20	0.69	0.00	300	0
Mixed Use	0.00	0.00	0.91	0.00	0	0
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						28
<b>City Total</b>	<b>0.00</b>	<b>1.20</b>	<b>1.86</b>	<b>0.00</b>	<b>0 / 300</b>	<b>28</b>

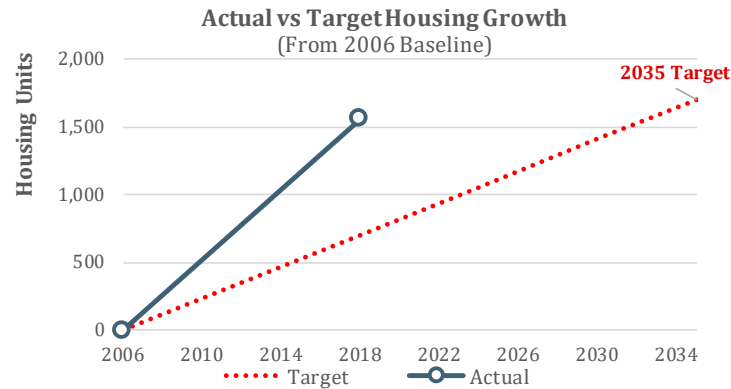
Job Capacity by Assumed Density Level	#	%
Very Low Density	0	
Low Density	0	
Medium Low Density	0	
Medium High Density	0	
High Density	0	
<i>Capacity in Pipeline</i>		28
<b>Total Capacity (jobs)</b>		<b>28</b>
Remaining Target (2018-2035)		79
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-51</b>

### Job Capacity by Land Use

- Commercial
- Mixed Use
- Industrial

## City of Covington

### Housing Growth and Residential Development Trends



Covington Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	5,470
2018 Estimated Housing Units	7,034
<b>Estimated Housing Growth</b>	<b>1,564</b>
<b>Remaining 2035 Target</b>	<b>141</b>

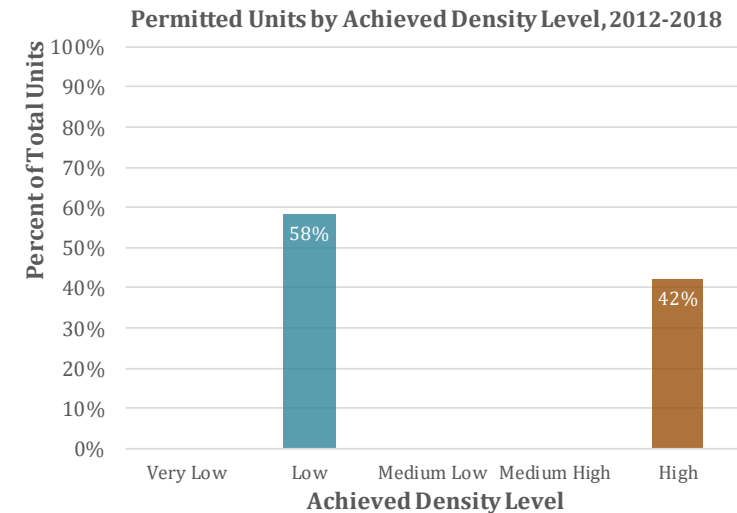
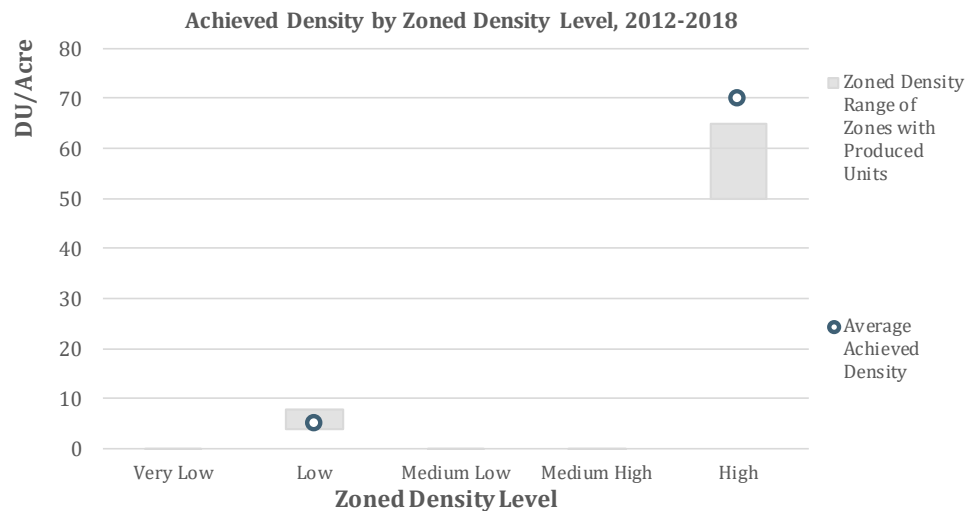
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>221.7%</b>	<b>2.12%</b>	<b>0.12%</b>

Since 2006, Covington has grown at 222% of the pace needed to achieve its 2035 housing growth target of 1,705 units. During this period, the total number of housing units in Covington grew by roughly 29%. At this current rate, Covington is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

### Residential Achieved Densities

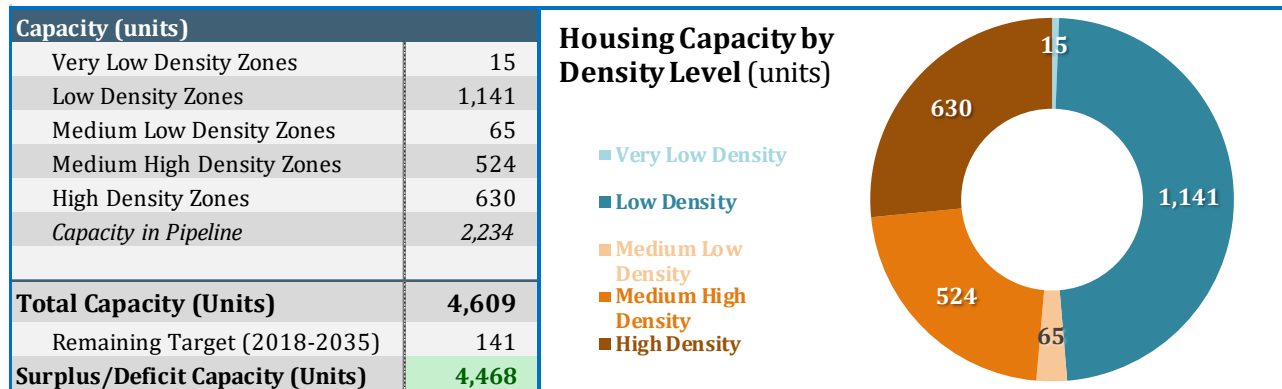
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	135.8	11.7	13.1	9.2	101.8	<b>4.8</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	7.0	0.0	0.7	1.2	5.1	<b>69.9</b>
<b>Total</b>	<b>142.9</b>	<b>11.7</b>	<b>13.8</b>	<b>10.4</b>	<b>106.9</b>	<b>849</b>	<b>7.9</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	101.8	493
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	5.1	356
<b>Total</b>	<b>106.9</b>	<b>849</b>

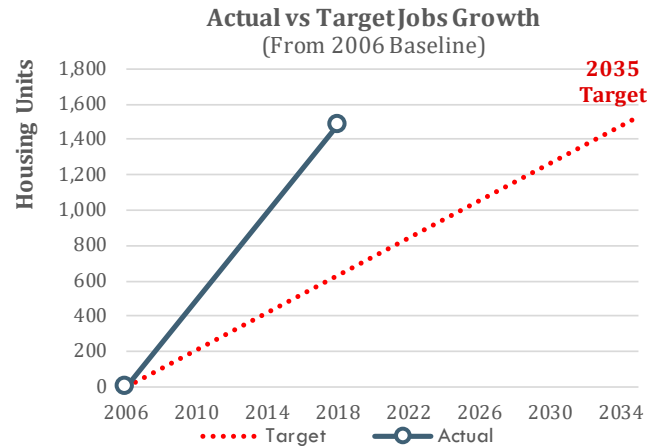


## Covington - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				2.38	10.0% - 10.0%	9.52	1.0	8
	Redev Subtotal				3.84	10.0% - 10.0%	15.34	1.0	6
	<b>Subtotal</b>	48.67	17.59	0.00	6.22		24.87		<b>15</b>
Low Density	Vacant Subtotal				22.46	1.0% - 5.0%	89.85	4.1 / 5.5	424
	Redev Subtotal				57.45	1.0% - 5.0%	229.79	4.1 / 5.5	717
	<b>Subtotal</b>	500.85	101.31	0.00	79.91		319.64		<b>1,141</b>
Medium Low Density	Vacant Subtotal				0.00	0.0% - 30.0%	0.00	12.0 / 18.0	0
	Redev Subtotal				1.51	0.0% - 30.0%	8.55	12.0 / 18.0	65
	<b>Subtotal</b>	18.19	8.13	0.00	1.51		8.55		<b>65</b>
Medium High Density	Vacant Subtotal				1.50	10.0% - 25.0%	2.55	24.0 / 42.0	76
	Redev Subtotal				17.14	10.0% - 25.0%	29.14	24.0 / 42.0	448
	<b>Subtotal</b>	159.96	35.66	0.00	18.64		31.70		<b>524</b>
High Density	Vacant Subtotal				0.76	20.0% - 20.0%	1.29	64.0	63
	Redev Subtotal				6.95	20.0% - 20.0%	11.81	64.0	567
	<b>Subtotal</b>	53.27	1.88	0.00	7.71		13.11		<b>630</b>
All Zones	Vacant Total				27.11		103.22		571
	Redev Total				86.88		294.64		1,804
	<b>Total</b>	<b>780.95</b>	<b>164.57</b>	<b>0.00</b>	<b>113.99</b>		<b>397.86</b>		<b>2,375</b>



## Covington - Employment Growth and Commercial/Industrial Development Trends



<b>Covington Jobs Growth Target: 2006-2035</b>	<b>1,531</b>
2006 Jobs (PSRC)	3,528
2018 Jobs (PSRC)	5,013
<b>Total Jobs Growth</b>	<b>1,485</b>
<b>Remaining 2035 Target</b>	<b>46</b>

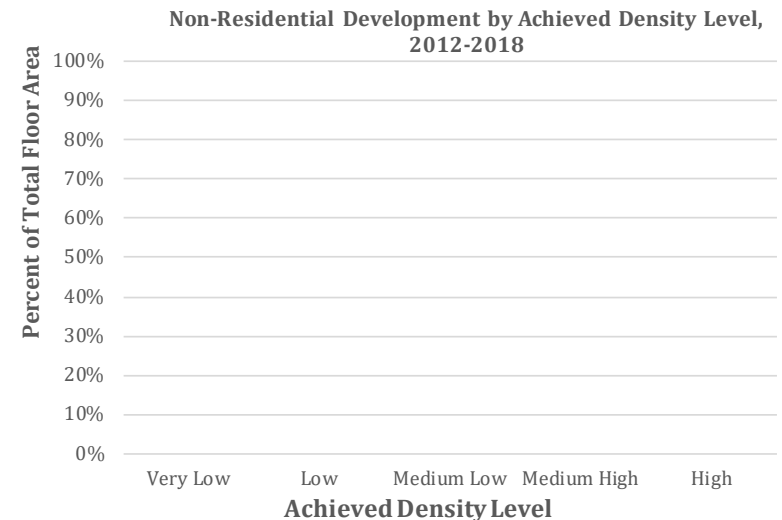
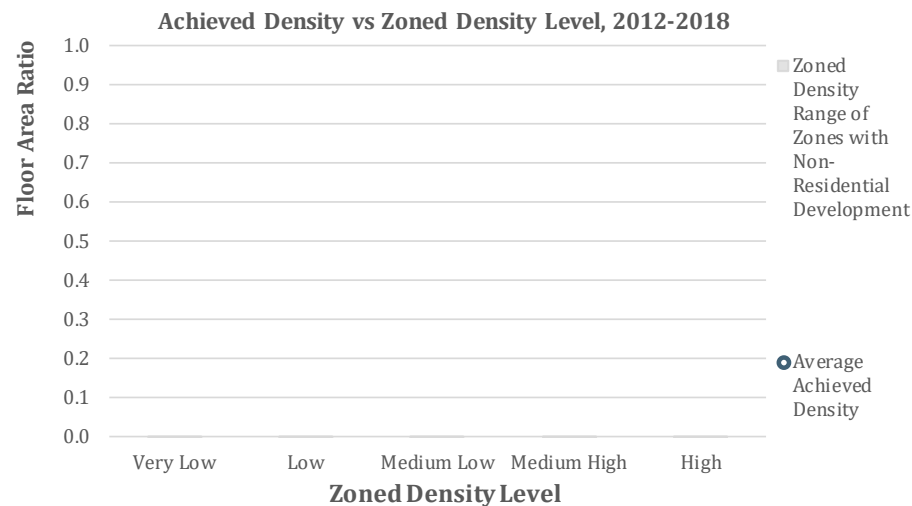
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>234.4%</b>	<b>2.97%</b>	<b>0.05%</b>

Since 2006, Covington has grown at 234% of the pace needed to achieve its 2035 jobs growth target of 1,531 units. During this period, the total number of jobs in Covington grew by roughly 42%. At this current rate, Covington is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

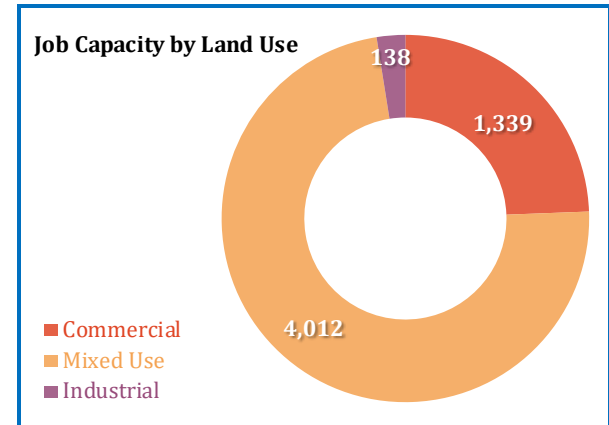


## Covington - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	42.1	9.7	3.2	1.6	27.6	5% - 10%	24.5
Mixed Use	213.2	37.5	17.6	8.8	149.3	0% - 25%	111.4
Industrial	11.3	0.4	1.1	0.5	9.2	45%	4.3
<b>Non-Res Land Total</b>	<b>266.6</b>	<b>47.7</b>	<b>21.9</b>	<b>10.9</b>	<b>186.1</b>		<b>140.3</b>

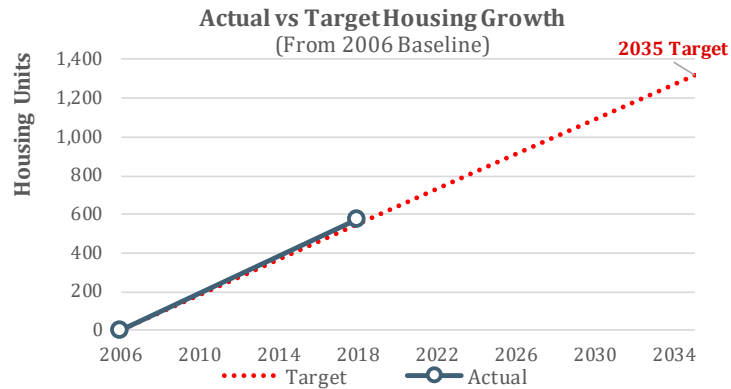
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.79	0.23 / 0.69	0.00	0.41	400	1,019
Redevelopable	0.30	0.23 / 0.69	0.03	0.13	400	320
<b>Commercial Total</b>	<b>1.09</b>	<b>0.23 / 0.69</b>	<b>0.03</b>	<b>0.54</b>	<b>400</b>	<b>1,339</b>
<b>Mixed-Use</b>						
Vacant	0.30	0.26 / 0.80	0.00	0.23	400 / 450	582
Redevelopable	3.27	0.26 / 0.80	1.18	1.37	400 / 450	3,429
<b>Mixed Use Total</b>	<b>3.57</b>	<b>0.26 / 0.80</b>	<b>1.18</b>	<b>1.60</b>	<b>400 / 450</b>	<b>4,012</b>
<b>Industrial</b>						
Vacant	0.22	0.50	0.00	0.11	800	138
Redevelopable	0.00	0.50	0.00	0.00	800	0
<b>Industrial Total</b>	<b>0.22</b>	<b>0.50</b>	<b>0.00</b>	<b>0.11</b>	<b>800</b>	<b>138</b>
<b>City Total</b>						
Commercial	1.09	0.23 / 0.69	0.69	0.54	400	1,339
Mixed Use	3.57	0.26 / 0.80	0.91	1.60	400 / 450	4,012
Industrial	0.22	0.50	0.26	0.11	800	138
<i>Job Capacity in Pipeline</i>						2,933
<b>City Total</b>	<b>4.88</b>	<b>0.23 / 0.80</b>	<b>1.86</b>	<b>2.25</b>	<b>400 / 800</b>	<b>8,421</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	3	0%
Low Density	0	0%
Medium Low Density	5,485	100%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		2,933
<b>Total Capacity (jobs)</b>		<b>8,421</b>
Remaining Target (2018-2035)		46
<b>Surplus/Deficit Capacity (jobs)</b>		<b>8,375</b>



## City of Duvall

### Housing Growth and Residential Development Trends



<b>Duvall Housing Growth Target: 2006-2035</b>	<b>1,322</b>
2006 Estimated Housing Units	2,105
2018 Estimated Housing Units	2,681
<b>Estimated Housing Growth</b>	<b>576</b>
<b>Remaining 2035 Target</b>	<b>746</b>

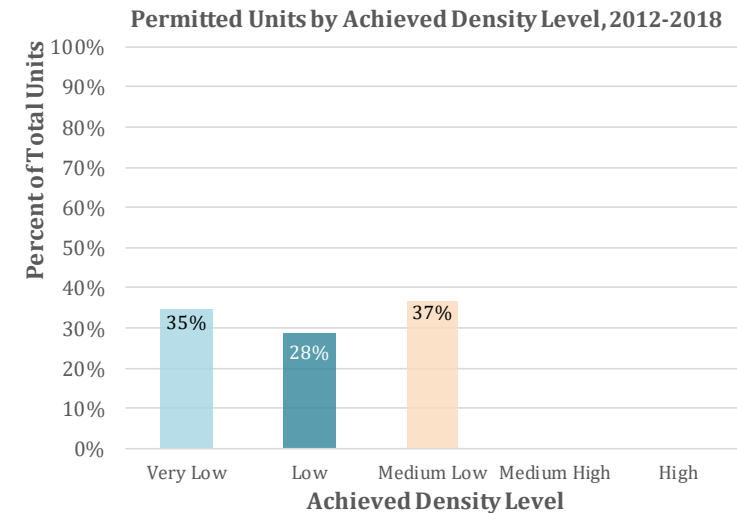
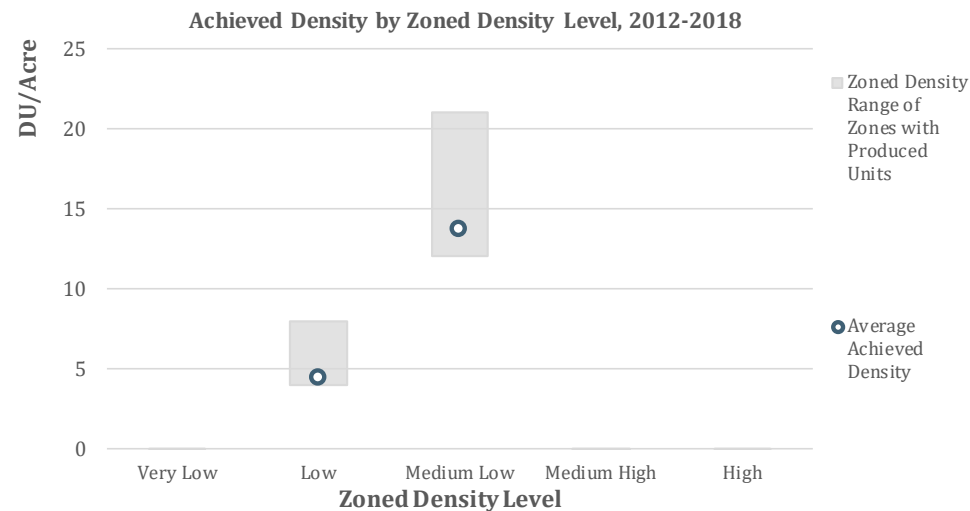
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>105.3%</b>	<b>2.04%</b>	<b>1.46%</b>

Since 2006, Duvall has grown at 105% of the pace needed to achieve its 2035 housing growth target of 1,322 units. During this period, the total number of housing units in Duvall grew by roughly 27%. At this current rate, Duvall is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.5% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	51.8	11.6	4.5	8.0	27.8	122
<b>Medium Low</b>	10 - 24 du/acre	7.3	0.0	0.8	1.3	5.2	71
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>59.1</b>	<b>11.6</b>	<b>5.3</b>	<b>9.2</b>	<b>33.0</b>	<b>193</b>	<b>5.9</b>

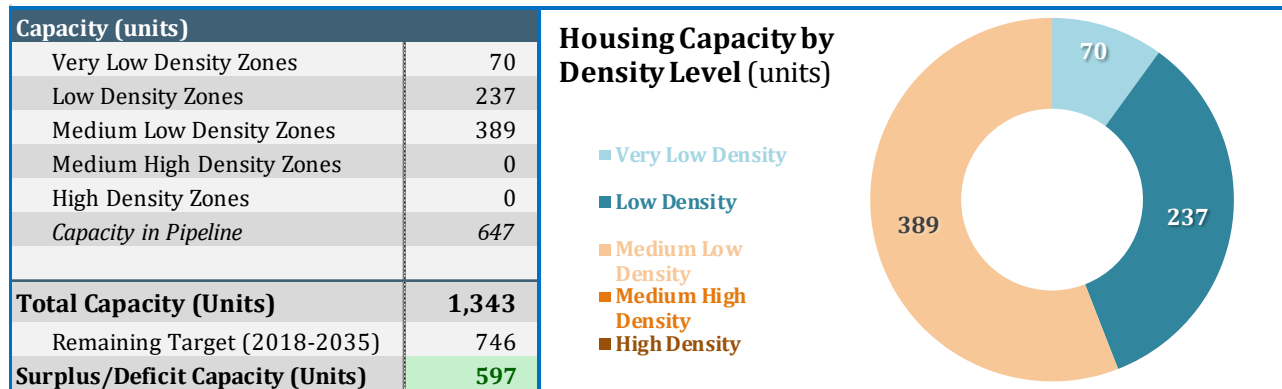
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	20.4	67
<b>Low</b>	7.4	55
<b>Medium Low</b>	5.2	71
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>33.0</b>	<b>193</b>



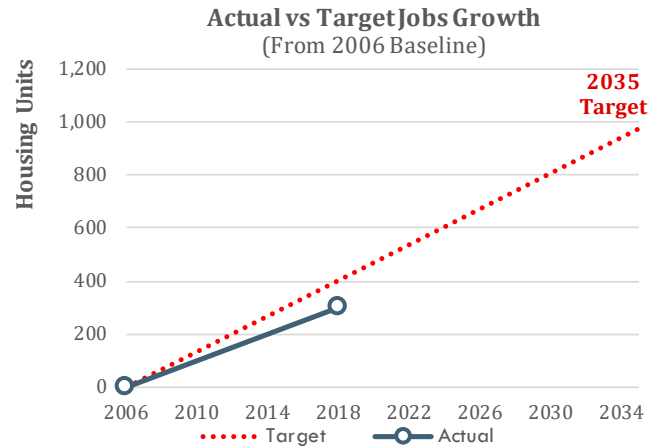


## Duvall - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				1.45	5.0% - 5.0%	4.05	3.3	13
	Redev Subtotal				9.91	5.0% - 5.0%	27.73	3.3	56
	<b>Subtotal</b>	93.22	38.46	0.00	11.35		31.79		<b>70</b>
Low Density	Vacant Subtotal				0.68	5.0% - 10.0%	1.89	4.5 / 8.0	14
	Redev Subtotal				20.63	5.0% - 10.0%	54.30	4.5 / 8.0	223
	<b>Subtotal</b>	108.45	10.88	0.00	21.32		56.18		<b>237</b>
Medium Low Density	Vacant Subtotal				1.99	20.0% - 50.0%	15.54	12.0 / 21.0	284
	Redev Subtotal				2.48	20.0% - 50.0%	7.61	12.0 / 21.0	106
	<b>Subtotal</b>	58.97	0.00	0.00	4.47		23.15		<b>389</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				4.12		21.48		311
	Redev Total				33.01		89.64		385
	<b>Total</b>	<b>260.64</b>	<b>49.34</b>	<b>0.00</b>	<b>37.14</b>		<b>111.12</b>		<b>696</b>



## Duvall - Employment Growth and Commercial/Industrial Development Trends



<b>Duvall Jobs Growth Target: 2006-2035</b>	<b>974</b>
2006 Jobs (PSRC)	1,182
2018 Jobs (PSRC)	1,483
<b>Total Jobs Growth</b>	<b>301</b>
<b>Remaining 2035 Target</b>	<b>673</b>

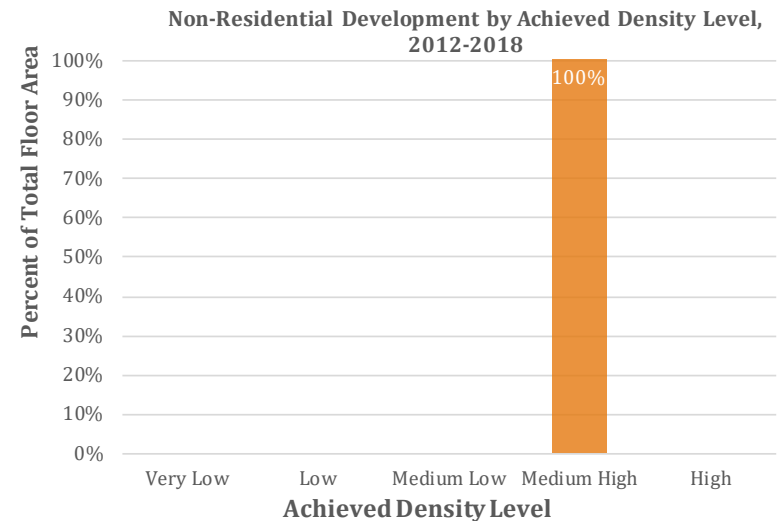
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>74.7%</b>	<b>1.91%</b>	<b>2.23%</b>

Since 2006, Duvall has grown at 75% of the pace needed to achieve its 2035 jobs growth target of 974 units. During this period, the total number of jobs in Duvall grew by roughly 25%. At this current rate, Duvall is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 2.2% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	39,075	101,294	2.6
<b>Total</b>	<b>39,075</b>	<b>101,294</b>	<b>2.6</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	39,075	101,294	<b>2.6</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>39,075</b>	<b>101,294</b>	<b>2.6</b>

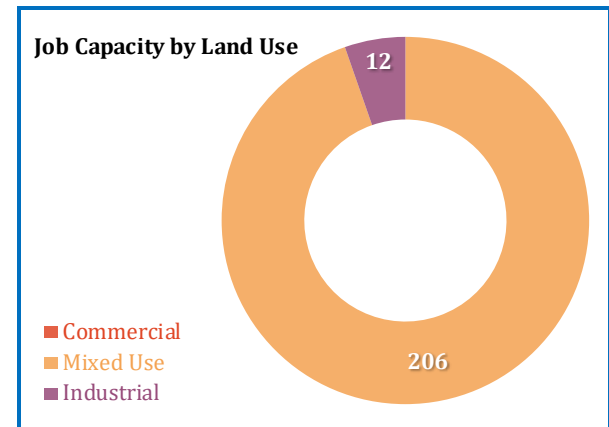


## Duvall - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.0	0.0	0.0	0.0	0.0	0%	0.0
Mixed Use	24.1	0.0	1.2	0.2	22.7	25% - 50%	14.4
Industrial	1.2	0.0	0.1	0.0	1.1	15%	0.9
<b>Non-Res Land Total</b>	<b>25.3</b>	<b>0.0</b>	<b>1.3</b>	<b>0.3</b>	<b>23.8</b>		<b>15.4</b>

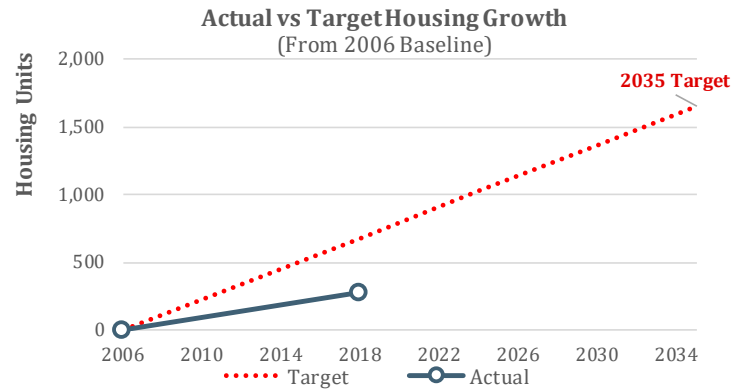
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Commercial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Mixed-Use</b>						
Vacant	0.60	0.20	0.00	0.12	500 / 600	205
Redevelopable	0.03	0.20	0.02	0.00	500 / 600	1
<b>Mixed Use Total</b>	<b>0.63</b>	<b>0.20</b>	<b>0.02</b>	<b>0.12</b>	<b>500 / 600</b>	<b>206</b>
<b>Industrial</b>						
Vacant	0.04	0.40	0.00	0.02	1,400	12
Redevelopable	0.00	0.40	0.00	0.00	1,400	0
<b>Industrial Total</b>	<b>0.04</b>	<b>0.40</b>	<b>0.00</b>	<b>0.02</b>	<b>1,400</b>	<b>12</b>
<b>City Total</b>						
Commercial	0.00	0.00	0.69	0.00	0	0
Mixed Use	0.63	0.20	0.91	0.12	500 / 600	206
Industrial	0.04	0.40	0.26	0.02	1,400	12
<i>Job Capacity in Pipeline</i>						464
<b>City Total</b>	<b>0.67</b>	<b>0.40</b>	<b>1.86</b>	<b>0.14</b>	<b>0 / 1400</b>	<b>681</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	206	95%
Low Density	12	5%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		464
<b>Total Capacity (jobs)</b>		<b>681</b>
Remaining Target (2018-2035)		673
<b>Surplus/Deficit Capacity (jobs)</b>		<b>8</b>



## City of Enumclaw

### Housing Growth and Residential Development Trends



<b>Enumclaw Housing Growth Target: 2006-2035</b>	<b>1,653</b>
2006 Estimated Housing Units	5,048
2018 Estimated Housing Units	5,326
<b>Estimated Housing Growth</b>	<b>278</b>
<b>Remaining 2035 Target</b>	<b>1,375</b>

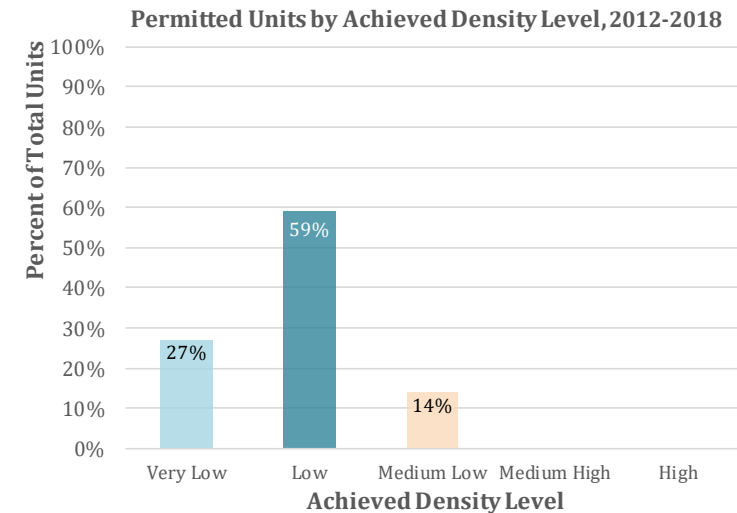
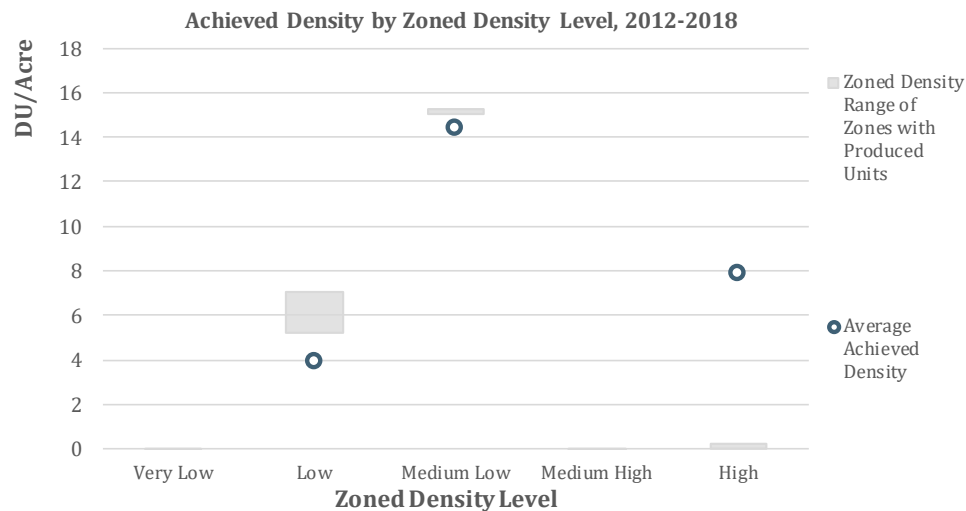
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>40.7%</b>	<b>0.45%</b>	<b>1.36%</b>

Since 2006, Enumclaw has grown at 41% of the pace needed to achieve its 2035 housing growth target of 1,653 units. During this period, the total number of housing units in Enumclaw grew by roughly 6%. At this current rate, Enumclaw is under the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1.4% to reach its remaining target by 2035.

### Residential Achieved Densities

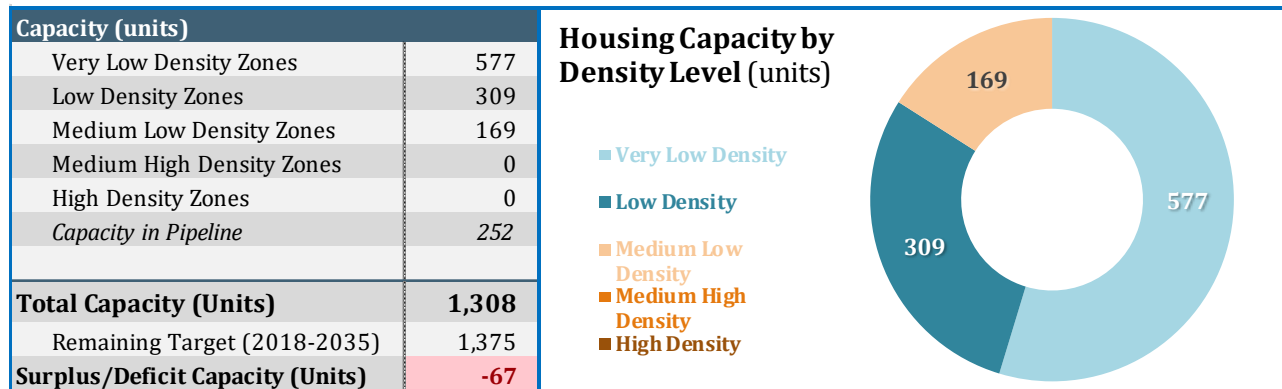
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	46.1	0.0	1.7	40.6	157	<b>3.9</b>
<b>Medium Low</b>	10 - 24 du/acre	3.6	0.0	0.0	3.6	52	<b>14.4</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	46.0	4.1	8.9	10.8	174	<b>7.8</b>
<b>Total</b>	<b>95.7</b>	<b>4.1</b>	<b>10.5</b>	<b>14.6</b>	<b>66.4</b>	<b>383</b>	<b>5.8</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	32.8	104
<b>Low</b>	29.9	226
<b>Medium Low</b>	3.7	53
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>66.4</b>	<b>383</b>

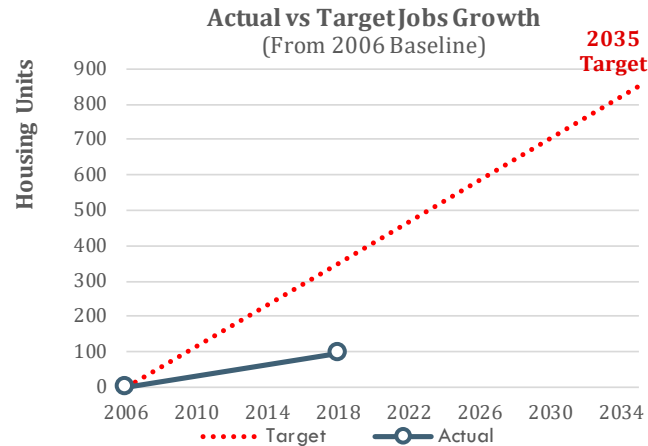


## Enumclaw - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				11.59	5.0% - 40.0%	63.44	3.2	112
	Redev Subtotal				46.42	5.0% - 40.0%	207.07	3.2	466
	<b>Subtotal</b>	816.36	28.62	215.28	58.01		270.51		<b>577</b>
Low Density	Vacant Subtotal				10.70	5.0% - 50.0%	47.38	4.4 / 6.8	288
	Redev Subtotal				1.01	5.0% - 50.0%	4.31	4.4 / 6.8	22
	<b>Subtotal</b>	71.84	3.42	0.00	11.71		51.69		<b>309</b>
Medium Low Density	Vacant Subtotal				2.86	50.0% - 50.0%	11.44	14.4	164
	Redev Subtotal				0.70	50.0% - 50.0%	2.82	14.4	4
	<b>Subtotal</b>	37.44	1.78	0.00	3.57		14.26		<b>169</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				25.15		122.27		564
	Redev Total				48.13		214.19		492
	<b>Total</b>	<b>925.64</b>	<b>33.83</b>	<b>215.28</b>	<b>73.28</b>		<b>336.45</b>		<b>1,056</b>



## Enumclaw - Employment Growth and Commercial/Industrial Development Trends



<b>Enumclaw Jobs Growth Target: 2006-2035</b>	<b>853</b>
2006 Jobs (PSRC)	4,960
2018 Jobs (PSRC)	5,056
<b>Total Jobs Growth</b>	<b>96</b>
<b>Remaining 2035 Target</b>	<b>757</b>

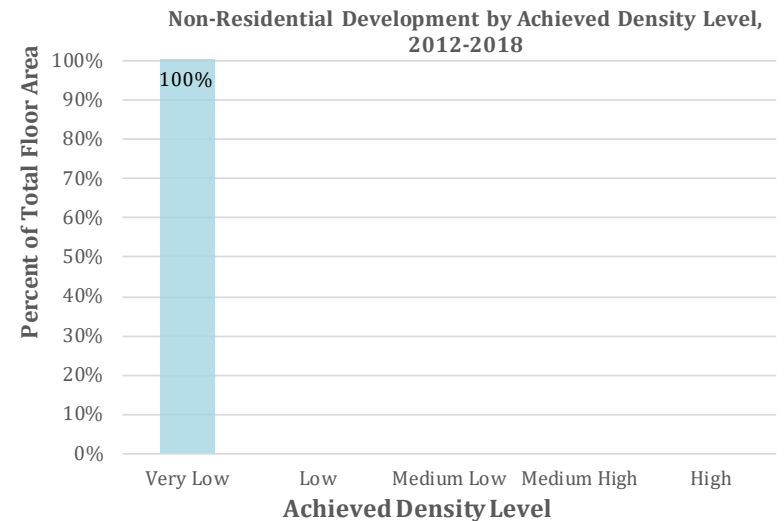
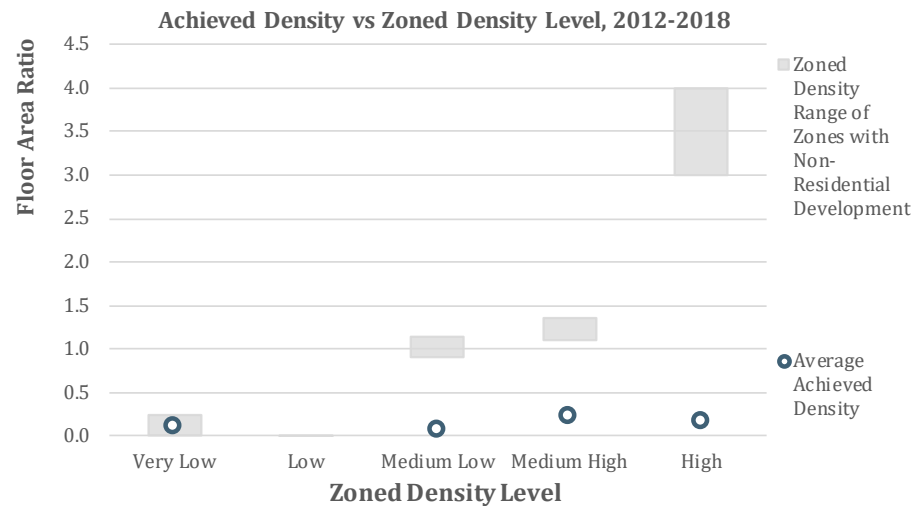
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>27.2%</b>	<b>0.16%</b>	<b>0.82%</b>

Since 2006, Enumclaw has grown at 27% of the pace needed to achieve its 2035 jobs growth target of 853 units. During this period, the total number of jobs in Enumclaw grew by roughly 2%. At this current rate, Enumclaw is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.8% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	135,907	14,549	<b>0.1</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	22,000	1,623	<b>0.1</b>
<b>Medium High</b> 1.0 - 3.0 FAR	98,488	22,016	<b>0.2</b>
<b>High</b> 3.0 & up FAR	785,991	124,555	<b>0.2</b>
<b>Total</b>	<b>1,042,386</b>	<b>162,743</b>	<b>0.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	1,042,386	162,743	<b>0.2</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>1,042,386</b>	<b>162,743</b>	<b>0.2</b>

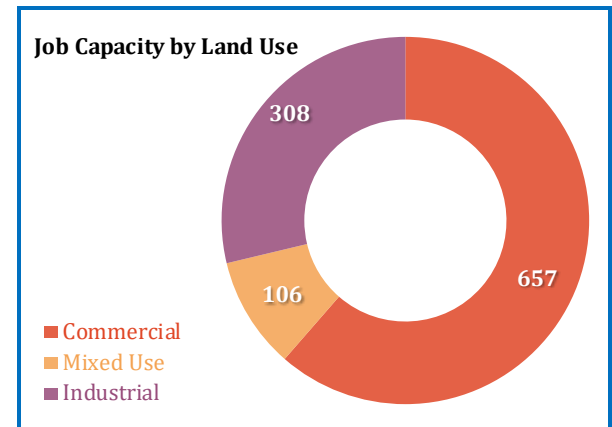


## Enumclaw - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	86.7	4.1	4.1	4.1	74.3	15% - 20%	60.6
Mixed Use	10.7	1.1	0.5	0.5	8.7	40% - 50%	4.5
Industrial	74.9	11.5	3.2	3.2	57.0	36%	34.2
<b>Non-Res Land Total</b>	<b>172.3</b>	<b>16.7</b>	<b>7.8</b>	<b>7.8</b>	<b>140.0</b>		<b>99.2</b>

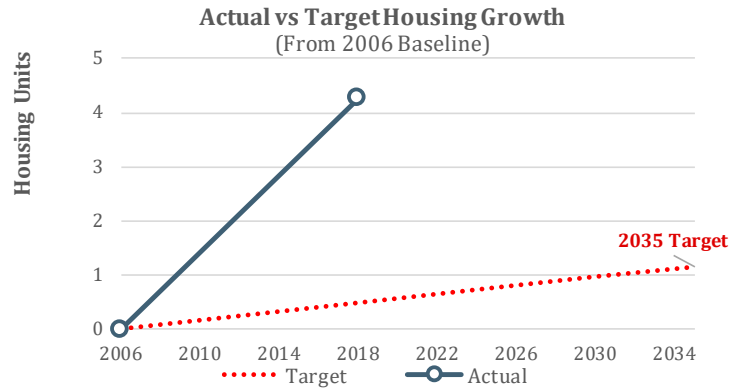
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.97	0.07 / 0.22	0.00	0.15	660	230
Redevelopable	1.67	0.07 / 0.22	0.02	0.28	660	427
<b>Commercial Total</b>	<b>2.64</b>	<b>0.07 / 0.22</b>	<b>0.02</b>	<b>0.43</b>	<b>660</b>	<b>657</b>
<b>Mixed-Use</b>						
Vacant	0.06	0.50	0.00	0.03	0 / 660	41
Redevelopable	0.14	0.50	0.01	0.04	0 / 660	64
<b>Mixed Use Total</b>	<b>0.19</b>	<b>0.50</b>	<b>0.01</b>	<b>0.07</b>	<b>0 / 660</b>	<b>106</b>
<b>Industrial</b>						
Vacant	1.15	0.25	0.00	0.29	1,200	239
Redevelopable	0.34	0.25	0.00	0.08	1,200	69
<b>Industrial Total</b>	<b>1.49</b>	<b>0.25</b>	<b>0.00</b>	<b>0.37</b>	<b>1,200</b>	<b>308</b>
<b>City Total</b>						
Commercial	2.64	0.07 / 0.22	0.69	0.43	660	657
Mixed Use	0.19	0.50	0.91	0.07	0 / 660	106
Industrial	1.49	0.25	0.26	0.37	1,200	308
<i>Job Capacity in Pipeline</i>						<i>81</i>
<b>City Total</b>	<b>4.32</b>	<b>0.50</b>	<b>1.86</b>	<b>0.87</b>	<b>0 / 1200</b>	<b>1,152</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	981	92%
Low Density	0	0%
Medium Low Density	90	8%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>81</i>
<b>Total Capacity (jobs)</b>		<b>1,152</b>
Remaining Target (2018-2035)		757
<b>Surplus/Deficit Capacity (jobs)</b>		<b>395</b>



## Town of Hunts Point

### Housing Growth and Residential Development Trends



Hunts Point Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	183
2018 Estimated Housing Units	187
<b>Estimated Housing Growth</b>	<b>4</b>
<b>Remaining 2035 Target</b>	<b>0</b>

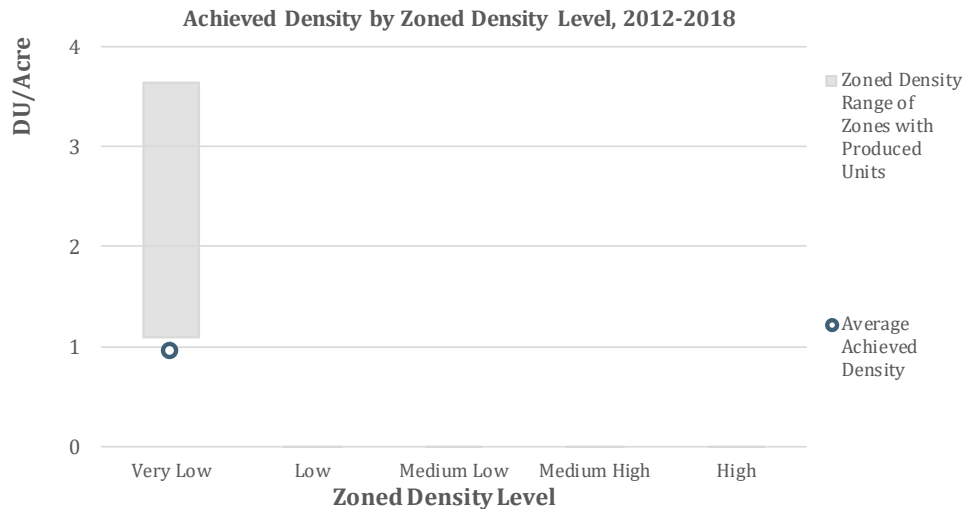
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>887.9%</b>	<b>0.19%</b>	<b>Met Target</b>

Since 2006, Hunts Point has grown at 888% of the pace needed to achieve its 2035 housing growth target of 1 units. During this period, the total number of housing units in Hunts Point grew by roughly 2%. Hunts Point has achieved its 2035 housing growth target.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b> 0 - 4 du/acre	3.2	0.0	0.0	0.0	3.2	3	<b>1.0</b>
<b>Low</b> 4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium Low</b> 10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium High</b> 24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>High</b> 48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>3.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>3.2</b>	<b>3</b>	<b>1.0</b>

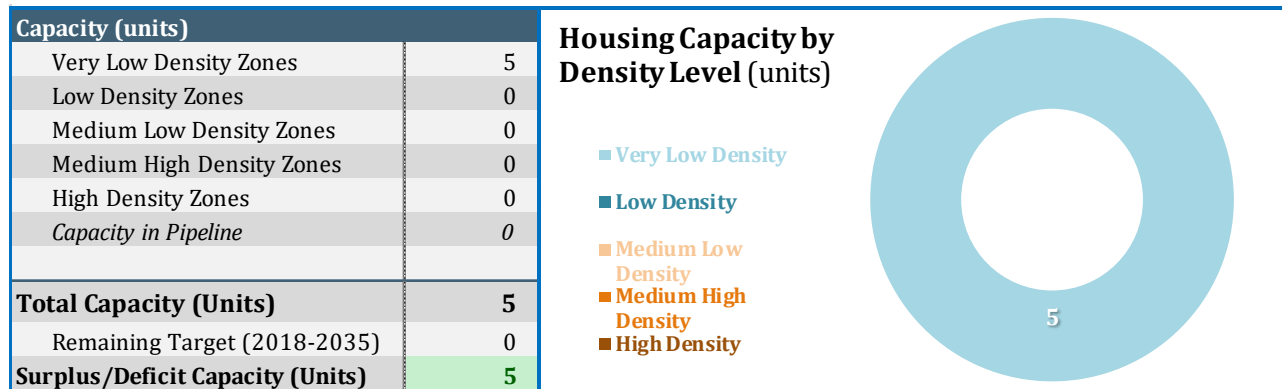
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	3.2	3
<b>Low</b>	0.0	0
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>3.2</b>	<b>3</b>



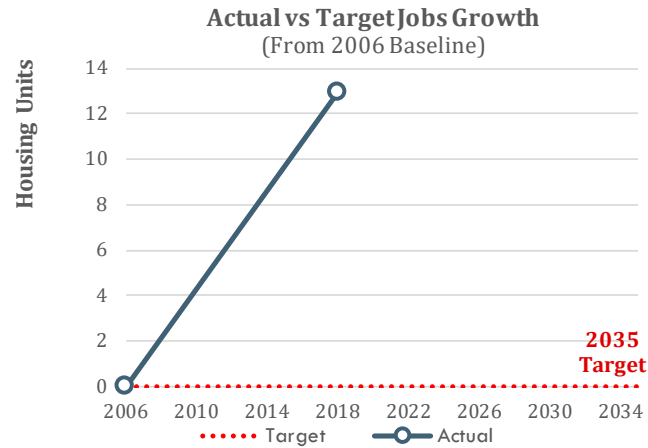


## Hunts Point - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	2.68	1.0 / 3.6	5
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	1.0 / 3.6	0
	<b>Subtotal</b>	17.08	6.54	0.40	0.00		2.68		5
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		0
All Zones	Vacant Total				0.00		2.68		5
	Redev Total				0.00		0.00		0
	<b>Total</b>	17.08	6.54	0.40	0.00		2.68		5



## Hunts Point - Employment Growth and Commercial/Industrial Development Trends



<b>Hunts Point Jobs Growth Target: 2006-2035</b>		<b>0</b>
2006 Jobs (PSRC)		51
2018 Jobs (PSRC)		64
<b>Total Jobs Growth</b>		<b>13</b>
<b>Remaining 2035 Target</b>		<b>Not Applicable</b>

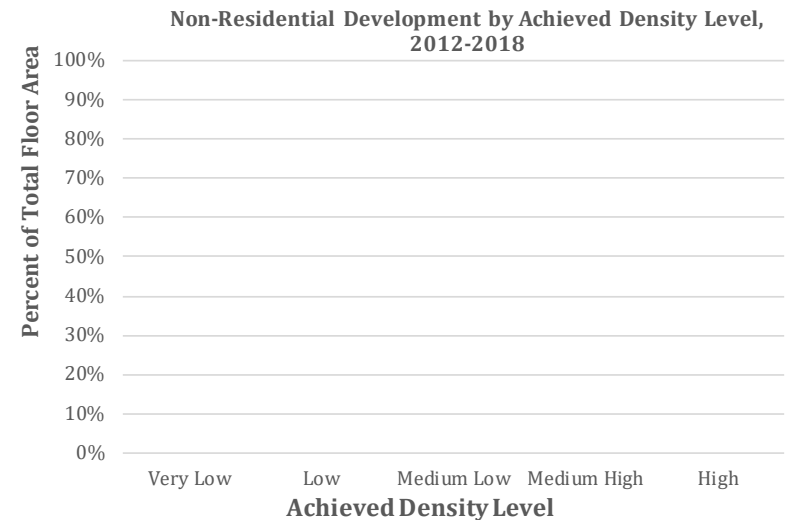
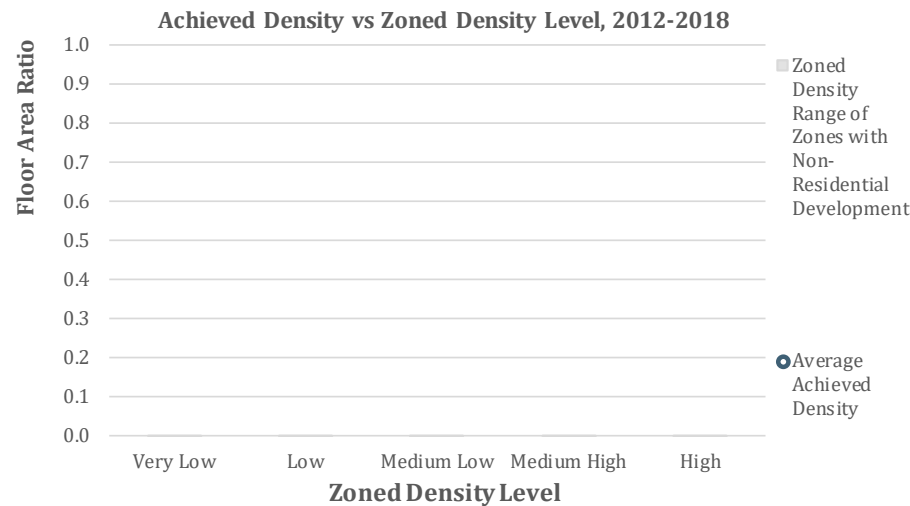
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
Not Applicable	1.91%	Not Applicable

Since 2006, the total number of jobs in Hunts Point grew by roughly 2%. There is no 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

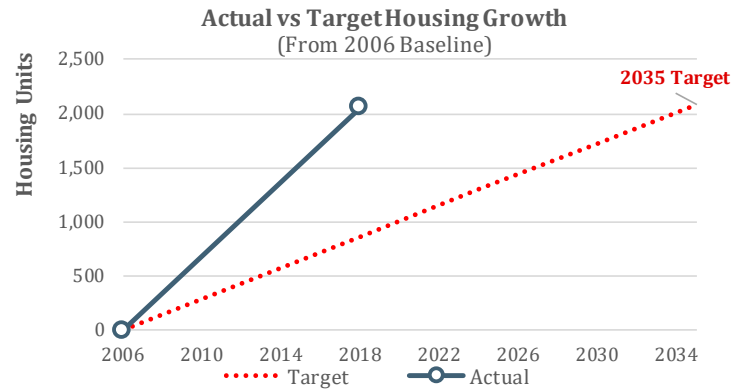


## Hunts Point - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Hunts Point)

## City of Maple Valley

### Housing Growth and Residential Development Trends



Maple Valley Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	6,765
2018 Estimated Housing Units	8,826
<b>Estimated Housing Growth</b>	<b>2,061</b>
<b>Remaining 2035 Target</b>	<b>27</b>

% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>238.6%</b>	<b>2.24%</b>	<b>0.02%</b>

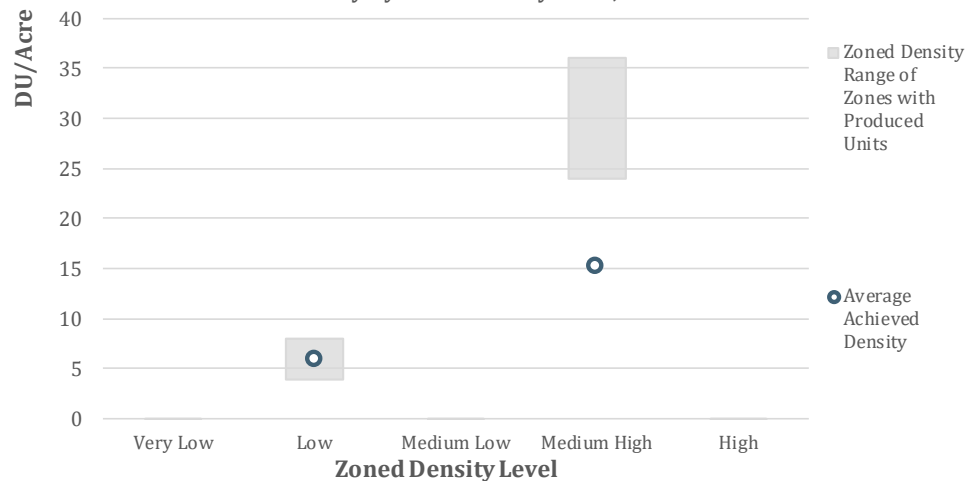
Since 2006, Maple Valley has grown at 239% of the pace needed to achieve its 2035 housing growth target of 2,088 units. During this period, the total number of housing units in Maple Valley grew by roughly 30%. At this current rate, Maple Valley is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0% to reach its remaining target by 2035.

### Residential Achieved Densities

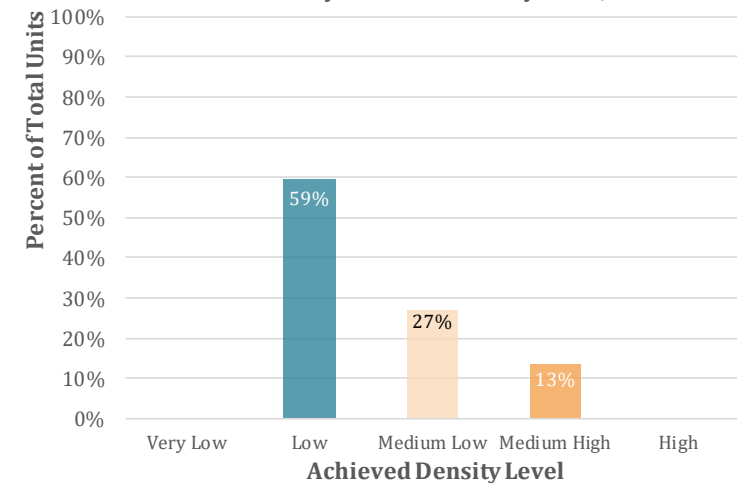
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	126.9	30.6	0.1	0.2	96.0	5.8
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	30.7	0.0	1.1	4.4	25.2	15.1
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>157.7</b>	<b>30.6</b>	<b>1.3</b>	<b>4.7</b>	<b>121.2</b>	<b>938</b>	<b>7.7</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	96.0	557
<b>Medium Low</b>	20.1	255
<b>Medium High</b>	5.1	126
<b>High</b>	0.0	0
<b>Total</b>	<b>121.2</b>	<b>938</b>

Achieved Density by Zoned Density Level, 2012-2018

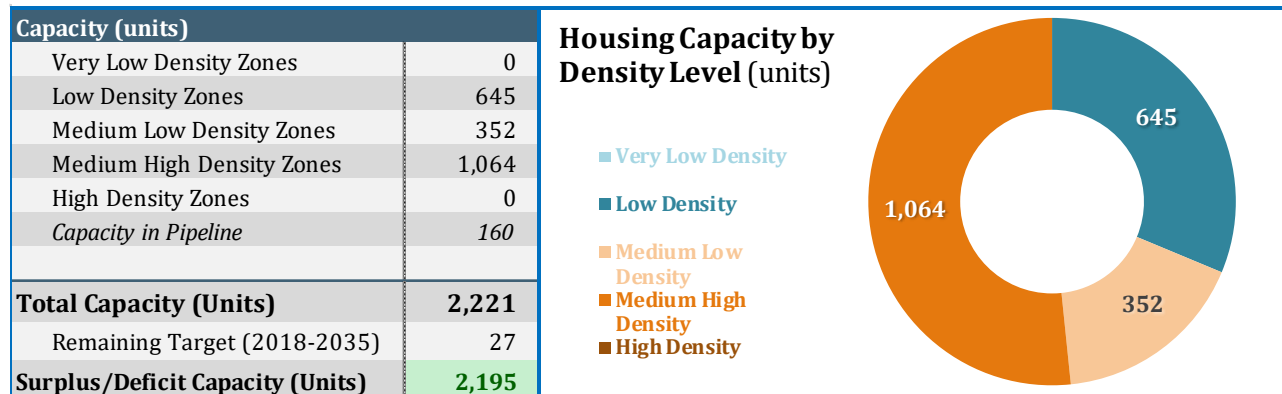


Permitted Units by Achieved Density Level, 2012-2018

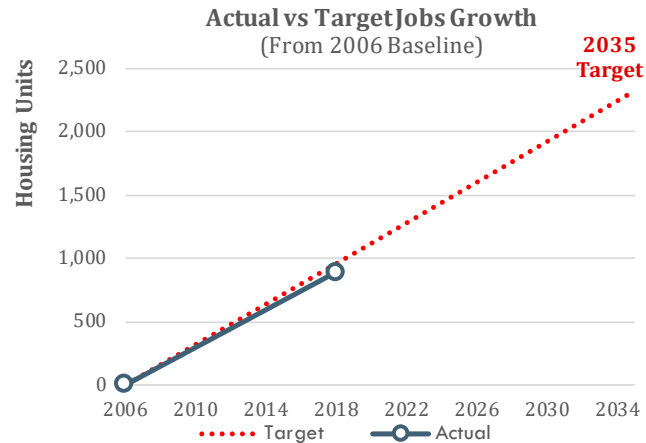


## Maple Valley - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.02	12.0% - 12.0%	0.07	0.0	0
	Redev Subtotal				0.08	12.0% - 12.0%	0.36	0.0	0
	<b>Subtotal</b>	0.61	0.00	0.00	0.10		0.43		<b>0</b>
Low Density	Vacant Subtotal				9.74	5.0% - 7.0%	29.94	5.4 / 7.4	186
	Redev Subtotal				33.79	5.0% - 7.0%	103.96	5.4 / 7.4	459
	<b>Subtotal</b>	202.24	12.99	0.00	43.53		133.90		<b>645</b>
Medium Low Density	Vacant Subtotal				0.00	12.0% - 20.0%	0.00	12.0 / 18.0	0
	Redev Subtotal				11.78	12.0% - 20.0%	42.19	12.0 / 18.0	352
	<b>Subtotal</b>	62.87	0.00	0.00	11.78		42.19		<b>352</b>
Medium High Density	Vacant Subtotal				3.51	12.0% - 20.0%	15.80	24.0 / 24.6	388
	Redev Subtotal				6.12	12.0% - 20.0%	27.55	24.0 / 24.6	676
	<b>Subtotal</b>	60.20	0.00	0.00	9.63		43.35		<b>1,064</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				13.26		45.81		574
	Redev Total				51.78		174.07		1,487
	<b>Total</b>	<b>325.92</b>	<b>12.99</b>	<b>0.00</b>	<b>65.04</b>		<b>219.87</b>		<b>2,061</b>



## Maple Valley - Employment Growth and Commercial/Industrial Development Trends



<b>Maple Valley Jobs Growth Target: 2006-2035</b>	<b>2,320</b>
2006 Jobs (PSRC)	3,297
2018 Jobs (PSRC)	4,190
<b>Total Jobs Growth</b>	<b>893</b>
<b>Remaining 2035 Target</b>	<b>1,427</b>

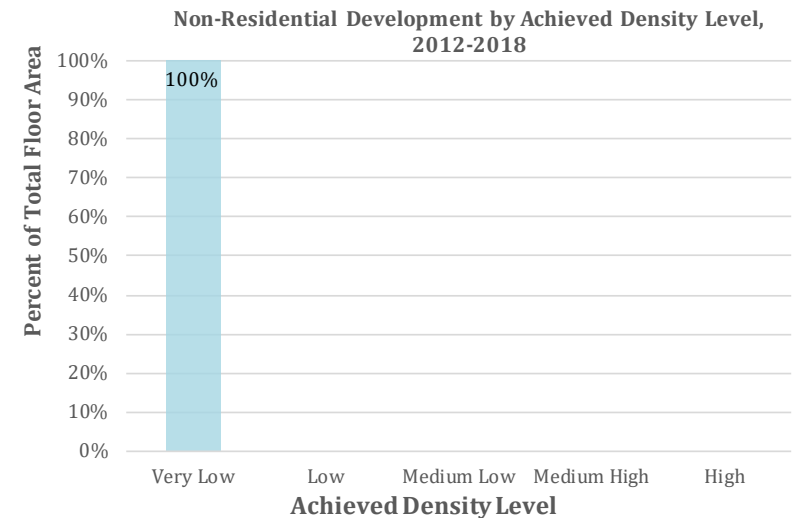
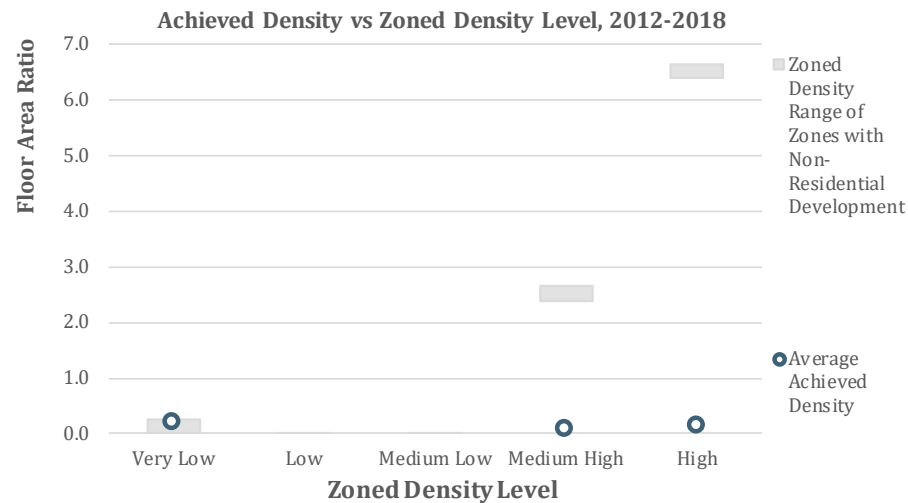
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>93.0%</b>	<b>2.02%</b>	<b>1.74%</b>

Since 2006, Maple Valley has grown at 93% of the pace needed to achieve its 2035 jobs growth target of 2,320 units. During this period, the total number of jobs in Maple Valley grew by roughly 27%. At this current rate, Maple Valley is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.7% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	2,140,550	409,209	<b>0.2</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	63,513	4,826	<b>0.1</b>
<b>High</b> 3.0 & up FAR	2,133,765	275,858	<b>0.1</b>
<b>Total</b>	<b>4,337,828</b>	<b>689,893</b>	<b>0.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	4,337,828	689,893	<b>0.2</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>4,337,828</b>	<b>689,893</b>	<b>0.2</b>



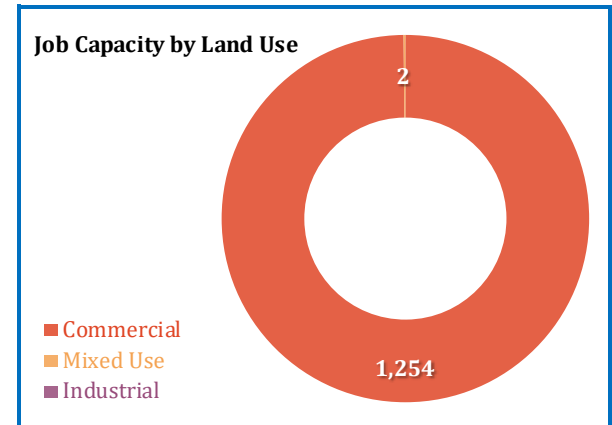
## Maple Valley - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	105.2	10.8	6.6	8.5	79.3	12% - 16%	66.6
Mixed Use	0.6	0.0	0.0	0.1	0.5	12%	0.4
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>105.8</b>	<b>10.8</b>	<b>6.7</b>	<b>8.6</b>	<b>79.8</b>		<b>67.0</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial*</b>						
Vacant	2.54	0.03 / 0.29	0.00	0.55	500	1,103
Redevelopable	2.36	0.03 / 0.29	0.12	0.08	500	151
<b>Commercial Total</b>	<b>4.89</b>	<b>0.03 / 0.29</b>	<b>0.12</b>	<b>0.63</b>	<b>500</b>	<b>1,254</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.08	0.00	0.00	700	0
Redevelopable	0.02	0.08	0.00	0.00	700	2
<b>Mixed Use Total</b>	<b>0.02</b>	<b>0.08</b>	<b>0.00</b>	<b>0.00</b>	<b>700</b>	<b>2</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	4.89	0.03 / 0.29	0.69	0.63	500	1,254
Mixed Use	0.02	0.08	0.91	0.00	700	2
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						<i>528</i>
<b>City Total</b>	<b>4.91</b>	<b>0.29</b>	<b>1.86</b>	<b>0.63</b>	<b>0 / 700</b>	<b>1,784</b>

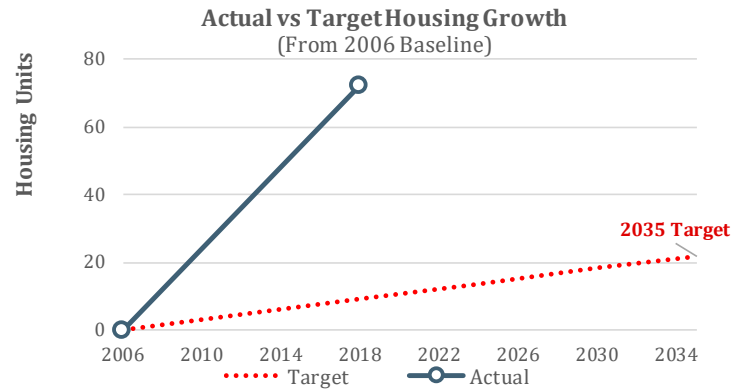
\*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,256	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>528</i>
<b>Total Capacity (jobs)</b>		<b>1,784</b>
Remaining Target (2018-2035)		1,427
<b>Surplus/Deficit Capacity (jobs)</b>		<b>357</b>



## City of Medina

### Housing Growth and Residential Development Trends



Medina Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	1,162
2018 Estimated Housing Units	1,234
<b>Estimated Housing Growth</b>	<b>72</b>
<b>Remaining 2035 Target</b>	<b>0</b>

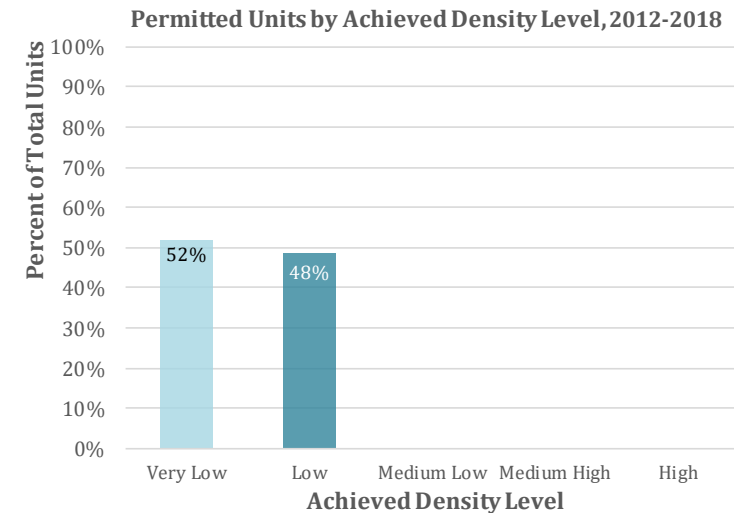
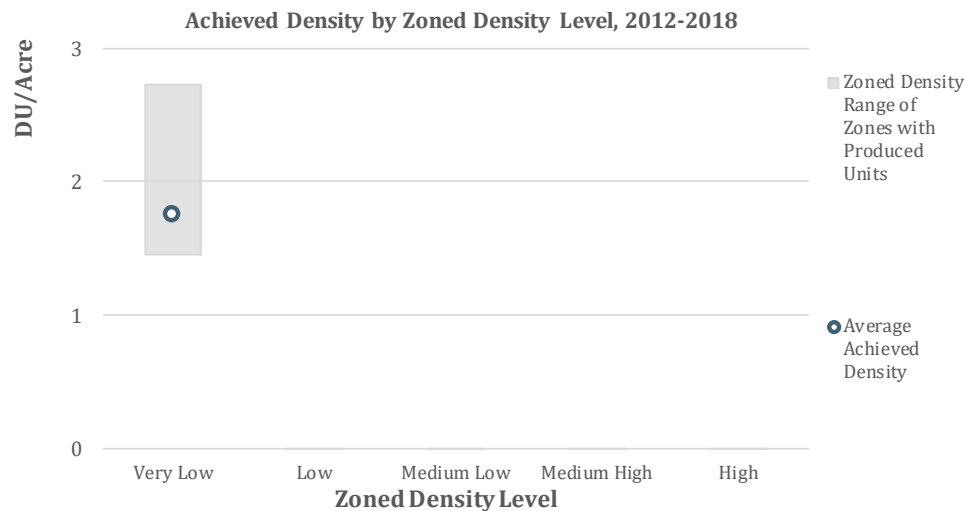
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>794.6%</b>	<b>0.51%</b>	<b>Met Target</b>

Since 2006, Medina has grown at 795% of the pace needed to achieve its 2035 housing growth target of 22 units. During this period, the total number of housing units in Medina grew by roughly 6%. Medina has achieved its 2035 housing growth target.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b> 0 - 4 du/acre	55.3	4.5	0.0	0.0	50.9	89	<b>1.7</b>
<b>Low</b> 4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium Low</b> 10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium High</b> 24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>High</b> 48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>55.3</b>	<b>4.5</b>	<b>0.0</b>	<b>0.0</b>	<b>50.9</b>	<b>89</b>	<b>1.7</b>

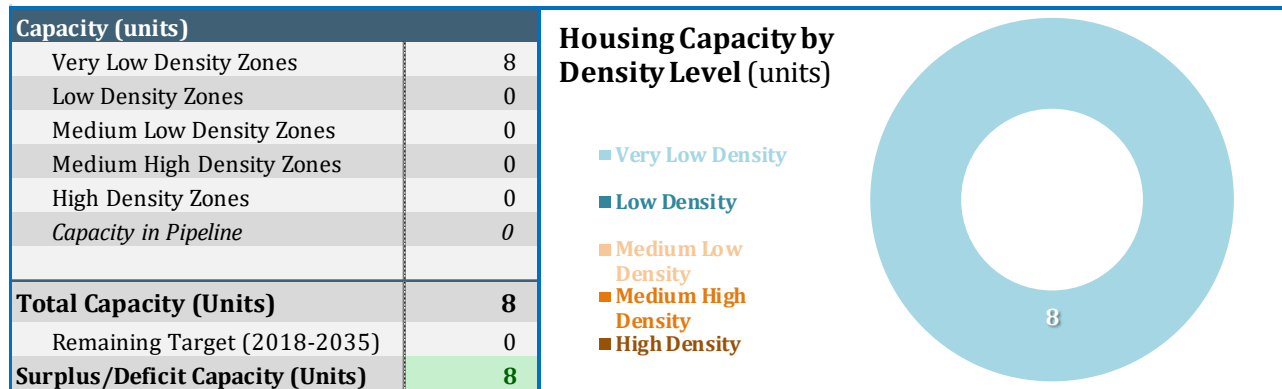
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	40.8	46
<b>Low</b>	10.0	43
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>50.9</b>	<b>89</b>



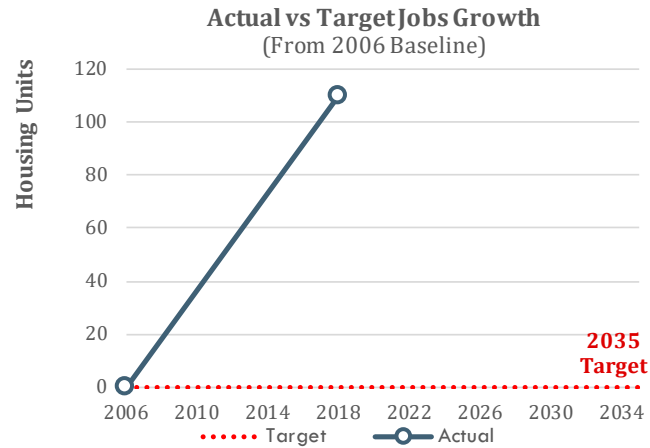


## Medina - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.50	10.0% - 10.0%	4.00	3.0	7
	Redev Subtotal				0.50	10.0% - 10.0%	4.00	3.0	1
	<b>Subtotal</b>	0.00	0.00	0.00	1.00		8.00		<b>8</b>
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				0.50		4.00		7
	Redev Total				0.50		4.00		1
	<b>Total</b>	0.00	0.00	0.00	1.00		8.00		<b>8</b>



## Medina - Employment Growth and Commercial/Industrial Development Trends



<b>Medina Jobs Growth Target: 2006-2035</b>		<b>0</b>
2006 Jobs (PSRC)		409
2018 Jobs (PSRC)		519
<b>Total Jobs Growth</b>		<b>110</b>
<b>Remaining 2035 Target</b>		<b>Not Applicable</b>

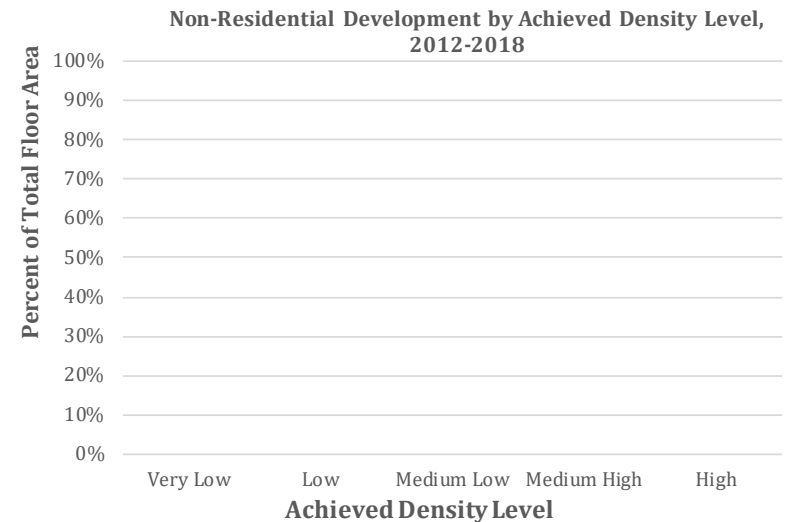
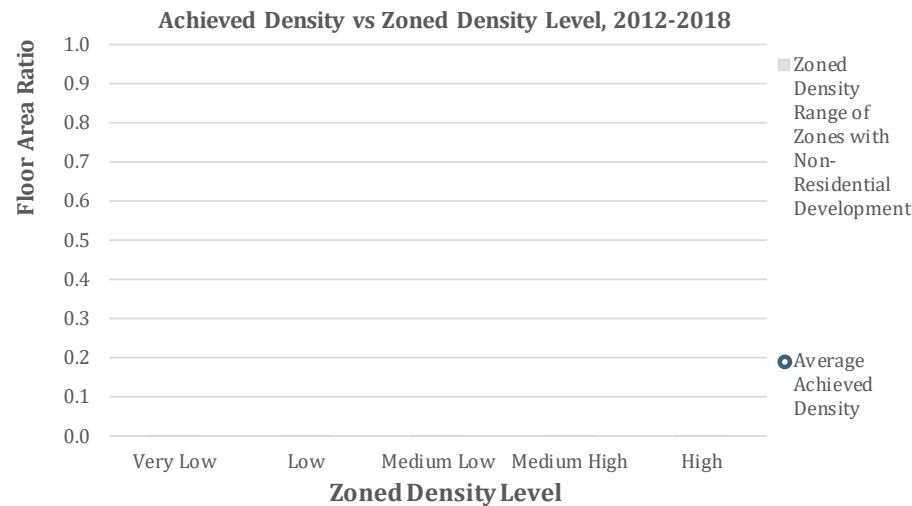
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
Not Applicable	2.00%	Not Applicable

Since 2006, the total number of jobs in Medina grew by roughly 2%. There is no 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

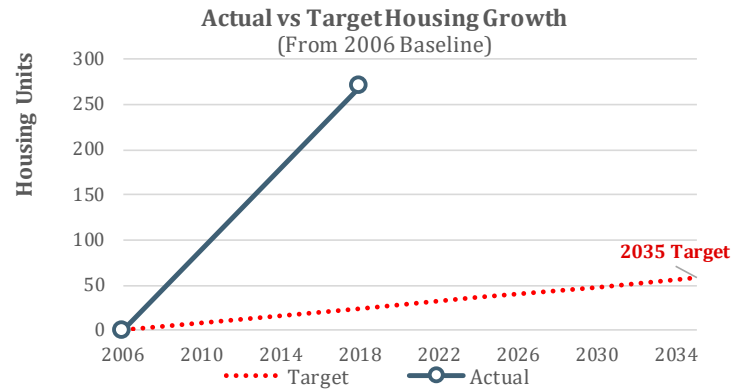


## Medina - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Medina)

## City of Milton

### Housing Growth and Residential Development Trends



Milton Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	337
2018 Estimated Housing Units	608
<b>Estimated Housing Growth</b>	<b>271</b>
<b>Remaining 2035 Target</b>	<b>0</b>

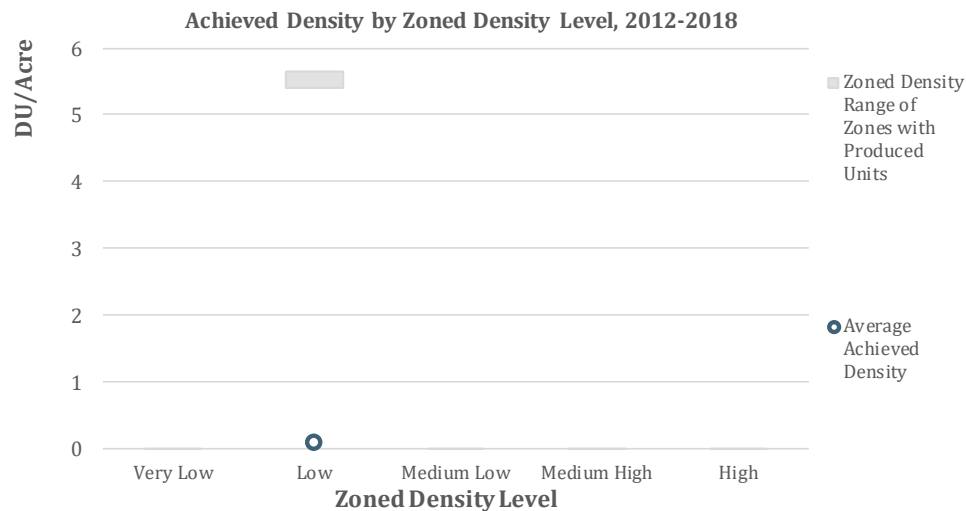
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>1128.6%</b>	<b>5.04%</b>	<b>Met Target</b>

Since 2006, Milton has grown at 1129% of the pace needed to achieve its 2035 housing growth target of 58 units. During this period, the total number of housing units in Milton grew by roughly 80%. Milton has achieved its 2035 housing growth target.

#### Residential Achieved Densities

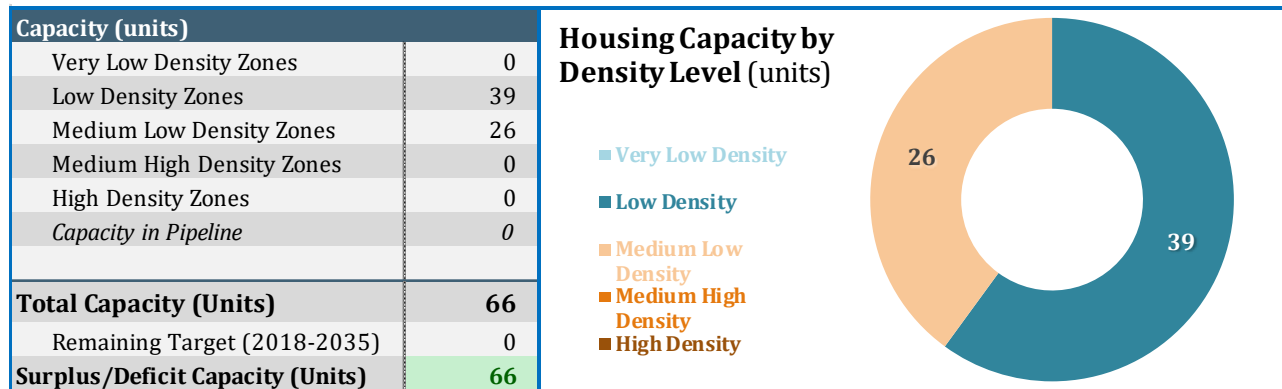
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	14.0	0.0	0.0	14.0	1	<b>0.1</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>14.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>14.0</b>	<b>1</b>	<b>0.1</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	14.0	1
<b>Low</b>	0.0	0
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>14.0</b>	<b>1</b>

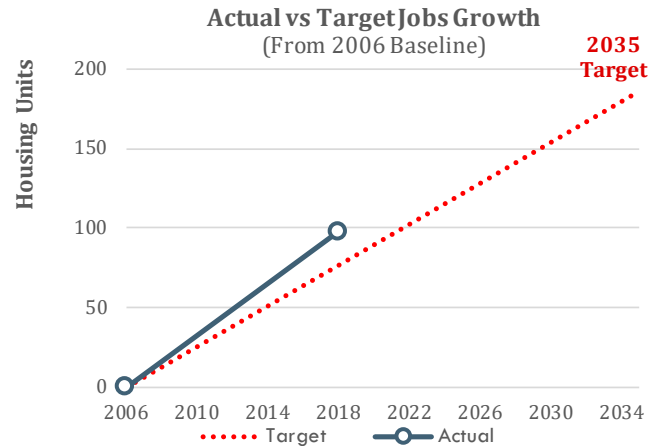


## Milton - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	45.36	45.36	0.00	0.00		0.00		<b>0</b>
Low Density	Vacant Subtotal				0.07	0.0% - 0.0%	0.44	5.4	2
	Redev Subtotal				1.08	0.0% - 0.0%	7.22	5.4	37
	<b>Subtotal</b>	16.88	8.07	0.00	1.14		7.66		<b>39</b>
Medium Low Density	Vacant Subtotal				0.10	0.0% - 0.0%	0.70	12.0	8
	Redev Subtotal				0.25	0.0% - 0.0%	1.65	12.0	18
	<b>Subtotal</b>	3.84	1.09	0.00	0.35		2.35		<b>26</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				0.17		1.13		11
	Redev Total				1.33		8.87		55
	<b>Total</b>	<b>66.09</b>	<b>54.52</b>	<b>0.00</b>	<b>1.50</b>		<b>10.01</b>		<b>66</b>



## Milton - Employment Growth and Commercial/Industrial Development Trends



<b>Milton Jobs Growth Target: 2006-2035</b>	<b>186</b>
2006 Jobs (PSRC)	22
2018 Jobs (PSRC)	120
<b>Total Jobs Growth</b>	<b>98</b>
<b>Remaining 2035 Target</b>	<b>88</b>

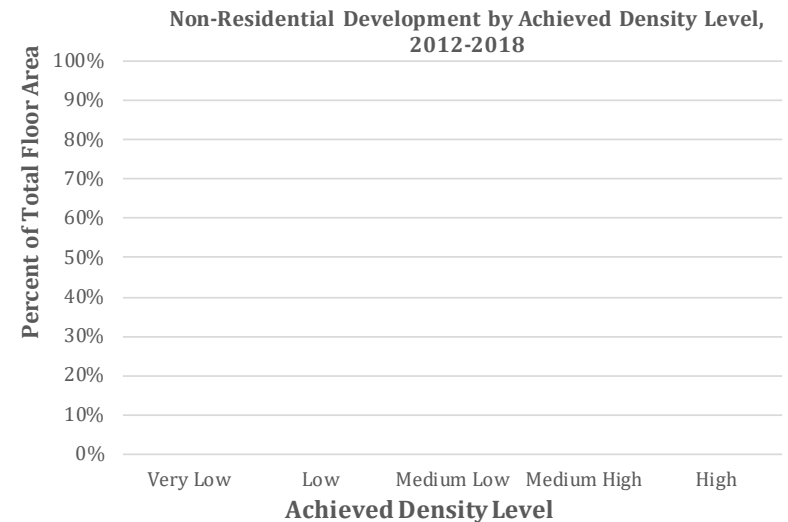
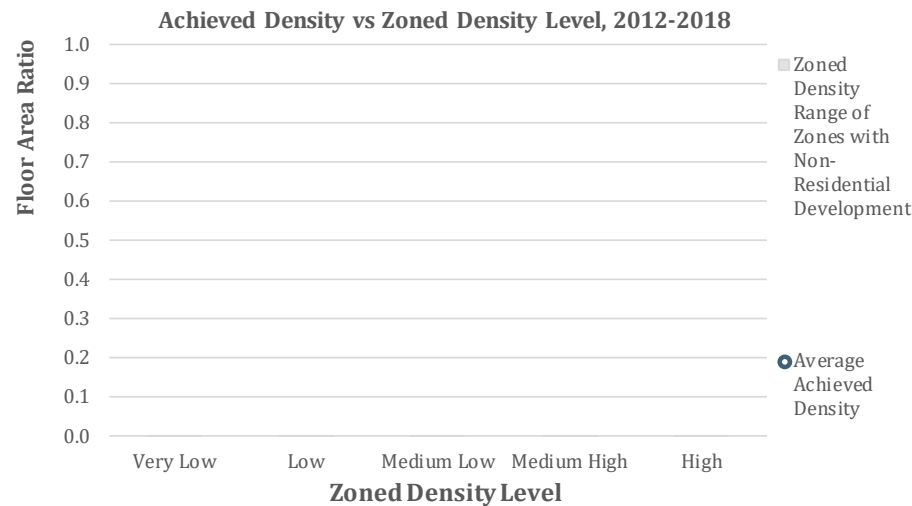
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>127.6%</b>	<b>15.49%</b>	<b>3.28%</b>

Since 2006, Milton has grown at 128% of the pace needed to achieve its 2035 jobs growth target of 186 units. During this period, the total number of jobs in Milton grew by roughly 445%. At this current rate, Milton is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 3.3% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>

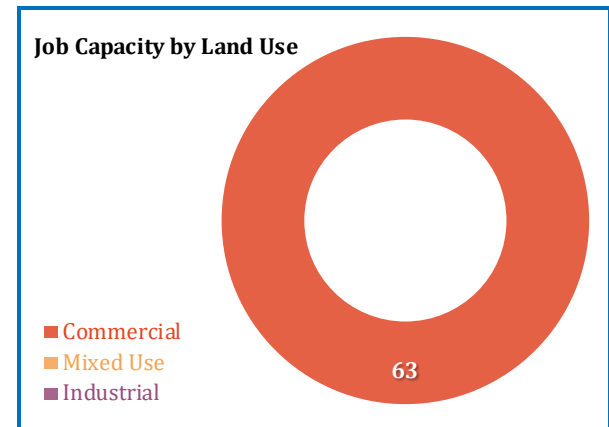


## Milton - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	7.0	1.8	0.0	0.0	5.2	50%	2.6
Mixed Use	0.0	0.0	0.0	0.0	0.0	0%	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>7.0</b>	<b>1.8</b>	<b>0.0</b>	<b>0.0</b>	<b>5.2</b>		<b>2.6</b>

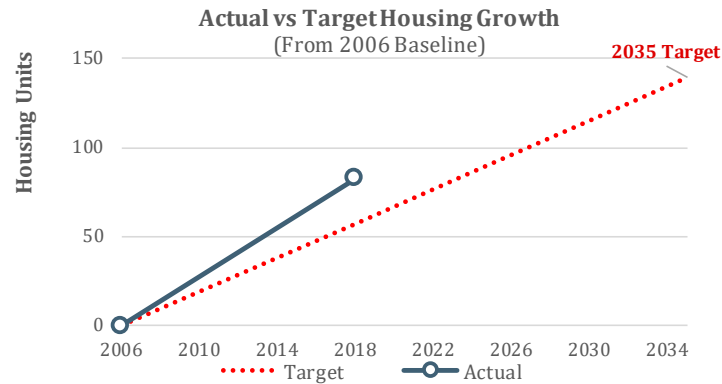
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.10	0.25	0.00	0.02	450	53
Redevelopable	0.02	0.25	0.00	0.00	450	10
<b>Commercial Total</b>	<b>0.11</b>	<b>0.25</b>	<b>0.00</b>	<b>0.03</b>	<b>450</b>	<b>63</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Mixed Use Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.11	0.25	0.69	0.03	450	63
Mixed Use	0.00	0.00	0.91	0.00	0	0
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						<i>1,150</i>
<b>City Total</b>	<b>0.11</b>	<b>0.25</b>	<b>1.86</b>	<b>0.03</b>	<b>0 / 450</b>	<b>1,213</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	63	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>1,150</i>
<b>Total Capacity (jobs)</b>		<b>1,213</b>
Remaining Target (2018-2035)		88
<b>Surplus/Deficit Capacity (jobs)</b>		<b>1,125</b>



## City of Normandy Park

### Housing Growth and Residential Development Trends



<b>Normandy Park Housing Growth Target: 2006-2035</b>	<b>139</b>
2006 Estimated Housing Units	2,794
2018 Estimated Housing Units	2,877
<b>Estimated Housing Growth</b>	<b>83</b>
<b>Remaining 2035 Target</b>	<b>56</b>

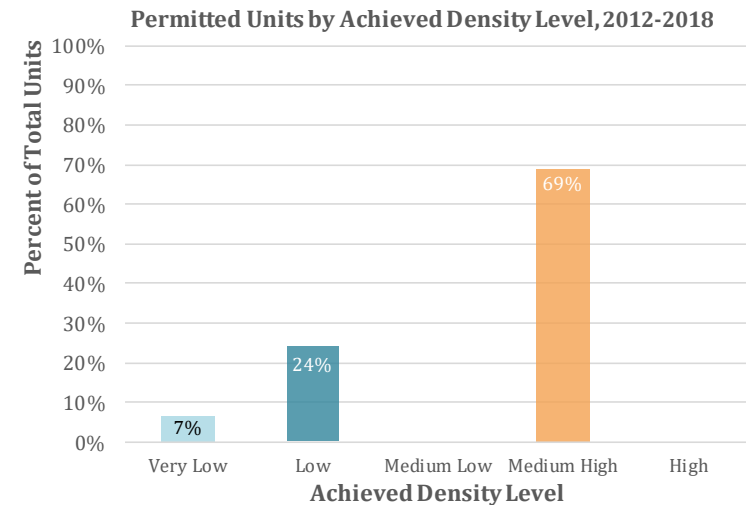
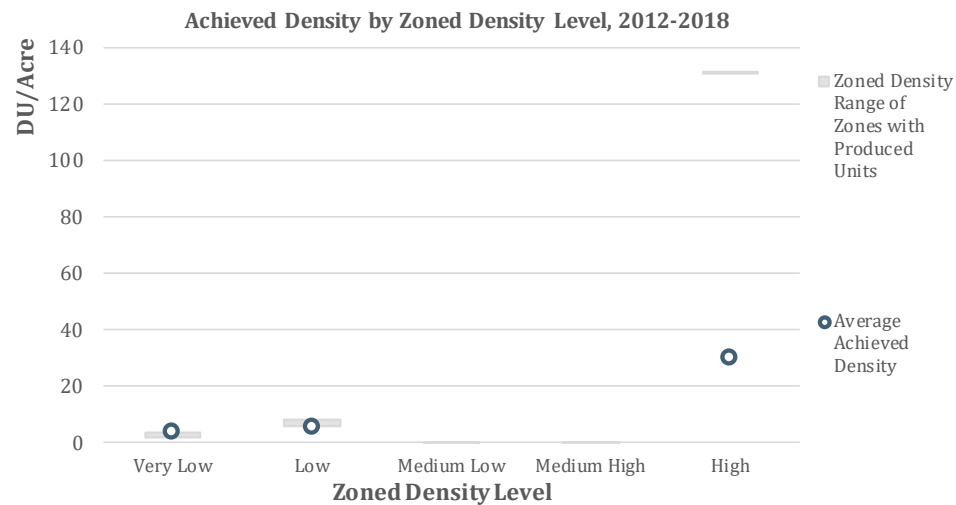
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>143.8%</b>	<b>0.24%</b>	<b>0.11%</b>

Since 2006, Normandy Park has grown at 144% of the pace needed to achieve its 2035 housing growth target of 139 units. During this period, the total number of housing units in Normandy Park grew by roughly 3%. At this current rate, Normandy Park is over the production pace needed to meet its 2035 growth target, and needs to reach its remaining target by 2035.

### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	6.5	4.6	0.0	0.0	1.9	7
<b>Low</b>	4 - 10 du/acre	0.4	0.0	0.0	0.4	2	5.0
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	1.7	0.0	1.0	0.0	0.7	20
<b>Total</b>		<b>8.5</b>	<b>4.6</b>	<b>1.0</b>	<b>0.0</b>	<b>3.0</b>	<b>29</b>

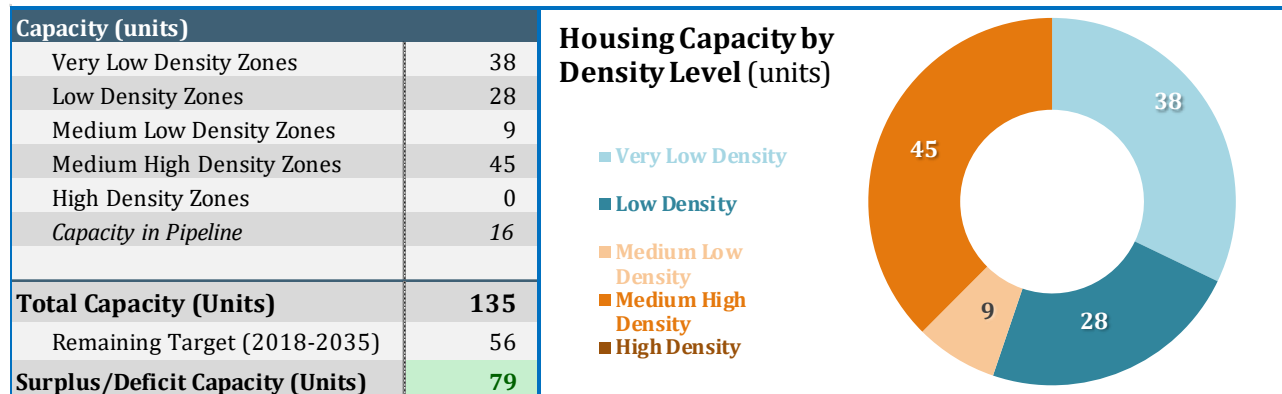
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	1.0	2
<b>Low</b>	1.3	7
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.7	20
<b>High</b>	0.0	0
<b>Total</b>	<b>3.0</b>	<b>29</b>



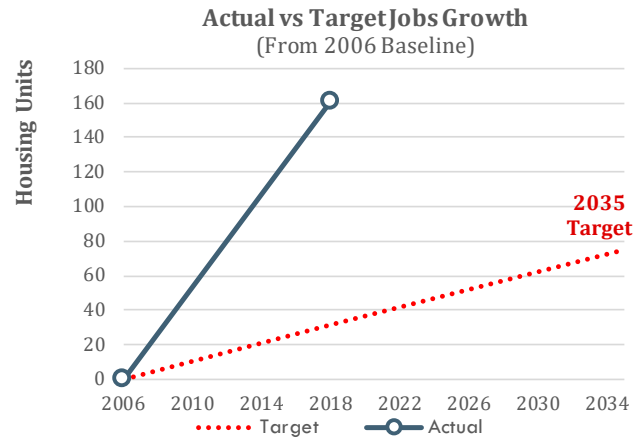


## Normandy Park - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				9.99	41.0% - 41.0%	15.09	2.0 / 3.3	38
	Redev Subtotal				6.96	41.0% - 41.0%	10.51	2.0 / 3.3	0
	<b>Subtotal</b>	132.96	19.34	40.12	16.95		25.61		<b>38</b>
Low Density	Vacant Subtotal				1.38	41.0% - 41.0%	2.09	5.0 / 8.0	10
	Redev Subtotal				2.21	41.0% - 41.0%	3.35	5.0 / 8.0	17
	<b>Subtotal</b>	15.78	0.00	0.48	3.60		5.43		<b>28</b>
Medium Low Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.00	18.0	0
	Redev Subtotal				0.17	10.0% - 10.0%	0.48	18.0	9
	<b>Subtotal</b>	0.72	0.00	0.00	0.17		0.48		<b>9</b>
Medium High Density	Vacant Subtotal				0.00	10.0% - 10.0%	0.01	24.0 / 29.0	0
	Redev Subtotal				0.08	10.0% - 10.0%	1.57	24.0 / 29.0	44
	<b>Subtotal</b>	1.83	0.00	0.00	0.09		1.58		<b>45</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				11.37		17.19		49
	Redev Total				9.43		15.91		70
	<b>Total</b>	<b>151.29</b>	<b>19.34</b>	<b>40.60</b>	<b>20.80</b>		<b>33.10</b>		<b>119</b>



## Normandy Park - Employment Growth and Commercial/Industrial Development Trends



<b>Normandy Park Jobs Growth Target: 2006-2035</b>	<b>75</b>
2006 Jobs (PSRC)	773
2018 Jobs (PSRC)	934
<b>Total Jobs Growth</b>	<b>161</b>
<b>Remaining 2035 Target</b>	<b>0</b>

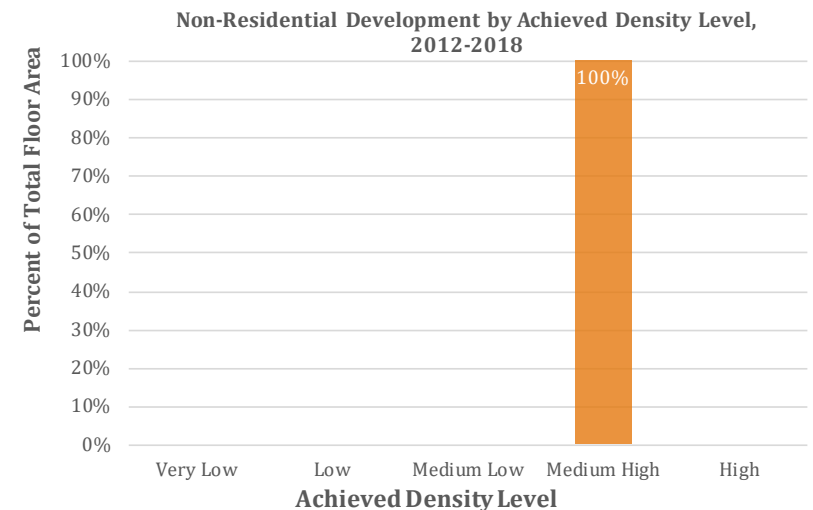
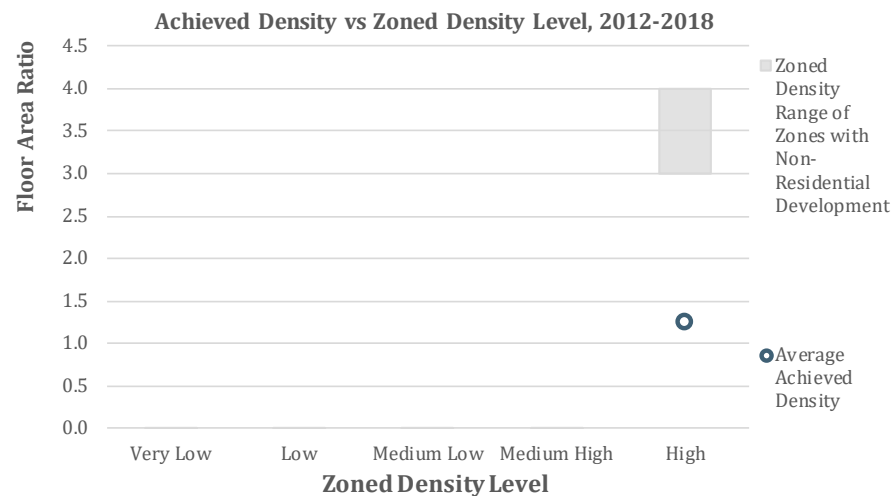
Since 2006, Normandy Park has grown at 516% of the pace needed to achieve its 2035 jobs growth target of 75 units. During this period, the total number of jobs in Normandy Park grew by roughly 21%. Normandy Park has achieved its 2035 jobs growth target.

<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>516.0%</b>	<b>1.59%</b>	<b>Met Target</b>

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	3,101	3,873	<b>1.2</b>
<b>Total</b>	<b>3,101</b>	<b>3,873</b>	<b>1.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	3,101	3,873	<b>1.2</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>3,101</b>	<b>3,873</b>	<b>1.2</b>

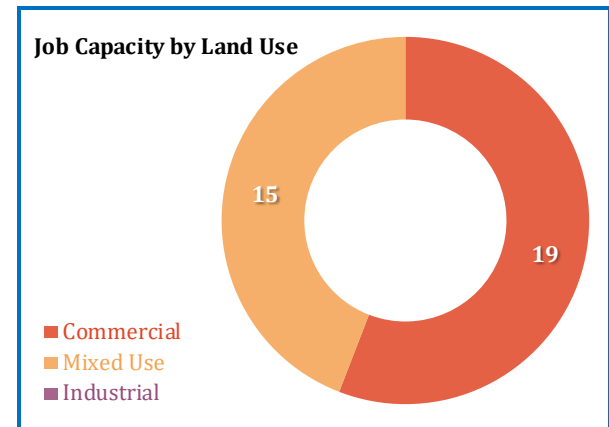


## Normandy Park - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	0.5	0.0	0.0	0.0	0.5	11%	0.4
Mixed Use	1.8	0.0	0.1	0.0	1.7	10%	1.6
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>2.3</b>	<b>0.0</b>	<b>0.1</b>	<b>0.0</b>	<b>2.2</b>		<b>2.0</b>

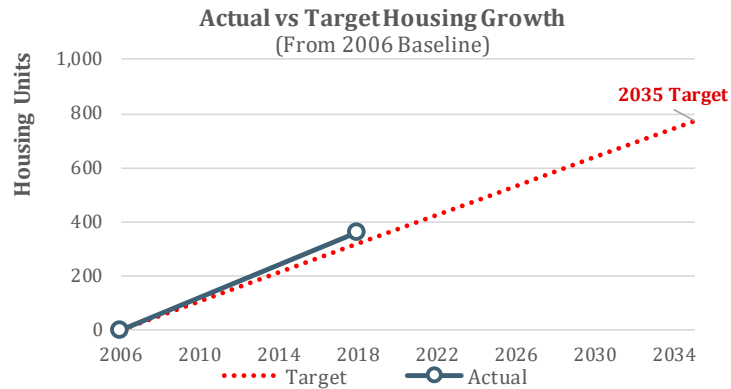
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.02	0.28	0.00	0.00	250	19
Redevelopable	0.00	0.28	0.00	0.00	250	0
<b>Commercial Total</b>	<b>0.02</b>	<b>0.28</b>	<b>0.00</b>	<b>0.00</b>	<b>250</b>	<b>19</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.15	0.00	0.00	250	0
Redevelopable	0.07	0.15	0.01	0.00	250	15
<b>Mixed Use Total</b>	<b>0.07</b>	<b>0.15</b>	<b>0.01</b>	<b>0.00</b>	<b>250</b>	<b>15</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.02	0.28	0.69	0.00	250	19
Mixed Use	0.07	0.15	0.91	0.00	250	15
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						<i>0</i>
<b>City Total</b>	<b>0.09</b>	<b>0.28</b>	<b>1.86</b>	<b>0.01</b>	<b>0 / 250</b>	<b>35</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	35	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>0</i>
<b>Total Capacity (jobs)</b>		<b>35</b>
Remaining Target (2018-2035)		0
<b>Surplus/Deficit Capacity (jobs)</b>		<b>35</b>



## City of North Bend

### Housing Growth and Residential Development Trends



North Bend Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	3,352
2018 Estimated Housing Units	3,712
<b>Estimated Housing Growth</b>	<b>361</b>
<b>Remaining 2035 Target</b>	<b>411</b>

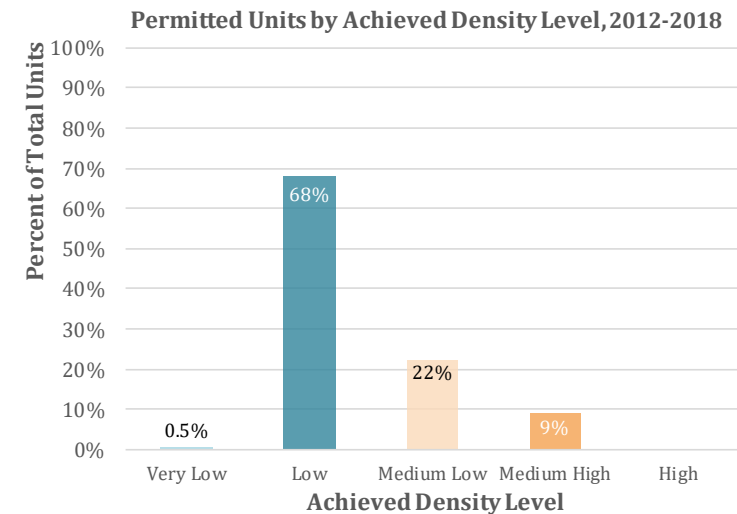
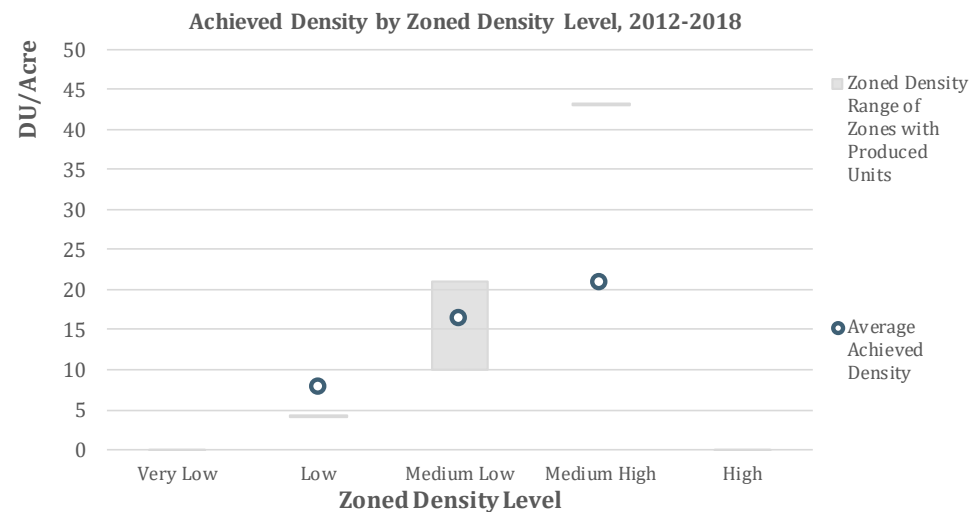
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>113.0%</b>	<b>0.86%</b>	<b>0.62%</b>

Since 2006, North Bend has grown at 113% of the pace needed to achieve its 2035 housing growth target of 771 units. During this period, the total number of housing units in North Bend grew by roughly 11%. At this current rate, North Bend is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.6% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	159.3	26.0	23.7	76.7	592	<b>7.7</b>
<b>Medium Low</b>	10 - 24 du/acre	18.5	0.0	3.1	11.9	194	<b>16.3</b>
<b>Medium High</b>	24 - 48 du/acre	4.1	0.0	0.0	4.1	85	<b>20.8</b>
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>181.9</b>	<b>26.0</b>	<b>26.8</b>	<b>36.4</b>	<b>92.7</b>	<b>871</b>	<b>9.4</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	1.5	4
<b>Low</b>	76.7	592
<b>Medium Low</b>	11.9	194
<b>Medium High</b>	2.6	81
<b>High</b>	0.0	0
<b>Total</b>	<b>92.7</b>	<b>871</b>

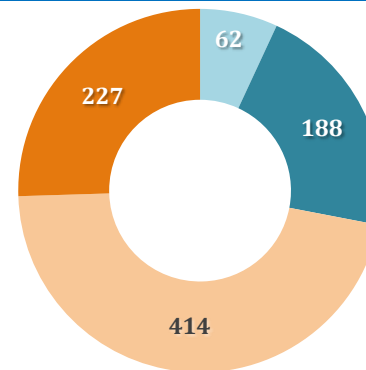
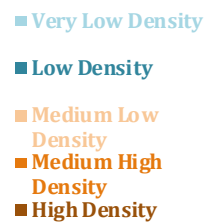


## North Bend - Residential Land Supply and Capacity

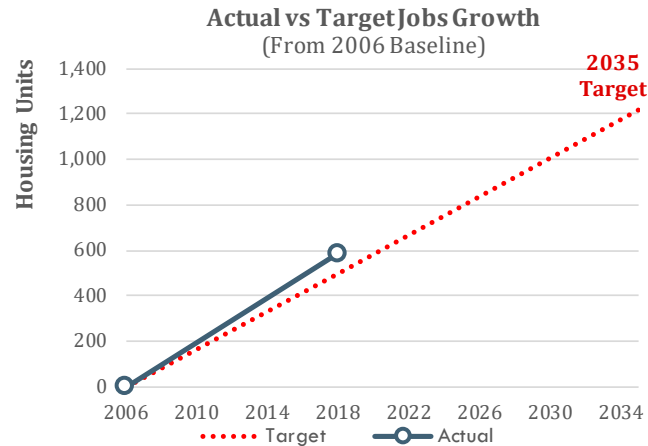
Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				11.01	10.0% - 30.0%	25.07	2.0	50
	Redev Subtotal				12.23	10.0% - 30.0%	33.94	2.0	12
	<b>Subtotal</b>	69.64	5.56	0.00	23.24		59.01		<b>62</b>
Low Density	Vacant Subtotal				1.81	10.0% - 10.0%	5.58	4.0	22
	Redev Subtotal				19.25	10.0% - 10.0%	59.70	4.0	166
	<b>Subtotal</b>	388.92	76.23	175.49	21.06		65.28		<b>188</b>
Medium Low Density	Vacant Subtotal				3.37	4.0% - 25.0%	11.63	15.0 / 21.0	186
	Redev Subtotal				4.68	4.0% - 25.0%	15.77	15.0 / 16.0	228
	<b>Subtotal</b>	47.27	12.28	0.00	8.04		27.40		<b>414</b>
Medium High Density	Vacant Subtotal				0.70	25.0% - 25.0%	2.60	32.0	83
	Redev Subtotal				1.30	25.0% - 25.0%	4.78	32.0	144
	<b>Subtotal</b>	128.64	53.75	17.58	2.00		7.38		<b>227</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				16.89		44.88		342
	Redev Total				37.45		114.20		550
	<b>Total</b>	<b>634.47</b>	<b>147.82</b>	<b>193.07</b>	<b>54.34</b>		<b>159.07</b>		<b>891</b>

Capacity (units)	
Very Low Density Zones	62
Low Density Zones	188
Medium Low Density Zones	414
Medium High Density Zones	227
High Density Zones	0
Capacity in Pipeline	1,207
<b>Total Capacity (Units)</b>	<b>2,098</b>
Remaining Target (2018-2035)	411
<b>Surplus/Deficit Capacity (Units)</b>	<b>1,687</b>

### Housing Capacity by Density Level (units)



## North Bend - Employment Growth and Commercial/Industrial Development Trends



North Bend Jobs Growth Target: 2006-2035	
2006 Jobs (PSRC)	2,707
2018 Jobs (PSRC)	3,297
<b>Total Jobs Growth</b>	<b>590</b>
<b>Remaining 2035 Target</b>	<b>628</b>

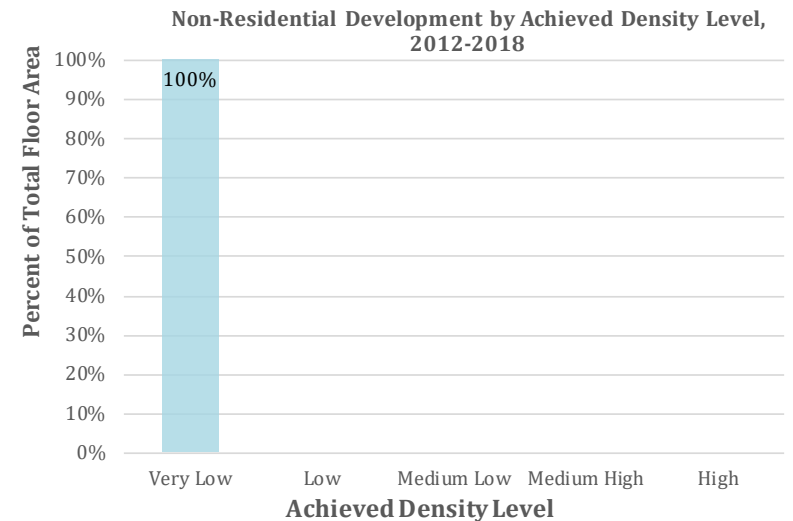
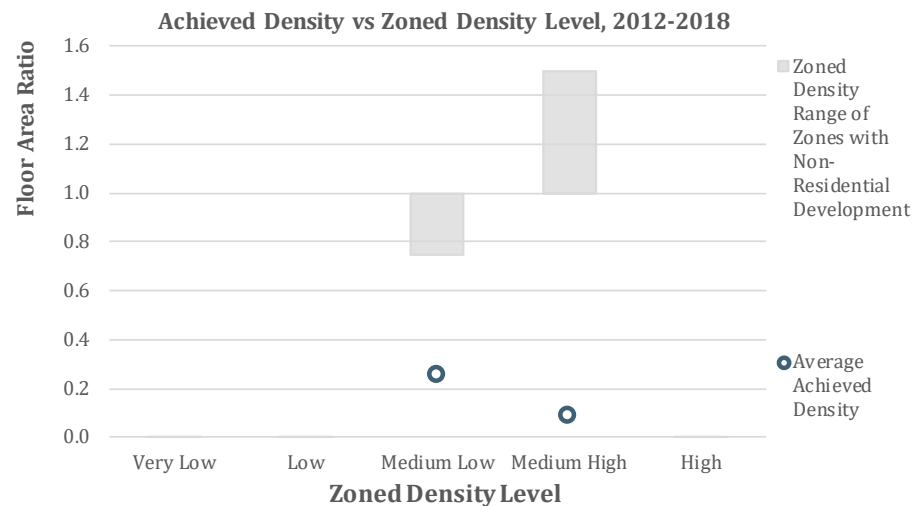
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>117.1%</b>	<b>1.66%</b>	<b>1.03%</b>

Since 2006, North Bend has grown at 117% of the pace needed to achieve its 2035 jobs growth target of 1,218 units. During this period, the total number of jobs in North Bend grew by roughly 22%. At this current rate, North Bend is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	1,634,066	413,860	<b>0.3</b>
<b>Medium High</b> 1.0 - 3.0 FAR	1,122,230	97,851	<b>0.1</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>2,756,296</b>	<b>511,711</b>	<b>0.2</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	2,756,296	511,711	<b>0.2</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>2,756,296</b>	<b>511,711</b>	<b>0.2</b>



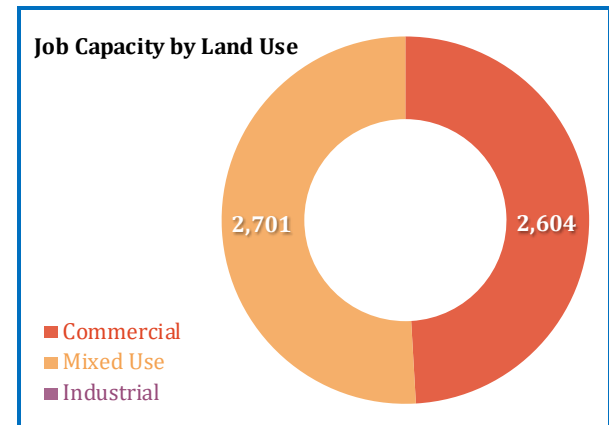
## North Bend - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	129.1	89.5	3.2	3.2	33.3	20%	25.4
Mixed Use	59.5	0.0	4.8	4.8	50.0	25%	35.1
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>188.7</b>	<b>89.5</b>	<b>7.9</b>	<b>16.0</b>	<b>167.9</b>		<b>60.5</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial*</b>						
Vacant	2.81	0.30 / 0.75	0.00	0.95	350 / 800	1,815
Redevelopable	0.89	0.30 / 0.75	0.03	0.33	350 / 800	789
<b>Commercial Total</b>	<b>3.69</b>	<b>0.30 / 0.75</b>	<b>0.03</b>	<b>1.28</b>	<b>350 / 800</b>	<b>2,604</b>
<b>Mixed-Use</b>						
Vacant	1.02	0.75 / 1.50	0.01	0.79	300 / 500	1,682
Redevelopable	0.51	0.75 / 1.50	0.02	0.43	300 / 500	1,019
<b>Mixed Use Total</b>	<b>1.53</b>	<b>0.75 / 1.50</b>	<b>0.03</b>	<b>1.22</b>	<b>300 / 500</b>	<b>2,701</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	3.69	0.30 / 0.75	0.69	1.28	350 / 800	2,604
Mixed Use	1.53	0.75 / 1.50	0.91	1.22	300 / 500	2,701
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						453
<b>City Total</b>	<b>5.22</b>	<b>1.50</b>	<b>1.86</b>	<b>2.51</b>	<b>0 / 800</b>	<b>5,759</b>

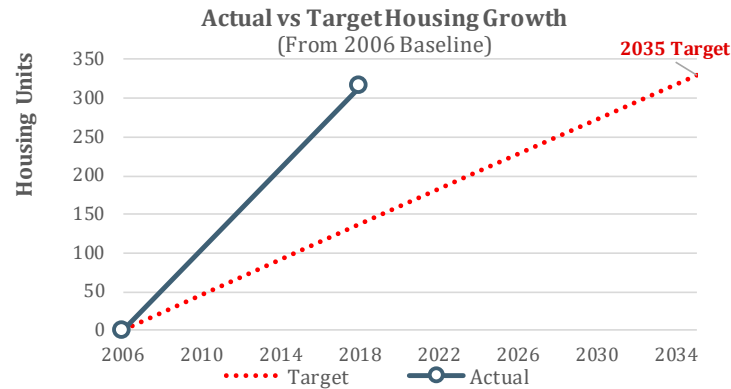
\*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,234	23%
Low Density	928	18%
Medium Low Density	2,507	47%
Medium High Density	636	12%
High Density	0	0%
<i>Capacity in Pipeline</i>		453
<b>Total Capacity (jobs)</b>		<b>5,759</b>
Remaining Target (2018-2035)		628
<b>Surplus/Deficit Capacity (jobs)</b>		<b>5,131</b>



## City of Pacific

### Housing Growth and Residential Development Trends



Pacific Housing Growth Target: 2006-2035	
2006 Estimated Housing Units	2,146
2018 Estimated Housing Units	2,462
<b>Estimated Housing Growth</b>	<b>316</b>
<b>Remaining 2035 Target</b>	<b>15</b>

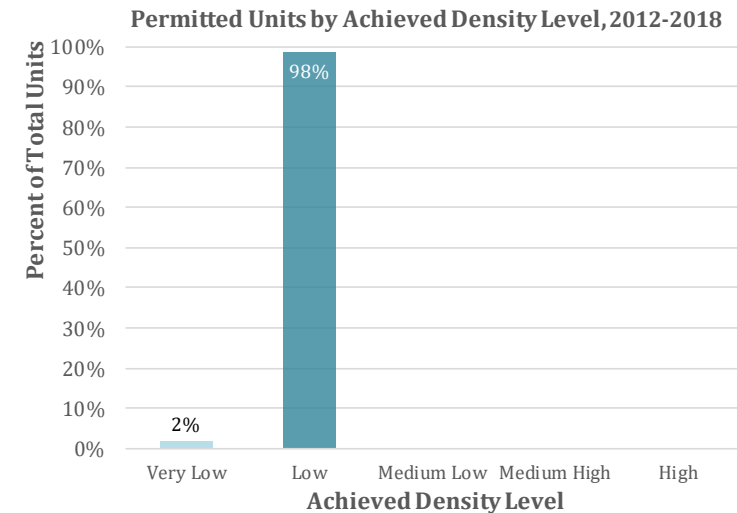
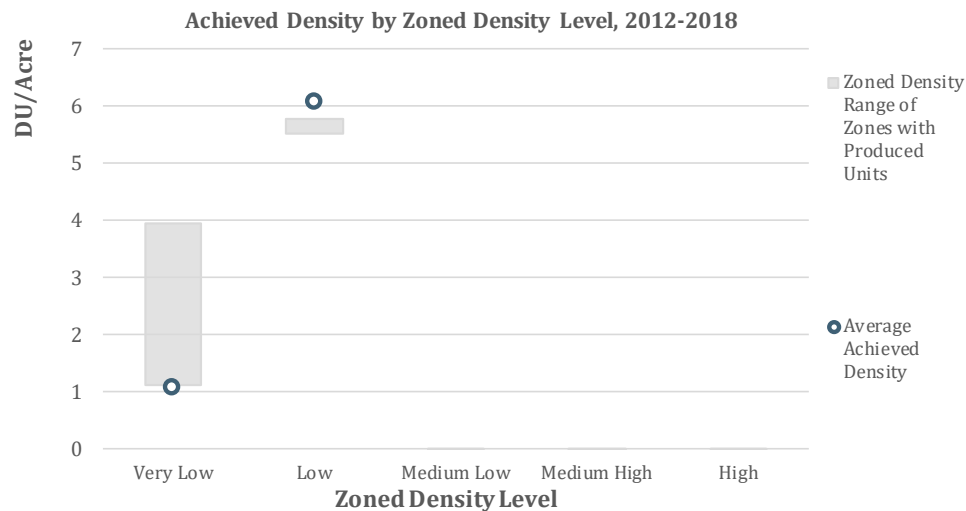
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>230.9%</b>	<b>1.15%</b>	<b>0.04%</b>

Since 2006, Pacific has grown at 231% of the pace needed to achieve its 2035 housing growth target of 331 units. During this period, the total number of housing units in Pacific grew by roughly 15%. At this current rate, Pacific is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0% to reach its remaining target by 2035.

### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	3.6	1.7	0.0	0.0	1.9	2
<b>Low</b>	4 - 10 du/acre	20.3	0.9	0.0	0.0	19.4	117
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0
<b>Total</b>	<b>23.9</b>	<b>2.6</b>	<b>0.0</b>	<b>0.0</b>	<b>21.3</b>	<b>119</b>	<b>5.6</b>

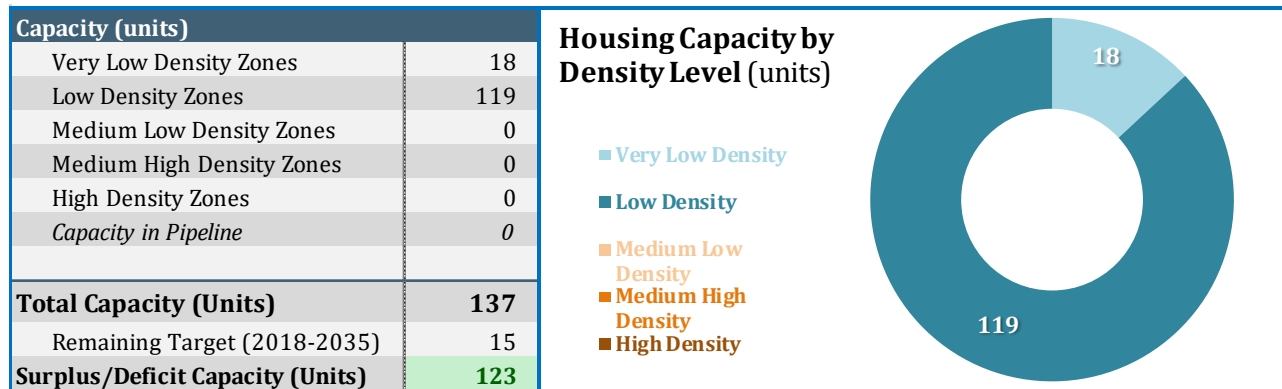
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	1.9	2
<b>Low</b>	19.4	117
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>21.3</b>	<b>119</b>



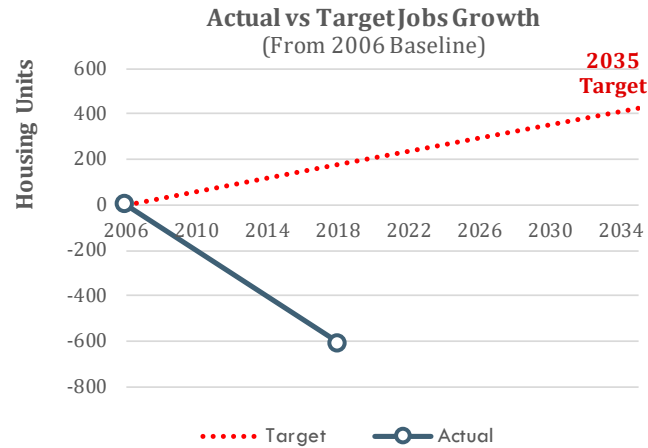


## Pacific - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.19	30.0% - 50.0%	10.16	1.1 / 4.0	13
	Redev Subtotal				3.97	30.0% - 50.0%	9.85	1.1 / 4.0	5
	<b>Subtotal</b>	68.75	27.94	0.00	8.16		20.01		<b>18</b>
Low Density	Vacant Subtotal				1.70	28.0% - 28.0%	4.43	5.9	26
	Redev Subtotal				11.64	28.0% - 28.0%	30.27	5.9	93
	<b>Subtotal</b>	86.40	19.68	0.00	13.35		34.70		<b>119</b>
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				5.90		14.59		40
	Redev Total				15.61		40.12		98
	<b>Total</b>	<b>155.15</b>	<b>47.62</b>	<b>0.00</b>	<b>21.51</b>		<b>54.71</b>		<b>137</b>



## Pacific - Employment Growth and Commercial/Industrial Development Trends



<b>Pacific Jobs Growth Target: 2006-2035</b>	<b>429</b>
2006 Jobs (PSRC)	1,443
2018 Jobs (PSRC)	834
<b>Total Jobs Growth</b>	<b>-609</b>
<b>Remaining 2035 Target</b>	<b>429</b>

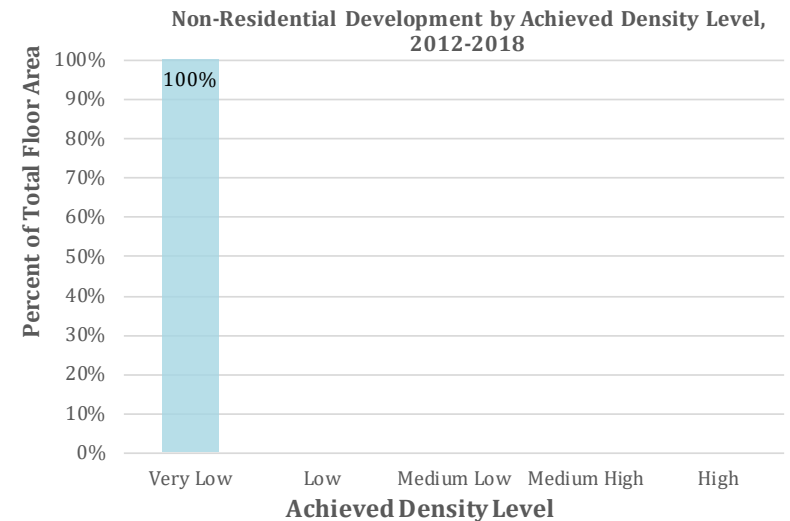
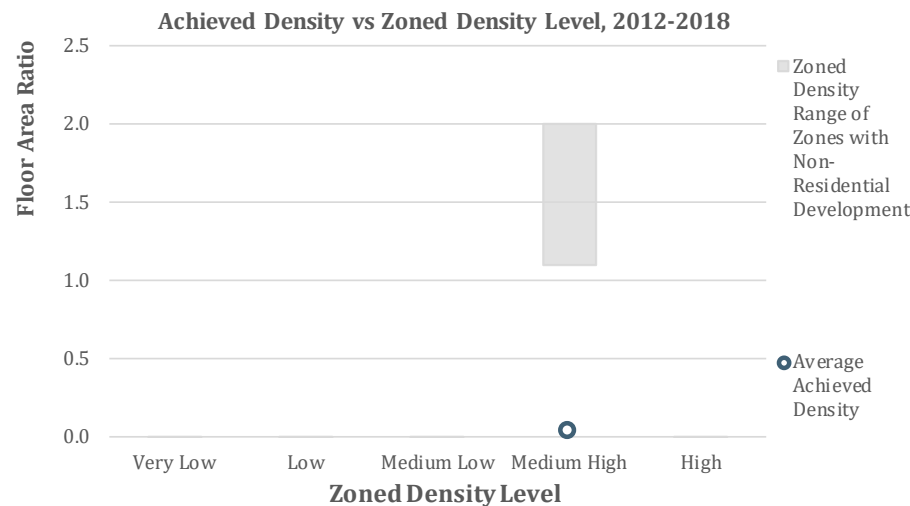
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>-342.9%</b>	<b>-4.46%</b>	<b>4.88%</b>

Since 2006, Pacific has grown at -343% of the pace needed to achieve its 2035 jobs growth target of 429 units. During this period, the total number of jobs in Pacific grew by roughly -42%. At this current rate, Pacific is under the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 4.9% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	22,128	756	<b>0.0</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>22,128</b>	<b>756</b>	<b>0.0</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	22,128	756	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>22,128</b>	<b>756</b>	<b>0.0</b>

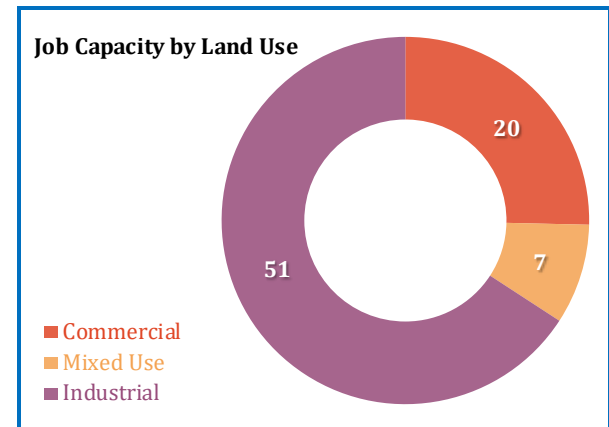


## Pacific - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	14.1	11.4	0.3	0.3	2.2	50%	0.8
Mixed Use	3.8	3.0	0.1	0.1	0.6	50%	0.2
Industrial	27.7	8.8	1.9	1.9	15.1	50%	5.7
<b>Non-Res Land Total</b>	<b>45.6</b>	<b>23.2</b>	<b>2.2</b>	<b>2.2</b>	<b>17.9</b>		<b>6.7</b>

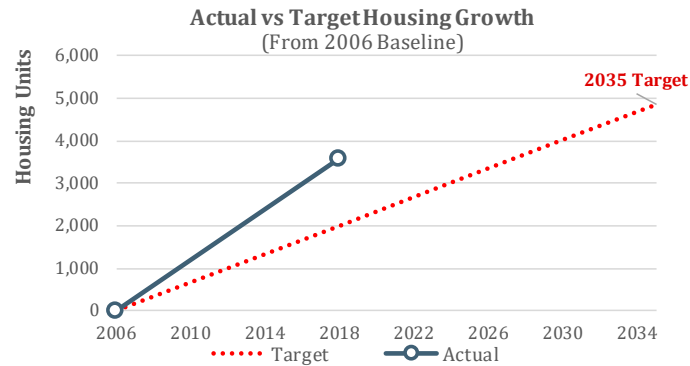
Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.03	0.25	0.00	0.01	450	16
Redevelopable	0.01	0.25	0.00	0.00	450	3
<b>Commercial Total</b>	<b>0.04</b>	<b>0.25</b>	<b>0.00</b>	<b>0.01</b>	<b>450</b>	<b>20</b>
<b>Mixed-Use</b>						
Vacant	0.01	0.30	0.00	0.00	450	4
Redevelopable	0.00	0.30	0.00	0.00	450	2
<b>Mixed Use Total</b>	<b>0.01</b>	<b>0.30</b>	<b>0.00</b>	<b>0.00</b>	<b>450</b>	<b>7</b>
<b>Industrial</b>						
Vacant	0.08	0.26	0.00	0.02	1,200	18
Redevelopable	0.17	0.26	0.00	0.04	1,200	33
<b>Industrial Total</b>	<b>0.25</b>	<b>0.26</b>	<b>0.00</b>	<b>0.06</b>	<b>1,200</b>	<b>51</b>
<b>City Total</b>						
Commercial	0.04	0.25	0.69	0.01	450	20
Mixed Use	0.01	0.30	0.91	0.00	450	7
Industrial	0.25	0.26	0.26	0.06	1,200	51
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>0.29</b>	<b>0.25 / 0.30</b>	<b>1.86</b>	<b>0.07</b>	<b>450 / 1200</b>	<b>77</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	77	100%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>77</b>
Remaining Target (2018-2035)		1,038
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-961</b>



## City of Sammamish

### Housing Growth and Residential Development Trends



Sammamish Housing Growth Target: 2006-2035		4,849
2006 Estimated Housing Units	18,196	
2018 Estimated Housing Units	21,780	
<b>Estimated Housing Growth</b>	<b>3,585</b>	
<b>Remaining 2035 Target</b>	<b>1,264</b>	

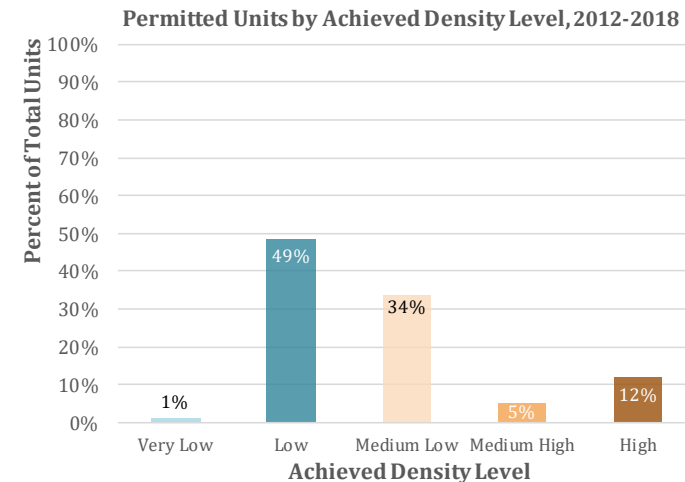
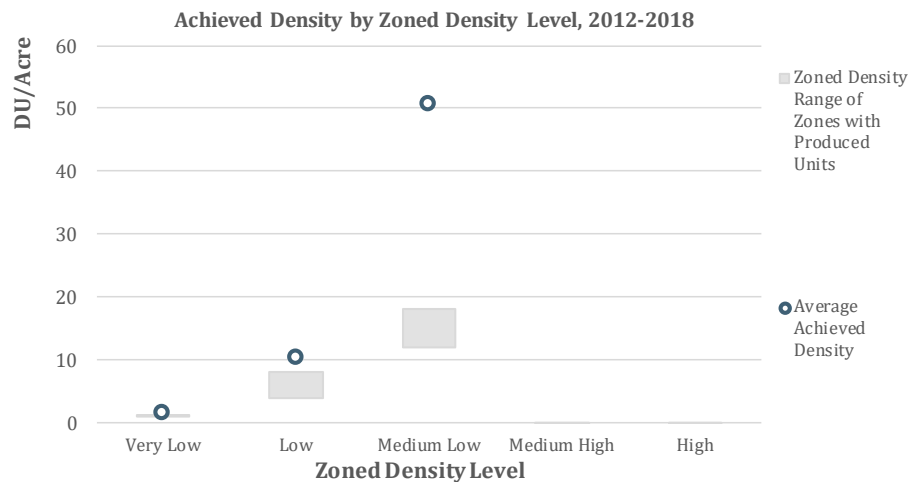
% of Pace Needed to Achieve 2035 Housing Growth Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Needed to Meet 2035 Target
<b>178.7%</b>	<b>1.51%</b>	<b>0.33%</b>

Since 2006, Sammamish has grown at 179% of the pace needed to achieve its 2035 housing growth target of 4,849 units. During this period, the total number of housing units in Sammamish grew by roughly 20%. At this current rate, Sammamish is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.3% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	25.1	6.5	3.4	0.0	15.1	21	<b>1.4</b>
<b>Low</b>	4 - 10 du/acre	338.5	14.1	162.3	16.9	145.2	1,498	<b>10.3</b>
<b>Medium Low</b>	10 - 24 du/acre	10.2	0.6	2.3	0.2	7.2	364	<b>50.7</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Total</b>		<b>373.8</b>	<b>21.2</b>	<b>167.9</b>	<b>17.1</b>	<b>167.5</b>	<b>1,883</b>	<b>11.2</b>

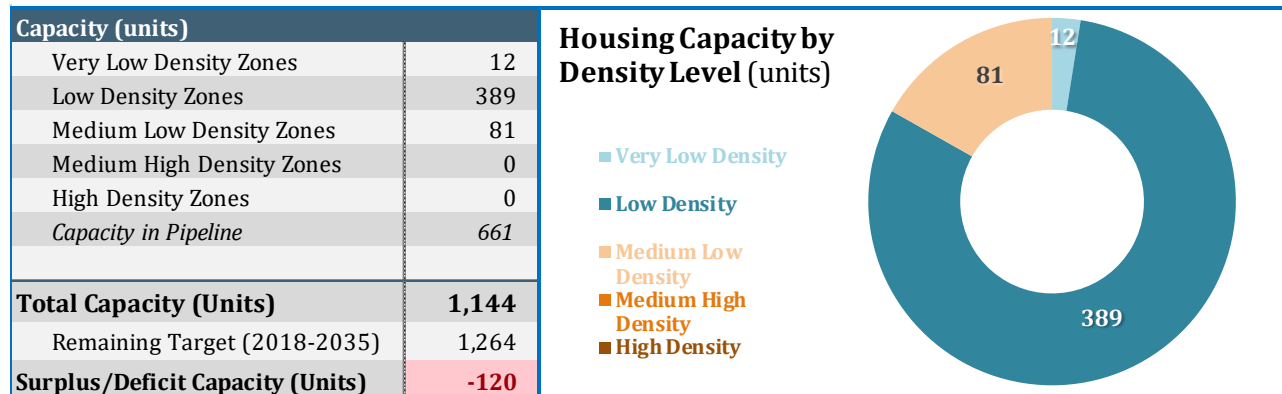
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	15.1	21
<b>Low</b>	108.0	917
<b>Medium Low</b>	40.1	631
<b>Medium High</b>	2.2	92
<b>High</b>	2.1	222
<b>Total</b>	<b>167.5</b>	<b>1,883</b>



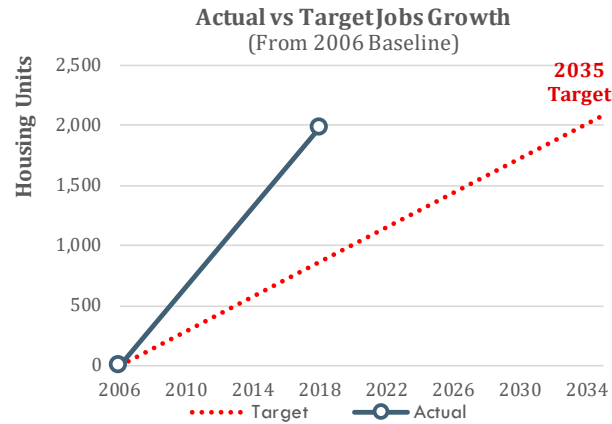
Note: Sammamish includes right-of-way or public purpose areas in the gross site area to calculate the net buildable area. While this report shows achieved density varying from planned density, if you adjust the approach to use Sammamish's formula for net buildable area, the densities are more comparable.

## Sammamish - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.26	10.0% - 10.0%	7.01	1.0	7
	Redev Subtotal				4.88	10.0% - 10.0%	8.04	1.0	5
	<b>Subtotal</b>	2,128.94	852.74	166.21	9.14		15.05		<b>12</b>
Low Density	Vacant Subtotal				16.27	10.0% - 50.0%	26.79	4.0 / 8.0	122
	Redev Subtotal				60.53	10.0% - 50.0%	99.70	4.0 / 8.0	268
	<b>Subtotal</b>	7,729.35	2,223.54	282.52	76.80		126.49		<b>389</b>
Medium Low Density	Vacant Subtotal				0.00	50.0% - 50.0%	0.00	12.0 / 16.0	0
	Redev Subtotal				38.38	50.0% - 50.0%	18.06	12.0 / 18.0	81
	<b>Subtotal</b>	339.26	77.64	63.83	38.38		18.06		<b>81</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				20.52		33.80		129
	Redev Total				103.79		125.80		354
	<b>Total</b>	<b>10,197.55</b>	<b>3,153.91</b>	<b>512.57</b>	<b>124.32</b>		<b>159.60</b>		<b>483</b>



## Sammamish - Employment Growth and Commercial/Industrial Development Trends



<b>Sammamish Jobs Growth Target: 2006-2035</b>	<b>2,088</b>
2006 Jobs (PSRC)	6,199
2018 Jobs (PSRC)	8,186
<b>Total Jobs Growth</b>	<b>1,987</b>
<b>Remaining 2035 Target</b>	<b>101</b>

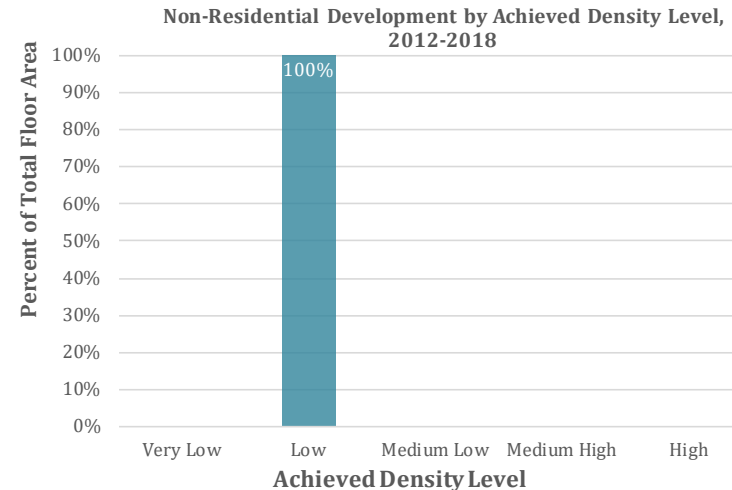
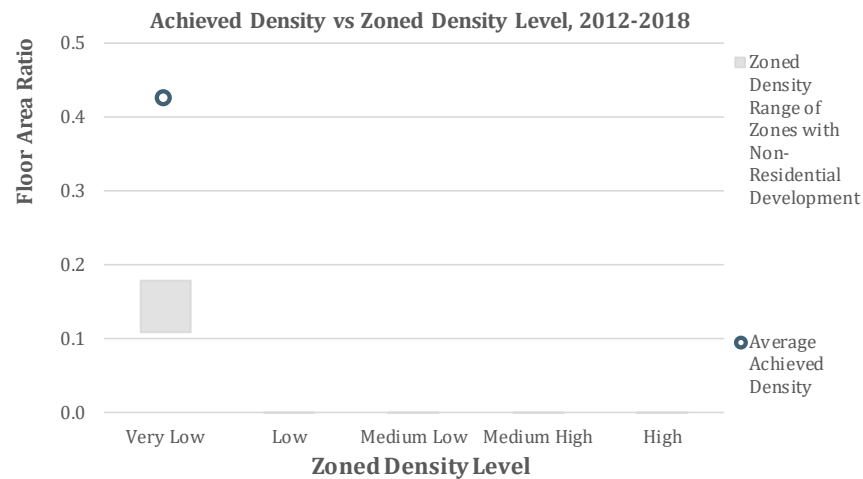
<b>% of Pace Needed to Achieve 2035 Jobs Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target</b>
<b>230.0%</b>	<b>2.34%</b>	<b>0.07%</b>

Since 2006, Sammamish has grown at 230% of the pace needed to achieve its 2035 jobs growth target of 2,088 units. During this period, the total number of jobs in Sammamish grew by roughly 32%. At this current rate, Sammamish is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 0.1% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	377,774	160,700	<b>0.4</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>377,774</b>	<b>160,700</b>	<b>0.4</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	377,774	160,700	<b>0.4</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>377,774</b>	<b>160,700</b>	<b>0.4</b>



Note: Between 2012-2018, three mixed-use projects were completed in Town Center, some of which included parcels in multiple zones. Densities for all of these projects were guided by a Unified Zone Development Plan which established the level and intensity of new commercial and residential development within the city's Town Center.

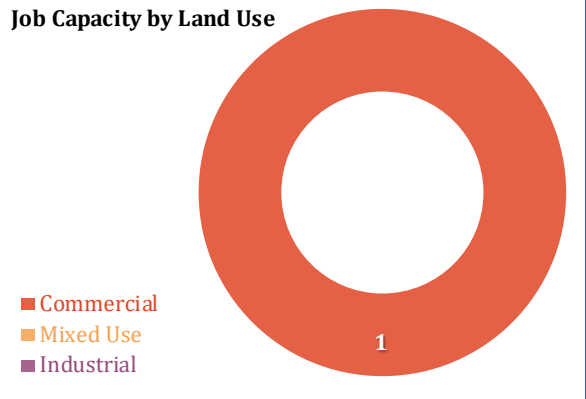
## Sammamish - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	18.5	13.7	0.9	0.8	3.2	50%	0.8
Mixed Use	12.7	12.7	0.0	0.0	0.0	50%	0.0
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>31.2</b>	<b>26.4</b>	<b>0.9</b>	<b>0.8</b>	<b>3.2</b>		<b>0.8</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.03	0.50	0.03	0.00	370	1
<b>Commercial Total</b>	<b>0.03</b>	<b>0.50</b>	<b>0.03</b>	<b>0.00</b>	<b>370</b>	<b>1</b>
<b>Mixed-Use</b>						
Vacant	0.00	0.11 / 0.23	0.00	0.00	0 / 370	0
Redevelopable	0.00	0.18 / 0.23	0.00	0.00	0 / 370	0
<b>Mixed Use Total</b>	<b>0.00</b>	<b>0.11 / 8.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0 / 370</b>	<b>0</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	0	0
Redevelopable	0.00	0.00	0.00	0.00	0	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.03	0.50	0.69	0.00	370	1
Mixed Use	0.00	0.11 / 8.00	0.91	0.00	0 / 370	0
Industrial	0.00	0.00	0.26	0.00	0	0
<i>Job Capacity in Pipeline</i>						<i>304</i>
<b>City Total</b>	<b>0.03</b>	<b>8.00</b>	<b>1.86</b>	<b>0.00</b>	<b>0 / 370</b>	<b>305</b>

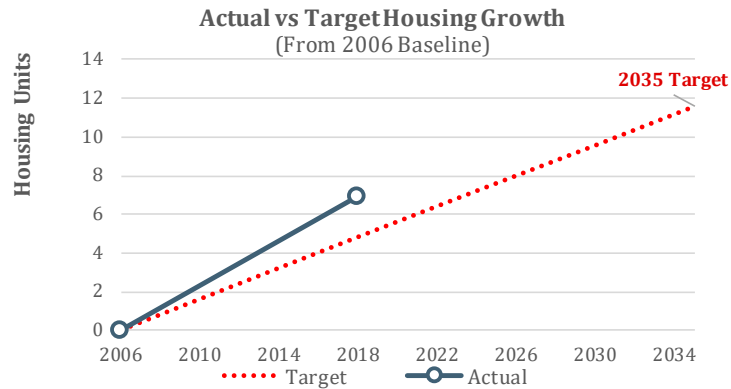
Job Capacity by Assumed Density Level	#	%
Very Low Density	0	0%
Low Density	0	0%
Medium Low Density	1	100%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		<i>304</i>
<b>Total Capacity (jobs)</b>		<b>305</b>
Remaining Target (2018-2035)		101
<b>Surplus/Deficit Capacity (jobs)</b>		<b>204</b>

Job Capacity by Land Use



## Town of Skykomish

### Housing Growth and Residential Development Trends



<b>Skykomish Housing Growth Target: 2006-2035</b>	<b>12</b>
2006 Estimated Housing Units	166
2018 Estimated Housing Units	173
<b>Estimated Housing Growth</b>	<b>7</b>
<b>Remaining 2035 Target</b>	<b>5</b>

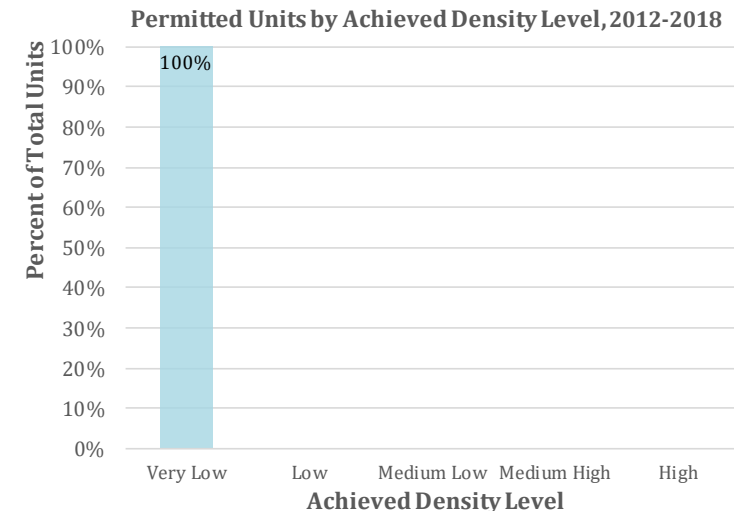
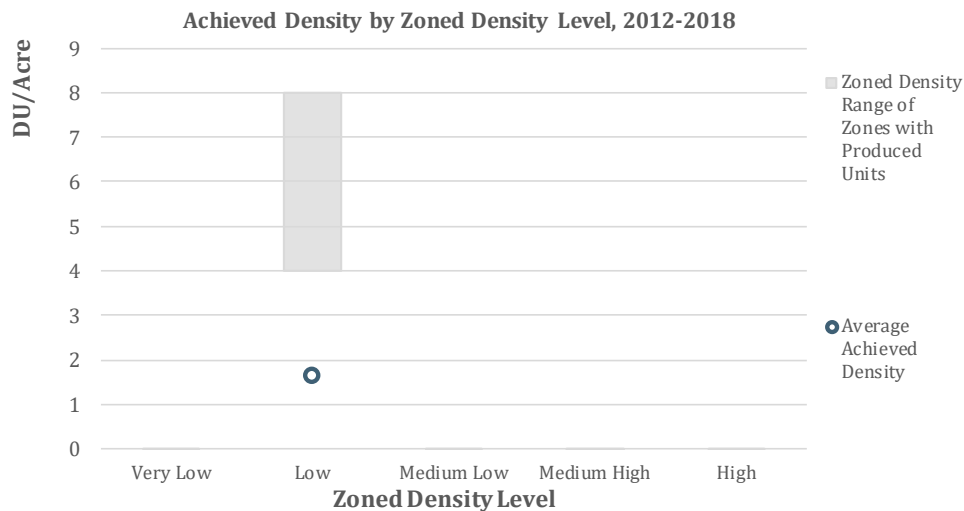
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>144.1%</b>	<b>0.34%</b>	<b>0.16%</b>

Since 2006, Skykomish has grown at 144% of the pace needed to achieve its 2035 housing growth target of 12 units. During this period, the total number of housing units in Skykomish grew by roughly 4%. At this current rate, Skykomish is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 0.2% to reach its remaining target by 2035.

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	1.2	0.0	0.0	1.2	2	<b>1.6</b>
<b>Medium Low</b>	10 - 24 du/acre	0.0	0.0	0.0	0.0	0	
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>1.2</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.2</b>	<b>2</b>	<b>1.6</b>

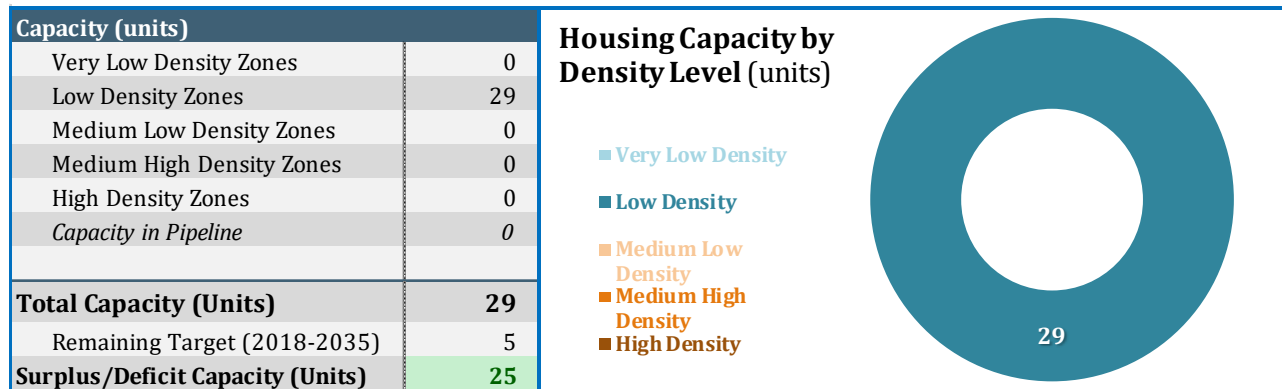
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	1.2	2
<b>Low</b>	0.0	0
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>1.2</b>	<b>2</b>



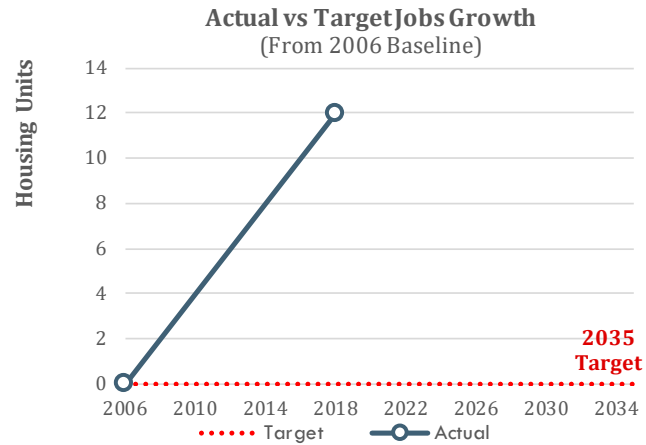


## Skykomish - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Low Density	Vacant Subtotal				1.25	41.0% - 41.0%	6.14	4.0 / 8.0	29
	Redev Subtotal				0.00	41.0% - 41.0%	0.00	4.0 / 8.0	0
	<b>Subtotal</b>	118.13	105.41	0.19	1.25		6.14		<b>29</b>
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium High Density	Vacant Subtotal				0.00	36.0% - 40.0%	0.00	24.0	0
	Redev Subtotal				0.00	36.0% - 40.0%	0.00	24.0	0
	<b>Subtotal</b>	5.90	5.90	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				1.25		6.14		29
	Redev Total				0.00		0.00		0
	<b>Total</b>	<b>124.03</b>	<b>111.31</b>	<b>0.19</b>	<b>1.25</b>		<b>6.14</b>		<b>29</b>



## Skykomish - Employment Growth and Commercial/Industrial Development Trends



Skykomish Jobs Growth Target: 2006-2035		0
2006 Jobs (PSRC)		64
2018 Jobs (PSRC)		76
Total Jobs Growth		12
Remaining 2035 Target		Not Applicable

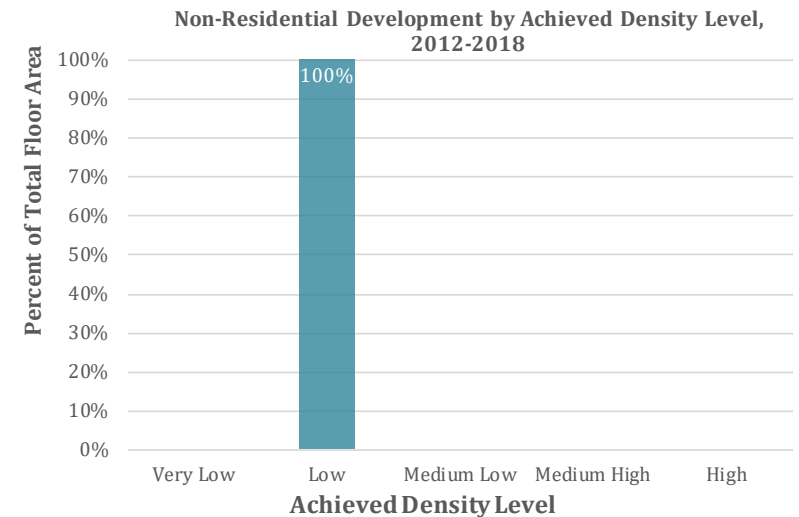
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
Not Applicable	1.44%	Not Applicable

Since 2006, the total number of jobs in Skykomish grew by roughly 1.4%. There is no 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0 - 0.35 FAR	0	0
Low	0.35 - 0.5 FAR	0	0
Medium Low	0.5 - 1.0 FAR	0	0
Medium High	1.0 - 3.0 FAR	0	0
High	3.0 & up FAR	5,227	2,450
<b>Total</b>	<b>5,227</b>	<b>2,450</b>	<b>0.5</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
Very Low	0	0	0.0
Low	5,227	2,450	0.5
Medium Low	0	0	0.0
Medium High	0	0	0.0
High	0	0	0.0
<b>Total</b>	<b>5,227</b>	<b>2,450</b>	<b>0.5</b>

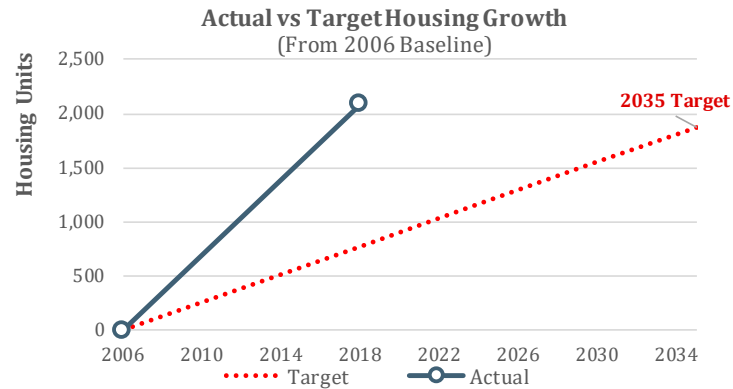


## Skykomish - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Skykomish)

## City of Snoqualmie

### Housing Growth and Residential Development Trends



<b>Snoqualmie Housing Growth Target: 2006-2035</b>	<b>1,873</b>
2006 Estimated Housing Units	2,864
2018 Estimated Housing Units	4,951
<b>Estimated Housing Growth</b>	<b>2,087</b>
<b>Remaining 2035 Target</b>	<b>0</b>

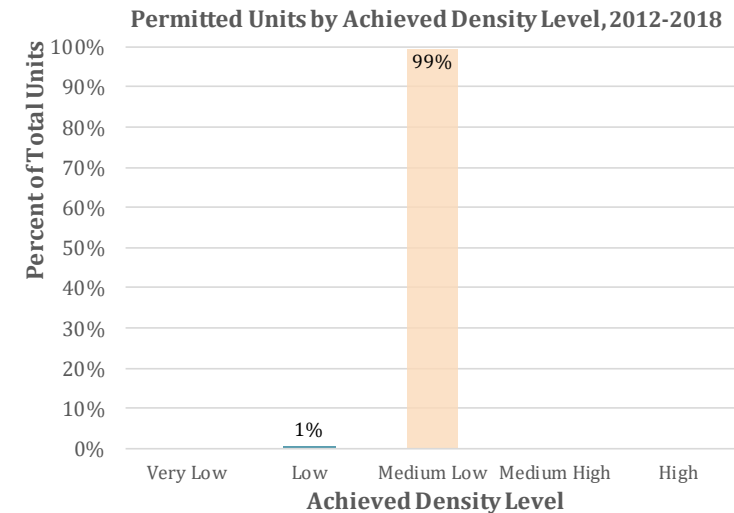
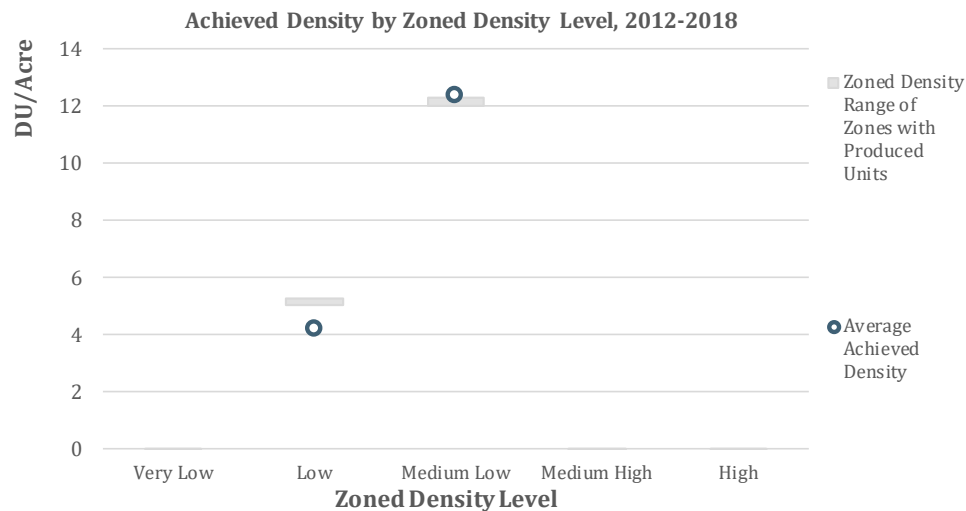
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>269.2%</b>	<b>4.67%</b>	<b>Met Target</b>

Since 2006, Snoqualmie has grown at 269% of the pace needed to achieve its 2035 housing growth target of 1,873 units. During this period, the total number of housing units in Snoqualmie grew by roughly 73%. Snoqualmie has achieved its 2035 housing growth target.

### Residential Achieved Densities

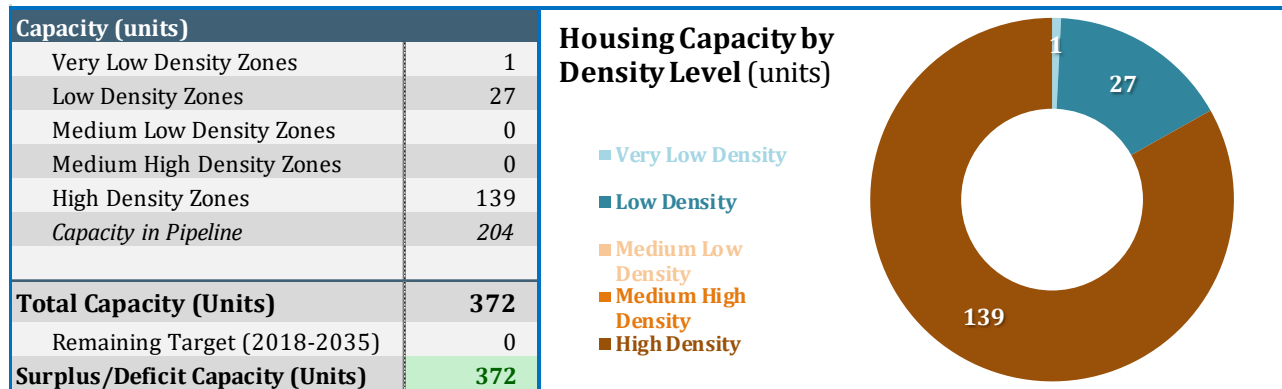
Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b>	0 - 4 du/acre	0.0	0.0	0.0	0.0	0	
<b>Low</b>	4 - 10 du/acre	1.0	0.0	0.0	1.0	4	<b>4.1</b>
<b>Medium Low</b>	10 - 24 du/acre	52.0	0.0	0.0	52.0	640	<b>12.3</b>
<b>Medium High</b>	24 - 48 du/acre	0.0	0.0	0.0	0.0	0	
<b>High</b>	48 & up du/acre	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>52.9</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>52.9</b>	<b>644</b>	<b>12.2</b>

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	0.0	0
<b>Low</b>	1.0	4
<b>Medium Low</b>	52.0	640
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>52.9</b>	<b>644</b>

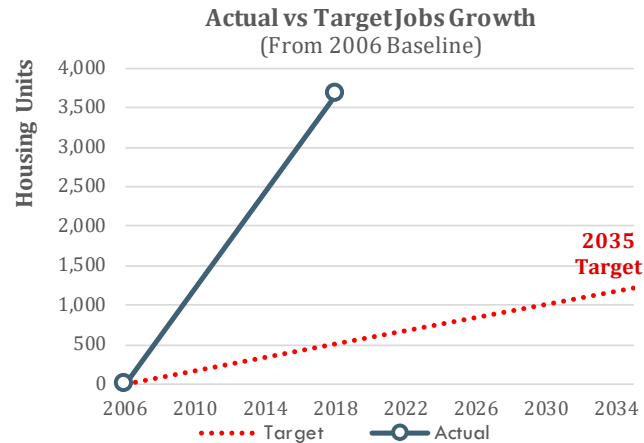


## Snoqualmie - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				4.45	75.0% - 75.0%	6.67	0.2	1
	Redev Subtotal				0.03	75.0% - 75.0%	0.04	0.2	0
	<b>Subtotal</b>	79.30	34.58	0.00	4.47		6.71		<b>1</b>
Low Density	Vacant Subtotal				0.06	35.0% - 35.0%	0.31	4.2	1
	Redev Subtotal				1.17	35.0% - 35.0%	6.41	4.2	26
	<b>Subtotal</b>	12.63	11.01	0.00	1.22		6.72		<b>27</b>
Medium Low Density	Vacant Subtotal				0.00	1.0% - 1.0%	0.00	12.0 / 12.3	0
	Redev Subtotal				0.00	1.0% - 1.0%	0.00	12.0 / 12.3	0
	<b>Subtotal</b>	33.00	23.00	0.00	0.00		0.00		<b>0</b>
Medium High Density	Vacant Subtotal				0.00	1.0% - 1.0%	0.00	25.0	0
	Redev Subtotal				0.00	1.0% - 1.0%	0.00	25.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.20	5.0% - 5.0%	1.07	130.0	139
	Redev Subtotal				0.00	5.0% - 5.0%	0.00	130.0	0
	<b>Subtotal</b>	1.34	0.00	0.00	0.20		1.07		<b>139</b>
All Zones	Vacant Total				4.70		8.05		142
	Redev Total				1.19		6.45		26
	<b>Total</b>	<b>126.27</b>	<b>68.59</b>	<b>0.00</b>	<b>5.90</b>		<b>14.50</b>		<b>168</b>



## Snoqualmie - Employment Growth and Commercial/Industrial Development Trends



<b>Snoqualmie Jobs Growth Target: 2006-2035</b>	<b>1,218</b>
2006 Jobs (PSRC)	2,004
2018 Jobs (PSRC)	5,688
<b>Total Jobs Growth</b>	<b>3,684</b>
<b>Remaining 2035 Target</b>	<b>0</b>

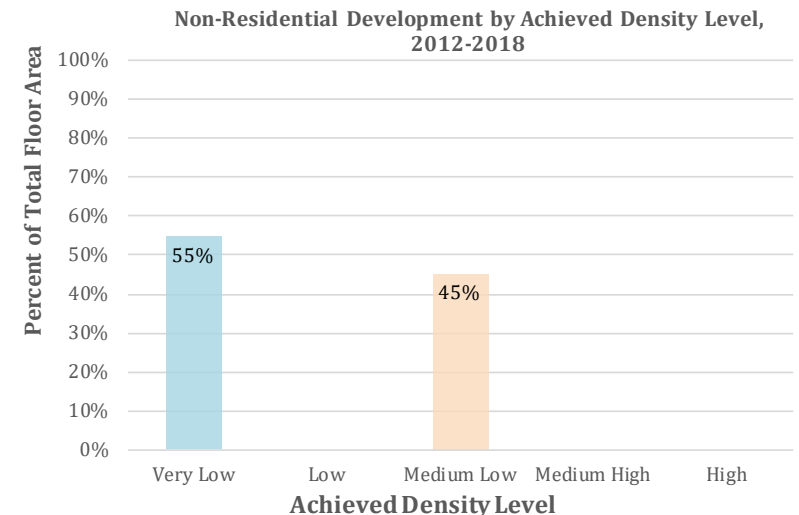
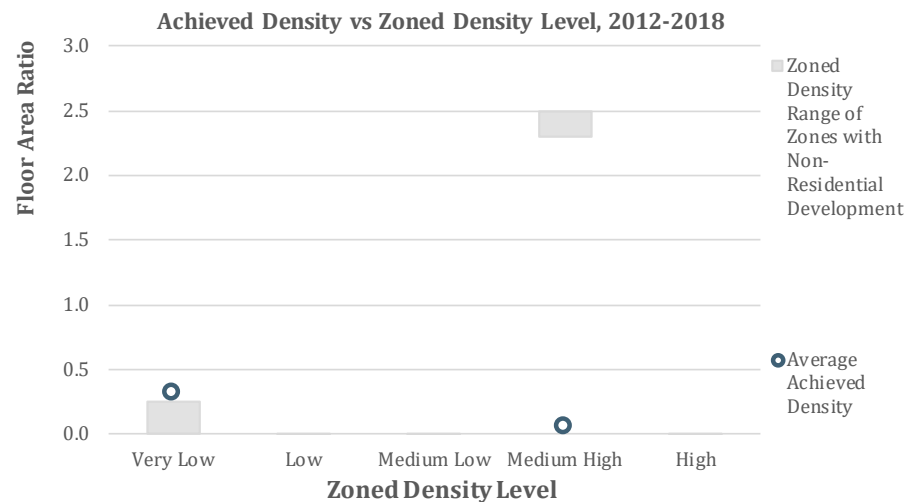
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>731.0%</b>	<b>9.12%</b>	<b>Met Target</b>

Since 2006, Snoqualmie has grown at 731% of the pace needed to achieve its 2035 jobs growth target of 1,218 units. During this period, the total number of jobs in Snoqualmie grew by roughly 184%. Snoqualmie has achieved its 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	3,819,208	1,239,861	<b>0.3</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	736,164	39,699	<b>0.1</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>4,555,372</b>	<b>1,279,560</b>	<b>0.3</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	3,396,241	698,916	<b>0.2</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	1,159,131	580,644	<b>0.5</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>4,555,372</b>	<b>1,279,560</b>	<b>0.3</b>



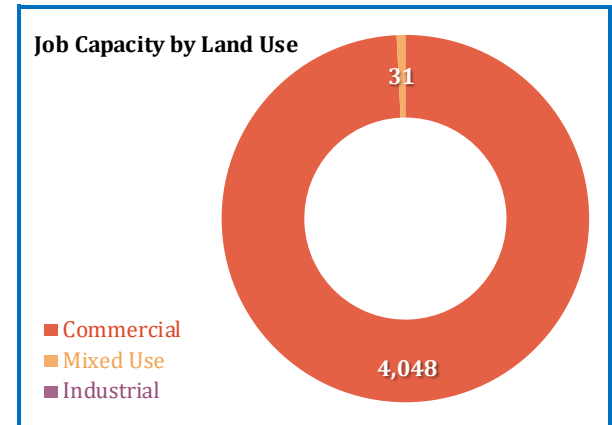
## Snoqualmie - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	42.9	18.7	1.2	2.4	20.6	15% - 45%	11.1
Mixed Use	1.3	0.0	0.1	0.1	1.1	1% - 5%	1.1
Industrial	0.0	0.0	0.0	0.0	0.0	0%	0.0
<b>Non-Res Land Total</b>	<b>44.2</b>	<b>18.7</b>	<b>1.3</b>	<b>3.2</b>	<b>26.9</b>		<b>12.2</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial*</b>						
Vacant	0.45	0.25 / 0.40	0.00	0.16	300 / 490	3,978
Redevelopable	0.16	0.25 / 0.40	0.01	0.03	300 / 490	70
<b>Commercial Total</b>	<b>0.60</b>	<b>0.25 / 0.40</b>	<b>0.01</b>	<b>0.20</b>	<b>300 / 490</b>	<b>4,048</b>
<b>Mixed-Use</b>						
Vacant	0.05	0.25	0.00	0.01	300 / 400	31
Redevelopable	0.00	0.25	0.00	0.00	300 / 400	0
<b>Mixed Use Total</b>	<b>0.05</b>	<b>0.25</b>	<b>0.00</b>	<b>0.01</b>	<b>300 / 400</b>	<b>31</b>
<b>Industrial</b>						
Vacant	0.00	0.00	0.00	0.00	800	0
Redevelopable	0.00	0.00	0.00	0.00	800	0
<b>Industrial Total</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>800</b>	<b>0</b>
<b>City Total</b>						
Commercial	0.60	0.25 / 0.40	0.69	0.20	300 / 490	4,048
Mixed Use	0.05	0.25	0.91	0.01	300 / 400	31
Industrial	0.00	0.00	0.26	0.00	800	0
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>0.65</b>	<b>0.40</b>	<b>1.86</b>	<b>0.21</b>	<b>300 / 800</b>	<b>4,079</b>

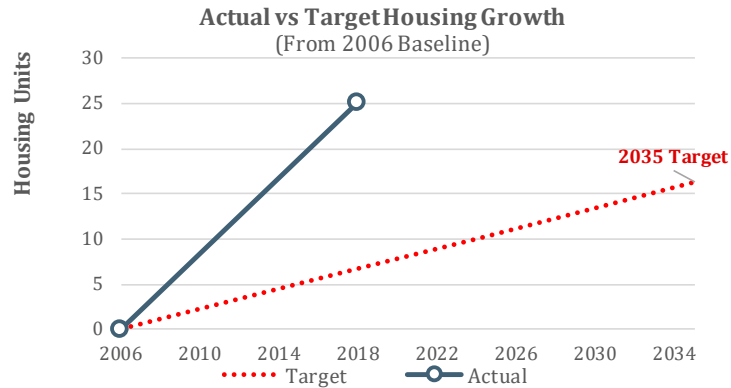
\*Certain zones grouped as commercial allow for industrial use.

Job Capacity by Assumed Density Level	#	%
Very Low Density	3,633	89%
Low Density	446	11%
Medium Low Density	0	0%
Medium High Density	0	0%
High Density	0	0%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>4,079</b>
Remaining Target (2018-2035)		0
<b>Surplus/Deficit Capacity (jobs)</b>		<b>4,079</b>



## Town of Yarrow Point

### Housing Growth and Residential Development Trends



<b>Yarrow Point Housing Growth Target: 2006-2035</b>		<b>16</b>
2006 Estimated Housing Units	401	
2018 Estimated Housing Units	426	
<b>Estimated Housing Growth</b>	<b>25</b>	
<b>Remaining 2035 Target</b>	<b>0</b>	

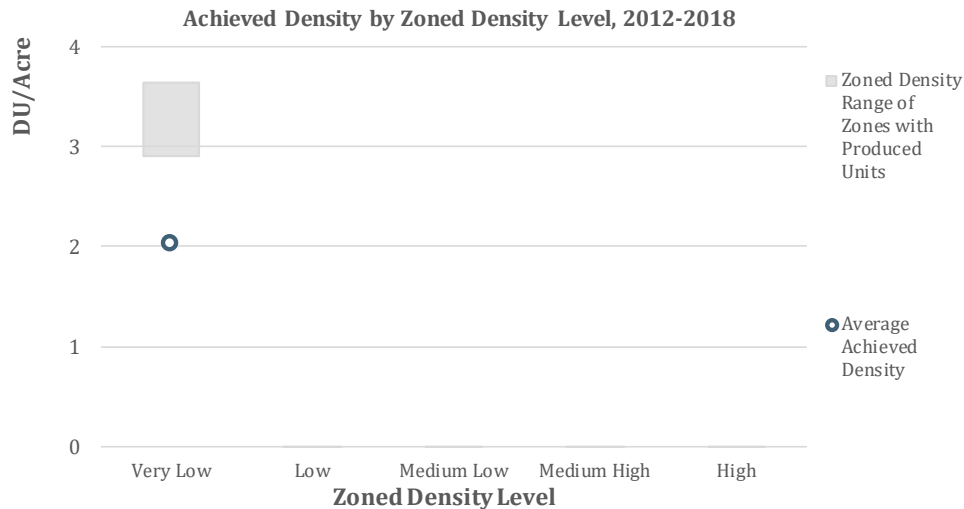
Since 2006, Yarrow Point has grown at 375% of the pace needed to achieve its 2035 housing growth target of 16 units. During this period, the total number of housing units in Yarrow Point grew by roughly 6%. Yarrow Point has achieved its 2035 housing growth target.

<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>374.6%</b>	<b>0.51%</b>	<b>Met Target</b>

#### Residential Achieved Densities

Zoned Density (du/acre)	Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
<b>Very Low</b> 0 - 4 du/acre	1.0	0.0	0.0	0.0	1.0	2	<b>2.0</b>
<b>Low</b> 4 - 10 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium Low</b> 10 - 24 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Medium High</b> 24 - 48 du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>High</b> 48 & up du/acre	0.0	0.0	0.0	0.0	0.0	0	
<b>Total</b>	<b>1.0</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>1.0</b>	<b>2</b>	<b>2.0</b>

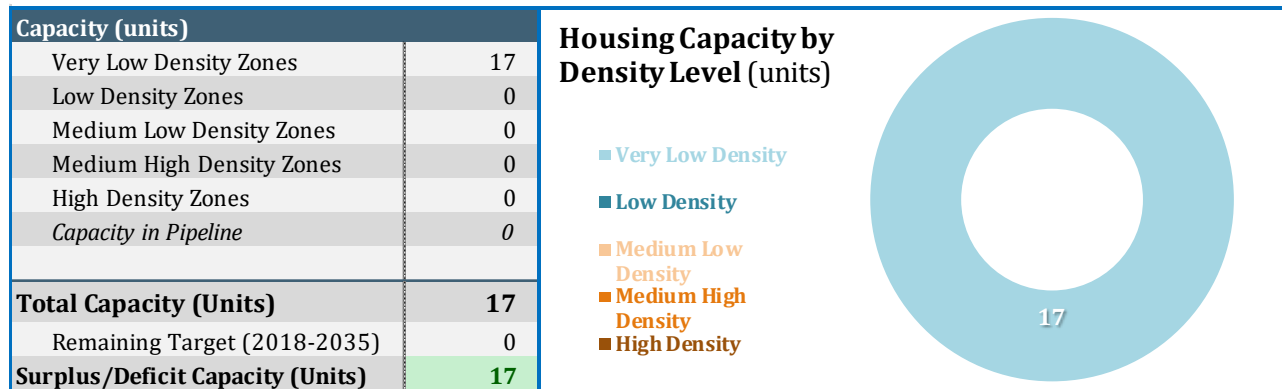
Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	1.0	2
<b>Low</b>	0.0	0
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	0.0	0
<b>High</b>	0.0	0
<b>Total</b>	<b>1.0</b>	<b>2</b>



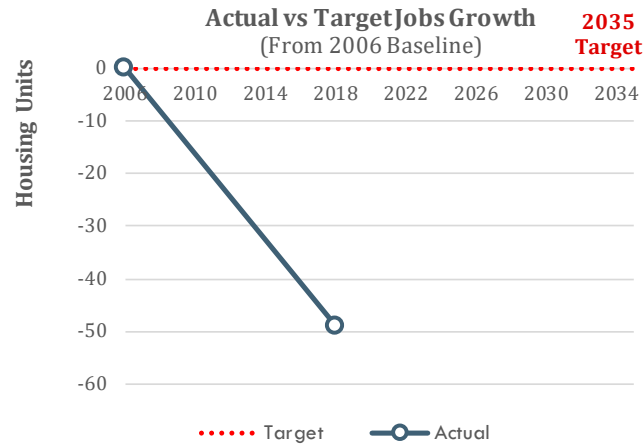


## Yarrow Point - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	1.93	2.0 / 3.6	5
	Redev Subtotal				0.00	0.0% - 0.0%	8.67	2.0 / 3.6	12
	<b>Subtotal</b>	26.79	9.44	0.39	0.00		10.60		<b>17</b>
Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium Low Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
Medium High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
High Density	Vacant Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	Redev Subtotal				0.00	0.0% - 0.0%	0.00	0.0	0
	<b>Subtotal</b>	0.00	0.00	0.00	0.00		0.00		<b>0</b>
All Zones	Vacant Total				0.00		1.93		5
	Redev Total				0.00		8.67		12
	<b>Total</b>	26.79	9.44	0.39	0.00		10.60		<b>17</b>



## Yarrow Point - Employment Growth and Commercial/Industrial Development Trends



Yarrow Point Jobs Growth Target: 2006-2035	0
2006 Jobs (PSRC)	109
2018 Jobs (PSRC)	60
<b>Total Jobs Growth</b>	<b>-49</b>
<b>Remaining 2035 Target</b>	<b>Not Applicable</b>

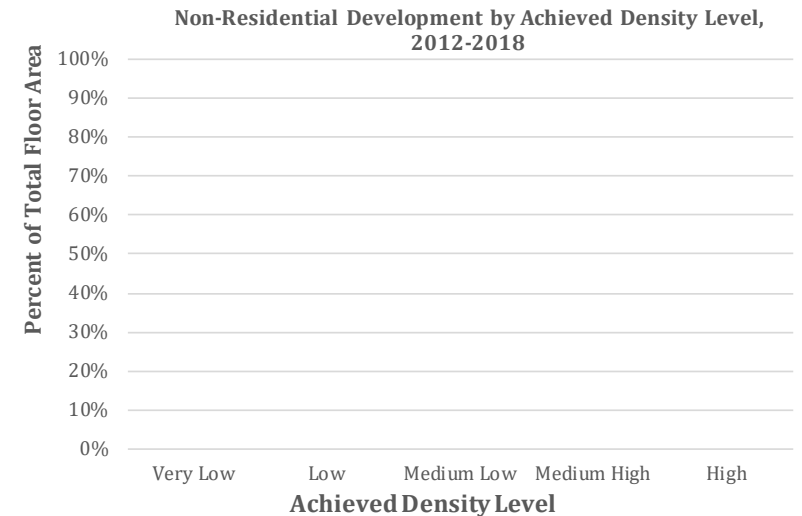
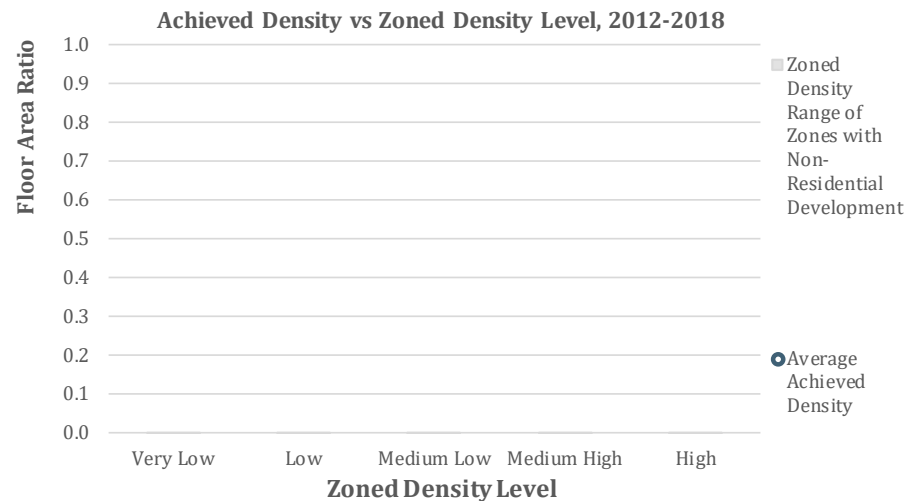
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
Not Applicable	-4.85%	Not Applicable

Since 2006, the total number of jobs in Yarrow Point grew by roughly -5%. There is no 2035 jobs growth target.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	0	0	
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	0	0	
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>0</b>	<b>0</b>	

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	0	0	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	0	0	<b>0.0</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0.0</b>



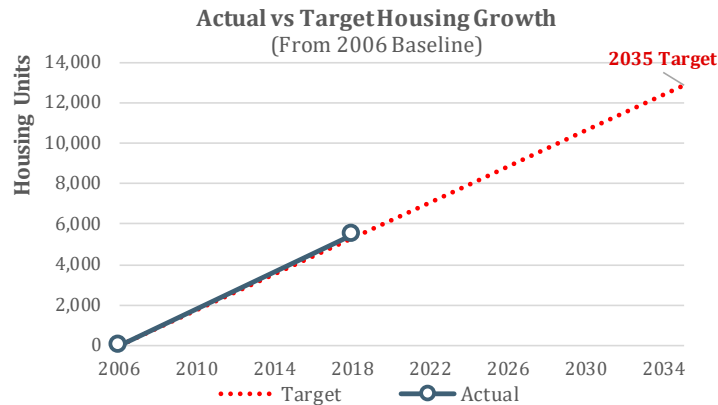
## Yarrow Point - Commercial/Industrial Land Supply and Job Capacity

(no job capacity in Yarrow Point)

## Urban Unincorporated Areas

## Urban Unincorporated King County

### Housing Growth and Residential Development Trends



<b>Unincorporated King County Housing Growth Target: 2006-2035</b>	<b>12,837</b>
2006 Estimated Housing Units	35,910
2018 Estimated Housing Units	41,408
<b>Estimated Housing Growth</b>	<b>5,498</b>
<b>Remaining 2035 Target</b>	<b>7,339</b>

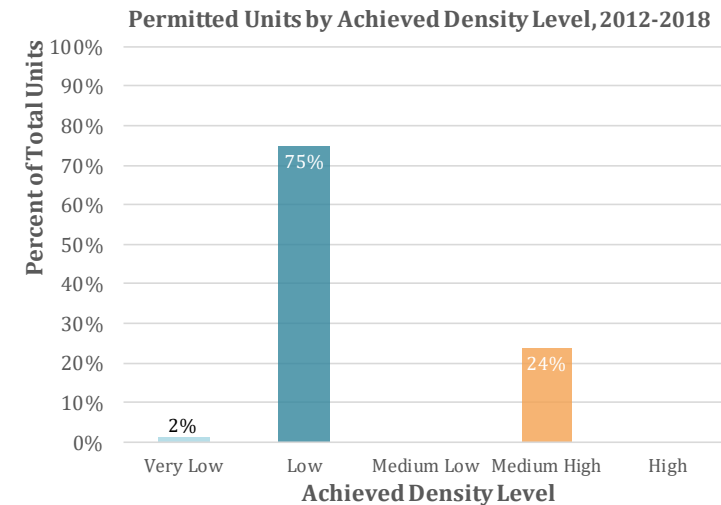
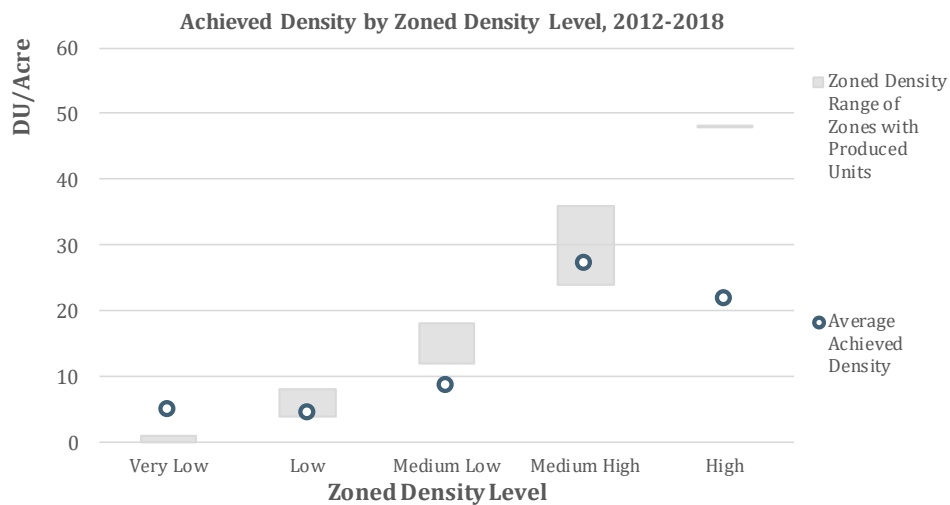
<b>% of Pace Needed to Achieve 2035 Housing Growth Target</b>	<b>Average Annual 2006-2018 Growth Rate</b>	<b>2018-2035 Avg. Annual Growth Needed to Meet 2035 Target</b>
<b>103.5%</b>	<b>1.19%</b>	<b>0.96%</b>

Since 2006, Unincorporated King County has grown at 104% of the pace needed to achieve its 2035 housing growth target of 12,837 units. During this period, the total number of housing units in Unincorporated King County grew by roughly 15%. At this current rate, Unincorporated King County is over the production pace needed to meet its 2035 growth target, and needs to grow at an annual rate of 1% to reach its remaining target by 2035.

### Residential Achieved Densities

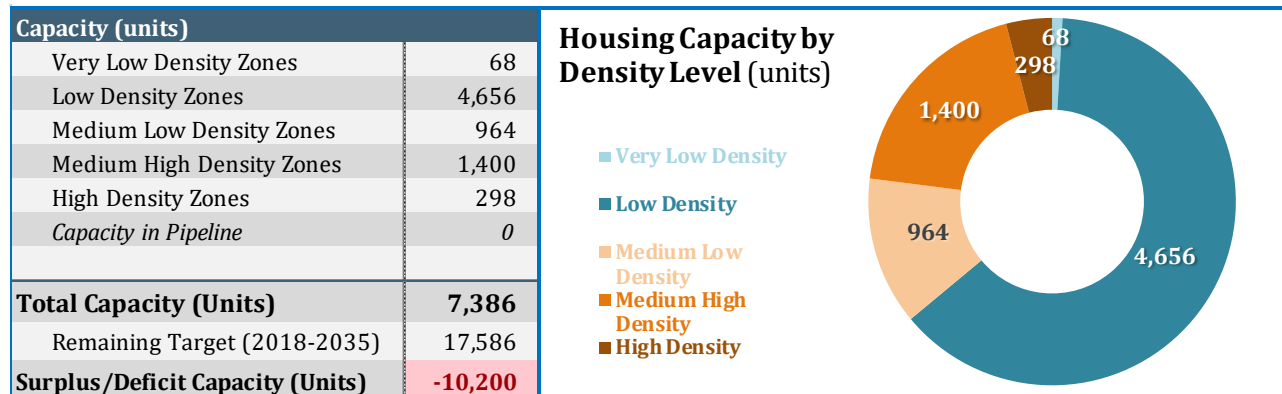
Zoned Density (du/acre)		Gross Area (acres)	Critical Areas (acres)	Public Purpose (acres)	ROWs (acres)	Net Area (acres)	Total Units	Achieved Density (DU/acre)
Very Low	0 - 4 du/acre	110.3	0.7	0.0	1.7	107.9	526	4.9
Low	4 - 10 du/acre	169.4	1.6	0.0	6.0	161.9	732	4.5
Medium Low	10 - 24 du/acre	25.9	0.0	0.0	1.9	24.0	208	8.7
Medium High	24 - 48 du/acre	17.9	0.0	0.0	0.0	6.6	179	27.0
High	48 & up du/acre	17.6	0.0	0.0	0.0	17.6	384	21.8
Total		341.2	2.3	0.0	9.6	318.0	2,029	6.4

Achieved Density Level	Net Area (acres)	Total Units
<b>Very Low</b>	36.7	31
<b>Low</b>	268.2	1,520
<b>Medium Low</b>	0.0	0
<b>Medium High</b>	13.5	479
<b>High</b>	0.0	0
<b>Total</b>	<b>318.4</b>	<b>2,030</b>

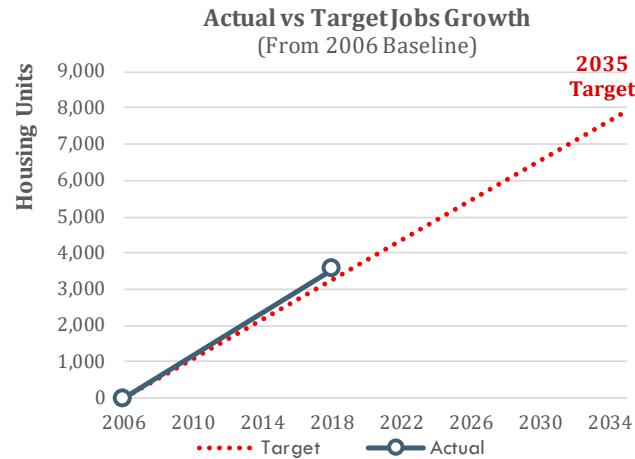


## Urban Unincorporated - Residential Land Supply and Capacity

Assumed Density Level	Vacant/Redevelopable	Gross Acres	Critical Areas	Infrastructure Constrained Area	ROW & Public Purpose Discount	Market Factor (low/high)	Net Available Acres	Assumed Densities (low/high - units/acre)	Net Capacity (units)
Very Low Density	Vacant Subtotal				36.97	0.0% - 20.0%	91.43	0.1 / 0.7	61
	Redev Subtotal				6.63	0.0% - 20.0%	16.95	0.1 / 0.7	7
	<b>Subtotal</b>	1,524.99	324.83	221.63	43.61		108.38		<b>68</b>
Low Density	Vacant Subtotal				214.72	0.0% - 50.0%	740.60	4.3 / 9.6	3,813
	Redev Subtotal				43.53	0.0% - 50.0%	180.31	4.3 / 9.6	843
	<b>Subtotal</b>	1,062.74	499.00	139.28	258.25		920.91		<b>4,656</b>
Medium Low Density	Vacant Subtotal				2.47	7.0% - 21.0%	18.34	23.5	431
	Redev Subtotal				3.06	7.0% - 21.0%	22.93	23.5	534
	<b>Subtotal</b>	0.00	0.00	0.00	5.53		41.27		<b>964</b>
Medium High Density	Vacant Subtotal				2.42	0.0% - 50.0%	13.84	36.0 / 42.1	580
	Redev Subtotal				2.79	0.0% - 50.0%	19.52	36.0 / 42.1	819
	<b>Subtotal</b>	64.78	7.20	0.19	5.21		33.36		<b>1,400</b>
High Density	Vacant Subtotal				0.68	10.0% - 21.0%	5.35	49.0	262
	Redev Subtotal				0.10	10.0% - 21.0%	0.77	49.0	36
	<b>Subtotal</b>	0.00	0.00	0.00	0.78		6.12		<b>298</b>
All Zones	Vacant Total				257.26		869.57		5,147
	Redev Total				56.11		240.48		2,239
	<b>Total</b>	<b>2,652.51</b>	<b>831.02</b>	<b>361.11</b>	<b>313.38</b>		<b>1,110.05</b>		<b>7,386</b>



## Urban Unincorporated - Employment Growth and Commercial/Industrial Development Trends



Unincorporated King County Jobs Growth Target: 2006-2035	
2006 Jobs (PSRC)	12,843
2018 Jobs (PSRC)	16,400
<b>Total Jobs Growth</b>	<b>3,557</b>
<b>Remaining 2035 Target</b>	<b>4,343</b>

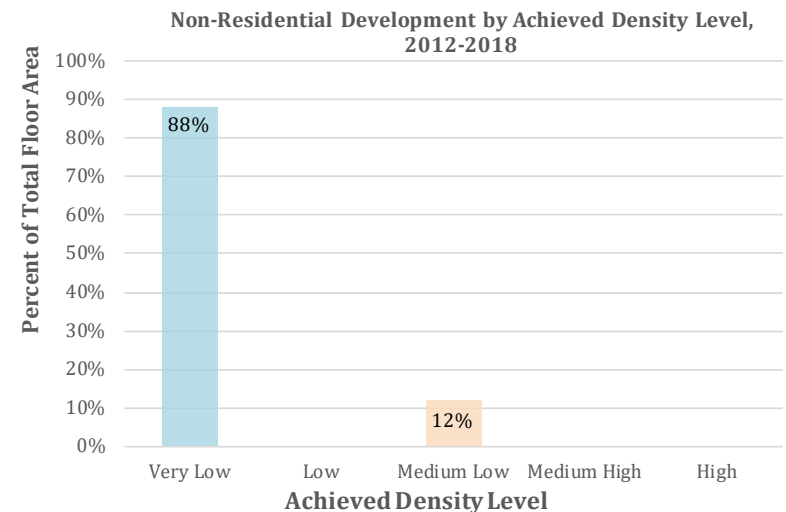
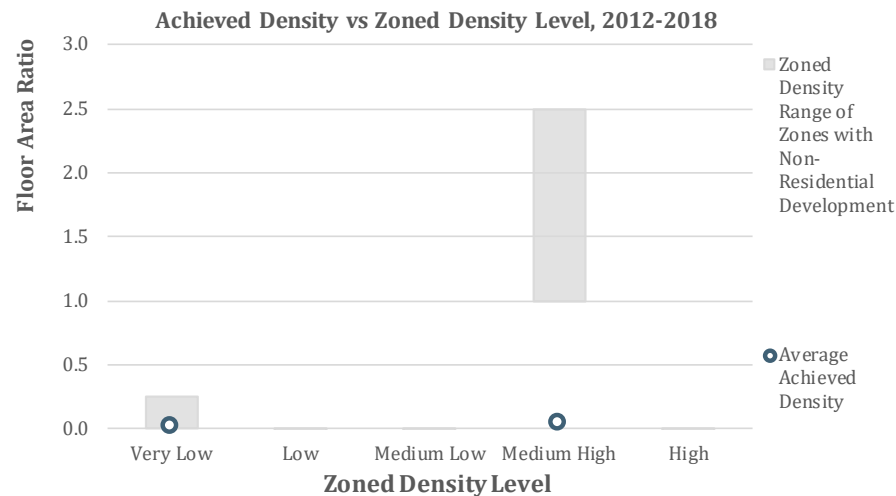
% of Pace Needed to Achieve 2035 Jobs Target	Average Annual 2006-2018 Growth Rate	2018-2035 Avg. Annual Growth Rate Needed to Meet 2035 Target
<b>108.8%</b>	<b>2.06%</b>	<b>1.39%</b>

Since 2006, Unincorporated King County has grown at 109% of the pace needed to achieve its 2035 jobs growth target of 7,900 units. During this period, the total number of jobs in Unincorporated King County grew by roughly 28%. At this current rate, Unincorporated King County is over the pace needed to meet its 2035 jobs growth target, and needs to grow at an annual rate of 1.4% to reach its remaining target by 2035.

### Non-Residential Achieved Densities

Zoned Density (FAR)	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b> 0 - 0.35 FAR	7,294,688	109,974	<b>0.0</b>
<b>Low</b> 0.35 - 0.5 FAR	0	0	
<b>Medium Low</b> 0.5 - 1.0 FAR	0	0	
<b>Medium High</b> 1.0 - 3.0 FAR	2,801,955	137,391	<b>0.0</b>
<b>High</b> 3.0 & up FAR	0	0	
<b>Total</b>	<b>10,096,643</b>	<b>247,365</b>	<b>0.0</b>

Achieved Density Level	Net Area (sq. feet)	Total Floor Area (sq. feet)	Average Achieved Density (FAR)
<b>Very Low</b>	10,059,293	218,390	<b>0.0</b>
<b>Low</b>	0	0	<b>0.0</b>
<b>Medium Low</b>	37,350	28,975	<b>0.8</b>
<b>Medium High</b>	0	0	<b>0.0</b>
<b>High</b>	0	0	<b>0.0</b>
<b>Total</b>	<b>10,096,643</b>	<b>247,365</b>	<b>0.0</b>

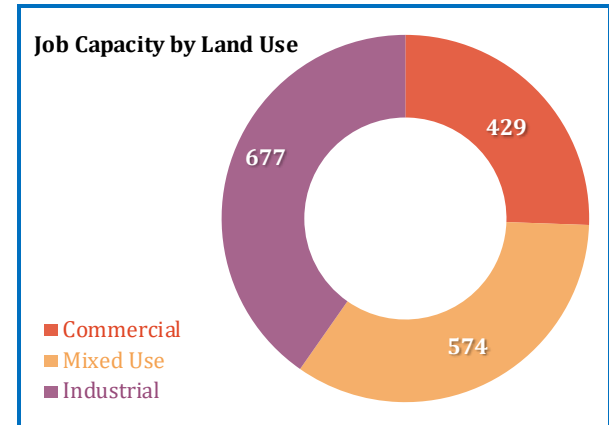


## Urban Unincorporated - Commercial/Industrial Land Supply and Job Capacity

Land Supply	Gross Area (acres)	Critical Areas (acres)	ROWs (acres)	Public Purpose (acres)	Initial Land Supply	Market Factor	Buildable Area (acres)
<b>Vacant / Redev.</b>							
Commercial	4.5	1.9	0.1	0.1	2.4	10% - 25%	2.0
Mixed Use	79.3	8.0	3.6	3.6	64.2	0% - 50%	47.3
Industrial	154.4	47.8	5.3	16.0	85.3	0% - 30%	72.8
<b>Non-Res Land Total</b>	<b>238.2</b>	<b>57.6</b>	<b>9.0</b>	<b>19.7</b>	<b>151.9</b>		<b>122.1</b>

Job Capacity by Land Use	Net Buildable Area (mil.sq.ft.)	Assumed Density Range (FAR)	Existing Floor Area (million sq.ft.)	Floor Area Capac. (million sq.ft.)	Sq. ft. per Job	Job Capacity
<b>Commercial</b>						
Vacant	0.09	2.50	0.00	0.21	350 / 500	429
Redevelopable	0.00	2.50	0.00	0.00	350 / 500	0
<b>Commercial Total</b>	<b>0.09</b>	<b>2.50</b>	<b>0.00</b>	<b>0.21</b>	<b>350 / 500</b>	<b>429</b>
<b>Mixed-Use</b>						
Vacant	1.13	0.17 / 0.25	0.00	0.23	0 / 660	505
Redevelopable	0.93	0.17 / 0.25	0.18	0.04	0 / 660	68
<b>Mixed Use Total</b>	<b>2.06</b>	<b>0.17 / 0.25</b>	<b>0.18</b>	<b>0.27</b>	<b>0 / 660</b>	<b>574</b>
<b>Industrial</b>						
Vacant	1.12	0.25	0.00	0.28	0 / 1000	290
Redevelopable	2.05	0.25	0.13	0.38	0 / 1000	387
<b>Industrial Total</b>	<b>3.17</b>	<b>0.25</b>	<b>0.13</b>	<b>0.67</b>	<b>0 / 1000</b>	<b>677</b>
<b>City Total</b>						
Commercial	0.09	2.50	0.69	0.21	350 / 500	429
Mixed Use	2.06	0.17 / 0.25	0.91	0.27	0 / 660	574
Industrial	3.17	0.25	0.26	0.67	0 / 1000	677
<i>Job Capacity in Pipeline</i>						0
<b>City Total</b>	<b>5.32</b>	<b>0.17 / 2.50</b>	<b>1.86</b>	<b>1.15</b>	<b>0 / 1000</b>	<b>1,680</b>

Job Capacity by Assumed Density Level	#	%
Very Low Density	1,251	74%
Low Density	0	0%
Medium Low Density	0	0%
Medium High Density	429	26%
High Density	0	0%
<i>Capacity in Pipeline</i>		0
<b>Total Capacity (jobs)</b>		<b>1,680</b>
Remaining Target (2018-2035)		5,468
<b>Surplus/Deficit Capacity (jobs)</b>		<b>-3,788</b>





# Technical Appendices

This section contains the guidance documents and methodologies provided to King County jurisdictions throughout this study.

## Appendix A: Phase 1 Guidance - Achieved Density

# King County 2020 Urban Growth Capacity Study (Buildable Lands) Guide for Local Government Reporting Template PART 1

This document describes the data reporting process and template for local governments in King County to use to report consolidated data and analysis results in compliance with the [Review and Evaluation/Buildable Lands requirement](#) of the Growth Management Act. Jurisdictions should send complete sections of the reporting template to Rebecca Maskin, [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov), at the King County Office of Performance, Strategy, and Budget, for inclusion in the 2020 Urban Growth Capacity Study (formerly Buildable Lands Report) to the State of Washington.

Standardized reporting is necessary to provide King County (and the state Legislature) with information that is comparable across jurisdictions, and that may be aggregated into a countywide evaluation report. King County and the cities will collaborate to draft a countywide report in 2020. That report will present jurisdiction-by-jurisdiction reporting of recent development and capacity, as well as summaries for the county and UGA as a whole and regional geographies. The template and guide include prompts for standardized technical documentation, which is crucial to making the Buildable Lands analyses both transparent and defensible to public officials, major stakeholders, and the public. An interjurisdictional group of planning and technical staff reviewed the Local Government Reporting Template and Guide in 2019 for both its content and format.

Under the current schedule, data reporting for the 2020 report will be phased over 2019. Reporting for Part 1 should be completed and submitted back to King County by June 1<sup>st</sup>, 2019. Part 2 will be sent out in mid-2019. Data will be reviewed and compiled by King County staff in coordination with local planning staff on the Interjurisdictional Team, and sent back to cities for review, in late fall 2019.

For staff that has worked on buildable lands reports in the past, this cycle's reporting will be different, particularly for residential development. The King County GIS Center is completing an initial analysis of residential development over the reporting period (2012-18) that aims to provide the bulk of residential reporting data. Cities will review this data, adding local detail from permits or development plans, to accurately calculate achieved densities over the reporting period. The GIS analysis, and further instructions, will be sent out after this guide, in March 2019.

This guidance is organized into two parts covering the three major questions the Urban Growth Capacity Study answers. Part 1 will cover reporting on the first question. Part 2 will cover the second and third questions, and will follow Part 1 reporting. The parts and their different sections are:

## **PART 1:**

### ***I. Are Zoned Densities Being Achieved?***

#### ***A. Achieved Densities 2012-2018 (Reporting Tables 1-7)***

#### ***B. Achieved Density Documentation and Background (Reporting Tables 8-10)***

## **PART 2:**

### ***II. Are Growth Targets Being Met?***

#### ***A. Demand for Development: Remaining Growth Targets***

### ***III. Is there Sufficient Capacity for Remaining Growth Targets?***

#### ***A. Land Supply and Capacity Inventory***

The template tables in the Excel workbook that accompanies this document are to be filled in by all jurisdictions, and returned to King County.<sup>1</sup> This document describes these template tables and instructs on how to fill out the template and provide documentation on data sources and methodology. *Not all tables will apply to every jurisdiction.* Tables for data that are not relevant to local situations should be labeled to indicate “not applicable,” with justification, e.g., “No multifamily development during reporting period.”

Thank you for your assistance in completing the reporting template!

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<sup>1</sup>Please email completed reporting documents to [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov). If electronic submission is not possible, please contact Rebecca Maskin at 206-263-0380.

## I. Are Zoned Densities Being Achieved?

### A. Measuring Achieved Densities (2012-2018)

#### Background

Section IA consists of Tables 1-6, and collects data on residential and non-residential development activity for the full 6-year review and evaluation period (2012-2018).<sup>2</sup> This data will come from a parcel-based analysis described below, and building permits for new development between 2012 and 2018. After compiling development data from the parcel-based analysis and building permits, residential units, square footage built, and net land area are aggregated by zone, and the densities achieved over the review period are calculated. These densities will be used in Part 2 to calculate capacity of developable land.

Local reporting on residential data has two steps: 1.) reviewing and supplementing a parcel-based analysis of new residential development, and 2.) reporting on any additional development permitted during the review period. The parcel-based analysis is the starting place for residential data collection in the Urban Growth Capacity Study. It was designed to replace the majority of plat and permit reporting by identifying new residential development on parcels that changed boundaries or added residential units 2012-2018. Permit reporting on single family and multifamily/mixed-use development may still be necessary for developments not identified in the parcel-based analysis data, and to review or supplement the parcel-based analysis with project data (for example, non-buildable critical areas area).

New non-residential development will be addressed through permit reporting.

Any reporting on permitted development should capture new residential units or non-residential space that came online between January 1<sup>st</sup>, 2012 and December 31<sup>st</sup>, 2018. Permits finaled or completed between these dates provide the best estimate of completed development. If your jurisdiction does not uniformly track completed permits, issued permits may be used, so long as the development was demonstrably completed between 2012 and 2018. Please document the basis for how permits are selected to cover the review period.

#### How to fill out the tables

**Table 1** should be filled in with zone level data, summarized from the parcel-based analysis. The forthcoming parcel-based analysis packet will contain tables and maps of plat and parcel level (identified by parcel identification number (PIN)) development over the review period. Your review of the gross development area and residential units developed, and the provision of any constrained critical areas data, is essential for accurately estimating the net density achieved by recent development.

Because the source for this analysis is parcel data, public right-of-way, tract parcels, open water, and additional public purpose parcels commonly found in formal plats, have already been removed from the “gross” development site area presented in this analysis. However, additional constrained critical areas outside of tract or public purpose parcels need to be reported, so that they can be removed from the gross site area to calculate the net buildable area. For short plats or other residential development identified in the parcel-based analysis, constrained areas of developed parcels (for example, private roads or retention ponds), in addition to critical areas, may need to be reported to subtract from the gross site area.

A general flow for review the parcel-based analysis follows below. More specific instructions will be included with the parcel-based analysis when it is sent in March.

<sup>2</sup> Countywide analysis requires consistency across jurisdictions on the time frame of the development history data. Time frames for growth monitoring activities by individual jurisdictions will vary, based on the adoption date of comprehensive plans and other factors.

1. Review the parcel-based analysis for location, number of units built, and gross site area to verify the amount and location of development over the review period.
  - a. The analysis is grouped by plat or parcel PIN.
  - b. Shapefiles of the identified parcels are also available.
  - c. Review the preliminary achieved densities, unit totals, or locations for anomalies (e.g., a density much higher or lower than expected for its zone)
  - d. Correct any of the raw data in the parcel-based analysis (e.g., number of units, gross site area).
  - e. If the parcel-based analysis captures development that should not be included (because it did not happen during the review period, or did not add residential units), note the parcels affected, and exclude that development from the reporting in Table 1.
2. Identify if there are other significant developments not included in the parcel analysis, from permit or other development sources.
  - a. Add the number of units, gross site area, critical areas, public purpose area, right-of-way area, to the parcel-based analysis via Tables 2 and 3. Instructions follow Table 1 below.
3. Sum the number of residential units and gross area by zone and enter it into Table 1, columns A and B.
4. Calculate the square footage of constrained critical areas on developed plats/parcels included in the parcel-based analysis. Sum by zone and add to column C in Table 1.
5. Calculate the square footage of any other constrained area for developed parcels included in the parcel-based analysis, Sum by zone and add to the "D" columns in Table 1.
  - a. Only complete this step as necessary. You do not need to compute public right-of-way and tract parcels that were already removed from the gross area as a part of the parcel-based analysis. Just include any additional constrained areas. Be mindful of short plats or subdivisions that might have private roads or environmentally constrained areas outside of tract parcels.
  - b. "Public Purpose Area" refers to drainage/retention areas, open space, or other public facilities, outside of tract parcels.
6. If the zone has mixed-use development, please indicate "yes" in the "mixed-use development" column.
  - a. Reporting on the share of mixed use development in residential/non-residential use will be captured the non-residential permit analysis in Table 6.

If the parcel-based analysis does not serve as a helpful starting point for reporting residential development accurately, please contact [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov).

Table 1: Residential Parcel-based Analysis Summary

Zone	A	B	C	D1	D2	E		
	2012-18 Developed Gross Site Area	2012-18 Developed Parcel Units	Critical Areas	Public Purpose Area	Right-of-way Area	Net Buildable Area	Achieved Density	Mixed-use Development?
	Sq Ft	DU	Sq Ft	Sq Ft	Sq Ft	Acres	DU/acre	Y/N
	Summed from parcel-based analysis	Summed from parcel-based analysis	REPORT HERE	REPORT HERE	REPORT HERE	Calculated: (A-(C+Ds))/ 43,560	Calculated: B/E	

**Tables 2 and 3** collect single family and multifamily/mixed-use residential projects, additional to the parcel-based analysis. Use these tables to document development not captured in the parcel-based analysis. Please report new units by zone, gross area from the developed parcels, critical areas, and other public purpose and right-of-way area. Reporting should be by year, by zone when possible.

Table 2: Single-Family Residential Building Permits\*

		<b>A</b>	<b>B1</b>	<b>B2</b>	<b>B3</b>	<b>C</b>	<b>D</b>	
<b>Zone</b>	<b>Permit Year</b>	<b>Gross Area</b>	<b>Critical Areas</b>	<b>Public Purpose Area</b>	<b>Right-of-way Area</b>	<b>Net Buildable Area**</b>	<b>Number Units</b>	<b>Achieved Density</b>
		Gross site Acres	Acres	Acres	Acres	Acres (calculated: A- (B1+B2+B3))	DUs	DUs/Acre (calculated: D/C)
<b>Document permit data sources used here.</b>								

\* Each line in this table should represent all permits issued in a single year in a zone.

\*\* Net buildable area equals parcel area, less critical areas and other constrained area. Be mindful of short plats and parcel subdivisions with right of way or other public purpose easements. These areas should be removed from the net buildable area.

**Table 3** is for reporting on multifamily and mixed-use development. Reporting on multifamily permits is similar to reporting on single family development in Table 2. Mixed-use development refers to developments with both residential and non-residential components, and reporting requires a few more steps:

- Report only on the residential portions of mixed-use development here; non-residential portions will be captured in Table 6.
- To identify a mixed use project, mark “Yes” in the “Mixed-use Project” column.
- To assist with calculating mixed-use capacity later on, it is important to report the share of residential development in the mixed-use development in column A of Table 3.
  - Calculate this by dividing the total built square footage (floor area) of the mixed-use development by the amount of built square feet in residential use.
  - When totaling the development floor area for a mixed-use development, do not include the area of parking structures, public plazas or other amenity spaces in the gross or net floor area/built square feet.
  - It’s ok if development is captured in the parcel-based analysis and does not appear in Table 3. The non-residential share will be captured in Table 6.

This table is designed to calculate achieved density in dwelling units per acre. If your city regulates density by Floor Area Ratio (FAR), instead of reporting dwelling units in column E, report the amount of residential floor area constructed, and convert the net buildable area acreage to square feet. Indicate the use of FAR densities in the table documentation.

Table 3: Multifamily Building Permits, Including Residential Portions of Mixed-Use Projects

Zone	Permit Year	Project Name	Mixed-use Project	A % of Mixed-use in Residential	B Gross Area	C1 Critical Areas	C2 Public Purpose Area	C3 Right-of-way Area	D Net Buildable Area	E Number Units	Achieved Density
		(If applic.)	Y/N	%	Acres	Acres	Acres	Acres	Acres (calc'd: B-(C1+C2+C3))	DUs	DUs/Acre (calc'd: E/D)
Document permit data sources or FAR densities used here.											

**Table 4** tallies demolitions, plus accessory dwelling units (ADUs) and conversions. For projects adding units through ADUs or conversion, include the number of units already existing on the parcel and the parcel area, to calculate an achieved density for these types of developments. For demolitions, report the number of units demolished, where no replacement or additional units were constructed.

Table 4: Other New Units and Demolitions\*

Zone	A Number of ADUs	B Number of Units Added through Conversion	C Pre-existing Units	D Parcel Area	ADU/Convert Achieved Density	E Number of Demolished Units	Net Other New Units
			For ADUs and Conversions	For ADUs and Conversions	DUs/Acre (calc'd: [A+B+C]/D)		Calc'd: A + B - E

\* Each line in this table represents all permits completed in a zone, single year.

**Table 5** summarizes the permit data and parcel-based analysis (Tables 1, 2, and 3), and calculates achieved density in each zone.

Table 5: Residential Achieved Densities—Consolidation by Zone\*

Zone	A Total Residential Units	B Total Net Buildable Area	Overall Achieved Density
	Table 1 column B + Table 2 column D + Table 3 column E	Table 1 column E + Table 2 column C + Table 3 column D	A/B

\* Aggregate by zone for all years

**Table 6** reports data on building permits for employment-based uses by zoning type, including the non-residential components of mixed-use development. The types of uses to include in this table are commercial and industrial developments where employees are located, and are broadly referred to as “commercial” or “non-residential,” for simplicity. This includes developments on publicly owned lands, so long as they are employment sites (like a school or office building). Do not report on any tenant improvements or temporary/moveable structures. “Mixed-use” developments include residential and non-residential components. Commercial developments with different non-residential uses (e.g., a hotel and office), are not counted as mixed-use developments.



Purely commercial or industrial developments should be reported by zone, by year, with the gross parcel/site area of the development, constrained critical areas, right-of-way, and public purpose areas, and floor area (the built square footage) of the development. Do not include parking structures, plazas, or amenity spaces as built floor area. The floor area ratio (FAR) is the measure of non-residential density, and is calculated from the floor area and the net site area fields. It expresses the ratio of the amount of built space to the area of the site/parcel.

Mixed-use development requires additional reporting on the portion of development in non-residential use. For mixed-use developments:

- To identify a mixed use project, mark “Yes” in the “Mixed-use Project” column.
- Report the total built square feet for the project in column F1
- Report the non-residential built square feet for the project in column F2
- To assist future mixed-use capacity calculation, report the share of commercial development in the mixed-use development in column A.
  - Divide the total built floor area (F1) of the mixed-use development by the amount of built square feet in commercial use (F2).

Table 6: Commercial and Industrial Building Permits, Including Commercial Portions of Mixed-use Projects

Zone	Permit Year	Project Name	Mixed-use Project	A % of Mixed-use in Commercial	B Gross Site Area	C1 Critical Areas	C2 Public Purpose Area	C3 Right-of-way Area	D Net Site Area	E Net Site Area	F1 MU Floor Area	F2 Commercial Floor Area	Achieved FAR
		(If applic.)	Y/N	Calc'd: F2/F1	Acres	Acres	Acres	Acres	Acres (calc'd: B-(C1+C2+C3))	Sq. Ft. (calc'd: D* 640)	Sq. Ft. (MU dev. Only)	Sq. Ft.	Calc'd: F2/E

**Document permit data sources used here.**

**Table 7** consolidates the annual or project level data from Table 6 by zone. Simply sum the built floor area and net site area from Table 6 by zone to calculate the achieved density for each zone, expressed in floor area ratio (FAR).

Table 7: Non-residential Achieved Densities—Consolidation by Zone\*

Zone	A Total Floor Area	B Total Net Site area	Overall Achieved Density (FAR)
	Table 6, column F2	Table 6, column E	A/B

## **B. Achieved Density Documentation and Background**

### Background

Section 1A presented data on recent development activity, particularly achieved densities averaged across the six-year review period. Section 1B provides a space for further analysis of achieved densities to consider a range of factors responsible for the densities achieved. The objective is to consider on the causes leading to the densities achieved in preparation for Part 2 reporting, where “assumed” densities are selected to apply to vacant and redevelopable land to calculate remaining capacity.

This section provides a space to reflect on the densities achieved in each zone, whether they approximate expected densities, and why they may not.

Buildable lands legislation now requires jurisdictions to review their development regulations for changes during the evaluation period that have significantly affected the supply of developable land (either positively or negatively). Additionally, cities must account for circumstances where zoned densities are not achieved during the evaluation period. Non-achievement of zoned densities may necessitate the adoption of reasonable measures in 2023 comprehensive plans. These requirements will be addressed in Part 2 of reporting, but the context behind the achieved densities will be collected while it is freshly in mind.

### How to fill out the tables

For Tables 8 and 9, for each zone, enter the achieved densities (from Tables 5 and 7), or for zones where no development occurred during the review period, enter “0” for achieved density. Then, use the documentation space to supply any information documenting or exploring factors responsible for the achieved density. Is the density higher or lower than expected? Have there been significant recent changes in the zone? Provide any qualitative or quantitative data that helps contextualize the densities achieved.

The following describes some factors that can influence achieved densities.

#### *Inadequate Density Data*

Some zones may have had little or no development activity during the review period. If no activity occurred, there is no direct data from which to project future densities. In these situations, describe why development has not occurred. In Part 2 of reporting, when it’s time to select an assumed density, development in other similar land use categories, including similar zones from other cities, analysis of not-yet-built development projects, and assumptions from code, can help inform assumed densities. It may be helpful to note these any of these data points at this time.

#### *Planned Development*

Issued permits, preliminary plats, or developer agreements for permitted or under-construction development that will come online after the end of the review period (12/31/18) can provide a fuller story of development within a zone. Do these types of development add any detail to the achieved density of a zone? Summary analysis of data on planned development can be provided now.

#### *Changes in Regulations*

In several jurisdictions, significant changes to zoning and other land use regulations, like rezones, upzones, changes to setbacks or impervious surface requirements, occurred during the review period. The impacts of such changes will likely be reflected, in part, in the density trends analysis. Note whether any of these circumstances affecting achieved densities apply over the review period.

### Shifting Jurisdiction

For cities that annexed large areas during the review period (2012-2018), a significant number of the development projects included Section 1 tables may have been approved under King County's jurisdiction. The type and density of development approved by the county may not be representative of what is likely to occur under municipal jurisdiction in these areas. Density findings that show significant differences between county and city approved development may support alternative future assumptions about the capacity of land that is now incorporated.

### Infrastructure Gaps and Limitations

Limited infrastructure availability may keep densities low in the foreseeable future, despite zoning that allows for higher densities. In most cases, this will be reflected in the achieved density data. Alternatively, infrastructure deficits that may have depressed achievable densities during the review period, may be resolved in the near future, allowing for higher density development within the planning horizon. Note if these circumstances apply.

Table 8: Document Achieved Residential Densities

Zone	Achieved DUs/Acre	Reasons/Documentation
	From Table 5	Add any footnotes from Tables 1-5, and any supplemental documentation on the densities achieved in each zone.

Table 9: Document Achieved Non-Residential Densities

Zone	Achieved FAR	Reasons/Documentation
	From Table 7	Add any footnotes from Table 6-7, and any supplemental documentation on the densities achieved in each zone.

Table 10 is similar in intent as tables 8 and 9, but examines the split of uses in zones allowing mixed-use development. Are certain zones experiencing more residential or commercial development than expected? Is mixed-use development tilted towards one use? Have development regulations only recently allowed mixed use? Report any qualitative or quantitative data to describe your city's outcomes.

Table 10: Achieved Shares of Residential and Commercial Development in Mixed-use Zones

Zoning	Achieved % of Floor Area Developed Residential	Achieved % of Floor Area Developed Commercial	Reasons/Documentation for Mixed-use Use Splits
Zones w/ Mixed-use dev. only	calculated: 1-Table 6 column A	From Table 6 column A	

## Appendix B: Phase 2 Guidance - Land Supply

## I. Overview of the Urban Growth Capacity Study

The Urban Growth Capacity Study, also known as “buildable lands,” is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets, providing meaningful information on development and capacity for updating growth targets and comprehensive plans. King County coordinates the development of the report, and each city provides and a standardized set development data for their jurisdiction. In phase one of data collection, earlier in 2019, cities collected data on recent development 2012-18, in an effort to determine the zone-based achieved development densities. In phase two of data collection, cities and King County will review their urban land area to identify the supply developable land available over the next 20 years. This document will guide planners and analysts through that process. Phase three of data collection will take place in early 2020 and focus on calculating capacity and new requirements of the buildable lands process.

## II. Purpose of Data Collection Phase 2

Phase one of data collection for the Urban Growth Capacity Study focused on calculating the achieved densities of recent development. Phase two will identify developable vacant and redevelopable lands to combine with the achieved density data to ultimately calculate capacity. Phase two also concerns the quantification of the planned density for each zone in your jurisdiction, to understand whether densities are being achieved as planned. Planned densities also help determine whether developable land is redevelopable or not. Planned densities are different from *achieved* densities (calculated in phase 1), in that they are expected densities based on your jurisdiction’s code and development regulations. Planned densities will be detailed further in section III below.

This guidance will help you define vacant and redevelopable developable land, and identify the densities being planned for in each zone. Your task is then to use those definitions to quantify developable land and report planned densities. In the following sections we’ll describe the details for the types of data to provide to complete phase two of data collection.

Ideally, you’ll submit GIS-based zone- or parcel-level data identifying developable residential and non-residential land, and tabular data expressing the planned densities for each zone in your jurisdiction. Tables of data, in lieu of GIS data may be submitted as a last resort. If you do not have GIS to assist in this exercise, King County has resources available to support your efforts. Don’t hesitate to request technical support by contacting Rebecca Maskin, [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov) or 206-263-0380.

King County is requesting Phase two data to be returned by January 7, 2020.

## III. Planned Density Reporting

Planned densities are collected for two reasons. First, as a part of new requirements to the GMA buildable lands statute<sup>1</sup> passed by the State Legislature in 2017, King County jurisdictions are now required to evaluate whether planned densities are being achieved in the 2020 Urban Growth Capacity Study. Achieved densities (evaluated in Phase one reporting) will be compared to planned densities to as one indicator of whether development is occurring as planned.

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<sup>1</sup> RCW 36.70A.215

Second, planned densities are used in the identification of redevelopable lands. Since the 2007 Buildable Lands Report, King County has recommended jurisdictions identify redevelopable lands by comparing the existing density of development to its planned, or potential, density, particularly for residential and mixed use lands.

A planned density should be reported for each zone where people live or work in your jurisdiction. The next section will describe how King County is defining “planned densities.”

### Defining Planned Densities

For the Urban Growth Capacity Study, **planned densities will be defined as the “as-of-right” density granted by code for each zone, that is the maximum allowed density without any bonus or incentive density.** In many communities, residential densities are defined in dwelling units per acre (DU/acre) or by minimum lot size, while non-residential zones use development regulations or Floor Area Ratio (FAR) to define the allowed density. The following sections describe selecting or calculating DU/acre and FAR for each zone. While this guidance will provide instructions for relatively precise calculations, these should be reviewed with your professional judgement for the intent of your comprehensive plan and implementing code.

### Residential Densities

For this analysis, we are requesting residential planned densities to be reported in terms of dwelling units per acre (DU/acre), unless your jurisdiction solely uses FAR to define density. Some jurisdictions use minimum lot sizes to define residential densities, particularly in single-family zones. Minimum lot sizes can easily be converted to DU/acre by dividing 43,560 square feet (one acre) by the minimum lot size. The result is the maximum dwelling units/acre allowed. Residential densities for mixed use zones should also be supplied.

### Non-residential Densities

Densities in commercial and industrial zones are less frequently defined as explicitly as residential zones, typically relying on bulk, height, and use regulations to define the size or density of a development. Some jurisdictions have used floor area ratio (FAR) to define the density of non-residential development, and this is what is requested for non-residential planned density reporting. If your jurisdiction does not use FAR to define density, Table 1a in the data reporting tables template is a “FAR calculator” table and instructions to assist in determining a FAR-based density. Please provide non-residential densities for mixed use zones as well as residential densities.

### Planned Density Template Table

**Planned density data should be reported in Table 1: Planned Densities**, which has the following format:

Zone	Select:				DU/acre	FAR	Optional Fields (to assist with density calculation)						
	Residential	Non-Residential	Mixed-use	Other			Minimum Lot Size	Maximum Height	Estimated Stories	Maximum Lot Coverage	Front Setback	Rear Setback	Side Setbacks

The following table describes the reporting table with field-level definitions and instructions for completing the table. Note that the optional fields duplicate fields in the FAR calculator. Store the values

used in the FAR calculator in Table 1, or by duplicating the FAR calculator in that tab of the template spreadsheet.

	Zone	Zone name/ID. Include all zones where people live and/or work
Select:	Residential	Characterize the zone by its dominant use, mark with an “x”
	Non-Residential	
	Mixed-use	
	Other	
	DU/acre	Where residential development is allowed, fill in the as-of-right maximum density allowed, per the guidance, in dwelling units per acre
	FAR	Where non-residential development is allowed, fill in the as-of-right maximum density allowed, per the guidance, in FAR. Use the following optional fields or the FAR calculator, as needed.
Optional Fields (to assist with density calculation)	Minimum Lot Size	Residential zones in particular. To convert to dwelling units per acre, divide the minimum lot size by 43,560.
	Maximum Height	Non-residential zones; maximum building height allowed in zone. Estimate a maximum height if “unlimited,” not specified, or site specific.
	Estimated Stories	Non-residential zones; estimate from the maximum height. A rule of thumb to approximate: divide by 10 and round down (e.g. 35’ = ~3 stories).
	Maximum Lot Coverage	Non-residential zones; as a percentage expressed in code as maximum lot coverage, impervious surface coverage, or a maximum building size/development site (if 1 story only)
	Front Setback	Non-residential zones, in feet
	Rear Setback	Non-residential zones, in feet
	Side Setbacks	Non-residential zones, in feet

#### IV. Developable Land Supply Reporting

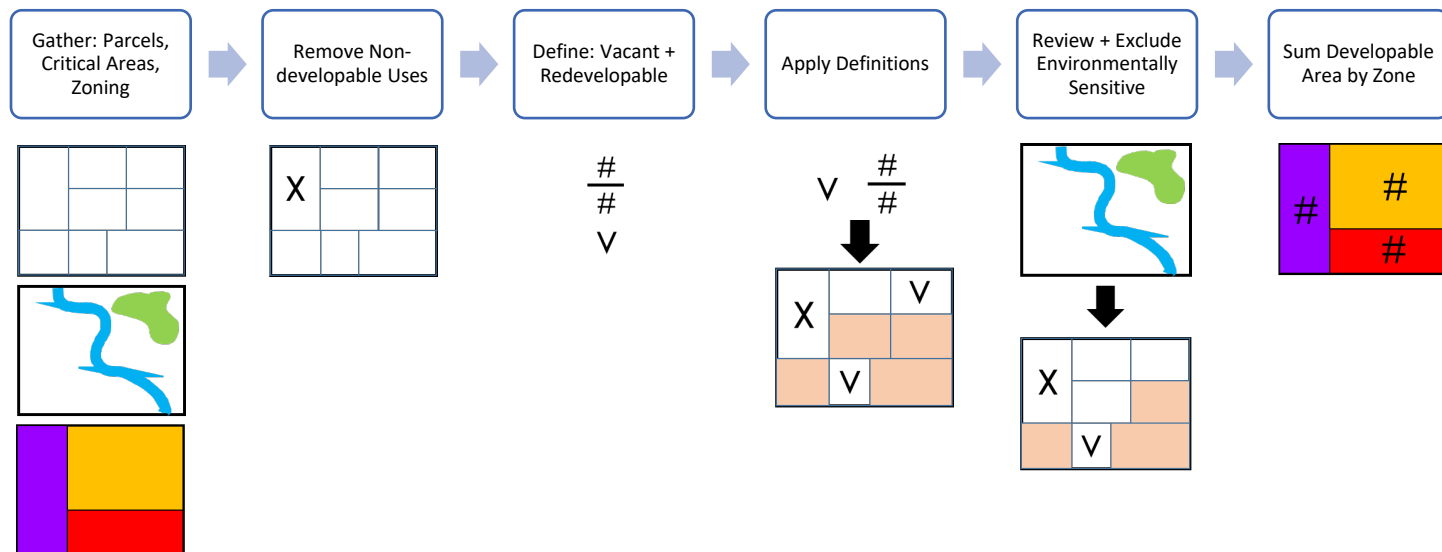
This portion of the analysis involves a jurisdiction-wide scan to quantify all land available for residential or commercial/industrial development for the next 20-year planning period. “Land supply” is the phrase used to refer to an inventory of land “suitable for development.” Land supply inventories for each jurisdiction should strive for a snapshot of land with development potential as of January 2019, approximating the end of the most recent evaluation period (2012-2018). The land supply includes vacant and redevelopable lands

To quantify the developable land supply, jurisdictions will:

- Assemble necessary data for the entire jurisdiction, including parcel/assessor data, critical areas, and zoning.
- Define vacant and developable lands using a density and/or value threshold,
- Exclude land uses or parcels that are unlikely to develop for categorical reasons (e.g., parks, schools, public facilities, other institutions),
- Apply vacant and redevelopable land definitions to the parcel data,
- Review and refine the resulting developable land supply,
- Remove area for environmentally sensitive lands,

- Screen for infrastructure gaps, and
- Summarize developable land supply by zone.

The graphic below illustrates the process:



Later on in Phase 3 of data collection, cities will discount lands for area deductions for right-of-way and public purpose uses and apply a “market factor,” to quantify capacity for housing and employment.

#### Data Needs for Identifying Developable Land Supply

King County has supplied cities with a data package including a shapefile and spreadsheet of parcel and assessor data that contains land use, existing development, area, and valuation data. Cities should supply their own zoning and critical areas data to relate to the parcel data. Planned densities from Section II should also be related to the data for use in determining if land is redevelopable. More information on defining redevelopment and vacant land thresholds follows below.

#### Parcel Data

Parcel data comes from the King County Assessor. It was downloaded in September 2019, to account for lag in data transmission, and approximates valuation and development on the ground in January 2019. This data source was selected because it is comprehensive and relatively consistent across the county, but cities should feel free to supplement it with their own data, if it improves accuracy. King County has related tables from the assessor database and selected fields that will be helpful for the land supply analysis. A field dictionary was included with the initial guidance email and data package. Data fields in the spreadsheet include: (a \* indicates key data fields and blue text indicates calculated fields):

Major	PlatName	CurrentZoning*
Minor	Owner	PropType*
PIN*	SqFtLot*	LandValue*
Jurisdiction	PresentUseCode	ImpValue*
PropName	PresentUse*	ILR*



SFunits
CondoUnits
AptUnits
TotalResUnits*
ResDensity*
BldgGrossSqFt*
FARexist*
YrBuilt
Address
CondoFlag*

VacantFlag*
WaterSystem
SewerSystem
Access
TidelandShoreland
PowerLines
Contamination
ErosionHazard
HundredYrFloodPlain
SeismicHazard

LandslideHazard
SteepSlopeHazard
Stream
Wetland
SpeciesOfConcern
SensitiveAreaTract
ParcelGroup*
EconomicUnitName
EconomicUnitPart
EconomicUnitParcellist

To join the assessor data table to the parcel shapefile, use the PIN (parcel identification number) field. If you do not have staffing capacity to perform GIS analysis, please contact King County staff for assistance.

### *Zoning Data*

While a zoning field is present in the parcel data, the value may not be the most current zoning for your jurisdiction. It is recommended that you overlay the parcel data with your current zoning to ensure that each parcel is related to the correct zone. While the parcel data represents early 2019, the zoning used should be the most current and forward looking as possible to reflect a truer picture of future development capacity over the planning period.

### *Critical Areas Data*

Jurisdictions must deduct land from the set of potentially developable parcels that is constrained by environmentally sensitive areas. Environmental features associated with critical areas include wetlands, streams and other water bodies, steep slopes, geologic hazards, shoreline buffers and other features identified in a jurisdiction's update critical areas ordinance or other regulations. Ideally, jurisdictions maintain their own critical areas GIS data, and this should be used in the analysis. As a fallback for some areas of the county, cities may rely on critical areas GIS data provided by King County or state agencies. The parcel data also contains several fields that cities may be used as a backup for critical areas.

### *Uses to Exclude from Analysis*

Certain development types or land uses should be removed from consideration as developable land supply. These include: public lands and facilities, religious institutions, cemeteries, golf courses, schools, landfills and quarries, railroads and utilities, and other miscellaneous institutional uses. These uses can be identified by the existing land use codes and other methods identified in the table below.

While these development types are generally not suitable for future development, exceptions exist, e.g., a churchyard might be planned for housing or a government agency might have plans to sell surplus property, and jurisdictions should use their best judgement to refine the results from a purely rule-based analysis. **Red-colored comments** in the table below identify cases to watch out for while broadly applying rules.

If your jurisdiction maintains a layer of parks and open space, consider using it to screen out parks or trail properties as well.

Use Type	Identification Methods	Comments
Public facility or public ownership	<p>KC Assessor indicates property tax exemption. PropType = X.</p> <p>KC Assessor. Query Owner field for records containing strings, such as “CITY OF” or “SCHOOL.”</p> <p>KC Assessor. Query PresentUse field for codes indicating various public uses (e.g., 184 for public schools).</p> <p>Individual jurisdiction parcel inventories of public facilities and parks.</p>	<p>Ownership may include city, school district, county, or state agencies.</p> <p><b>Watch out for multiple spellings or abbreviations used for public agency names (e.g., Dept. vs. Department vs. DNR).</b></p> <p>PropType query will select both “public” parcels as well as a number of additional parcels that fall into one of the categories below (e.g., church land, some railroad land, subsidized housing, and other non-profits). Exclusion of these parcels is consistent with additional categories described below.</p> <p><b>PropType query will also select some parcels owned by individual homeowners who qualify for tax exemption. Such parcels should not be excluded from the inventory.</b></p>
Religious institution use or ownership	<p>PropType screen (see above).</p> <p>Query for PresentUseCode = 165 (Church/Welfare/Relig. Svc.)</p> <p>Query Owner field for records containing strings, such as “CHURCH.”</p>	<p>Query for Present Use will select only those parcels in church use; parcels in church ownership will be more completely selected using Owner name query.</p> <p><b>Parcels in religious institution ownership, but not use, are more likely to be available for future development. Use discretion in selecting or excluding properties.</b></p> <p><b>Queries for strings in Owner name field (here and below) will select some parcels not intended for exclusion (e.g., “JOHN CHURCH”).</b></p> <p>Un-select these records by visually screening selected set.</p>

Use Type	Identification Methods	Comments
Cemeteries	Query for PresentUseCode = 179 (Mortuary/Cemetery/Crematory)  PropType screen (see above).	Will identify private mortuaries or other uses that may be redevelopable.
Golf courses	Query for PresentUseCode = 143 (Golf Course)	
Private schools	Query for PresentUseCode = 185 (Private School)  Taxpayer name contains the string "SCHOOL"	Not all private school uses should be removed from the inventory. Use best judgment. Large institutions are more likely to be stable uses than small private ones, such as day care centers.  PropType query (see above) will likely select many private, non-profit educational institutions, most of which should be excluded from the inventory.  Some school uses may appear as vacant per Assessor's records (e.g., playfields).
Landfills and quarries	Query for PresentUseCode = 138 (Mining/Quarry/Ore Processing), or 266 (public utility).	
Other institutional uses and institutional campuses	Query by PresentUseCode (various).	Hospitals (173), nursing homes (59), colleges and universities (185, 184, 56) government services (172), etc.
Railroads and utilities	Query for PresentUseCode = 332 or 261 (Right of Way/Utility, Road, Rail Terminal) and = 266 (Utility, Public).  Query Taxpayer Name field for records containing strings, such as "#RR#" or "BURLINGTON"	If not excluded from the inventory, many of these parcels will be misclassified as vacant. There are some parcels along RR ROWs that are of course, redevelopable. Make case-by-case determinations based on local knowledge.

*Related Parcels*

The parcel/assessor data includes fields titled or beginning with “EconomicUnit.” These fields are intended to assist in identifying properties or developments that should be considered as a single development, such as a parking lot and a store on separate parcels, or a large development spanning several parcels. The data are linked by their *EconomicUnitName*. If a parcel is not connected with others, *EconomicUnit* fields will be blank. Economic unit data can be helpful in screening parcels that may be identified as vacant or redevelopable because of a low value or vacant land use, but are not functionally available as such. Conversely, this might identify parcels where aggregation (treating several individual parcels as a single unit) might render a site as redevelopable.

### *Major Planned Developments*

Parcels where large known future developments are located may also be excluded from the land supply analysis. Please **record the parcel PINs, zone, planned number of units and/or square feet, and anticipated year of completion in Table 5: Major Planned Developments**. This step is optional; use only as necessary and supported by data.

### *Defining and Identifying Redevelopable and Vacant Lands*

Jurisdictions’ previously used definitions were included in the initial email with this guidance, in a PDF titled: “Past Vacant and Redevelopable Definitions.” These definitions were used in the 2007 Buildable Lands Report, which was the last comprehensive compilation of developable land supply. Previous definitions for redevelopable and vacant lands are a good starting place for the 2020 Urban Growth Capacity Study, but jurisdictions should review and update assumptions for current circumstances. Generally, four definitions are recommended: a single definition for vacant lands (of all types), and separate thresholds for redevelopable single family, multifamily, and commercial/mixed-use lands. Fewer definitions are not recommended (unless a use is not applicable in your jurisdiction). **Record your selected definitions in template Table 3: Vacant/Redevelopable Definitions.**

### *Vacant Land*

Vacant lands are devoid of development, or contain only low value accessory structures. King County advises using a two-part test of existing land use and an improvement value limit to define vacant land. Use the *Present Use* and *Improvement Value* fields in the parcel data, for example: *PresentUseCode* = 300, 301, 309, or 316 (Vacant), and/or *ImpValue* <\$10,000, to query vacant parcels. A single-part test (only land use or only value) may alternatively be used.

Other undeveloped properties may not be classified with a vacant use code, like parking lots. These properties should be included as vacant land, unless local knowledge informs otherwise. Commercial parking lots have a present use code of 180, parking associated with other development is coded 159.

As another resource, the King County Assessor now includes a vacant lot table in the assessment data. Vacant lots are identified as those without any buildings present. These are identified in the field *VacantFlag* in the parcel data. Including a value-based screen to define vacant lands (to include parcels that are effectively vacant) is still recommended, and at least visually reviewing the results if using the *VacantFlag* field to identify vacant parcels.

After the vacant land definition has been applied to the data, review the results to identify that only vacant land has been included. In addition to reviewing the parcel attributes for identified vacant lands, aerial photography or site visits may be used to validate the results.

#### *Redevelopable Land - Residential*

Regardless of use, redevelopable land includes all developments that are not utilizing their full development potential. This can include partly developed land, infill development, properties that have been recently rezoned, or non-conforming uses.

There are multiple ways to classify redevelopable land. For residential lands, King County's preferred method uses a ratio of potential to existing density on a parcel to determine whether land is redevelopable. For example, if a city defined redevelopable land to be where existing development is less than two times the potential density for that property, a single family property on an acre lot is zoned for up to four units per acre, would be considered developable.

Drawing from King County studies of redeveloped land to inform redevelopable thresholds, defining a threshold between 2 and 3.5 is recommended. The threshold your jurisdiction selects may be influenced by development pressure and existing density, i.e., a lower threshold is more appropriate for denser, rapidly developing jurisdictions. We recommend testing a 0.25-0.5 tolerance around your jurisdiction's past threshold and comparatively reviewing the resulting parcel output.

To use this method, follow these steps, using the provided assessor/parcel data:

- 1.) Review existing density. This has been calculated for parcels in the field *ResDensity*, by dividing the existing units by the parcel area to approximate the existing density.
- 2.) Calculate potential density. Using the Planned Density by zone reported in Table 1, and the parcel area from the assessor/parcel data, calculate the approximate potential units allowed on the parcel. Note: for this analysis, this is not the same as capacity. Capacity calculations for the Urban Growth Capacity Study are more refined and will be completed in Phase Three of data collection.
- 3.) Select a redevelopment threshold. Review the previous threshold, and make adjustments as described above.
- 4.) Query the results. Using the selected redevelopment threshold, query the parcel data to identify redevelopable lands.
- 5.) Review the results. Based on your professional judgement, local knowledge, site visits, or other screening factors listed below, exclude parcels that are unlikely redevelopment sites.

#### *Screening Results*

Consider the following additional rules and manual data screens to refine and finalize results from the redevelopable residential land supply identification.

**Condo ownership.** Condominium buildings may be excluded as redevelopable, as complex ownership makes redevelopment unlikely. Condo ownership is identified in the *PropType* field in the assessor data, with a value of "K."

**Townhouse Plats.** Townhouse plats or unit lot subdivisions are unlikely to redevelop on a parcel by parcel basis, and may be excluded from developable land supply.

**Homeowner Association Properties.** Covenant protected lands and structures (golf clubs, recreation centers, gyms) are unlikely to redevelop, and may be excluded from the developable land supply. These may be identified by a homeowner's association name in the *Owner* field.

**Higher value homes.** Crosscheck selected redevelopable parcels against value of single-family home. Highly valued homes may be less likely to subdivide. A recommended cut-off for this secondary screen is between \$400,000 and \$600,000—depending on the local market conditions. Consider your jurisdiction's, or the county median home value for reference. The King County Assessor's [Local Scape](#) tool can quickly provide this information for your jurisdiction.

**Recently developed properties.** Crosscheck selected parcels against year of construction (*YrBuilt*). Parcels with recently constructed residences are less likely to further subdivide over the remainder of the planning horizon. Year-built date cut-offs for this secondary screen should be made with respect to local development and market conditions.

**Building Footprints.** Visually inspect the location of existing buildings on smaller parcels (redevelopment ratio between 2 and 3) using GIS data for building footprints.

**Ground checks.** Spot check selected parcels against aerial imagery and/or field observations.

#### *Redevelopable Land – Non-residential + Mixed Use*

Setting redevelopable thresholds for mixed use, commercial, industrial zoned lands should be considered separately from residential lands. While a density-based ratio, as is recommended for residential lands, can be informative in some areas, particularly those facing significant development pressure, an improvement-to-land-value based ratio may also accurately identify properties likely to redevelop.

**Value-ratio method.** In the parcel/assessor data table, an improvement-to-land-value ratio has been calculated for each parcel (appraised improvement value divided by land value). A low ratio indicates more potential for redevelopment. Theoretically, the ratio reflects the potential profitability of more intensive use of a site relative to the revenue generating potential of the existing use. Typical threshold ratios for determining redevelopability range from 0.25 to 1. A threshold of 0.5 is recommended for most areas within the county. Jurisdictions experiencing more intense development pressure could consider a higher ratio.

**Density-ratio method.** Since planned densities for all zones are being evaluated for this analysis, using a density based filter is more possible than in the past studies. The existing FAR-based density is calculated and included in the parcel data, in the field *FARexist*. Relate this value to the planned FAR calculated for each zone to create a ratio of potential to existing density. Sorting and reviewing the range of results in GIS will be helpful to get a sense of the range in your jurisdiction. Starting with a ratio of 1.5 (potential-to-existing density), and testing a +/-0.5 tolerance is a good starting place for reviewing the redevelopable land supply that results. Jurisdictions with less non-residential development pressure would be advised to set a higher threshold.

Comparing density- and value-based methods is recommended in GIS, hard copy maps, or by site review.

### *Screening Results*

Consider the following additional rules and manual data screens to refine and finalize results from the non-residential redevelopable land supply identification.

**Low-intensity uses.** Include additional parcels as redevelopable based on current land uses that are considered low intensity (e.g., surface parking, storage, single-family homes in commercial or industrial zones) relative to parcel size and location, and market demand for more intensive uses of these sites.

**Parcel size and shape.** Many parcels that turn up as redevelopable present challenges to redevelopment due to factors such as parcel size, shape, and fractured ownership with limited land assembly potential. Parcel data should be queried by size to identify and exclude sites that are too small to be redeveloped. Review maps of identified redevelopable parcels to identify potential parcel shape and assembly issues that warrant taking parcels out of the inventory.

**Recently developed properties.** Crosscheck selection against year of construction (*YrBuilt*). Parcels with recently constructed development are less likely to redevelop over the remainder of the planning horizon. Year built date cut-offs for this secondary screen should be made with respect to local development and market conditions.

**Condo ownership.** Condominium buildings may be excluded as redevelopable, as complex ownership makes redevelopment unlikely. Condo ownership is identified in the *PropType* field in the assessor data, with a value of “K.”

**Site contamination.** Identify potentially redevelopable parcels that are constrained by on-site environmental contamination from current or historical land uses. Based on local knowledge, remove such parcels if site conditions effectively preclude further development within the planning horizon. Limited availability of information on the presence and extent of site contamination may hinder the ability of local governments to quantify its impact on future development potential. The *Contamination* field in the assessor data (value of “Y”) can help identify contaminated properties.

### *Remove Environmentally Sensitive Lands*

Once vacant and redevelopable parcels have been identified, environmentally constrained land should be deducted from the land supply inventory. Environmentally sensitive areas may include the following:

- Wetlands
- Streams and buffers
- Shoreline buffers
- Slopes and geologic hazards
- Fish and wildlife habitat
- Aquifer recharge areas
- Frequently flooded areas

The precise definitions for each constraint will vary across jurisdictions, depending on provisions of local updated critical areas ordinances and other regulations, local environmental features, and recent development history.

A recommended GIS-based methodology for deducting critical areas is as follows:

- 1.) Select relevant GIS layers and features (e.g., wetlands, streams).
- 2.) Apply buffers to these features, based on local ordinances, where applicable. Features should be sorted by type, class, and/or location in order to apply appropriate buffer widths consistent with regulations.
- 3.) Merge buffered features into a combined “critical areas” layer.
- 4.) Overlay this layer with selected parcels (vacant, redevelopable, etc.) to delineate and quantify areas that intersect with land subject to development restrictions. Deduct constrained areas from the aggregate supply of developable land within each zoning/land use category.

Reliability of GIS environmental data for the capacity analysis depends on their completeness in representing the extent of features on the ground, as well as the positional accuracy of the mapped features in relation to parcels. GIS data may be deemed so incomplete or inaccurate as to render them unreliable as the sole indicator of the extent of critical areas that constrain the land supply. Insufficient data may still be useful for the Buildable Lands analysis, particularly if utilized as a starting point for enhancements from field surveys, aerial imagery classification, and other secondary approaches.

For the jurisdictions that lack adequate GIS data on environmental features, constrained land may be deducted through the use of assumed % discounts. Due to differences in degree of urbanization, and due to differences in land base, the actual percentage of land constrained within individual cities will vary considerably. Determination of appropriate discounts should rely on best available GIS, hard copy, and other information about the type and extent of critical areas at the zoning district level within jurisdictions.

### *Screen for Infrastructure Gaps*

A new requirement this cycle, jurisdictions must consider how lapses in infrastructure availability affect the amount of developable land supply. The buildable lands statute notes that this review shall include at least transportation, water, sewer, and stormwater infrastructure in the selection of developable land supply. Capital facilities and transportation plans will be key sources for this screen. King County is working with a consultant to recommend an approach for screening out infrastructure constrained, but otherwise developable, land supply. **Our recommended approach will follow in November.** This will be the last step in identifying developable land supply, so please do not hesitate to begin the other steps first.

### *Summarize Data by Zone*

After you have crafted definitions, queried the data, and screened the results, **summarize parcel-based developable land area by zone in template Table 4: Land Supply**, as illustrated below. Transmit any GIS-based land supply data to King County as well.



						Select:			
Zone	Gross Acres	Critical Areas	Infrastructure Constrained Area	Vacant Area	Redevelopable Area	Residential	Non-Residential	Mixed-use	Other

Field-level definitions and instructions for completing Table 4 follow below:

	Zone	Zone name/ID. Include all zones where people live and/or work
	Gross Acres	Total area of zone, summed from parcels (in acres)
	Critical Areas	Total area of critical or environmentally sensitive areas (in acres)
	Infrastructure Constrained Area	Total area of infrastructure constrained area (in acres) <i>more information on this field will be provided in November</i>
	Vacant Area	Total area of vacant land supply (acres) , summed from vacant parcel area
	Redevelopable Area	Total area of redevelopable land supply (acres), summed from redevelopable parcel area
Select:	Residential	Characterize the zone by its dominant use, mark with an “x”
	Non-Residential	
	Mixed-use	
	Other	

## V. Wrapping Up and Next Steps

### *What to send to King County*

When your jurisdiction’s planned density and developable land supply identification are complete, **please send the completed phase two table template and GIS-based representations of developable land supply to King County**, via the contact information at the beginning of this guidance. If necessary, include any other accompanying materials to document methods or assumptions. King County staff will review your data and follow up with any questions.

### *What’s next?*

As laid out in the introduction, phase two data will be combined with achieved density data collected in phase one to calculate capacity in phase three of data collection. Phase three will begin in early 2020.

### *Stay in touch!*

If you need assistance or have questions, get in touch with King County staff anytime. We are available for direct assistance if your jurisdiction does not have GIS software or other resources. King County is planning workshops in November to help with phase two data collection; more information will follow soon.

Thank you for your attention and partnership in completing the 2020 Urban Growth Capacity Study!

### *Background*

This guidance supplements previous guidance from October 2019 on Phase 2 data reporting for the Urban Growth Capacity Study. The final step in completing the inventory of vacant and redevelopable land is a consideration of whether infrastructure availability will limit the developable land supply.

Formally identifying “infrastructure gaps” is a new requirement for the Urban Growth Capacity Study. To satisfy this requirement, King County is recommending the following process to identify any land unlikely to be serviced or achieve its planned density in the planning period, based on physical or ownership characteristics of the land, not because of service expense.

### *What Are Infrastructure Gaps?*

For the Urban Growth Capacity Study, an infrastructure gap exists for a property when one or more critical types of infrastructure— transportation, water, sewer, or stormwater— will not be available over the 20-year planning horizon, and will prevent land development. An infrastructure gap can prevent development in two ways:

- A total preemption of development potential e.g., no improvement is planned to deliver necessary urban services to a piece of land
- A reduction of development potential, e.g., an improvement cannot be provided to serve land at its planned density

### *Process for Determining Gaps*

The infrastructure evaluation process includes the following steps to identify parcels with long term infrastructure gaps significant enough to wholly or partially remove the land from the buildable lands supply:

1. Identify system capacity issues – are there gaps within the service area or capacity for water, sewer, or stormwater providers in your city?
2. Identify site-specific infrastructure gaps – are any parcels within a service area unlikely to be served because of their site characteristics?
3. Update developable land supply – remove parcels with infrastructure gaps from the land supply inventory.

Detailed instructions on how to complete these steps is provided in the next section.

### *Completing the Data Tables*

In the reporting template tables spreadsheet, the tab labeled “Table 2: Infrastructure Gaps” provides three tables to complete this assessment. If you determine no infrastructure gaps to exist in your city, this will be indicated by the results of Tables 2.1 and 2.3

#### *Step 1: Identify System Capacity Issues*

- 1.1. Verify and update the data provided in the most recent Comprehensive Plan, documenting major changes in policy, service provision and other relevant details in Table 2.1.
- 1.2. List the providers serving your jurisdiction with essential infrastructure: water, sewer, and stormwater, in Table 2.1.
- 1.3. Collaborate with service providers, drawing from sewer and water district and comprehensive plans, to identify out-of-date planning information and any underserved portions of each city or the unincorporated urban area. Jurisdictions are advised to coordinate with public works staff to review, interpret and verify data. Note underserved areas or other gaps in the column “Service Deficiencies.”

- 1.4. Document any future capital facilities investments planned to address these issues in Table 2.1. Determine if specific investments will resolve infrastructure gaps to “unlock” development potential and when it is expected to occur. Record these investments in column “Planned Investments.”
- 1.5. Evaluate each system-wide capacity issue to determine if the issue is expected to stop or delay future development, or limit the types or densities of development that will be feasible. Record determinations in the column “Infrastructure Gap Present?” in Table 2.1
- 1.6. Preferably using GIS, overlay the service areas of providers with system capacity issues on the set of vacant and redevelopable parcels. Identify affected parcels in Table 2.2, noting the type of gap affecting development, whether it is a full or partial gap, and for partial gaps, the density restricted by the gap.

Example Table 2.1:

Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?
Westedge Water + Sewer District	Sewer	Zone 3 - lift station required	Zone 3 lift station in CIP, planned completion by 2030	No
Westedge Water + Sewer District	Water	None	None	No
Westedge Water + Sewer District	Water	Comprehensive Plan last updated 2011	No update planned	No, but land use assumptions need updating
West City	Comprehensive Plan	Capacity project required to serve West Ridge neighborhood currently on septic	None for West Ridge	Yes

Example Table 2.2:

PIN	Area	Infrastructure Type	Partial or Full Gap	Density Constraint	Density Type
1111111111	0.32	Sewer	Full		
1111111114	1.15	Sewer	Part	2	DU/acre

## Step 2: Identify and Document Site-Specific Infrastructure Gaps

- 2.1. Review remaining vacant and redevelopable parcels to identify parcels with physical characteristics or locations that make them unlikely to be served with water, sewer, stormwater services, or roads, either completely, or to their planned density. Examples could include single parcels without road access, surrounded by other unrelated parcels lacking road access, or a parcel with site characteristics that would prevent sufficient sewer service for the planned highest and best use.

This review is most easily done through GIS. The previously supplied assessor data includes fields indicating whether a parcel currently has water, sewer, and transportation services. Suggested criteria for determining site-specific gaps for each utility are listed below. Jurisdictions may tailor these guidelines to meet local conditions. Please document any additional criteria used below Table 2.3:

- **Sewer:**
  - No pipe within 200'
  - Pipe within 200', but insufficient for highest and best use
  - Lift station required
- **Water:**
  - No pipe within 200'
  - Pipe adjacent, but insufficient for highest and best use
- **Stormwater:**
  - No adjacent public main
  - No available discharge point
  - No on-site infiltration capacity
- **Transportation:**
  - Inaccessible due to geographic constraints
  - No infrastructure to provide physical access to site
  - Infrastructure is aging, fails to meet adopted LOS or is otherwise out of compliance

2.2. Draw from code or adopted policy to determine if the issues are expected to stop or delay future development, or limit the types or densities of development feasible on vacant or redevelopable parcels. Review parcels with multiple gaps, regardless of severity, to consider if their combined impact will stop or delay development.

2.3. In Table 2.3, record identified site-specific infrastructure gaps, by documenting infrastructure constrained parcels in the developable land supply. List the parcel identification number, parcel area, type of infrastructure causing the gap, whether the gap fully removes the parcel from developable land supply or merely limits the density, and for partial gaps, the limit to the density, expressed in dwelling units per acre or floor area ratio. If no gaps exist, please write "NONE" in the table.

Example Table 2.3:

PIN	Area	Infrastructure Type	Partial or Full Gap	Density Constraint	Density Type	Note
1111113462	0.48	Transportation	Full	(# if part)	(FAR or DU/ac)	surrounded by parcels without access

### Step 3: Update Developable Land Supply

- 3.1. Drawing from Tables 2.2 and 2.3, in Table 4 (Land Supply), update the field "Infrastructure Constrained Area" with the area of developable land supply affected by FULL infrastructure gaps. Subtract this area and the critical areas from the gross area for the net buildable redevelopable or vacant land supply.
- 3.2. For partially constrained parcels, in Table 4 create a new line for each affected zone, noting the infrastructure constraint in the "Zone" field (e.g., for zone R-6, create a row for R-6-constrained, or similar). Include the area of the affected parcels in the "Infrastructure Constrained Area" field.
- 3.3. Summarize vacant and redevelopable land supply by zone.

## Appendix C: Phase 3 Guidance - Initial Capacity

## Introduction

The Urban Growth Capacity Study, also known as “buildable lands,” is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets. The study will provide meaningful information to cities and King County on development and capacity for updating growth targets and comprehensive plans. King County coordinates the development of the report, and each city provides a standardized set of development data for their jurisdiction.

In Phase 1 of data collection, conducted in 2019, cities collected data on recent development 2012-2018, in an effort to determine the zone-based achieved development densities. In Phase 2 of data collection, conducted in late 2019 and early 2020, cities collected data to identify the supply of available land over the next 20 years as well as information on planned densities for each zone. Phase 3 of the data collection process will build off the work of previous phases to determine assumed density and calculate an initial capacity for each zone. Phase 3 will also include review and reporting of housing and employment growth relative to cities’ growth targets, as well as an opportunity to review achieved densities relative to planned densities. This document will guide planners and analysts through this process.

Cities will submit data for Phase 3 in a separate reporting template table accompanying this document. Due to circumstances and limited capacity caused by the COVID-19 Pandemic, King County is allocating resources and technical support for cities facing challenges meeting this data request. All previously submitted data relevant to Phase 3 has been entered into collection tables for each city (in tables 1, 2, and 4), and gaps in data collection have been noted or left as blank, but reviewing the completeness for the list of zones within your city, supplied densities, and land supply information is a great place to start. Any questions or requests for support can be forwarded to the Rebecca Maskin [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov) or Ben Larson [blarson@kingcounty.gov](mailto:blarson@kingcounty.gov).

Reporting for Phase 3 data collection is due August 10<sup>th</sup>.

## About Phase 3 Reporting

Phase 3 data reporting has three key components:

1. Calculating an initial capacity for each zone in your city
2. Reviewing and reporting on housing and employment growth relative to adopted growth targets
3. Reviewing and reporting on achieved densities relative to planned densities

### *Why “Initial” Capacity?*

Phase 3 will work towards calculating capacity, but two assumptions used within the process for calculating capacity are currently being updated to provide more up-to-date information and meet state requirements. In the autumn 2020, jurisdictions will incorporate these assumptions and calculate final capacity for the Urban Growth Capacity Report. The two assumptions are:

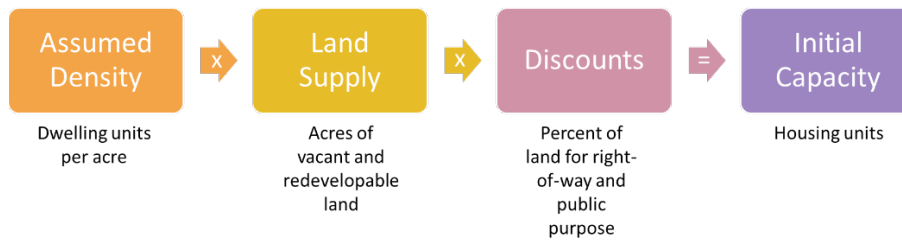
- Market Factor. An assumption that accounts for the amount of land kept out of development because of landowner preference not to develop.
- Square feet per Job Assumptions. These assumptions are used to convert non-residential capacity expressed in square feet to employees.

### *How Initial Capacity is calculated*

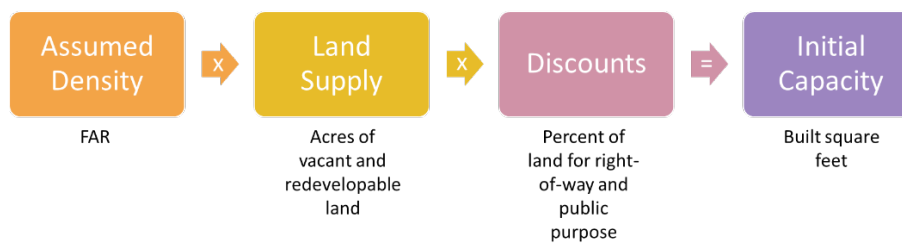
Generally, developable capacity is calculated by zone, and is the product of a zone’s assumed density and the area of land supply, minus a percentage accounting for streets, sidewalks, and public purpose land. Achieved densities calculated in Phase 1 of data collection form the basis for the assumed densities, and the land supply was reported by zone in Phase 2. Jurisdictions will select discounts for right-of-way and public purpose lands, informed by recent

development trends, to reduce the land supply for non-buildable, necessary infrastructure. The following graphics illustrate the how capacity is calculated.

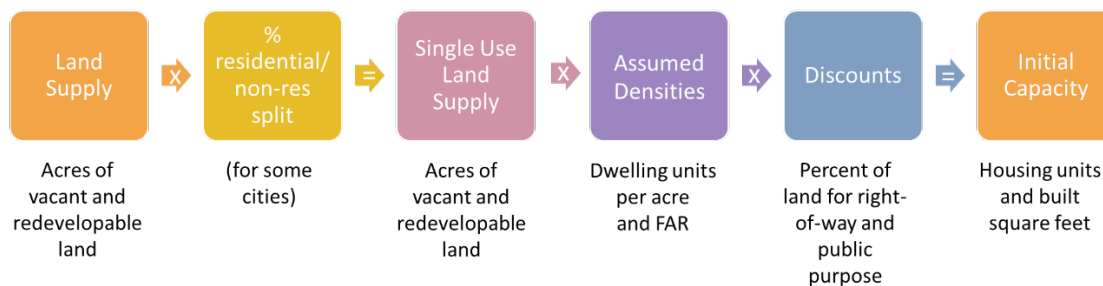
### Calculating Residential Capacity



### Calculating Non-Residential Capacity



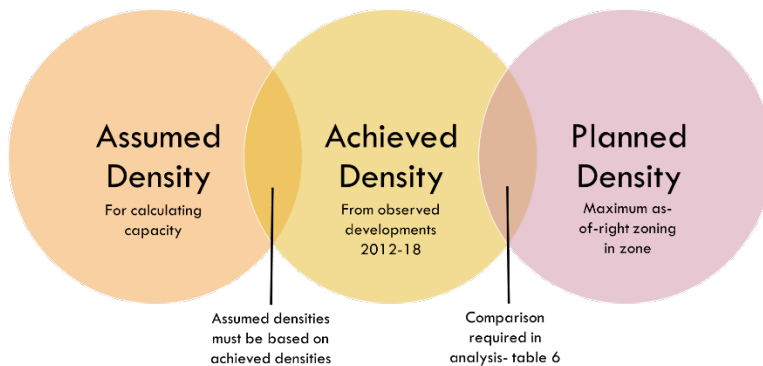
### Calculating Mixed-use Capacity



### Reviewing Progress toward Targets and Densities

Reviewing and reporting on progress toward growth targets and planned densities provides context on how each jurisdiction is meeting its planning goals. Should a city or the unincorporated urban area of the county be found to not be achieving its growth target or planned densities, reasonable measures may need to be adopted in the 2024 comprehensive plan. Reasonable measures are policy or planning strategies selected by jurisdictions to bring growth or development into alignment with planning goals. This is a new requirement for the buildable lands program, and more information is provided in the guidance below. In Phase 3, we are asking cities to compare adopted targets and growth, and achieved and planned densities, and report on policy, code, or other planning circumstances that may explain or otherwise account for the difference. For reference, the graphic below illustrates the difference between the three types of densities that are referenced in developing the Urban Growth Capacity Report.

### Types of Density Reported in the Urban Growth Capacity Report



### How to Complete Phase 3 Reporting

There are six tables in the template spreadsheet in the reporting packet that must be filled out to complete Phase 3 reporting. Additional materials in the reporting packet email and reporting template spreadsheet will assist your completion of Phase 3 reporting including:

- Past right of way and public purpose assumptions to discount undevelopable land
- Recommendations on adjusting discounts based on recent development trends
- Your jurisdiction's data provided in Phases 1 and 2

The next sections of this guidance will explain how to fill out the template spreadsheet tables.

#### Table 1: Assumed Densities

Assumed densities are an essential component to calculating capacity. They are reported for each zone where development can occur. Assumed densities, except in limited circumstances, must be based upon the achieved densities observed in the 2012-2018 evaluation period reported in Phase 1 of Urban Growth Capacity data collection. This is specifically called out in RCW 36.70A.215(3)a, e.

Deviation from achieved density is only permitted for zones in the following circumstances:

- **Insufficient observed development in the evaluation period.** Some zones may have experienced limited or no development to draw reasonable conclusions for anticipated development densities, either in the types of development allowed in a mixed use zone, or in the quantity of development.
- **Changes in regulations.** Densities achieved in development permitted during the 5-year review period may reflect zoning and development regulations that have since changed. Where regulations have changed to effectively increase or decrease achievable net densities, assumed future densities should reflect the impact of those regulatory changes, and the specific changes should be documented.
- **Trends over time.** A trend of increasing dwelling units per acre or FAR over time could justify an assumed future density higher than indicated in the zonal average reported as achieved density in Phase 1. Annual reporting in Phase 1 data would indicate this trend.
- **Infrastructure gaps.** "Partial infrastructure gaps," where infrastructure imitations affected portions of zones from achieving planned densities were identified in Phase 2 data reporting.

In such cases, jurisdictions may look to the planned density to inform the assumed density. Documentation of the specific development circumstances that demand deviation from the achieved density, and the rationale for the selected assumed density are required.



Reporting for this section is completed in table 1, as described below. Rows in table 1 will be populated with jurisdictional data provided in Phases 1 and 2. Depending on the completeness of data provided, achieved or planned densities for some zones may still need to be provided. Please review data provided for completeness vis-à-vis the zones in your jurisdiction.

When filling out table 1 for mixed use zones, create an individual row for each use.

Carrying over from Phase 2 reporting, if a portion of a zone is partly constrained by an infrastructure gap, create a separate row for those subareas, and use the constrained density in the assumed density field, noting the infrastructure gap in the document differences field.

Table 1: Assumed Densities

Zone	Land Use Type	Achieved Density	Planned Density	Assumed Density	Document differences between Assumed and Achieved densities, and rationale for selected density

Table 1 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Zone	Gathered from Phase 2 reporting. Each zone where development may occur must have values for all three densities below. For zones that allow multiple land uses list that zone once for each use.
Land Use Type	Residential, non-residential, mixed use, or Other (e.g. public lands, park zones, etc. that are occasionally recorded).
Achieved Density (both DU/acre and FAR)	From Phase 1 reporting. The achieved density the observed density of development occurring in a zone during the evaluation period 2012-2018. It is expressed in dwelling units per acre (residential) or FAR (non-residential). If no development was observed in a given zone, mark with zero and document in the “Documenting Differences” field.
Planned Density (both DU/acre and FAR)	From Phase 2 reporting. The planned density is the as-of-right density granted by code for each zone, that is the maximum allowed density without any bonus or incentive density.
Assumed Density (both DU/acre and FAR)	The density used to calculate capacity in this zone. In most cases this will be the same as the achieved density. Exceptions to this rule are described in the above section.
Documenting Differences	Use this field to report on the circumstances that warrant deviation from using the achieved density as the assumed density to calculate capacity.

Table 2: Mixed Use Zone Use Splits

Mixed use zones are defined as zones with capacity for both residential and non-residential development. In some cities, mixed use zones require the achieved use splits observed in Phase 1 to apportion area to residential and non-residential uses to calculate capacity, but all cities should report on differences between achieved and planned mixed use development. Some mixed use zones did not see mixed use development in the evaluation period. In these instances, jurisdictions can draw from additional sources:

- Observed splits in zones in comparable zones in or outside of your jurisdiction
- Expressed vision for these areas in comprehensive and neighborhood plan policies, or development regulations
- Local knowledge of market conditions, demand for space, projects in the development pipeline, and developer interest
- Existing development similar to that envisioned for a zone

Be sure to document which sources of information were used to determine assumed mixed use splits. Reporting for this section is completed in table 2, as described below.

Table 2: Mixed Use Zone Use Splits

Zone	Achieved % of Residential Development	Achieved % of Non-residential Development	Assumed % of Residential Development	Assumed % of Non-residential Development	Document differences between Assumed and Achieved Residential/Non-residential %

Table 2 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Zone	Gathered from Phase 2 reporting.
Achieved % of Residential Development	From Phase 1 reporting; zones without observed mixed use development will be zero.
Achieved % of Non-residential Development	From Phase 1 reporting; zones without observed mixed use development will be zero.
Assumed % of Residential Development	The share of residential development that will be used to apportion land to residential use. Assumption is to be based off of achieved splits, unless circumstances described above apply.
Assumed % of Non-residential Development	The share of non-residential development that will be used to apportion land to non-residential use. Assumption is to be based off of achieved splits, unless circumstances described above apply.
Documenting Differences	Use this field to report on the circumstances that warrant deviation from using the achieved development splits as the assumed splits to calculate capacity. In cases where no development was observed, cite the sources used to estimate assumed use splits.

Table 3: Discounts

To more accurately estimate the actual developable capacity, the area of vacant and redevelopable land supply must be reduced or “discounted” to account for land that gets utilized for rights-of-way and other public purpose uses where people do not live or work. Public purpose uses are generally stormwater facilities, parks, or other open space. These amounts vary by type and density of development.

The starting place for approximating these discounts is the observed development data used to calculate achieved densities in Phase 1. Past buildable lands reports provide additional reference points, built from the development observed during those evaluation periods. As development becomes denser and occurs as infill, these discount rates reduce, as right-of-way and public purpose uses are already built into the urban fabric.

To support jurisdictional selection of discounts, King County has performed analysis of developments constructed 2012-2018 that informed Phase 1 reporting. Discounts used in the 2007 Buildable Lands Report are also provided to inform the discount selection for the 2021 report. There may be reasons to deviate from the observed or past discounts, including:

- Increasingly dense or infill development experienced or anticipated in the future, could lend to reduced discounts, as essential infrastructure is already present.
- Changes in development regulations could affect discounts in either direction. Development regulations requiring additional set asides for environmental protection, for example could suggest increased discounts, while upzones or increases in land use intensity would suggest decreased discounts.

While zone-specific discounts are not recommended, additional detail may be provided. Land use or density patterns in some cities may justify a single discount being applied across residential land supply, or for multifamily and mixed uses.

Table 3: Discounts

	Right of Way	Public Purpose
Parcel Analysis SF Discount	%	%
Parcel Analysis MF/MU Discount		
BLR 2007 SF Discount		
BLR 2007 MF Discount		
BLR 2007 MU/Comm/Ind Discount		
<b>SF Discount Selected</b>		
<b>MF Discount Selected</b>		
<b>MU/Comm/Ind Discount Selected</b>		

Table 3 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
Parcel Analysis SF Discount	Drawing from the comparison of 2012 and 2018 parcels that supplied data for Phase 1 reporting, this is the calculated portion of single family parcels developed during that period that went to right-of-way or public purpose uses.
Parcel Analysis MF/MU Discount	Drawing from the comparison of 2012 and 2018 parcels that supplied data for Phase 1 reporting, this is the calculated portion of multifamily and mixed use parcels developed during that period that went to right-of-way or public purpose uses. Values are not jurisdiction specific, and draw from a sampling of development
BLR 2007 SF Discount	This is the discount used for single family land supply in the 2007 Buildable Lands Report. Note that formatting may differ based on how discounts were applied in 2007 report.
BLR 2007 MF Discount	This is the discount used for multifamily land supply in the 2007 Buildable Lands Report. Note that formatting may differ based on how discounts were applied in 2007 report.
BLR 2007 MU/Comm/Ind Discount	This is the discount used for mixed use, commercial, and industrial land supply in the 2007 Buildable Lands Report. Note that formatting may differ based on how discounts were applied in 2007 report.
SF Discount Selected	Fill in your jurisdiction's selected discount for single family land supply here. Selecting a single discount for multiple land uses is also possible depending on your city's circumstance.
MF Discount Selected	Fill in your jurisdiction's selected discount for multifamily land supply here. Selecting a single discount for multiple land uses is also possible depending on your city's circumstance.
MU/Comm/Ind Discount Selected	Fill in your jurisdiction's selected discount for non-residential and/or mixed-use land supply here. Selecting a single discount for multiple land uses is also possible depending on your city's circumstance.

Table 4: Initial Capacity

In the template spreadsheets, the two tables on the tab titled "Table 4" calculate residential and non-residential capacity. The tables are separated for clarity, but are filled out in a similar way, moving from left to right to calculate initial capacity.

In each table, you'll create separate rows for each zone, and for vacant and redevelopable lands within each zone. Mixed use zones should have rows in both residential and non-residential tables. Be mindful of capacity affected by partial infrastructure gaps identified in Phase 2 reporting. These areas should also have their own rows to reflect the constrained densities of the infrastructure gaps.

About Calculating Mixed Use Capacity

In Phase 1 data collection, achieved densities were separately calculated for the residential and non-residential components of mixed use projects. These achieved densities were generally calculated from the number of residential units or commercial/office square footage over the entire parcel area. Calculating density in this manner factors in a split between residential and non-residential uses into the achieved density, making a separate apportionment of mixed use zoned land before the assumed density is applied unnecessary.

A handful of cities calculated density in a different, but equivalent, way— either expressing density only in FAR, or calculating the achieved densities for each use over a portion of the parcel relegated to individual land uses. Cities that calculated mixed use achieved density in one of these alternative ways will need to use the assumed mixed use shares recorded in Table 2 to apportion mixed use land supply to residential and non-residential use in each zone before applying the achieved densities, and document this approach in notes on table 4.

Table 4: Initial Capacity (Residential)

Zone	Mixed Use Zone	Land Use	Vacant/ Redevelopable	Assumed Density	Land Supply Area	Right of Way %	Public Purpose %	Buildable Area	Initial Residential Capacity	Existing Units on Redevelopable Parcels
Phase 2/ table 1	Y/N	SF/MF/MU	Select	from table 1	Phase 2	from table 3	from table 3	Acres	Housing units	Housing units

Table 4: Initial Capacity (Non-residential)

Zone	Mixed Use Zone	Land Use	Vacant/ Redevelopable	Assumed Density	Land Supply Area	Right of Way %	Public Purpose %	Buildable Area	Initial Non-residential Capacity	Existing construction on Redevelopable Parcels
Phase 2/ table 1	Y/N	Com/Ind/MU	Select	from table 1	Phase 2	from table 3	from table 3	Square Feet	Square feet	Square feet

Table 4 Fields and Reporting Instructions (both sub-tables combined)

Field Name	Definition and Reporting Instructions
Zone	Gathered from Phase 2 reporting, copied from Phase 3, table 1.
Mixed Use Zone	Yes or no- indicate whether this is a mixed use zone. Mixed use zones should have a residential and a non-residential row.
Land Use	Residential or Non-residential.
Vacant/Redevelopable	Indicate whether this is redevelopable or vacant land supply.
Assumed Density	Copied from table 1.
Land Supply Area	Gathered from Phase 2 reporting, table 4.
Right of Way %	Copied from table 3.
Public Purpose %	Copied from table 3.
Buildable Area	Developable land area for zone, from which capacity is calculated. Calculated field: Multiplies the single use land supply by 1-right of way % and 1-public purpose % discount fields. Residential land is expressed in acres (to be multiplied by DU/acre), non-residential land is expressed in square feet (to be multiplied by assumed FAR).

Field Name	Definition and Reporting Instructions
Initial (Non-)Residential Capacity	Initial capacity for zone. Multiply the buildable area by the assumed density in DU/acre.
Existing construction on Redevelopable Parcels	Compile the existing development in housing units or built square feet on land identified as redevelopable.

*Table 5: Achieving Growth Targets*

The review and evaluation program of the Growth Management Act requires that the county and its cities evaluate how they are achieving urban densities by comparing growth and targets. Further analysis is required where county or city growth targets are not being achieved. This concept has long been a part of the review and evaluation program, but amendments to the statute in 2017 strengthened analysis and reporting requirements, making non-achievement of growth targets a potential trigger for reasonable measures in the subsequent periodic comprehensive plan update.

To achieve this aim, King County is comparing estimated housing unit and employment growth 2006-2018 to growth targets adopted in the 2012 Countywide Planning Policies, extended to 2035. The extended growth targets were first published in a 2013 memo to help develop 2015 comprehensive plans. The extended targets have been adjusted to account for major annexations that have occurred since 2013. The memo and adjusted 2006-2035 targets are included in this Phase 3 data reporting packet.

For the recent estimates used to compare to the growth targets, 2006-2018 housing unit growth is derived from block-level OFM Small Area Population Estimates, using consistent geographic boundaries for cities in 2019. 2006-2018 employment estimates derive from the PSRC Covered Employment estimates. Employment estimates reflect total employment, less construction/resource sector employment, to mirror the targets for this period.

For Phase 3 data reporting, King County is requesting cities review the estimates in comparison to growth targets. This data will support the assessment of whether targets are being achieved. This data is presented in Table 6 of the Phase 3 reporting template. In addition to reviewing this data, jurisdictions are requested to consider the observed growth over the 2006-2018 evaluation period relative to the target, and report mitigating circumstances that have landed to significant differences between growth and the target. Such circumstances may include (but are not limited to):

- Development moratoria
- Timing or financing of infrastructure investments
- Preexisting developer agreements or major planned developments
- Development occurring well below planned densities
- National economic trends or factors outside of local land use control

Reporting for this section is completed in Table 5a and 5b, and described below. Data for all cities is also contained in a Tableau dashboard available here: [https://public.tableau.com/profile/armask#!/vizhome/CompareTargets2006-35\\_all](https://public.tableau.com/profile/armask#!/vizhome/CompareTargets2006-35_all)

*Table 5a: Housing*

2006-2035 Extended Housing Target	2006-2018 Target Elapsed	% of Target Period Elapsed	2006-2018 Housing Growth	% of Target Achieved	Discussion

*Table 5b: Jobs*

2006-2035 Extended Job Target	2006-2018 Target Elapsed	% of Target Period Elapsed	2006-2018 Job Growth	% of Target Achieved	Discussion

Table 5 Fields and Reporting Instructions

Field Name	Definition and Reporting Instructions
2006-2035 Extended Housing/Job Target	This field is supplied by King County, and reflects the adopted 2006-2031 target, extended to 2035 per the memo provided in the Phase 3 reporting packet. Jobs data reflects total employment minus construction/resource sector employment. City geographic boundaries reflect major annexations current through 2019.
2006-2018 Target Elapsed	This field is supplied by King County. It is a time-based estimate of the amount of target that has elapsed from 2006-2018. 41% of the 2006-2035 period has elapsed, so it is equal to 41% of the housing or jobs target. Review this number and compare it to the 2006-2018 growth estimate.
% of Target Period Elapsed	This field is supplied by King County. It is a time-based estimate of the amount of target that has elapsed from 2006-2018. 41% of the 2006-2035 period has elapsed, so it is equal to 41% of the housing or jobs target.
2006-2018 Housing/Job Growth	This field is supplied by King County. Housing unit data is sourced from OFM Small Area Estimates; job data is sourced from PSRC's employment estimates, minus construction/resource sector employment. City geographic boundaries reflect major annexations current through 2019. Review this estimate and compare to the 2006-2018 target elapsed estimate.
% of Target Achieved	This field is supplied by King County, calculated from the housing or job growth estimates divided by the extended target.
Discussion	Use this field for reporting specific events or conditions during the 2006-2018 period that could allow for a slower or quicker rate of target absorption. Examples are described in the preceding section.

Table 6: Achieving Planned Densities

Reporting on densities has always been a part of the review and evaluation program, but the review plays a more prominent role in this iteration of the Urban Growth Capacity Report. Like reporting on growth targets, amendments to the buildable lands statute in 2017 strengthened analysis and reporting requirements, making non-achievement of growth of planned densities a potential trigger for reasonable measures in the subsequent periodic comprehensive plan update.

Phase 3 data reporting will build towards this requirement by requesting your jurisdiction's reflection on differences in the densities achieved during the 2012-2018 evaluation period, and those you are planning for. Achieved densities derive from Phase 1 data reporting. Planned densities were requested in Phase 2 data reporting. Determination of "achieving" planned densities will be made later in 2020 according to countywide standards. Further analysis will be required where cities are determined to not be achieving planned densities.

For this phase of data reporting, King County is requesting jurisdictions compare achieved and planned densities for each zone, and evaluate potential reasons why densities may not have been achieved by development during the evaluation period. Such circumstances may include (but are not limited to):

- Rezones that occurred during the evaluation period
- Significant development regulation changes
- Infrastructure or level of service limitations
- Lack of capacity for new development
- Limited quantity of development to draw a comparison
- National economic conditions or development trends outside of local control

- Development vested under preexisting development regulations
- Development moratoria in specific zones or neighborhoods

Reporting for this section is completed in Table 6, and described below.

*Table 6: Density Reporting*

Zone	Land Use Type	Planned Density	Achieved Density	Difference	Discussion

*Table 6 Fields and Reporting Instructions*

Field Name	Definition and Reporting Instructions
Zone	Supplied by King County- please review for completeness. Cities with complex zoning codes may aggregate zones to a more generalized zone category that makes sense for monitoring.
Land Use Type	Indicate the type of use, residential, non-residential, or mixed use. For mixed use zones, include two lines for both the residential and non-residential planned and achieved densities. If your jurisdiction only uses FAR densities, you may report a single FAR value instead of indicating non-residential and residential densities.
Planned Density	From Phase 2 reporting
Achieved Density	From Phase 1 reporting
Difference	Calculated as a percentage: Achieved Density / Planned Density
Discussion	Use this field for reporting specific events or conditions during the 2006-2018 period that could allow for a slower or quicker rate of target absorption. Examples are described in the preceding section.

## Wrapping up and Next Steps

Thank you for taking the time to read this guidance and complete Phase 3 reporting. Your partnership is essential to completing the Urban Growth Capacity Report. When your tables have been completed, please email them back to King County, to both [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov) and [blarson@kingcounty.gov](mailto:blarson@kingcounty.gov). Submissions are due July 13<sup>th</sup>, 2020.

King County's goal is to have all Phase 1 and 2 data completely submitted in early August 2020. This will facilitate countywide estimates of initial capacity in early September 2020. After Phase 3 is complete, we will follow up with information on calculating final capacity, and determinations on target and density achievement.

If you have questions or need help at any time, do not hesitate to contact Ben and Rebecca, via the emails above or at 205-263-9590 (Ben) and 206-263-0380 (Rebecca).

## Appendix D: Phase 4 Guidance - Final Capacity



## Introduction

The Urban Growth Capacity Study, also known as “buildable lands,” is a collaboration between cities and King County to analyze recent land use development trends, and to compare those trends to comprehensive plans and growth targets. The study provides meaningful information to cities and King County on development and capacity for updating growth targets and comprehensive plans. King County coordinates the development of the report, and each city provides a standardized set of development data for their jurisdiction.

In February 2021, King County cities will report on the final assumptions necessary to calculate final capacity for this project. The previous three phases of reporting have cumulatively built upon each other towards the goal of calculating final capacity for each jurisdiction, as shown in Figure 1 below.

FIGURE 1: FLOW OF URBAN GROWTH CAPACITY REPORTING PHASES



Phase 4 of data collection will again build off work from previous phases of data collection to calculate residential and non-residential capacity. Final capacity will be compared to the remaining 2006-2035 growth target to determine whether sufficient capacity exists for targeted growth.

**To calculate final capacity, cities will select two assumptions for each zone: *Market Factor* and *Employment Density* (*Employment Density* applies to mixed use and non-residential zones only). This guidance and set of reporting tables aim to provide the information necessary for each city to select appropriate assumptions for each zone.**

Cities will submit data for Phase 4 in a separate reporting table template accompanying this document. King County staff are pursuing an accelerated timeline for Phase 4 data collection to complete capacity data for a draft Urban Growth Capacity Report in March 2021. **Phase 4 data is requested by March 5, 2021. Resources and direct technical support are available** to help meeting this data request. All previously submitted data relevant to Phase 4 has been entered into collection tables for each city and gaps in data collection have been noted or highlighted. Capacity calculations have been pre-programmed to the extent possible to facilitate efficient reporting.

Additionally, staff are encouraged to schedule appointments with Ben Larson to facilitate data collection. Staff are invited to book time via Calendly, an online scheduling website linked to Microsoft Outlook. You can schedule an appointment by clicking the following link: [https://calendly.com/kingcounty\\_ugc/phase-iv](https://calendly.com/kingcounty_ugc/phase-iv). No account is necessary

Any questions or requests for support can be sent to Rebecca Maskin [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov) or Ben Larson [blarson@kingcounty.gov](mailto:blarson@kingcounty.gov). As always, we greatly appreciate your assistance and cooperation with this request. Do not hesitate to reach out to let us know how we can facilitate your involvement in completing Urban Growth Capacity reporting.

### Background on Phase 4 Data Assumptions

Phase 4 data reporting will build directly upon the data your jurisdiction reported in Phase 3 (initial capacity). Cities will select **Market Factor** assumptions to discount the identified land supply for each developable zone. Then, for zones with non-residential development, cities will select **Employment Densities**, expressed as square feet per job ratios, to convert built space capacity into employment capacity. Through allocated buildable lands grant funding from the Department of Commerce, King County has performed an updated analysis to support recommended assumptions, to comport with new statute requirements and recent development trends. Documents detailing the new analysis are included in the Phase 4 reporting package.

#### Market Factor

The Market Factor, also known as the Market Supply Factor, is a final adjustment to the developable land supply that follows other deductions that account for critical areas, infrastructure gaps, right-of-way, and future public facilities. It accounts for the percentage of buildable land that, due to market constraints, will not be developed during the 20-year planning period. Traditionally, it has been used as a proxy to account for landowner preference to not develop, or inability to develop property over the planning period. Market Factor will be applied to both residential and non-residential zones to determine final housing and employment capacity for each city.

In general, land uses and zones where a *high* level of development or land conversion are expected over the planning period should assume a *low* market factor. Conversely, land uses and zones where development may be more difficult or slower to develop should assume a *high* market factor.

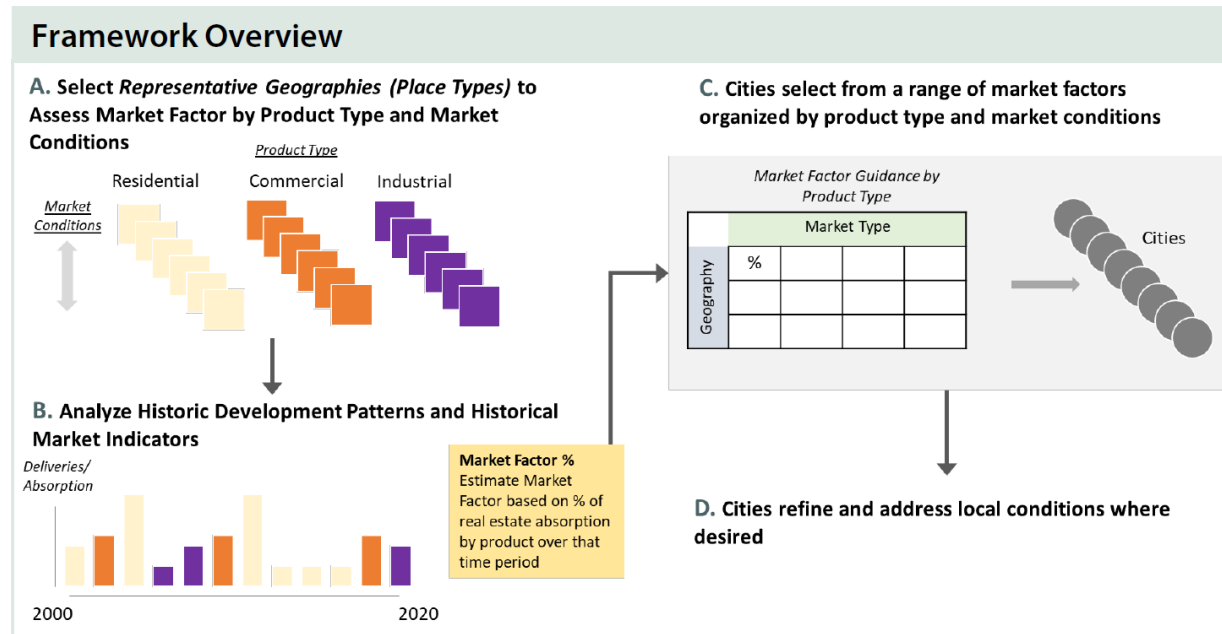
Through an updated analysis<sup>1</sup>, recommended market factor ranges have been developed for residential and non-residential zones, varying by Regional Geography and relative market strength (market factor alignment). The analysis behind these recommended ranges compares historical development and land supply identified in the 2021 UGC study. Grouping cities by VISION 2050 Regional Geography, consultants analyzed the amount of development by “product type” (e.g., multifamily/mixed-use residential or industrial development) compared to the amount of capacity in zones linked to that product type, resulting in a distribution of rate of development for cities within a Regional Geography category.

Based on this distribution, cities were grouped into low, medium, and high market factor recommendation, with an associated range of market factors calculated from the relative amount of land left undeveloped in the product type classification. This process is illustrated in Figure 2, and detailed in pages 17-27 of the Market Factor Guidance document included in the reporting package

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<sup>1</sup> King County Urban Growth Capacity Market Factor Guidance developed by Heartland, LLC and BERK Consulting, 2021. Excerpts from this guidance, including a step by step guide to selecting market factor are included in the reporting package. For the full draft guidance (includes appendices), please contact King County staff.

FIGURE 2: MARKET FACTOR RANGES DEVELOPMENT PROCESS OVERVIEW



The recommended ranges for product types by Regional Geography and market alignment are shown in Figure 3.

FIGURE 3: RECOMMENDED MARKET FACTOR RANGES

City Typology	Residential		Non-Residential	
Market Factor Alignment	Multifamily/ Mixed-Res	Single Family	Commercial (Office/Retail/Mix)	Industrial
<b>Metropolitan Cities</b>				
Low	5%-10%	1%-14%	1%-10%	1%-15%
<b>Core Cities</b>				
Low	5%-10%	1%-14%	1%-10%	1%-15%
Medium	11%-20%	15%-20%	11%-20%	16%-35%
High	21%-35%	21%-30%	21%-50%	36%-50%
<b>High-Capacity Transit Communities</b>				
Low	5%-10%	1%-9%	1%-14%	1%-19%
Medium	11%-15%	10%-20%	15%-25%	20%-30%
High	16%-30%	21%-35%	26%-50%	31%-50%
<b>Cities and Towns</b>				
Low	10%-24%	1%-10%	1%-10%	1%-15%
Medium	25%-35%	11%-40%	11%-20%	16%-35%
High	36%-50%	41%-50%	21%-50%	36%-50%

### Selecting Market Factor for Your City

The first task of Phase 4 reporting will be to select the appropriate market factors for your city. For each zone, staff completing reporting will identify a market factor within the recommended ranges and update the reporting table. If the ideal market factor for a zone is determined to be outside of the recommended range, the specific rationale for selecting this market factor must be documented in the reporting table. Cities may vary their selected market factors by the relative complexity of zoning and available land within their jurisdiction. For smaller cities or less complex zoning, a single market factor by land use type may be appropriate, whereas larger cities or more complex development situations may require a more refined identification of appropriate market factors.

The following guidance describes the factors to weigh when selecting a value within the recommended ranges. More detail is included on pages 25-27 of the included Market Factor Guidance document, with the key factors to consider outlined here.

#### REDEVELOPABLE VS. VACANT LAND

Cities are welcome to attune their market factors separately for vacant and redevelopable land stock. Be sure to consider how redevelopable lands were identified in calculating the land supply in phase 2 of data reporting. If in identifying the redevelopable land supply, a higher existing-to-planned density ratio or improvement-to-land value ratio was assumed for redevelopable lands, consider whether differentiating between redevelopable and vacant market factors is further required, as that definition already assumes a differentiation between these lands based on market forces.

Traditionally, redevelopable lands have assumed higher market factors than vacant lands to account for the relative ease of converting vacant land to development. As redevelopment takes more of the share of development, it could suggest the remaining vacant land could have significant development challenges that reduce this advantage.

#### MARKET TRENDS

If trends indicate growth in demand for a given product, consider a downward adjustment on market factor to reflect this demand. Alternatively, if the market data for a given product indicates more difficult market conditions, consider selection of a higher market factor within the recommended range.

#### UPZONED EXISTING SINGLE-FAMILY AREAS

Market factor may be adjusted to account for relative uncertainty regarding how existing single-family zones that have been rezoned for greater intensity may redevelop. The age and value of the housing stock, presence of transit infrastructure, and recent sales or permitting activity can inform how to refine the appropriate market factor for these areas.

#### RESTRICTIVE COVENANTS

Some areas that have been rezoned or upzoned may still be subject to restrictive covenants that run with the land and limit how development may occur. This is most likely to exist in existing single-family neighborhoods but may also pose a challenge in business parks and other similar commercial districts. A higher market factor can account for this situation.

#### FRAGMENTED OWNERSHIP AND PARCEL SIZE

Where capacity for a given product type is largely spread across fragmented or non-contiguous parcels and parcel sizes are generally smaller in size, a higher market factor may be considered to account for difficulties in parcel assemblage for future redevelopment.

#### ACCESS TO TRANSIT

Planned transit infrastructure can greatly improve development feasibility and owner willingness to sell/redevelop land. Market factor assumptions can be tuned to reflect where such improvements exist or are planned in the future.

#### INFRASTRUCTURE COST

In phase 2 of data reporting, we examined the presence or availability of infrastructure in the identification of land supply. Market factor can build on this work, including selecting a higher factor to account for the cost or likelihood of significant infrastructure construction to support planned development.

### Employment Densities

Selecting a square feet per job assumption, or employment density, per zone or land use is the last step of calculating non-residential capacity, converting built space capacity to jobs. Cities may vary their selected employment densities by the relative complexity of zoning and available land, or the sectors of employment that are likely to exist within their jurisdiction. Smaller cities or those with less complex zoning may consider a single value or values depending on the land use. Our most basic recommendation is differentiating between commercial and industrial jobs, because of the wide variance in employment density between these types.

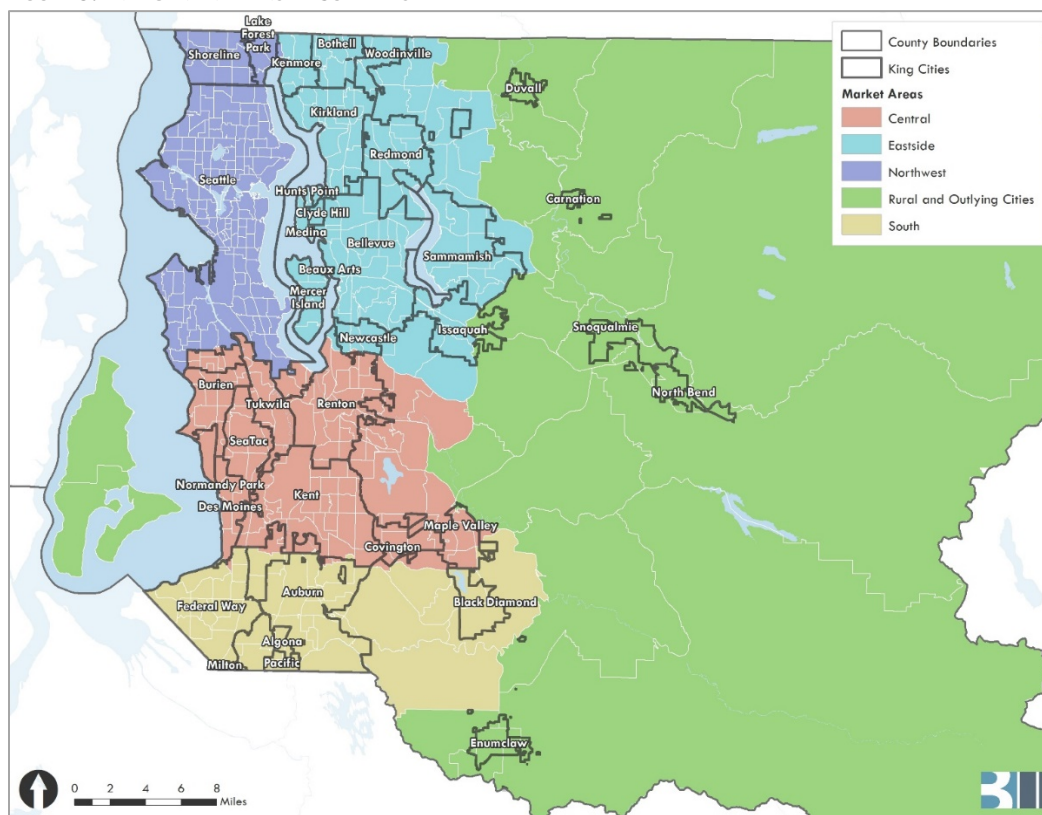
To prepare for the 2021 Urban Growth Capacity Report, an analysis of recent employment densities compared to past densities across King County was performed.<sup>2</sup> The analysis compared the amount of industrial and other commercial jobs to the aggregated amount of similarly classified non-residential built space in subareas covering King County to calculate ranges in employment density. This analysis was performed on 2006 and 2019 data to observe if employment density patterns have changed over time. The recommended ranges by subarea and general land use type (commercial/mixed use or industrial) are shown in Figure 4. A map of cities by subarea is included in Figure 5 below, and a city-specific table is included in the reporting table template and the employment density guidance document.

FIGURE 4: RECOMMENDED SQUARE FEET PER JOB RANGES BY SUBAREA

Market Area	Average 2006 Employment Density (all zones)	Average 2019 Employment Density (all zones)	Recommended Range for Commercial and Mixed-Use Zones	Recommended Range for Industrial Zones
Central	655	608	300–600	700–1,200
Eastside	398	386	200–400	500–800
Northwest	445	415	200–400	500–800
Outlying Cities	669	630	300–600	700–1,200
South	701	724	300–600	700–1,200

<sup>2</sup> 2021 King County Urban Growth Capacity Report Employment Density Guidance, BERK Consulting, 2021. Full guidance included in reporting package.

FIGURE 5: EMPLOYMENT DENSITY SUBAREAS



### Selecting Employment Density for Your City

The final task for calculating employment capacity will be reporting selected employment densities in the phase 4 reporting tables. Recommended ranges for your city are supplied in the reporting table template. If you select employment density values outside of the recommended range, please record specific rationale or alternative methods for doing so in the reporting table. The employment density guidance contains additional detail on pages 8-9 for refining employment densities within the recommended range for your city.

### [Guidance for Filling Out the Reporting Tables](#)

#### About the Reporting Tables

The Phase 4 reporting table template consists of four tables. The reporting tables have been populated with data from previous phases of data reporting and programed with calculations to facilitate completion of this round of reporting. Columns include a header with a description of the calculation used to trace how data is used in across the table. **Columns that require input values are highlighted in yellow.**

City staff completing reporting will input selected market factor values by zone on Table 1, column E; and Table 2, column K. Selected employment densities will be inputted by zone on Table 3, column C. Table 4 includes the final capacity calculation. This calculation is primarily automated from values in the reporting tables, but a few values need to be inserted as indicated in the Table 4 explanation below. **As a final step before submitting your tables, back to King County, please review calculated capacity in Table 4.**

## Reporting Tables

The below copies of the tables in the reporting table template include mocked-up examples of completed reporting, but otherwise mirror the versions provided in the table template. Each city has a version unique to their jurisdiction that reflects inputted phase 3 data, and recommended market factor or employment density ranges based on the guidance described in previous sections.

FIGURE 6: REPORTING TABLE 1: MARKET FACTOR

Zone	Zone Type	Market Factor Alignment (Low, Med, High)	Market Factor Range (%) (Based on Place-Type, Zone Type, and Market Factor Alignment) (See Guidance)	Final Market Factor	Comments (if final market factor is outside of the suggested range)
Zone Name	SFR, MFR, MU, Comm, Ind	Selected from Market Factor Guidance	Selected from Market Factor Guidance	To be decided by city staff. Please consult market factor guidance.	Please provide comments if final market factor is outside of the suggested range
Example 1	MU	Med	10% - 20%	15%	N/A
Example 2	Comm	Low	5% - 10%	20%	Owner of only vacant land directly opposed to development

Table 1 includes all zones imported from phases 2 and 3 of data reporting, and their land use type (zone type) classification. Select a market factor within the given range in column D, and provide any documentation if selecting a value outside of the given range.

FIGURE 6: REPORTING TABLE 2: INITIAL CAPACITY

Zone	Mixed Use Zone	Land Use	Vacant/ Redevelopable	Assumed Density (DU/Acre)	Land Supply Area	Right of Way %	Public Purpose %	Final Market Factor %	Buildable Area (Acres)	Initial Residential Capacity (Housing Units)
									= Column F * (1 - Column G - Column H - Column I) = Column E * Column J	
Name of Zone	Y/N	SF/MF/MU	Select Vacant or Redevelopable	From Phase 3	From Phase 3	From Phase 3	From Phase 3	From Table 1		
Example1	N	MF	Vacant	24.2	9.7	15%	10.0%		7	176.6
Existing Units on Redevelopable Parcels (Housing Units)		Initial Capacity summed by zone (Housing Units)		Existing units on redevelopable parcels summed by zone (Housing Units)						
From Phase 3		To help with calculations on Table 4		To help with calculations on Table 4						
0		235.8		12.0						

Table 2 has two sub-tables, one for initial residential capacity, and one for initial non-residential capacity. Only the residential table is shown above. The non-residential table has an identical format, but is tailored to calculating developable square footage, not housing units.

Table 2 is largely imported from the final table in phase 3 data reporting. It includes almost all the data necessary for calculating capacity. In column I, input the selected market factor by zone from Phase 4 Table 1.



FIGURE 7: REPORTING TABLE 3: EMPLOYMENT DENSITIES

Zone	Zone Type (Ind/Comm/MU)	Square Feet Per Job
Example 1	MU	

If you are uncertain about how many square feet per job should be selected for each zone, please consult our employment densities guidance.

Table 3 also includes the following reference table (nothing to be reported by the city)

Recommended Ranges for City

Recommended Range: Commercial and Mixed-Use Zones	Recommended Range: Industrial Zones
200–300	450–700

For more information on these ranges please consult attached guidance on employment densities.

FIGURE 8: REPORTING TABLE 4: FINAL CAPACITY

Zone	Zone Type	Initial Residential Capacity	Existing Dwelling Units on Redevelopable Parcels	Development in the Pipeline	Final Residential Capacity (Dwelling Units)
Name of the Zone	SFR/MFR/MU	From Table 2	From Table 2	From Phase 2	= Column C + Column E - Column D
Example 1	MU	1,809	0	0	1,809

Table 4 has two sub-tables, one for residential capacity, and one for non-residential capacity. Please review this table, as it records the final capacity to be compared to the remaining target. As you select market factors, the calculated initial capacity will change. It will be lower than the initial capacity from phase 3 data reporting, as market factor discounts the land supply.

Input values for employment densities selected in Table 3 into Table 4 column G (non-residential table only). Also add any information on major planned developments to their appropriate zones in column E.

Pay special attention to any zones that your city has that are specific to single developments, institutions, or master planned areas. If applicable, we recommend using any capacity values relating to developer agreements, master plans, plats, or any other controlling documents rather than calculating capacity for these types of zones.

### Wrapping up

Once you have completed phase 4 reporting, send the completed table and all necessary documentation back to King County staff: Ben Larson [blarson@kingcounty.gov](mailto:blarson@kingcounty.gov) and Rebecca Maskin [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov).

Quality capacity data is the central product of the Urban Growth Capacity Report, and we cannot complete it without your support. You have our most esteemed respect and gratitude for completing this portion of King County's growth management journey, and we look forward to continuing to work with you as we compile findings for the report and complete additional analysis on achieved densities and growth targets, in addition to overall capacity findings.

A hearty **THANK YOU** for reading this guidance and partnering to complete this report. Please [schedule time](#) if you need technical assistance, or get in touch if you have any questions.



## Appendix E: Market Factor Guidance

# King County Urban Growth Capacity Report

*Market Factor Guidance*

January 2021



**King County**

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# 1. Market Factor: Introduction

Intro and Purpose

The Market Factor, also known as the Market Supply Factor, is a final adjustment to the buildable land supply that follows other deductions that account for critical areas, infrastructure gaps, right-of-way, and future public facilities. It accounts for the percentage of buildable land that is unavailable or infeasible to develop during the 20-year planning period. Historically, it has been used as a proxy to account for landowner preferences and unwillingness to sell, with various methodologies and approaches employed to develop and inform the assumption. As stated in the Department of Commerce’s 2018 Buildable Lands Guidelines:

*Over a 20-year planning period, not all land will be available for development or redevelopment, no matter how suitable. One key constraint on property availability is market availability, or whether or not land will transact for purpose of development or redevelopment. Owners of property that could be developed or redeveloped may have no interest in selling or developing over an extended period of time for any number of reasons.*

E2SSB-5254 introduced new language regarding the overall buildable lands reporting requirements including new recommendations related to Market Factor assumptions. As part of King County’s 2020/2021 updated Land Capacity Analysis the County is seeking guidance on development of Market Factor assumptions for municipalities across the County. King County, as mandated by GMA requirements, now seeks to develop a process and methodology for implementing Market Factors that comport with the revised buildable lands guidelines, and better reflect more current market realities present across the region.

Definition of Market Factor

**Department of Commerce Guidelines.** Several definitions of Market Factor are discussed in the Department of Commerce’s 2018 Guidance Publication (see *Buildable Lands Guidelines, 2018*). Included are several references to the Revised Code of Washington (RCW) as well as the Washington Administrator Code (WAC). Overall, the guidelines define the Market Factor as:

*Market Supply Factor is the estimated percentage of developable land contained within an urban growth area that is likely to remain unavailable over the course of a 20-year planning period and is, in practice, the final non-developable land deduction when calculating lands suitable for development and redevelopment.*

Process Overview

The following is an overview of the process utilized to develop Market Factor guidance for King County.

- Review Commerce guidance and past studies/methodologies
- Explore and evaluate potential methodologies, data sources and implementation frameworks
- Engage with planners and development community to inform methodology
- Conduct test fit analysis to inform Market Factor guidance (similar to case study examples to test data sources and results of the proposed methodology)
- Develop a framework for each City to evaluate and select a Market Factor assumption
- Recommended Market Factors for application across King County
- Create a “menu” of options organized by geography, product and market typologies
- Provide additional discussion and recommendations related to specific conditions that may impact the Market Factor assumption

Engagement

A critical component of the overall approach was the engagement with the public and private sector planning and development communities. The following groups were engaged throughout the development of the guidance document.

- King County Urban Growth Capacity (UGC) Technical Committee
- External Stakeholders (workshop and survey)
- City of Seattle

Engagement Process to Inform Market Factor

To inform development of a methodology for Market Factor, Heartland and Berk leveraged King County’s UGC Technical Committee to discuss and review potential Market Factor methodologies. A survey was also distributed to the group of planners and feedback from the process was used to inform how the methodology and overall framework were developed.

In addition, a stakeholder focus group and survey were conducted to inform the development of the Market Factor Methodology as well as to validate conditions affecting the availability of land. A diverse list of professionals active throughout King County

comprised primarily of developers and industry association representatives were invited to attend a discussion of the King County Land Capacity Analysis, and more specially, to discuss Market Factor. In attendance were a mix of representative including:

- Public sector representatives
- Industry/Association advocates
- Representation from both market-rate and income-restricted housing developers
- Developers/professional with expertise in multifamily, mixed use and single-family development
- Affordable Housing Advocacy Organizations

Below are highlights from the discussion. Bolded items are also discussed later in the guidance document.

Single Family Discussion

What We Heard:

- Political environment
- Reevaluate what is redevelopable
- **Issue of up-zones, resulting land price increase and impact on feasibility**
- **Slow turnover rate of SFR in MF or MU zones**
- Anticipate that regulations will only get tougher
- High degree of variability between cities in permit process/timing
- Lack of land zoned for townhomes
- On up zoned parcels, if too slow to convert large SFR lots into higher density, they will be redeveloped into more expensive SFR
- **Pricing expectations**

Multifamily and Mixed-Use Discussion

What We Heard:

- Permitting process and timing impacts matter
- **Access to transit** shapes project feasibility
- Missing/inadequate infrastructure in smaller communities to support higher density housing
- **Restrictive covenants impacts** newly up-zoned areas
- Emphasized need for predictability
- **Consider sale volume and growth as an indicator**
- Discussion of outlier communities:
  - **Mercer Island an example of a high price but limited growth community**
- Consider the existing land use mix and connections to employment centers
- **Consider physical parcel attributes**
- Include additional details for considering unique conditions and associated data sources to further evaluate

Approach

The guidance developed for King County focuses on a real estate product-type framework, wherein Market Factor assumptions/recommendations are organized by major real estate development typologies, also called product-types for the purposes of this report. Market Factor is to be selected by product-type and regional geography and applied to land capacity in areas of where the product type is projected to be the predominant use for a given zoning designation.

The approach to Market Factor for King County considers demonstrated supply, demand and projected capacity (projected for the 2021 UGC study). Demonstrated supply is informed by historical development deliveries. Relative demand for product is measured by both pricing and historical delivery by product type. All deliveries are measured in either residential units or non-residential square feet. The data referenced above were selected after a review of the Department of Commerce Buildable Lands Guidelines, review of former analysis of Market Factor conducted by King County as well as an evaluation of alternative data sources available at a County-wide scale.

This approach evaluates the recent demonstrated delivery rate for a certain product-type applied to a 20-year planning period as a ratio to the current projected capacity. This highlights the relationship between what is being developed by the market historically and the capacity a city is projecting into the future.

Rather than use the ratio to directly calculate a market factor, it is instead used to indicate and inform reasonable ranges of market factors and adjustments that cities in similar geographies and comparable market alignments can then choose to apply. These ranges serve as guidance and are recommended in Step 2 of the Market Factor Guidance Section. Additionally, cities can reference these ratio calculations for other cities to assess their own market factor assumptions and evaluate areas with different market conditions and historical development patterns.

Approach Considerations

The Market Factor assumption as applied in the Land Capacity Analysis framework is designed to account for a myriad of non-physical development conditions that would limit or prohibit the development of certain lands in the future. The approach, methodology and data sources in the guidance document are leveraged to inform the recommended ranges and selection framework, but are not meant to be directly translated to actual Market Factor percentages in a given City's estimates. *For example*, projecting a linear historical delivery trend does not necessarily represent the actual delivery trends for coming 20 years, but rather provides important context for how a City has grown historically versus how it expects to growth in the future.

Approach to City of Seattle

The City of Seattle, as one of two designated Metropolitan Cities in King County and the largest and most diverse City in the region, was analyzed at a more granular level than other Cities in King County. This is due to its geographic scale, total population and relative importance in terms of overall impact on capacity in King County. Seattle's distinct neighborhoods and zoning also allow for a more granular analysis and application of Market Factor. Seattle specific guidance is provided in the Appendix of document on page 40. It is important to note that the methodology for the City of Seattle is the same as the one used across the County, only at a neighborhood scale. The approach and framework herein does allow for more granular application of Market Factor in Cities where it may be appropriate, such as the City of Bellevue.

Why use this approach?

- Historical deliveries by product-type data is the best proxy for the nexus of real estate market conditions, willingness to sell and other factors that limit the development of land.
- This approach leverages readily available data from the King County Assessor to provide uniform analysis across all jurisdictions on existing supply, new deliveries, units and predominant use breakdowns to provide a historical and current market evaluation.
- The approach considers the demand for development land and attempts to account for the complexities associated with development economics that most often drive development decisions.
- The approach provides an empirical approach to deriving more realistic assumptions but also provides flexibility for Cities to address more qualitative and subjective conditions.
- The framework allows for a zone-by-zone approach for considering and selecting market factors for cities that wish to do so. Some cities may not have the

complexity or need to apply Market Factor at that scale and may elect to apply at a City-wide scale.

The exhibit below depicts the overall process for selecting Market Factor deductions to apply to each City’s capacity analysis.

Approach Summary

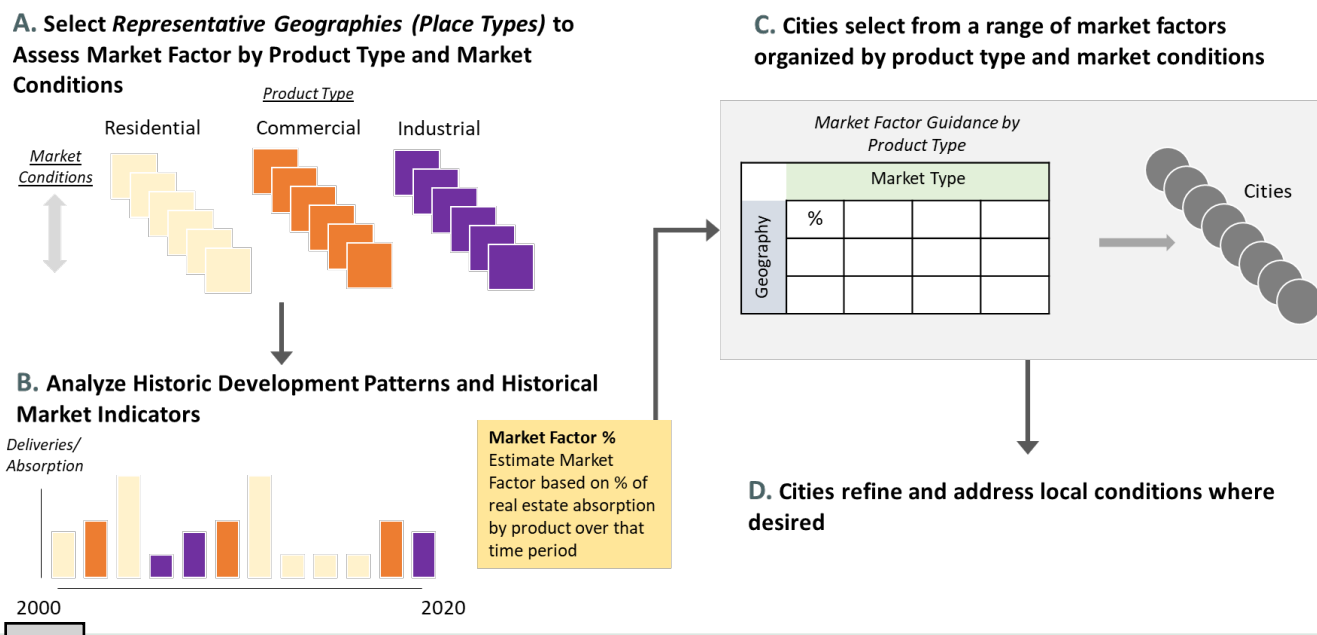
Analyze development patterns over the last 20 years by regional geography and product-type:

- What was delivered over the last 20 years by product type?
- How do historical rates of deliveries align with future capacity planned in the area?
- How does current supply for any given product type align with projected capacity?
- Leverage this data to inform Market Factor recommendations.

Provide recommendations for determining Market Factor based on:

- Product-type
- Regional Geography
- Market conditions
- Other known market constraints

Methodology Overview





The following terms and definitions are key to understanding the methodology and using the guidance document.

**Product-type:**

This refers to the general type of product that new construction would deliver in a particular zone. Using the *Product-type* in this approach serves as a bridge in applying market data to a jurisdiction’s capacity data. Detailed *Product-type* definitions are provided in Table 1A under the first step in the Market Factor Guidance Framework.

**Regional Geography:**

This represents the PSRC *Regional Geographies* outlined in the PSRC Vision 2050 document. These are used to serve as place-type groupings for cities based on shared characteristics.

**Market Factor Indicators:**

The methodology centers around calculating *Market Factor Indicator* values. These values provide an indication of how capacity would be absorbed based on the annual delivery rate of development (by *Product-type*) found over the past 5-years. The indicators are not meant to directly translate into market factors but are intended to inform *Market Factor Alignments* and the *Market Factor Ranges* (both defined herein). Note: the analysis evaluated both the 5-year annual average and 20-year annual average historical deliveries.

The *Market Factor Indicator* applies the 5-year average historical delivery rate to the estimated capacity of a given geography over a 20-year planning horizon. This calculation as it relates to the projected capacity is used to indicate what percentage of the capacity is not absorbed over the coming 20 years. The resulting percentage value serves as an indicator of the amount of buildable land that is unavailable or infeasible to develop during the 20-year planning period

**Market Factor Alignments:**

Three specific groupings for assigning *Market Factor Ranges* (low, medium, and high) are provided. These are assigned by *Product-type* and *Regional Geography*.

The *Market Factor Indicators* for all cities are compared to each other for each *Product-type*. Given the range of *Market Factor Indicator* values, Cities are then grouped into low, medium, or high *Market Factor Alignments* based on how the Cities’ *Market Factor Indicator* rankings compared to other cities (see Tables A1-4 in the Appendix). The Cities are then segmented by their respective *Regional Geographies*.

**Market Factor Ranges:**

*Market Factor Ranges* represent the range of Market Factors derived for King County organized by *Product-type* and *Regional Geography*. The ranges are informed by *Market Factor Indicators* and available market data (see page 10 to learn more about how the ranges were informed).

- For each *Product-type* and the corresponding *Market Factor Alignment*, a city can use the Table of *Market Factor Ranges* to serve as initial guidance for selecting a Market Factor.
- The discretion to select a value within the informed range or outside the range is left to each individual City. The comparative approach of this methodology is intended to provide flexibility for cities and allow them to make informed assumptions based on this framework but also leverage their unique knowledge of local conditions affecting capacity and future availability of land.

Methodology Overview

**A: Establish the Market Factor Indicator through analysis of historical deliveries and the planned capacity for the coming twenty-year planning period.**

- Measurements: 5-year avg. annual deliveries  
Cities’ Planned capacity
- Regional Geographies: PSRC Regional Geographies classifications.
- Data Sources: - King County Parcel Data  
- Year 2020 King County Buildable Lands Data  
- PSRC Regional Geographies
- Output: Market Factor Indicators for all Geographies and product types

Process :

- Assemble and evaluate past deliveries by evaluating the 5-year and 20-year average annual deliveries. These are used to project trends into the future.
- Evaluate Assumed capacity estimated by King County cities using UGC Phase III data. Assign this capacity data by product type based on zoning.
- Create an indicator by extending the 5-year annual delivery trend over the 20-year forward planning period and express as a percent of projected capacity. This gives an indication of what percentage of the planned capacity will be absorbed over the coming years. This indication can also be used to calculate what percentage of capacity does NOT develop over the 20-year planning horizon, which serves in this analysis as an *indicator* for Market Factor. The values from this analysis informed Market Factor recommendations but were not used to directly calculate Market Factors.

**B: Establish Market Factor Alignments for all cities and general product types in King County**

In the next step, cities were sorted into Low/Med/High Market Factor Alignment categories, based on the relationship of their Market Factor Indicators for each Product-type.

**C: Establish Market Factor Ranges for each Regional Geography, Product-type and Market Factor Alignment.**

- The Market Factor Indicators from Part A inform a reasonable baseline for the Market Factor Ranges for each city type, product type and Market Factor Alignment – covering every combination of these segments.
- Market price data (rents, median house prices) are used to inform how these ranges should be distributed among Market Factor Alignments (Part B) for each Product-Type.
- The Market Factors used in previous buildable lands analyses (referenced in **Appendix Table A10**) helped inform the maximum market factor (50%) to be found in the menu of ranges and provided useful context when evaluating appropriate ranges for cities to consider.

**D: Adjustments – Cities can refine and adjust the Market Factor based on local analysis.**

- Cities should adjust their Market Factor within the either the range provided OR the range that aligns most closely with the cities’ market conditions.
- Further discussion of these adjustments is provided in step 4 of the Market Factor Guidance Framework.
- Additional data are provided in the appendix to aid cities in adjusting and in potentially re-aligning with another range that may better represent market conditions anticipated over the 20-year planning horizon.

Methodology Summary

- A:** Establish the Market Factor *Indicators*
- B:** Establish Market *Alignments* for each City and each Product-Type
- C:** Establish Market Factor *Ranges* for each Regional Geography , product type and Market Factor Alignment.
- D:** Refine and Adjust Market Factor

Chosen test-fit Market indicators:

Product Type	PSRC Designation	Test Fit City	Test-Fit Market Factor Range Alignment	Market Factor Indicator
Multifamily	Core City	Kirkland	Low	0.08
Multifamily	HCT	Kenmore	Low	0.07
Multifamily	Cities and Towns	Covington	Medium	0.23
Multifamily	Metropolitan	Bellevue	Low	
Single Family	Core City	Kirkland	Medium	0.18
Single Family	HCT	Lake Forest Park	Medium	0.34
Single Family	Cities and Towns	Pacific	Medium	0.5
Single Family	Metropolitan	Bellevue	Low	
COM(off)	Core City	Federal Way	Medium	0.5
COM(off)	HCT	Mercer Island	Medium	0.5
COM(off)	Cities and Towns	Snoqualmie	Medium	0.48
COM(off)	Metropolitan	Bellevue	Low	
Industrial	Core City	Redmond	Medium	0.5*
Industrial	HCT	Woodinville	Low	0.5*
Industrial	Cities and Towns	Enumclaw	High	0.5*
Industrial	Metropolitan	Bellevue	Low	

The table to the left shows each test fit city for each Regional Geography grouped by each Product-type.

*\*NOTE: the Market Factor upper bound was limited to 0.5, if there was value greater than this value, it was reduced to 0.5*

Process:

This process leverages the calculated *Market Factor Indicators* and identifies a test-fit city in each Regional Geography that has a reasonable alignment of historical deliveries and projected capacity. The test-fit city's indicator value is used as the foundation for the market factor range. The Market Factor Alignment for the test fit geography serves as the starting point for deriving the range, and the bounds for the ranges found under the remaining Market Factor Alignments (low/med/high) are derived through examining market pricing data (median sales price for single-family, and average rents for all other product types as shown in the Appendix Tables A5-9). These adjustments to find the bounds consider both the average price points and the range of prices across cities in King County. With higher ranges of market price data, a wider range of Market Factors generally resulted.

To ensure that the recommended Market Factor Ranges provided in the Guidance Document are reasonable and not overly impactful to a given City's estimated capacity, historical Market Factor assumptions were reviewed to inform an upper limit on the ranges across all product types.

Summary:

In summary, the Market Factor Ranges provided later in this document are informed by a review of calculated Market Factor Indicators and selection from this dataset to establish baseline Market Factor assumptions by Product-type and PSRC Geography. Baseline values were selected from those cities that illustrate relative alignment between historical deliveries and the projected capacity.

Smaller Market Factor Ranges are found where pricing of a given Product-type is more clustered and the overall range of pricing is smaller. Where large differences in pricing for a given Product-type exists, the resulting Market Factor Ranges are larger. These larger Market Factor Ranges reflect the variability in market conditions found for a given Product-type across a particular Regional Geography. This is reflected in Exhibits 1b-3b on the following pages.

Historical Delivery Data

Analysis of historical development patterns across King County began with the compilation and detailed analysis of King County Assessor data. Assessor data provides detailed information on each parcel within the County as well as building specific attributes. Leveraging this information, Heartland established the following:

- Number of residential units by jurisdiction
- A county-wide time-series of delivery data, based upon year of building/unit completion
- Square footage of development by year completed
- Building predominant use, and total square footage of each sectional use.

Product Classifications Assigned to Assessor Data:

Residential	Non-Residential
Single Family	Industrial
Multifamily/Mixed Residential	Office
	Retail
	Commercial (non-industrial)

**Exhibits 1 - 3** Charts on the following pages illustrate overall development patterns across the County organized by Regional Geography. The data illustrates overall development patterns by specific Product Type.

The historical delivery data provides a proxy for a number of issues raised in the Buildable Lands Guidelines to which Market Factor is meant to address. These data provide a valuable indicator of:

- Demand for a given product in any given geography.
- The efficiency of the market to deliver the product.
- Willingness to sell.
- Impacts of planned or completed infrastructure.
- Other factors impacting the availability and development of land.

Other Data Analyzed

**Capacity Data:** Another key data point used to help inform this methodology includes the capacity data projected by each city by zone for the 2021 Buildable Lands Report.

**Historical Market Data:** Historical pricing data, for each market product-type were also analyzed. Other market data includes rental rates, sale pricing, vacancy, and the growth/trends associated with each of these, which are also previewed in exhibits 1-3.

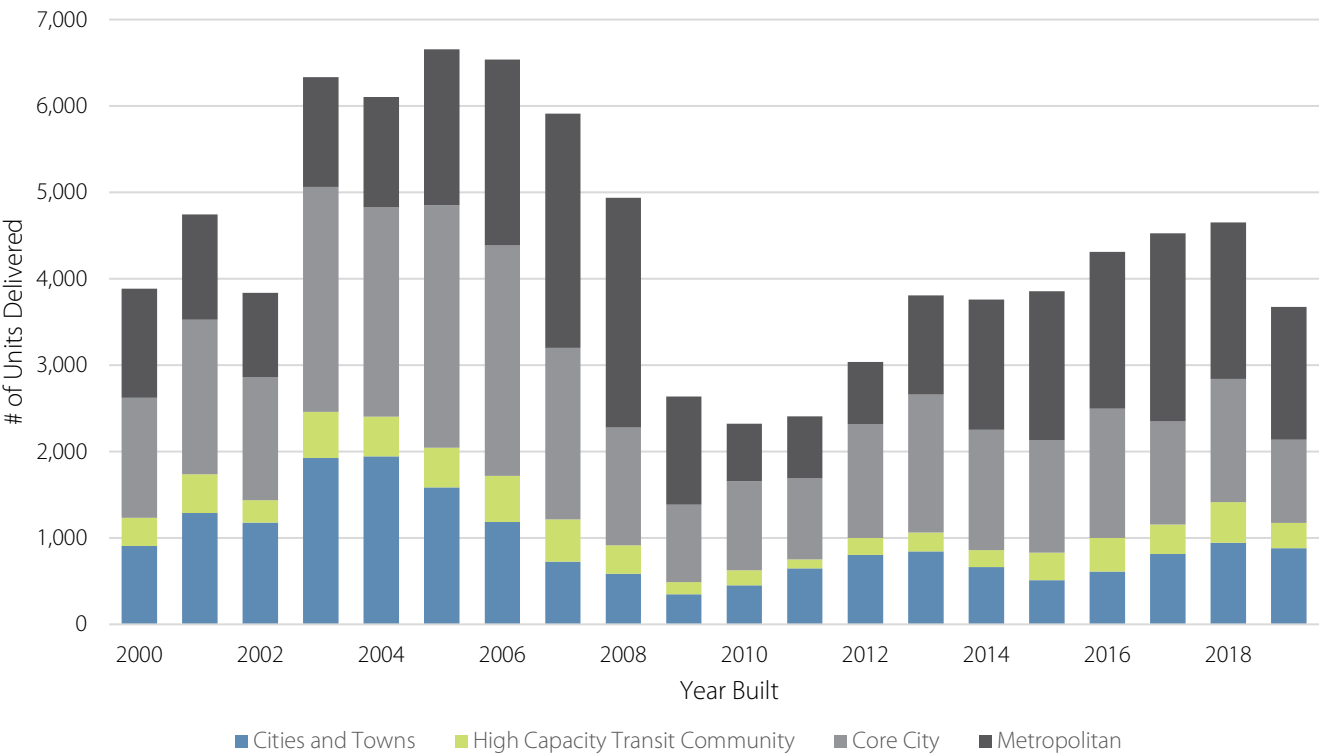
The three data sources combined provide a viewpoint of:

- Historical development deliveries by product type.
- Planned future capacity for a given Product-type.
- Current and past geography specific market conditions for the given product types.

Data Limitations:

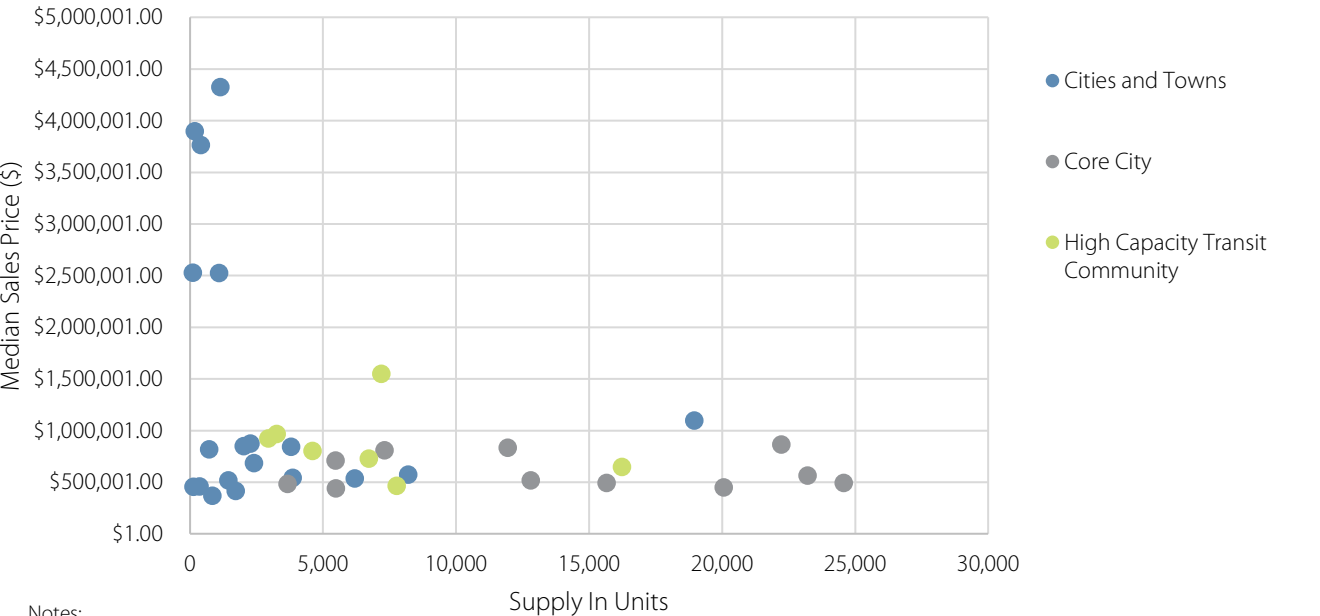
*Several limitations exist and are important to acknowledge in the context of their impact to inform the Market Factor assumptions contained later in the Guidance Document. None of the data discussed herein lend themselves to a directly translatable Market Factor value, rather they are used to inform ranges and recommended assignments. In addition, it is important to note that with historical delivery data the year-built attribute may not align directly with a City's permitting data. In addition, for the purposes of the analysis, assumptions were made in classifying the building's product type based upon the predominant uses and overall residential densities.*

Exhibit 1a: Single Family Unit Deliveries, 2000-2019



Source: King County Assessor Data

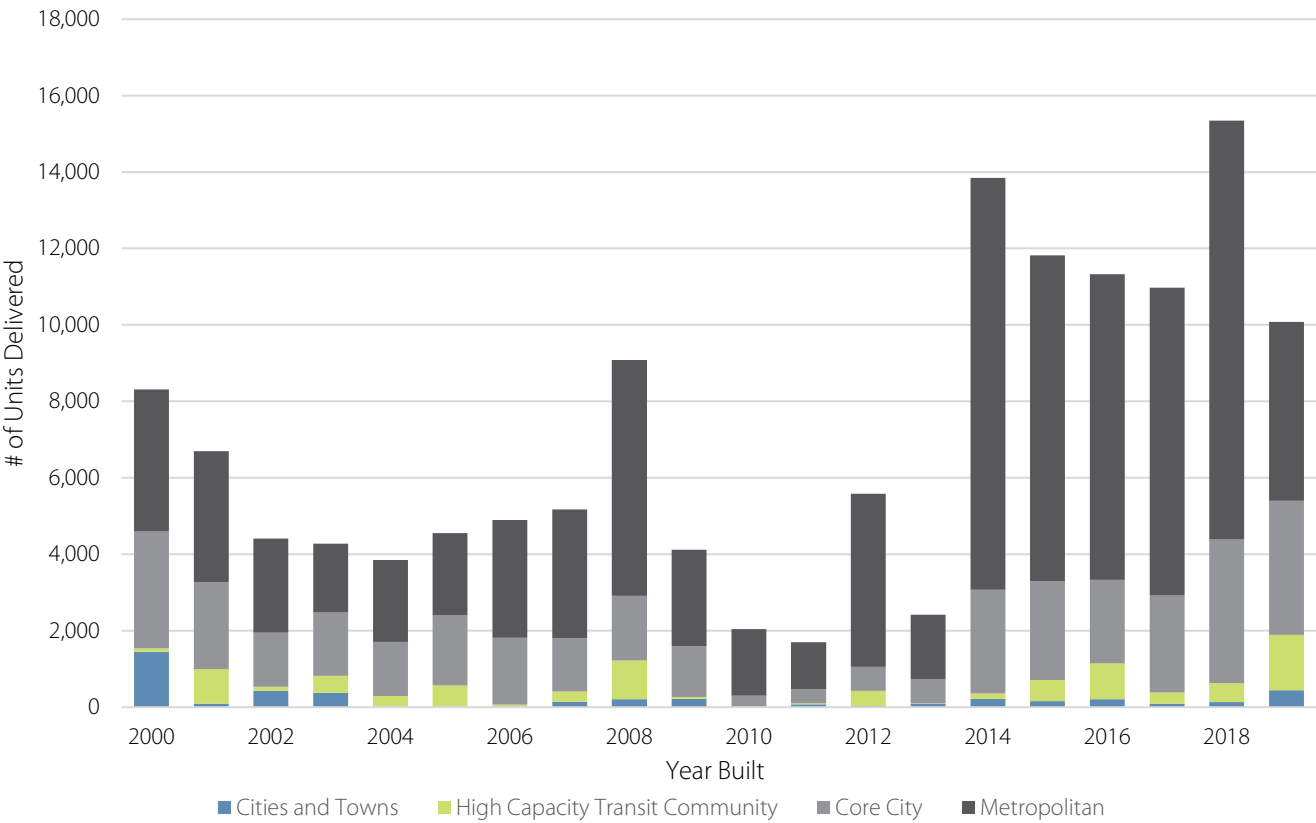
Exhibit 1b: Single Family Unit Supply and Median Sales Price



Notes:  
Metro's are excluded from Exhibit 1b for readability, as supply greatly exceeds that of the other cities.  
Single family is inclusive of attached single family units and townhomes

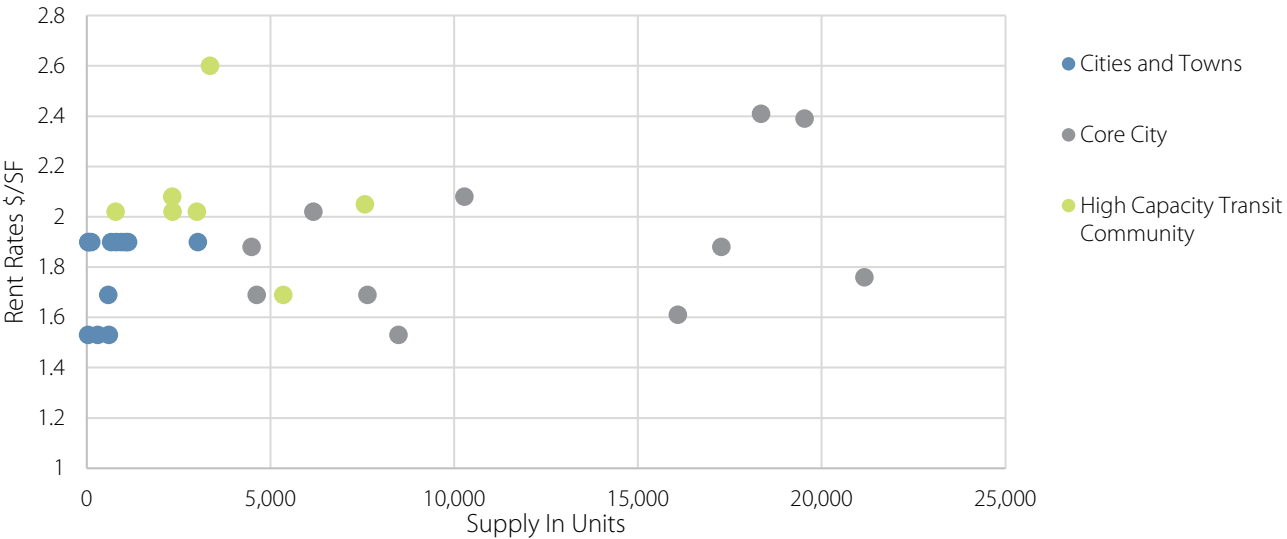
Source: King County Assessor Data, Redfin

Exhibit 2a: Multifamily & Mixed-Use Unit Deliveries 2000-2019



Source: King County Assessor Data

Exhibit 2b: Multifamily & Mixed-Use Supply and Current Rent (\$/square foot)



Notes:

- Excludes Cities with Zero Supply; Assessor data completion year can come before actual occupancy and this may be reflected in 2019.
- Metrol's are excluded from Exhibit 2b for readability, as supply greatly exceeds that of the other cities.

Source: King County Assessor Data, Costar

Exhibit 3a: Commercial Space (sq ft) Deliveries 2000-2019

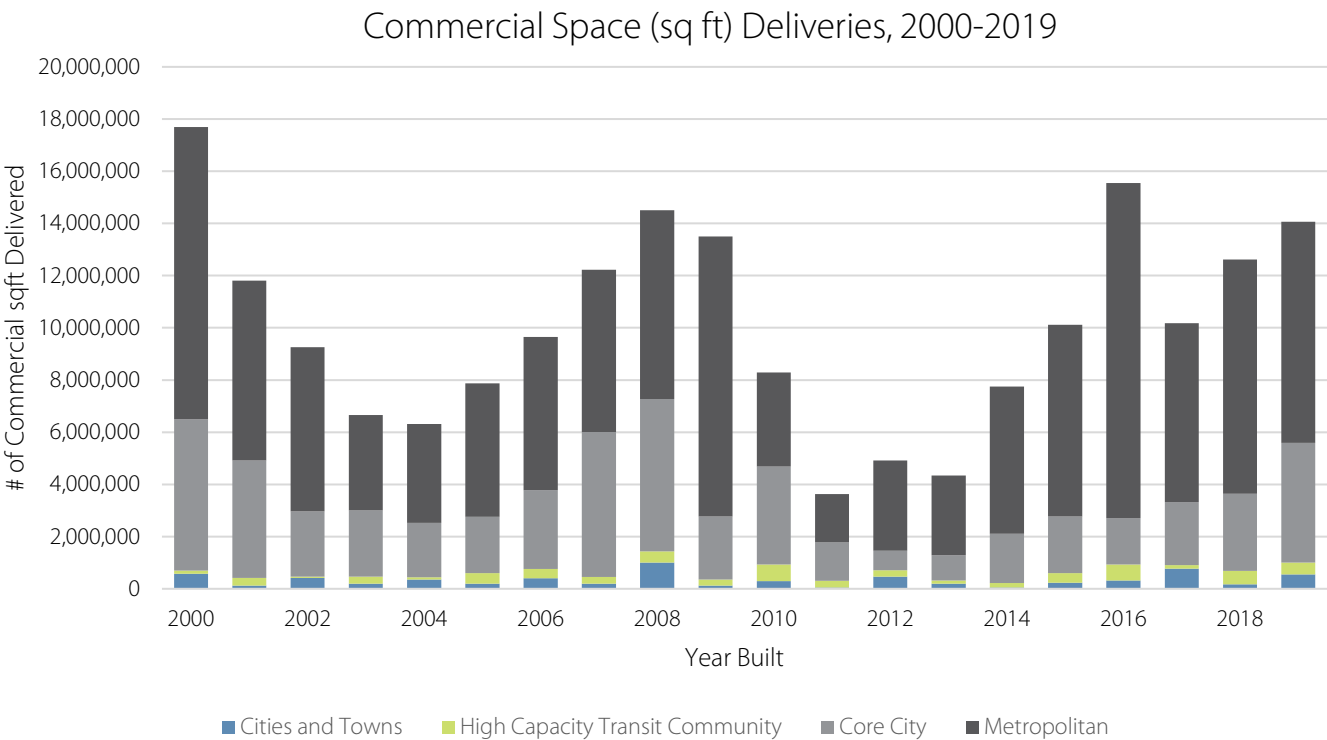
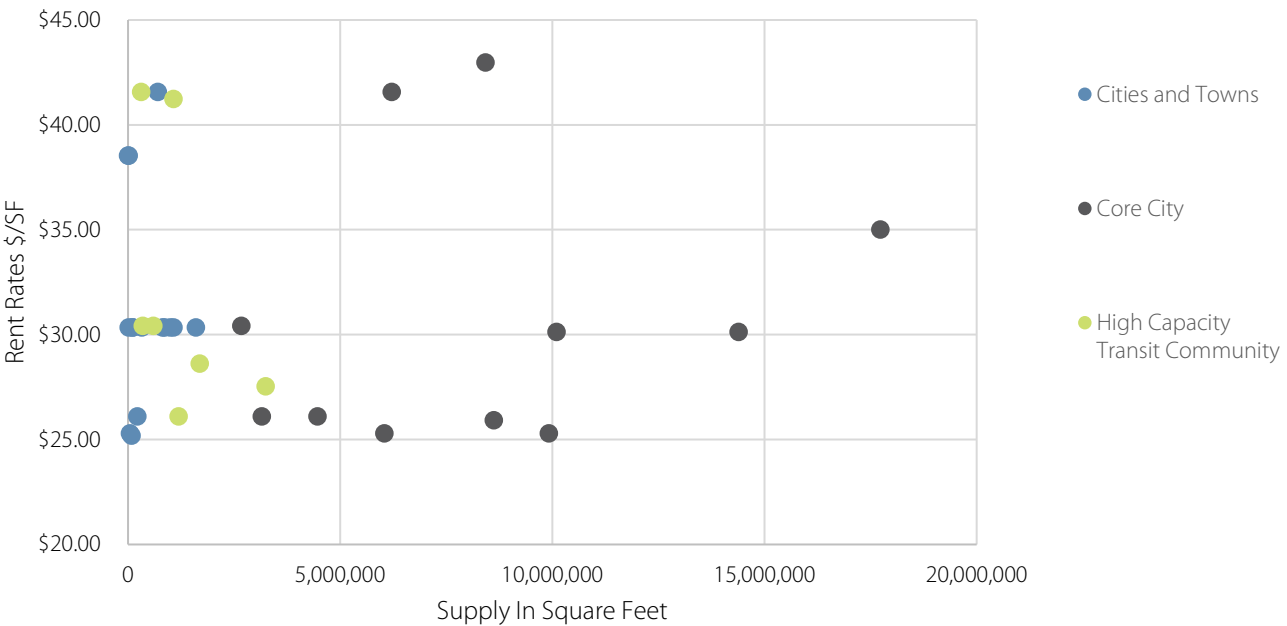


Exhibit 3b: Commercial Supply and Current Rent (\$/ sq ft)



Notes:  
• [redacted] are excluded from Exhibit 3b for readability, as supply greatly exceeds that of the other cities.

Source: King County Assessor Data, Costar

Connecting Market Factor and other UGC Assumptions

Key considerations

Market conditions also enter the capacity analysis through other assumptions in the Urban Growth Capacity analysis. These assumptions can affect the values of selected market factors. Below is additional commentary on other assumptions made within the capacity analysis framework and how these assumptions should be considered when using the Market Factor Guidance document. It is important to note that all of the assumptions discussed are calculated and applied outside of the application of the Market Factor deduction and represent stand alone assumptions estimated by each City.

- **Identifying Redevelopable Lands.** The approach to identifying redevelopable lands and the selected thresholds for determining what could be redeveloped in the future is of great importance to how a City's capacity relates to market conditions and future development economics and conditions. More conservative thresholds, i.e., those that anticipate that less redevelopable lands will develop over the planning period, would result in less redevelopable land being available. Less conservative thresholds would result in more land being available for redevelopment, and may warrant the selection of a market factor at the higher end of the suggested range, depending on market strength. Each City should evaluate how their redevelopment assumptions already

incorporate market conditions (or not) when selecting a Market Factor to apply.

- **Assumed Densities.** The density at which property develops in the future is in part dependent on market conditions and greatly impacts overall capacity. Each City has studied historical achieved densities and planned densities to arrive at an assumed density assumption. Where appropriate, each City should evaluate whether their assumptions reflect more aspirational product types and densities versus historical development patterns and achieved densities in a given zone and consider this when selecting a Market Factor to apply.
- **Infrastructure.** Analysis and deductions have been completed to account for deficiencies in infrastructure which could limit the development of land in the future. Jurisdictions may want to consider higher Market Factors for zones or land supply included as capacity, but requiring infrastructure investments to serve the assumed density. This adjustment would be intended to reflect the cost of the infrastructure investment, which was not a component of the previous infrastructure gaps analysis. This would only be a valid consideration where Cities believe the initial applied infrastructure gap deductions do not fully represent the infrastructure challenges in a given area.



## 2. Market Factor Guidance: *Framework*

Framework Overview

The following provides an overview of the Market Factor guidance framework developed for King County. There are four distinct steps defined within the

framework outlined below. Additional details and data are provided on the subsequent pages detailing each step.

Step	Explanation of step	Definitions and Reference	Details
<b>Step 1.</b> Identify Zoning by Predominant Product-Type	Identify the predominant Product-type in each zone of the City where capacity exists	Explanation of each Product-type (Table 1A)	<ul style="list-style-type: none"><li>• Select the Product-types that align with the zones within your City that have capacity</li><li>• The Product-type would be the predominant use expected to develop in each corresponding zone</li></ul>
<b>Step 2.</b> Identify Regional Geography and Market Alignment	Identify and align PSRC Regional Geographies and Market Conditions	Menu of Regional Geographies (PSRC) and Market Factor Alignments (Tables 2A-2D)	<ul style="list-style-type: none"><li>• Select applicable Regional Geography based on the Menu</li><li>• Select appropriate Market Factor Alignment from menu</li></ul>
<b>Step 3.</b> Select from Market Factor Ranges	For each Product-type select a Market Factor Range to apply to the capacity analysis	Market Factor Ranges (Table 3A)	<ul style="list-style-type: none"><li>• Find correct table, review and use the selected range to inform Market Factor assumption prior to adjustments in Step 4.</li></ul>
<b>Step 4.</b> Adjustments	Adjust selected Market Factor Range assumptions based on known conditions	Condition Considerations (Table 4A)	<ul style="list-style-type: none"><li>• Review known conditions that impact Market Factor (p. 12)</li><li>• Evaluate applicability in your City</li><li>• Adjust Market Factor assumption based on on-the-ground conditions in your jurisdiction, and document in table template.</li></ul>

Step 1 : Identify Zoning by Product Type	
Explanation of step	Identify the predominant Product-Type in each zone of the City where capacity exists
Definitions and Reference	<ul style="list-style-type: none"><li><b>Table 1A - Product-type Reference</b> Select applicable Product-types on the following page</li></ul>

Directions

In Step 1, assign the applicable Product-type to each zone based upon the anticipated predominant uses in the corresponding zone.

To better understand the Product-types used in this guidance, reference **Table 1A: Product-Type Reference**

The Product-type assigned to each zone should represent the predominant building typology and use that is likely to occur. This can be based on past buildout within a given zone *OR* the Product-type envisioned and supported by the zoning regulations and requirements.

Example

Zoning Designations



Product-Types

Residential
Single Family
Multifamily/Mixed Residential
Non-Residential
Industrial
Office
Retail
Commercial (non-industrial)

Capacity Tables

Zoning	Mixed use (y/n)	Land Use	Product-type	Mkt Factor
R1	N	SF	Single Family	
R4	N	SF	Single Family	
R6	N	SF	Single Family	
R12	N	MF	Single Family	
R18	N	MF	Multifamily	
R24	N	MF	Multifamily	
R48	N	MF	Multifamily	
(MHC)	N		Single Family	
NB	Y	MU	Mixed Res	
CB	Y	MU	Mixed Res	
DR	Y	MU	Mixed Res	
TOTALS				

Table 1A – Product-Type Reference

Product-type	Description/Application	Illustrative Examples
<b>Residential</b>		
Single Family	All areas where single family residential product inclusive of any of the following listed as the predominant use: detached, duplex, tri-plex four plex or townhouse plat.	Detached single family homes and subdivisions, attached townhomes and duplexes.
Multifamily/Mixed Residential	All areas where multilevel stacked residential product in the form of rental housing or condominium ownership is the predominant permitted use. Inclusive of high density multifamily and mixed-use developments.	Stacked flat apartment buildings, garden style apartment complexes, mid-rise multifamily podium projects, mid-rise multifamily podium projects with ground floor commercial uses, residential high-rise, residential condominium projects.
<b>Non-Residential</b>		
Industrial	Industrial facilities inclusive of manufacturing, warehousing, distribution and light industrial and facilities	Heavy industrial and manufacturing, warehousing and logistics development, light industrial and flex industrial facilities.
Office	Areas where the predominant use is office and zoning caters to office heavy commercial uses	Business Parks, Downtown CBDs.
Retail	Areas designated for standalone retail development.	Malls, power centers, lifestyle centers.
Commercial (non-industrial)	Inclusive of all nonindustrial commercial uses. Appropriate to apply in mixed use areas where the commercial use is the predominant use inclusive of instances where mixed residential is allowed but commercial component is primary.	Retail and office development (stand alone or mixed).  Commercial components of residential mixed-use products.

Step 2 : Identify Regional Geographies mm and Market Factor Alignment	
Explanation of step	Use the following tables to identify the Regional Geography and to align with corresponding market conditions.
Definitions and Reference	<ul style="list-style-type: none"><li>• <b>Table 2A</b> – Metropolitan</li><li>• <b>Table 2B</b> – High-Capacity Transit Market Factor Alignment Table</li><li>• <b>Table 2C</b> – Core Cities Market Factor Alignment Table</li><li>• <b>Table 2D</b> – Cities and towns Market Alignment Table</li></ul>

Directions

Regional Geography Designation

In addition to Product-type, this guidance segments different jurisdictions into like-kind Regional Geographies using the PSRC Designations. The four designations present in King County are given below:

- Metropolitan
- Core City
- High-Capacity Transit Community (HCT)
- Cities and Towns

Cities in these Regional Geographies share similar characteristics among peers. However, despite similarities amongst these Regional Geographies, market conditions still vary. To account for these variations amongst Regional Geographies peers, different *Market Factor Alignments* (high, medium, low) are be applied to the target cities to segment by these variations.

Use the Tables 2a -2d as a reference in selecting appropriate Market Factor Ranges by product type in Step 3. To review the Market Factor Indicators by City and Product type, refer to the **Appendix Tables A1-A4**. To review the methodology and explanation of Market Factor Indicators see Methodology Overview and Definitions section on page 8.

Market Factor Alignment

Each city's market conditions have been evaluated and *Market Alignment* has been assigned by Product-type. Use the rankings to select a *Market Factors Range* in Step 3.

- **Low** – market data and test fit analysis indicated that a lower Market Factor range is appropriate for the given Product-type.
- **Medium** – market data and test fit analysis indicated that a mid level Market Factor range is appropriate for the given Product-type.
- **High** – market data and test fit analysis indicated that a higher Market Factor range is appropriate for the given Product-type.

Further adjustments to the Market Factor, including how to select within the recommended range are completed in **Step 4**.

Table 2A – Metropolitan Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	PSRC Designation	Multifamily/MU	Single Family	Office/ Commercial	Industrial
Bellevue	Metropolitan	Low	Low	Low	Low
Seattle*	Metropolitan	NA*	NA*	NA*	NA*

\*Reference Appendix (page 40) for City of Seattle specific Market Factor guidance.

Table 2B – Core Cities Market Factor Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	PSRC Designation	Multifamily/MU	Single Family	Office/Commercial	Industrial
Redmond	Core City	Low	Low	Low	Medium
Tukwila	Core City	Low	Medium	Medium	Medium
Bothell	Core City	Low	Low	Low	Low
Issaquah	Core City	Medium	Low	Low	Low
Kirkland	Core City	Low	Medium	Low	Low
Kent	Core City	Medium	Low	High	Low
Burien	Core City	High	Medium	High	Low
SeaTac	Core City	High	Medium	Low	High
Federal Way	Core City	Low	Medium	Medium	Low
Renton	Core City	High	Low	Medium	Low
Auburn	Core City	Low	Medium	Medium	Low

Table 2C– High-Capacity Transit (HCT) Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	PSRC Designation	Multifamily/MU	Single Family	Office/ Commercial	Industrial
Newcastle	HCT	Low	Medium	Low	High
Woodinville	HCT	Low	Low	Low	Low
Mercer Island	HCT	High	Low	Medium	Medium
Des Moines	HCT	High	Low	Low	Low
Shoreline	HCT	High	Medium	High	High
Kenmore	HCT	Low	Low	Medium	Medium
Lake Forest Park	HCT	High	Medium	High	NA

Table 2D – Cities and towns Market Alignment Table

City/Regional Geography		Product-Type Market Factor Alignment			
City	PSRC Designation	Multifamily/MU Single Family		Office/ Commercial	Industrial
North Bend	Cities and Towns	Medium	Low	Medium	High
Maple Valley	Cities and Towns	Low	Low	Medium	High
Snoqualmie	Cities and Towns	Low	Low	Medium	High
Covington	Cities and Towns	Medium	Low	Low	High
Enumclaw	Cities and Towns	High	Low	Medium	High
Sammamish	Cities and Towns	High	Low	High	High
Milton	Cities and Towns	High	High	High	High
Carnation	Cities and Towns	High	Low	Low	High
Duvall	Cities and Towns	High	Low	High	Low
Black Diamond	Cities and Towns	High	Medium	NA	High
Medina	Cities and Towns	High	Low	High	High
Normandy Park	Cities and Towns	Low	High	Medium	High
Pacific	Cities and Towns	High	Medium	High	High
Skykomish	Cities and Towns	High	Medium	High	High
Algona	Cities and Towns	High	Low	High	High
Beaux Arts	Cities and Towns	High	Low	NA	NA
Clyde Hill	Cities and Towns	High	Low	NA	NA
Hunts Point	Cities and Towns	High	Low	NA	NA
Yarrow Point	Cities and Towns	High	Low	NA	NA

Step 3 : Select From Market Factor Ranges	
Explanation of step	For each Product-type select a <i>Market Factor Range</i> suitable for your City
Definitions and Reference	<ul style="list-style-type: none"><li>Table 3A – Market Factor Ranges by Product-type</li></ul>

Directions

Building upon Steps 1 and 2, Step 3 applies *Market Factor Ranges* by relating each Regional Geography and *Market Factor Alignment* (Step 2) to a specific Product-type which can then be applied to zoning through a given zoning designation’s corresponding Product-type, which was identified in Step 1.

The following table contains *Market Factors Ranges* for all combinations of Regional Geographies, *Market factor Alignments*, and product-types.

Table 3A – Market Factor Ranges by Product-Type

Regional Geography	Product-Type			
	Residential		Non-Residential	
Market Factor Alignment	Multifamily/ Mixed-Res	Single Family	Commercial (Office/Retail/Mixed)	Industrial
Core City				
Low	5%-10%	1%-14%	1%-10%	1%-15%
Medium	11%-20%	15%-20%	11%-20%	16%-35%
High	21%-35%	21%-30%	21%-50%	36%-50%
High-Capacity Transit				
Low	5%-10%	1%-9%	1%-14%	1%-19%
Medium	11%-15%	10%-20%	15%-25%	20%-30%
High	16%-30%	21%-35%	26%-50%	31%-50%
Cities and Towns				
Low	10%-24%	1%-10%	1%-10%	1%-15%
Medium	25%-35%	11%-40%	11%-20%	16%-35%
High	36%-50%	41%-50%	21%-50%	36%-50%
Metropolitan				
Low	5%-10%	1%-14%	1%-10%	1%-15%

*Methodology Reminder:*  
These ranges are informed by the Market Factor Indicator test-fit analysis. This relates historical delivery trends to projected capacity. These ranges were then further differentiated among peers in each Regional Geography by evaluating price data including both rents and median sale price (for single family product). Reference Methodology Overview on Page 10 for more detail.



Step 4 : Adjustments	
Explanation of step	Make selected adjustments to suggested <i>Market Factor Ranges</i> based on known conditions
Definitions and Reference	<ul style="list-style-type: none"><li>Table 4A – Adjustment Implementation</li></ul>

Overview

Step 4 provides a framework for selecting a Market Factor from within the range selected in Step 3. Specific conditions are discussed that would influence future development and impact the Market Factor value assumed by a given City.

The conditions listed below reflect specific topics and questions flagged during the engagement process described earlier in the guidance document. Each city should carefully consider these conditions and how they might impact their assumptions related to Market Factor. The conditions discussed do not represent all the potential conditions and issues that Market Factor may address. Cities should adjust within the given ranges or deviate from it altogether to account for known conditions that impact the development of and availability of land in their jurisdiction. **Table 4A** on the following pages provides more detailed descriptions of these conditions and how adjustment should be considered. Note that assumptions previously incorporated into the Land Capacity Analysis (see page 15 *UGC Assumptions*) may already account for the adjustments discussed in this section.

- Vacant versus redevelopable lands assumptions
- Strong market growth indicators (Reference appendix market **Tables A5-A9**)
- Single family uses in recently up-zoned areas
- Restrictive Covenants in planned communities
- Parcel size and assemblage challenges
- Transit accessibility

Selecting Within The Range Based on Market Conditions:

A range for each Product-type by each Regional Geography is provided in Step 3. In order to select within this range, each city must review their specific attributes, assumptions and market conditions and consider whether a higher or lower Market Factor is appropriate for that given Product-type (and therefore, applicable zone within the city). It is important to note that additional factors may need to be considered to account for unique circumstances influencing the market availability of land in any given jurisdiction.

Several sets of data may be leveraged to evaluate the adjustments outlined in **Table 4a**:

- **Appendix Tables A1-A4:** *Market Factor Indicators* and supporting data for each jurisdiction in King County (illustrating historical deliveries and planned capacity)
- **Appendix Tables A5-A9:** Market conditions by product-type (key indicators for all applicable jurisdictions within the County)
- **Appendix Table A10:** Past Market Factor assumptions

Table 4A – Adjustment Template

Condition	Explanation	Recommendation on Market Factor Adjustment	
		Select a lower value from the range if:	Select a higher value from the range if:
Assumption for Vacant versus Redevelopable Lands			
Where a City has a mix of vacant and redevelopable lands as part of their capacity and it is appropriate to differentiate the Market Factor assumption for vacant and redevelopable lands.	Consider the overall ratio of vacant land versus redevelopable land and the condition of said lands. For example, if >50% of capacity is on vacant land, consider adjusting Market Factor downward on vacant land upward on redevelopable land. The relative location of vacant and redevelopable lands is also an important consideration. Where redevelopable lands are located near or adjacent to important infrastructure and amenities, the need to differentiate between the two is less pronounced.	For vacant lands, select a value that is lower within the given range (or outside the low end of the range if deemed appropriate) when the supply of vacant lands represents a significant portion of overall capacity for a given product and the location and relative attributes of said supply do not represent barriers to redevelopment	For redevelopable lands, select a higher value in the Market Factor range if conditions are known that may limit or impact the turnover and availability of land with existing uses.
Market Trends			
Where recent real estate market trends for a given Product-type indicate more or less challenging conditions for development in the next 20 years.	If trends indicate growth in demand for a given product, consider a downward adjustment on Market Factor to reflect this demand. Such indicators include growth in pricing/lease rates and/or decreases. Alternatively, if the market data for a given product indicates more difficult market conditions in terms of ranking amongst jurisdictions, consider selection of a higher market factor within the given range.	Market trends align with trends amongst peer cities falling in a lower Market Factor Alignment indicates that a lower market factor may be appropriate.	Market trends suggest a downward trend in overall demand or overall rankings amongst peer cities suggesting that a higher market factor may be appropriate.

Table 4A – Adjustment Template

Condition	Explanation	Recommendation on Market Factor Adjustment	
		Select a lower value from the range if:	Select a higher value from the range if:
Single Family Up-zoned Areas			
Where significant capacity for higher density single family or multifamily/ mixed-use housing is assumed on existing single family uses	<p>Where capacity exists on lands that currently house single family uses but greater densities are permitted, many cities have cited concern regarding how such areas will redevelop and if a specific Market Factor adjustment should be leveraged. The Cities of Shoreline and SeaTac serve as examples where single family areas were up-zoned around planned or completed transit facilities. The turnover and development of single family areas in these cities is captured in through the analysis of historical deliveries data and may be leveraged for reference or comparison on a county wide scale.</p> <p>Important indicators to consider when adjusting for such a condition include:</p> <ul style="list-style-type: none"><li>– Whether home prices are below, on par or above median prices in the region</li><li>– The age and quality of the housing stock</li><li>– Recent transaction activity</li><li>– Recent permitting activity</li></ul>	<p>The conditions of the capacity lands with single family uses reflect the following conditions:</p> <ul style="list-style-type: none"><li>– Home prices at or below median prices for the area</li><li>– The housing stock is aging</li><li>– There is a higher rate of recent transactions reflecting interest from developers</li></ul>	<p>The conditions of the capacity lands with single family uses reflect the following conditions:</p> <ul style="list-style-type: none"><li>– Home prices are above median prices for the area representing a potential market barrier to redevelopment</li><li>– The housing stock includes recently constructed or updated structures</li><li>– Recent transactions reflect value in use (meaning the highest and best use of the property is still considered the single family residence)</li></ul>
Restrictive Covenants in Planned Communities			
Where restrictive home-owner associations or other similar covenants may limit the redevelopment at a higher intensity/use	In some cases, areas that have been rezoned or up-zoned are still subject to restrictive covenants that run with the land and limit how development may occur. This is most likely to exist in existing single family neighborhoods but may also pose a challenge in business parks and other similar commercial districts.	If restrictive covenants are not known to exist or would have a limited impact on redevelopment in the future.	If restrictive covenants are known and would need to be removed/eliminated in order for redevelopment per new zoning allowances to occur (at a higher intensity).

Table 4A – Adjustment Template (Continued)

Condition	Explanation	Recommendation on Market Factor Adjustment	
		Select a lower value from the range if:	Select a higher value from the range if:
Fragmented Ownership and Parcel Size			
Where capacity in a given neighborhood or zone is fragmented and generally consists of smaller parcels (less than .25 acres for multifamily site for example)	Where capacity for a given Product-type occurs on largely fragmented or non-contiguous parcels and the parcels are generally smaller in size, a higher market factor may be considered. Such conditions may limit options for parcel assemblage in the future and result in less land being redeveloped in the future.	Vacant and/or redevelopable lands consist of a mix of contiguous and non-contiguous properties and parcel sizes do not appear to represent a challenge to development in the future	Conditions are observed that reflect an abundance of capacity on smaller, non-contiguous properties in a given zone or neighborhood
Access to Transit			
Where planned or recently completed transit facilities may impact develop feasibility in the surrounding neighborhood/zone.	Planned infrastructure like Bus Rapid Transit, Light Rail and other major transportation improvement that improve access and mobility can greatly improve development feasibility and owner willingness to sell/redevelopment land. Market Factor assumptions should reflect where such improvements either exist or are planned in the future (within an impacted area such as a ¼ mile walk shed).	A significant transportation infrastructure investment is completed or planned that will greatly improve transit access in a given zone or neighborhood.	NA

### 3. Appendix A – Reference Tables

Appendix Tables Summary

The following tables are available for reference and were used to inform the Market Factor alignment for Cities (low, medium or high) by product and the Market Factor range value.

- **Table A1. Supply, Deliveries, & Capacity**  
**Table:** *Multifamily + Mixed Res*
- **Table A2. Supply, Deliveries, & Capacity**  
**Table:** *Single Family*
- **Table A3. Supply, Deliveries, & Capacity**  
**Table:** *Non-residential - Commercial (Office/Retail)*
- **Table A4. Supply, Deliveries, & Capacity**  
**Table:** *Non-Residential - Industrial*

Additional Market data is available in the following tables to further inform Market Factor selection and adjustments. Included is an overview of past Market Factor assumptions used across Washington State.

- **Table A5. Market Data – Multifamily Residential Product**
- **Table A6. Market Data – Single Family Product**
- **Table A7. Market Data – Retail Product**
- **Table A8. Market Data – Office Product**
- **Table A9. Market Data – Industrial Product**
- **Table A10. Market Factor – Past Assumptions**

Table A1. Supply, Deliveries, & Capacity Table:  
*Multifamily + Mixed Res*

City	Regional Geography	Market Factor Alignment	Total Supply (Units)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator
Algona	Cities and Towns	High	36	0	53	100%
Beaux Arts	Cities and Towns	High	0	0	0	100%
Black Diamond	Cities and Towns	High	41	0	1886	100%
Carnation	Cities and Towns	High	45	0	196	100%
Clyde Hill	Cities and Towns	High	0	0	0	100%
Duvall	Cities and Towns	High	119	0	856	100%
Enumclaw	Cities and Towns	High	1,053	0	632	100%
Hunts Point	Cities and Towns	High	0	0	0	100%
Medina	Cities and Towns	High	0	0	0	100%
Milton	Cities and Towns	High	300	23	0	100%
Pacific	Cities and Towns	High	599	0	3	100%
Skykomish	Cities and Towns	High	0	0	0	100%
Yarrow Point	Cities and Towns	High	0	0	0	100%
Sammamish	Cities and Towns	High	3,021	25	2157	76%
North Bend	Cities and Towns	Med	803	9	390	56%
Covington	Cities and Towns	Med	665	65	1689	23%
Maple Valley	Cities and Towns	Low	1,121	65	269	0%
Normandy Park	Cities and Towns	Low	584	1	12	0%
Snoqualmie	Cities and Towns	Low	944	58	148	0%
SeaTac	Core City	High	4,626	41	7044	88%
Renton	Core City	High	17,274	153	15476	80%
Burien	Core City	High	7,635	120	7624	68%
Kent	Core City	Med	21,166	278	13077	57%
Issaquah	Core City	Med	10,277	426	14172	40%
Kirkland	Core City	Low	18,348	427	9327	8%
Tukwila	Core City	Low	4,484	126	2551	1%
Auburn	Core City	Low	8,481	201	3511	0%
Bothell	Core City	Low	6,168	350	3238	0%
Federal Way	Core City	Low	16,085	192	617	0%
Redmond	Core City	Low	19,531	1,144	20414	0%
Lake Forest Park	High Capacity Transit Community	High	786	0	844	100%
Shoreline	High Capacity Transit Community	High	7,568	208	24037	83%
Des Moines	High Capacity Transit Community	High	5,348	106	6657	68%
Mercer Island	High Capacity Transit Community	High	3,352	78	4748	67%
Kenmore	High Capacity Transit Community	Low	2,335	53	1147	7%
Woodinville	High Capacity Transit Community	Low	2,996	126	2612	4%
Newcastle	High Capacity Transit Community	Low	2,330	202	2772	0%
Bellevue	Metropolitan	Low	30,707	993	23473	15%

Source: King County Assessor

Table A2. Supply, Deliveries, & Capacity Table:  
Single Family

City	Regional Geography	Market Factor Alignment	Total Supply (Units)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator Value
Milton	Cities and Towns	High	370	0	70	100%
Normandy Park	Cities and Towns	High	2,279	9	4931	96%
Skykomish	Cities and Towns	Medium	136	0	54	85%
Black Diamond	Cities and Towns	Medium	1,442	16	1606	80%
Pacific	Cities and Towns	Medium	1,722	12	586	58%
Algona	Cities and Towns	Low	847	5	59	0%
Beaux Arts	Cities and Towns	Low	116	0	3	0%
Carnation	Cities and Towns	Low	725	33	110	0%
Clyde Hill	Cities and Towns	Low	1,100	16	0	0%
Covington	Cities and Towns	Low	6,195	52	295	0%
Duvall	Cities and Towns	Low	2,411	34	446	0%
Enumclaw	Cities and Towns	Low	3,867	92	1078	0%
Hunts Point	Cities and Towns	Low	181	0	5	0%
Maple Valley	Cities and Towns	Low	8,204	87	1314	0%
Medina	Cities and Towns	Low	1,147	9	60	0%
North Bend	Cities and Towns	Low	2,028	64	893	0%
Sammamish	Cities and Towns	Low	18,960	257	994	0%
Snoqualmie	Cities and Towns	Low	3,804	55	54	0%
Yarrow Point	Cities and Towns	Low	411	7	24	0%
Burien	Core City	Medium	12,813	58	8034	85%
SeaTac	Core City	Medium	5,489	20	1757	78%
Federal Way	Core City	Medium	20,058	50	4082	75%
Tukwila	Core City	Medium	3,677	31	1914	67%
Auburn	Core City	Medium	15,664	152	6859	56%
Kirkland	Core City	Medium	22,231	246	6019	18%
Bothell	Core City	Low	5,472	77	1065	0%
Issaquah	Core City	Low	7,319	102	1321	0%
Kent	Core City	Low	24,572	224	3174	0%
Redmond	Core City	Low	11,947	148	153	0%
Renton	Core City	Low	23,217	169	2887	0%
Shoreline	High Capacity Transit Community	Medium	16,241	51	1926	47%
Newcastle	High Capacity Transit Community	Medium	3,267	29	942	38%
Lake Forest Park	High Capacity Transit Community	Medium	4,605	36	1084	34%
Des Moines	High Capacity Transit Community	Low	7,770	45	549	0%
Kenmore	High Capacity Transit Community	Low	6,725	86	307	0%
Mercer Island	High Capacity Transit Community	Low	7,200	65	942	0%
Woodinville	High Capacity Transit Community	Low	2,945	51	159	0%
Bellevue	Metropolitan	Low	30,991	180	1401	0%

Source: King County Assessor



Table A3. Supply, Deliveries, & Capacity Table:  
Non-residential - *Commercial (Office/Retail/Mixed-use)*

City	Regional Geography	Market Factor Alignment	Total Supply (square feet)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator Value
Algona	Cities and Towns	High	82,157	0	1,937,549	100%
Beaux Arts	Cities and Towns	High	0	0	0	100%
Black Diamond	Cities and Towns	High	112,398	24	0	100%
Carnation	Cities and Towns	Low	107,218	3,173	45,869	0%
Clyde Hill	Cities and Towns	High	3,943	0	0	100%
Covington	Cities and Towns	Low	1,600,545	17,681	21,500	0%
Duvall	Cities and Towns	High	329,706	0	0	100%
Enumclaw	Cities and Towns	Med	1,069,481	8,426	510,812	67%
Hunts Point	Cities and Towns	High	0	0	0	100%
Maple Valley	Cities and Towns	Med	1,000,677	6,225	3,034,746	96%
Medina	Cities and Towns	High	17,769	0	1,466	100%
Milton	Cities and Towns	High	0	0	453,024	100%
Normandy Park	Cities and Towns	Med	220,497	912	1,364,473	99%
North Bend	Cities and Towns	Med	815,721	5,093	1,816,293	94%
Pacific	Cities and Towns	High	44,398	0	986,895	100%
Sammamish	Cities and Towns	High	701,175	22,701	0	100%
Skykomish	Cities and Towns	High	17,793	0	0	100%
Snoqualmie	Cities and Towns	Med	861,700	15,282	589,806	48%
Yarrow Point	Cities and Towns	High	0	0	0	100%
Auburn	Core City	Med	6,044,887	29,832	3,117,316	81%
Bothell	Core City	Low	2,668,767	12,787	49,675	0%
Burien	Core City	High	3,154,588	25,970	0	100%
Federal Way	Core City	Med	9,915,400	40,014	2,297,392	65%
Issaquah	Core City	Low	6,213,142	15,918	22,297	0%
Kent	Core City	High	8,619,483	69,824	0	100%
Kirkland	Core City	Low	8,423,096	229,860	2,042,751	0%
Redmond	Core City	Low	17,730,711	124,991	0	100%
Renton	Core City	High	14,388,628	329,953	0	100%
SeaTac	Core City	Low	4,465,866	38,001	114,580	0%
Tukwila	Core City	Med	10,102,478	10,163	1,847,445	89%
Des Moines	High Capacity Transit Community	Low	1,192,091	65,619	1,081,548	0%
Kenmore	High Capacity Transit Community	High	599,267	8,177	0	100%
Lake Forest Park	High Capacity Transit Community	High	346,900	0	65,635	100%
Mercer Island	High Capacity Transit Community	Med	1,072,265	2,133	125,344	66%
Newcastle	High Capacity Transit Community	Low	309,937	7,889	12,170	0%
Shoreline	High Capacity Transit Community	High	3,240,969	5,866	0	100%
Woodinville	High Capacity Transit Community	Low	1,692,157	11,304	6,614	0%
Bellevue	Metropolitan	Low	35,827,922	684,660	1,828,205	0%

Source: King County Assessor

\*Note: Capacity does not reflect the assumed capacity projected in mixed-use development

Table A4. Supply, Deliveries, & Capacity Table:  
*Non-Residential - Industrial*

City	Regional Geography	Market Factor Alignment	Total Supply (square feet)	5-yr Average Annual Deliveries (Gross,2015-2019)	Assumed Capacity Estimates from Cities (Gross)	Market Factor Indicator Value
Algona	Cities and Towns	High	2,436,435	0	308056	100%
Beaux Arts	Cities and Towns	High	0	0	0	100%
Black Diamond	Cities and Towns	High	71,790	3,520	0	100%
Carnation	Cities and Towns	High	161,286	0	21321	100%
Clyde Hill	Cities and Towns	High	2,430	0	0	100%
Covington	Cities and Towns	High	350,018	40,329	0	100%
Hunts Point	Cities and Towns	High	0	0	0	100%
Maple Valley	Cities and Towns	High	321,719	0	0	100%
Medina	Cities and Towns	High	16,283	0	0	100%
Milton	Cities and Towns	High	1,300	0	0	100%
Normandy Park	Cities and Towns	High	47,284	0	0	100%
North Bend	Cities and Towns	High	852,090	0	0	100%
Pacific	Cities and Towns	High	254,978	0	1931973	100%
Sammamish	Cities and Towns	High	163,595	0	0	100%
Skykomish	Cities and Towns	High	12,385	0	0	100%
Yarrow Point	Cities and Towns	High	0	0	0	100%
Snoqualmie	Cities and Towns	High	1,083,332	6,982	9893940	99%
Enumclaw	Cities and Towns	High	1,028,576	15,684	2248545	86%
Duvall	Cities and Towns	Low	164,303	17,881	125140	0%
Bothell	Core City	High	1,891,744	25,976	0	100%
Kirkland	Core City	High	3,759,313	17,595	0	100%
Renton	Core City	High	13,611,660	175,518	0	100%
SeaTac	Core City	High	4,256,960	91,460	0	100%
Tukwila	Core City	Med	14,963,571	34,945	3397732	79%
Redmond	Core City	Med	10,139,556	19,167	1043760	63%
Auburn	Core City	Low	23,959,569	184,213	3092704	0%
Burien	Core City	Low	1,811,122	141,140	272973	0%
Federal Way	Core City	Low	2,732,946	88,774	1651415	0%
Issaquah	Core City	Low	1,421,025	17,721	327789	0%
Kent	Core City	Low	46,653,264	492,318	7856045	0%
Kenmore	High Capacity Transit Community	High	536,730	2,880	0	100%
Lake Forest Park	High Capacity Transit Community	High	14,757	0	0	100%
Mercer Island	High Capacity Transit Community	High	96,230	0	0	100%
Newcastle	High Capacity Transit Community	High	227,320	0	0	100%
Shoreline	High Capacity Transit Community	High	1,447,694	76,424	0	100%
Des Moines	High Capacity Transit Community	Low	1,892,369	311,055	7619	0%
Woodinville	High Capacity Transit Community	Low	5,868,390	50,850	371356	0%
Bellevue	Metropolitan	Low	4,853,067	32,740	143435	0%

Source: King County Assessor

## Table A5. Market Data – Multifamily Residential Product

CITY	Total Product Supply	Total Housing Supply	Product % of total Housing units	Total Unit Deliveries 2000-2019	Average Annual Deliveries 2000-2019 (Units)	Total Deliveries last 5 years (gross, units)	Average Annual Deliveries last 5 years (Gross, Units)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Monthly \$/SF )	Average Rent 2015, (Monthly \$/SF )	Average Rent 2010, (Monthly \$/SF )
ALGONA	36	884	4.1%	0	0	0	0	0.0%	\$1.53	\$1.25	\$1.02
AUBURN	8,481	24,155	35.1%	2,055	103	1,003	201	9.8%	\$1.53	\$1.25	\$1.02
BEAUX ARTS	0	116	0.0%	0	0	0	0	0.0%	\$2.60	\$2.30	\$1.83
BELLEVUE	30,707	61,914	49.6%	10,231	512	4,964	993	9.7%	\$2.60	\$2.30	\$1.83
BLACK DIAMOND	41	1,828	2.2%	0	0	0	0	0.0%	\$1.90	\$1.61	\$1.27
BOTHELL	6,168	11,742	52.5%	2,841	142	1,750	350	12.3%	\$2.02	\$1.71	\$1.37
BURIEN	7,635	20,456	37.3%	1,124	56	602	120	10.7%	\$1.69	\$1.39	\$1.07
CARNATION	45	779	5.8%	0	0	0	0	0.0%	\$1.90	\$1.61	\$1.27
CLYDE HILL	0	1,100	0.0%	0	0	0	0	0.0%	\$2.60	\$2.30	\$1.83
COVINGTON	665	6,870	9.7%	665	33	326	65	9.8%	\$1.90	\$1.61	\$1.27
DES MOINES	5,348	13,218	40.5%	772	39	532	106	13.8%	\$1.69	\$1.39	\$1.07
DUVALL	119	2,557	4.7%	93	5	0	0	0.0%	\$1.90	\$1.61	\$1.27
ENUMCLAW	1,053	4,928	21.4%	73	4	0	0	0.0%	\$1.90	\$1.61	\$1.27
FEDERAL WAY	16,085	36,149	44.5%	2,357	118	962	192	8.2%	\$1.61	\$1.33	\$1.00
HUNTS POINT	0	181	0.0%	0	0	0	0	0.0%	\$2.60	\$2.30	\$1.83
ISSAQUAH	10,277	17,600	58.4%	5,744	287	2,129	426	7.4%	\$2.08	\$1.82	\$1.40
KENMORE	2,335	9,153	25.5%	521	26	267	53	10.2%	\$2.02	\$1.71	\$1.37
KENT	21,166	45,764	46.3%	3,066	153	1,390	278	9.1%	\$1.76	\$1.42	\$1.09
KIRKLAND	18,348	40,736	45.0%	5,394	270	2,135	427	7.9%	\$2.41	\$2.07	\$1.58
LAKE FOREST PARK	786	5,395	14.6%	1	0	0	0	0.0%	\$2.02	\$1.71	\$1.37
MAPLE VALLEY	1,121	9,332	12.0%	614	31	326	65	10.6%	\$1.90	\$1.61	\$1.27
MEDINA	0	1,148	0.0%	0	0	0	0	0.0%	\$2.60	\$2.30	\$1.83
MERCER ISLAND	3,352	10,556	31.8%	1,983	99	389	78	3.9%	\$2.60	\$2.30	\$1.83
MILTON	300	670	44.8%	300	15	116	23	7.7%	\$0.00	\$0.00	\$0.00
NEWCASTLE	2,330	5,707	40.8%	1,444	72	1,009	202	14.0%	\$2.08	\$1.82	\$1.40
NORMANDY PARK	584	2,864	20.4%	118	6	6	1	1.0%	\$1.69	\$1.39	\$1.07
NORTH BEND	803	2,845	28.2%	308	15	43	9	2.8%	\$1.90	\$1.61	\$1.27
PACIFIC	599	2,321	25.8%	79	4	0	0	0.0%	\$1.53	\$1.25	\$1.02
REDMOND	19,531	31,587	61.8%	8,571	429	5,722	1,144	13.4%	\$2.39	\$2.12	\$1.69
RENTON	17,274	40,576	42.6%	4,771	239	763	153	3.2%	\$1.88	\$1.56	\$1.23
SAMMAMISH	3,021	21,989	13.7%	1,310	66	127	25	1.9%	\$1.90	\$1.61	\$1.27
SeaTac	4,626	10,115	45.7%	1,213	61	207	41	3.4%	\$1.69	\$1.39	\$1.07
SEATTLE	191,061	362,153	52.8%	82,778	4,139	46,027	9,205	11.1%	\$0.00	\$0.00	\$0.00
SHORELINE	7,568	23,906	31.7%	2,053	103	1,042	208	10.2%	\$2.05	\$1.78	\$1.52
SKYKOMISH	0	137	0.0%	0	0	0	0	0.0%	\$1.90	\$1.61	\$1.27
SNOQUALMIE	944	4,748	19.9%	836	42	291	58	7.0%	\$1.90	\$1.61	\$1.27
TUKWILA	4,484	8,298	54.0%	629	31	629	126	20.0%	\$1.88	\$1.56	\$1.23
WOODINVILLE	2,996	6,208	48.3%	1,455	73	630	126	8.7%	\$2.02	\$1.71	\$1.37
YARROW POINT	0	413	0.0%	0	0	0	0	0.0%	\$2.60	\$2.30	\$1.83

Note: all deliveries are gross and measured in units

Source: King County Assessor, Costar

## Table A6. Market Data – Single Family Product

CITY	Total Product Supply	Total Housing Supply	Product % of total Housing units	Total Unit Deliveries 2000-2019	Average Annual Deliveries 2000-2019 (Units)	Total Deliveries last 5 years (gross, units)	Average Annual Deliveries last 5 years (Gross, Units)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Median Sale Price 2020	Median Sale Price 2015	Median Sale Price 2012	6-year CAGR	9- year CAGR
ALGONA	847	884	95.8%	223	11	25	5	11%	\$371,000	\$234,000	\$140,000	8.0%	11.4%
AUBURN	15,664	24,155	64.8%	3,545	177	759	152	21%	\$493,000	\$302,000	\$220,000	8.5%	9.4%
BEAUX ARTS	116	116	100.0%	17	1	2	0	12%	\$2,530,000	\$1,167,000	\$660,000	13.8%	16.1%
BELLEVUE	30,991	61,914	50.1%	3,458	173	900	180	26%	\$1,098,000	\$680,000	\$507,000	8.3%	9.0%
BLACK DIAMOND	1,442	1,828	78.9%	216	11	82	16	38%	\$519,000	\$310,000	\$321,000	9.0%	5.5%
BOTHELL	5,472	11,742	46.6%	1,339	67	387	77	29%	\$710,000	\$449,000	\$335,000	7.9%	8.7%
BURIEN	12,813	20,456	62.6%	1,050	53	292	58	28%	\$518,000	\$288,000	\$192,000	10.3%	11.7%
CARNATION	725	779	93.1%	178	9	164	33	92%	\$820,000	\$352,000	\$350,000	15.1%	9.9%
CLYDE HILL	1,100	1,100	100.0%	262	13	81	16	31%	\$2,525,000	\$2,000,000	\$3,130,000	4.0%	-2.4%
COVINGTON	6,195	6,870	90.2%	1,880	94	262	52	14%	\$536,000	\$323,000	\$255,000	8.8%	8.6%
DES MOINES	7,770	13,218	58.8%	685	34	224	45	33%	\$467,000	\$297,000	\$186,000	7.8%	10.8%
DUVALL	2,411	2,557	94.3%	947	47	171	34	18%	\$687,000	\$497,000	\$320,000	5.5%	8.9%
ENUMCLAW	3,867	4,928	78.5%	709	35	462	92	65%	\$542,000	\$319,000	\$277,000	9.2%	7.7%
FEDERAL WAY	20,058	36,149	55.5%	1,814	91	250	50	14%	\$450,000	\$275,000	\$210,000	8.6%	8.8%
HUNTS POINT	181	181	100.0%	41	2	2	0	5%	\$3,900,000	\$1,450,000	\$6,900,000	17.9%	-6.1%
ISSAQUAH	7,319	17,600	41.6%	3,758	188	508	102	14%	\$810,000	\$500,000	\$455,000	8.4%	6.6%
KENMORE	6,725	9,153	73.5%	1,767	88	430	86	24%	\$730,000	\$506,000	\$352,000	6.3%	8.4%
KENT	24,572	45,764	53.7%	5,281	264	1,118	224	21%	\$493,000	\$316,000	\$214,000	7.7%	9.7%
KIRKLAND	22,231	40,736	54.6%	3,955	198	1,230	246	31%	\$865,000	\$530,000	\$407,000	8.5%	8.7%
LAKE FOREST PARK	4,605	5,395	85.4%	387	19	178	36	46%	\$803,000	\$400,000	\$395,000	12.3%	8.2%
MAPLE VALLEY	8,204	9,332	87.9%	3,945	197	436	87	11%	\$575,000	\$383,000	\$290,000	7.0%	7.9%
MEDINA	1,147	1,148	99.9%	250	13	47	9	19%	\$4,325,000	\$2,884,000	\$925,000	7.0%	18.7%
MERCER ISLAND	7,200	10,556	68.2%	1,037	52	327	65	32%	\$1,550,000	\$1,090,000	\$986,000	6.0%	5.2%
MILTON	370	670	55.2%	26	1	0	0	0%	\$460,000	\$246,000	\$139,000	11.0%	14.2%
NEWCASTLE	3,267	5,707	57.2%	1,003	50	147	29	15%	\$968,000	\$605,000	\$465,000	8.1%	8.5%
NORMANDY PARK	2,279	2,864	79.6%	152	8	44	9	29%	\$875,000	\$555,000	\$425,000	7.9%	8.4%
NORTH BEND	2,028	2,845	71.3%	599	30	322	64	54%	\$850,000	\$439,000	\$364,000	11.6%	9.9%
PACIFIC	1,722	2,321	74.2%	468	23	61	12	13%	\$415,000	\$242,000	\$217,000	9.4%	7.5%
REDMOND	11,947	31,587	37.8%	3,089	154	738	148	24%	\$834,000	\$570,000	\$450,000	6.5%	7.1%
RENTON	23,217	40,576	57.2%	7,141	357	847	169	12%	\$566,000	\$350,000	\$295,000	8.3%	7.5%
SAMMAMISH	18,960	21,989	86.2%	5,746	287	1,285	257	22%	\$1,099,000	\$699,000	\$507,000	7.8%	9.0%
SeaTac	5,489	10,115	54.3%	409	20	98	20	24%	\$440,000	\$262,000	\$188,000	9.0%	9.9%
SEATTLE	167,142	362,153	46.2%	26,954	1,348	8,165	1,633	30%	\$745,000	\$494,000	\$368,000	7.1%	8.2%
SHORELINE	16,241	23,906	67.9%	1,023	51	253	51	25%	\$650,000	\$388,000	\$287,000	9.0%	9.5%
SKYKOMISH	136	137	99.3%	8	0	2	0	25%	\$455,000	\$108,000	\$155,000	27.1%	12.7%
SNOQUALMIE	3,804	4,748	80.1%	3,030	152	274	55	9%	\$845,000	\$462,000	\$396,000	10.6%	8.8%
TUKWILA	3,677	8,298	44.3%	619	31	156	31	25%	\$485,000	\$303,000	\$225,000	8.2%	8.9%
WOODINVILLE	2,945	6,208	47.4%	780	39	253	51	32%	\$925,000	\$517,000	\$430,000	10.2%	8.9%
YARROW POINT	411	413	99.5%	118	6	33	7	28%	\$3,765,000	\$3,260,000	\$1,438,000	2.4%	11.3%

Note: all deliveries are gross and measured in units

Source: King County Assessor, Redfin

Table A7. Market Data – Retail Product

CITY	total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, \$/SF)
ALGONA	21,931	7,828	391	0	0	0.0%	\$22.84
AUBURN	4,059,789	963,901	48,195	58,083	11,617	1.2%	\$22.84
BEAUX ARTS	0	0	0	0	0	0.0%	\$42.34
BELLEVUE	9,281,934	2,835,369	141,768	845,558	169,112	6.0%	\$0.00
BLACK DIAMOND	70,583	15,023	751	120	24	0.2%	\$25.09
BOTHELL	645,440	200,487	10,024	38,065	7,613	3.8%	\$25.99
BURIEN	2,123,997	284,126	14,206	38,718	7,744	2.7%	\$19.16
CARNATION	74,165	1,380	69	0	0	0.0%	\$25.09
CLYDE HILL	3,943	0	0	0	0	0.0%	\$33.53
COVINGTON	1,386,194	905,663	45,283	86,947	17,389	1.9%	\$25.09
DES MOINES	550,679	60,521	3,026	20,550	4,110	6.8%	\$19.16
DUVALL	221,123	124,243	6,212	0	0	0.0%	\$25.09
ENUMCLAW	692,328	113,886	5,694	42,129	8,426	7.4%	\$25.09
FEDERAL WAY	5,454,100	1,528,960	76,448	157,356	31,471	2.1%	\$22.84
HUNTS POINT	0	0	0	0	0	0.0%	\$33.99
ISSAQUAH	2,915,049	953,438	47,672	26,190	5,238	0.5%	\$34.29
KENMORE	441,307	28,247	1,412	11,529	2,306	8.2%	\$25.99
KENT	4,748,839	1,130,023	56,501	66,941	13,388	1.2%	\$20.64
KIRKLAND	3,168,063	830,530	41,527	393,796	78,759	9.5%	\$33.99
LAKE FOREST PARK	262,736	0	0	0	0	0.0%	\$25.99
MAPLE VALLEY	819,030	466,204	23,310	31,127	6,225	1.3%	\$25.09
MEDINA	6,178	2,880	144	0	0	0.0%	\$33.53
MERCER ISLAND	399,368	85,899	4,295	10,665	2,133	2.5%	\$36.89
MILTON	0	0	0	0	0	0.0%	\$22.84
NEWCASTLE	260,483	88,934	4,447	39,445	7,889	8.9%	\$34.29
NORMANDY PARK	168,528	87,463	4,373	4,561	912	1.0%	\$19.16
NORTH BEND	637,612	41,668	2,083	3,586	717	1.7%	\$25.09
PACIFIC	39,538	20,924	1,046	0	0	0.0%	\$22.84
REDMOND	3,281,259	858,590	42,930	257,075	51,415	6.0%	\$35.15
RENTON	4,957,839	1,653,643	82,682	134,623	26,925	1.6%	\$30.07
SAMMAMISH	563,210	90,901	4,545	82,688	16,538	18.2%	\$34.29
SeaTac	1,006,041	75,568	3,778	5,191	1,038	1.4%	\$19.16
SEATTLE	33,123,598	8,284,590	414,230	2,501,582	500,316	6.0%	\$0.00
SHORELINE	2,242,072	311,288	15,564	11,152	2,230	0.7%	\$26.31
SKYKOMISH	17,121	0	0	0	0	0.0%	\$25.09
SNOQUALMIE	381,417	224,072	11,204	65,807	13,161	5.9%	\$25.09
TUKWILA	5,036,808	486,846	24,342	25,332	5,066	1.0%	\$30.07
WOODINVILLE	1,337,946	273,574	13,679	41,217	8,243	3.0%	\$30.46
YARROW POINT	0	0	0	0	0	0.0%	\$33.99

Note: all deliveries are gross and measured in square feet.

Source: King County Assessor, Costar

## Table A8. Market Data – Office Product

CITY	total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, \$/SF)	Average Rent 2015, (Annual, \$/SF)	Average Rent 2010, (Annual, \$/SF)
ALGONA	60,226	10,832	542	0	0	0.0%	\$25.18	\$20.57	\$19.43
AUBURN	1,985,098	452,657	22,633	91,078	18,216	4.0%	\$25.29	\$20.57	\$19.43
BEAUX ARTS	0	0	0	0	0	0.0%	\$39.35	\$27.55	\$24.16
BELLEVUE	26,545,988	9,727,048	486,352	2,577,743	515,549	5.3%	\$0.00	\$0.00	\$0.00
BLACK DIAMOND	41,815	6,017	301	0	0	0.0%	\$30.34	\$21.92	\$18.69
BOTHELL	2,023,327	843,248	42,162	25,872	5,174	0.6%	\$30.42	\$23.94	\$22.86
BURIEN	1,030,591	326,129	16,306	91,131	18,226	5.6%	\$26.10	\$20.80	\$19.44
CARNATION	33,053	17,291	865	15,866	3,173	18.4%	\$30.34	\$21.92	\$18.69
CLYDE HILL	0	0	0	0	0	0.0%	\$38.53	\$27.33	\$23.03
COVINGTON	214,351	106,877	5,344	1,460	292	0.3%	\$30.34	\$21.92	\$18.69
DES MOINES	641,412	390,697	19,535	307,543	61,509	15.7%	\$26.10	\$20.80	\$19.44
DUVALL	108,583	52,756	2,638	0	0	0.0%	\$30.34	\$21.92	\$18.69
ENUMCLAW	377,153	52,076	2,604	0	0	0.0%	\$30.34	\$21.92	\$18.69
FEDERAL WAY	4,461,300	843,481	42,174	42,713	8,543	1.0%	\$25.29	\$20.57	\$19.43
HUNTS POINT	0	0	0	0	0	0.0%	\$42.97	\$30.26	\$25.67
ISSAQUAH	3,298,093	1,359,752	67,988	53,402	10,680	0.8%	\$41.57	\$29.23	\$24.70
KENMORE	157,960	37,573	1,879	29,354	5,871	15.6%	\$30.42	\$23.94	\$22.86
KENT	3,870,644	812,971	40,649	282,178	56,436	6.9%	\$25.91	\$20.84	\$19.60
KIRKLAND	5,255,033	1,862,111	93,106	755,506	151,101	8.1%	\$42.97	\$30.26	\$25.67
LAKE FOREST PARK	84,164	7,846	392	0	0	0.0%	\$30.42	\$23.94	\$22.86
MAPLE VALLEY	181,647	131,502	6,575	0	0	0.0%	\$30.34	\$21.92	\$18.69
MEDINA	11,591	4,929	246	0	0	0.0%	\$38.53	\$27.33	\$23.03
MERCER ISLAND	672,897	34,015	1,701	0	0	0.0%	\$41.23	\$29.10	\$24.47
MILTON	0	0	0	0	0	0.0%	\$25.29	\$20.57	\$19.43
NEWCASTLE	49,454	40,326	2,016	0	0	0.0%	\$41.57	\$29.23	\$24.70
NORMANDY PARK	51,969	6,871	344	0	0	0.0%	\$26.10	\$20.80	\$19.44
NORTH BEND	178,109	55,174	2,759	21,878	4,376	7.9%	\$30.34	\$21.92	\$18.69
PACIFIC	4,860	0	0	0	0	0.0%	\$25.29	\$20.57	\$19.43
REDMOND	14,449,452	5,801,050	290,053	367,880	73,576	1.3%	\$35.01	\$24.27	\$20.58
RENTON	9,430,789	2,250,356	112,518	1,515,142	303,028	13.5%	\$30.13	\$23.05	\$21.03
SAMMAMISH	137,965	56,892	2,845	30,815	6,163	10.8%	\$41.57	\$29.23	\$24.70
SeaTac	3,459,825	1,016,197	50,810	184,812	36,962	3.6%	\$26.10	\$20.80	\$19.44
SEATTLE	104,433,911	37,805,345	1,890,267	14,785,999	2,957,200	7.8%	\$0.00	\$0.00	\$0.00
SHORELINE	998,897	249,497	12,475	18,179	3,636	1.5%	\$27.53	\$21.73	\$20.77
SKYKOMISH	672	0	0	0	0	0.0%	\$30.34	\$21.92	\$18.69
SNOQUALMIE	480,283	290,705	14,535	10,601	2,120	0.7%	\$30.34	\$21.92	\$18.69
TUKWILA	5,065,670	504,792	25,240	25,482	5,096	1.0%	\$30.13	\$23.05	\$21.03
WOODINVILLE	354,211	81,414	4,071	15,305	3,061	3.8%	\$28.62	\$22.82	\$21.90
YARROW POINT	0	0	0	0	0	0.0%	\$42.97	\$30.26	\$25.67

Table A9. Market Data – Industrial Product

CITY	Total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, \$/SF)
ALGONA	2,436,435	329,838	16,492	0	0	0.0%	\$8.86
AUBURN	23,959,569	8,559,752	427,988	921,067	184,213	2.2%	\$8.86
BEAUX ARTS	0	0	0	0	0	0.0%	\$18.44
BELLEVUE	4,853,067	520,591	26,030	163,698	32,740	6.3%	\$16.64
BLACK DIAMOND	71,790	30,703	1,535	17,602	3,520	11.5%	\$14.13
BOTHELL	1,891,744	462,999	23,150	129,880	25,976	5.6%	\$17.98
BURIEN	1,811,122	749,988	37,499	705,698	141,140	18.8%	\$12.28
CARNATION	161,286	69,076	3,454	0	0	0.0%	\$14.13
CLYDE HILL	2,430	0	0	0	0	0.0%	\$16.64
COVINGTON	350,018	202,591	10,130	201,646	40,329	19.9%	\$14.13
DES MOINES	1,892,369	1,666,085	83,304	1,555,277	311,055	18.7%	\$12.28
DUVALL	164,303	89,407	4,470	89,407	17,881	20.0%	\$14.13
ENUMCLAW	1,028,576	235,590	11,780	78,418	15,684	6.7%	\$14.13
FEDERAL WAY	2,732,946	752,173	37,609	443,868	88,774	11.8%	\$12.52
HUNTS POINT	0	0	0	0	0	0.0%	\$14.13
ISSAQUAH	1,421,025	317,409	15,870	88,604	17,721	5.6%	\$18.44
KENMORE	536,730	32,696	1,635	14,400	2,880	8.8%	\$17.98
KENT	46,653,264	6,702,321	335,116	2,461,588	492,318	7.3%	\$8.79
KIRKLAND	3,759,313	347,474	17,374	87,975	17,595	5.1%	\$15.13
LAKE FOREST PARK	14,757	1,120	56	0	0	0.0%	\$17.98
MAPLE VALLEY	321,719	122,379	6,119	0	0	0.0%	\$14.13
MEDINA	16,283	9,600	480	0	0	0.0%	\$16.64
MERCER ISLAND	96,230	63,910	3,196	0	0	0.0%	\$18.44
MILTON	1,300	0	0	0	0	0.0%	\$8.38
NEWCASTLE	227,320	3,890	195	0	0	0.0%	\$18.44
NORMANDY PARK	47,284	0	0	0	0	0.0%	\$12.28
NORTH BEND	852,090	368,109	18,405	0	0	0.0%	\$14.13
PACIFIC	254,978	21,038	1,052	0	0	0.0%	\$8.86
REDMOND	10,139,556	794,471	39,724	95,833	19,167	2.4%	\$15.60
RENTON	13,611,660	2,705,502	135,275	877,590	175,518	6.5%	\$10.42
SAMMAMISH	163,595	50,545	2,527	0	0	0.0%	\$15.60
SeaTac	4,256,960	1,257,196	62,860	457,299	91,460	7.3%	\$12.28
SEATTLE	48,484,934	4,498,050	224,903	2,322,848	464,570	10.3%	\$0.00
SHORELINE	1,447,694	590,900	29,545	382,122	76,424	12.9%	\$13.35
SKYKOMISH	12,385	0	0	0	0	0.0%	\$10.93
SNOQUALMIE	1,083,332	637,305	31,865	34,912	6,982	1.1%	\$14.13
TUKWILA	14,963,571	1,015,066	50,753	174,726	34,945	3.4%	\$11.95
WOODINVILLE	5,868,390	644,681	32,234	254,252	50,850	7.9%	\$12.57
YARROW POINT	0	0	0	0	0	0.0%	\$15.13

Note: all deliveries are gross and measured in square feet.

Source: King County Assessor, Costar

Table A10. Mark Factor – Past Assumptions

			Residential Market Supply Factors				Industrial/Commercial Market Supply Factors			
		Explicit Supply Market Supply Factor	Unincorporated UGA		Cities (Range)		Unincorporated UGA		Cities (Range)	
Buildable Lands County	Owner Intent/ Not Available	Small Town Growth Margin	Vacant	Under-Utilized	Vacant	Under-Utilized (1/)	Vacant	Under-Utilized	Vacant	Under-Utilized (1/)
Clark	✓		10%	30%	0% - 10%	0%-30%	20%	50%	0% - 10%	0% - 10%
King	✓		10%- 15%	25%- 30%	0% - 50% (2/)	0%-50% (2/)	10% - 15%	25% - 30%	0% - 40%	0% - 40%
Kitsap	✓		5%	15%	5%	10%- 90% (3/)	20%	25%	20%	50% - 80% (3/)
Pierce	✓		15%	40%	0% - 50%	0%-50%	20%	50%	0% - 50%	0% - 50%
Snohomish	✓		15%	30%	15%	30%	15%	30%	15%	30%
Thurston (4/)	✓	✓	10% - 37%	10% - 37%	20% - 37% (5/)	20%- 37% (5/)	10% - 25%	10% - 25%	10% - 25%	10% - 25%
Whatcom	✓		15%	25%	15% - 70% (6/)	25%- 70% (6/)	15%	25%	15%	25%
Averages/Ranges:			12%	28%	7% - 37%	9% - 55%	16%	33%	8% - 24%	17% - 38%

Source: Buildable Lands Guidelines, Department of Commerce, 2018.



## 4. Appendix B – City of Seattle Guidance

Intro and Purpose

The City of Seattle stands as the employment and population center of the Puget Sound region and largest City in the State of Washington as well as the Pacific Northwest. It also serves an important role in accommodating population and employment growth in King County now and into the future. Seattle is unique in its geographic and economic diversity. The City is home to distinct neighborhoods and commercial districts at a scale not seen elsewhere in the County. As such, Market Factor guidance specific to the City of Seattle has been developed to account for the size, scale and regional importance of the City.

The guidance and recommendations in this section follow the same methodology and framework used for all jurisdictions in King County, but at a neighborhood level rather than at a citywide scale. This allows for a more granular view of historic and projected growth

within the City, by Product-type. This also provides the City with a framework allowing for greater flexibility when applying Market Factor assumptions across disparate neighborhoods within the City.

Contents

Following guidance reflects the same guidance framework used across King County, the following pages provide a step-by-step overview of Market Factor recommendations for the City of Seattle followed by supporting data found in **Tables B3-B7**.

Data Sources

- King County Assessor Data
- City of Seattle Draft Capacity Data
- Costar Market Data
- Redfin Residential Sales Data

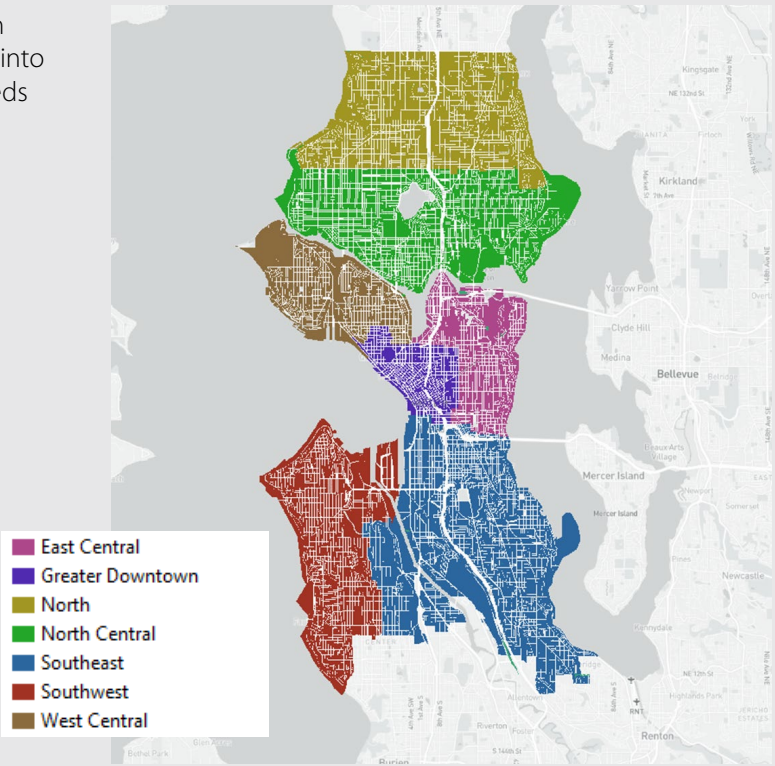
Sub-geographies

The City of Seattle is designated as a metropolitan regional Geography. The City was further divided into seven general areas based upon the Housing Needs Assessment (HNA) boundaries.

These are the following HNA boundaries and are indicated on the map to the right.

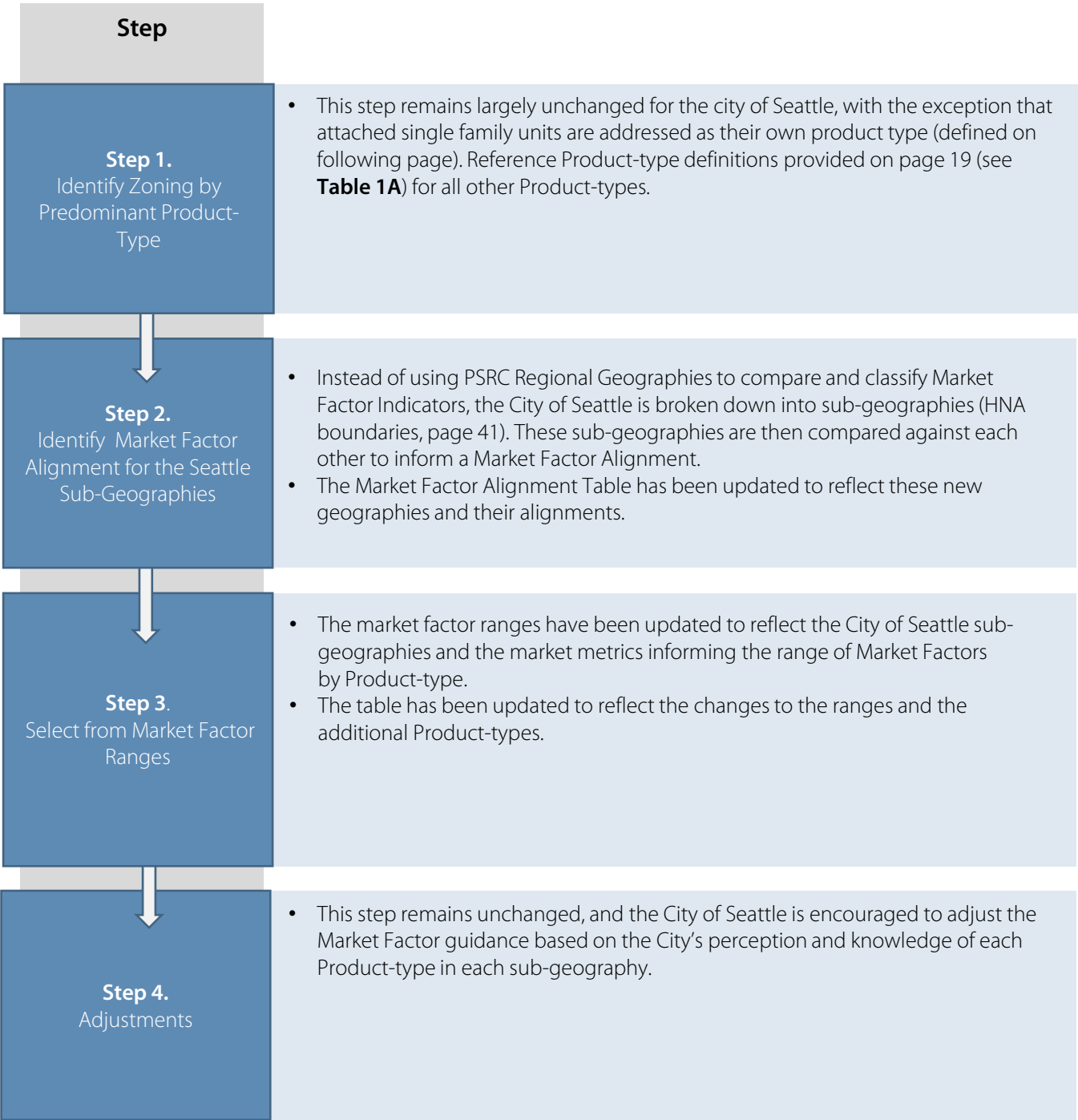
- North
- North Central
- West Central
- East Central
- Downtown
- Southwest
- Southeast

HNA Geographic Boundaries



Guidance Framework Modified –

The following diagram outlines key changes made to the overall Market Factor Guidance Framework to establish Market Factor for the City of Seattle. The following changes represent modifications to the Market Factor Guidance Framework set forth earlier in the report (page 17) .



Step 1 – Identify Zoning By Predominant Product Type

See additional Product-Type classification for the City of Seattle below

Product Type	Description/Application	Illustrative Examples
Residential		
Single Family Attached*	This category has been added for the City of Seattle to account for all attached single family dwelling units sharing walls separately.	These include townhouse plats, duplex, triplex and fourplex buildings.

\* Note: for the City of Seattle, the single family attached Product-type, is accounted for separate of traditional single family detached product.

Step 2 – Identify Market Alignment

Seattle Market Factor Alignments

The *Market Factor Alignments* (high/medium/low) identified in this step are applied in step 3 when selecting the appropriate Market Factor Ranges.

Each of the City’s sub-geography market conditions have been evaluated and *Market Factor Alignment* has been assigned by Product-type. Use **Table B1** (below) as a reference in selecting appropriate Market Factor Ranges by product-type in Step 3. To review the Market Factor Indicators for the sub-geographies within the City of Seattle, refer to **Tables B3-B5** found later in this section.

Methodology Recap:

The Market Factor Alignments for the sub-geographies in the City of Seattle are informed by the Market Factor Indicators calculated for each sub-geography and Product-type.

Table B1 – Market Factor Alignments for City of Seattle Sub-Geographies

Seattle Sub-geography		Product-Type Market Factor Indicator			
City	Multifamily/MU	Single Family Attached	Single Family Detached	Commercial (Office /Retail/Mixed-use)	Industrial
East Central	Medium	Low	Medium	High	NA
Greater Downtown	Low	Medium	Low	Low	Low
North	High	Medium	High	High	NA
North Central	Low	Low	High	High	High
Southeast	High	High	High	High	High
Southwest	High	High	High	High	Medium
West Central	Low	Low	Medium	Medium	Low

Step 3 - Select from Market Factor Ranges

Market Factor Range

For each of the City’s sub-geographies and Product-types, identify the Market Factor Range in the table below (**Table B2**) by using the Market Factor Alignments (low/medium/high) identified in Step 2.

*Note: these informed ranges are intended to serve as initial guidance. It is expected that City of Seattle refines or departs from this range to arrive at the most appropriate market factor deduction.*

Methodology Recap

A Market Factor Indicator from a test-fit sub-geography within the City of Seattle is selected to inform the market factor ranges.

Market price data is leveraged as the key metric to derive a range from the market factor indicator in the test fit geography. The range of prices among all the City of Seattle’s sub-geographies (see **Tables B6-B7**) for each product type inform the magnitude of the market Factor Range for that product-type.

Table B2 – Market Factor Ranges by Product Type

	Residential				
	Multifamily/ Mixed-Res	Single Family Attached	Single Family Detached	Commercial (Office/Retail/Mixed)	Industrial
City of Seattle					
Low	4% - 11%	0% - 13%	0% - 9%	5% - 24%	3% - 14%
Medium	12% - 20%	14% - 38%	10% - 26%	25% - 35%	15% - 21%
High	21% - 29%	39% - 50%	27% - 43%	36% - 50%	22% - 27%

Table B3. Supply, Deliveries, & Capacity Table:  
Residential – Single family, Single Family Attached, Multi-family and Residential Mixed-use

Residential Uses	Neighborhood (HNA boundaries)	Regional Geography	Market Factor Alignment	Total Annual Supply (Units)	5-yr Average Deliveries (Gross Units, 2015-2019)	Assumed Capacity Estimates from Cities (Gross, Units)	Market Factor Indicator
Single Family	East Central	Seattle Sub-type	Low	11,705	48	1,026	7%
Single Family	Greater Downtown	Seattle Sub-type	Medium	595	3	73	23%
Single Family	North	Seattle Sub-type	Medium	26,440	91	2,224	18%
Single Family	North Central	Seattle Sub-type	Low	34,628	150	769	0%
Single Family	Southeast	Seattle Sub-type	High	26,581	109	8,369	74%
Single Family	Southwest	Seattle Sub-type	High	21,135	84	3,105	46%
Single Family	West Central	Seattle Sub-type	Low	10,782	52	511	0%
Single Family	City of Seattle	Metropolitan		131,866	537	16,077	33%
Single Family Attached	East Central	Seattle Sub-type	Medium	5,658	205	5,575	26%
Single Family Attached	Greater Downtown	Seattle Sub-type	Low	1,336	37	462	0%
Single Family Attached	North	Seattle Sub-type	High	4,910	94	6,171	70%
Single Family Attached	North Central	Seattle Sub-type	High	10,421	319	12,871	50%
Single Family Attached	Southeast	Seattle Sub-type	High	4,935	194	12,238	68%
Single Family Attached	Southwest	Seattle Sub-type	High	4,606	152	7,188	58%
Single Family Attached	West Central	Seattle Sub-type	Medium	3,408	94	3,255	42%
Single Family Attached	City of Seattle	Metropolitan		35,274	1,096	47,760	54%
Mixed-use/MF/Condos	East Central	Seattle Sub-type	Medium	15,595	529	15,669	32%
Mixed-use/MF/Condos	Greater Downtown	Seattle Sub-type	Low	74,008	3,669	44,242	0%
Mixed-use/MF/Condos	North	Seattle Sub-type	High	20,285	352	55,225	87%
Mixed-use/MF/Condos	North Central	Seattle Sub-type	Low	35,335	1,442	31,237	8%
Mixed-use/MF/Condos	Southeast	Seattle Sub-type	High	11,607	414	34,660	76%
Mixed-use/MF/Condos	Southwest	Seattle Sub-type	High	12,399	256	13,040	61%
Mixed-use/MF/Condos	West Central	Seattle Sub-type	Low	14,041	492	7,246	0%
Mixed-use/MF/Condos	City of Seattle	Metropolitan		183,270	7,155	201,319	29%

Table B4. Supply, Deliveries, & Capacity Table:  
Non-Residential – Industrial

Non-Residential Uses	Neighborhood (HNA boundaries)	Market Factor Alignment	Total Supply (SF)	5-yr Average Annual Deliveries (Gross SF,2015-2019)	Assumed Capacity Estimates from Cities (Gross SF)	Market Factor Indicator
Industrial	East Central	NA	1,071,715	39,800	0	No Capacity
Industrial	Greater Downtown	Low	2,498,938	25,934	184,384	0%
Industrial	North	NA	2,513,041	72,104	0	No Capacity
Industrial	North Central	High	5,481,941	46,781	2,489,843	62%
Industrial	Southeast	High	28,970,357	178,780	10,666,880	66%
Industrial	Southwest	Medium	3,041,201	22,790	685,437	34%
Industrial	West Central	Low	4,907,741	78,381	1,716,513	9%
Industrial	City of Seattle		48,484,934	464,570	15,743,057	41%

Table B5. Supply, Deliveries, & Capacity Table:  
Non-Residential – Commercial (Office/Retail/Mixed-use)

Non-Residential Uses	Neighborhood (HNA boundaries)	Market Factor Alignment	Total Supply (SF)	5-yr Average Annual Deliveries (Gross SF,2015-2019)	Assumed Capacity Estimates from Cities (Gross SF)	Market Factor Indicator
Commercial	East Central	High	7,082,265	99,488	6,418,782	69%
Commercial	Greater Downtown	Low	82,200,368	2,632,501	24,041,513	0%
Commercial	North	High	7,780,108	19,480	40,181,095	99%
Commercial	North Central	High	13,670,239	287,330	20,299,610	72%
Commercial	Southeast	High	17,654,728	192,707	34,852,416	89%
Commercial	Southwest	High	3,500,611	44,465	9,158,698	90%
Commercial	West Central	Medium	5,669,190	181,545	5,561,376	35%
Commercial	City of Seattle		137,557,509	3,457,516	140,513,490	51%

Table B6. Market Data – Residential

Residential – Multifamily

Seattle Sub-Geography	Total Product Supply	Total Deliveries 2000-2019	Average Annual Deliveries 2000-2019	Total Deliveries 2015-2019	5-yr Average Annual Deliveries (2015-2019)	5-yr. Total Deliveries over 20-year Total Deliveries (%)	Current average rent, (Monthly \$/SF )	Average Rent 2015, (Monthly \$/SF )	Average Rent 2010, (Monthly \$/SF )
East Central	15,595	4,860	243	2,645	529	54%	\$2.58	\$2.32	\$2.01
Greater Downtown	74,008	38,654	1,933	18,346	3,669	47%	\$3.09	\$2.77	\$2.38
North	20,285	4,983	249	1,759	352	35%	\$2.03	\$1.82	\$1.53
North Central	35,335	15,365	768	7,211	1,442	47%	\$2.64	\$2.35	\$2.03
Southeast	11,607	4,965	248	2,071	414	42%	\$1.94	\$1.71	\$1.53
Southwest	12,399	4,100	205	1,281	256	31%	\$2.29	\$1.99	\$1.70
West Central	14,041	5,042	252	2,462	492	49%	\$2.71	\$2.39	\$2.08
City of Seattle	183,270	77,969	3,898	35,775	7,155	46%			

Residential – Single Family

Seattle Sub-Geography	Total Product Supply	Total Unit Deliveries 2000-2019	Average Annual Deliveries 2000-2019 (Units)	Total Deliveries last 5 years (gross, units)	Average Annual Deliveries last 5 years (Gross, Units)	5-yr. Total Deliveries as a % of Total Deliveries (Gross)	Median Sale Price 2020	Median Sale Price 2015	Median Sale Price 2012	6-year CAGR	9- year CAGR
East Central	11,705	923	46	239	48	26%	\$905,000	\$638,000	\$502,000	6.0%	4.0%
Greater Downtown	595	41	2	14	3	34%	\$575,500	\$407,500	\$305,000	5.9%	3.9%
North	26,440	1,750	88	457	91	26%	\$650,000	\$477,500	\$333,000	5.3%	3.5%
North Central	34,628	2,067	103	749	150	36%	\$816,500	\$625,000	\$450,000	4.6%	3.0%
Southeast	26,581	2,663	133	546	109	21%	\$661,000	\$453,000	\$284,000	6.5%	4.3%
Southwest	21,135	1,686	84	421	84	25%	\$642,000	\$450,000	\$340,000	6.1%	4.0%
West Central	10,782	867	43	259	52	30%	\$823,500	\$586,000	\$483,000	5.8%	3.9%
City of Seattle	131,866	9,997	500	2,685	537	27%	\$679,000	\$494,000	\$368,000	5.4%	3.6%

Note: all deliveries are gross and measured in square units.

Source: King County Assessor, Costar, Redfin



Table B7. Market Data – Non-Residential

Non-Residential – Industrial

Seattle Sub-Geography	total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, \$/SF)	Average Rent 2015, (Annual, \$/SF)	Average Rent 2010, (Annual, \$/SF)
East Central	1,071,715	342,132	17,107	199,001	39,800	58%	\$15.00	\$10.20	\$6.58
Greater Downtown	2,498,938	232,009	11,600	129,670	25,934	56%	\$22.88	\$13.00	\$10.61
North	2,513,041	576,139	28,807	360,521	72,104	63%	\$16.03	\$8.73	\$9.22
North Central	5,481,941	572,175	28,609	233,903	46,781	41%	\$17.70	\$22.30	\$8.50
Southeast	28,970,357	1,999,207	99,960	893,898	178,780	45%	\$12.41	\$8.56	\$7.17
Southwest	3,041,201	218,811	10,941	113,949	22,790	52%	\$14.13	\$9.27	\$9.15
West Central	4,907,741	557,577	27,879	391,906	78,381	70%	\$13.10	\$10.67	\$9.09
City of Seattle	48,484,934	4,498,050	224,903	2,322,848	464,570	52%			

Non-Residential – Office

Seattle Sub-Geography	Total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries 2015-2019 (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, \$/SF)	Average Rent 2015, (Annual, \$/SF)	Average Rent 2010, (Annual, \$/SF)
East Central	5,542,044	1,991,909	99,595	277,914	55,583	14%	\$39.03	\$26.07	\$26.72
Greater Downtown	69,906,518	27,176,902	1,358,845	12,159,927	2,431,985	45%	\$29.01	\$29.05	\$22.83
North	2,643,527	410,387	20,519	71,318	14,264	17%	\$30.43	\$22.86	\$20.90
North Central	7,184,334	2,778,142	138,907	918,762	183,752	33%	\$30.00	\$25.52	\$20.58
Southeast	13,407,609	3,195,823	159,791	493,755	98,751	15%	\$27.67	\$25.05	\$18.70
Southwest	1,490,647	329,756	16,488	71,968	14,394	22%	\$25.26	\$23.67	\$20.31
West Central	4,259,232	1,922,426	96,121	792,355	158,471	41%	\$33.09	\$28.77	\$19.12
City of Seattle	104,433,911	37,805,345	1,890,267	14,785,999	2,957,200	39%			

Non-Residential – Retail

Seattle Sub-Geography	Total Product supply (sf)	Total Deliveries 2000-2019 (SF)	Average Annual Deliveries 2000-2019 (SF)	5-yr Total Deliveries last (gross, sf)	5-Yr Average Annual Deliveries (Gross, sf)	5-yr. Total Deliveries as a % of 20-year Total Deliveries (Gross)	Current average rent, (Annual, \$/SF)	Average Rent 2015, (Annual, \$/SF)	Average Rent 2010, (Annual, \$/SF)
East Central	1,540,221	459,411	22,971	219,528	43,906	48%	\$30.55	\$23.57	\$21.02
Greater Downtown	12,293,850	2,920,458	146,023	1,002,576	200,515	34%	\$29.01	\$29.05	\$22.83
North	5,136,581	1,148,079	57,404	26,080	5,216	2%	\$22.85	\$19.18	\$18.11
North Central	6,485,905	1,423,998	71,200	517,888	103,578	36%	\$25.94	\$25.88	\$19.32
Southeast	4,247,119	1,356,028	67,801	469,782	93,956	35%	\$25.63	\$16.26	\$14.96
Southwest	2,009,964	631,893	31,595	150,359	30,072	24%	\$32.85	\$19.95	\$21.13
West Central	1,409,958	344,723	17,236	115,369	23,074	33%	\$34.17	\$30.55	\$24.02
City of Seattle	33,123,598	8,284,590	414,230	2,501,582	500,316	30%			

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l deliveries are gross and measured in square feet.

Source: King County Assessor, Costar

## Appendix F: Employment Density Guidance

# 2021 King County Urban Growth Capacity Report

## Employment Density Guidance

### INTRODUCTION

This document provides guidance on developing assumptions for converting non-residential building area expressed in gross square feet to expected capacity for employment in buildable lands calculations. This is the final step in estimating total capacity for new employment growth in a jurisdiction. Current statutes and regulations (RCW 36.70A.215 and WAC 365.196.315) do not provide specific requirements for these calculations. Jurisdictions have discretion to develop assumptions that are consistent with local circumstances, provided they document the rationale. Therefore, this guidance also includes rationale to draw upon in the process of selecting appropriate assumptions.

While there are various ways to convert land capacity to capacity for new employment, King County has selected to use an approach that converts non-residential development capacity measured in square feet of floor area to capacity for new employment. This conversion requires assumptions for the average number of built square feet of floor area for each job. The lower the square foot per job, the higher the density of use. The calculation is simply:

$$\text{Total job capacity} = \text{Gross square footage}^1 \text{ of floor area capacity} / \text{gross square footage per job}$$

Square footage per job can vary widely by building type or employment sector. For example, warehouses devote a great deal of square footage to storing inventory or other goods, and therefore they typically require considerably more square footage per job than office space. Therefore, average employment density assumptions should reflect the types of job growth that are expected in an area.

Many jurisdictions select different employment density assumptions for commercial and industrial zones to reflect different expectations for the type of development and job growth that are expected in those zones. Some jurisdictions even vary employment density assumptions among different commercial zones. For example, a city may assume that average square footage per job is lower in a downtown zone than in other commercial zones further from the core. This decision could reflect expectations that a higher proportion of the downtown floor area capacity will be used as office space, compared to other commercial zones where lower density retail uses may be more common.

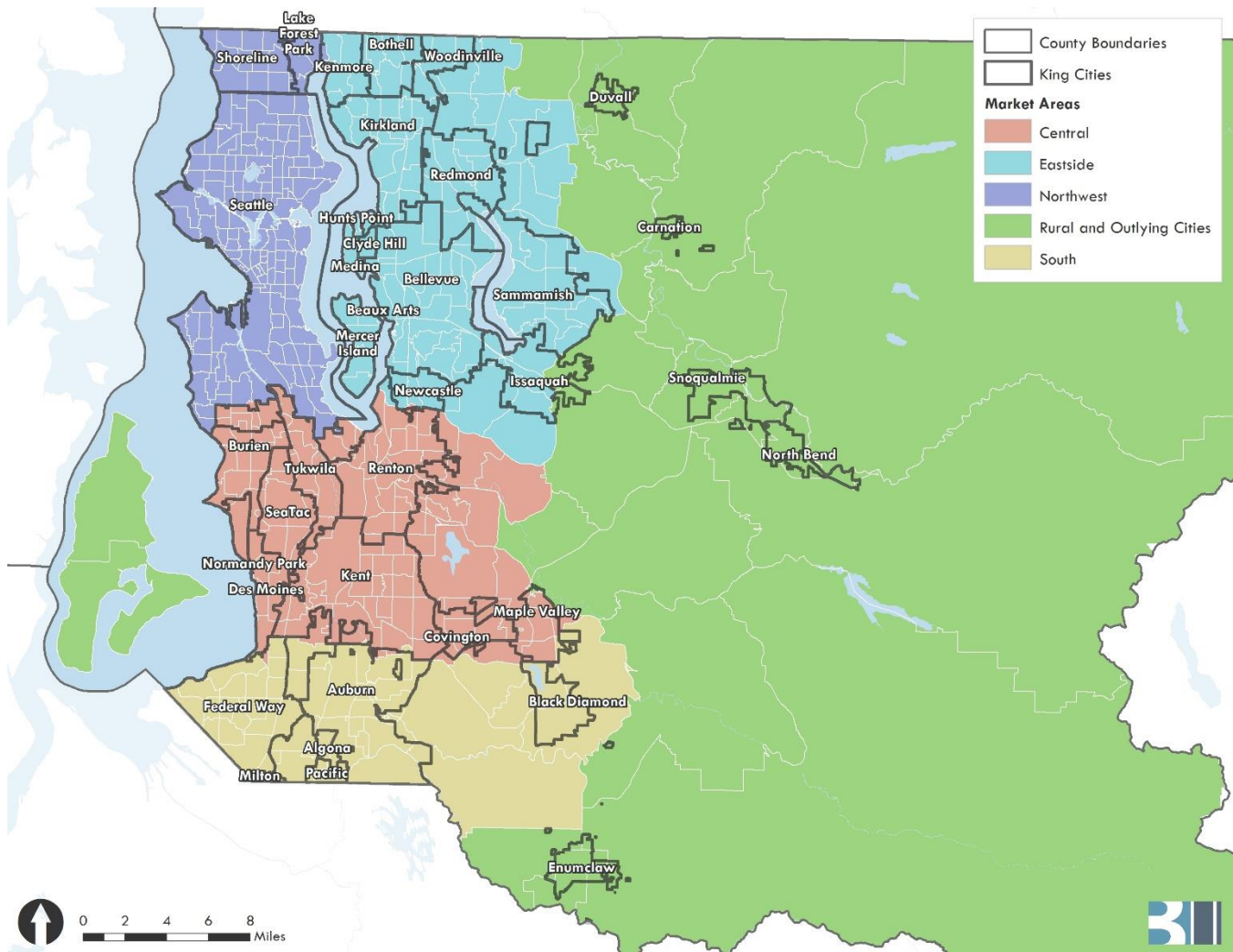
Jurisdictions have the discretion to choose whether to customize employment density assumptions for each zone or select broad assumptions. There is no single correct approach. The choice can depend upon local conditions, staff or consultant capacity for conducting analysis, and access to relevant data. This guidance provides several options for jurisdictions to choose from. Some of these options are grounded in new analysis of current employment density in market areas across King County. For a more detailed description of those findings, see Appendix A.

<sup>1</sup> Gross square footage simply refers to the total square footage of the building, including walls. Gross square footage capacity is calculated as the floor area ratio (FAR) \* the parcel size in square feet.

## APPROACHES FOR DEVELOPING EMPLOYMENT DENSITY ASSUMPTIONS

This section describes three main approaches for developing and selecting appropriate square feet per job assumptions for use in land capacity analysis calculations. A jurisdiction may choose only one option or a combination of options, depending on their needs and circumstances. The primary options draw upon analysis BERK Consulting conducted to estimate aggregate employment densities in five different market areas across King County. Those market areas are shown in Exhibit 1 for reference.

**Exhibit 1. King County Market Areas**



Source: BERK, 2020.

### 1. Select a single average employment density for all non-residential development

The simplest option is to assume the average square feet per job will follow recent trends in your city or market area. To support this option, BERK Consulting calculated average square feet per job in both 2006 and 2019 for most cities and the five market areas. The results for market areas are shown in Exhibit 2.<sup>2</sup> For most individual cities, see Exhibit 6 in Appendix A. Jurisdictions selecting this option can

<sup>2</sup> Details on the calculation of these densities are provided in Appendix A.

apply a single square feet per job assumption to all commercial and industrial zones. This option would be appropriate for jurisdictions that expect future job growth and non-residential development activity to be similar to the growth experienced in the past, or those that have limited non-residential zoning. It may also make sense in jurisdictions with very little diversity in the type of non-residential zoning available (for example: all commercial or all industrial).

The main limitation of this approach is that it does not allow for differentiating employment density assumptions by zone. A single employment density assumption would likely overestimate capacity in industrial areas (which tend to have lower relative employment densities) and underestimating capacity in some commercial zones where employment densities may be higher. This could significantly impact the accuracy of employment capacity estimates by zone and by these two different categories.

## 2. *Select separate commercial and industrial employment density assumptions*

Many cities select one assumed employment density for commercial zones and another for industrial zones. Others select unique employment density assumptions for each commercial and industrial zone. Either of these approaches is appropriate.

BERK conducted an analysis of recent non-residential development and job growth by market area to develop the recommended ranges shown in Exhibit 2. Jurisdictions should typically choose value within these ranges. When selecting density values, consider the types of uses that are expected to be most common:

- **Commercial and Mixed-Use:** Small-format commercial retail and food services are likely to have lower values for square feet per employee, with commercial office space and services at the middle of the range and large-format retail at the higher end.
- **Industrial:** Certain light manufacturing and flex space are likely to be at the lower end of this range, with heavy manufacturing and logistics in the mid-range and warehousing at the high end. Note that mini-warehouse/self-storage facilities tend to be at the highest end of the range.

Assumptions falling outside of the ranges shown in Exhibit 2 may be appropriate, but would require additional documentation of rationale to justify the variation.

For context, Exhibit 2 also shows the average employment density across all zones in 2006 and 2019. This average is affected by the proportion of total development in commercial or industrial zones, as well as differences in typical employer types and economic conditions. BERK's analysis in Appendix A indicates that employment density has increased somewhat in recent years in most market areas, primarily associated with redevelopment of lower-density commercial and industrial uses and shifts towards more intensive use of these spaces.

A benefit of this approach compared to Option 1 is that it does not presume the same mix of commercial and industrial development observed in the past will continue into the future, or that regional mixes of employment types would be applicable to a local area. This approach also allows jurisdictions to use different assumptions for zones in the city where alternative densities are more likely: differentiating between downtown and neighborhood commercial zones, for example.

**Exhibit 2. Recommended Square Foot per Job Assumptions by King County Market Area**

Market Area	Average 2006 Employment Density (all zones)	Average 2019 Employment Density (all zones)	Recommended Range for LCA: Commercial and Mixed-Use Zones	Recommended Range for LCA: Industrial Zones
Central	655	608	300–600	700–1,200
Eastside	398	386	200–400	500–800
Northwest	445	415	200–400	500–800
Outlying Cities	669	630	300–600	700–1,200
South	701	724	300–600	700–1,200

Notes: See Exhibit 3 in Appendix A for a map of jurisdictions included in the average density analysis for each market area.

Sources: BERK, 2020 (See Appendix A for details)

Appendix A includes an analysis that provides high-level city estimates for industrial and non-industrial uses using available real estate market data. Note that in this case, available real estate data for the entire county required aggregation of different non-industrial uses. These numbers can be helpful to see how a city compares to the market area as a whole and the ranges provided above.

In addition to the values in Appendix A, there are other sources of information that jurisdictions can use to help inform the selection of appropriate employment density assumptions from within the ranges shown in Exhibit 2. See the section below on using additional sources of information for more details.

### 3. Select targeted employment density estimates for known pipeline development

If a jurisdiction is aware of significant new growth within the development pipeline, such as through development agreements, master planned developments, or recent permit activity, consider applying targeted employment density assumptions for that portion of growth only. This may be particularly useful if this expected growth varies considerably from historic trends or other employment located within the market area.

## Additional Sources of Information to Inform Employment Density Assumptions

The main approaches outlined above can be refined with other methods and sources of data. This can provide a more detailed estimate of the land required to accommodate future employment growth in a community. Although not every situation will require a more precise estimate, local trends may require some adjustments to these estimates. Examples of cases like this would include:

- Districts in a city dominated by the campus of a single employer or small number of large employers, where expected future employment growth could be linked to their expected expansion plans.
- Districts where the general types of employment within a category are expected to shift over time. This would include jurisdictions where industrial districts are expected to reflect a greater focus on warehousing and logistics over manufacturing uses.
- Districts where specific new uses are expected with densities different than citywide averages. A recent shift in the types of manufacturing businesses located in an industrial area towards activities requiring less space per employee may require adjustments of required floor area estimates.
- Other broad trends with space utilization may also be relevant: a greater focus of local businesses on online transactions versus physical sales or trends towards increasing employment density in offices may be changing the space needs for current and future businesses in the community, and should be reflected in estimates of future needs.

To this end, this section provides additional sources which could be used for refining calculated densities from the general methods discussed above. Additionally, this section also describes a general framework for considering whether this refinement is necessary for a community, so as to understand when choices should be made to deviate from the broader estimates.

### Other Sources for Density Assumptions

#### **Reference published employment density estimates by land use type**

This guidance document only provides aggregate employment density estimates based on broad employment and land use categories. Other sources of information, such as the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, provide square feet per job estimates for a detailed list of land use types such as hospitals, schools, or airports. Jurisdictions looking to develop more targeted employment density assumptions may draw upon ITE or other resources to come up with estimated future densities of development.

There are several situations where this approach may make sense:

- Referencing employment density by specific land use types may also be useful for jurisdictions adjusting regional estimates to better reflect the local mix of employment growth expected.
- Employment density assumptions by land use type can also be useful to cities developing separate square feet per job assumptions for different zones. For example, if there is a downtown zone where the vast majority of floor area is expected to be office space, it may be appropriate to use an assumed density that is consistent with the office land use type.



### *Leverage space planning work by major employers*

Another source of information for use in determining employment density may be the programming coordinated by companies or other organizations with larger buildings or campuses and significant space needs. If these needs are identified through facilities planning or as part of subarea plans, the associated numbers could support assumptions about the development necessary to support expected employment growth.

### *Calculate previous densities achieved in the community*

If the same type and format of development will likely continue to be sited in the community, cities could also rely on available data to calculate local employment density across meaningful categories. This can use a range of information sources: County assessor's data, real estate listings websites, discussions with brokers, and other sources can all be used to identify the uptake of new space within a community, while surveys, business license data, and aggregate employment statistics can help to understand the new employment accompanying these uses. Average values for employment density may be aggregated or detailed as required.

### *Identify potential future changes in densities*

The most detailed consideration of future space usage would refine the calculation of previous densities described in Appendix A to focus on expected changes in the future. This would limit the calculations of employment densities to more recent tenants expected to be typical of future employers in an area, and even highlight expected trends that would impact the future use of space, such as the increase in telework or open-format offices. Establishing values in this way needs detailed documentation, especially if the resulting employment density estimates would vary significantly from the figures that would result from other methods.

### *Process for Evaluating Density Assumptions*

When determining the best estimates for employment density in a community, a structured process can include some consideration of the three main methods previously reviewed, as well as the additional sources of information discussed in this section, to determine what assumptions would be best for future projections. Steps in the process can include the following:

- **Select a starting estimate.** Based on assumptions from previous Buildable Lands reporting and/or the estimates provided in this report, select an initial estimate to be used for employment density. This could be an overall estimate for all employment lands or could be divided on broader categories of use.
- **Evaluate densities achieved from a selection of recent development, if possible.** An effective way of determining whether the estimates used have been accurate is to test these assumptions on recent development data. Tax assessment data from the King County Assessor or building permit data on file can determine the effective square footage of new construction, and a survey of current businesses or data from third-party providers can be used to determine employee counts for a representative set of projects. If there are significant and consistent differences between these calculations and broader estimates, there may be a need to examine changes to employment density estimates.



- **Assess the mix of land uses found in recent development and compare to previous expectations.** Additionally, estimates may also be affected by changes in the types of development coming into a community. Significant differences in expected versus actual uses may have substantive impacts on achieved employment density. For example, a significant rise in self-storage facilities or warehouses, more development of larger- or smaller-format retail spaces than expected, a greater proportion of restaurant versus service uses in commercial spaces, and other differences can all impact actual versus expected employment densities, and may point to the need to adjust these assumptions.
- **Identify potential new uses that could challenge employment density assumptions in the future.** Together with generally evaluating the mix of uses in new development, there may also be a need to consider new uses that are starting to become more popular and may require more consideration in the future. An increase in cannabis production or mini warehouse uses in industrial areas, for example, could suggest trends that may change how many employees can be accommodated in these areas. Combined with evaluating the mix of uses in recent development, this should highlight potential changes that could happen with employment densities into the future.
- **Review potential assumptions with other experts in the community.** After identifying potential trends that could impact achieved employment densities, reviewing this information and the resulting revised assumptions with experts from the community can be very useful in testing these conclusions. Discussing changes in space needs with local commercial brokers, developers, large space users, other businesses, and other real estate professionals can be essential in determining if new assumptions reflect their experiences, and whether there are other trends they have identified that should also be considered in these results.

Using some or all of the steps in this process can be useful in determining whether additional detail is required to adjust the starting assumptions to better reflect current and future projections. At minimum, generally establishing whether previous targets were reached and whether these trends will continue will be extremely useful in establishing whether previous assumptions can still be used.

However, beyond the use of currently published figures, either in this report or from other resources, evaluating existing plans and information to calculate alternative local employment densities can be a very data-intensive task. It may also come under scrutiny if calculated employment densities differ significantly from regional averages, especially if these estimates suggest that far less land would be needed to support growth. Refinements to these methods are best considered only if there are specific local situations that could lead to differences in these values, and the results should be thoroughly documented and reviewed to confirm.

## NOTES ON CALCULATING EMPLOYMENT DENSITY

If your jurisdiction is considering calculating achieved employment density in an area or specific building or campus, consider these tips for calculating square footage per job.

Generally, the calculation of total gross employment density is calculated as:

$$\text{Total gross square footage per employee} = (\text{gross square footage for employment} / \text{number of employees}) \times (1 + \text{expected vacancy})$$

These calculations include the following variables:

- The **total gross floor area for employment**, calculated as the total amount of building area supporting employment uses, which includes common areas and walls.
- The **number of employees**, which is the total number of employees supported by this gross floor area.
- The **expected vacancy rate**, which is estimated as a target or long-term average vacancy rate in the local market.

For some communities, this could be considered in aggregate across all employment lands. In other cases, however, these assessments can be created by land use categories: office, retail, industrial, warehouse/logistics, mini-warehouse, etc.

Considerations with these calculations include the following:

- **The amount of square footage per employee will change according to type.** Previous research and existing guidance highlight that employment densities vary by use category. Generally, office uses would have different densities of employment than retail spaces or self-storage warehouses, but specifically, medical offices may have different densities than office uses on average.
- **Not all building types are interchangeable.** In addition to different employment densities, building types may be limited in the businesses that can be practically accommodated. Most office spaces are interchangeable, for example, but medical offices have distinct layouts and amenities that would require tenant improvement to be used for other office uses, and manufacturing or industrial uses may have specialized construction dedicated to specific functions.
- **Businesses may not be using their full capacity with the space they occupy.** Whether owner-occupied or leased space, commercial businesses and other organizations may own or lease space to accommodate expected future growth. Because of this, available statistics may include some slack capacity that is not currently occupied, but can be used by the occupying businesses in the future.
- **Vacancies are necessary for the local real estate market to function.** Vacancies are necessary to provide the slack capacity necessary for the space market in a local area to function. Over the long term, some businesses will start, expand, or relocate while others will shut down, downsize, or move out of an area. Even in a market without significant expected long-term growth, natural vacancy rates provide some capacity for the short-term space needs that move around this trend.
- **Employment is not only included in commercial- and industrial-zoned lands.** In addition to the employment found on commercial and industrial lands, there are other employment types that will need to be considered. Certain communities, primarily in rural areas, may need to consider

agricultural and resource uses in the community, such as with aggregate mining. Additionally, home occupation uses, including contractors and self-employed individuals working from home, will also contribute to local employment but will not occupy employment floor space in the community. Note that the PSRC covered employment estimates exclude the self-employed (as well as other types of employees, such as the military and railroad workers).<sup>3</sup>

<sup>3</sup> See [https://www.psrc.org/sites/default/files/emp\\_data\\_series.pdf](https://www.psrc.org/sites/default/files/emp_data_series.pdf) for more details on the PSRC covered employment dataset, based on the Quarterly Census of Employment and Wages (QCEW) from the Washington State Employment Security Department (ESD).

## APPENDIX A: EMPLOYMENT DENSITY ESTIMATES BY CITY AND MARKET AREA 2006-2019

To support jurisdictions in selecting employment density assumptions, BERK Consulting estimated the average aggregate square foot per job in individual jurisdictions and market areas across King County. The analysis included summarizing non-residential square footage (all commercial, industrial, and public sector buildings that could reasonably accommodate employment) based on King County Assessor data obtained for the years 2006 and 2019. For each jurisdiction with employment data available, BERK calculated the gross square footage per job<sup>4</sup> in 2006 and 2019. The results were then aggregated by five separate market areas (shown in Exhibit 3) that group cities based on geography to reflect variation in local real estate market conditions. This analysis did not consider growth in unincorporated areas due to large variation in geographic context and lack of employment breakdowns for analysis by subarea.

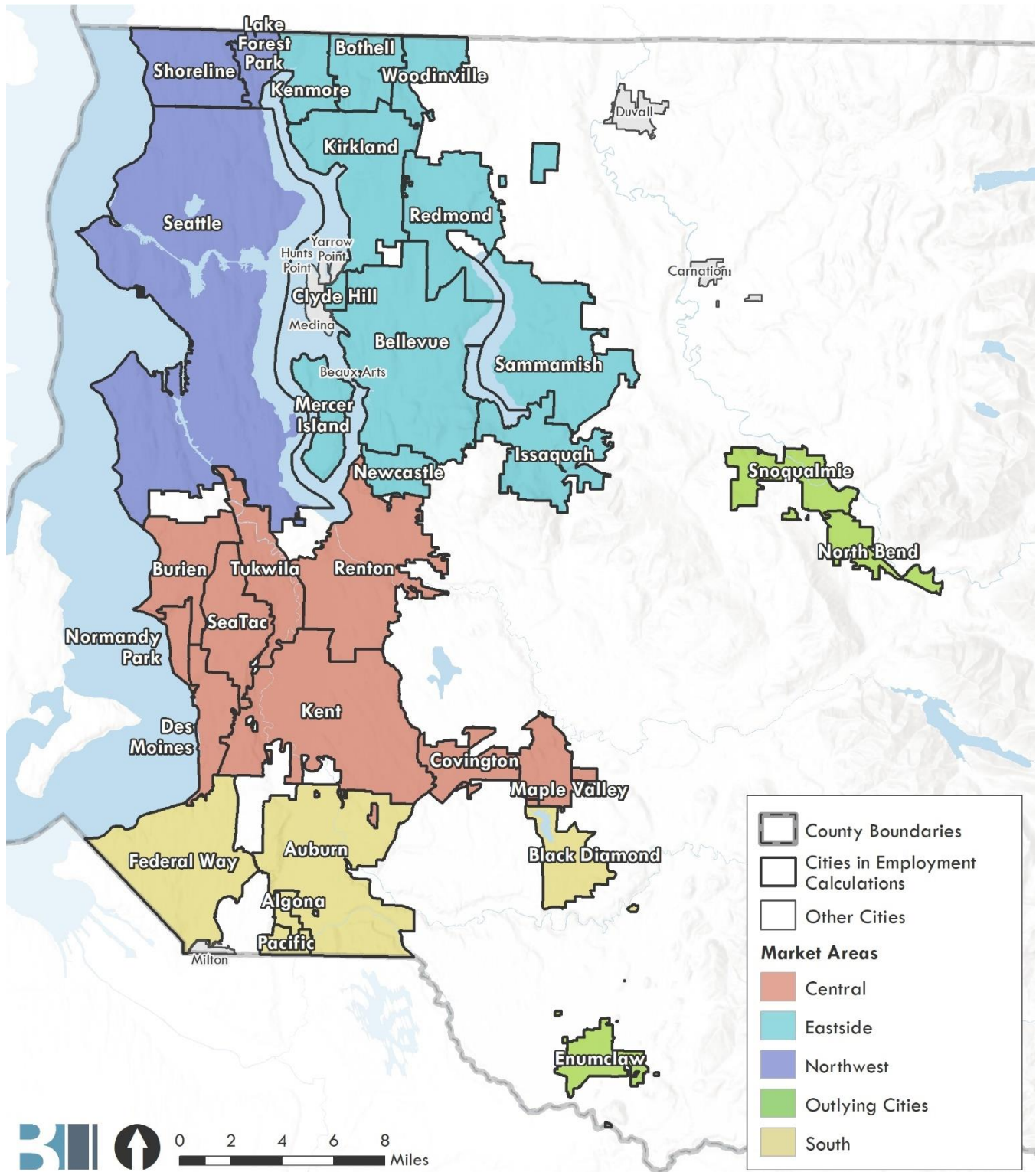
Exhibit 4 shows the total square feet per job in 2006 and 2019 for each of these market areas. While there was some variation between market areas, all areas except for South saw average square feet per job declines during this time period. In other words, employment density has been rising in most of King County. The different outcomes in the South appear to be due to strong gains in jobs associated with warehouse space, which typically require much more space per square foot.

Exhibit 5 adjusts the calculated employment density values on the basis of vacancy rates to determine the actual occupied space in the market and consider that future markets would normally have an average vacancy rate of around 5%. In most market areas, these estimates of square footage per job are somewhat different from the total aggregate square footage per job estimates shown in Exhibit 4. This step is important in cases where vacancy rates in employment areas are significantly higher or lower than expected.

Exhibit 6 provides gross employment density figures by jurisdiction, indicating the range of average densities found in communities across the region in 2006 and 2019. As noted previously, changes between 2006 and 2019 may be due to redevelopment as well as new development that supports employment uses at different densities than existing uses. For example, average densities may change with redevelopment of existing industrial areas for new office and retail uses, or development of new warehousing and distribution sites in communities that have not had these uses in the past.

<sup>4</sup> This analysis excluded construction and resource jobs, many of which are not tied to specific buildings and therefore not as relevant to employment capacity calculations.

Exhibit 3. Cities Included in the Employment Density Calculations by Market Area



Note: Cities with suppressed job counts were not considered in this analysis and therefore not symbolized on this map. Additionally, the 2019 job counts for Enumclaw, North Bend, and Snoqualmie include their respective unincorporated UGAs.  
Source: BERK, 2020.

**Exhibit 4. Gross Floor Area Square Feet Per Job Calculations, 2006 and 2019**

Market Area	2006 Gross Non-Residential Square Feet	2006 Jobs	2006 Gross Square Feet Per Job	2019 Gross Non-Residential Square Feet	2019 Jobs	2019 Gross Square Feet Per Job	Gross Sq. Ft. per job % Change 2006-2019
Central	142,770,591	217,835	655	158,657,104	257,486	616	-6%
Eastside	120,169,602	302,084	398	145,776,209	384,505	379	-5%
Northwest	230,626,549	517,954	445	273,932,690	667,153	411	-8%
Outlying Cities	7,889,576	9,735	669	9,041,389	14,947	605	-10%
South	51,643,062	73,648	701	58,459,588	79,845	731	4%

Notes: See Exhibit 3 for a map of jurisdictions included in the analysis for each market area. Job counts exclude resource and construction jobs, many of which are not tied to specific buildings and therefore less relevant to employment density assumptions. Gross non-residential square footage excludes agricultural uses.

Sources: King County Assessor, 2006 & 2019; PSRC, 2006 & 2019; BERK, 2020.

**Exhibit 5. Adjusted Floor Area Per Job Estimates for Non-Residential Buildings in King County, 2006 & 2019**

Market Area	Vacancy Rate, 2006	Net Occupied Floor Area, 2006 (sf)	2006 Adjusted Gross sf/Job	Vacancy Rate, 2019	Net Occupied Floor Area, 2019 (sf)	2019 Adjusted Gross sf/job	Adj. Gross sf per job % Change 2006-2019
Central	6.2%	133,925,953	647	6.3%	148,675,986	608	-6%
Eastside	6.2%	112,769,558	393	3.4%	140,834,396	386	-2%
Northwest	6.0%	216,680,562	440	4.1%	262,816,501	415	-6%
Outlying Cities	8.2%	7,239,633	646	1.1%	8,943,923	630	-3%
South	5.0%	49,080,533	701	6.0%	54,967,212	724	3%

Notes: See Exhibit 3 for a map of jurisdictions included in each market area for calculation purposes. Occupied floor area calculations reflect total floor area exclusive of parking garages adjusted for commercial vacancy estimates from CoStar. This adjustment was made to account for variation in vacancy between 2006 and 2019. Job counts exclude resource and construction jobs, many of which are not tied to specific buildings and therefore less relevant to employment density assumptions. Gross non-residential square footage excludes agricultural uses.

Sources: King County Assessor, 2006 & 2019; PSRC, 2006 & 2019; CoStar, 2020; BERK, 2020.

**Exhibit 6. Gross Floor Area Square Feet Per Job Calculations by City, 2019.**

City	Market Area	Gross Square Feet Per Job, 2006	Gross Square Feet Per Job, 2019	Gross Sq. Ft. per job % Change 2006-2019
Algona	South	1,349	1,061	-21%
Auburn	South	840	799	-5%
Bellevue	Eastside	374	398	7%
Black Diamond	South	484	762	57%
Bothell	Eastside	494	389	-21%
Burien	Central	536	651	21%
Carnation	Outlying Cities	479	*	*
Clyde Hill	Eastside	430	450	5%
Covington	Central	616	585	-5%
Des Moines	Central	466	818	75%
Duvall	Outlying Cities	547	*	*
Enumclaw	Outlying Cities	653	685	5%
Federal Way	South	516	612	19%
Issaquah	Eastside	420	346	-18%
Kenmore	Eastside	403	566	41%
Kent	Central	908	831	-8%
Kirkland	Eastside	440	366	-17%
Lake Forest Park	Northwest	437	401	-8%
Maple Valley	Central	410	481	17%
Medina	Eastside	*	*	*
Mercer Island	Eastside	332	340	2%
Milton	South	**	**	**
Newcastle	Eastside	454	258	-43%
Normandy Park	Central	493	534	8%
North Bend	Outlying Cities	643	637	-1%
Pacific	South	294	554	89%
Redmond	Eastside	361	327	-10%
Renton	Central	558	493	-12%
Sammamish	Eastside	377	373	-1%
SeaTac	Central	422	375	-11%



## Exhibit 6. (continued)

City	Market Area	Gross Square Feet Per Job, 2006	Gross Square Feet Per Job, 2019	Gross Sq. Ft. per job % Change 2006-2019
Seattle	Northwest	444	408	-8%
Shoreline	Northwest	491	503	2%
Skykomish	Outlying Cities	**	**	**
Snoqualmie	Outlying Cities	865	509	-41%
Tukwila	Central	655	630	-4%
Woodinville	Eastside	671	657	-2%
Yarrow Point	Eastside	*	*	*

\* Employment statistics are suppressed for these communities in PSRC statistics.

\*\* Densities for Milton and Skykomish not included due to significant variance given the small sample size (<100 jobs).

Notes: Job counts exclude resource and construction jobs, many of which are not tied to specific buildings and therefore less relevant to employment density assumptions. Gross non-residential square footage excludes parking garages and agricultural uses. Sources: King County Assessor, 2006 & 2019; PSRC, 2006 & 2019; BERK, 2020.

The analysis described above aggregates all commercial and industrial zones together when measuring employment density. BERK also analyzed assessor data in to help estimate aggregate employment density separately for different types of employment. Exhibit 7 provides estimates of the job densities by city for:

- **Non-industrial employment**, including spaces typically associated with employment in the Finance, Insurance, and Real Estate (FIRE); Retail; Services; Government; and Education major sector categories. This would include both commercial space as well as other public facility uses that may be accommodated elsewhere in land capacity studies but are difficult to distinguish without detailed analysis of individual buildings.
- **Industrial employment**, including Manufacturing and Wholesale Trade, Transportation, and Utilities (WTU) major sector categories.

The allocation of floor space to these categories is based on a classification of both site and building use for non-residential space as recorded in the King County Assessor's tax assessment database. Of course, there may be situations where jobs categorized as non-industrial are located in buildings classified as industrial. The opposite is also true. In most cases we expect this uncertainty would have a minor impact on aggregate calculations by city. However, there are some cases where the calculations in Exhibit 7 may be less reliable for an individual city, and surrounding market area characteristics should be used as a better guide.

Note as well that the non-industrial employment types include a wide range of uses, from recreation to education to government. Each of these types may have very different employment densities. Therefore, care should be used when interpreting these calculations and their relevance to land capacity assumptions.



**Exhibit 7. Gross Floor Area Square Feet Per Job Calculations, by City and Job Type, 2019.**

City	Market Area	Non-Industrial Employment (jobs)	Non-Industrial Empl. Density (sf per job)	Industrial Employment (jobs)	Industrial Empl. Density (sf per job)
Algona	South	288	1,745	2,146	968
Auburn	South	25,332	699	17,117	1,085
Bellevue	Eastside	129,270	438	12,734	321
Black Diamond	South	346	861	42	**
Bothell	Eastside	13,784	366	2,270	686
Burien	Central	11,198	631	509	2,707
Carnation	Outlying Cities	*	*	*	*
Clyde Hill	Eastside	*	*	*	*
Covington	Central	4,795	574	84	**
Des Moines	Central	6,082	699	454	3,509
Duvall	Outlying Cities	1,177	564	111	1,413
Enumclaw	Outlying Cities	4,148	661	689	1,225
Federal Way	South	26,612	625	1,952	1,130
Issaquah	Eastside	24,093	369	2,988	384
Kenmore	Eastside	3,108	627	448	752
Kent	Central	34,106	679	35,339	1,090
Kirkland	Eastside	42,275	361	4,427	754
Lake Forest Park	Northwest	1,455	465	73	**
Maple Valley	Central	3,634	506	370	770
Medina	Eastside	465	528	21	**
Mercer Island	Eastside	6,306	382	185	421
Milton	South	*	*	*	*
Newcastle	Eastside	2,693	236	127	1,228
Normandy Park	Central	830	581	110	***
North Bend	Outlying Cities	2,649	600	405	1,442
Pacific	South	556	571	134	1,108
Redmond	Eastside	80,377	295	11,852	726
Renton	Central	41,308	565	24,150	454
Sammamish	Eastside	6,884	430	539	262
SeaTac	Central	15,809	685	19,821	166

## Exhibit 7. (continued)

City	Market Area	Non-Industrial Employment	Non-Industrial Empl. Density (sf per job)	Industrial Employment	Industrial Empl. Density (sf per job)
Seattle	Northwest	537,538	425	57,858	628
Shoreline	Northwest	15,628	507	430	2,350
Skykomish	Outlying Cities	60	**	-	-
Snoqualmie	Outlying Cities	3,548	633	1,298	736
Tukwila	Central	29,329	565	13,867	875
Woodinville	Eastside	8,206	452	3,839	1,277
Yarrow Point	Eastside	*	-	*	-
	<b>Central</b>	147,091	614	94,704	723
	<b>Eastside</b>	317,461	383	39,430	618
	<b>Northwest</b>	554,621	427	58,361	640
	<b>Outlying Cities</b>	11,582	635	2,503	1,015
	<b>South</b>	53,134	667	21,391	1,077
<b>King County</b>		<b>1,113,508</b>	<b>455</b>	<b>221,136</b>	<b>725</b>

\* Employment statistics are suppressed for these communities in PSRC statistics.

\*\* Densities are not included due to significant variance given the small sample size (<100 jobs).

\*\*\* No industrial space was recorded with the classification system used.

Sources: King County Assessor, 2019; PSRC, 2019; BERK, 2020.

## Appendix G: Approach for Identifying Infrastructure Gaps

# King County Urban Growth Capacity Study

## Recommended Infrastructure Approach

April 5, 2020

*Edited June, 2021 for final report*

Prepared by:



Prepared for:



**King County**



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## INTRODUCTION

### Background and Purpose

King County is in the process of beginning its Urban Growth Capacity Study, also known as the buildable lands or review and evaluation program. The purpose of this study is to review how actual recent growth compares with planning assumptions developed for the existing comprehensive plan, recalculate the quantity and capacity of buildable land available during the current planning period, and identify any issues to be addressed during the next comprehensive plan update. The Study must be complete and delivered to the Department of Commerce by June 30, 2021, but King County will complete its report in November 2020 to allow for a longer comprehensive plan update process.

King County completed Urban Growth Capacity Studies in 2007 and 2014. In 2017, several significant changes were made to the State legal requirements for the program. The County has identified two changes that will require additional analysis before the study can move forward. First, the County must include infrastructure gaps in the process of identifying lands available for development. Second, it must address several specific considerations in developing market supply factors applied to buildable lands.

This report recommends an approach to addressing infrastructure gaps in the Urban Growth Capacity Study. These methods reflect both state requirements and King County jurisdictions' infrastructure needs. A second report will recommend updated methods for market factors.

### Methods and Approach

The recommendations in this report were developed in partnership with King County staff from the following resources:

- Washington State Department of Commerce “Buildable Lands Guidelines” (2018)
- King County cities' comprehensive plans

### Organization of Report

This report includes the following sections:

- **Regulatory Context** explains how State requirements have changed and how King County's existing methods may need to be updated for consistency



- **Existing Infrastructure Conditions** outlines known infrastructure gaps identified within individual Comprehensive Plans to prepare for interjurisdictional coordination
- **Recommended Approaches** identifies how King County's methods could be updated to accommodate any infrastructure gaps

## REGULATORY CONTEXT

### State Requirements and Recent Changes

The purpose of the Urban Growth Capacity Study is to review how actual recent growth compares with planning assumptions, recalculate the quantity and capacity of buildable land available during the current 20-year planning period, and identify any issues to be addressed during the next comprehensive plan update. King County's study fulfills the requirements for the "Review and Evaluation Program" as established under RCW 36.70A.215. In general, the State program is structured to allow for counties to use unique approaches to suit local conditions. State law sets basic requirements, and counties may meet those requirements as they see fit, provided their rationale is sound and well-documented.

In 2017, E2SSB 5254 was passed by the Washington State Legislature. This bill included the first revisions to the state review and evaluation requirements since the program began in 1997. These revisions included adding the requirement for counties to incorporate infrastructure gaps into their evaluation and identification of land suitable for development or redevelopment during the planning period. This will entail identifying lands that would otherwise be considered vacant or redevelopable and part of the land supply, but which have infrastructure gaps significant enough that they are deemed unlikely to be developed during the planning period, or that infrastructure development will unlock their capacity at a specific point partway through the planning period.

RCW 36.70A.215(3)(b) clarifies that infrastructure gaps include but are not limited to transportation, water, sewer, and stormwater. This report focuses on top ranking infrastructure systems and challenges that affect most or all cities in King County.

In some cases, infrastructure challenges may not warrant removing land from the developable supply for the 20-year planning period. Per the Department of Commerce's 2018 guidelines, jurisdictions should consider the following factors when evaluating whether or not an infrastructure gap exists:

- Is there a long-term lack of urban development in the area?
- How did the recent comprehensive plan address the needed infrastructure provision, and is that information still valid?
- If the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly so that planned development is realized within the planning period, or will some of the area remain undeveloped?

## King County's Current Methods

King County's past methods for quantifying its developable land informally addressed infrastructure gaps in land supply identification. The County has identified the following steps to update its process to meet new requirements:

1. Assemble necessary data for the entire jurisdiction, including parcel/assessor data, critical areas, and zoning.
2. Define vacant and redevelopable lands using a density and/or value threshold.
3. Exclude land uses or parcels that are unlikely to develop for categorical reasons (parks, schools, public facilities, other institutions, etc.).
4. Apply vacant and redevelopable land definitions established in Step 2 to the remaining parcel data.
5. Review and refine the resulting developable land supply.
6. Identify and remove environmentally sensitive lands.
7. Adjust for infrastructure gaps (New step to be defined).
8. Summarize developable land supply by zone.

This report will provide recommendations on how to accomplish step seven, adjusting for infrastructure gaps. This will include accommodating any lands which should be entirely removed from the land supply and adjusting for lands that will become "unlocked" at some point during the planning period.

## EXISTING CONDITIONS

This section discusses the Capital Facilities Elements of King County cities to assess high-level infrastructure challenges, summarized in **Exhibit 1**. Most plans were developed in 2014 or 2015, and individual jurisdictions should review these findings for the County’s Buildable Lands needs. This review focuses on infrastructure systems most likely to prevent development, including water, sewer service, and stormwater facilities. Site-specific infrastructure issues independent of system capacity might also limit development capacity; cities should identify site-specific concerns, as outlined in the subsequent section of this report, *Recommended Approach*.

### Water

In King County, 18 cities acquire all their potable water through agreements with utility districts or other cities. Another 11 cities have their own water system and supply, but also have areas within their limits served by outside water districts or other cities. This leaves 10 out of 39 cities providing all their own water needs. These 10 cities are generally either very large, with systems that serve many other jurisdictions (Seattle and Bellevue), or very small (Five out of 10 have a population under 10,000). Overall, all indicate that these providers had sufficient water supply to accommodate growth through 2035, though Redmond and Woodinville cited a potential need for additional sources. Several cities with sufficient water rights still face other challenges such as in storing water and managing water quality over time, including Bothell, Black Diamond, and Milton. SeaTac’s plan notes concerns about Seattle Public Utilities’ ability to supply water to regional cities as Seattle continues to grow.

### Sewer

Twenty cities receive sewer service from utility districts or another jurisdiction such as the City of Bellevue or King County. Another 8 cities have their own utility, but also have areas within their limits served by utility districts. At least 20 cities report having parcels with septic systems, and Burien reports areas that do not have access to sewer. Auburn and Kenmore are working to provide sewer to all remaining parcels on septic. Most of the sewer providers have capacity for growth through 2035, though Milton and Woodinville expressed capacity concerns.

### Stormwater

All jurisdictions except Carnation have public stormwater infrastructure, though some such as Mercer Island rely heavily on natural systems. At the time of the plan update, Enumclaw did not have a public stormwater utility to fund expansion of its system. A common concern was the need for

additional capacity in stormwater pipes and drainage swales. Some communities require that new development install onsite stormwater detention and treatment, and require the use of low impact development techniques in all development. Numerous communities possess natural conditions that make stormwater management difficult, such as flat topography, high water table, and the presence of rivers, streams, and wetlands. Depending on the use and circumstances, such natural conditions can create site-specific infrastructure gaps that could impact land capacity.

## Funding Concerns

Several plans note that the gap between projected future revenues and the cost of required future capital facilities will continue to widen without additional taxes or other revenue increases. One plan notes that cuts in services or increases in operating revenues may be necessary. Another states that funding to maintain the system has not changed over the years and that there is no dedicated fund to cover basic operation and maintenance expenses. Multiple plans cite the need to replace aging infrastructure as a future funding concern.

Awareness of the need for future funding does not necessarily limit anticipated growth. Funding concerns therefore, are only presented herein as prohibitive to redevelopment if the city cites the concern in their plan as critical and imminent.

**Exhibit 1** summarizes high level water, sewer, and stormwater issues identified in individual cities' last comprehensive plan updates. These are described in greater detail in **Appendix A**. Cities in Exhibit 1 are grouped by geographic area within King County.

**Exhibit 1. Infrastructure Issues Identified in 2015-Era Comprehensive Plans**

Jurisdiction	Water	Sewer	Stormwater
<b>North King County</b>			
Shoreline	No issues	No issues	No issues
Lake Forest Park	No issues	No issues	<b>Infrastructure improvements required</b>
Kenmore	No issues	No issues	No issues
Bothell	<b>Additional storage required</b>	No issues	No issues

Jurisdiction	Water	Sewer	Stormwater
Woodinville	<b>Projected deficiencies</b>	<b>Projected deficiencies</b>	<b>Areas of insufficient capacity</b>
Seattle	<b>Potential reduction in supply by 4% (2025) and 6% (2050) from climate change impacts</b>	<b>Need to reduce combined sewer overflow conditions</b>	<b>Need to reduce combined sewer overflow conditions</b>

### Eastside King County

Kirkland	No issues	<b>Aging Infrastructure</b>	No issues
Mercer Island	No issues	No issues	No issues
Bellevue	No issues	No issues	No issues
Newcastle	No issues	No issues	No issues
Redmond	<b>Potential Capacity Issues</b>	<b>Potential annexation areas unsewered</b>	No issues
Issaquah	No issues	No issues	No issues
Sammamish	No issues	No issues	No issues
Medina	No issues	No issues	No issues
Hunts Point	No issues	No issues	No issues
Clyde Hill	No issues	No issues	<b>Infrastructure improvements required</b>
Yarrow Point	No issues	No issues	<b>Infrastructure improvements required</b>
Beaux Arts Village	No issues	No issues	No issues

### Rural East King County

Duvall	No issues	No issues	No issues
Carnation	No issues	No issues	<b>On-site infiltration required, may limit</b>

Jurisdiction	Water	Sewer	Stormwater
			<b>potential on specific sites</b>
Snoqualmie	<b>Aging Infrastructure</b>	No issues	No issues
North Bend	<b>Aging Infrastructure</b>	<b>Unsewered area; expansion of wastewater treatment facility required</b>	<b>Concern about system being undersized in some areas for storm events</b>
Skykomish	<b>Limited or no dedicated funds to cover basic operation and maintenance expenses of services</b>	<b>Limited or no dedicated funds to cover basic operation and maintenance expenses of services</b>	<b>Limited or no dedicated funds to cover basic operation and maintenance expenses of services</b>
Enumclaw	No issues	<b>Infrastructure improvements required</b>	<b>No stormwater utility to fund repair and maintenance of existing system</b>
<b>Central King County</b>			
Burien	No issues	<b>Unsewered areas</b>	<b>Runoff issues in Salmon Creek basin</b>
Normandy Park	<b>Aging Infrastructure</b>	No issues	No issues
Des Moines	No issues	No issues	<b>On-site infiltration required, may limit potential on specific sites</b>
SeaTac	<b>Dependent on Seattle's capacity</b>	No issues	<b>Aging infrastructure</b>
Kent	<b>Additional storage required</b>	No issues	No issues
Tukwila	No issues	No issues	No issues
Renton	<b>Infrastructure improvements required</b>	<b>Potential capacity issues closer to 2030</b>	No issues
Covington	<b>Capacity limitations for area served by District 111</b>	<b>Infrastructure improvements required</b>	<b>Funding gaps</b>
Maple Valley	No issues	<b>Infrastructure improvements required</b>	<b>Infrastructure improvements required</b>

Jurisdiction	Water	Sewer	Stormwater
<b>South King County</b>			
Federal Way	No issues	No issues	No issues
Milton	<b>Aquifer constraints</b>	<b>Infrastructure improvements required</b>	<b>Infrastructure improvements required</b>
Pacific	<b>Aging Infrastructure</b>	<b>Potential capacity issues for commercial and industrial</b>	<b>On-site infiltration required, may limit potential on specific sites with topography challenges</b>
Auburn	No issues	No issues	No issues
Algona	No issues	No issues	<b>Infrastructure improvements required</b>
Black Diamond	<b>Infrastructure improvements required</b>	<b>Infrastructure improvements required</b>	No issues



## RECOMMENDED APPROACH

This section proposes a process for King County and its cities to identify developable parcels with infrastructure gaps, make decisions about those gaps' impact on development potential, and adjust the land supply accordingly. At the beginning of the infrastructure evaluation process, each jurisdiction will have identified a set of vacant and redevelopable parcels. Environmentally sensitive areas and parcels or land uses unlikely to develop for categorical reasons will have already been excluded from this group. This potentially developable land supply will then be evaluated for infrastructure gaps.

An **infrastructure gap** exists for a property when one or more critical types of infrastructure is not available – transportation, water, sewer, or stormwater. Additional types of infrastructure may be critical in certain cases, and this should be assessed by each city. A gap may be temporary, meaning that a project has been identified in the CIP or TIP to address the gap and funding has also been identified. Or a gap may be long-term, meaning that there is no project funded within the planning period.

The infrastructure evaluation process includes the following steps to identify parcels which have long term infrastructure gaps significant enough to be wholly or partially removed from the buildable lands supply:

1. Identify system capacity issues
2. Identify site-specific infrastructure gaps
3. Update developable land supply

In some cases, this process will require the jurisdictions to work together with service providers to make informed decisions about whether or not lands with infrastructure gaps should be considered part of the buildable land supply. In determining whether there is an infrastructure gap, the Department of Commerce recommends that jurisdictions consider the following:

- Has there been a long-term lack of urban development in the area?
- How did the comprehensive plan address how the needed infrastructure would be provided, and is that analysis still valid?
- If the infrastructure is anticipated to be provided later in the planning period, is development likely to occur quickly enough for the planned development to be realized within the planning period, or will some of the area remain undeveloped?

The proposed approach adds additional rigor to Commerce's guidance through a stepwise scan of infrastructure capacity. Cities and King County

should use professional judgement and the best information available to make informed decisions, and clearly document their rationale.

## Step 1. Identify System Capacity Issues

- 1.1. Each jurisdiction will verify and update the data provided in the most recent Comprehensive Plan, documenting major changes in policy, service provision and other relevant details.
- 1.2. Each jurisdiction will list the providers serving their jurisdiction with essential infrastructure: water, sewer, stormwater.
- 1.3. Each jurisdiction will collaborate with service providers, drawing from sewer and water district and comprehensive plans, to identify out-of-date planning information and any underserved portions of each city or the unincorporated urban area. Jurisdictions are advised to coordinate with public works staff to review, interpret and verify data.
- 1.4. Document any future capital facilities investments planned to address these issues. Determine if specific investments will resolve infrastructure gaps to “unlock” development potential and when it is expected to occur.
- 1.5. Document if funding has been identified for capital facilities investments.
- 1.6. Evaluate each system-wide capacity issue to determine if the issue is expected to stop or delay future development, or limit the types or densities of development that will be feasible.
- 1.7. Using GIS, overlay the service areas of providers with system capacity issues on the set of vacant and redevelopable parcels. Update data for impacted parcels to note system capacity issues.

## Step 2. Identify and Document Site-Specific Infrastructure Gaps

- 2.1. Individual jurisdictions will review remaining vacant and redevelopable parcels to identify site-specific gaps. This review is best done with GIS data. **Appendix B** outlines a suggested process for assigning tiers to sites based on infrastructure availability, and using these tiers to identify site-specific gaps.
- 2.2. Draw from code or adopted policy to determine if the issues are expected to stop or delay future development, or limit the types or densities of development feasible on vacant or redevelopable parcels. Review parcels with multiple gaps, regardless of severity, to consider if their combined impact will stop or delay development. **Appendix B** provides additional guidance on evaluating multiple gaps.

- 2.3. Update parcel data to note identified site-specific infrastructure gaps, by documenting infrastructure constrained parcels in the developable land supply.

### **Step 3. Update Developable Land Supply**

- 3.1. Update developable land supply by removing the developable area of fully constrained parcels from consideration. For partially constrained parcels, document the expected development to accurately convey capacity limitations due to infrastructure gaps.
- 3.2. Summarize developable land supply by zone.

## APPENDIX A. SUMMARY OF INFRASTRUCTURE BY CITY

### North King County Jurisdictions

Except for Seattle, North King County's cities are all currently midsize, between 12,400 and 56,400 in population. Woodinville is projected to grow by the largest percentage, while Shoreline and Kenmore will grow the most in absolute terms. There are several utility districts that serve all of these communities in various iterations, particularly the Northshore Utility District, Alderwood Water & Wastewater District, and Woodinville Water District. Seattle, on the other hand, serves as a regional utility provider. Seattle Public Utilities serves communities throughout King County.

#### Bothell

The City of Bothell's 2015 Comprehensive Plan, called Imagine Bothell, contains a Capital Facilities Element that inventories all of the City's capital facilities. The Element outlines planned improvements to ensure that the facilities have adequate capacity to meet level of service (LOS) standards. The Element also references relevant capital facilities plans, master plans and strategic plans to identify funding sources and other detail.

The City has contracted with Seattle Public Utilities for potable water, and has **sufficient supply to serve growth**. At the time the Plan was updated, the City had identified a **deficiency for water storage**. As of 2015, a project to address this deficiency was underway. In addition to the City water and sewer systems, certain areas are served by the Alderwood Water & Wastewater District, Northshore Utility District, and Woodinville Water District.

#### Kenmore

Kenmore's utilities and capital facilities elements were last updated in 2015. The City's water is provided by the Northshore Utility District, and it accounts for 31% of the District's connections. The District purchases water from Seattle Public Utilities and has **sufficient capacity to meet growth needs to 2026 and beyond**. At the same time, average day and peak season demands at build out **slightly exceed the SPU supply contract amount**. The city believes this shortfall may be eliminated as conservation measures and water-use habits decrease demand. The District has additional sources for water that it is not yet using.

The Northshore Utility District also provides sewer service. Its policy is to provide public sewer service to areas within its service area, which encompasses Kenmore. It set a goal in 2006 to **provide sewer to the majority of parcels on septic within eight years**. As of 2014, 877 parcels

in the District were on septic systems, and 550 of these had sewer service available but not yet connected.

### Lake Forest Park

The Lake Forest Park 2015-2035 Comprehensive Plan was adopted in 2016. Water service is provided by four public water utilities: Lake Forest Park Water District, North City Water Utility District, Northshore Utility District, Seattle Public Utilities. These districts have capital improvement plans that address issues of **aging pump stations and main infrastructure, meter replacements, and reservoir upgrades**, as well as the need for an I-405 transmission main replacement by 2026.

The City owns and operates its sewer utility, though portions of the City are served by the Northshore Utility District. Lake Forest Park manages the City's stormwater drainage system, and has identified \$8.7 million dollars in funding for required future projects.

### Seattle

The City of Seattle's Comprehensive Plan was updated in 2016. The Capital Facilities Appendix identifies necessary upgrades to police and fire facilities, a need for continuing acquisition of land for parks and open space, demand for new government office and warehousing space, a need for expanding school capacity, and other facility needs that will be necessary to serve a growing city.

The City's utilities will also be taxed by growth. Specifically, Seattle City Light will require **additional resources** to "meet load growth and comply with I-937 over the next twenty years." While maintenance to the water system will be required in perpetuity, particularly for distribution and storage systems and to meet fire flow requirements, Seattle Public Utilities nonetheless indicates that the **water supply is currently sufficient to meet levels of service for anticipated growth in the next twenty years**. Outside of general maintenance, the **sewer system has adequate capacity** to serve the City's full buildout.

### Shoreline

Shoreline's capital facilities and utilities elements were last updated in 2012. The elements **do not identify any specific utility gaps**.

### Woodinville

Woodinville's Comprehensive Plan was updated in 2015. The Capital Facilities Element indicates that the Woodinville Water District "**projects a deficit** of 200 gpm of source availability for the West service area in 2027 [and] an additional storage capacity deficit of over 900,000 gallons [...] in the

West area”. The Plan identifies **general deficiencies for the sanitary sewer system**, indicating that the latest Woodinville Water District plans do not include improvements that would be required to meet the current level of service standard. There are also **deficiencies identified for the stormwater system**, with the Comprehensive Plan indicating that “There are areas of insufficient capacity located throughout the City [and] some of the more significant problem areas are within the Woodin Creek basin and in areas upstream of Lake Leota.”

## Eastside King County Jurisdictions

East King County’s large cities are projected to accommodate strong growth, particularly Bellevue and Redmond. More East King County communities own their own utilities compared to other regions, or have service provided by the City of Bellevue.

### Bellevue

The City of Bellevue’s Comprehensive Plan was last updated in 2015. The Plan indicates that the City has little vacant land, so the focus of the Capital Facilities Element is maintaining and upgrading existing facilities to accommodate anticipated population growth in areas that have already been developed. The Plan provides a detailed inventory of the City’s capital facilities and references to several more specific functional plans, which contain detailed information about planned improvements and available funding. While the City anticipates increased demand for services and facilities, the **Plan does not indicate any gaps that would preclude growth.**

### Issaquah

The City of Issaquah’s Comprehensive Plan was last updated in 2015. It identifies City-managed utilities and capital facilities and provides policy language that requires the City to meet minimum levels of service and provide utilities to serve new growth. **No capacity shortfalls** are identified for water, sewer, or stormwater, though the Capital Facilities Element, indicates that imminent growth may exceed the capacity of police services and parks provision.

### Kirkland

Kirkland’s capital facilities element was last updated in 2015. The most significant potential gap noted was a need to **replace and/or rehabilitate aging sewer pipelines** to maintain level of service. In addition, some **portions of the city are currently on septic systems** and may need to join the City’s system as they become more urbanized. Portions of north

Kirkland have sewer and water service through the Northshore Utility District or Woodinville Water District.

### Mercer Island

The City of Mercer Island Comprehensive Plan includes a Capital Facilities Element that identifies capital needs for streets, parks and open spaces, pedestrian and bicycle facilities, stormwater, sewer, water, and schools. The City owns and operates its water, sewer, and stormwater systems. There are **no deficiencies identified for the water system.**

### Newcastle

The City of Newcastle's Comprehensive Plan includes a Capital Facilities Element that references several other related plans and advances goals and policies related to level of service, facility financing and other policy issues. The Plan also includes a Capital Facilities Appendix. The Appendix provides a detailed inventory of the City's capital facilities and a comprehensive list of funding mechanisms for capital facility needs. The Appendix also provides a list of needed improvements and anticipated funding levels and sources. Beyond these improvements, **no other gaps are indicated.**

### Redmond

The Redmond 2030 Comprehensive Plan was adopted in December 2011. The City of Redmond provides water service to most areas within the City limits. Water is sourced from City wells and the Cascade Water Alliance (CWA). Redmond's well system draws from a shallow aquifer which is **susceptible to contamination**, especially as urbanization of the Aquifer Recharge zone continues. The City has implemented a Wellhead Protection Program to preserve water quality, in addition to implementing conservation measures to decrease demand for a new water supply.

A majority of Redmond is served by a sanitary sewer, however, **some areas still have on-site disposal** such as septic tank systems. King County provides wastewater treatment through the Brightwater facility which has sufficient capacity to meet Redmond's future needs. Most of the **proposed annexation areas lack sewer**. The City manages most stormwater facilities, although there are also some private facilities.

### Sammamish

The City of Sammamish's Comprehensive Plan was updated in 2015. The Capital Facilities Element does not contain an inventory of capital facilities but does detail the required levels of service for each type of facility. **No gaps in service provision** are indicated in the Element. Additional background information is contained in another section of the Comprehensive Plan, including an inventory and forecast of future needs. This section identifies

needed improvements to parks, stormwater facilities, transportation facilities, and water and sewer facilities. These capital improvements are **not anticipated to hinder growth** or preclude the City from reaching the buildout envisioned in the Land Use Element.

***Additional Comment from City of Sammamish, April 2021:***

While the City's 2015 Comprehensive Plan did not include any gaps in service provision, the City's work with service providers as part of the 2021 Urban Growth Capacity Report pointed to several infrastructure gaps that could affect development of property to the full capacity allowed under City of Sammamish zoning. Some of these will be addressed by planned public improvements and/or will be made at the expense of developers. In many cases the effects of reported or identified gaps are difficult to pinpoint on specific properties. If left unaddressed, they could affect the desirability of developing in Sammamish, but the costs and environmental consequences of filling these gaps will also be factors in the decisions of citizens and developers to address them.

**Sewer** – A significant service capacity gap was identified related to wastewater/sewer in the north portion of the Sammamish Plateau Water service area due to the delay of necessary County regional infrastructure delivery (North Diversion). This capacity gap reduced Sammamish's land capacity by 62% for commercial/mixed use zones and 42% for residential zones. In addition to these capacity gaps, there were a few areas identified where a Lift Station would need to be constructed in order for sewer to become available which would require a capital investment of approximately a million dollars. There were also a few areas that would require a Critical Sewer Link, with multiple easement acquisitions needed as well as difficult construction. As such, the City felt it was unlikely that these areas would be redeveloped during the next planning period.

**Traffic** - There are several areas where concurrency requirements would trigger the need for additional infrastructure, consistent with the City's Transportation Improvements Program. With such improvements, most parcels could be developed to their zoned capacity. As the City updates its concurrency program to include segments and corridors, they expect to have transportation-related constraints along the two main corridors until funding for improvement is secured. There are also some parcels that could not be developed to their full zoned capacity without access improvements.

**Schools** - School districts serving the City indicated that most of their facilities in Sammamish are at or over base capacity and have limited capacity for expansion. Even with planned and funded capacity improvements some schools are projected to reach critical capacity within 10 years. While the City coordinates closely with the school districts on data



sharing, forecasting and reviewing Capital Facilities Plans, there are a limited number of vacant parcels in the city large enough to accommodate new schools. This means that building additional capacity in the future will be expensive and could involve using land zoned for other purposes. The costs of adding schools could affect future school tax levies, and overcrowding could affect the desirability of schools in the future.

### Beaux Arts Village

The Town of Beaux Arts Village's Comprehensive Plan was **last updated in 2015**. The capital facilities element notes that urban facilities and services are in place and **there are adequate water, sewage and drainage systems to meet the foreseeable needs of a stable population**. The Town's water supply comes from a well within its limits. The Town operates the well and maintains the water delivery system. The City of Bellevue provides sewer service to all Beaux Arts residences. The Town manages and maintains a system of stormwater catch basins, storage and transmittal pipes, and outfalls. No future projects were identified in the Plan. The Transportation element notes that the only local transportation issues relate to road surface maintenance, all addressed in the Town's Capital Improvement Plan.

### Clyde Hill

The Clyde Hill Comprehensive Plan was last updated in 2015. Potable water and sanitary sewer service are provided by the City of Bellevue. The Plan states that **all future needs can be accommodated** by the existing systems.

The City owns and maintains a storm drainage system but indicates that as remaining vacant parcels are developed and surface water runoff has increased, **existing underground development has made installation of new stormwater infrastructure more difficult**. The City indicates that a long-term goal is to develop a system able to collect and treat storm water generated by a 10-year average storm event.

While no immediate infrastructure deficiencies were identified in the City's Capital Facilities element, the Plan notes that due to a range of circumstances, there is a **growing gap between operating revenues and expenses** in the City, and that it may be necessary to initiate cuts in services or increases in operating revenues in the future.

### Hunts Point

The Hunts Point Comprehensive Plan was last updated in 2015. The City of Bellevue provides both potable water and sanitary sewer service. The Town provides a stormwater system that connects non-shoreline properties to

drainage pipes that discharge to Lake Washington. Properties along the lakeshore have private systems that discharge directly to the Lake.

The Plan **does not identify any water, sewer, or stormwater projects** in the six-year plan contained in its capital facilities element.

## Medina

The Medina Comprehensive Plan was last updated in 2015. Water and sewer services are provided by the City of Bellevue, and King County maintains a sewage pumping station at the corner of NE 8th Street and 82nd Avenue. Bellevue has **adequate capacity to continue water and sewer service**. Non-potable water used at the golf course is pumped from Lake Washington under a “grandfathered” water use rights agreement with the State Department of Natural Resources.

Medina operates and maintains its own storm drainage system. **A range of deficiencies** have been identified in the system, attributed to poor on-site management of stormwater runoff on individual properties. The City adopted requirements for property owners to implement best management practices to control runoff and to better manage private stormwater facilities. In addition, the **City identified a number of upgrades to the municipal stormwater system** to increase flow capacity of individual sections of the system, recondition some of the open ditches, correct old or undersized lines, and to install pollution control devices (e.g., catch basins, oil separators). Current projects are identified in the annual six-year Capital Improvement Plan.

## Yarrow Point

The Comprehensive Plan for the Town of Yarrow Point was adopted in 2015. Potable water service is provided by the City of Bellevue, which **can accommodate Yarrow Point’s planned growth**. The sanitary sewer system is also operated by the City of Bellevue. New connections to the sewer main require a right of way permit from the Town and a sewer connection permit from the City of Bellevue.

The Town Stormwater Utility was developed in 2011. A comprehensive stormwater inventory and assessment identified several capital projects necessary to accommodate the Town’s full land-use build out, supported in part through property tax, Real Estate Excise Tax and other fees. Five projects identified in the 2015 Capital Improvement Plan totaled \$688,000. The Town is exempt from the National Pollution Discharge Elimination Permit System (NPDES) Phase II Permit.

## Rural Eastside King County Jurisdictions

Rural Eastside King County jurisdictions are generally located further east and are more geographically separate from other Eastside jurisdictions. All have generally strong growth projections, particularly North Bend, which is projected to grow by nearly 45% by 2040. Each jurisdiction generally provides its own utility services.

### Carnation

The City of Carnation's Comprehensive Plan was last updated in 2015. The City owns and operates its water system. Its **water rights and capacity are sufficient** to serve forecasted demand. The City's sewer system was completed in 2008, previously the City was dependent on private septic systems. The sewer system currently has **excess capacity**, with a wastewater treatment plant design to serve a population greater than the project buildout for the City (and currently operating at only 25% of capacity). However, some capital facilities in Carnation appear to have capacity challenges. Specifically, the City has **no public stormwater system** and only two drainage basins. The Plan indicates that "stormwater from impervious surfaces must be infiltrated on-site, which can sometimes be difficult to achieve given localized areas of poorly drained soils and/or seasonal high-water tables."

### Duvall

The City of Duvall's Comprehensive Plan was last updated in 2015. The Comprehensive Plan **does not identify any gaps in facility provision** and includes goal and policy language that supports the provision of utilities to support future growth. The City owns and operates its water, sewer, and stormwater systems. It purchases its water from Seattle Public Utilities. Most of the detailed analysis of capacity for each utility is contained in the individual facility and capital improvement plans, rather than the Comprehensive Plan. However, the Comprehensive Plan specifically indicates that the sewer system currently has **capacity to serve 9,000 residents, with expansion capacity up to 13,000 residents**.

### North Bend

The City of North Bend's Comprehensive Plan was last updated in 2015. The Plan indicates that about **34% of the City's water pipe is nearing the end of its useful life**, and the City served by different water suppliers in its eastern and western areas. It also identifies several near-term and high-priority investments in the City's water and sewer systems, including expansion of the wastewater treatment plant and the resolution of water supply issues in Sallal. The Plan also indicates that flooding may occur due to several factors, including **"inadequate storm drain infrastructure in certain areas"**. No other capital facilities gaps are indicated, including to police, fire, school and other municipal facilities.

## Skykomish

The most recent Skykomish Comprehensive Plan was completed in 2015. The Town owns, maintains, and operates its own water distribution system. The Comprehensive Water Plan for the Town was adopted in 1993, and the Town has responded to the new laws and regulations to the best of its abilities, using grants and loans to provide maintenance and upgrades to the system. Any updates to the plan made since 1993 have not been reviewed or approved by the County or state.

The Town of Skykomish provides municipal water service through two wells located east of town. The water system was originally constructed in the early 1900s, however the town has continued to upgrade the system over the years. Water quality levels, fire flow, and storage facilities are **all adequate at this time**, however a 1993 Water Comprehensive Plan identified numerous improvements and service upgrades that were necessary. Funding has been identified for some of the needed upgrades, and some projects have been completed since 1993.

The General Sewer and Facilities Plan prepared for the Town in 2007 identified a strategy for developing a centralized wastewater collection, treatment, and disposal system that would replace the substandard septic systems used in Skykomish. That **system was planned to be complete** in 2015.

The Skykomish Stormwater Management Plan was adopted in 2014. The **town's system has nearly doubled since 2006**, and has benefitted greatly by the BNSF cleanup, the design of the Town's sewer system, and the Maloney Creek Rehabilitation project. Funding to maintain the system has not changed over the years, and while the Plan identified financing alternatives, there is **no dedicated fund to cover basic operation and maintenance expenses**.

## Snoqualmie

The City of Snoqualmie's Comprehensive Plan was updated in 2014. The plan indicates the following needs, based on anticipated 2010-2032 population growth and a more immediate six-year growth forecast:

- Satellite fire station if areas of the UGA are annexed into the City
- Water distribution pipe (about 10% of system) **nearing the end of its useful life**, particularly in the Canyon Springs area
- Energy efficiency and other upgrades to the sewer system, though **no expansions due to capacity constraints** are anticipated
- Improvements to stormwater infrastructure in older City areas, where infrastructure is less robust, with older pipes, and some sections lacking stormwater conveyance

## Central King County Jurisdictions

Central King County is home to two cities of over 100,000 residents, and several midsize jurisdictions that are growing rapidly. While some of its cities own their utility services, there is a high level of utility district overlap between cities, even those with their own services. There is also a higher number of utility districts active in this area.

### Burien

Burien's capital facilities element was last updated in 2015. Its water is provided by Seattle; King County Water Districts 20, 125, and 40; and the Highline Water District. Water supply is **currently sufficient**, though some improvements are required to improve fire flow. All of these districts purchase water from Seattle Public Utilities. The majority of Burien's sewer service is provided by the Southwest Suburban Sewer System, with other areas served by the Midway Sewer District and Rainier Vista/Val Vue Sewer District. The City has experienced some stormwater challenges in its Salmon Creek basin. The area is almost fully developed, and has experienced erosion and pollution tied to undetained runoff and lack of treatment in some areas.

The City's utilities are provided by utility districts with **extensions and improvements funded by users and local improvement districts**. As a result, to the extent there are utility gaps specific to developable sites, they depend on market conditions to justify extension costs.

### Covington

Covington's capital facilities and utilities elements were last updated in 2016. The City's water is provided by the Covington Water District, King County Water District 111, and Ham Water Company. Sewer is provided by Soos Creek Water and Sewer District. **District 111 has minimal capacity for new growth compared to other providers**, but only serves a limited number of properties. Soos Creek has identified capital projects within City limits, but it is not clear if these projects could "unlock" capacity. The element has identified a **\$76.4 million funding gap for parks, stormwater, and transportation**. The land use plan may need to be revisited if no new funding sources are identified and LOS standards are not revised.

### Des Moines

The Des Moines 2035 Comprehensive Plan was adopted in 2015. Potable water and sanitary sewer service are provided to the city by water and sewer districts (Water: King County Water District 54, Highline Water District, and Lakehaven Utility District; and sewer: Midway, Southwest Suburban, and Lakewood Utility Districts). **A portion of the City is still served by**

**septic systems**, although future development is required to provide sanitary service.

The City provides stormwater management and requires new development to install onsite stormwater detention and treatment. No specific projects are identified in the Comprehensive Plan.

## Kent

Kent's capital facilities element was last updated in 2015. **No infrastructure gaps** were identified. The City's municipal water system does not cover the entire incorporated area. Areas outside the system boundary are served by Water District 111, the Soos Creek District, and the City of Renton. There are several new streets planned which could enhance development potential.

## Maple Valley

The City of Maple Valley Comprehensive plan was adopted in 2015. Potable water is provided by **two independent water districts**: the Covington Water District and the Cedar River Water and Sewer District, **plus one Group-A private water system**, Cherokee Bay Community Club, Inc. Both the Covington Water District and the Cedar River Water and Sewer District are seeking to update their intertie and partnership agreements, and in 2015, the Covington Water District identified \$41.3 million dollars in projects to upgrade and maintain their facilities. They anticipate **only moderate water system improvements** within the ten-year planning horizon of the Comprehensive Plan.

Most of the City's sewer service is provided by the Soos Creek Water and Sewer District (SCWSD). The Plan prioritized \$2.6 million in repairs to aging sewers and mains, some of which date back to the 1950s. **Annexing rural areas in the future could cause a significant impact** on the ability of the SCWSD to meet demand (e.g., through the County's 4-to-1 program that converts adjacent rural lands to urban).

The City of Maple Valley manages the majority of the City's stormwater system, which comprises catch basins, manholes, pipes, ditches, infiltration tanks, detention/retention vaults, and detention/retention ponds. The City continues to identify projects to resolve **chronic stormwater problems**, including areas where there is ongoing recurrent flooding.

## Normandy Park

The Normandy Park Comprehensive Plan was adopted in 2016. Water service is provided by three separate large water districts: Highline Water District, Water District 49, and Water District 54. Service is **adequate for**

**current needs and capable of responding to anticipated growth.** At the time of the City's Comprehensive Plan development, the Highline Water District Capital Improvement Plan identified one project to replace old Asbestos-Concrete water mains, in part, to reduce the potential for water line breaks.

The City does not own or maintain any sanitary sewer system components. Sanitary sewer conveyance services are provided by the Southwest Suburban Sewer District (SWSSD) and the Midway Sewer District. Treatment from both these systems is treated by the Miller Creek Wastewater Treatment Plant (WWTP) in the City. The latest SWSSD plan was developed in 2014, and Midway's latest plan was developed in 2008. These plans indicate that the **current system has sufficient capacity** to accommodate forecasted growth.

A portion of the city, estimated to include 459 persons, **does not receive sewer service.** The Capital Facilities Element notes that it is a priority to provide service in this area, either through expansion of sewer district boundaries, or building of infrastructure and reaching agreement with one of the districts about its construction and maintenance. Capital projects identified by the two districts focus on increasing capacity of the conveyance system, but it is noted that the **proposed improvements may be unrelated to growth** in Normandy Park.

The City has adopted a current Stormwater Management Plan (SWMP). The City is coordinating with surrounding jurisdictions to evaluate surface water management for two contiguous basins, and beyond projects identified for 2015 and 2016, had not identified any new stormwater facilities or projects for 2022-2035 (as of the 2016 Comprehensive Plan adoption date).

## Renton

Renton's capital facilities and utilities elements were last updated in 2015. The City provides water, wastewater, and surface water services to the City and some additional areas outside its boundaries. Some **recently annexed areas are currently served by other utility providers**, particularly in the southeast portion of the City. Additional water providers active in Renton are the Soos Creek Water and Sewer District, Cedar River Water and Sewer District, King County Water District 90, and the Coal Creek Utility District.

The City provides water to a 16 square-mile area. Of the City's water, 95% comes from City water sources and 5% from an agreement with Seattle Public Facilities to serve Boeing facilities. The Element states that future infrastructure projects developed to accommodate growth are identified in the Water System Plan Update.

Much of the City's wastewater infrastructure is **reaching the end of its useful life**. City models do not indicate any current capacity deficiencies, but **capacity may be an issue at various locations closer to 2030**.

## SeaTac

The SeaTac Comprehensive Plan 2035 was adopted in 2015. Five water districts provide service to SeaTac: Sea-Tac Airport Water System; King County Water District #125; King County Water District #20; King County Water District #49; and Highline Water District #75.

The Plan indicates that the availability of water may be a concern in the future. Since water districts serving SeaTac have historically obtained their water largely from Seattle Public Utilities, the population and employment **growth anticipated in Seattle** over the next 20 years will affect their continued ability to supply water. This future is further complicated by the impacts that climate change is likely to have as snowpack and warmer temperatures will likely mean drier summers and more stress on water resources. SeaTac has adopted a policy to work with water districts to ensure that other water sources are developed to address future water needs.

Four sewer districts provide service to SeaTac: Valley View Sewer District; Midway Sewer District; Southwest Suburban Sewer District; and Kent Sewer District. In addition, some developed areas of the City are **not connected to sanitary sewers**. Sewer treatment is provided through the SeaTac Airport, the Southwest Suburban Sewer District, and King County's secondary wastewater treatment facilities in Renton. Historically, the City has not required connection to sanitary sewer service even when it is available, although adopted policy requires new development to connect when service is available within 300 feet.

The City indicated that being served by multiple water and sewer districts **complicates interjurisdictional coordination and the ability to assess system capacity** in terms of forecast population and employment growth.

SeaTac owns and operates a surface water utility. The City has adopted a 2013 Surface Water Utility Plan, and a 2012 Stormwater Management Plan. The Comprehensive Plan notes that City's stormwater infrastructure is aging, with **some sections well beyond their expected lifespan**. The Surface Water Utility is evaluating this infrastructure with the goal of repairing or replacing it as appropriate.

## Tukwila

The Tukwila Comprehensive Plan was adopted in 2015. Slightly more than 50 percent of Tukwila is served by the City's water system. The remainder is served by the King County Water Districts #125 and #20, Highline Water



District, the City of Seattle, and the City of Renton. The City purchases its water from the Cascade Water Alliance under a contract through the year 2064. Cascade's current primary source of water is through a contract with Seattle. Tukwila's Comprehensive Water Plan (2015) identifies areas of water supply and distribution deficiency, and the six-year Capital Improvement Plan proposes corrective improvements. A **citywide pipeline replacement program** is planned to extend over a 50-year period.

Similar to water service, slightly more than 50 percent of the City is served by the its sewer utility. The remaining providers include the City of Seattle, City of Renton, and Valley View Sewer District, or the area is unserved by sewer. The Tukwila sewer system is exclusively a collector system with no treatment component. King County DNRW Wastewater Treatment Division provides Regional wastewater treatment at the South Treatment Plant in Renton. The 2014 Comprehensive Sewer Plan identifies deficiencies in the system, and corrective improvements are proposed in the six-year Capital Improvement Plan. The plan notes that, in order to provide infrastructure in the unserved portions of the City, **additional revenue is needed to extend service** to these areas.

Tukwila's surface water drainage system consists of both drainage improvements, public and private, and natural drainage. Except for a small area in the Ryan Way neighborhood, drainage is ultimately to the Green/Duwamish River. The 2013 Surface Water Comprehensive Plan evaluates the current inventory of existing facilities and identifies deficiencies and planned improvements. A range of surface water issues (**drainage, water quality, and aquatic habitat**) were identified and prioritized, and proposed improvements are included in the City's Six-Year Capital Improvement Program.

## South King County Jurisdictions

South King County jurisdictions are generally less populous compared to Central King County, though Federal Way is projected to surpass 100,000 residents by 2040. Some communities are growing rapidly, particularly Black Diamond, which is projected to grow by 57%. While some of its cities own their utility services, there is a high level of utility district overlap between cities, even those with their own services. Several communities are served by Tacoma Public Utilities.

### Algona

The Infrastructure and Public Services and Transportation elements of the Algona Comprehensive Plan were **last updated in 2015**. The plan noted that existing services in Algona fall within **acceptable levels of service**

**and that future development projected through 2035** will be adequately served provided a systematic approach to facility maintenance is employed.

The City has an interlocal agreement with Auburn for water service and has identified **2.5 million dollars in needed reservoir and water main projects**. The City owns and maintains the local collection system for the sewer system, and the trunk lines and treatment facility are owned by King County Metro. The City bills customers for King County charges, as well as for local maintenance and operation costs. The County trunk line has capacity to 2035. Facility improvements are addressed in Metro's Capital Improvement Program

The City's 2010 stormwater documents identified the need to increase stormwater pipe sizes to 36" in several areas to better handle storm flows, as well as a need for drainage swales sized to address a 25-year/24-hour storm events, to be provided by development.

## Auburn

Auburn's capital facilities element was **last updated in 2015**. The Element describes currently utility service but does not identify specific gaps or planned projects. The City provides **water, sewer, and stormwater service** to its limits and several external areas. The City's watershed sources are **supplemented by wells** and **two connections to Tacoma Public Utilities'** regional water system. There are **significant areas in the sewer service area which are currently on septic**, with plans to expand service in the Comprehensive Sewer Plan.

## Black Diamond

The City of Black Diamond's Comprehensive Plan was **adopted in 2019**. The City provides water to most of its limits, while the Covington Water District serves its northeast corner. City water is sourced from springs which have **adequate supply** to serve growth, though the City has long term concerns about impacts to **water quality and reliability** due to erosion and steep slopes. It is working to address these concerns while also seeking a supplementary water source. The City otherwise has **sufficient water rights to serve future growth**. System infrastructure improvements will be required to accommodate growth, outlined in the City's Capital Improvement Plan.

Similar to water, the City serves most of its limits with sewer, while the northeast corner is served by the Soos Creek Sewer District. The sewer system must grow to accommodate significant growth anticipated in two planned developments, but these **improvements have been addressed with development agreements**. The Plan does not identify gaps related to stormwater, and reports no major flooding problems. The current Capital

Improvement Plan (2019-2024) identifies funded improvements for all City-operated utilities.

## Enumclaw

Enumclaw's capital facilities element was last updated in 2015. The City owns and operates its water system, including its water sources. The City's sewer system requires **improvements to accommodate future capacity**, but the planned timing of these improvements is not noted. While the City has a stormwater system, it **does not currently have a stormwater utility to fund repair and maintenance of that system**. No gaps were otherwise noted for water or stormwater. There are several new roads planned which could enhance development potential in part of the City's unincorporated UGA.

## Federal Way

Federal Way's Comprehensive Plan was last updated in 2015. Most of Federal Way's water and sewer service is provided by the Lakehaven Utility District. Small parts of the City receive water from Tacoma Public Utilities, Highline Water District, and the City of Milton. For sewer, small areas are served by the Midway Sewer District, Metro/King County, Pierce County, and the City of Tacoma. Lakehaven Utility District has sufficient resources to fund its capital projects along with current operations.

## Milton

The majority of Milton's potable water supply is provided through **six City groundwater wells** located in the City's service area. Existing interties with the Lakehaven Utility District and an agreement with the Mt. View-Edgewood Water Company can provide fire flow.

Milton has **sufficient water rights** available to serve future projected populations, however **aquifer constraints** prevent the City from being able to provide that volume. The City's wells are operated at a volume output level at or near aquifer capacity production limits. Projected maximum day demands are **likely to exceed well and aquifer capacity by 2022**. The City will need to develop additional source capacity before this time. Coordination with Lakehaven Utility District and the Mt. View-Edgewood Water Company may help augment supply if needed.

The majority of Milton's sanitary sewer service is provided by Pierce County Public Works and Utilities, with small areas served by the Lakehaven Utility District, and septic systems. Over the next 20 years, it is anticipated that **improvements will be needed to the conveyance system in order to meet demand**, especially in the Hylebos area. Milton wastewater is treated at the Tacoma Central Wastewater Treatment Plant treats wastewater from

the City. Capacity at this facility is adequate to manage future needs, however commercial and industrial uses would be required to comply with industrial pretreatment and prohibited discharges regulations of the city's two wastewater utilities.

The City of Milton operates a small municipal separated storm sewer system. The City **routinely experiences flooding** during high flow events, most notably in the Hylebos Creek area. To address this, the City has purchased flood prone properties, and has identified projects to improve aging facilities and open channels that are better managed in pipes.

## Pacific

Pacific's Comprehensive Plan was last updated in 2015, and its capital facilities element was based on information from the 2010 Sanitary Sewer Plan and the 2009 Water System Plan. The capital facilities element indicates that the City's potable water distribution system consists of **aging and undersized asbestos cement pipe**, buried at shallow levels now considered nonstandard; these conditions are slowly being remedied by the City. Sanitary sewer service and treatment is provided by King County Metro downstream from the main pump stations. The element notes that **industrial and commercial users may require higher levels of service** than currently provided. The element notes that **new sanitary facilities will be needed** to provide service to several infill sub-basins in areas along SR 167 and Valley West Highway

The City of Pacific's storm drainage system is challenged by topography, a high ground water table, and low soil permeability, which have created **drainage issues**, especially in the winter months. To avoid burdening City infrastructure, the City requires new development to incorporate low impact development approaches, on-site storm water management, and other drainage management techniques.

## APPENDIX B. INFRASTRUCTURE TIERING

This framework provides a system of assigning tiers to sites for each essential infrastructure category. (Water, sewer, stormwater, and transportation.). The intent is to filter buildable sites to identify only those at risk of not being developable during the planning period due to infrastructure gaps. Once identified, cities should review the sites to determine which ones should be removed from the buildable land supply and document their rationale.

For commercial and industrial sites, including larger multifamily developments, the bar for infrastructure capacity can be higher. **Appendix C** offers a more technical assessment, in the event that this process is not sufficient.

### Infrastructure Tiers

- A. Infrastructure exists and has the capacity to accommodate planned development.
  - Requires affirmation from local public works departments and utility districts, as applicable
- B. Infrastructure does not currently exist, but plans to add necessary improvements exist and funding is identified.
  - Requires affirmation from local public works departments and utility districts, as applicable
  - Requires affirmation from finance departments
- C. Infrastructure does not currently exist, but plans to add necessary improvements exist. Funding is uncertain.
- D. Infrastructure does not currently exist. No plans have been adopted to add necessary improvements.

### Interpreting Tiers

If a site ranks A-B in all categories, it is likely to be available for development within the planning period. If a site has any C rankings, the city should evaluate whether the funding uncertainties are likely to be resolved during the planning period. If they are not, an infrastructure gap could exist. If funding is not likely to be resolved for an extended period, capacity assumptions for the site should reflect development delays. If a site is ranked D in any category, an infrastructure gap is likely. Unless there are likely scenarios under which the gap could be resolved during the planning period, sites with D rankings should be removed from the developable land supply.

## APPENDIX C. ADVANCED INFRASTRUCTURE TIERS

Some uses, such as large industrial and commercial developments, will have more substantial infrastructure requirements than others. When a potential infrastructure gap has been identified in these cases, a more detailed review may be warranted. This section describes suggested standards for major industrial and commercial development. If a site ranks A-B in all categories, it is likely to be available for development within the planning period.

If a site is ranked C in any category, the City should evaluate whether a gap exists that will limit development during the planning period. This evaluation process can begin with identifying any existing plans and funding to address the gap, as outlined in **Appendix B**.

### Sewer Tier Standards

- **A:**  $\geq 8"$  main located adjacent to or stubbed to site or within  $\sim 200$  ft of site with depth allowing gravity flow. No downstream pipe/treatment capacity issues.
- **B:**  $\geq 8"$  main located within  $\sim 1,000$  ft, with no downstream deficiencies. Private lift station may be needed.
- **C:** No nearby pipe and/or significant lift station and force main needed. Downstream deficiencies may be present.

### Water Tier Standards

- **A:**  $\geq 12"$  main adjacent or within  $\sim 200$  ft, preferred loop system existing. No low-pressure issues.
- **B:**  $\geq 8"$  adjacent, or  $\geq 12"$  main within  $\sim 1,000$  ft. No pump station or pressure/treatment deficiencies.
- **C:** No nearby pipe. System deficiencies present.

### Stormwater Tier Standards

- **A:**  $\geq 12"$  public main adjacent or within  $\sim 200$  ft, or ability to discharge to managed surface waters or on-site infiltration. No capacity issues.
- **B:**  $\geq 12"$  main within  $\sim 500$  ft; possible outfall to nearby regulated surface channel or wetland, or limited on-site infiltration capacity.
- **C:** No adjacent public storm, no available discharge point to surface water, or no on-site infiltration capacity.

## Transportation Tier Standards

Transportation infrastructure is evaluated based on two metrics: local access and system mobility.

### Local Access

- **GOOD:** Property has direct connection and no off-site improvements or minor frontage improvements are necessary.
- **POOR:** Property does not have a direct connection and/or significant improvements are necessary to gain local access.

### Transportation System Mobility

- **GOOD:** Mobility of adjacent system has a PM peak two-hour volume-to-capacity ratio  $(v/c) \leq 0.99$  (an approximate Level of Service [LOS] F or better).
- **POOR:** Mobility of adjacent system has a PM peak hour  $v/c$  ratio  $> 0.99$  (an approximate LOS F or worse).

### Combined Transportation Grade

- **A:** Highway Access and Transportation System Mobility are good.
- **B:** Highway Access is good and Transportation System Mobility is poor or highway access is poor and transportation system mobility is good.
- **C:** Highway Access and Transportation System Mobility are poor.

## Appendix H: Documentation of Market Factor and Infrastructure Assumptions



This appendix documents specific assumptions on market factors used to calculate capacity and infrastructure gaps uncovered through the identification of land supply for development. The market factor table includes only jurisdictions and zones where the selected market factor deviates from the range suggested by the guidance in Appendix E. The infrastructure assumptions table includes identified infrastructure gaps by jurisdiction and service provider, as well as planned resolutions where known. Identified infrastructure gaps are intended to demonstrate jurisdictions' due diligence in identifying infrastructure-constrained lands, whether or not the constraint affected development potential.

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	Auburn	EP	MU	Low	1% - 10%	5%	This zone is no longer mapped
Unincorporated	Auburn PAAs	I	Ind	-	-	8%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Auburn PAAs	R-4	SFR	-	-	15%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Auburn PAAs	R-8	SFR	-	-	20%	Market Factor matches most closely related zone in affiliated city
Metro	Bellevue	EH-A	SFR	Low	1%-14%	0%	There is no land in this zoning category
Metro	Bellevue	EH-B	Ind/Comm	Low	1%-15%	0%	There is no land in this zoning category
Metro	Bellevue	EH-C	Ind/Comm	Low	1%-15%	0%	There is no land in this zoning category
Metro	Bellevue	EH-D	Ind/Comm	Low	1%-15%	15%	This is only 5 parcels in Northeast Bellevue
Unincorporated	Bellevue PAAs	R-1	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Bellevue PAAs	R-4	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Cities and Towns	Black Diamond	B/IP	Comm/Ind	High	21% - 50%	70%	Conversion from mining to other forms of commercial development expected to take a long time.
Cities and Towns	Black Diamond	I	Ind	High	36% - 50%	70%	Uncertainty about the development of this zone. No development currently in industrial parcels.
Cities and Towns	Black Diamond	MDR8	MFR	High	36% - 50%	30%	Most of these parcels developed or have to plans to develop soon.
Unincorporated	Black Diamond PAAs	R-1	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Unincorporated	Black Diamond PAAs	R-4	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Black Diamond PAAs	UR	SFR	-	-	20%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Carnation PAAs	R-4	SFR	-	-	0%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Carnation PAAs	UR	SFR	-	-	0%	Market Factor matches most closely related zone in affiliated city
Cities and Towns	Covington	MHO	MU	Medium	25% - 35%	10%	Avoid negative unit balance; there has been interest in zone with Development Pipeline.
Cities and Towns	Covington	MR	MFR	Medium	25% - 35%	0%	Lakepointe - added as pipeline/has development agreement/infrastructure is going in (Covington Connector).
Cities and Towns	Covington	R-1	SFR	Low	1% - 10%	10%	In range: Constrained, limited development
Cities and Towns	Covington	R-12	MFR	Medium	25% - 35%	0%	Lakepointe - added as pipeline/has development agreement/infrastructure is going in (Covington Connector).
Cities and Towns	Covington	R-4	SFR	Low	1% - 10%	1%	In range: Unlocked area with transportation investments
Cities and Towns	Covington	RCMU	MU	Medium	25% - 35%	0%	Lakepointe - added as pipeline/has development agreement/infrastructure is going in (Covington Connector).
Cities and Towns	Covington	TC	MU	Medium	25% - 35%	20%	Reduce due to investment in Civic Campus, SoCo Park, and developer purchase (Oakpointe).
Unincorporated	Covington PAAs	R-1	SFR	-	-	1%	Market Factor matches most closely related zone in affiliated city
HCT	Des Moines	RS-15,000	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
HCT	Des Moines	RS-4,000	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop
HCT	Des Moines	RS-7,200	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop
HCT	Des Moines	RS-8,400	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop
HCT	Des Moines	RS-9,600	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop
HCT	Des Moines	R-SE	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop
HCT	Des Moines	R-SR	SFR	Low	1% - 9%	20%	Med - City understands properties, owners and potential to sell/develop
HCT	Des Moines	W-C North	Comm	Low	1% - 14%	20%	Med - local trends show lower market demand
Cities and Towns	Duvall	LI	Ind	Low	1% - 15%	15%	Only 1 lot left
Cities and Towns	Duvall	MT	MU	High	21% -50%	40%	mostly developed
Cities and Towns	Duvall	MUI	MU	High	21% -50%	50%	economic reality along BRR
Cities and Towns	Duvall	OT	MU	High	21% -50%	50%	Economy of Scale/cost issues / code
Cities and Towns	Duvall	R12	MFR	High	36% - 50%	40%	Most of zone is built out
Cities and Towns	Duvall	R20	MFR	High	36% - 50%	20%	There are 5 adjacent parcels zoned R20 that are yet to develop. It is likely that in the next planning horizon that most parcels will be developed. If one parcel did not develop, that would be 20% of the lots. We believe there is strong probability that all lots will develop in the planning horizon.
Cities and Towns	Duvall	R4	SFR	Low	1% - 10%	5%	Short plats

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Cities and Towns	Duvall	R4.5	SFR	Low	1% - 10%	10%	Large lot estates with critical areas
Cities and Towns	Duvall	R6	SFR	Low	1% - 10%	10%	Mostly built-out - some individual infill
Cities and Towns	Duvall	R8	SFR	Low	1% - 10%	5%	area of high development activity/interest
Cities and Towns	Duvall	UT1	MU	High	21% -50%	50%	Economy of Scale/cost issues / code issues
Unincorporated	Duvall PAAs	CB	MU	-	-	50%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Duvall PAAs	R-4	SFR	-	-	5%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Duvall PAAs	UR	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Cities and Towns	Enumclaw	R-4	MU	High	36% - 50%	50%	*Low interest and historical performance in MFR in Enumclaw. 2021 Planning Commision is considering Multi-Famliy Tax Exemption to increase development in MFR. Amrket Factor may change over time.
Unincorporated	Enumclaw PAAs	NB	MU	-	-	50%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Enumclaw PAAs	UR	SFR	-	-	5%	Market Factor matches most closely related zone in affiliated city
HCT	Federal Way PAAs	CB	MU	Low	5% - 15%	15%	same as FW
HCT	Federal Way PAAs	NB	MU	Low	5% - 15%	15%	same as FW
HCT	Federal Way PAAs	O	Comm	Medium	11% - 20%	15%	same as FW

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
HCT	Federal Way PAAs	R-1	SFR	Medium	15% - 20%	20%	High end of range for FW. Some adjustment from FW's 18% to reflect that some residential areas of FW are unsewered and this may impact potential rate of development, redevelopment coming forward. Within range applied in Auburn for SFR (15% and 20%) Much lower than proposed range for Pacific (11-40%) Higher than Newcastle (HCT - 14%)
HCT	Federal Way PAAs	R-12	MFR	Low	5% - 15%	10%	High end of range c/f FW (L-5-10% for Core Cities, not 5-15%) to reflect potential for some limited unsewered areas? (Need to check) This may impact potential rate of development, redevelopment coming forward. Market Factor is same as Newcastle (HCT). Suggested range for Pacific (cities and towns) though is High at 36% - 50%. (Is likely redevelopment of MFR in Federal Way more in line with Pacific future MFR development assumptions?)
Core	Issaquah	CBD	MU	Medium	11% - 20%	25%	Recently adopted regulations make it more difficult to develop in the CBD
Core	Issaquah	C-RES	SFR	Low	1% - 14%	25%	Access to these parcels is difficult. In order to build out entire parcels, bridges need to be constructed.
Core	Issaquah	UV-EV	Development Agreement	Medim	11% - 20%	NA	This Development Agreement sunsetted in 2017
Unincorporated	Issaquah PAAs	R-1	SFR	-	-	14%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Issaquah PAAs	R-24	MFR	-	-	15%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Issaquah PAAs	UR	SFR	-	-	12%	Market Factor matches most closely related zone in affiliated city

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	Kent	CC	MU	Medium	11% - 20%	11%	More likely to redevelop in the future, if financial incentives and revised commercial standards.
Core	Kent	CC-MU	MU	Medium	11% - 20%	11%	More likely to redevelop
Core	Kent	CM-1/I1	Comm/Ind	Low	1% -15%	5%	***** Note. Now I1 *****
Core	Kent	CM-2/ CM	Comm/Ind	Low	1% -15%	15%	***** Note. Now only CM ***** Mostly developed with properties unlikely to redevelop.
Core	Kent	DC	MU	Medium	11% - 20%	20%	Small one block (Historic) area of town that is not likely to redevelop without significant investment.
Core	Kent	DCE	MU	Medium	11% - 20%	20%	Downtown, unlimited height, MFTE but has not seen significant development.
Core	Kent	DCE-T	MU	Medium	11% - 20%	20%	Small transitional zone, less likely to see redevelopment.
Core	Kent	GC	MU	Medium	11% - 20%	11%	More likely to redevelop
Core	Kent	GC-MU	MU	Medium	11% - 20%	11%	More likely to redevelop
Core	Kent	M1/ I1	Ind	Low	1% -15%	5%	***** Note, now I1*****
Core	Kent	M1-C/ I1	Ind	Low	1% -15%	5%	***** Note, now I1*****
Core	Kent	M2/ I2	Ind	Low	1% -15%	5%	***** Note, now I2*****
Core	Kent	M3/ I2	Ind	Low	1% -15%	5%	***** Note, now I3*****
Core	Kent	MCR	MU	Medium	11% - 20%	11%	Midway, Gracious height limit, MFTE, Sound transit, most likely to see redevelopment
Core	Kent	MHP	SFR	Low	5% - 10%	10%	Mobile home parks require one year notice and other land use designations to be redeveloped. Existing parks are maxed out on density.
Core	Kent	MR-D	MFR	Medium	11% - 20%	15%	Possible increased density after middle housing ordinance
Core	Kent	MR-G	MFR	Medium	11% - 20%	20%	Minimal Redevelopable multifamily left.
Core	Kent	MR-H	MFR	Medium	11% - 20%	20%	Minimal Redevelopable multifamily left.
Core	Kent	MR-M	MFR	Medium	11% - 20%	20%	Minimal Redevelopable multifamily left.
Core	Kent	MR-T12	MFR	Medium	11% - 20%	15%	Possible increased density after middle housing ordinance
Core	Kent	MR-T16	MFR	Medium	11% - 20%	15%	Possible increased density after middle housing ordinance

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	Kent	MTC-1	MU	Medium	11% - 20%	11%	Midway, Gracious height limit, MFTE, Sound transit, most likely to see redevelopment
Core	Kent	MTC-2	MU	Medium	11% - 20%	11%	Midway, Gracious height limit, MFTE, Sound transit, most likely to see redevelopment
Core	Kent	NCC	Comm	High	21% - 50%	50%	Very Minimal NCC land left to redevelop and little vacancy. Requiring full redevelopment.
Core	Kent	SR-1	SFR	Low	1-14%	14%	Lots of large rural properties and critical areas with not a high redevelopment potential. Market Guidance states 1-14% for LOW alignment is acceptable for Core Cities. Assuming 14% of land is not Redevelopable due to hold outs and large lots that are not Redevelopable without tearing down the main home.
Core	Kent	SR-3	SFR	Low	1-14%	14%	Lots of large rural properties and critical areas with not a high redevelopment potential. Market Guidance states 1-14% for LOW alignment is acceptable for Core Cities. Assuming 14% of land is not Redevelopable due to hold outs and large lots that are not Redevelopable without tearing down the main home.
Core	Kent	SR-4.5	SFR	Low	1-14%	10%	Most likely to redevelop and have increased density after middle housing ordinance
Core	Kent	SR-6	SFR	Low	1-14%	10%	Most likely to redevelop and have increased density after middle housing ordinance
Core	Kent	SR-8	SFR	Low	1-14%	5%	Possible increased density after middle housing ordinance, likely less than SR 4.5 and SR 6 due to the smaller minimum lot sizes.
Unincorporated	Kent PAAs	I	Ind	-	-	5%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Kent PAAs	M	Nat Res	-	-	0%	Market Factor matches most closely related zone in affiliated city



Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Unincorporated	Kent PAAs	NB	MU	-	-	11%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Kent PAAs	R-1	SFR	-	-	14%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Kent PAAs	R-12	MFR	-	-	15%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Kent PAAs	R-4	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Kent PAAs	R-6	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Kent PAAs	RA-5	SFR	-	-	14%	Market Factor matches most closely related zone in affiliated city
Cities and Towns	Maple Valley	REC	Ind/Comm	High	36% - 50%	20%	We are seeing applications & preapplications for projects in this zone
HCT	Mercer Island	B	Comm	Medium	15% - 25%	18%	Middle of range; little development activity in this zone, but few properties are in this zone.
HCT	Mercer Island	MF-2L	MFR	High	16% - 30%	20%	Little redevelopment in recent years; however, there are periodic inquiries and pre-application meetings regarding redevelopment.
HCT	Mercer Island	R-8.4	SFR	Low	1% - 9%	3%	Middle of range; redevelopment is consistent.
HCT	Mercer Island	TCMF-3	MU	High	26% - 50%	10%	There has been a recent uptick in inquiries, pre-application meetings, and building permits for new development in the TC zones, which staff attribute to the planned opening of the light rail station in 2023. The light rail station is proposed to be adjacent to and within walking distance of the Town Center zone.
Cities and Towns	Milton	RM	SFR	High	41% - 50%	0%	Last few places likely to develop over the next 20 years
Cities and Towns	Milton	RS	SFR	High	41% - 50%	0%	Last few places likely to develop over the next 20 years



Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Unincorporated	Milton PAAs	R-4	SFR	-	-	0%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Milton PAAs	R-6	SFR	-	-	0%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Newcastle PAAs	R-1	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Cities and Towns	North Bend	CLDR	SFR	Low	1% - 10%	30%	North Bend saw no CLDR develop in the past 10 years, and there has been little to no interest to date. The combination of lower density with the same infrastructure costs of other residential means redevelopment may not pencil. Also, these properties tend to already be ones with larger homes on larger lots, owners may be less interested to subdivide.
Cities and Towns	North Bend	EP-1	Comm/Ind	High	36% - 50%	25%	Sewer ULID is coming to these lands, increasing interest in properties
Cities and Towns	North Bend	EP-2	Comm/Ind	High	36% - 50%	25%	Large tracts of industrial lands near an interstate are unique for King County
Unincorporated	North Bend PAAs	RA-2.5	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	North Bend PAAs	UR	SFR	-	-	4%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Pacific PAAs	R-4	SFR	-	-	30%	Market Factor matches most closely related zone in affiliated city
Core	Redmond	AP	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	BC	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	BP	Comm	Low	1%-10%	5%	Higher demand for office, medium market factor
Core	Redmond	EH	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	GC	Comm	Low	1%-10%	5%	Higher demand for office, medium market factor
Core	Redmond	I	Ind	Medium	16%-35%	35%	Preserve industrial and lower interest, high market factor

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	Redmond	MDD1	MU	Low	5%-10%	7%	SE Redmond/Station Area, high demand, lower market factor
Core	Redmond	MDD2	MU	Low	5%-10%	7%	SE Redmond/Station Area, high demand, lower market factor
Core	Redmond	MDD3	MU	Low	5%-10%	7%	SE Redmond/Station Area, high demand, lower market factor
Core	Redmond	MDD4	Comm	Low	1%-10%	10%	MDD4: manufcaturing, existing uses, higher market factor
Core	Redmond	MDD5	MU	Low	5%-10%	10%	MDD5: longer time horizon for buildings to turn over, higher market factor
Core	Redmond	MP	Ind	Medium	16%-35%	35%	Preserve manufacturing and lower interest, high market factor
Core	Redmond	OBAT	MU	Low	5%-10%	5%	Overlake more likely to redevelop, lower market factor
Core	Redmond	OT	MU	Low	5%-10%	10%	Historic area, higher market factor
Core	Redmond	OV 1	MU	Low	5%-10%	5%	Overlake more likely to redevelop, lower market factor
Core	Redmond	OV 2	MU	Low	5%-10%	5%	Overlake more likely to redevelop, lower market factor
Core	Redmond	OV 3	MU	Low	5%-10%	5%	Overlake more likely to redevelop, lower market factor
Core	Redmond	OV 4	MU	Low	5%-10%	5%	Overlake more likely to redevelop, lower market factor
Core	Redmond	OV 5	MU	Low	5%-10%	5%	Overlake more likely to redevelop, lower market factor
Core	Redmond	R-1	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	R-12	MFR	Low	5%-10%	7%	Multifamily: interest in redevelopment, medium
Core	Redmond	R-18	MFR	Low	5%-10%	7%	Multifamily: interest in redevelopment, medium
Core	Redmond	R-2	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	R-20	MFR	Low	5%-10%	7%	Multifamily: interest in redevelopment, medium

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	Redmond	R-3	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	R-30	MFR	Low	5%-10%	7%	Multifamily: interest in redevelopment, medium
Core	Redmond	R-4	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	R-5	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	R-6	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	R-8	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	RA-5	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	RIN	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	RVBD	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	SMT	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	TR	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	TSQ	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	TWNC	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Core	Redmond	UR	SFR	Low	1%-14%	10%	Single family zones less likely to redevelop, higher market factor
Core	Redmond	VV	MU	Low	5%-10%	7%	Downtown, higher demand, lower market factor
Unincorporated	Redmond PAAs	R-1	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Redmond PAAs	R-24	MFR	-	-	7%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Redmond PAAs	R-4	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Redmond PAAs	R-6	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Unincorporated	Redmond PAAs	R-8	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Core	Renton	CA	Comm	Medium	11%-20%	11%	Predominant use is expected to be commercial and office
Core	Renton	CO	Comm	Medium	11%-20%	15%	Predominant use is expected to be commercial and office
Core	Renton	CO (TOD)	MU	High	21%-35%	20%	Expect slightly higher demand over the twenty year horizon than specified in suggested range
Core	Renton	COR	Comm	Medium	11%-20%	15%	High demand already expressed; including multiple entitled applications
Core	Renton	IH	Ind/Comm	Low	1%-15%	30%	Not a lot left; what is built is well utilized; not likely to redevelop
Core	Renton	IL	Ind/Comm	Low	1%-15%	20%	Available properties do not allow warehouse distribution thereby limiting demand
Core	Renton	IM	Ind/Comm	Low	1%-15%	25%	Available properties do not allow warehouse distribution thereby limiting demand
Core	Renton	R-10	MFR	High	21%-35%	20%	Townhomes allowed in zone; expect higher market demand as a result
Core	Renton	R-14	MFR	High	21%-35%	15%	Townhomes allowed in zone; expect higher market demand as a result
Core	Renton	UC	Comm	Medium	11%-20%	15%	Restrictive standards apply to properties for sale; properties do not allow residential
HCT	Renton PAAs	I	Ind	Low	1% - 15%	30%	very little land available
HCT	Renton PAAs	O	Comm	Medium	11% - 20%	10%	only one parcel in this zone
Unincorporated	Sammamish PAAs	R-1	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Sammamish PAAs	R-4	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Sammamish PAAs	RA-5	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Sammamish PAAs	UR	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	SeaTac	AVC (Outside Urban Center)	Ind	High	10% -20%	50%	Parcels in this zoning are controlled by the Port of Seattle. While larger contiguous parcels outside of the flight path are more likely to be develop for lease at higher densities, much of this space has additional restrictions.
Core	SeaTac	AVO	Other	N/A	N/A	100%	This zone is specifically for Port of Seattle operational uses related to the SeaTac International Airport. Due to this use of land is not directly tied to number of jobs or residential units. Much of this land encompasses runways, and other operations areas that are unbuildable or have no direct relationship with job locations.
Core	SeaTac	CB-C	MU	High	21%-35%	50%	This zoning district has several factors creating a perceived higher market factor than the suggested range. These include Airport Related parking lots that remain extremely lucrative with minimal investment, Historic Under Investment tied to airport proximity and overall trends within South King County, Small groups of property owners controlling large amounts of land with conservative development history, long-term land leases of 30-50 years taking up large swatches of land, FAA height restrictions that are based project to project creating development uncertainty, and lack of financial comparables in the immediate area for denser developments.
Core	SeaTac	HDS-OZ	SFR	Medium	15%-20%	20%	Only 9 unit capacity

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	SeaTac	I	Ind	High	36%-50%	10%	There is relatively little vacant or redevelopable industrial land in SeaTac. One potential area has a project in the early stages of development, and another has seen increased interest, in line with regional trends. Desire for industrial land has been perceived as high based on recent inquiries to staff.
Core	SeaTac	MHP	SFR	Medium	15%-20%	100%	We do not expect any MHP developments going forward based on comp plan designations and minimum park sizes for new developments.
Core	SeaTac	NB	Comm	Low	11%-20%	40%	This is a very small number of redevelopable parcels contingent upon future lot consolidations, and is expected to see less redevelopment due to the increased complexity and profitable non-conforming airport parking uses.
Core	SeaTac	O/C/MU	MU	High	21%-35%	35%	Many smaller parcels, and existing single-family would require substantial consolidation.
Core	SeaTac	OCM	MU	High	21%-35%	75%	This represents almost exclusively the single-family areas adj to Cedarbrook Hotel, and behind the Masterpark Garage. Any redevelopment will require substantial consolidation and demo of SF units.
Core	SeaTac	P	Other	N/A	N/A	100%	Parcels zoned "Parks" are anticipated as solely for this purpose and do not anticipate
Core	SeaTac	RBX (North of SR 509 ext)	MU	High	21%-35%	11%	This area contains a large amount of surface parking adjacent to a light rail station, has the potential for high density mixed use and commercial uses and eligibility for a MFTE should facilitate desirability for redevelopment.

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	SeaTac	RBX (South of SR 509 ext)	Ind	High	36%-50%	40%	A significant consolidation underway in about 1/2 of single-family residential parcels for future project. However, a significant amount of overall redevelopable land area exists within single-family parcels that would require a significant consolidation, of which no efforts to date are known.
Core	SeaTac	T (In Urban Center)	MFR	High	21%-35%	50%	Almost entirely single-family residential parcels. Significant lot consolidation would be required for redevelopment. Staff not aware of any major efforts to do so.
Core	SeaTac	T (Outside Urban Center)	MFR	High	21%-35%	50%	Almost entirely single-family residential parcels. Significant lot consolidation would be required for redevelopment. Staff not aware of any major efforts to do so.
Core	SeaTac	UH-1,800	MFR	High	21%-35%	35%	A decent chunk of redevelopable land in this zone is adjacent to SR 509 extension, will likely limit density slightly.
Core	SeaTac	UH-900	MFR	High	21%-35%	35%	Segale (steep slope area), Angle Lake MHP and S. IB (historically low-density development area) are primary areas of redevelopment capacity.
Core	SeaTac	UH-UCR	MFR	High	21%-35%	50%	Much the redevelopable land in this zone exists in single-family parcels on lots ~10,000 sqft making redevelopment at expected density difficult.
Core	SeaTac	UL-15,000	SFR	Medium	15%-20%	40%	40% of parcels do not yet have immediate sewer access.



Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Core	SeaTac	UL-7,200	SFR	Medium	15%-20%	60%	About 20% of original capacity was removed based on minimum lot sizes (see UL, ShortPlatExercise Spreadsheet), not distinguishing between left over squarefootage in potential short plats vs. land area that would be contiguous and usable for additional SF parcels. Market Factor was also increased based on likelihood of existing home placement requiring a teardown to complete short plat to max number of lots.
Core	SeaTac	UL-9,600	SFR	Medium	15%-20%	60%	12 of 22 potential lots don't have immediate sewer access.
Metro	Seattle	C (commercial)	MU	Low	5%-10%	10% - 40%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	D (downtown)	MU	Low	5%-10%	10% - 40%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	HR (highrise multi-family)	MF	Low	5%-10%	5% - 25%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	I (industrial)	IND	Low	1%-15%	25%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	L (lowrise multi-family)	MF	Low	5%-10%	10% - 40%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev



Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Metro	Seattle	MR (midrise multi-family)	MF	Low	5%-10%	5% - 25%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	NC (neighborhood commercial)	MU	Low	5%-10%	10% - 40%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	RSL (residential small lot)	SF	Low	1%-14%	10% - 40%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	SF (single-family)	SF	Low	1%-14%	20% - 35%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Metro	Seattle	SM (seattle mixed)	MU	Low	5%-10%	10% - 40%	varies across 10 maket areas for 5 product types with each zone assigned a single type; applied to the capacity, not the land; no differentiation between vacant and redev
Cities and Towns	Snoqualmie	Business Office (BO)	Comm	Medium	11% - 20%	15%	Slow turnover of mostly existing homes
Cities and Towns	Snoqualmie	Business Retail 1 (BR)	Comm	Medium	11% - 20%	25%	We've not seen any redevelopment in the last 20 years
Cities and Towns	Snoqualmie	Constrained Residential	SFR	Low	1% - 10%	75%	Significant vacant land in floodway
Cities and Towns	Snoqualmie	Office Park (OP)	Comm	Medium	11% - 20%	45%	Owned by Snoqualmie Tribe, significant redevelopment not anticipated
Cities and Towns	Snoqualmie	Planned Commercial/Industrial (PCI)	Comm/Ind	High	36% - 50%	40%	Per DEIS

Regional Geography	Jurisdiction	Zone	Zone Type	Suggested Market Factor (Description)	Suggested Market Factor (Range)	Selected Market Factor	Rationale for selected market factor, Notes
Cities and Towns	Snoqualmie	R-1-10	SFR	Low	1% - 10%	35%	Accessibility issues on only parcel with redevelopment potential. Other parts of zone contain new homes
Unincorporated	Snoqualmie PAAs	RA-10	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Snoqualmie PAAs	RA-5	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Snoqualmie PAAs	UR	SFR	-	-	10%	Market Factor matches most closely related zone in affiliated city
Unincorporated	Tukwila PAAs	R-1	SFR	-	-	20%	Market Factor matches most closely related zone in affiliated city
HCT	Woodinville	CBD (Central Business District)	MU	Low	5% - 10%	1%	Lots of future development expected in this zone. All vacant properties currently under development.
HCT	Woodinville	GB (General Business)	Comm	Low	1% - 14%	20%	Lots of critical areas and barriers to development. Minimal turnover of properties in the last 20 years. Lots of industrial development currently, little interest in conversion to commercial.
HCT	Woodinville	O (Office)	Comm	Low	1% - 14%	50%	Already very built out. Remaining parcel have barriers to development
HCT	Woodinville	P/I (Public Institutional)	Other	Low	N/A	N/A	Fire department might move, may become vacant over the planning period
HCT	Woodinville	R-18	MFR	Low	5% - 10%	5%	Built out
HCT	Woodinville	R-24	MFR	Low	5% - 10%	80%	Built out
HCT	Woodinville	R-48	MFR	Low	5% - 10%	100%	Built out, entirely senior housing development
Cities and Towns	Yarrow Point	R12	SFR	Low	1% - 10%	0%	All land is expected to be developed by 2044
Cities and Towns	Yarrow Point	R15	SFR	Low	1% - 10%	0%	All land is expected to be developed by 2044

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Bellevue	City of Bellevue	Sewer	Sewer line capacity for potential growth anticipated in Wilburton subarea	Sewer capacity improvements for future growth CIP projects Wilburton sewer capacity upgrade	No	
Bellevue	City of Bellevue	Sewer	Pump station, pipeline, monitoring and minor projects for renewal and replacement throughout the city	Sewer infrastructure renewal and replacement CIP projects - Sewer Pump Station Improvements - Midlakes Pump Station - Sewer System Pipeline Major Repairs - Lake Washington Sewer Lake Line Assessment Program - Sewer System Pipeline Replacement - Lakeline Sewer Replacement - Minor (Small) Capital Improvement Projects - I&I Investigations and Flow Monitoring	No	
Bellevue	City of Bellevue	Sewer	Portions of the Bridle Trails and Lakemont neighborhoods on septic.	Areas are currently designated for low density residential allowing for development to occur by septic. Only if a parcel is located within 200 feet of a sewer main is parcel required to hook up to the sewer system.	No	
Bellevue	City of Bellevue	Water	Water storage, supply and facilities for future growth in West Operating Area and BelRed	Water capacity improvements for future growth CIP projects - Increase Drinking Water Storage Availability for West Operating Area - New Water Inlet Station - Water Facilities for NE Spring Blvd Multi Modal Corridor - NE 40th and Enatai Inlet Water Supply Station Improvements	No	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Bellevue	City of Bellevue	Water	Water infrastructure renewal and replacement throughout the city	Water infrastructure renewal and replacement CIP projects - Small Diameter Water Main Replacement - Pressure Reducing Valve (PRV) Rehabilitation - Minor (Small) Water Capital Improvement Projects - Fire Hydrant Standardization - Reservoir Rehabilitation or Replacement - Water Pump Station Rehabilitation or Replacement - Replacement of Large Commercial Water Meters - Water Service Line & Saddle Replacement Program	No	
Bellevue	City of Bellevue	Stormwater	Stormwater infrastructure renewal and replacement	Stormwater infrastructure renewal and replacement CIP projects - Minor (Small) Storm Capital Improvement Projects - Storm System Conveyance Repairs and Replacement - Replace Coal Creek Pkwy Culvert at Coal Creek - Replace NE 8th St Culvert at Kelsey Creek - Stormwater Video Inspection Enhancement	No	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Bellevue	City of Bellevue	Stormwater	Stormwater projects for environmental preservation throughout the city with specific projects around Coal Creek and Kelsey Creek	Stormwater infrastructure for environmental preservation CIP projects - Fish Passage Improvement Program - Stream Channel Modification Program - Flood Control Program - Stream Restoration for Mobility & Infrastructure Initiative - Lower Coal Creek Flood Hazard Reduction Phase 1 - Storm Water Quality Retrofit in Kelsey Creek	No	
Bellevue	City of Bellevue	Transportation	Level of Service standards are projected to fail in three mobility management areas (2, 6 and 9) in the future if no adjustments are made to capacity, transportation demand management or to how levels of transportation services are measured.	The Mobility Implementation Plan is getting underway in 2020 to explore best practices for integration of multi-modal planning. Adoption is anticipated in 2021. Adjustments to planning along with CIP investments anticipated to accommodate future capacity for growth.	No	
Black Diamond	City of Black Diamond	Water	Supplemental water source currently being sought	System improvements to accommodate growth	Only where designated restricted	
Black Diamond	Covington Water District	Water	Supplemental water source currently being sought	System improvements to accommodate growth	Only where designated restricted	
Black Diamond	Soos Creek Sewer District	Sewer	Capacity for 2 future planned developments	System improvements to accommodate growth	Only where designated restricted	

**Appendix H:** Documentation of Market Factor and Infrastructure Assumptions - Infrastructure

Item 9.

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Black Diamond	City of Black Diamond	Stormwater	None	None	No	
Burien	Southwest Suburban Sewer District	Sewer	Gaps is distances to sewer connections	Developer extensions	Yes	
Burien	Valley View Sewer District	Sewer	Gaps is distances to sewer connections	Developer extensions	Yes	
Burien	Midway Sewer District	Sewer	None identified	None identified	None identified	
Burien	Water District 20	Water	None identified	Water main improvement on 1st Avenue South under construction	None identified	
Burien	Water District 49	Water	None identified	Reservoir under construction	None identified	
Burien	Water District 125	Water	None identified	None identified	Very minimal land in Burien	
Burien	Highline Water District	Water	None identified	None identified	None identified	
Burien	Seattle Public Utilities	Water	None identified	None identified	Area is genrally built out	
Burien	City of Burien Stormwater	Storm Water	None identified	Captical Facilities Plan	None identified	
Covington	Covington Water District	Water	None identified	see attached summary document and maps	No	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Covington	Lake Meridian Water District (Dist 111)	Water	None identified	see attached summary document and maps	No	
Covington	City of Covington	Stormwater	None identified	see attached summary document and maps	No	
Covington	Multiple Jurisdictions	Transportation	None identified	see attached summary document and maps	No	
Covington	Soos Creek Sewer and Water	Sewer	Some parcels not within 200ft of a sewer line also have on-site septic, and could need upgrading should redevelopment occur, however conversations with Covington Planning Staff indicate that this is unlikely to be a constraint for development in these areas.	see attached summary document and maps	No	
Duvall	City of Duvall - Public Works	Sewer	WWTP Capacity	Fourth treatment train capacity project	No	
Duvall	City of Duvall - Public Works	Water	None	Continued system upgrades/improvements	No	
Duvall	City of Duvall - Public Works	Stormwater	None	Continued system upgrades/improvements	No	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Enumclaw	The City of Enumclaw	Sewer	424 Sewer Basin	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	Takoba	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	Willogate	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	436th	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	440th	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	448th	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer/Storm	452nd	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	Newakum	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	420th	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	Chinook	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	470th	Lift station necessary	Yes	
Enumclaw	The City of Enumclaw	Sewer	452nd	Lift station necessary	Yes	
Kenmore	Northshore Utility District (NUD)	Water	Kenmore & Kirkland's planned urban core densification may increase water usage/demand slightly beyond NUD's current capacity	M-17: 366 ZONE RESERVOIR AND BOOSTER STATION (10-YEAR) --The District plans to construct a new 4 MG reservoir and booster station at the site of Evergreen Hospital to serve planned urban development	No	
Kenmore	Northshore Utility District	Sewer/Wastewater	Wastewater Comprehensive Plan last published in 2006 and amended in 2018	No update planned	No	



Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Kenmore	Northshore Utility District	Sewer/Wastewater	As of 2006, around 600 units in NUD's service area were served by on-site septic systems.	NUD created a sewer extension program charged with enabling all developed properties with the capacity to connect to the sewer system. This program was concluded as of the most recent wastewater comprehensive plan amendment published in 2018.	No	
Kenmore	City of Kenmore: Public Works	Stormwater/Surfacewater	There exist environmental challenges in Kenmore's management of stormwater/surfacewater. These challenges do not impact systemwide development potential.		No	
Kent	City of Kent Water System	Water	529 and 590 Zone Storage	New 587 Zone Reservoir on the West Hill to serve 587, 575, and 529 Zones		
Kent	City of Kent Water System	Water	271 Alvord: Limited by 8-inch main downstream of PRV, which was installed in 2012. Fire flow in zone limited to approximately 1,300 gpm due to this piping.			
Kent	City of Kent Water System	Water	339 Seattle: Limited by 6-inch main downstream of PRV, which was installed in 2006. Fire flow in zone limited to approximately 750 gpm due to this piping.			

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Kent	City of Kent Water System	Water	368 Weiland: Limited by 6-inch main upstream and downstream of PRV, which was installed in 1993. Fire flow in zone limited to approximately 680 gpm due to this piping.			
Kent	City of Kent Water System	Water	485 Zone:  South of SR 516: 6-inch main throughout neighborhood limiting fire flow to approximately 1,100 gpm.  North of 234th Street: limited by 8-inch main on either side of the 234th and 96th PRV. Fire flow in vicinity limited to 1,000 to 1,400 gpm.			
Kent	City of Kent Water System	Water	590 and 640 Zones: Fire flow limitations largely localized issues at dead-ends, or as a result of 6-inch main within neighborhoods.			
Kent	City of Kent Water System	Water	West Hill Zones: Fire flow limitations largely localized issues at dead-ends, or as a result of 6-inch main within neighborhoods.			

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Kent	City of Kent Water System	Water	Approximately 23% of City's water main is cast iron pipe; some are more than 50 years old (beyond life expectancy).	Replace aging water mains with ductile iron, per City's water system standards.		
Kent	City of Kent Water System	Water	366 Stetson: Limited by 6-inch main downstream of PRV, which was installed in 2012. Fire flow in zone limited to approximately 750 gpm due to this piping.			
Medina	City of Bellevue	Water	None	None	No	
Medina	City of Bellevue	Sewer	None	None	No	
Medina	City of Medina	Stormwater	None	None	No	
Mercer Island	City of Mercer Island	Sewer	None	None	No	
Mercer Island	Seattle Public Utilities	Water	None	None	No	
Newcastle	Coal Creek Utility District	Sewer	None	n/a	No	
Newcastle	Coal Creek Utility District	Water	None	n/a	No	
Normandy Park	Southwest Suburban Sewer District	Sewer	Portion of unsewered households available	None	No	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Normandy Park	Midway Sewer District	Sewer	Portion of unsewered households available	None	No	
Normandy Park	Highline Water District	Water	None	None	No	
Normandy Park	King County Water District #49	Water	None	None	No	
Normandy	King County	Water	None	None	No	
Normandy Park	City of Normandy Park	Stormwater	None	None	No	
North Bend	City of North Bend	Water	No major deficiencies. Leak detection should be strengthened. More aggressive water meter replacement program is needed.	Expansion of water mitigation portfolio. Continued removal and replacement of AC water mains.	None	
North Bend	Sallal Water Association	Water	In 2018 Sallal reached capacity for water for their water right and has several infrastructure issues that manifested most recently in a month-long e-coli outbreak (Fall 2019).	Sallal and North Bend are currently formulating an agreement to sell each other water. Per 2015 City of North Bend Comprehensive Plan (Goal CF-5.3), the City's Plan is to eventually take over water service areas within the City's UGA.	Yes, but it will be alleviated. Sallal is at capacity, but this is not seen as a 20-year-long constraint considering Comp Plan Goal CF-5.3 and the City's drive to alleviate this issue.	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
North Bend	City of North Bend	Sewer	The City's wastewater treatment plant is nearing capacity. The City is still accepting commercial applications through the 2019 WWTP Concurrency Ordinance, but is not currently accepting residential subdivision applications. Approximately 30% of the City uses septic drainfields and is not connected to the City sewer system.	Treatment Plant expansion - Phase I is under construction and will be completed by the end of 2020. Phase II expansion is planned to begin in early 2021 and will hopefully be complete in approximately 2022 or 2023. One Sewer ULID is being planned for the NW portion of City and is in the conceptual design phase, expanding use to a mixed use and recreational section of the City.	Yes, the treatment plant is almost to capacity. Some parts of the City are currently not served by City sewer.	
North Bend	City of North Bend	Stormwater	High groundwater table, ponding in flat areas, no large centralized retention facilities. Special Flood Hazard Area covers the western third of the City.	The City has aspirations for centralized regional stormwater retention facilities, specifically near our downtown commercial area.	Yes, due to the design of a bridge on SR202 the adjacent lands are artificially frequently flooded inhibiting development. The bridge is a choke point that exacerbates flooding.	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
North Bend	City of North Bend	Transportation	None currently	Several Roundabouts are planned for construction. Road connections planned in CIP. City intends to follow their 6-year TIP which includes several improvements to existing roads.	None	
North Bend	WSDOT	Transportation	There is an LOS failure at SR202 and North Bend Way, but this does not limit development.	WSDOT's new policy is to end funding pavement overlays on state routes with posted speed limits less than 45mph due to funding constraints (SR202 in downtown). The City will need to find funding to maintain this road.	None	
Pacific	City of Pacific	Sewer		None	No	
Pacific	City of Pacific	Storm	On-site infiltration may be required, however there are not topography issues in the LI/Commercial areas with the exception of 2 parcels (see Table 2.3)	None	No	
Pacific	Lakehaven Utility District	Sewer, Water	Lakehaven will be the purveyor if future development occurs.	Possible future Potential Annexation Area (PAA)	Lots size minimums may be set to 15,000 sq ft for on-site infiltration requirements due to soil quality in this area.	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Redmond	City of Redmond	Stormwater		Overlake Facility #3 Village Stormwater Infiltration Vault NE 40th Street Stormwater Trunk Extension Class II Stream Improvements (High School Creek and Monticello Creek) City Center Groundwater Protection - 90th Street Pond Retrofit Smith Woods Stream and Pond Rehabilitation SE Redmond Pond C - Property Acquisition Evans Creek Relocation	No	Redmond Stormwater Facility Plan and Municipal Code
Redmond	Cascade Water Alliance	Water			No	Water service area identified in the Water System Plan
Redmond	City of Redmond Wells	Water		Pressure Reducing Valve & Meter Replacement Infiltration Retrofit Program	No	
Redmond	City of Redmond via Brightwater Wastewater treatment plant	Sewer	Proposed annexation areas lack sewer. Some areas still rely on septic systems. However, King County has sufficient capacity to meet Redmond's future demand (Comp Plan) No sewer hook up+ CARA area pose potential contamination issues.	Marymoor Village NE 70th Street Force Main Control System and Telemetry Upgrades	Yes	Service area shown in City's adopted General Sewer Plan.

**Appendix H:** Documentation of Market Factor and Infrastructure Assumptions - Infrastructure

Item 9.

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Redmond	Puget Sound Energy	Electric & Natural Gas	none			Electrical Facilities Plan (PSE) to be consistent with Redmond Land Use goals
Redmond	King County	Solid Waste	none			Adequate landfill capacity until 2018 (Comp Plan)
Renton	City of Renton Water District	Water	None	None	No	
Renton	City of Renton Sewer Service District	Sewer	None	None	No	
Renton	Cedar River Water & Sewer District	Sewer, Water	None	None	No	
Renton	Coal Creek Utility District	Sewer, Water	None	None	No	
Renton	King County Water District #90	Water	None	None	No	
Renton	Soos Creek Water & Sewer District	Sewer, Water	None	None	No	



Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	Louis Thompson Rd (CL-3), CIP	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	Pine Lake Creek & 212th Ave Crossing, ULID or DEA	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	Ebright Creek Park Crossing, ULID or DEA	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	Upper Waverly Connecting Sewer (CL-2), ULID or DEA	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	SE 32nd to SE 30th Connection, ULID or DEA	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	Beaver Lake Park Crossing, ULID or CIP	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Sewer connection or crossing needed	SE 32nd near Beaver Lake Middle School, ULID or CIP	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Lift station needed	Broadmoore Estates Lift Station (LS-10), ULID or DEA	Yes	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Sammamish	Sammamish Plateau Water District	Sewer	Lift station needed	Treefarm East Lift Station (LS-11), ULID	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Lift station needed	Tiburon Lift Station (LS-7), CIP	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Lift station needed	223rd Lift Station (LS-13), DEA	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Lift station needed	Loree Estates Lift Station (LS-14), ULID	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Lift station needed	Water's Edge Lift Station (LS-3), CIP	Yes	
Sammamish	Sammamish Plateau Water District	Sewer	Regional Wastewater conveyance improvement needed	King County Diversion Project (not currently funded)	Yes	
Shoreline	Seattle City Light	Electric Power	2-Phase Power to 3-Phase Power	185th Street Corridor Project - Roadway redesign with multi-modal access, sidewalks, and undergrounding of utilities	No	
Snoqualmie	Snoqualmie Public Works	Transportation	2032 LOS E anticipated at SR 202 & Newton St. Intersection	Full Traffic signal when volumes meet signal warrant.	No	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Snoqualmie	Snoqualmie Public Works	Water	A study on securing water rights is planned. If new rights are secured, the main line from Canyon Springs will need to be secured & enhanced.	Source of Supply Investments - Improvements (Canyon Springs water line stabilization and spring boxes)	Yes	
Snoqualmie	Snoqualmie Public Works	Water	Adequate Water Main supply across the Snoqualmie River	SR 202 Bridge Water Main Replacement (part); and 705 to 599 Zone Conversion	Yes	
Snoqualmie	Snoqualmie Public Works	Sewer	Adequate Sewer Main supply across the Snoqualmie River	SR 202 Bridge Sewer Main Replacement (part).	Yes	
Snoqualmie	Snoqualmie Public Works	Sewer	TSS filtration (processing capacity)	Oxidation Ditch Improvements, Third Secondary Clarifier and Reclaimed Water Filters Replacement.	Yes	
Woodinville	Woodinville Water	Water	Projects a deficit of 200 gpm of source availability for the West service area in 2027 and an additional storage capacity deficit of over 900,000 gallons in the 3 West areas.	Yes	Yes	
Woodinville	Woodinville Water	Sewer	General deficiencies for the sewer system.	No	Yes	
Woodinville	City of Woodinville	Stormwater	Insufficient capacity located throughout the City and some of the more significant problem areas are within the Woodin Creek basin and in areas upstream of Lake Leota	Yes	Yes	
Algona	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	

**Appendix H:** Documentation of Market Factor and Infrastructure Assumptions - Infrastructure

Item 9.

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Auburn	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	
Beaux Arts	N/A	N/A	No gaps identified	None	No	
Bothell	N/A	N/A	No gaps identified	None	No	
Carnation	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	
Clyde Hill	N/A	N/A	No gaps identified	None	No	
Des Moines	N/A	N/A	No gaps identified	None	No	
Federal Way	N/A	N/A	No gaps identified	None	No	
Hunts Point	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	
Issaquah	N/A	N/A	No gaps identified	None	No	
Kirkland	N/A	N/A	No gaps identified	None	No	
Lake Forest Park	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	
Maple Valley	N/A	N/A	No gaps identified	None	No	
Milton	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	
SeaTac	N/A	N/A	No gaps identified	None	No	
Skykomish	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	
Tukwila	N/A	N/A	No gaps identified	None	No	
Urban Unincorporated King County	N/A	Individual Parcels	No major system gaps present, infrastructure constrained parcels identified, parcels on septic		Yes	

Jurisdiction	Service Provider	Infrastructure Type	Service Deficiencies	Planned Investments	Infrastructure Gap Present?	Additional Notes
Yarrow Point	N/A	Individual Parcels	No system gaps present, infrastructure constrained parcels identified		Yes	



January 6, 2022

The Honorable Salim Nice  
 City of Mercer Island  
 9611 SE 36th  
 Mercer, Island, WA 98040

Dear Mayor Nice:

We are pleased to forward for your consideration and ratification the 2021 King County Countywide Planning Policies (CPP) and the 2021 Urban Growth Capacity Report.

On December 14, 2021, the Metropolitan King County Council approved and ratified the amendment on behalf of unincorporated King County. The ordinances will become effective Thursday, January 6, 2022. Copies of the transmittal letters, Metropolitan King County Council revised staff reports, ordinances 19384 and 19369 and Growth Management Planning Council motion will be available at link to assist you in your review.

In accordance with the CPP, FW-1, 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 these amendments is Wednesday, April 6, 2022.**

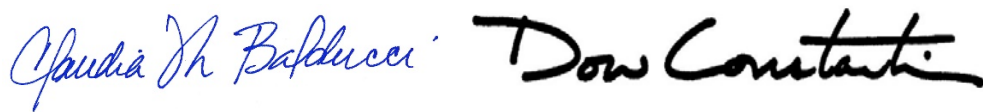
If you adopt any legislation concerning this action, and since we are working remotely, please **email** a copy of the legislation by the close of business, Wednesday, April 6, 2022, to [Council.clerk@kingcounty.gov](mailto:Council.clerk@kingcounty.gov).

If you have any questions about the amendments or ratification process, please contact Andy Micklow, Metropolitan King County Council Staff, at 206 263-3226

or Ivan Miller, Countywide Planning Manager, King County Office of Performance, Strategy and Budget, at 206 263-8297.

Thank you for your prompt attention to this matter.

Sincerely,

Handwritten signatures of Claudia M. Balducci and Dow Constantine. Claudia's signature is in blue ink and Dow's is in black ink.

Claudia Balducci, Chair  
Metropolitan King County Council

Dow Constantine  
King County Executive

Enclosures

cc: King County City Planning Directors  
Sound Cities Association  
Lauren Smith, Director, Regional Planning  
Ivan Miller, Countywide Planning Manager  
Andy Micklow, Council Staff, Mobility and Environment Committee



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6030**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6030: WRIA 8 Interlocal Agreement Addendum	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Authorize the City Manager to sign the Addendum to the WRIA 8 Interlocal Agreement.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works		
<b>STAFF:</b>	Jason Kintner, Chief of Operations		
<b>COUNCIL LIAISON:</b>	Lisa Anderl		
<b>EXHIBITS:</b>	1. Addendum to Interlocal Agreement for the Watershed Basins within WRIA 8 2. WRIA 8 2022 Cost Share		
<b>CITY COUNCIL PRIORITY:</b>	n/a		

<b>AMOUNT OF EXPENDITURE</b>	\$ 12,180
<b>AMOUNT BUDGETED</b>	\$ 13,250
<b>APPROPRIATION REQUIRED</b>	\$ 0

### SUMMARY

The purpose of this agenda bill is to authorize the City Manager to sign the Addendum to the Interlocal Agreement of the Watershed Resource Inventory Area (WRIA) 8 Council. The Addendum (Exhibit 1) includes the City of Everett as a new cost share partner.

### BACKGROUND

Since 2001, the City has been part of the WRIA 8 Council through an Interlocal Agreement ("ILA"). WRIA 8 includes 29 jurisdictions located within King and Snohomish Counties working together to implement the recommendations of the Salmon Conservation Plan. The Plan includes actions to restore and protect salmon habitat. It is the approved plan to meet the requirements of the federal Endangered Species Act and recover WRIA 8's threatened Cedar River and Sammamish River Chinook salmon populations.

In 2015, the City renewed the [ILA](#) for ten years through 2025 ([AB 5131](#)). In 2020, the City signed the First Amendment to the ILA to include Snohomish County as a participant of the WRIA 8 Council ([AB 5751](#)).



**ADDENDUM TO WRIA 8 INTERLOCAL AGREEMENT**

The proposed Addendum to the WRIA 8 ILA adds the City of Everett as a cost share partner (Exhibit 1). The updated cost share table is included as Exhibit 2. Each participating jurisdiction contributes an annual cost share based on population, assessed value, and area in square miles.

The City of Everett's cost share is proportional to the size of the city that falls inside the WRIA 8 watershed boundary. The addition of the City of Everett does not change the 2022 ILA funding total approved by the WRIA 8 Salmon Recovery Council in July, but it does reapportion the partner cost shares resulting in a small reduction for all partners.

**RECOMMENDED ACTION**

Authorize the City Manager to sign the Addendum to the Interlocal Agreement for the Watershed Basins within Water Resource Inventory Area 8.

ADDENDUM TO  
**INTERLOCAL AGREEMENT**  
**For the Watershed Basins within Water Resource Inventory Area 8 ("WRIA 8")**

**PREAMBLE**

**THIS ADDENDUM** ("Addendum") to that certain Interlocal Agreement for the Watershed Basins within Water Resource Inventory Area 8 ("Agreement") is entered into by the Parties to that Agreement and the City of Everett ("City"), for the purposes of allowing the City to become a member, with full rights and obligations under the Agreement, of the WRIA 8 Salmon Recovery Council, as described in the Agreement ("Council"). This Addendum sets forth the rights and obligations of the City and memorializes the unanimous consent of all Parties to the Agreement to the City's joining the Council as a voting member, in accordance with the terms of Section 8 of the Agreement. The City is identified in Section 1.1 of the Agreement as an eligible jurisdiction for participation in the Council. The Parties and the City share interests in and responsibility for addressing long-term watershed planning and conservation for the watershed basins in WRIA 8 and wish to provide for funding and implementation of various activities and projects therein.

**TERMS FOR THE CITY OF EVERETT'S PARTICIPATION IN THE COUNCIL**

1. The City of Everett's legislative authority, by City Council Action, has authorized the City's becoming a member of the WRIA 8 Salmon Recovery Council in accordance with the terms of the Agreement and has authorized the City's appointed representative (Mayor) to sign this Addendum on behalf of the City.
2. In order to become a voting member of the WRIA 8 Salmon Recovery Council, the City of Everett and the Parties agree to the following conditions:
  - 2.1. The City's annual cost share contribution for 2022 is projected to be \$8,447 for the programs and activities of the Council, which is subject to change for 2022 and future years based on changes in one or more parameters of the formula, or by agreement of the parties, including Everett, changing the total dollar amount of the assessment to be collected. The City's cost share is based on the portion of the City that falls within the geographic boundary of WRIA 8, including a population of 32,846 (1.96% of the watershed), assessed value within the City of \$4,850,621,800 (0.86% of the watershed), and an area in square miles of 5.2 (1.10% of the watershed).
  - 2.2. For the City to become a member of the Council, all existing members must unanimously express their consent to the City's becoming a member. The City becomes a member of the Council on the date when this Addendum is last signed by the Party representing the final signature of unanimity. The date of such signing shall be the effective date of this

Addendum. Representatives of the Parties shall sign this Addendum after the City has signed it in accordance with the provisions of Section 1 above.

3. Upon the effective date of this Addendum, the City of Everett shall be a member of the Council, and shall have all the rights, privileges, duties, and obligations afforded the Parties under the terms of the Agreement.

**IN WITNESS WHEREOF,** the City of Everett and the Parties have executed this Addendum on the dates indicated below:

75 City of Mercer Island

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77 By: \_\_\_\_\_

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79 Title: \_\_\_\_\_

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81 Date: \_\_\_\_\_

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**Exhibit A**  
**Regional Watershed Salmon Recovery Funding**  
**WRIA Based Cost-share: WRIA 8 2022**

Item 10.

**Final Cost Share for 2022 Budget**

**Approved by WRIA 8 Salmon Recovery Council on July 15, 2021**

*\*Provisionally updated to reflect adding City of Everett as a WRIA 8 ILA cost share partner.*

WRIA 8 Jurisdiction	Population (Pop)	Assessed Value (AV)	Area (Sq. Mi.)	2022 Cost-Share 2.50% CPI-W (Average of Pop, AV, Area)	WRIA 8 Jurisdiction
Beaux Arts	300 0.02%	\$208,514,000 0.04%	0.08 0.02%	0.02%	Beaux Arts
Bellevue	148,100 8.84%	\$74,838,792,986 13.28%	33.53 7.12%	9.75%	Bellevue
Bothell	48,400 2.89%	\$13,106,236,599 2.33%	13.65 2.90%	2.70%	Bothell
Clyde Hill	3,055 0.18%	\$3,149,415,600 0.56%	1.06 0.22%	0.32%	Clyde Hill
Edmonds	42,470 2.53%	\$12,541,911,424 2.22%	8.99 1.91%	2.22%	Edmonds
Everett	32,846 1.96%	\$4,850,621,800 0.86%	5.20 1.10%	1.31%	Everett
Hunts Point	420 0.03%	\$1,233,059,997 0.22%	0.29 0.06%	0.10%	Hunts Point
Issaquah	38,690 2.31%	\$13,081,740,305 2.32%	12.06 2.56%	2.40%	Issaquah
Kenmore	23,450 1.40%	\$5,703,318,890 1.01%	6.16 1.31%	1.24%	Kenmore
Kent	0 0.00%	\$2,235,000 0.00%	0.45 0.10%	0.03%	Kent
King County (Uninc.)	102,975 6.15%	\$25,919,862,544 4.60%	163.25 34.68%	15.14%	King County (Uninc.)
Kirkland	90,660 5.41%	\$34,006,772,937 6.03%	17.83 3.79%	5.08%	Kirkland
Lake Forest Park	13,280 0.79%	\$3,551,406,290 0.63%	3.51 0.75%	0.72%	Lake Forest Park
Maple Valley	3,783 0.23%	\$781,109,784 0.14%	0.94 0.20%	0.19%	Maple Valley
Medina	3,300 0.20%	\$4,819,674,900 0.86%	1.41 0.30%	0.45%	Medina
Mercer Island	24,690 1.47%	\$16,066,459,509 2.85%	6.29 1.34%	1.89%	Mercer Island
Mill Creek	20,590 1.23%	\$4,954,912,900 0.88%	4.68 0.99%	1.03%	Mill Creek
Mountlake Terrace	21,660 1.29%	\$4,224,120,200 0.75%	4.16 0.88%	0.98%	Mountlake Terrace
Mukilteo	21,146 1.26%	\$5,760,401,300 1.02%	6.00 1.28%	1.19%	Mukilteo
Newcastle	12,870 0.77%	\$3,974,264,059 0.71%	4.46 0.95%	0.81%	Newcastle
Redmond	69,900 4.17%	\$26,784,821,298 4.75%	16.47 3.50%	4.14%	Redmond
Renton	69,756 4.16%	\$14,120,541,683 2.50%	13.92 2.96%	3.21%	Renton
Sammamish	58,239 3.48%	\$18,407,727,267 3.27%	19.09 4.06%	3.60%	Sammamish
Seattle	544,907 32.52%	\$211,043,680,079 37.44%	53.01 11.26%	27.07%	Seattle
Shoreline	56,980 3.40%	\$13,891,857,596 2.46%	11.58 2.46%	2.78%	Shoreline
Sno. Co. (Uninc.)	207,936 12.41%	\$39,793,160,300 7.06%	55.44 11.78%	10.42%	Snoh. Co. (Uninc.)
Woodinville	12,790 0.76%	\$4,615,076,274 0.82%	5.66 1.20%	0.93%	Woodinville
Woodway	1,360 0.08%	\$806,423,000 0.14%	1.16 0.25%	0.16%	Woodway
Yarrow Point	1,030 0.06%	\$1,462,047,900 0.26%	0.36 0.08%	0.13%	Yarrow Point
<b>Totals</b>	<b>1,675,583 100.0%</b>	<b>\$563,700,166,421 100.0%</b>	<b>470.71 100.0%</b>	<b>100.0%</b>	<b>\$645,518</b>
				<b>2022 TOTAL</b>	<b>\$645,518</b>

**Population:**

- Population estimates by jurisdiction sourced from WA OFM data for 2020.
  - Jurisdictions entirely within a WRIA are assigned the the WA OFM estimate directly.
  - Parcels are allotted to jurisdictions (cities and unincorporated King County) and WRIAs based on the location of the parcel centerpoint.
- Population estimates are calculated for each parcel using the table generated by KC Assessments named "localscape demographics." This is a newer and more accurate method than the prior method of proportioning by area within census tracts.

**How the population calculations are sourced and applied:**

Source: [https://www5.kingcounty.gov/sdc/Metadata.aspx?Layer=localscape\\_demographics](https://www5.kingcounty.gov/sdc/Metadata.aspx?Layer=localscape_demographics)

Applied: <https://localscape.property/-kingcountyassessor/Overview>

**\* Note:**

King County land area excludes the Upper Cedar basin, which is Seattle's protected municipal watershed  
City of Kent jurisdiction in WRIA 8 is solely the Kent Watershed and no population is attributed to this area

**\*Assessed Value based on:**

Snohomish County: Assessed value is based on Snohomish County Assessor's data March 2021, for market land value + market improvements value  
King County: Assessed value is based on King County Assessor's data February 2021, land + improvements value  
Assessed value and area (sq. miles) excludes the Upper Cedar River subwatershed.



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6031**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6031: Authorization of Enterprise Financial Management System Purchase	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Award RFP 21-37 to Tyler Technologies Inc and authorize the City Manager to negotiate and execute an agreement in an amount not to exceed \$587,000.	

<b>DEPARTMENT:</b>	Finance
<b>STAFF:</b>	Matt Mornick, Finance Director Lajuan Tuttle, Deputy Finance Director
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Utility Overhead Charges Budget Policy 2. Capital Improvement Program Overhead Charges Budget Policy
<b>CITY COUNCIL PRIORITY:</b>	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.

<b>AMOUNT OF EXPENDITURE</b>	\$ 986,000
<b>AMOUNT BUDGETED</b>	\$ 250,000
<b>APPROPRIATION REQUIRED</b>	\$ 736,000

### SUMMARY

#### EXECUTIVE SUMMARY

This agenda bill seeks authorization to replace the City's financial management software system.

- On February 1, 2022, the City Council reviewed [AB 6007](#) which introduced the needs assessment, Request for Proposals, and vetting processed staff engaged to select an Enterprise Financial Management software system.
- After a rigorous vetting process, staff recommends Tyler Munis by Tyler Technologies, Inc. to replace the existing financial management software system. The total acquisition cost of \$587,000 includes the first year of the software subscription, implementation services, and a project contingency.
- Staff also recommends the City Council authorize the creation of a new Systems Analyst position. This is an ongoing staff position to manage and advance the new system. The estimated annual cost for this position is \$127,000 (2022 cost estimate).
- And finally, implementation of the new system will require contract support to oversee and manage the implementation in a one-time amount of \$272,000.

## BACKGROUND

The 2021-2022 Finance Department work plan identified the need to review the existing financial management software. Although still functional, the current software cannot provide data in an efficient and timely manner without significant time devoted to manual data entry. Due to the availability and quality of other public sector Enterprise Resource Planning (ERP) systems, the significant costs associated with upgrading the existing software, and risk and efficiency concerns inherent in the current systems that are not integrated, staff pursued an open competitive process as part of the 2021-2022 biennial budget (GT0106 – Enterprise Resource Planning System Scoping).

In March 2021, the City hired BerryDunn consultants to conduct a software needs assessment and facilitate an RFP process to upgrade or replace the City's existing financial management software. Beginning in May 2021, the consultants worked closely with the project team and representative staff from all City departments in drafting a needs assessment and a detailed RFP.

In August 2021, the City issued RFP #21-37 seeking proposals from qualified software vendors. The RFP cited over 1,300 functional and technical requirements based on the Needs Assessment in conjunction with input from staff from every City department. The RFP was posted on the City's website and notice was advertised in the Seattle Daily Journal of Commerce. A total of 47 vendors were notified directly.

In September 2021, the City received three responses to the RFP from Central Square, Tyler Technologies, Inc., and Rock-Solid ERP. Inclusive of the proposals was pricing information on deployment models (e.g., cloud vs. on-premise software hosting). From these proposals, the City invited all three vendors for further consideration. In November and December 2021, the City conducted in-depth scripted demonstrations of the proposed software systems.

## IMPLEMENTATION RESOURCES

After completing a comprehensive review and assessment, staff recommends procurement of the Munis software system from Tyler Technologies, Inc. to replace the financial management software system. The table below outlines the full extent of the budgetary impacts of the acquisition and implementation of Tyler Munis enterprise-wide financial management software solution:

Replacement of the City's Financial Management System (\$ in thousands)	One-time	Annual Ongoing	Total
Tyler Technologies Implementation Services	\$ 281	-	\$ 281
Recurring Subscription Costs	-	156	156
Project Contingency (20% of 3-year project costs)	150	-	150
<b>Tyler Technologies Subtotal</b>	<b>\$ 431</b>	<b>\$ 156</b>	<b>\$ 587</b>
Systems Analyst (tied to CPI-W)	-	127	127
Finance Department Contract Support	132	-	132
Professional Services – Implementation Project Management	140	-	140
<b>Implementation Support Subtotal</b>	<b>\$ 272</b>	<b>\$ 127</b>	<b>\$ 399</b>
<b>TOTAL</b>	<b>\$ 703</b>	<b>\$ 283</b>	<b>\$ 986</b>

*\*Subscription rate constant thru years 1 - 5, a one-time 5% increase in year 6, constant thru years 6 - 10.*

### Allocation of Implementation Costs

At the February 1 meeting, the Council requested additional information on the potential for allocating a portion of the software purchase and implementation costs to benefiting Funds in addition to the General Fund.

Guidance from the State Auditor's Office (SAO) BARS manual indicates that officials may charge a portion of the costs for their central overhead services to restricted funds, like utility funds or special revenue funds, only to the extent that each fund benefits from those services. Utility funds and other funds with restricted revenue sources should only reimburse the General Fund for costs incurred to render services to those funds. SAO further recommends a written cost allocation plan that reflects which costs will be allocated, to which funds, and on what basis of allocation to ensure that charges are fair, equitable and valid over time. (BARS [3.9.5.20](#) and [3.9.5.110](#)).

The City currently has two budget policies specific to overhead allocations. The *Utility Overhead Charges Budget Policy* allocates General Fund administrative service costs and building maintenance costs to the three Utility Funds (Water, Sewer & Stormwater Funds). See Exhibit 1. The *Capital Improvement Program Overhead Charges* budget policy allocates General Fund administrative service costs to the Street Fund and the Capital Improvement Fund. See Exhibit 2. In both policies, Finance budget and accounting service costs are allocated based on the percent of an individual Funds' percentage ownership of the City's total biennial budget for all funds combined. For example, if the Water Fund total biennial budget is 15% of the total budget for all funds combined, the Water Fund would be charged 15% of eligible Finance Department costs.

The one-time costs specific to software implementation and contingencies are not qualified uses of Real Estate Excise Tax (REET) or Fuel taxes. Given revenue restrictions, staff recommends one-time implementation and contingency costs be limited to funding from the General Fund and the three Utility Funds. One-time costs will be allocated based on the individual Funds' percentage of the prior biennial budget as compared to the City's total biennial budget for the same period. This basis is consistent with existing Utility Overhead Charges Budget Policy. The breakdown by fund for one-time costs is detailed in the table below:

Replacement of Financial Management System - Implementation	Total One-Time Cost	Allocation of Cost			
		Water Fund 15.0%	Sewer Fund 15.8%	Stormwater Fund 3.7%	General Fund
(\$ in Thousands)					
Tyler Technologies Implementation Services	\$ 281	\$ 42	\$ 44	\$ 10	\$ 184
Tyler Technologies Project Contingency (20% of 3-year project costs)	\$ 150	\$ 23	\$ 24	\$ 6	\$ 98
Contract Implementation Support	\$ 272	\$ 41	\$ 43	\$ 10	\$ 178
Total	\$ 703	\$ 106	\$ 111	\$ 26	\$ 460

The ongoing costs of software subscription services and the Systems Analyst position are eligible for cost allocation consistent with current overhead allocation plans. Staff recommends allocating these costs to the Street Fund, the Capital Improvement Fund, the three Utility funds and the General Fund. Consistent with existing budget policies, the costs will be allocated based on the individual Funds' percentage of the prior biennial budget as compared to the City's total biennial budget for the same period. The breakdown by fund for ongoing costs is detailed in the table below:



Replacement of Financial Management System	Total Ongoing Costs	Allocation of Cost			
		Street Fund 4.8%	Capital Impr Fund 3.9%	Utility Funds 34.5%	General Fund
(\$ in Thousands)					
Recurring Subscription Costs	\$ 156	\$ 7	\$ 6	\$ 54	\$ 89
Systems Analyst (tied to CPI-W)	\$ 127	\$ 6	\$ 5	\$ 44	\$ 72
<b>Total</b>	<b>\$ 283</b>	<b>\$ 13</b>	<b>\$ 11</b>	<b>\$ 98</b>	<b>\$ 161</b>

### RECOMMENDATION

Staff is seeking City Council approval and budget authorization to award RFP #21-37 to Tyler Technologies for the purchase of Tyler Munis Financial Management software, the additional one-time resources needed to implement the system, and a new Systems Analyst position to implement and maintain the systems ongoing functionality.

### RECOMMENDED ACTION

1. Award RFP #21-37 to Tyler Technologies, Inc., a Maine-based company, for a Financial Management Software System to replace the City's current financial software system.
2. Authorize the City Manager to negotiate and execute an agreement with Tyler Technologies, Inc., in an amount not to exceed \$587,000 which includes the first year of the software subscription, implementation services, and a \$150,000 project contingency, with future funding contingent on Council budget approval.
3. Authorize a new, full-time Systems Analyst position in the Finance Department at an estimated annual cost of \$127,000 (for 2022) to facilitate the financial management software implementation and oversee the ongoing maintenance, staff training, and development of the software system's overall functionality.
4. Authorize one-time funding not to exceed \$272,000 to facilitate the successful implementation the new financial management software system.
5. Appropriate \$736,000 and authorize staff to allocate the project funding to the Street, Capital Improvement, Water, Sewer, Stormwater and General Funds in accordance with existing overhead allocation budget policies.

## Utility Overhead Charges

### Background

The City-owned utilities are classified as Enterprise Funds. Various departments, which are accounted for in the General Fund, provide administrative support to each of the City's three utilities (water, sewer, and storm water). Administrative overhead charges include support provided to capital improvement activities, as well as support provided to the operations and maintenance of each utility. In addition, building maintenance costs related to City Hall and the Maintenance Center are paid by the General Fund. In order for the utility budgets to reflect the full costs of administration and building maintenance, an interfund charge is assessed to each of the City's three Utility Funds. In effect, the General Fund charges each Utility Fund for costs that support the provision of utility services.

### Administrative Charges

There are five cost centers in the General Fund that benefit each of the City's three utilities: City Attorney's Office, City Council, City Manager's Office, Finance Department, and Administrative Services Department. The basis for the interfund administrative charge associated with each cost center is noted below:

The portion of the City Attorney's Office, City Council, and City Manager's Office budgets which can be attributed to the Utilities is based on the proportion of agenda bills and contracts which are related to each Utility for 2019-2020 (the 2 full years preceding the development of the 2021-2022 Budget).

The portion of the Finance Department budget which can be attributed to the Utilities varies according to position. Three positions (Utility Billing Lead, Utility Administrative Assistant, and Meter Reader) are directly allocated to the Utilities and the General Fund. The remaining Finance Department costs, including staff costs, accounting services, budgeting and reporting support, are allocated to the utility funds based on the percentage of the Funds' prior biennial budget as compared to the City's total biennial budget for the same period. (For example, the Water Fund 2019-2020 total budget of \$21.4 million is 15.0% of the total City budget of \$142.1 million for the 2019-2020 biennium. Thus, 15% of Finance Department eligible costs are charged to the Water Fund for 2021-2022.)

The portion of the Administrative Services Department budget attributed to the Utilities includes Human Resources, Payroll and Customer Service. The basis of allocation is calculated based on the number of Utility employees relative to the total number of City employees. This count is assessed as part of the Preliminary Budget process, based on approved FTE's for the biennium.

These administrative costs are allocated to each Utility according to the basis for each functional area. Each functional area is allocated in accordance with its base charge methodology.

### Building Maintenance Charges

Maintenance costs for City Buildings are consolidated in one cost center within the General Fund. Building maintenance charges includes routine maintenance and repair projects, utilities (power, gas, water and sewer) used by the buildings, as well as contracted repair and maintenance services. Actual costs of utilities are available for each building. Other costs are allocated to the Maintenance Center and City Hall based on the square footage of the buildings. These costs will be charged back to the Utilities based on FTE's within each building.

## Budget Policies for 2021-2022

- Ensure that the General Fund does not subsidize any of the City's Utilities.
- Assess interfund charges for administration and building maintenance to each Utility in 2021 and 2022 per the allocation factors and the Preliminary Budget amounts noted above.

## 2021-2022 Budget Impact

Charges	2019 Actual	2020 Forecast	2021 Budget	2022 Budget
Water Utility Admin Charges	\$190,574	\$196,059	\$222,817	\$226,719
Sewer Utility Admin Charges	\$150,012	\$154,254	\$221,148	225,161
Storm Water Utility Admin Charges	\$113,290	\$116,466	\$77,056	\$78,172
<b>Total</b>	<b>\$453,876</b>	<b>\$466,779</b>	<b>\$521,021</b>	<b>\$530,053</b>

# Capital Improvement Program Overhead Charges

## Background

Various departments, which are accounted for in the General Fund, provide administrative support to the City's capital program. Administrative support includes such activities as bid process oversight, contract review, communications, and project accounting and reporting. Capital projects are accounted for in the Street Fund, Capital Improvement Fund, Technology and Equipment Fund, and the Utility Funds (Water, Sewer, and Storm Water). Capital projects are budgeted based on all costs associated with a project including design, construction, and project management.

While not built directly into the cost of a project, administrative support to capital projects is a proper cost of the projects, and is charged to the capital project funds through overhead charges. For the Utility Funds, this cost is included in the Administrative Overhead Charges (see the Utility Overhead Charges Budget Policy). In order for the capital project fund budgets to reflect the full costs of project administration, an interfund charge is assessed to both the City's Street Fund and Capital Improvement Fund. The Technology and Equipment Fund is excluded, because the funding source for this fund is the General Fund. In effect, the General Fund charges both the Street and Capital Improvement Funds for costs that support capital projects.

## Administrative Charges

There are five cost centers in the General Fund that benefit the City's capital projects: City Attorney's Office, City Council, City Manager's Office, Finance Department, and Administrative Services Department.

The portion of the City Attorney's Office, City Council, and City Manager's Office budgets which can be attributed to capital projects is based on the proportion of agenda bills and contracts which are related to each capital fund for 2019-2020 (the 2 full years preceding the development of the 2021-2022 Budget).

The portion of the Finance Department budget which can be attributed to capital projects varies according to staff position. Three Finance staff positions are largely Utility focused and are excluded from the Capital Improvement Program Overhead Charges. The remaining Finance Department costs, including staff costs, accounting services, budgeting and reporting support, are allocated based on the individual Funds' percentage of the prior biennial budget as compared to the City's total biennial budget for the same period. (For example, the Street Fund 2019-2020 total budget of \$6.8 million is 4.8% of the total City budget of \$142.1 million for the 2019-2020 biennium. Thus 4.8% of eligible Finance Department costs are charged to the Street Fund for 2021-2022.)

The portion of the Administrative Services Department budget attributed to the Utilities includes Human Resources, Payroll and Customer Service. The basis of allocation is calculated based on the number of Utility employees relative to the total number of City employees. This count is assessed as part of the Preliminary Budget process, based on approved FTE's for the biennium.

In addition to these five cost centers, a portion of the Chief of Operations and Public Works Deputy Director positions are attributed to the Street and CIP Funds based on the number of project manager and CIP support employees relative to the total number of employees in each department. This count is assessed as part of the Preliminary Budget process, based on approved FTE's for the biennium.

## Budget Policies for 2021-2022

- Ensure that the General Fund does not subsidize the City's Street or Capital Improvement Fund.
- Assess interfund charges for administration to the Street and Capital Improvement Funds in 2021 and 2022 per the allocation factors and the Preliminary Budget amounts noted above.

## 2021-2022 Budget Impact

Charges	2019 Budget	2020 Budget	2021 Budget	2022 Budget
Street Fund Admin Charges	\$115,363	\$118,940	\$87,206	\$88,654
CIP Fund Admin Charges	\$160,402	\$165,503	\$130,731	\$132,384
UTILITY Fund Admin Charges	<i>Included in UTILITY Admin Charge</i>			
<b>Total</b>	<b>\$275,765</b>	<b>\$284,443</b>	<b>\$217,936</b>	<b>\$221,038</b>



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6023**  
**March 1, 2022**  
**Consent Agenda**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6023: Approval of the 2022 Parks, Recreation and Open Space (PROS) Plan and Initial Project Appropriation	<input type="checkbox"/> Discussion Only <input type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Approve Resolution No. 1618 adopting the 2022 PROS Plan and appropriate \$750,000 from available balance in the Capital Improvement Fund for athletic field design, joint master planning for Clarke and Groveland beaches and MICEC Annex facility planning.	

<b>DEPARTMENT:</b>	Parks and Recreation
<b>STAFF:</b>	Jessi Bon, City Manager Jason Kintner, Chief of Operations
<b>COUNCIL LIAISON:</b>	Craig Reynolds                      Jake Jacobson
<b>EXHIBITS:</b>	1. Resolution No. 1618, Adopting the 2022 PROS Plan 2. 2022 PROS Plan (final version)
<b>CITY COUNCIL PRIORITY:</b>	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.

<b>AMOUNT OF EXPENDITURE</b>	\$ 750,000
<b>AMOUNT BUDGETED</b>	\$ 0
<b>APPROPRIATION REQUIRED</b>	\$ 750,000

### SUMMARY

This agenda bill presents the 2022 Parks, Recreation and Open Space (PROS) Plan for approval by the City Council and recommends that the Council appropriate funding to begin work on a number of capital projects in 2022.

- On February 15, 2022, the City Council held a Public Hearing on the PROS Plan Final Draft and discussed several areas of the Plan including the proposed goals and objectives and the Six-Year Capital Improvement Program (CIP).
- Based on feedback from the February 15, 2022 City Council meeting, staff added a project to the 2023-2028 Parks CIP. The project includes \$50,000 to determine the feasibility, possible locations, and early design concepts for a spray park within the parks system in 2024.
- The Final Plan is complete (see Exhibit 2) and available on the Let's Talk page at <https://letstalk.mercergov.org/miprosplan>.
- The 2022 PROS Plan is ready for approval by Resolution (see Exhibit 1)

- Once the 2022 PROS Plan is approved, the City's eligibility for parks-related capital grants through the Washington State Recreation and Conservation Office (RCO) will be restored.
- Staff is also recommending the City Council take action to concurrently appropriate funding to begin work on a number of capital projects in 2022 including design of the proposed athletic field projects, funding for the Groveland and Clarke Joint Master Plan, and assessment of the MICEC Annex Building. The appropriation request is \$750,000.

## BACKGROUND

As directed by the City Council in September 2019, the Parks & Recreation Department, in collaboration with the Parks & Recreation Commission (PRC), began the process of updating the PROS Plan. The previous PROS plan expired at the end of 2019.

### What is a PROS Plan?

The PROS Plan is a six-year plan that anticipates the programming and capital infrastructure investments necessary to meet the community's needs for parks, recreation, open space, trails, arts, and cultural events. The PROS Plan is intended to guide staff as they develop annual work plans, as they bring forward policy recommendations for Commission and City Council consideration, as biennial budgets are shaped, and as capital projects are pursued.

The Plan is strategic in focus and will guide long-term investments to improve and enhance the parks and recreation system. The 2022 PROS Plan:

- Is based on community input.
- Provides a complete inventory of all City park- and open space-related assets.
- Includes goals and objectives to guide future decisions.
- Includes facility-specific evaluations and assessments.
- Includes recommendations on future capital funding, programming, and other potential initiatives.
- Is the foundation for pursuing capital funding, state grants, and other sources of revenue.

The City is required to adopt a PROS Plan every six years to maintain eligibility for grants through the Washington State Recreation and Conservation Office (RCO). The City's current PROS Plan expired at the end of 2019. The components of this plan were developed to comply with RCO requirements and upon adoption by the City Council, will be submitted to RCO for approval.

Work was suspended on the PROS Plan update in April 2020 due to the COVID-19 Pandemic. At the end of 2020, the staff and consulting team resumed the planning process for the PROS Plan, with an initial focus on assessing the work that was already completed, adjusting the project timeline, and modifying the scope of work to reflect the need for virtual engagement strategies.

### Public Engagement

The Parks & Recreation Commission served as the lead advisory board on this planning process with support provided by the Arts Council and the Open Space Conservancy Trust.

The PROS Plan public engagement process was modified at the end of 2020 due to the COVID-19 pandemic to include virtual engagements. A second community survey was added to the planning process (2021) to address the gap in time between the first survey and re-starting the plan, and to drill down on several focus areas. A few highlights of the public engagement process, further detailed in Chapter 3 of the Plan and in the appendices, are:

- Two statistically significant mail-in surveys to Mercer Island residents with concurrent versions available to the public online (February 2020 and August 2021).
- Two virtual open houses that included project presentations, live polling, and facilitated discussions in breakout groups (March 2021 and September 2021).
- A project webpage maintained throughout the planning process to provide access to key dates and milestones, background data, and draft materials.
- Numerous meetings of the Parks & Recreation Commission, Arts Council, and the Open Space Conservancy Trust Board dedicated to the development of the PROS Plan.

#### Planning Process Timeline

The Parks and Recreation Commission, as the lead advisory board, dedicated a considerable amount of meeting time to this planning process in 2021, covering the topic at nearly every meeting.

<b>January 19, 2021</b>	The City Council hosted a joint study session with the PRC (see <a href="#">AB 5797</a> ) to kick-off the re-start of the planning process for the PROS Plan update.
<b>February 4, 2021</b>	PRC gathered input to help inform the first Virtual Open House held on March 23, 2021.
<b>March 6, 2021</b>	PRC reviewed the parks condition assessment and discussed the consultant's initial findings related to ADA compliance.
<b>June 3, 2021</b>	PRC reviewed and provided feedback on the draft capital project prioritization tool and the second community survey.
<b>July 1, 2021</b>	PRC reviewed and provided feedback on the capital project prioritization criteria and provided suggested revisions for the second community survey.
<b>September 9, 2021</b>	PRC reviewed and provided feedback on the draft of Chapter 4 (Goals and Objectives), the draft Capital Facilities Plan and the areas of focus for the Virtual Public Meeting held on September 28, 2021.
<b>October 14, 2021</b>	PRC reviewed the 20-Year Capital Facilities Plan and the initial draft of the 2023-2028 Parks Capital Improvement Program (CIP).
<b>November 4, 2021</b>	PRC reviewed the 2023-2028 Parks CIP and revisited Chapter 4 (Goals and Objectives).
<b>December 9, 2021</b>	PRC reviewed the full Preliminary Draft of the 2022 PROS Plan and provided feedback. The PRC also discussed the Hand-off Memo to the City Council and formed a small group to work on revisions to the document.
<b>January 6, 2022</b>	PRC voted unanimously to approve the Final Draft of the PROS Plan and the Hand-off Memo to City Council. The Final Draft advanced to City Council review.
<b>January 18, 2022</b>	PRC and City Council joint meeting to transmit and discuss the Final Draft of the PROS Plan (see AB xxxx).
<b>February 15, 2022</b>	City Council held a Public Hearing on the PROS Plan Final Draft (see AB 6017), reviewed and discussed the Six-Year Capital Improvement Program (CIP) and proposed minor changes to be incorporated into the Final PROS Plan.
<b>March 1, 2022</b>	Anticipated City Council adoption of the final 2022 PROS Plan.

#### **CHANGES TO FINAL DRAFT**

At the February 15, 2022 City Council meeting, the Council provided consensus direction to add a project to the 2023-2028 Parks CIP. The 2024 project includes \$50,000 to determine the feasibility, possible locations,



and early design concepts for a spray park within the parks system. Staff have incorporated this project in the CIP portion of the Final Plan.

### **APPROPRIATION REQUEST TO BEGIN PROJECTS IN 2022**

Upon approval of the 2022 PROS Plan and the accompanying 2023-2028 Parks CIP, staff is recommending the City Council take action to concurrently appropriate \$750,000 to begin work on a number of capital projects in 2022. These include:

- \$250,000 to design the following athletic field projects in 2022 in anticipation of construction in 2023:
  - PA0117A – Island Crest Park North Field Turf and Backstop Replacement
  - PA0117B – Island Crest Park South Field Backstop Replacement
  - PA0131 – South Mercer Playfields Turf Replacement & Ballfield Backstop Update\*
- \$300,000 to commence work on a joint Master Planning process for Clarke Beach and Groveland Beach Parks (PA0157).
- \$200,000 to commence work on the Annex Facilities Plan (PA0127), beginning with a building conditions assessment.

*\* The Mercer Island School District is considering funding a capital improvement project at the South Mercer Playfields. The proposed School District Project and the proposed City project appear to be complementary. If the School District funds their South Mercer Playfield project, City and School District staff will work to align the two project scopes and combine them for design, bidding, and construction.*

Staff recommends using available fund balance in the Capital Improvement Fund for these projects.

### **RESOLUTION**

The Washington State Recreation and Conservation Office (RCO) requires that the 2022 PROS Plan be approved by a resolution of the City Council in order to be eligible for grants. Proposed Resolution No. 1618 references the Plan's required elements for RCO, the extensive public engagement process during the Plan's development, the review process under the State Environmental Policy Act (SEPA), and the relationship of the PROS Plan to the citywide Comprehensive Plan. It also includes text to officially approve the Plan.

### **NEXT STEPS**

Once the PROS Plan is approved staff will complete the following actions:

- File the 2022 PROS Plan with the State's Recreation and Conservation Office for final review and to restore eligibility for state-wide grant programs.
- Establish a new Parks and Recreation Element as part of the 2024 period update to the Mercer Island Comprehensive Plan and include a reference to the 2022 PROS Plan.

### **RECOMMENDED ACTION**

1. Approve Resolution No. 1618 adopting the 2022 Parks, Recreation, and Open Space (PROS) Plan.
2. Appropriate \$750,000 from available balance in the Capital Improvement Fund for athletic field design, joint master planning for Clarke and Groveland beaches, and the MICEC Annex facility assessment.

**CITY OF MERCER ISLAND  
RESOLUTION NO. 1618**

**A RESOLUTION APPROVING THE CITY OF MERCER ISLAND 2022 PARKS,  
RECREATION AND OPEN SPACE (PROS) PLAN**

WHEREAS, the City of Mercer Island performs comprehensive park and open space planning in order to guide and support future park and recreation programming, capital project planning, and to maintain eligibility for grants from the Washington State Recreation and Conservation Office (RCO); and

WHEREAS, the RCO requires that the City's Parks, Recreation and Open Space (PROS) Plan be updated every six years, be approved by Resolution of the City Council, and address the following elements:

1. Goals and Objectives
2. Inventory
3. Public Involvement
4. Demand and Need Analysis
5. Capital Improvement Program (CIP)
6. Plan adoption; and

WHEREAS, the City's previous PROS Plan expired in 2019 and the City has been granted an extension by the RCO for completing the current PROS Plan; and

WHEREAS, in compliance with the Washington State Growth Management Act, Chapter 36.70A Revised Code of Washington (RCW), the City of Mercer Island adopted the current Comprehensive Plan in 2015; and

WHEREAS, a new Parks and Recreation Element will be established as part of the 2024 periodic update to the Mercer Island Comprehensive Plan; and

WHEREAS, the new Parks and Recreation Element will include a reference to the approved 2022 PROS Plan; and

WHEREAS, the Parks and Recreation Department, together with the Parks and Recreation Commission, the Arts Council, the Open Space Conservancy Trust, and the Mercer Island City Council, have conducted a process to review Mercer Island's goals, opportunities, and planning for parks, open space, arts, and recreation; and

WHEREAS, the Parks and Recreation Commission and the City Council have sought and provided opportunities for the public to review and provide comment on the PROS Plan, through an interactive project webpage, publicly noticed meetings, two virtual open houses, two surveys, and a public hearing; and

WHEREAS, an environmental review of the 2022 PROS Plan was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), including review of a complete SEPA checklist and a SEPA Threshold Determination of Non-Significance was issued on February 28, 2022; and

WHEREAS, the Mercer Island Parks and Recreation Department and the Parks and Recreation Commission, have completed review and modification of the PROS Plan and accompanying CIP and recommended to the City Council approval of an updated park and recreation plan.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:

**Section 1: Approval of Park, Recreation and Open Space Plan.**

The Mercer Island City Council hereby approves the City of Mercer Island 2022 Parks, Recreation and Open Space (PROS) Plan.

**Section 2: Effective Date.**

This Resolution shall take effect and be in force on and after March 1, 2022.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON THE 1<sup>ST</sup> DAY OF MARCH, 2022.

CITY OF MERCER ISLAND

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Salim Nice, Mayor

ATTEST:

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Andrea Larson, City Clerk



Item 12.



**CITY OF MERCER ISLAND**

# **PARKS, RECREATION & OPEN SPACE PLAN**

March 2022



# ACKNOWLEDGEMENTS

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Luther Burbank Docks and Boiler Building

## Message from the Chief of Operations

On behalf of the Parks & Recreation Department, I am pleased to present the 2022 Parks, Recreation, and Open Space (PROS) Plan for the City of Mercer Island. This six-year plan anticipates the programming and capital infrastructure investments necessary to meet the community's needs for parks, recreation, open space, trails, arts, and cultural events. The Plan is a guiding tool used by the City Council, the Parks and Recreation Commission and the staff as they develop annual work plans, create policy, shape budgets, and carry out capital projects. Crucially, it is the foundation for pursuing capital funding, state grants, and other sources of revenue.

The City of Mercer Island, like communities across the world, has experienced significant change not only since the adoption of the previous PROS Plan in 2014, but throughout this Plan's development during the COVID-19 pandemic. The value Mercer Islanders derive from their parks facilities and open spaces became even more clear, as did the great need to protect and maintain them.

Throughout the process of creating this plan, the project team collected and incorporated input received from community members. Those thoughts and interests helped shape the 2022 PROS Plan, which includes goals and objectives to guide future decisions, facility-specific evaluations, and recommendations on future projects, programming, and other potential initiatives.

At the core of the 2022 PROS Plan is a recommended \$41.7 million Parks Capital Improvement Program (CIP), guiding parks, facilities, trails, and open space capital investments through 2028. This is the largest Parks CIP in City history and reflects the urgent need to address many critical community infrastructure projects.

Staff recognizes the magnitude of this recommendation and acknowledges the challenges ahead in identifying critical funding support. City Council, Commissioners, and City staff feel strongly that the solutions to address parks capital infrastructure challenges start with a plan and a vision. Staff anticipates the implementation of the 2023-2028 Parks CIP will be the primary focus of our work in the coming years.

I am grateful for the time and thoughtful contributions provided by members of the community, the Parks & Recreation Commission, the City Council, and the staff throughout the development of this Plan. Mercer Islanders love their parks! I look forward to working together with the community and City leadership to implement the goals of this plan.

Sincerely,

Jason Kintner, Chief of Operations  
City of Mercer Island



# 1 INTRODUCTION

**The City of Mercer Island Parks, Recreation & Open Space Plan creates a vision for an innovative, inclusive, and interconnected system of parks, trails, and open spaces that promotes recreation, health, environmental conservation, and fiscal responsibility as integral elements of a thriving, livable Mercer Island.**

Aubrey Davis Park Picnic Shelter

## PURPOSE OF THE PLAN

The City of Mercer Island Parks, Recreation & Open Space Plan, (PROS Plan), is an update to the 2014 Plan that builds on the previously completed planning work and incorporates the feedback from an extensive community engagement process conducted in 2020 and throughout 2021. This Plan creates a vision for an innovative, inclusive, and interconnected system of parks, trails, and open space that promotes recreation, health, environmental conservation, and fiscal responsibility as integral elements of a thriving, livable Mercer Island.

The PROS Plan serves as a blueprint for the growth, enhancement, and management of the City of Mercer

Island parks and recreation system and assists in guiding decisions related to planning, acquiring, developing, and maintaining parks, open space, trails, and recreational facilities. This plan also identifies priorities for recreation programs, special events, and arts and cultural activities.

The 2021 PROS Plan provides updated system inventories, demographic conditions, needs analyses, and a comprehensive capital project list. The Plan identifies parks and recreation goals and establishes a long-range capital plan for the Mercer Island parks and recreation system, including action items and strategies for implementation over the next six to 10 years. The recommendations in this Plan are based on community input, evaluations of the existing park system, operating conditions, and fiscal considerations.

# INTRODUCTION

The PROS Plan is part of the City's broader Comprehensive Plan and is consistent with the guidelines established by the Growth Management Act. The PROS Plan, updated approximately every six years, allows Mercer Island to remain current with community interests and retain eligibility for state grants through the Washington State Recreation and Conservation Office (RCO), which administers various grant programs for outdoor recreation and conservation efforts.

## PLANNING PROCESS

This PROS Plan represents the culmination of a two-year planning effort, and reflects the community's interests and needs for parks, open space, trails, facilities, and programming - balanced with the realities of budget considerations. The planning process, which included a variety of public outreach activities, encouraged public engagement to inform the development of the priorities and future direction of Mercer Island's park and recreation system. Community members expressed their interests through surveys, public meetings, online outreach, and Parks and Recreation Commission meetings.

In addition to community engagement, the actions identified in this Plan are based on:

- An inventory and assessment of the City's existing parks and recreation facilities to establish the system's current performance and to identify needed maintenance and capital repair and replacement projects.
- Service level and walkability assessments to quantify the system's ability to serve current and future residents.

The Plan's capital facilities section and accompanying implementation and funding strategies are intended to sustain and enhance, preserve, and steward the City's critical parks and recreation infrastructure.

## GUIDED BY VALUES

The City of Mercer Island adheres to a collection of values to help shape its future and provide the foundation for a host of community actions. The following seven values are among the community's most essential and have framed the development of the City's recent Comprehensive Plan:

- Residential Community
- Quality Municipal Services
- Fiscal Responsibility
- Education is the Key
- Livability is Paramount
- Cherish the Environment
- Sustainable Community

The City's mission statement also provides a framework for the future planning of Mercer Island, and it reads as follows:

*We provide outstanding municipal services that enhance and protect the environment, the quality of life, and the community health, safety, and welfare on Mercer Island.*

Many of the City's values and the heart of its mission statement are reflected, in part, through the provision of parks, open space, trails, facilities, and recreation services.

## DEPARTMENT OVERVIEW

The Mercer Island Parks & Recreation Department significantly contributes to a sense of community and an enhanced quality of life for Mercer Island residents by providing recreation and social opportunities to people of all ages.

The Department is responsible for the administration, planning, marketing, management, and maintenance of parks, trails, open space, facilities, and recreation programs. The Department manages the 42,000 square foot Mercer Island Community and Event Center, 481 acres of parks and open space, and 28 miles of trails.

### Impacts of COVID-19 Pandemic

The COVID-19 pandemic considerably impacted the Parks & Recreation Department. The Community & Event Center closed in March 2020, and all recreation programs, special events, and facility rentals were canceled, which eliminated a critical funding source for the Department. Athletic field reservations and picnic shelter/area reservations were also canceled but resumed on a limited basis in the summer of 2020. When this PROS Plan update was developed, the Recreation Transition Team was focused on re-establishing operations for the Mercer Island Community and Event Center and rebuilding the Recreation division. Pre-pandemic, the Department offered nearly 200 recreation programs and events annually and hosted



# BENEFITS OF PARKS, RECREATION & OPEN SPACE

Item 12.

A number of organizations and non-profits have documented the overall health and wellness benefits provided by parks, open space and trails. The Trust for Public Land published a report called *The Benefits of Parks: Why America Needs More City Parks and Open Space*. This report makes the following observations about the health, economic, environmental and social benefits of parks and open space:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and psychological health.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and assisting with stormwater control.
- Recreational opportunities for all ages are provided.



Aubrey Davis Park Area B basketball court

## Physical Activity Benefits

Residents in communities with increased access to parks, recreation, natural areas and trails have more opportunities for physical activity, both through recreation and active transportation. By participating in physical activity, residents can reduce their risk of being or becoming overweight or obese, decrease their likelihood of suffering from chronic diseases, such as heart disease and type-2 diabetes, and improve their levels of stress and anxiety. Nearby access to parks has been shown to increase levels of physical activity. According to studies cited in a 2010 report by the National Park and Recreation Association, the majority of people of all ages who visit parks are physically active during their visit. Also, the Centers for Disease Control and Prevention (CDC) reports that greater access to parks leads to 25% more people exercising three or more days per week.



Volunteers planting native plants at Luther Burbank Park

## Social & Community Benefits

Park and recreation facilities provide opportunities to engage with family, friends, and neighbors, thereby increasing social capital and community cohesion, which can improve residents' mental health and overall well-being. People who feel that they are connected to their community and those who participate in recreational, community and other activities are more likely to have better mental and physical health and to live longer lives. Access to parks and recreational facilities has also been linked to reductions in crime, particularly juvenile delinquency.



Spectators at a Summer Celebration fireworks show at Luther Burbank Park

## Economic Benefits

Parks and recreation facilities can bring positive economic impacts through increased property values, increased attractiveness for businesses and workers (quality of life), and through direct increases in employment opportunities. In Washington, outdoor recreation generates \$10.2 billion in total outdoor recreation value added and \$5.8 billion in wages and salaries. Preserving access to outdoor recreation protects the economy, the businesses, the communities and the people who depend on the ability to play outside. According to the 2020 Outdoor Recreation Economy Report published by the Outdoor Industry Association, outdoor recreation can grow jobs and drive the economy through management and investment in parks, waters and trails as an interconnected system designed to sustain economic dividends for citizens.

over 125,000 annual visitors to the Mercer Island Community and Event Center.

The Park Maintenance and Natural Resources teams were also significantly impacted by the pandemic and are now housed within the Public Works/Operations Department, one of many organizational changes made in 2020. Workforce reductions due to budget cuts significantly scaled back park maintenance functions through most of 2020 and were gradually restored in 2021. In addition, natural resource stewardship programs were reduced due to pandemic guidelines that significantly limited group gatherings. At the time this plan was developed, recovery work was underway to catch up on systemwide vegetation and landscaping maintenance.

### Accomplishments Since the 2014 PROS Plan

The 2014 PROS Plan guided City officials, management, and staff in making decisions about planning, operating, and implementing various parks and recreation services. The following represents some of the major accomplishments realized following the adoption of the previous Plan.

- Luther Burbank North Wetland Boardwalk Extension (2014)
- Open Space Vegetation Plan 10-year Update (2015)
- Calkins Landing Street End Improvements (2015)
- Luther Burbank Park Calkins Point Shoreline Improvements (2016)

- Luther Burbank Hawthorn Trail Installation (2017)
- Luther Burbank Park Boiler Building Study (2017)
- Island Crest Park North Field Synthetic Turf and LED Lights (2018)
- South Mercer Playfields playground replacement (2018)
- Groveland Beach Pier Repairs and Shoreline Improvements (2018)
- Adoption of the Comprehensive Arts & Culture Plan (2018)
- Mercer Island Tree Canopy Assessment (2018)
- Aubrey Davis Park Master Plan adopted (2019)
- Parks and Recreation Commission established (2019)
- Development of a Recreation Restart Plan to guide post-pandemic recovery (2021)

The Parks and Recreation Department also faced multiple challenges since the 2014 PROS Plan was adopted. In 2019 several recreation services and programs were reduced as a result of Citywide fiscal challenges. The lifeguard program was eliminated and a number of special events, including the Summer Celebration, were canceled. Operating hours were scaled back at the Community and Event Center, and programming was reduced. As previously mentioned, the COVID-19 pandemic had a significant impact on the operations of the Parks and Recreation Department in 2020 and 2021.



Young athletes at Island Crest Park north field



## Commissions & Boards

### Parks & Recreation Commission

In January 2019, the City Council created the seven-member Parks & Recreation Commission to serve in a policy advisory capacity to the City Council. The responsibilities of the Commission include:

- Providing a forum for the community to express their views on parks, recreation, and other community services, including serving as a liaison to the Mercer Island Library and the King County Library System.
- Supporting inclusivity and embracing cultural diversity in all policy recommendations.
- Serving as community ambassadors and helping to promote parks and recreation activities within the City of Mercer Island, including support for cooperative relationships with community partners and other organizations.
- Providing recommendations on park master plans, potential property acquisitions, certain budget items, grant funding, and other policy matters, as assigned by the City Council.
- Collaborating with staff on developing and updating the PROS Plan as a component of the City's Comprehensive Plan.

The Parks and Recreation Commission collaborates with other City boards and commissions in performing their work, particularly the Arts Council and the Open Space Conservancy Trust.

### Arts Council

The Arts Council was established in 1985 with a mission to nurture, promote, and support high-quality arts and cultural activities for the Mercer Island community. The goals of the Arts Council include:

- Advocating for the arts, artists, and arts organizations of Mercer Island.
- Stimulating and promoting community awareness, education, and enjoyment of the fine arts.
- Supporting performing, visual, and literary arts programs, projects, and events.

The Arts Council is supported by the Parks and Recreation Department staff.

### Open Space Conservancy Trust

The Mercer Island Open Space Conservancy Trust is appointed to oversee the passive, low-impact, recreational open space properties placed in the Trust. Currently, the Trust owns and oversees the management

of Pioneer Park and Engstrom Open Space. The Trust was established by ordinance on February 10, 1992 (amended May 6, 1996). The ordinance defines open space as a property of potential natural or scenic resources that the City has reserved for passive and low impact forms of use, such as walking, jogging, and picnicking. The seven-member Trust meets quarterly and is supported by the Parks and Recreation Department staff.

## CURRENT CHALLENGES

### Public engagement during a pandemic

The COVID-19 pandemic and the health mandates for social distancing have transformed the way municipalities plan for and conduct public engagement. While hope remains for a safe return to some semblance of normalcy, the City of Mercer Island implemented public processes that were COVID-sensitive and utilized a range of tools to optimize its use of online engagement for communications and community feedback.

### Balancing the visions for the future with current fiscal realities

For the past several years, strains on the City's operating and capital budgets have led to the re-assessment of the Parks and Recreation Department's structure, necessitating the evaluation of all programs and services. The framework of the PROS Plan acknowledges the fiscal challenges of the City, while providing a community-based foundation to shape future project priorities and inform implementation strategies. This includes consideration of future maintenance and operations impacts and potential development costs for proposed projects.

### Deferred maintenance and aging infrastructure

The City of Mercer Island's parks, trails, and open space system is facing numerous challenges related to aging infrastructure. Deferred maintenance and changing demands translate to the need for up-to-date assessments of the condition, function, and quality of park system assets, in addition to understanding where deficiencies may exist. Park aesthetics and amenities are important to usage patterns. Also, a user's perception of personal safety is a determining factor in how one uses and feels in and around parks, trails, and open spaces.

The conditions assessment of the parks, trails, and open spaces included in this PROS Plan provided a baseline of current conditions to inform the development of



the capital improvement program and implementation strategies. The fiscal needs of the parks system are significant and long-term funding strategies are needed.

### Equity, inclusivity and accessibility

The City of Mercer Island parks, trails, and open space system were primarily developed before the Americans with Disabilities Act (ADA) was implemented. The conditions assessment identified several deficiencies related to ADA compliance. The City must continue to find ways to provide safe and equitable access to parks, trails, open space, facilities, recreation programs, and other services. The social contexts of disability rights, LGBTQ+ advocacy, and racial justice have led the City to reexamine its responsibility in addressing these issues.

### Balancing passive and active uses

Mercer Island residents have worked to preserve and maintain the Island's greenspaces over many decades. The park system currently includes nearly 300 acres of open space. These areas serve a critical environmental purpose, including sustaining a robust tree canopy, supporting wildlife, clean air, and reducing pollutants in stormwater runoff. Some open spaces include passive use trails and provide much-needed natural respite, while other open spaces (like steep slopes) function solely as conservation areas.

From accessible playgrounds to spray parks to natural play areas, the types of play experiences provided are changing and diversifying, and the population of Mercer Island has increased over time. The demand for new amenities must be balanced against preserving and maintaining open space and natural areas. New amenities may require the use or re-use of existing parkland, or more parkland may be required to support the community's future needs.

## GUIDING DOCUMENTS

This PROS Plan is one of several documents that comprise Mercer Island's long-range planning and policy framework. Past community plans and other relevant documents were reviewed for policy direction and goals as they relate to parks, open space, trails, recreation, and arts and cultural opportunities across Mercer Island. The following list of plans was reviewed, and summaries for each appear in Appendix H.

- Pedestrian & Bicycle Facilities Plan (2010)
- Parks, Recreation & Open Space Plan (2014)
- City of Mercer Island Comprehensive Plan (2015)
- Open Space Vegetation Management Plan (2015)

- Comprehensive Arts & Culture Plan (2018)
- Trail Structure & Maintenance Inventory Report (2018)
- Site Specific Park Master Plans, including Aubrey Davis Park Master Plan (2019), Luther Burbank Park Master Plan (2006), Pioneer Park Master Plan (2001), and others

## CONTENTS OF THE PLAN

The remainder of the Mercer Island PROS Plan is organized as follows:

- Chapter 2: Community Profile – provides an overview of the City of Mercer Island and its demographics.
- Chapter 3: Community Engagement – highlights the methods used to engage the Mercer Island community in developing the Plan.
- Chapter 4: Goals & Objectives – provides a policy framework for the parks and recreation system grouped by major functional or program area.
- Chapter 5: Classification & Inventory – describes the existing park and recreation system.
- Chapter 6: Parks & Active Use Spaces
- Chapter 7: Recreation, Arts & Culture
- Chapter 8: Trails
- Chapter 9: Open Space, Land Conservation & Stewardship
- Chapter 10: Operations & Maintenance
- Chapter 11: Capital Planning & Implementation – details a 6-year program for addressing park and recreation facility enhancements, maintenance, or expansion projects, and describes a range of strategies and alternatives to consider in implementing the Plan.
- Appendices: Provides technical or supporting information to the planning effort and includes survey summaries, focus group notes, recreation trends, and funding options, among others.

# 2 COMMUNITY PROFILE

**Mercer Island is a full-service city dedicated to quality public service. Parks, open spaces, and recreational opportunities are highly valued. The Island has 481 acres of park and open space including neighborhood parks and trails, as well as several larger recreational areas, including Luther Burbank Park and Aubrey Davis Park surrounding the Interstate 90 corridor.**

Paddleboard camp off the east shoreline of Luther Burbank Park

The City of Mercer Island is located on an island of the same name in Lake Washington and consists of high-quality residential areas, conserved open space, parks, and miles of shoreline. Mercer Island, which was formerly part of East Seattle, was incorporated in 1960 and has a population of just over 25,000.

Mercer Island, nestled between the large population centers of Seattle and Bellevue, has its own distinct identity. Most of Mercer Island's 6.2 square miles of land area (just over five miles long and two miles wide) is developed with single family homes. Mercer Island is served by a town center and two other commercial areas that provide a range of business and service opportunities for the community.

Mercer Island is a full-service city dedicated to quality public service. Parks, open spaces, and recreational

opportunities are highly valued. Mercer Island has 481 acres of park and open space, including neighborhood parks and trails, and several larger recreational areas, including Luther Burbank Park and Aubrey Davis Park surrounding the Interstate 90 corridor. The park system currently includes nearly 300 acres of open space. These areas serve a critical purpose, including preservation of the tree canopy, supporting wildlife, clean air, and reducing pollutants in stormwater runoff.

**Note:** This chapter was prepared prior to obtaining the full report from the 2020 United States Census. The total population of Mercer Island had been released at the time the draft was prepared, but the remaining census data had not. This chapter reflects demographic data from pre-2020 sources.



# COMMUNITY PROFILE

## DEMOGRAPHIC PROFILE

The population of Mercer Island is 25,748 according to the 2020 Census and has grown slowly over the past 60 years, see Figure 2.1. Mercer Island prides itself on being a residential community and is home to many families with children as well as older adults. The City's residents are generally very well educated and many have higher incomes than other county and state residents. Mercer Island has limited employment and commercial centers. Most employed residents commute to other areas of the Seattle metropolitan region for jobs in the education, technology, health care, professional, and finance sectors, although commuting patterns have shifted dramatically due to the impacts of the COVID-19 pandemic.

Figure 2.1. Population Characteristics: Mercer Island, King County, and Washington

Demographics	Mercer Island	King County	Washington	Source
<b>Population Characteristics</b>				
Population (2020)	25,748	2,269,675	7,705,281	A
Population (2010)	22,699	1,931,249	6,724,540	B
Population (2000)	22,036	1,737,034	5,894,121	C
Percent Change (2000-20)	16.85%	30.66%	30.73%	D
Persons w/ Disabilities (%)	10.1%	9.5%	12.7%	D
<b>Household Characteristics</b>				
Households	10,570	969,234	3,202,241	A
Percent with children	33.9%	28.8%	30.6%	D
Median Household Income	\$147,566	\$94,974	\$73,775	D
Average Household Size	2.50	2.45	2.55	D
Average Family Size	2.99	3.06	3.09	D
Owner Occupancy Rate	68.7%	56.9%	63.0%	D
<b>Age Groups</b>				
Median Age	46.0	37.0	37.7	D
Population < 5 years of age	3.8%	5.8%	6.1%	D
Population < 18 years of age	23.2%	20.4%	22.2%	D
Population 25 - 64 years of age	56.4%	66.6%	62.7%	D
Population > 65 years of age	20.4%	13.0%	15.1%	D

### Sources

- A. U.S. Census Bureau, 2020 Decennial Census Redistricting Data Summary File, accessed August 2021.
- B. U.S. Census Bureau, 2010 Decennial Census
- C. U.S. Census Bureau, 2000 Decennial Census
- D. U.S. Census Bureau, 2019 American Community Survey 5-Year Estimates

## Population

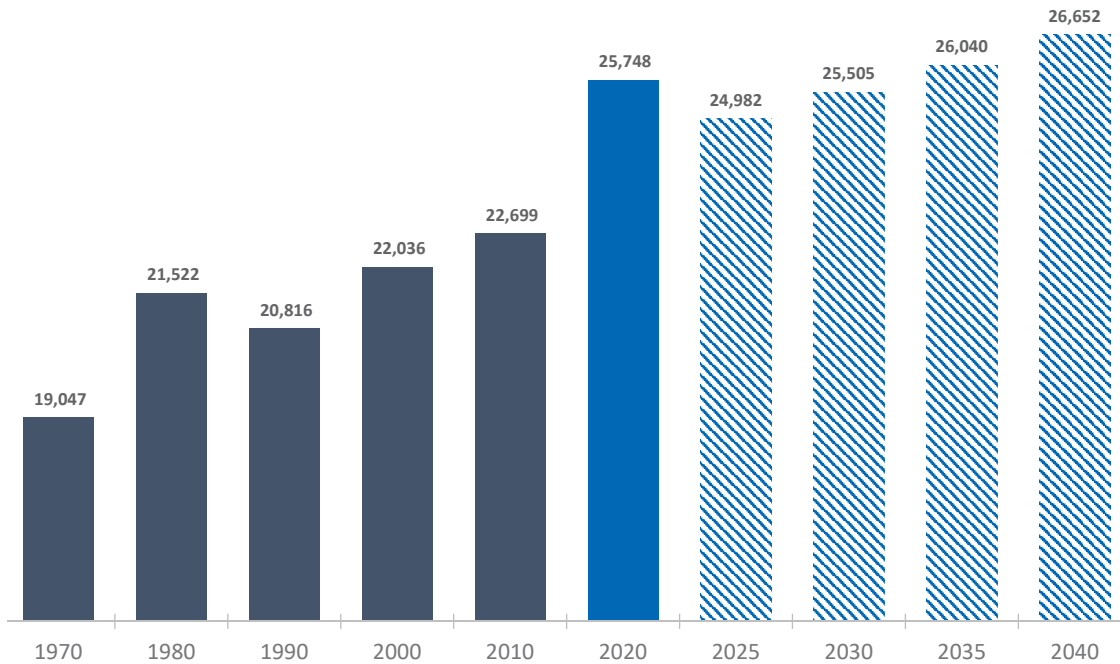
The City of Mercer Island has generally grown at a slow but steady rate since its incorporation in 1960, see Figure 2.2. The City is currently home to 25,748 residents (2020), and its population is expected to grow by approximately 8% by 2040, to 26,652 people.

Annual population growth has averaged about 0.5% per year over the past forty years but is expected to slow to less than 0.25% per year over the coming decades. Mercer Island currently makes up about 1% of the combined population of King County. Population forecasts are provided by the Puget Sound Regional Council.





Figure 2.2. Population – Actual and Projected: 1970-2040



Sources: US Census; Puget Sound Regional Council

## Age Group Distribution

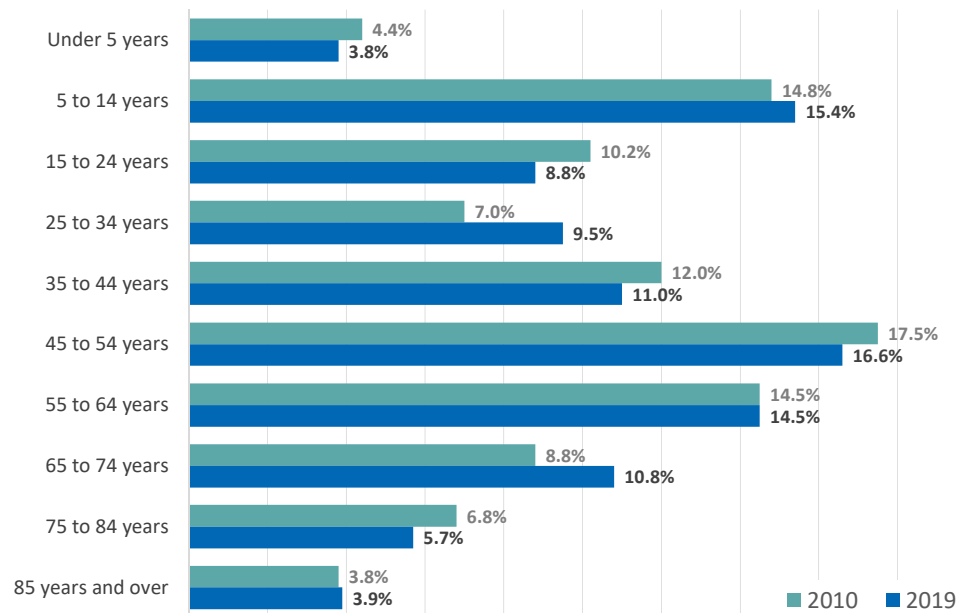
Mercer Island has a median age of 46 (2019) and a relatively high population of families with children (34%). This distinction has significant implications for parks and recreation needs. Adults between 40 to 59 years old make up the City's largest 20-year population group, comprising 31% of the overall population in 2019, see Figure 2.3.

- Youth under 5 years of age make up 4% of Mercer Island's population (see Figure 3). This group represents preschool and tot programs and facilities users, and, as trails and open space users, are often in strollers. These individuals are the future participants in youth activities.
- Children, ages 5 to 14 years, make up 15% of Mercer Island's population. This group represents users of current youth programs, family programs, and event participants.
- Teens and young adults, ages 15 to 24 years make up 9% of Mercer Island's population. This group represents users that are in transition from youth programs to adult programs and participate in teen/young adult programs where available. Members of this age group are often seasonal employment seekers.
- While approximately 28% of residents are youth and young adults up to 24 years of age, 37% are 25 to 54 years old, and 35% are 55 and older.

- Adults, ages 25 to 34, make up 10% of Mercer Island's population. These residents may be entering long-term relationships and establishing families and are users of fitness and athletic programs, and park facilities.
- Adults between 35 and 54 years of age represent users of a wide range of adult programs and park facilities. Their characteristics extend from having children attending preschool and youth programs to becoming empty nesters. They participate in a variety of recreation programs and utilize many types of park facilities. This age group makes up 28% of the Island's population.
- Older adults, age 55 and over, make up approximately 35% of Mercer Island's population. This group represents users of adult and senior programs who also extensively use park facilities. These residents may be approaching retirement or already retired and potentially spending time with grandchildren. This group also ranges from very healthy, active seniors to more physically inactive seniors.

The City's median age (46) has remained stable since 2010 and is significantly older than that of King County (37.2) and Washington State (37.6).

Figure 2.3. Age Group Distributions: 2010 &amp; 2019



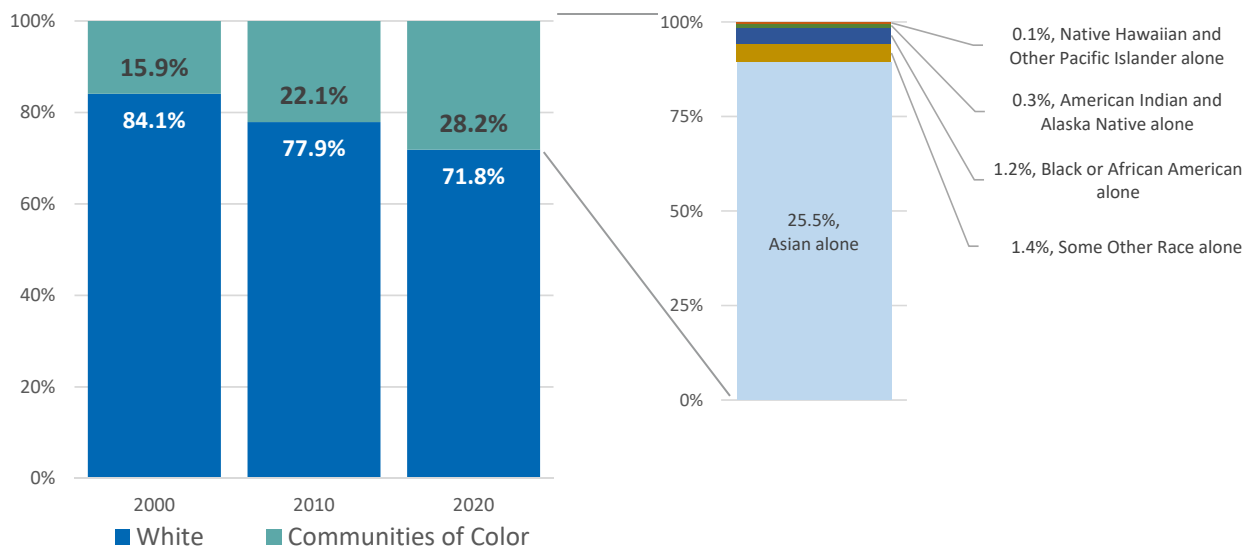
Source: 2010 Census, 2015-2019 American Community Survey

## Race and Ethnicity

According to the 2020 US Census Redistricting Data, the City was 72% White, 25% Asian, 1.2% African American, less than 1% American Indian or Alaskan Native or Pacific Islander, and 1.4% some other race alone (see Figure 2.4). Approximately 4.5% of people identified as Hispanic or Latino of any race. In King County, communities of color make up a significantly larger portion of the population (35% compared to 28% on Mercer Island).

In 2019, approximately 20% of Mercer Island's population spoke a language other than English at home. Asian and Pacific Island languages and other Indo-European languages comprise most non-English language groups. Mercer Island has a lower percentage of people who speak a language other than English at home compared to King County as a whole (27%). The City should consider how it could best provide recreational opportunities, programs, and information that is accessible and able to meet the language needs of all community members.

Figure 2.4. Changes in Racial Composition - 2000 - 2020



Sources: 2000, 2010, 2020 US Census



## Household Characteristics

The 2019 average household size on Mercer Island was 2.5 people, slightly lower than the state (2.55) average. The average family size is larger, at 2.99 people. Of the 9,867 households in the City, 34% were families with children under 18, and 23% were individuals living alone. According to Puget Sound Regional Council projections, the number of households on Mercer Island is anticipated to grow by 1,239 to approximately 11,106 by 2044.

## Employment & Education

The 2019 work force population (16 years and over) of Mercer Island was 20,473 (80%). Of this population, 63% is in the labor force, 4% is unemployed, and 33% is not in the labor force. Over seven in ten employed residents work in management, business, science, or arts occupations. One in two work in either the education/health care industries or the professional/management industries. The finance and insurance sector also employs a large percentage of local workers (approximately 13%).

According to the 2019 American Community Survey, approximately 81% of Mercer Island residents over age 25 have a bachelor's degree or higher, and 94% have at least some college education. This level of education attainment is higher than that of King County and the state (in which 77% and 68% of residents have some college, respectively). Additionally, 99% of City residents have a high school degree or higher, approximately 8 percentage points higher than the statewide average.

## Income & Poverty

A community's level of household income can impact the types of recreational services prioritized by community members, as well as their willingness and ability to pay for recreational services. Perhaps more importantly, household income is closely linked with levels of physical activity. According to an analysis of national data by the Active Living by Design organization, low-income households are three times more likely to live a sedentary lifestyle than middle- and upper-income households.

In 2019, the median household income on Mercer Island was \$147,566. This income level was more than double the median income for Washington households (\$73,775) and significantly higher than that of King County households (\$94,974).

Higher-income households have an increased ability and willingness to pay for recreation and leisure services, and they often face fewer barriers to participation. Approximately 67% of Mercer Island households have incomes in the higher income brackets (\$100,000 and greater), significantly more than across the state (30%).

At the lower end of the household income scale, approximately 8% percent of Mercer Island households<sup>1</sup> earn less than \$25,000 annually, significantly fewer than households in King County (13%), Washington State (17%), and across the United States (23%). In 2019, 3.3% of Mercer Island's families<sup>2</sup> were living below the poverty level. The poverty threshold was an income of \$24,600 for a family of four. This percentage is also significantly lower than the countywide (approximately 6%) and statewide (8%) levels. On Mercer Island, poverty affects 5.5% of youth under 18 and 3.9% of those 65 and older.

Generally, lower-income residents may face barriers to physical activity, including reduced access to parks and recreational facilities, a lack of transportation options, a lack of time, and poor health. Low-income residents may also be less financially able to afford recreational service fees or to pay for services, such as childcare, that can make physical activity possible.

## Persons with Disabilities

The 2019 American Community Survey reported 10.1% (2,571 persons) of Mercer Island's population 5 years and older as having a disability that interferes with life activities. This number is lower than county and state averages (both about 12%). Approximately 6% of residents between 18 and 64 have a disability. Among residents 65 and older, the percentage rises to 30%, which is slightly lower than the percentage found in the general senior population of Washington State (36%).

Planning, designing, and operating a park system that facilitates participation by residents of all abilities will help ensure compliance with Title III of the Americans with Disabilities Act (ADA). In addition to ADA, there are other accommodations that people with disabilities may need to access parks and participate in recreation programs.

## Health Status

Residents of Mercer Island tend to be in better health than residents of King County and Washington State, according to the King County City Health Profile, developed by Seattle/King County Public

<sup>1</sup> U.S. Census defines a household as all people who occupy a housing unit regardless of relationship.

<sup>2</sup> U.S. Census defines a family as two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit.

Health in 2019. Mercer Island residents have high life expectancies (86 years), and fewer residents experience poor mental or physical health as compared to the county and state. Residents also have a lower prevalence of many health risk factors, including obesity, lack of exercise, diabetes, asthma, and hypertension, compared to King County residents, who have fewer risk factors than residents of Washington State as a whole.

In addition, King County residents rank as some of the healthiest residents in Washington State (2nd out of 39 counties), according to the County Health Rankings. Approximately 16% of Mercer Island and 22% of King County adults are overweight or obese, compared to 27% of Washington State adults.

Approximately 9% of Mercer Island and 15% of King County adults ages 20 and older report getting no

leisure-time physical activity – lower than the statewide average of 18%. This figure may be due, in part, to the large number of places to participate in physical activity, including parks and public or private community centers, gyms, or other recreational facilities. Over 95% of residents in King County have access to adequate physical activity opportunities, which is slightly higher than the 88% average for all Washington State residents.

According to the County Health Rankings, King County also ranks in the top tier of Washington State counties for health outcomes, including length and quality of life, and health factors, such as health behaviors, clinical care, social and economic factors, and the physical environment.



Skate Park at Mercerdale Park



# 3 COMMUNITY ENGAGEMENT



**Community engagement played an essential role in developing the PROS Plan. Although the planning process occurred during the COVID-19 pandemic, numerous efforts were made to connect with the community, seek their input and provide information about the project.**

City staff during public engagement for the Aubrey Davis Park Master Plan process

Public outreach methods were varied and extensive, including:

- Three community-wide surveys.
- Two virtual public meetings for general public participation and discussion
- Meetings with the Park and Recreation Commission, Arts Council, Open Space Conservancy Trust, and City Council
- Mercer Island City website and online engagement forum (Let's Talk) with plan information and contact opportunities
- Multiple social media postings, email blasts, and city newsletter articles

## Community Survey

In early 2020, a community-wide, mail and online survey was conducted to assess the recreational needs and priorities of Mercer Island residents. On February 4, 2020, the survey was mailed to a random sample (statistically valid) of 2,500 households within the City of Mercer Island boundaries. An online version of the survey was posted to the City's website several days later to allow the mail recipients to receive first notice about the survey. Overall, 525 responses were completed from the random sample mail survey (21% response rate), and 1,238 responses were generated via the online link published on the City's website. In total, 1,763 survey responses were recorded.

The survey measured current levels of satisfaction and

# ENGAGEMENT

which facilities were primarily being used by residents. Residents were asked about future improvements and the types of recreational amenities they would like to see considered for the park system. Survey respondents were asked about:

- Performance and quality of programs and parks
- Usage of City parks and recreation facilities
- Overall satisfaction with the value of services being delivered by the City
- Opinions about the need for various park, recreation, and trail improvements
- Priorities for future park and recreation services and facilities

Significant survey findings are noted below, and a more detailed discussion of results can be found in the needs assessment chapters covering parks, open space, recreation, and trails (Chapters 6 - 9).

## Major Survey Findings:

- **Livability:** Nearly all respondents (99%) feel that public parks and recreation opportunities are important or essential to the quality of life on Mercer Island.
- **Overall Satisfaction:** A large majority (94%) of respondents indicated that they are very or somewhat satisfied with the overall value they receive from Mercer Island Parks & Recreation for parks, facilities, and open space.
- **Usage:** Park visitation is high, with 68% of mail survey respondents visiting at least once a week and another 25% visiting one to three times per month.
- **Park Amenity Priorities:** Trails for walking ranked as the amenity of highest need. The second tier of need included bike trails, indoor fitness facilities, picnic shelters, and off-leash dog areas.
- **Programming:** Respondents indicated a higher interest in seeing more performing arts, educational and boating classes, and fitness programs.

The survey summary is provided in Appendix A.

## Recreation Reset Survey

As a result of the COVID-19 pandemic, the City canceled and suspended recreation services and closed facilities in March 2020 due to ongoing public health and safety concerns. In late 2020, a planning process was initiated to assess the scope and function of recreation programming to prepare for summer 2021. An online survey was conducted in January and February 2021 to focus on needs and priorities for recreation programs and operations of the Mercer Island Community and Event Center (MICEC). A short, five-question survey was promoted via the City's Let's Talk online forum and social media platforms, and 565 responses were collected.

## Major Survey Findings:

- **Balancing benefit:** The highest positive scores were for programs or services that balance individual and community benefits or where the community benefits considerably (examples: providing summer camp opportunities for youth, and programs that provide scholarships to increase accessibility).
- **Private rentals to support public programs:** There was consensus that maximizing private evening and weekend use to support lower-cost public programs and services was "really important."
- **Use of space:** Respondents stated that the MICEC's space should be prioritized for seniors, youth, adaptive recreation, school break/after school programs, and fitness.

The survey summary is provided in Appendix B.

## Parks & Recreation System Priorities Survey

A third survey was administered to gain insights on priority projects and improvements. As with the first community survey, a random-sample of 2,500 households received a print version with a QR code and URL access to an online portal (statistically valid), plus the broader community was encouraged to participate through an identical online-only version of the survey. The 15-question survey was used to compare priorities from the 2020 survey and gauge community interest in park, trail and program enhancements. The survey was promoted via the Let's Talk online forum and social media postings. In all, the survey collected 1,329 responses, with 505 from the random-sample mail





version (20 % response rate) and 824 from the online-only, community-wide survey.

## Major Survey Findings:

- Most needed park system improvements: A strong plurality of respondents (44%) noted connecting gaps in the trail system as a top priority, which was also 13 points higher than the next highest ranked option provided. The next top three improvements were expanding maintenance and restoration of open space (31%), repairing or upgrading waterfront areas (29%), and improving restroom facilities (25%).
- Outdoor recreation amenities: Strong majorities of respondents indicated an interest in walking or jogging trails (93% very or somewhat important) and open space and natural areas (90% very or somewhat important). A second tier of amenities of strong interest include restrooms (84%), bike lanes (68%), pocket parks (70%), parking (70%) and playgrounds (61%).
- Water-oriented programs or activities: A majority of respondents (67%) were either very or somewhat interested in access to kayak or paddleboard rentals.

A survey summary is provided in Appendix C.

## Virtual Public Meeting #1

On March 23, 2021, the City hosted a virtual public meeting using Zoom technology. The public meeting included a number of ways for the public to provide input, including live polling and topic-oriented breakout rooms. The meeting started with a presentation to inform participants about the PROS Plan process and purpose, highlight some of the current challenges facing the City's parks and recreation system, and provide an overview of the structure and format of the virtual meeting. Community members were asked to share their ideas and comments and help identify priorities for future programs and investments through in-session live polling questions, live chat, and three distinct breakout room discussions. Participants were assigned to breakout rooms that a City staff member or project consultant facilitated. Breakout room topics included waterfront and water-oriented recreation, trails, and balancing active and passive park uses.

Key themes from the March 23, 2021 meeting:

- Community: A majority of participants in the meeting noted that they missed events and festivals most during the pandemic, concluding that community gatherings remain firmly in demand on Mercer Island.

- Aging park amenities: Most felt that addressing aging park amenities and extending the useful life of existing facilities was the most pressing need in the City's park system.
- Future programming: Boating and performing arts programming had the highest interest when considering expansion or enhancement of certain kinds of programming.
- Hot Topic: BMX or mountain biking facility access was a popular topic at the meeting, with much discussion on both sides of the issue. Some participants felt that expanded bike facilities are needed while others expressed concern that open space and natural forest areas should not accommodate these types of active park uses.

More than 70 people participated in the meeting. A meeting summary from the virtual public meeting is provided in Appendix D.

## Virtual Public Meeting #2

On September 28, 2021, the City hosted a second virtual public meeting using Zoom technology. The virtual meeting was structured in a manner similar to the first virtual public meeting and included an introductory presentation, live polling, topic-oriented breakout rooms, and a question-and-answer period. The breakout room topics focused on the challenges related to balancing existing park amenities with community interest for new or different recreation opportunities, as well as exploring community interests related to system-wide playground equipment replacements.

Key themes from the September 28, 2021 meeting:

- The majority of respondents indicated that prioritizing dock repair and replacement at parks is very important (49%) or somewhat important (37%).
- Regarding trails, the two top priorities noted were to improve maintenance and upkeep of existing trails (44%) and to acquire and build new trail connections through the purchase of land, easements, or rights-of-way (31%).
- Regarding the installation of new recreational amenities, participants noted interest to accommodate new uses at existing popular and accessible parks (29%) and to add amenities to the areas currently underserved by active play areas (28%).
- A majority of participants favored either converting some existing tennis courts as multi-sport courts by adding pickleball lines (48%) or replacing some tennis courts with dedicated pickleball courts (34%).

Fifty-five people participated in the meeting. A summary from the second virtual public meeting is provided in Appendix E.

## Parks & Recreation Commission Meetings

The Parks and Recreation Commission provided feedback on the development of the PROS Plan during nine regularly scheduled public sessions. The first session occurred in January 2020 in a joint session with the Arts Council. Following a pause in the PROS Plan project due to the COVID-19 pandemic, the Commission resumed discussions of the plan in January 2021 and provided guidance and insight as the project progressed through the end of 2021. The Commission spent significant effort reviewing and commenting on the PROS Plan public process, project priorities, and system-wide goals and strategies to implement future projects.

## Other Public Sessions

Other commissions and boards were engaged as best as possible with the development of the PROS Plan, including the Arts Council and the Open Space Conservancy Trust. City Council provided feedback, guidance and direction on the draft PROS Plan, prior to final adoption.

## Other Outreach

In addition to the direct outreach opportunities described above, the Mercer Island community was informed about the planning process through a variety of media platforms. The following methods were used to share information about the project and provide opportunities to participate and offer their comments:

- City website home page
- City newsletter: MI Weekly
- Let's Talk project website and online forum
- Email blasts
- Social media: Twitter, Instagram & Facebook

Figure 3.1 provides samples of some media posts.

Figure 3.1. Samples of Community Outreach Postings

Public Meeting #1 Posting on Let's Talk



Community Survey Posting on Let's Talk



Public Meeting #2 Posting on Facebook





# 4 GOALS & OBJECTIVES

**Included in this chapter and at the heart of the PROS Plan is the establishment of goals and objectives that provide strategic direction for the Mercer Island Parks and Recreation system.**

Summer camp fun at the Island Crest Park ballfields.

The goals and objectives from past plans have been reorganized, enhanced, and arranged to align with the common themes noted by the community during the planning process. These goals and objectives will guide the delivery of parks and recreation services for the next six years and beyond.

## Goals & Objectives

The Growth Management Act (GMA), adopted by the Washington State Legislature in 1990, provided a foundation for land use planning in selected cities and counties throughout the state, including King County and the City of Mercer Island. The GMA's purpose is to help communities deal efficiently with growth

challenges to ensure long-term sustainability and a high quality of life. The GMA identifies 14 planning goals to guide the creation of comprehensive plans and development regulations (codified in Chapter 36.70A of the Revised Code of Washington). Four of these goals directly affect the development and implementation of this plan.

- “Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.”
- “Protect the environment and enhance the state’s high quality of life, including air and water quality, and the availability of water.”

## GOALS & OBJECTIVES

- “Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance.”
- “Carry-out the goals of the Shoreline Management Act with regards to shorelines and critical areas.”

Furthermore, the Mercer Island Comprehensive Plan, previous parks and recreation plans, other City plans, and county-wide planning policies provide a framework for this PROS Plan.

A goal is a general statement that describes the overarching direction for the parks and recreation system. Objectives are more specific and describe an outcome or a means to achieve the stated goals. Recommendations are specific and measurable actions intended to implement and achieve the goals and objectives and are contained in the Needs Assessment and Capital Planning chapters of the PROS Plan. Action items not related directly to capital projects are prioritized and adopted as part of the City of Mercer Island biennial budget.

A summary of the PROS Plan goals is provided below:

- Goal 1 – Planning, Acquisition & Access: Provide a high quality, welcoming, and inclusive parks and recreation system that meets community needs now and in the future.
- Goal 2 – Maintenance & Operations: Provide the Mercer Island community with safe, well-maintained parks and recreation facilities.
- Goal 3 – Environment & Sustainability: Provide a high quality, diversified open space system that preserves and enhances urban forests, critical habitat, and other environmental resources. Incorporate sustainability practices into operations, maintenance, and planning.
- Goal 4 – Trails: Develop and promote an interconnected community through safe, accessible, and attractive trails and pathways easily accessed by a variety of trail users.
- Goal 5 – Recreation Facilities & Programming: Provide a variety of recreation programs, services, and facilities that promote the health and well-being of residents of all ages and abilities.
- Goal 6 – Arts & Culture: Facilitate and promote comprehensive and engaging arts and culture experiences.
- Goal 7 – Community Engagement & Partnerships: Encourage and support community engagement and pursue collaborative partnerships to strengthen and grow parks and recreation programs and services.
- Goal 8 – Administration & Fiscal Sustainability: Provide leadership and sufficient resources to maintain and operate a welcoming, efficient, safe, and sustainable parks and recreation system.





Pergola area at Mercerdale Park

## PLANNING, ACQUISITION & ACCESS

**Goal 1: Provide a high quality, welcoming, and inclusive parks and recreation system that meets community needs now and in the future.**

### Objectives:

- 1.1. Retain publicly owned parks and open spaces in perpetuity. Actively pursue options to permanently protect parks and open space through conservation easements, zoning changes, or other strategies. Evaluate the transfer of some or all open space to the Open Space Conservancy Trust.
- 1.2. Update the Parks, Recreation & Open Space (PROS) Plan periodically and approximately every six years to ensure facilities and services meet current and future community needs and maintain eligibility for State grants. Incorporate the PROS Plan as an appendix to the Citywide Comprehensive Plan during the next update process.
- 1.3. Periodically review and update level of service standards for parks, trails, open space, playgrounds, and athletic fields. Include accompanying standards for maintenance, operations, and safety.
- 1.4. Identify and prioritize the need for master plans to guide all significant park development projects, achieve cohesive designs, and ensure project phasing is efficient and in alignment with community needs and priorities. Utilize management plans or other adopted strategies to guide the stewardship and maintenance of parks, open space, and trails.
- 1.5. Update the six-year Capital Improvement Plan at least every two years and use prioritization criteria, financial guidelines, and other factors to sequence projects. Maintain and publish a companion twenty-year capital project list at least every two years to capture long-term capital project needs and to guide the development of long-term funding strategies.
- 1.6. Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels, and ages as appropriate and in compliance with the Americans with Disabilities Act (ADA) Standards for Accessible Design. Seek opportunities to eliminate barriers at existing facilities and address goals identified in the Citywide ADA Transition Plan.
- 1.7. Strive to provide a distributed network of parks, such that all Mercer Island residents live within one-half mile of a developed neighborhood or community park.
- 1.8. Pursue and implement strategies to maximize use of existing park and recreation assets.
- 1.9. Prepare a Land Acquisition Strategy to prioritize property acquisition to meet the future parks, trails, open space, and facility needs of the Mercer Island community.
- 1.10. Maintain a minimum overall satisfaction level for the parks system above 90% as measured through the community-wide survey, normally conducted every other year.



Luther Burbank Park

- 1.11 Partner with public, private, and non-profit organizations and donors to acquire land for park and recreation needs.
- 1.12 When evaluating the vacation of any right-of-way, consider its appropriateness for use as public park or open space.
- 1.13 Plan for a range of play types, universal access, and a phasing plan when replacing or upgrading playground equipment. Identify partnerships, grants, sponsorships, and other funding opportunities for playground replacement projects.
- 1.14 Improve and upgrade developed, and undeveloped street ends where appropriate to enhance public access to waterfront facilities. Identify opportunities where achieving ADA access is feasible and improve parking options.
- 1.15 Ensure public safety is included in all development and planning projects by coordinating with police and fire services and applying Crime Prevention Through Environmental Design (CPTED) techniques.
- 1.16 Integrate public art and park design from the onset of facility planning to create compelling, engaging, and captivating public places. Prioritize experiences that are interactive and allow for dynamic sensory exploration.
- 1.17 Ensure that the allocation and use of athletic facilities, amenities, and field space aligns with Title IX provisions prohibiting discrimination or disparity in sports, recreation, and athletic facilities.



Volunteers planting native plants at Luther Burbank Park

## MAINTENANCE & OPERATIONS

**Goal 2: Provide the Mercer Island community with safe, well-maintained parks and recreation facilities.**

**Objectives:**

- 2.1 Maintain all parks and facilities in a manner that keeps them in a safe and attractive condition.
- 2.2 Continue to improve the City's comprehensive risk management program to ensure regular safety inspections are completed and assess the likelihood and consequence of the failure of its assets in terms of financial, community, and environmental impacts.
- 2.3 Track and monitor costs of maintaining parks and recreation facilities, including quantity, location, condition, and expected useful life. Utilize data to inform maintenance and capital investment decisions, including the timing of asset replacement.
- 2.4 Estimate the maintenance costs and staffing levels associated with land acquisition, development, or renovation of facilities, parks, open space, or trails, and ensure adequate ongoing funding is available prior to action.
- 2.5 Provide amenities at parks, trails, open space, and facilities where appropriate and when feasible to improve the user experience and access.





Native plantings at Luther Burbank Park

## ENVIRONMENT & SUSTAINABILITY

**Goal 3: Provide a high quality, diversified open space system that preserves and enhances urban forests, critical habitat, and other environmental resources. Incorporate sustainability practices into operations, maintenance, and planning.**

### Objectives:

- 3.1 Preserve and protect open space and park land areas with significant environmental features such as wetlands, forests, steep slopes, and plant and animal habitats from development impacts.
- 3.2 Provide appropriate public access (e.g. trails, viewpoints, and wildlife viewing areas) within open space to support passive recreation, and parking, where appropriate and feasible. Provide environmental education opportunities in open space with creative and interactive interpretation strategies, such as hands-on displays, self-guided walks, and other engaging experiences.
- 3.3 Incorporate cost-effective sustainable practices into management, maintenance, and operations activities. Maintain equipment in good working order, purchase green equipment when feasible (e.g., battery-powered or low-emissions), replace existing lighting with high-efficiency fixtures, and keep systems (irrigation, lighting, HVAC, etc.) updated and fully functional for maximum performance. Pursue pilot programs to field test sustainable alternatives and to implement demonstration projects.
- 3.4 Pursue cost-effective sustainable design alternatives and include in the project scope of work for construction projects and major maintenance activities, when feasible and appropriate.
- 3.5 Continue to support the Open Space Conservancy Trust and the planning, development, and management of Pioneer Park and Engstrom Open Space. Promote Pioneer Park as a demonstration site for best practices in forest management and environmental education.
- 3.6 Actively work to improve the condition of City-owned parks, trails, and open space through invasive species removal, planting of native species, and restoration of urban forests, creeks, wetlands, and other habitat areas. Anticipate climate trends and foster climate-resilient landscapes in parks and open space. Seek opportunities for community education on invasive species and their safe removal to help reduce their spread on Mercer Island. Maintain an Integrated Pest Management Program that maximizes ecological benefits while minimizing environmental, social, and economic impacts.
- 3.7 Develop a Citywide Urban Forestry Management Plan to articulate a long-term strategy for tree protection, urban forestry management, and public education and outreach. Include forest health, canopy replacement, wildfire, climate change, and general risk planning for City parks and open space as part of the overall strategy. Continue to gather and maintain Island-wide data on tree canopy coverage.



Trail at Upper Luther Burbank Park

- 3.8 Encourage conservation opportunities to buffer and enhance the built environment. Pursue low-cost and non-purchase options to preserve open space and park land, including the use of conservation easements and development covenants. Promote and encourage private property owners to enroll in the King County Current Use taxation programs, emphasizing properties contiguous to existing open space.
- 3.9 Promote and expand recycling opportunities at all park facilities and in association with all public and private special events. Include composting options at special events when food vendors are present.
- 3.10 Conserve and reduce water use through sustainable landscape design and maintenance practices.
- 3.11 Design and restore parks, trails, and open space to naturally capture and filter stormwater to improve water quality, increase water infiltration and recharge, and promote a healthy watershed and lake environment. Where feasible, coordinate park, trail, and open space projects with stormwater and utility projects for efficiency and to reduce environmental impacts.
- 3.12 Steward waterfront and shoreline properties with the goal of protecting and enhancing critical shoreline habitat while preserving safe water access for recreational use.
- 3.13 Maintain the Tree City USA designation with continued review of tree policy and management. Ensure that City-owned properties are viewed as leading proponents of the Tree City USA designation.
- 3.14 Continue to facilitate volunteer programs that enhance park improvement and restoration efforts, promote environmental education, support ongoing maintenance efforts, and engage the community in stewardship opportunities.
- 3.15 Within city-owned open space, prevent the encroachment of active-use areas and minimize the installation of hardscape (e.g., paved, non-permeable, compacted) park amenities through low-impact design solutions to maintain the natural conditions of open space. Evaluate opportunities to reduce or decommission existing hardscape surfaces that are no longer needed or in use.





Luther Burbank Park north wetland boardwalk

## TRAILS

**Goal 4: Develop and promote an interconnected community through safe, accessible, and attractive trails and pathways easily accessed by a variety of trail users.**

### Objectives:

- 4.1 Develop and implement a trail system hierarchy to accommodate different user types and experiences.
- 4.2 Prioritize trail projects that address gaps between existing paths, create longer, more usable connections, and improve safety. Promote trail connections to parks, schools, neighborhoods, the library, transit stops, the Eastlink Light Rail Station, commercial areas, and regional trail networks.
- 4.3 Coordinate construction of trail projects with other capital improvement projects including utility and transportation projects.
- 4.4 Expand and link the pedestrian and bicycle circulation system by acquiring rights-of-way and easements for trails and trail connections.
- 4.5 Integrate the siting of proposed trail segments into the development review process; require designated trail routes to be incorporated as part of the development project.
- 4.6 Utilize and implement park or open space site master plans to guide the development of trails within existing properties and to promote connections to external trail networks.
- 4.7 Develop clear and consistent wayfinding signage and information materials for trails and associated facilities.
- 4.8 Continue to support use of non-motorized small craft along the Mercer Island shoreline via the “water trail.” Seek opportunities to integrate and enhance water trail use through upgrades to access points, including at street ends.





Young athletes at Island Crest Park north field

## RECREATION FACILITIES & PROGRAMMING

**Goal 5: Provide a variety of recreation programs, services, and facilities that promote the health and well-being of residents of all ages and abilities.**

### Objectives:

- 5.1 Refine the City's role as a provider of recreation programs and services by implementing the Recreation Reset Strategy's cost recovery and resource allocation philosophy. Revisit and update business planning goals at least every six years to address changing community needs and to revisit performance goals. Provide annual updates on work progress and implementation.
- 5.2 Enhance the diversity of recreation programs offered, focusing on programs that are in high demand or serve a wide range of users and adhere to the guidelines established in the Recreation Reset Strategy.
  - a. Expand service offerings for water-oriented recreation programs.
  - b. Continue work to restore and expand youth and teen programs to provide engaging, affordable, enriching, inclusive, and safe options for children on Mercer Island. Identify programs and activities that provide for whole-family participation.
  - c. Work to restore and expand opportunities for seniors to engage in social, recreational, educational, nutritional, and health programs designed to encourage social connections, independence, physical fitness, and overall well-being.
- 5.5 Identify and address recreation and service accessibility barriers (socio-economic, language, physical, mental health, geographic, transportation). Seek to reduce access barriers and expand inclusive opportunities. Implement diversity, equity and inclusion policies and a priority matrix to guide the allocation of resources to address known service gaps over time.
- 5.6 Review and establish a funding strategy for the Mercer Island Community and Event Center to sustain annual operating needs to include periodic review of the fee policy for programs, indoor facility uses, and rental rates to meet operational requirements and cost recovery goals.
- 5.7 Maintain and enhance program scholarships and other mechanisms to support and promote recreation access for low-income community members.
- 5.8 Evaluate the City's role and function in community events and pursue sponsorships, partnerships, and outside funding to support existing or additional events and festivals.
- 5.9 Leverage City resources by forming and maintaining partnerships with other public, non-profit, and private recreation providers to deliver recreation programs and services and secure access to existing facilities for community recreation.
- 5.10 Conduct periodic evaluations of program offerings. Utilize data to inform program and service planning decisions.
- 5.12 Manage and coordinate recreation facility uses to serve a variety of programs, activities, events, and rentals. Develop and implement protocols and policies to ensure efficient and cost-effective scheduling.



Greta Hackett Outdoor Sculpture Gallery (Aubrey Davis Park)

## ARTS & CULTURE

**Goal 6: Facilitate and promote comprehensive and engaging arts and culture experiences.**

**Objectives:**

- 6.1 Foster the City's role as a convenor of artists, arts organizations, and community groups to facilitate collaboration and efficiently serve the community through arts and culture programs and experiences.
- 6.2 Support the priorities of the Mercer Island Arts Council and the goals and initiatives of the Comprehensive Arts & Culture Plan.
- 6.3 Identify and implement opportunities for integrating arts and culture into parks and open space, including, where feasible and appropriate, through permanent and temporary public art installations, arts performance and events, interpretive strategies, and other dynamic expressions. Collaborate with diverse groups to ensure incorporation of art in public space occurs through a lens of diversity, equity, and inclusion.
- 6.4 Partner with the community and local organizations to foster a variety of cultural events and support community cultural celebrations.
- 6.5 Develop a long-range project plan for the 1% for Art in Public Places Fund that articulates the City's vision for the public art program and includes integration with the Capital Improvement Program, strategies for engaging the community in public art acquisition, and updated policies for public art acquisition, siting, security, maintenance, and deaccession.
- 6.6 Encourage private contributions and donations for the arts, consistent with City gift and donation policies, and the City's pursuit of grant funding to enhance widespread public access to arts, culture, and heritage.
- 6.7 Encourage the collaboration of arts and culture marketing and communication efforts through shared event calendars, social media management, and other cohesive strategies.



Community Campout at Luther Burbank Park

## COMMUNITY ENGAGEMENT & PARTNERSHIPS

**Goal 7:** Encourage and support community engagement and pursue collaborative partnerships to strengthen and grow parks and recreation programs and services.

### Objectives:

- 7.1 Involve the community in system-wide planning and site design. Use a variety of communication tools and engagement strategies to solicit community input, facilitate project understanding, and build community support.
- 7.2 Enhance and strengthen the Mercer Island School District partnership, seeking opportunities to collaborate on facility use, maintenance, programs, and other services. Review and update existing Interlocal Agreements regularly, approximately every two years.
- 7.3 Identify and implement partnerships with other public, private, non-profit, and community organizations to support capital projects, community events, programs, and other special initiatives.
- 7.4 Support the Parks & Recreation Commission as the forum for public discussion of parks and recreation issues and ensure collaboration with the Open Space Conservancy Trust and the Arts Council. Conduct periodic joint sessions between the Parks & Recreation Commission, other standing City boards, and the City Council to improve coordination and discuss policy matters of mutual interest.
- 7.5 Communicate the value of the City's investment in parks, open spaces, and recreational opportunities by highlighting the benefits such as better human health, increased community interaction, favorable environmental conditions, increased revenue, and higher property values.
- 7.6 Provide informative, timely and consistent communication, informational materials, and signage to help community members connect with and fully utilize the many parks and recreation facilities, programs, and services. Maintain a consistent brand identity through marketing campaigns, social media presence, and other communication mediums. Adapt community outreach efforts to ensure a broad reach.
- 7.7 Track and evaluate recreation trends, park use patterns, and park user needs.





Leap the Frog at Leap For Green, the City's community sustainability fair

## ADMINISTRATION & FISCAL SUSTAINABILITY

**Goal 8: Provide leadership and sufficient resources to maintain and operate a welcoming, efficient, safe, and sustainable parks and recreation system.**

### Objectives:

- 8.1 Promote a welcoming and inclusive environment, seeking opportunities to address barriers and expand program and service offerings to meet a diverse audience. Provide diversity, equity, and inclusion training opportunities for staff, volunteers, and appointed officials.
- 8.2 Pursue sufficient financial resources to ensure a vibrant and well-maintained parks and recreation system.
- 8.3 Pursue alternative funding options and dedicated revenues for the acquisition and development of parks and facilities.
- 8.4 Periodically review and update the Park Impact Fee rates and methodology approximately every 5 to 7 years and utilize impact fees to accommodate growth through the expansion of the parks system.
- 8.5 Develop a recommendation for City Council consideration to renew the Parks Maintenance and Operations Levy, scheduled to end in 2023.
- 8.6 Collaborate with the Community Planning and Development Department on economic development initiatives related to parks, recreation, and cultural arts programs and services. Seek opportunities to buy-local when procuring products and services and identify other opportunities to partner with Mercer Island small businesses in the delivery of programs, events, and other services.
- 8.7 Stay abreast of best practices in technology and implement systems and tools to improve customer service and support efficient operations.
- 8.8 Continue to use part-time, seasonal, and contract employees for select functions to meet peak demands and respond to specialized or urgent needs. Maintain flexibility in the staffing structure to address changing program and service needs.
- 8.9 Promote volunteerism to involve individuals, groups, organizations, and businesses in the development and stewardship of the park and recreation system.
- 8.9 Promote professional development opportunities that strengthen the core skills and engender greater commitment from staff, advisory board members, and volunteers. Include trainings, materials, and/or affiliation with the National Recreation & Park Association (NRPA), Washington Recreation & Park Association (WRPA), and others.

# 5 CLASSIFICATIONS & INVENTORY

**The City of Mercer Island manages 481 acres of parks and open space lands, providing numerous public waterfront access sites, active recreational facilities for team sports, playground equipment at 11 parks, 28 miles of walking paths and trails, picnic areas, and hundreds of acres of natural forest lands. Parklands cover about 12% of the Island.**

Calkins Landing

City of Mercer Island parks are defined as “all city parks, public squares, public drives, parkways, boulevards, golf courses, park museums, pools, bathing beaches and play and recreation grounds under the management and control of the park and recreation department.” (Ord. A-91 § 1, 1991).

Some parks and recreation facilities have been developed and are managed in collaboration with the Mercer Island School District, providing high-quality sports fields and developed recreational amenities. The School District also owns and manages more than 100 acres of property, allowing scheduled public recreation programming of indoor gyms and shared public access to outdoor playgrounds and sports fields when feasible. Additionally, in coordination with the Open Space Conservancy Trust, the City manages Pioneer Park and Forestrom Open Space.

The public parklands and shared school facilities create a wide range of active and passive recreational opportunities for the Mercer Island community.

## Parkland Classifications

Parkland is classified to assist in planning for the community’s recreational needs. The classifications also reflect standards that inform development decisions during site planning, in addition to operations and maintenance expectations for the level of developed facilities or natural lands. The Mercer Island park system is composed of a hierarchy of various park types, each offering recreational opportunities and natural environmental functions. Collectively, the park system is intended to serve the full range of community needs.

# CLASSIFICATIONS & INVENTORY

Each park classification defines the site's function and expected amenities and recreational uses. The classification characteristics serve as general guidelines addressing the size and use of each park type. The following six classifications are used in Mercer Island's park system:

- Regional Parks
- Community Parks
- Neighborhood Parks
- Mini Parks
- Special Facilities
- Open Space

## Regional Parks

Regional parks have a mix of recreational amenities for both active sports and passive play. These parks provide parking, restrooms, picnic areas, large open lawn areas for informal gathering, and outdoor play activities. Special features such as community gardens, amphitheaters, trail networks, natural areas, public art, and community centers may be located in regional parks.

Often provided by county park systems, regional parks are much larger compared to community parks, typically greater than 50 acres and draw users from a larger geographic area. Luther Burbank Park, once owned by King County, is one of two regional parks on Mercer Island. Aubrey Davis Park, constructed as 92 acres of highway lids and landscape buffers surrounding I-90, is the other. Both regional parks provide many outdoor recreational opportunities and connect to a regional bike trail and water trail. They also provide developed public access to Lake Washington, including swim beaches and a boat launch.

## Community Parks

Community parks are larger sites, typically between 10 and 49 acres, containing a wider array of facilities and, as a result, appealing to a more diverse group of users. Community parks often include recreational amenities, such as sports fields or waterfront beaches, that draw park users from beyond the immediate neighborhood. They also frequently include open space with trails that connect to adjacent neighborhoods, schools, or retail areas. One example is Homestead Park, which is 10.5 acres and provides a mix of active opportunities including athletic fields, a playground, a basketball court, and tennis courts, in addition to a network of trails. At nearly 36 acres, Island Crest Park is also a

community park and includes athletic fields and open spaces areas with an extensive trail network.

While active areas of community parks are designed for more organized or intensive recreational activities and sports, natural areas provide passive options for outdoor recreation. Community parks typically provide parking, restrooms, paved pathways, picnic tables, and benches to support outdoor recreation uses. Community parks may also serve as local neighborhood parks and they may be connected to schools or other community facilities.

## Neighborhood Parks

Neighborhood parks are intended to serve residential areas within close proximity (generally up to a half-mile walking or biking distance). They are 2 to 9 acres in size, depending on a variety of factors, including neighborhood need, physical location, and opportunity. One example of a neighborhood park is Roanoke Park. At 3.76 acres this park provides a playground and tennis courts.

Ideally, neighborhood parks are geographically distributed throughout the community. Developed neighborhood parks typically include amenities such as paved pathways, picnic tables, benches, play equipment, a multi-use open field for informal play, sport courts, and/or multi-purpose paved areas and landscaping. Except for waterfront sites, parking areas are generally not required or provided. During non-school hours, public elementary school properties function very similarly to neighborhood parks.

## Mini Parks

Mini parks are small pocket parks, typically under one acre, offering outdoor experiences ranging from playgrounds to waterfront access.

Mini parks are the smallest park classification and serve a limited radius (generally up to a quarter-mile) from the site and provide passive and play-oriented recreational opportunities. Mini parks are distinguished from neighborhood parks primarily by their smaller size. Amenities are usually limited to small playground facilities, small open grass areas, and minimal site furnishings such as picnic tables or benches. Parking is not typically provided at mini parks; however, in some cases, limited parking is available at some street end mini-parks that include access to Lake Washington. At 0.72 acres, Secret Park is one example of a mini park and includes a playground and small open grass area. Many of the waterfront street end parks are also considered mini parks due to their size.





## Special Facilities

Special facilities include single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use. Special facilities include community recreation centers, swimming pools, sports complexes, community gardens, indoor gyms, and fitness centers. Some special facilities may be included in park acreage and not listed as stand-alone amenities, such as the Mercer Island Boat Launch and the Greta Hackett Outdoor Sculpture Gallery in Aubrey Davis Park and the P-Patch in Luther Burbank Park. No standards exist for special facilities since the facility size is a function of the special use.

## Open Space

Open space is managed in their natural condition and may or may not provide public access. This type of conserved land often includes wetlands, wildlife corridors, shorelines, rivers and streams, steep hillsides, or other natural or environmentally sensitive spaces. These lands provide ecosystem benefits, such as improved water quality, forest canopy, and wildlife habitat, and are usually managed for their ecological function or natural resource value. Where appropriate, open spaces may provide areas for trail corridors and low-impact or passive activities, such as walking, nature observation, or fishing. At more than 110 acres, Pioneer Park is the largest open space on Mercer Island. Open space lands are primarily forested and may include stream corridors and steep slopes that cannot be developed for other land uses.

## Parkland Inventory

The City of Mercer Island provides 481 acres of parkland including 27 developed parks. Open space totals just under 286 acres across 23 different sites. Figure 5.1 lists the existing city-owned park and open space. An inventory of trails is provided in Chapter 8.

Mercer Island provides and maintains an extensive inventory of developed parks, special facilities, natural open space lands, and trails. Larger developed parks with regional significance include Aubrey Davis Park, which follows the I-90 corridor, and Luther Burbank Park, which covers the northeast waterfront of Mercer Island. Pioneer Park is maintained and operationally managed by the City at the direction of the Open Space Conservancy Trust, which owns and oversees the land offers more than 110 acres of public preserved open space.

In addition to the boat launch in Aubrey Davis Park and boat moorage at Luther Burbank Park, the City provides numerous public access points to the Lake Washington waterfront and the Lakes to Locks Water Trail through two community parks and developed street ends.

Developed sports fields, including baseball, softball, soccer, lacrosse, and football, are provided by the City of Mercer Island and the Mercer Island School District. The South Mercer Playfields were developed in a shared agreement between the District and the City to provide synthetic turf fields to support school athletic programs and public recreation. The City also owns and operates the Mercer Island Community and Event Center offering recreational programming, special events, arts and culture activities, private rental opportunities, and community activities adjacent to Luther Burbank Park.



Mercerdale Skate Park



Calkins Point – Luther Burbank Park

Figure 5.1. Parkland Inventory by Type

City-owned Parklands	Type	Acres
Aubrey Davis Park	Regional	91.81
Luther Burbank Park †	Regional	54.56
<b>Subtotal</b>		<b>146.37</b>
Clarke Beach Park †	Community	8.66
Groveland Beach Park †	Community	3.03
Homestead Park †	Community	10.46
Island Crest Park †	Community	35.94
Mercerdale Park †	Community	12.01
South Mercer Playfields	Community	28.09
<b>Subtotal</b>		<b>98.19</b>
Deane's Children's Park	Neighborhood	3.04
First Hill Park	Neighborhood	0.68
Roanoke Park	Neighborhood	0.98
Rotary Park	Neighborhood	3.76
Wildwood Park †	Neighborhood	2.84
<b>Subtotal</b>		<b>11.30</b>
77th Ave SE Landing	Mini	0.29
Bicentennial Park	Mini	0.16
Calkins Landing	Mini	0.48
Forest Landing	Mini	0.05
Franklin Landing	Mini	0.10
Fruitland Landing	Mini	0.14
Garfield Landing	Mini	0.44
Lincoln Landing	Mini	0.23
Miller Landing	Mini	0.24
Proctor Landing	Mini	0.42
Roanoke Landing	Mini	0.15
SE 28th Street Mini Park	Mini	0.06
Secret Park †	Mini	0.72
Slater Park	Mini	0.59
<b>Subtotal</b>		<b>4.07</b>

Cayhill Open Space	Open Space	1.08
Clise Park	Open Space	1.47
Ellis Pond	Open Space	4.13
Engstrom Open Space	Open Space	8.51
Gallagher Hill	Open Space	11.29
Hollerbach Open Space	Open Space	5.23
Mercerdale Hillside	Open Space	18.14
N Mercerdale Hillside	Open Space	5.11
Parkwood Ridge Open Space	Open Space	3.79
Pioneer Park	Open Space	113.67
Salem Woods	Open Space	0.32
SE 47th Street Open Space	Open Space	1.27
SE 50th Street Open Space	Open Space	1.78
SE 53rd Place Open Space	Open Space	24.01
Upper Luther Burbank Park	Open Space	18.05
<b>Subtotal</b>		<b>217.85</b>
Mercer Island Community & Event Center		2.90
<b>TOTAL ACREAGE</b>		<b>480.7</b>

† NOTE: Portion of these parks contain open space



Pioneer Park trail





## Facilities

The Mercer Island Community and Event Center (MICEC) began providing recreation and event programming in 2005. The 42,000 square-foot facility includes a 10,500 square-foot gymnasium, dance room, game room, library, catering kitchen, large multi-purpose room, fitness room, and five additional program rooms. The lobby also features the Mercer Island Gallery, an indoor gallery space hosting rotating art exhibits.

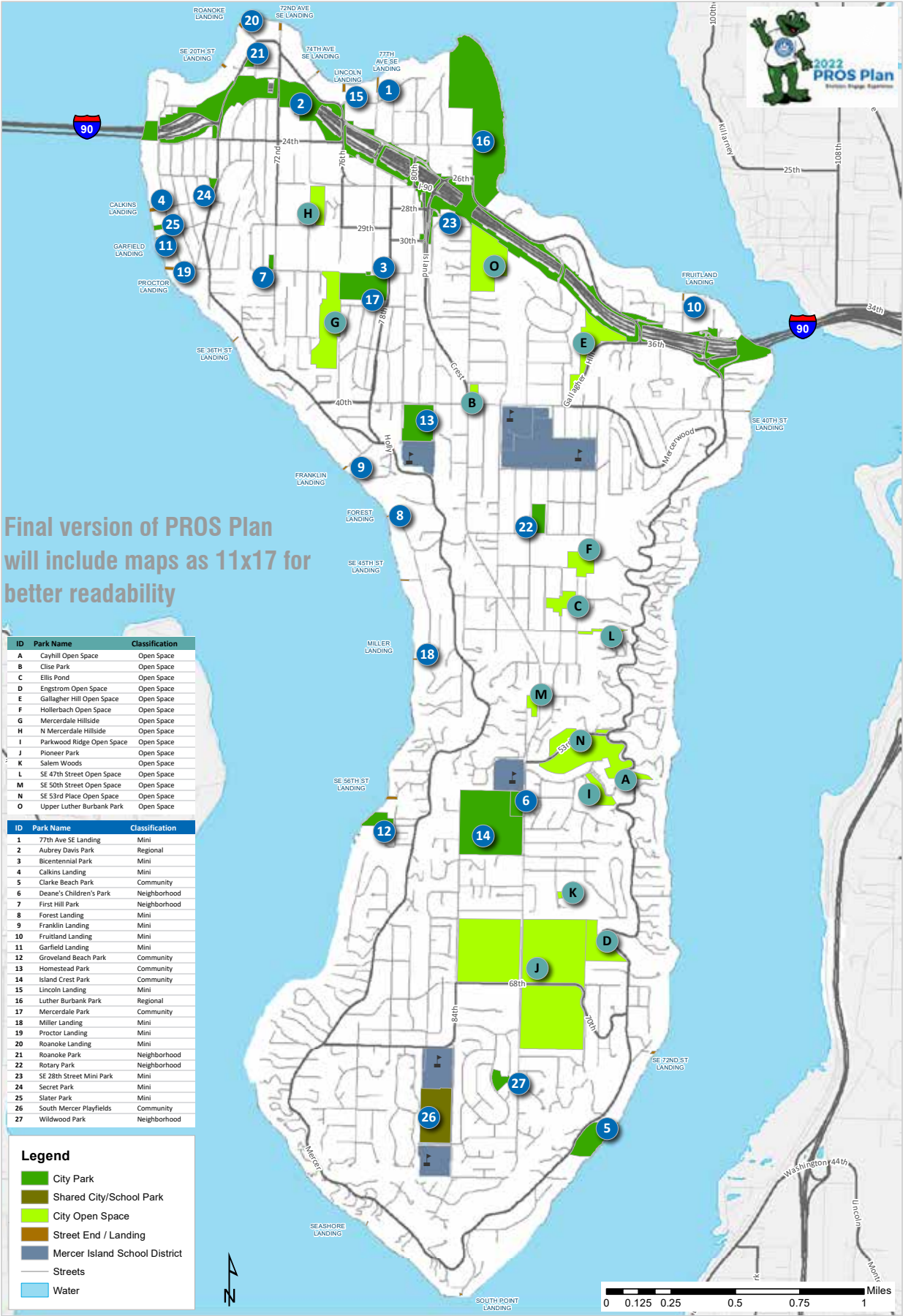
The MICEC closed in March 2020 due to the COVID-19 pandemic and re-opened in June 2021 for programming. Under normal conditions and prior to the pandemic, the MICEC offered various rental spaces for events, activities, and celebrations. The North Annex, which includes leased daycare facilities and an outdoor playground, is located next to the main MICEC building. The MICEC and its amenities also serve to provide the community with various emergency services. These include serving as a “cooling or warming” site, an emergency shelter, and a reunification location.

In addition to the MICEC, a variety of special facilities are available to Mercer Island residents through shared agreements, school facilities, non-profit organizations, and private organizations, see Figure 5.2. The City and Mercer Island School District collaborate to provide outdoor sports fields, playgrounds, tennis courts, and indoor gyms. Some parks and sports fields are adjacent to schools and offer expanded amenities for the community, such as the South Mercer Playfields located between Islander Middle School and Lakeridge Elementary School.

The Mary Wayte Pool is a public pool owned by the Mercer Island School District and operated by Olympic Cascade Aquatics (OCA), a coach-owned competitive USA swimming program. The pool offers swimming lessons, lap swimming, water aerobics, swim team programs, and facility rentals. The City provides funding support for the operation of the pool through an Interlocal Agreement with the Mercer Island School District.

Figure 5.2. Multi-Jurisdictional Special Facilities Inventory

Alphabetical Facility List		Owner			
Facility Name	Park Type	City	School District	Private	Non-Profit
Island Park Elementary School	Special Facility		X		
Islander Middle School/South Mercer Playfields	Special Facility	X	X		
Lakeridge Elementary School	Special Facility		X		X
M.I. High School/North Mercer Campus	Special Facility		X		
Mary Wayte Pool	Special Facility				X
Mercer Island Boat Launch (part of Aubrey Davis Park)	Special Facility	X			
Mercer Island Boys & Girls Club (PEAK)	Special Facility		X		X
Mercer Island Community & Event Center	Special Facility	X			
Stroum Jewish Community Center	Special Facility				X
West Mercer Elementary School	Special Facility		X		



Map 1: Existing Parks & Open Spaces



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## Sports Fields

Various sports fields support football, baseball, softball, soccer, ultimate frisbee, and lacrosse and offer natural grass, synthetic infields, and multi-purpose synthetic-turf fields, see Figure 5.3. For non-school sports programs, the City coordinates field reservations for multiple sports leagues and clubs, including facilities at Aubrey Davis Park, Island Crest Park, Homestead Park, and the South Mercer Playfields. A 2007 Ballfield Analysis indicated that the number of sports fields was adequate to meet programming needs, as long as fields were maintained in good condition and all scheduling was coordinated for equal distribution and access.

Twenty public tennis courts are provided in public parks and school sites, and the tennis courts at Luther Burbank Park also include pickleball lines. Three basketball courts are provided in public parks.



Figure 5.3. Sports Field and Sports Courts Inventory

Facility Name	Field Type*					Courts		
	Football	Baseball	Softball	Soccer	Lacrosse	Tennis	Pickleball	Basketball
Aubrey Davis Park			2	1	1	4		2
Homestead Park			2	1		4		1
Island Crest Park	1	2		1		2		
Island Park Elementary School		1		1				
Islander Middle School	1							
Lakeridge Elementary School		1		1				
Luther Burbank Park						3		
Mercer Island Community & Event Center							6**	
M.I. High School/North Mercer Campus	2			1	1	6		
Roanoke Park						1		
South Mercer Playfields			4	3	1			
West Mercer Elementary School				1				
<b>Totals</b>	<b>4</b>	<b>4</b>	<b>8</b>	<b>10</b>	<b>3</b>	<b>20</b>	<b>6**</b>	<b>3</b>

\* Note: Fields may be multi-purpose and counted as both ballfield and soccer/lacrosse

\*\* Note: MICEC offers up to six indoor pickleball courts during dedicated times only



# 6 PARKS & ACTIVE USE SPACES

**The PROS planning process assesses recreational needs and priorities for park facilities and active use areas on Mercer Island. The park assessment included a discussion of specific local needs with consideration given to the City's broader parks system. Public input and information on park inventory conditions were also heavily relied upon in the planning process.**

Playground at South Mercer Playfields

By considering the location, size, and the number of park facilities by type and use, along with community interests and priorities, the PROS Plan evaluates the existing and future demand for park and recreation amenities and provides recommendations for future initiatives. The six-year Capital Improvement Program, which identifies and prioritizes crucial upgrades, improvements, and expansions, is based on the needs assessment and the recreational interests expressed by residents and is further detailed in Chapter 11.

## PARK USE TRENDS

Various resources have been assembled and summarized to provide an overview of current trends, market

demands, and agency comparisons in the provision of parks and recreation services. This information is helpful when balanced with local insights and feedback from the community in guiding future initiatives.

The following national and state data highlights some of the current park use trends and may help frame future considerations for Mercer Island's park system. Additional trend data and summaries are provided in Appendix J.

- Nationwide, 82% of U.S. adults believe that parks and recreation are essential according to the American Engagement with Parks Survey from 2020. <sup>(1)</sup>
- 77% of those survey respondents indicate that having a high-quality park, playground, public

# PARKS & ACTIVE USE SPACES

open space, or a recreation center nearby is an important factor in deciding where they want to live.<sup>(1)</sup>

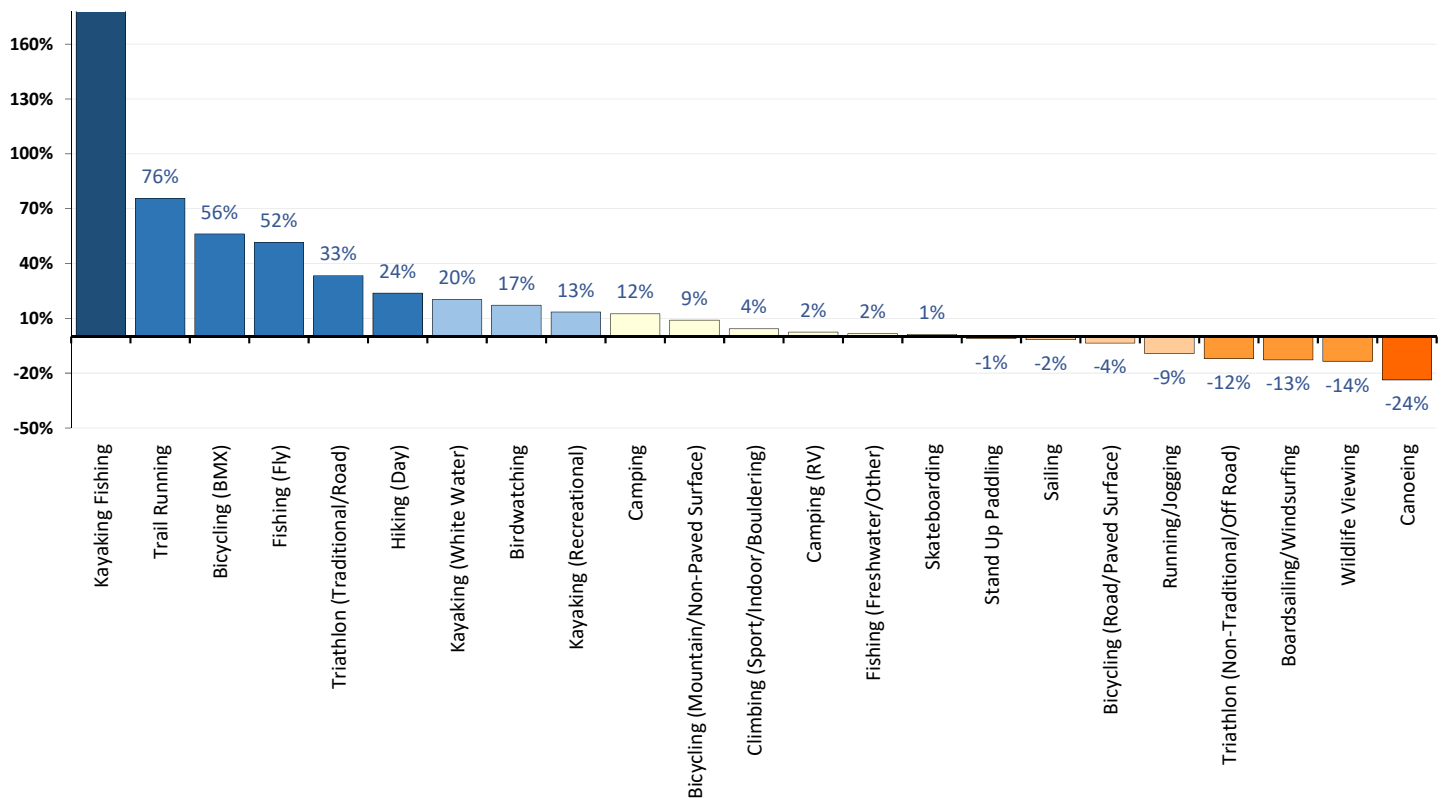
- Just over half of Americans ages six and older participated in outdoor recreation at least once in 2019, the highest participation rate in five years. However, the number of outings per participant declined – continuing a decade-long trend – resulting in fewer total recreational outings.<sup>(2)</sup>
- Running, jogging, and trail running are the most popular outdoor activities across the nation, based on levels of participation, followed by fishing, hiking, biking, and camping.<sup>(2)</sup>
- Walking ranked as the top activity by participation rate (94%) in Washington State.<sup>(4)</sup>
- Trail running, day hiking, and recreational kayaking are rapidly increasing in popularity – participation in each increased more than 5% per year between 2014 and 2019.<sup>(3)</sup>

- Walking, running, hiking, and cycling saw significant increases in participation in the early months of the COVID-19 pandemic (March to June 2020).<sup>(2)</sup>
- People of all ages and income levels are interested in outdoor activities like fishing, camping, hiking, biking, bicycling, and swimming. Younger people are more interested in participating in team sports, such as soccer, basketball, and volleyball. Older adults are more likely to aspire to individual activities like swimming for fitness, bird and nature viewing, and canoeing.<sup>(3)</sup>

Sources:

- (1) 2020 American Engagement with Parks Survey, NRPA
- (2) 2020 Outdoor Participation Report, Outdoor Foundation
- (3) 2020 Sports, Fitness, and Leisure Activities Topline Participation Report, Sports & Fitness Industry Association
- (4) 2018-2022 Recreation and Conservation Plan for Washington State

Figure 6.1. 5-Year Change in Outdoor Recreation Participation by Major Activity (2020 Outdoor Participation Report)





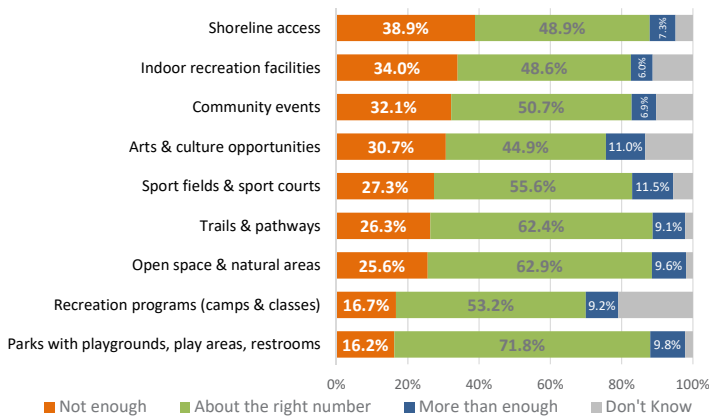
## LOCAL INSIGHTS

Local recreation demands and needs were explored through various community engagements to gather feedback on the strengths and limitations of existing recreational resources and parks available to Mercer Island residents. Public outreach included two community surveys and two virtual public meetings to explore project priorities and opportunities to enhance the City's park system (see Appendices A, C, D & E). Through this outreach, nearly 3,200 responses were recorded.

Both iterations of the community survey confirmed that local parks, recreation options, and open space opportunities are important or essential to the quality of life on Mercer Island. A strong majority of respondents (93%) were satisfied with the value they receive from Mercer Island for parks, facilities, and open space.

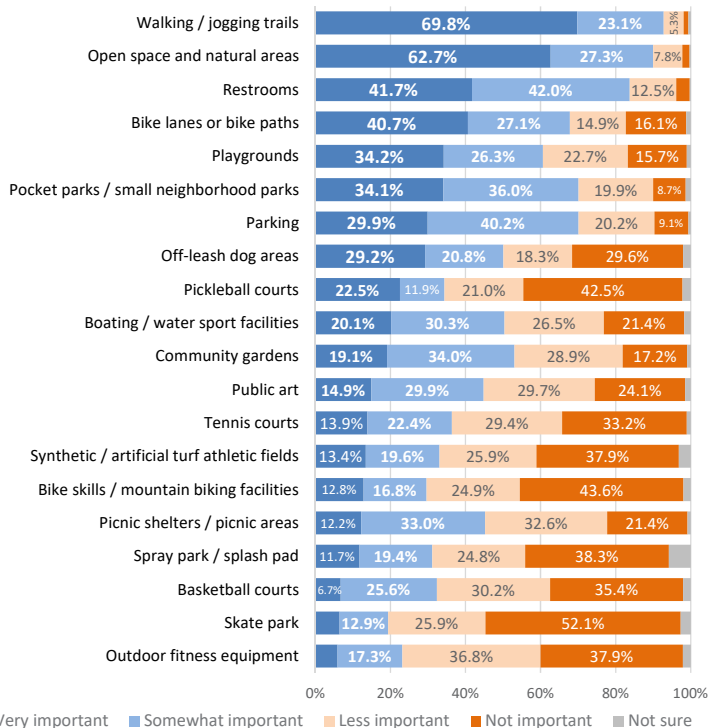
Survey respondents were generally satisfied with the number of park and recreation amenities on Mercer Island; over half said there are more than enough or about the correct number amenities, see Figure 6.2. Respondents were most satisfied with the number of parks with playgrounds and restrooms (81% think there is an adequate number or more than enough), sports fields and courts (67%), trails and pathways (73%), and open space and natural areas (73%). However, between one-quarter and one-third of respondents felt there is not enough shoreline access (39%), community events (32%), indoor facilities (34%), arts and culture opportunities (31%), and open space (26%).

Figure 6.2. Needs Expressed for Parks, Trails, and Recreation Facilities



The survey provided a list of outdoor recreation amenities and asked respondents to identify those important to their household, see Figure 6.3. A strong majority indicated an interest in walking or jogging trails (93% very or somewhat important) and open space and natural areas (90% very or somewhat important). The second tier of amenities of substantial interest included restrooms (84% very or somewhat important), bike lanes (68% very or somewhat important), pocket parks (70% very or somewhat important), parking (70% very or somewhat important) and playgrounds (61% very or somewhat important). Additionally, approximately half of the respondents identified community gardens, boating and water sport facilities, and off-leash dog areas as either very or somewhat important.

Figure 6.3. Relative Importance of Various Recreation Amenities





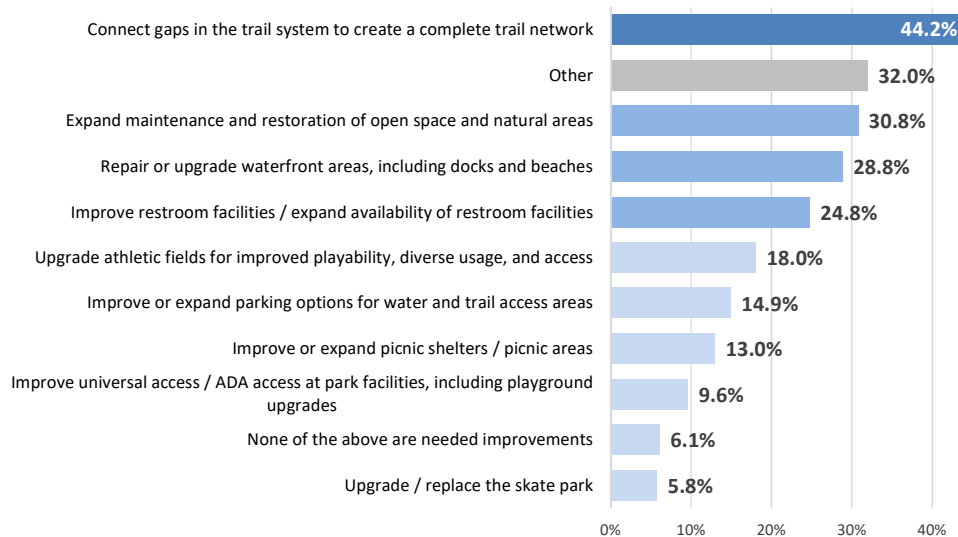
To further distinguish community priorities from those noted in the 2020 community survey, respondents of the second survey were provided a range of options related to specific potential improvements to the Mercer Island park system and were asked to select their top three choices, see Figure 6.4.

A strong plurality of respondents (44%) noted connecting gaps in the trail system as a top priority, which was also 13 points higher than the next highest ranked option provided. Between one-quarter and one-third of respondents identified the following as the next top three options: expanding maintenance and restoration of open space (31%), repairing or upgrading waterfront areas (29%), and improving restroom facilities (25%). With the write-in 'other' option

provided, over 400 respondents provided comments, and the most common responses among these included:

- Add pickleball courts; convert tennis and/or basketball courts to pickleball
- Enhance maintenance, to include playground replacements, trail maintenance, pathway repaving, and invasive plant management
- Off-leash dog management and leash law enforcement
- Enhanced trash management, such as adding more trash cans and more frequent waste hauling
- Security and safety management, including managing for homeless encampments

Figure 6.4. Priority System Improvements



## Common Themes from Community Outreach

### Waterfront Infrastructure

- There is consistent, strong support for replacing docks and piers as part of maintaining waterfront infrastructure.
- Repairing and upgrading waterfront infrastructure is a top-tier community priority – supported by survey data and validated via virtual public meetings.
- There is strong interest in improved and additional waterfront access, including street ends and water-oriented programming, such as boating classes, watercraft equipment rental, and swimming/water safety programs.

### Parks & Open Space

- Playground renovations and replacements that include inclusive play opportunities are strongly supported, including larger and different playgrounds.
- There is strong interest in expanding recreational options in the park system that include the installation of a splash pad and pickleball courts.

Groveland Beach Park



Pickleball Courts (example)



- If the City were to pursue additional acquisitions for the park and open space system, local priorities indicated a preference toward purchases to preserve habitat and open space, accommodate additional waterfront access and active-use parklands, and secure pocket parks to fill gaps.
- Some community members shared concerns and frustrations about topics that will require additional effort and attention by the City. These include off-leash dogs in parks and on trails and leash law enforcement, in addition to site management of the Bike Skills Area at Upper Luther Burbank Park.



Facility map at Luther Burbank Park

### User Convenience & Support Amenities

- Maintenance of existing parks and open spaces remains a key priority.
- Upgraded and expanded access to restrooms is the highest-rated user convenience improvement.
- The community supports appropriate system-wide signage and wayfinding improvements.




## PARK SYSTEM CONDITIONS ASSESSMENT

The overall condition of park infrastructure and amenities is one measure of park adequacy and assurance of public safety. Proper stewardship of parks infrastructure requires developing a long-term maintenance and capital plan to ensure the safety of park users that aligns with community needs and allocates limited funding resources properly.

The current conditions of the Mercer Island park system were assessed, by an outside consultant, to identify existing site maintenance issues and opportunities for future capital improvements, see Technical Appendix: Volume II. The assessment included walkways, parking lots, park furniture, drainage and irrigation, lighting systems, vegetation, and other amenities. The following conditions assessment matrices summarize the results of these assessments. They will inform the PROS Plan, including developing the project prioritization strategy for park improvements, identifying funding strategies, and updating the recommended parks six-year Capital Improvement Program.

### Ratings Approach

Park infrastructure and amenities were rated based on the following scale:

-  1 – Good Condition: Generally, amenities in good condition offer full functionality and do not need repairs. Good facilities have playable sports surfaces and equipment, working fixtures, and fully intact safety features (railings, fences, etc.). Good facilities may have minor cosmetic defects and encourage area residents to use the park.
-  2 – Fair: In general, amenities in fair condition are mainly functional, but need minor or moderate repairs. Play surfaces, equipment, fixtures, and safety features that are operational and allow play, but have deficiencies or periods where they are unusable. Fair facilities remain essential amenities for the community but may slightly discourage the use of the park by residents given the current condition.
-  3 – Poor: In general, amenities in poor condition are largely or completely unusable. They need significant repairs to be functional. Some examples include athletic fields that are too uneven for ball games, irreparably broken features, buildings that need structural retrofitting, etc. Poor facilities discourage residents from using the park and may present safety issues if left open or operational.

In general, good conditions should be the goal for the management and stewardship of park facilities. Where infrastructure or amenities are rated as “fair,” strategies should be developed for repair or restoration. Park features, structures, amenities, or landscapes rated as “poor” should receive immediate attention and be prioritized for near-term maintenance, capital repairs, or a new capital project. Facilities in “poor” condition should also be evaluated and taken out of operation if they are deemed unsafe.

Final version of PROS Plan will include maps as 11x17 for better readability

Mercer Island Parks Master Plan  
Park & Facility Condition Assessment Matrix

Figure 6.5. Parks Conditions Assessment Matrix

Site Name	Address	Acreage*	Park Type	Recreation Amenities										Site Amenities					Park Structures					Vegetation				ADA	
Park Site Average				Playgrounds	Paved Courts: Basketball	Paved Courts: Tennis	Volleyball	Soccer Fields	Baseball / Softball Fields	Pathways/Trails	Skate Park / Spray Park	Off-Leash Area	Waterfront / Beach	Site Furnishings	Lighting (Y/N)	Signage	Parking Areas	Public Art	Restrooms	Picnic Shelters	Amphitheater/Stage	Boat Dock / Ramp	Concession Building	Turf	Park Trees	Landscaped Beds	Natural Areas	Compliance	
PARKS																													
Aubrey Davis Park	72nd SE & SE 22nd	91.81	Regional	3	2	2	-	3	1	2	-	-	-	2	Y	2	1	1	1	1	-	1	-	-	1	2	2	2	2
Bicentennial Park	77th SE & SE 22nd	0.16	Mini	-	-	-	-	-	-	1	-	-	-	-	Y	1	-	-	1	-	-	-	-	2	1	2	1	2	2
Clarke Beach Park	7700 Mercer Way	9.05	Community	-	-	-	-	-	-	2	-	-	3	2	Y	1	1	-	1	-	-	3	-	2	1	-	2	3	
Deane's Children's Park	5500 Island Crest Way	3.04	Neighborhood	2	-	-	-	-	-	2	-	-	-	1	N	1	1	1	1	1	-	-	-	-	1	-	2	2	
First Hill Park	SE 32nd & 72nd SE	0.83	Neighborhood	1	2	-	-	-	-	-	-	-	-	2	N	1	1	3	-	-	-	-	-	2	3	-	1	2	
Groveland Beach Park	SE 58th & 80th Ave SE	3.07	Community	1	-	-	2	-	-	2	-	-	2	2	N	1	1	-	1	-	-	2	-	1	1	-	1	3	
Homestead Park	SE 40th & 82nd	11.09	Community	1	2	1	-	1	2	1	-	-	-	1	N	1	1	1	1	-	-	-	-	1	1	2	1	2	
Island Crest Park	5500 Island Crest Way	38.91	Community	1	2	2	-	-	1	1	-	-	-	2	Y	1	1	1	-	1	-	1	-	1	1	1	1	2	
Luther Burbank Park	2040 84th Ave SE	54.52	Regional	1	-	3	-	-	-	2	-	1	2	1	Y	1	2	1	2	-	2	3	3	1	1	1	1	2	
Mercerdale Park	77th SE & SE 32nd	12.17	Community	3	-	-	-	-	-	2	1	-	-	1	Y	2	1	1	-	-	-	-	-	1	1	1	1	2	
Roanoke Park	70th Ave SE & W Mercer Way	1.46	Neighborhood	3	-	2	-	-	-	2	-	-	-	2	N	3	2	1	-	-	-	-	-	1	1	-	2	3	
Rotary Park	88th SE & SE 44th	4.83	Neighborhood	-	-	-	-	-	-	1	-	-	-	1	-	-	-	-	-	-	-	-	-	1	1	1	-	2	
SE 28th Street Mini Park	SE 28th Street	0.06	Mini	-	-	-	-	-	-	-	-	-	-	1	N	3	-	-	-	-	-	-	-	1	3	-	-	3	
Secret Park	SE 27th & W Mercer Way	0.86	Mini	1	-	-	-	-	-	3	-	-	-	1	N	3	-	-	-	-	-	-	-	1	1	-	3	2	
Slater Park	2835 60th Place SE	0.68	Mini	-	-	-	-	-	-	2	-	2	2	2	N	1	1	2	-	-	-	-	-	1	1	2	-	3	
South Mercer Playfields	SE 78th & 84th SE	17.31	School/Park/OS	1	-	-	-	1	1	-	-	-	-	1	Y	1	1	-	1	-	-	1	1	1	1	2	2	2	
Wildwood Park	7400 86th Ave SE	2.84	Park/OS	-	-	-	-	-	-	1	-	-	-	1	N	1	-	-	-	-	-	-	-	1	1	-	1	2	
Average:				1.70	2.00	2.00	2.00	1.67	1.25	1.71	1.00	1.00	2.25	1.44		1.50	1.18	1.38	1.11	1.00	2.00	2.25	1.67	1.19	1.29	1.56	1.50	2.29	
STREET ENDS - DEVELOPED																													
77th Ave SE Landing	7670 SE 22nd St	0.29	Mini	-	-	-	-	-	-	2	-	-	2	1	N	2	-	-	-	-	-	-	-	2	1	-	1	2	
Calkins Landing	SE 28th St & 60th Ave SE	0.31	Mini	-	-	-	-	-	-	-	-	-	1	1	N	1	1	-	-	-	-	-	-	1	1	1	1	2	
Forest Landing	SE 43rd St & Forest Ave SE	0.03	Mini	-	-	-	-	-	-	-	-	-	2	1	N	-	-	-	-	-	-	-	-	-	-	2	2	2	
Franklin Landing	78th Ave SE & SE 42nd St	0.03	Mini	-	-	-	-	-	-	-	-	-	-	2	1	N	2	-	-	-	-	-	-	2	1	-	1	2	
Fruitland Landing	97th Ave SE & SE 34th St	0.15	Mini	-	-	-	-	-	-	-	-	-	2	1	Y	2	-	-	-	-	-	-	-	1	-	-	-	2	
Garfield Landing	SE 30th St & 60th Ave SE	0.34	Mini	-	-	-	-	-	-	1	-	-	2	2	N	1	-	-	-	-	-	-	-	1	1	-	2	3	
Lincoln Landing	76th Ave SE & SE 22nd St	0.23	Mini	-	-	-	-	-	-	-	-	-	2	2	Y	-	-	-	-	-	-	-	-	2	1	-	3	2	
Miller Landing	Forest Ave SE & SE 48th St	0.30	Mini	-	-	-	-	-	-	3	-	-	2	-	N	-	-	-	-	-	-	-	-	-	3	-	3	3	
Proctor Landing	SE 32nd St & 60th Ave SE	0.30	Mini	-	-	-	-	-	-	-	-	-	1	-	Y	1	1	-	-	-	-	1	-	2	1	-	-	2	
Roanoke Landing	WVW & Roanoke Way	0.18	Mini	-	-	-	-	-	-	-	-	-	2	1	N	2	2	-	-	-	-	-	-	-	-	1	-	2	
Average:										2.00			1.80	1.25		1.43	1.50					1.00		1.57	1.29	1.00	1.86	2.20	
Rating Scale:				1	= Good	2	= Fair	3	= Poor																				

Rating Scale: 1 = Good 2 = Fair 3 = Poor



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## Overall Considerations

### Developed Parks

Overall, the condition rating for the Mercer Island park system averages as 1.34, with most amenities receiving a “good” rating.

General grounds maintenance, restoration areas, arboricultural care, and trail maintenance appear to be in good condition throughout the park system, indicating good stewardship.\*

Aging infrastructure, particularly storage buildings, play equipment, restroom buildings, piers and docks, pathway pavement, and sport court surfaces, are ready for significant repairs or replacement and largely rated at “fair” or below.

The natural grass at most parks with open mown grass areas is in very good condition, with only a few parks having patchy or worn areas in high traffic locations or in partially or fully shaded areas.

Many of the play structures in playgrounds are older and have standard features supporting prescribed activities. More abstract and open-ended play structures and designs that comply with ADA requirements should be considered when replacing existing play structures.

Many parks do not have bike racks. Bike racks should be a standard amenity at every park.

\*Maintenance conditions observed in 2021, two years after the original park conditions assessment was performed, reflect a reduced level of service. This resulted from temporary service reductions that occurred in 2020 due to the COVID-19 pandemic, but plans are underway to “catch-up” on planter bed maintenance, general weeding, pruning, etc.



### Other Parklands & Open Space

The rating for Mercer Island open spaces and trails averages 1.5 on the 3-point scale, which is halfway between “good” and “fair” and reflects a good condition where publicly accessible, though many are not ADA-compliant.

Most of the trails within open spaces are well-maintained, have suitable surfacing, and appear structurally sound. While some open spaces have trails with timber steps that are in excellent condition, others have timber steps that are degraded and extremely slippery when wet. Many of the handrails associated with these steps are also degraded and may not meet code.

The thoroughness of the 2018 Trail Structure & Maintenance Inventory Report illustrates the City’s comprehensive grasp of the needs for upkeep and safety on the extensive (30+ mile) trail network. The report prioritizes trail repair and replacement needs and remains a tool to guide trail system enhancements. This report, along with the information in the Conditions Assessment, will be used to inform project prioritization and future capital planning decisions.



### Wayfinding & Signage

The overall rating for park signage is 1.44, also halfway between “good” and “fair.” Park signage gaps, particularly at open spaces, landings, and street ends, resulted in a “fair” rating. The overall trail network could be improved with enhanced wayfinding and signage.

With some exceptions, every park and open space has at least one primary park identification sign in good condition. Many sites can be improved with additional park signs at secondary entries and provide



route and distance information for bicyclists. Most of the secondary park entry points only have “Trail” signs on timber posts or no signs at all. Identifying parks by name at each entrance will improve each park’s identity and provide critical information to public safety personnel that may be responding to an emergency.

Most trails and trail intersections within parks are identified with the generic “Trail” signs or not identified at all. Parks with complex trail networks will benefit from signage appropriate as to type, scale, and number, that identifies the different trails or loops within the park. As appropriate, trail junctions should provide low-impact navigation aids that identify trails, connections, and destination options.

Numerous water-oriented parks, street-end parks, and landings are designated as water trailheads. The City should consider park signage that is oriented toward the water at these locations for water-based wayfinding. Additional signage should be considered for water trail users to assist them in identifying routes from the water to desired amenities, such as park restrooms or parking lots.

### Pavement Conditions

Generally, the pavement in most parks is in good condition; however, some parks have older asphalt paths that are cracking or succumbing to root heave. Slumping of outside edges at cross slopes is also occurring. The average pavement rating is 1.7 for parking areas, trails, and paved sport courts. Cracked or buckled pavement, particularly where paved paths go through open spaces, needs to be repaired to eliminate tripping hazards and address ADA accessibility barriers. A pavement maintenance program should be considered to seal pavement (similar to public roadway management) when cracks appear, to extend the useful life of the pavement.



### Docks & Piers

Aging docks and swim piers, with an overall rating of 2.25, need significant repair or replacement. Some over-water structures should be redesigned and replaced and in some locations evaluated for removal if they are part of a natural shoreline restoration effort. The redesign of the pier system in Luther Burbank Park is already underway.



### Sport Courts & Amenities

Sport court surfacing at tennis courts and basketball courts shows cracks and aging that affects playability. Repairs, resurfacing, or complete replacement may be necessary. As part of this planning process, an evaluation about current use and future trends may warrant converting certain courts into another type of recreational amenity (such as converting tennis to pickleball) to provide broader public recreational value and use.



Many of the free-standing bleachers at sport fields do not have safety railings on the backs or sides. According to the International Building Code, any seating with two or more tiers should have safety rails. Existing bleachers should have railings retrofitted or be replaced with compliant (railed) bleachers.

## Accessibility Overview

The Americans with Disabilities Act (ADA) of 1990 provides comprehensive civil rights protections to persons with disabilities in the areas of employment, state and local government services, and access to public accommodations, transportation, and telecommunications. The City of Mercer Island is required to comply with ADA Title II and Title III requirements, which are specific to local governments.

The PROS Plan process included identifying obvious ADA compliance issues. Still, it does not record or evaluate every item or detail that should be remediated to provide reasonable universal access and meet ADA standards. However, this general parks conditions assessment will be used to support the development of the comprehensive Citywide ADA Transition Plan, which is currently in the early stages of development.

### ADA Transition Plan

The City is required to complete a Self-Evaluation and Transition Plan (ADA Transition Plan) that will address the requirements of ADA Title II. The Transition Plan will be used to identify obstacles limiting accessibility, describe and identify methods to make these obstacles accessible, and plan a schedule to bring City facilities and operations into compliance. Funding for ADA Transition planning work was included in the 2021-2022 biennial budget and will incorporate findings and recommendations from this PROS Plan.

### Universal Access and Parks & Recreation

Under federal regulations, when parks and recreation facilities are built or altered, they must comply with the ADA Standards for Accessible Design (ADA Standards), which require the inclusion of features such as accessible parking spaces, routes, toilet facilities, public telephones, and spectator seating areas. For parks and facilities built or altered before the ADA Standards took effect, local governments must devise ways to make the programs and activities in those parks and facilities accessible to people with disabilities. If local government decides to modify facilities to provide access to a recreation program or activity with more than one facility available (such as when several ball fields are provided), only some facilities may need to be accessible.

Outdoor Developed Areas Accessibility Guidelines (Architectural Barriers Act – ABA) have been established for many of the common elements in public parks. Picnic areas, outdoor access routes, outdoor constructed features, and trails are described to ensure accessibility standards are met in parks, viewing areas, and trailheads. These standards allow for somewhat

more flexibility compared to the ADA Standards for public buildings and public spaces.

Eliminating barriers is a fundamental premise of the ADA to ensure that individuals with disabilities are provided an equal opportunity to access and use a public facility. Barriers include any obstacles that prevent or restrict the entrance to or use of a facility. Alterations to older buildings and infrastructure may be needed to ensure accessibility; however, there is a greater obligation to first remedy “readily achievable barrier removal” at public facilities.

A local government is not required to take any actions that will result in a fundamental alteration to the nature of the facility, will create a hazardous condition resulting in a direct threat to the participant or others, or create an undue financial and administrative burden. If a particular course of action is deemed unduly burdensome, other options should be explored to provide reasonable access to similar benefits.

### Existing Conditions

All parks, trails, and open spaces in the City of Mercer Island assessed during the fall of 2019 had some aspect of non-compliance with the ADA guidelines. This is not a surprise, as many of the facilities and amenities were constructed prior to the passage of the ADA in 1990 and the development of the ADA Standards in 2010. Based on the conditions assessment, the overall score for ADA compliance for the Mercer Island parks system is rated as “fair” to “poor.” Additional details and recommendations regarding ADA compliance issues are described below.

#### Parking & Entrances

The conditions assessment evaluated park entrances, including the availability and accessibility of ADA parking, marked travel aisles, curb cuts or ramps, tactile warning strips, and designated signage. Issues related to these requirements were noted at several parks, including improper installation or the absence of these features altogether. ADA access and parking are feasible in several developed street-end public spaces, but no designated parking space was provided. The total number of ADA parking spaces at each facility was not evaluated, but this should be reviewed as part of the Citywide ADA Transition Plan.

#### Accessible Routes

Within each park, paved and unpaved pathways connect different park features and amenities. Pathways provide perimeter routes for walking and links to shelters, tables, benches, sports courts, playgrounds, and other park resources. A significant quantity of pavement cracks, caused mainly by tree root upheavals, was noted in many parks. Gaps between pavement surface



changes, such as asphalt pathway to decking, occurred in parks where boardwalks or docks were aging. The need for detectible warning strips was observed at some park and trail facilities where paved pathways enter traffic or parking areas.

### Site Furnishings

Site furnishings, such as picnic tables, benches, trash receptacles, dog waste dispensers, and drinking fountains, need to have accessible routes. The ADA guidelines recommend that at least 50% of each amenity type should be located on an accessible path and designed as ADA-compliant. Many picnic tables and benches in Mercer Island parks are not accessible. The degree of compliance varied from park to park, and most parks will require some retrofitting to provide consistent access to picnic tables via paved routes and to wheelchair seating and benches with proper back and armrests. Older drinking fountains often lack universal access and should be phased out with ADA-compliant fixtures as they are replaced.

### Playgrounds

Most Mercer Island playgrounds do not meet ADA or universal accessibility requirements. Containment methods, such as timber edging or safety surfacing like engineered wood fiber, present barriers to individuals with mobility or wheelchair use needs. The timbers used to retain the wood chips interfered with a smooth transition from pathways, or the curbs containing wood chips created drop-off heights that were access barriers. Additionally, most of the playground equipment itself is not accessible. At the time the PROS Plan was being developed, the Merderdale Park playground was undergoing renovation. The playground, scheduled to open in early 2022, will be the first fully-accessible playground on Mercer Island.



Playground at Aubrey Davis Park Area A

## Parkland Distribution – Gap Analysis

Mercer Island residents are fortunate to have great access to great parks; however, not all areas of the Island are equally served by access to parks and open space. Understanding the known gaps in the park system and evaluating the City's existing levels of service for parks will provide a foundation for strategic planning as a basis for a balanced distribution of parks, trails, and recreation amenities in the future.

A gap analysis of the park and open space system was conducted to examine and assess the current distribution of parks across the City. Park 'travelsheds' (the adjacent region to a park where users can gain easy access) were defined for each major parkland classification to acknowledge that different park types draw users depending on the park's scale or uniqueness of the park or open space. The following travelshed service areas were used in crafting the maps listed below. The travelsheds represent catchment areas for each park and open space based on the road network and by the indicated travel distances starting from known and accessible access points at each park:

- Mini parks: ¼-mile service area
- Neighborhood parks: ¼-mile primary and ½-mile secondary service area
- Community parks: ¼-mile, ½-mile, and 1-mile service areas
- Regional parks: ¼-mile, ½-mile, 1-mile, and 3-mile service areas
- Water access sites: ¼-mile, ½-mile, and 1-mile service areas
- Open space: ¼-mile, ½-mile, and 1-mile service areas

Maps 2 through 9 illustrate the application of the distribution criteria from existing parks, open space, and water access sites. Areas on the maps in "white" represent those areas where residents do not have a public park or open space within reasonable travel distance of their home. The illustrated travelshed for each existing Mercer Island park and open space highlights that certain areas within the city do not have the desired proximity to a local park.

Striving to provide a mini-park or neighborhood park within a reasonable walking distance (e.g., ½-mile) may require acquiring new properties in currently underserved locations. Improving multi-modal transportation connections will allow local residents to safely and conveniently reach their local park, and evaluating the potential for use agreements of other lands to serve as

proxies for local neighborhood parks would also aid this endeavor. The results from this assessment reveal potential parkland distribution gaps exist in two regions of the island:

- Central Mercer Island between Rotary Park and Island Crest Park, and
- Southwest Mercer Island, west of Pioneer Park and South Mercer Playfields.

Additionally, opportunities may exist to enhance some street ends for better distribution of water access points around the City. The development of these street ends might afford physical water access, such as small beach areas or human-powered watercraft launches. Still, some might only accommodate passive uses, such as picnicking, respite, or waterfront viewing. These sites include:

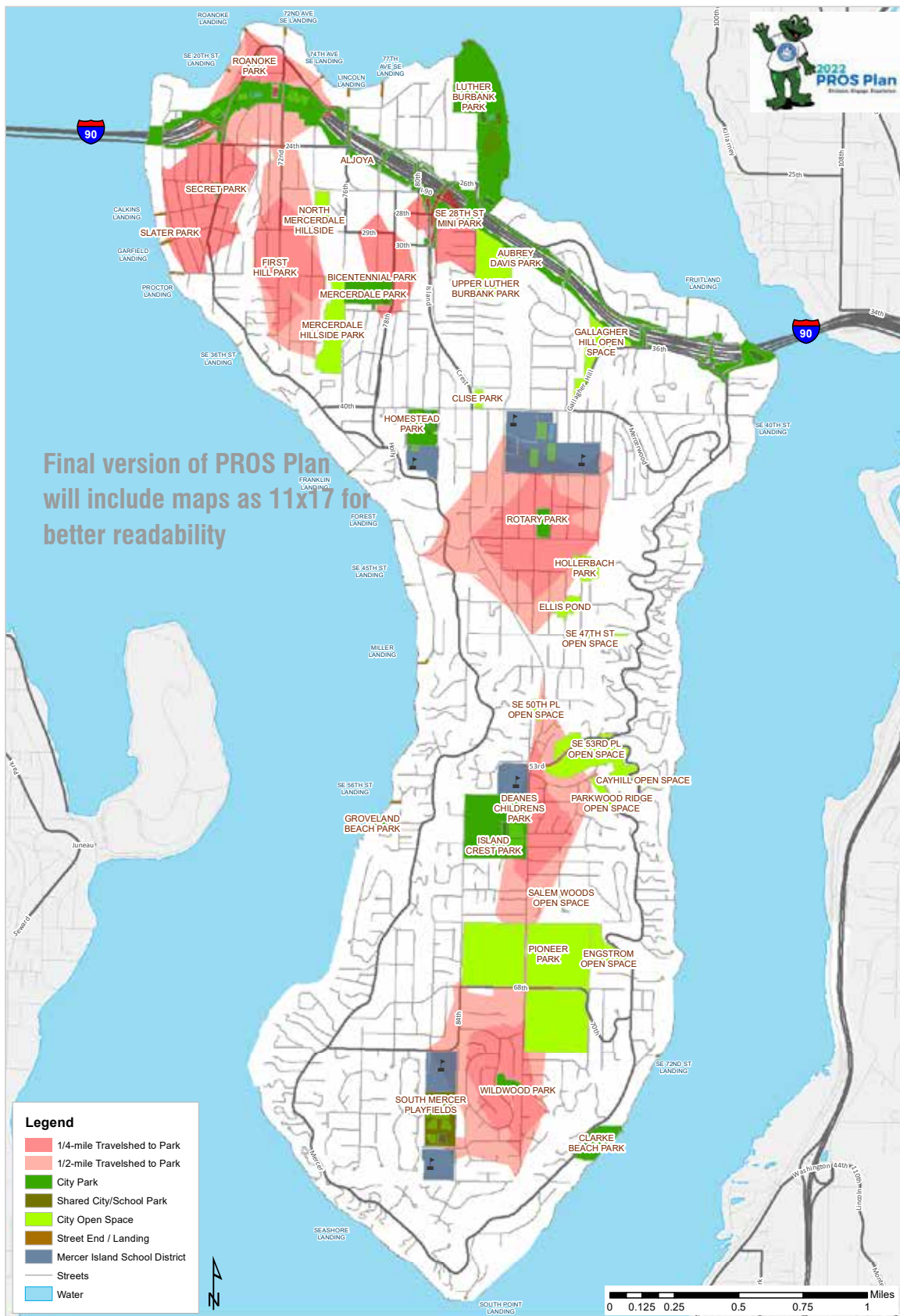
- 77th Avenue SE Landing
- Forest Landing
- Roanoke Landing
- SE 56th Street Landing
- South Point Landing

Mercer Island is effectively built out, and acquisition opportunities are limited now and will likely diminish in the future. The City should consider taking advantage of acquisition opportunities in strategic locations and as funding allows to fill known gaps. Recognizing the high land valuations on Mercer Island, the City should conduct a more in-depth analysis of candidate acquisitions as part of a future Property Acquisition Strategy to guide future investments. Such a planning effort should also explore the potential of accumulating adjoining waterfront parcels to accommodate a future waterfront park akin to Clarke Beach or Groveland Beach.





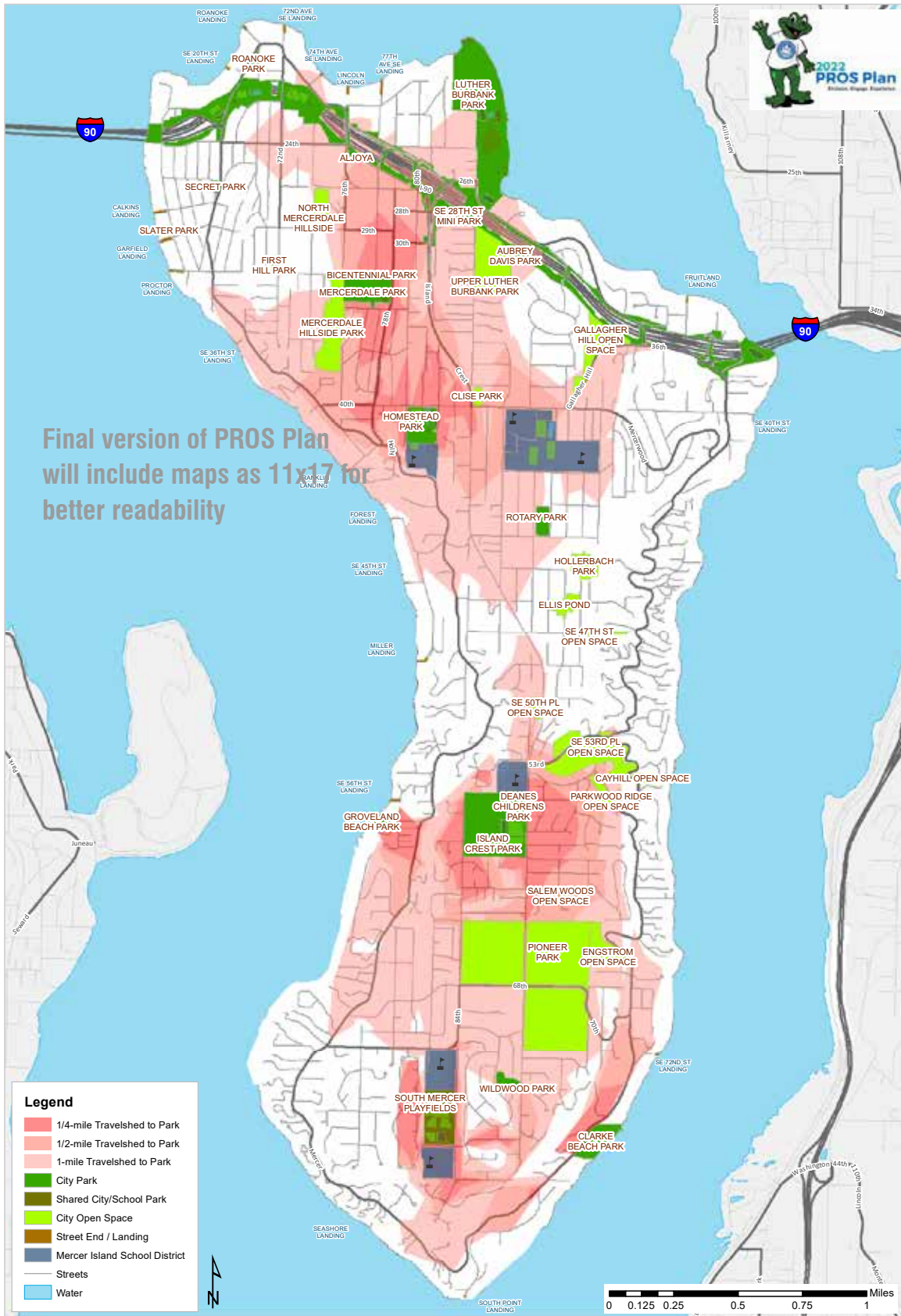
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## Map 2: Travelsheds for Small Parks (Mini & Neighborhood to ½-mile)



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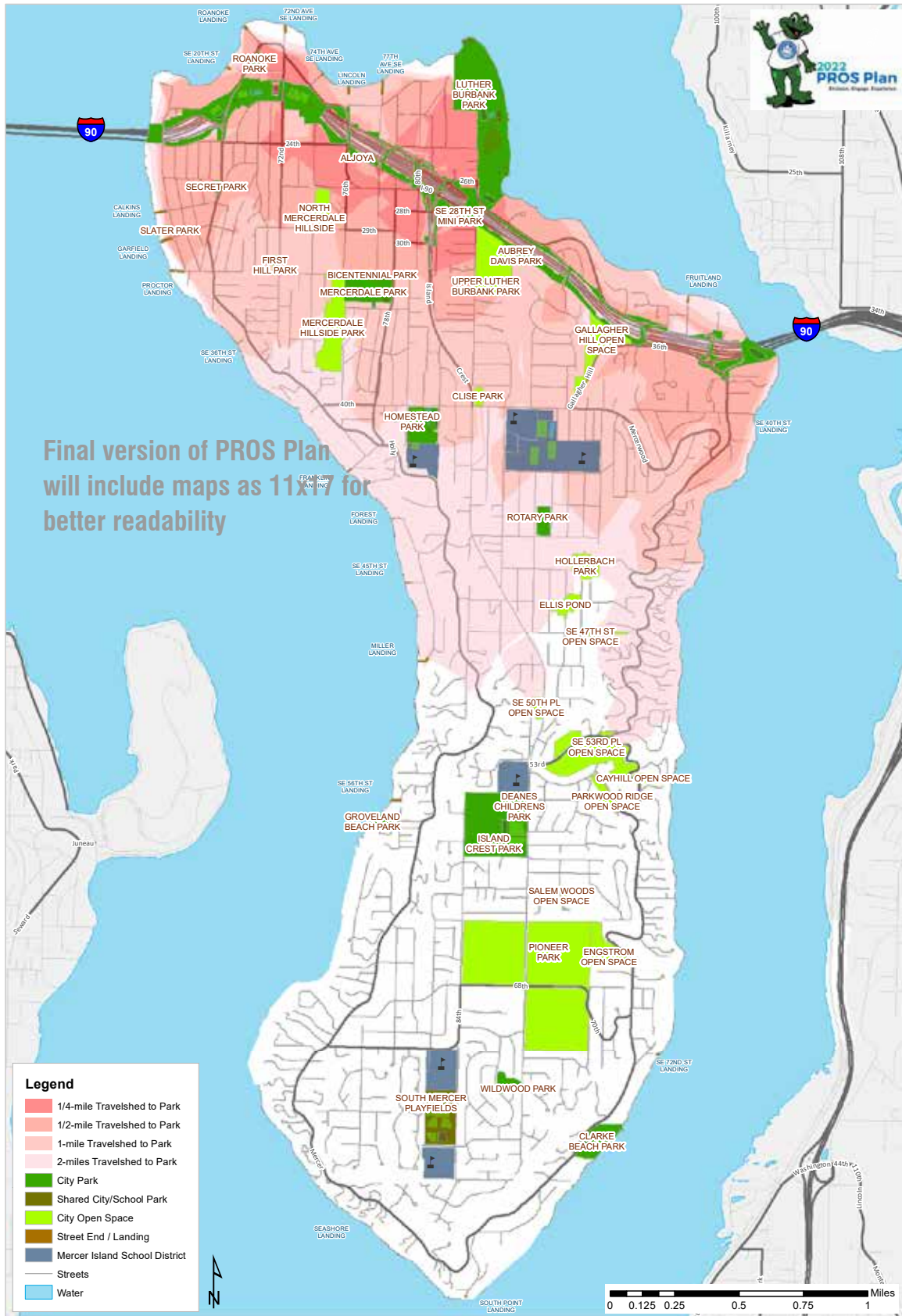


Map 3: Travelsheds for Community Parks (1-mile)



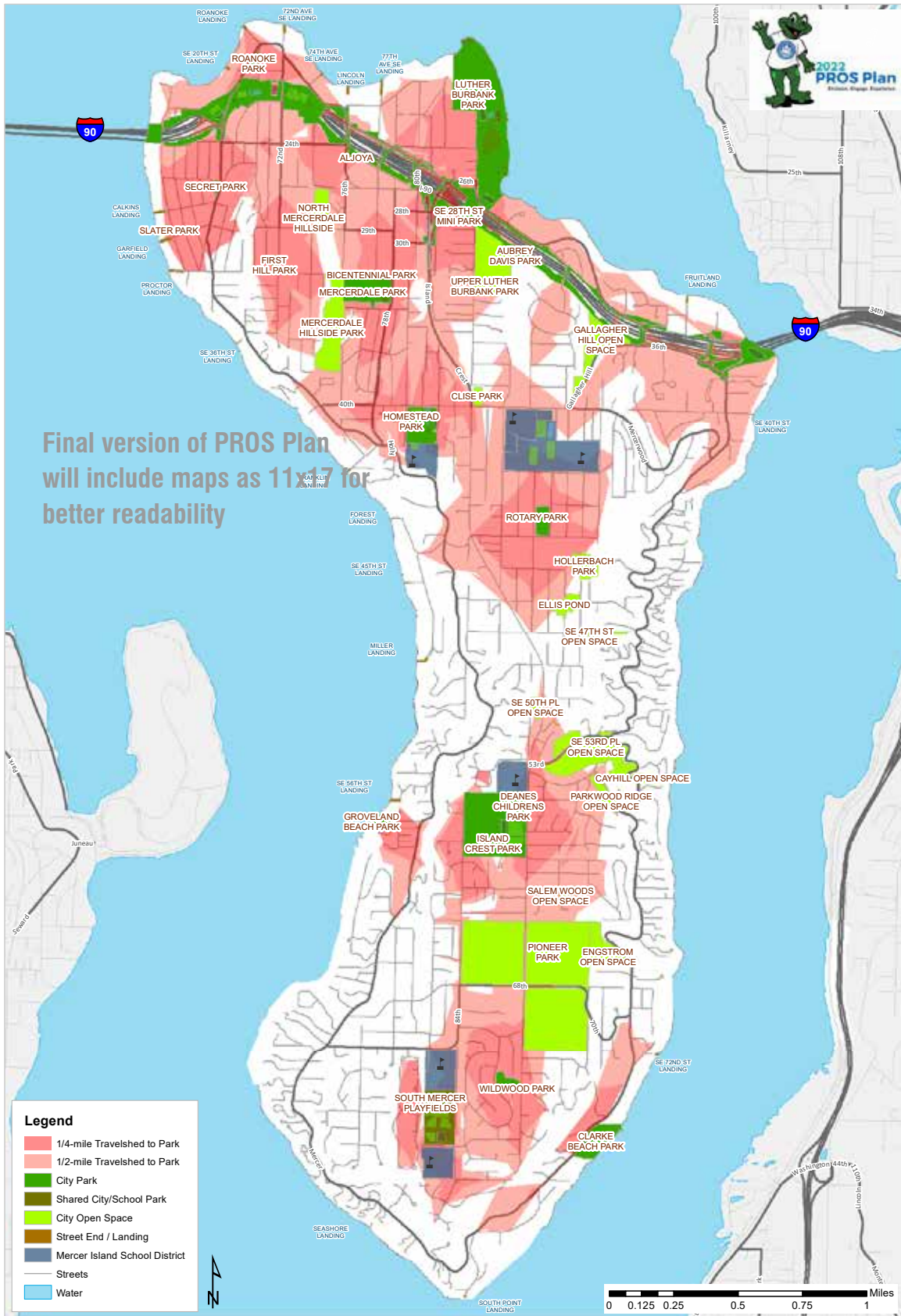
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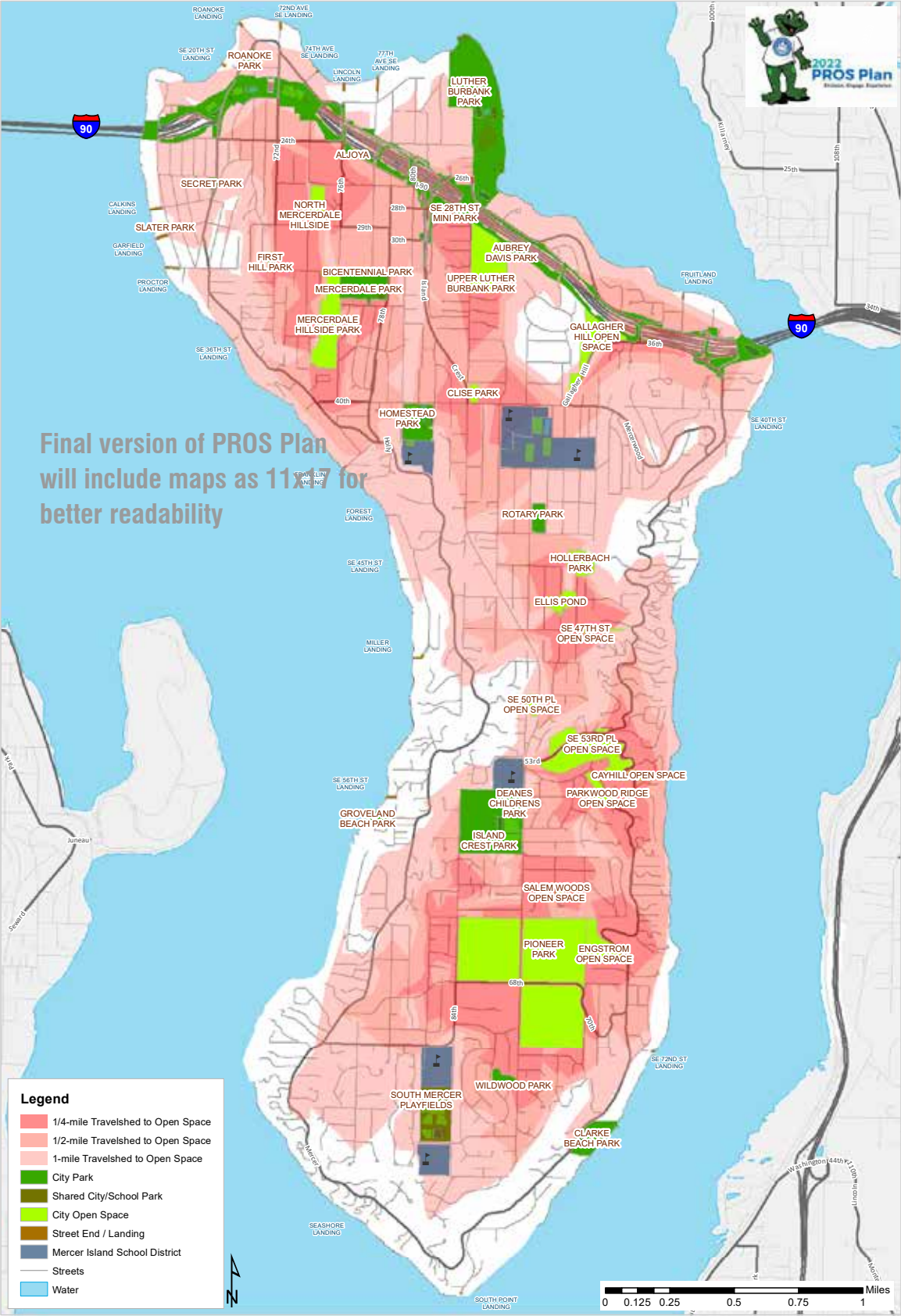


Map 5: Travelsheds Areas - All Parks (1/2-mile)





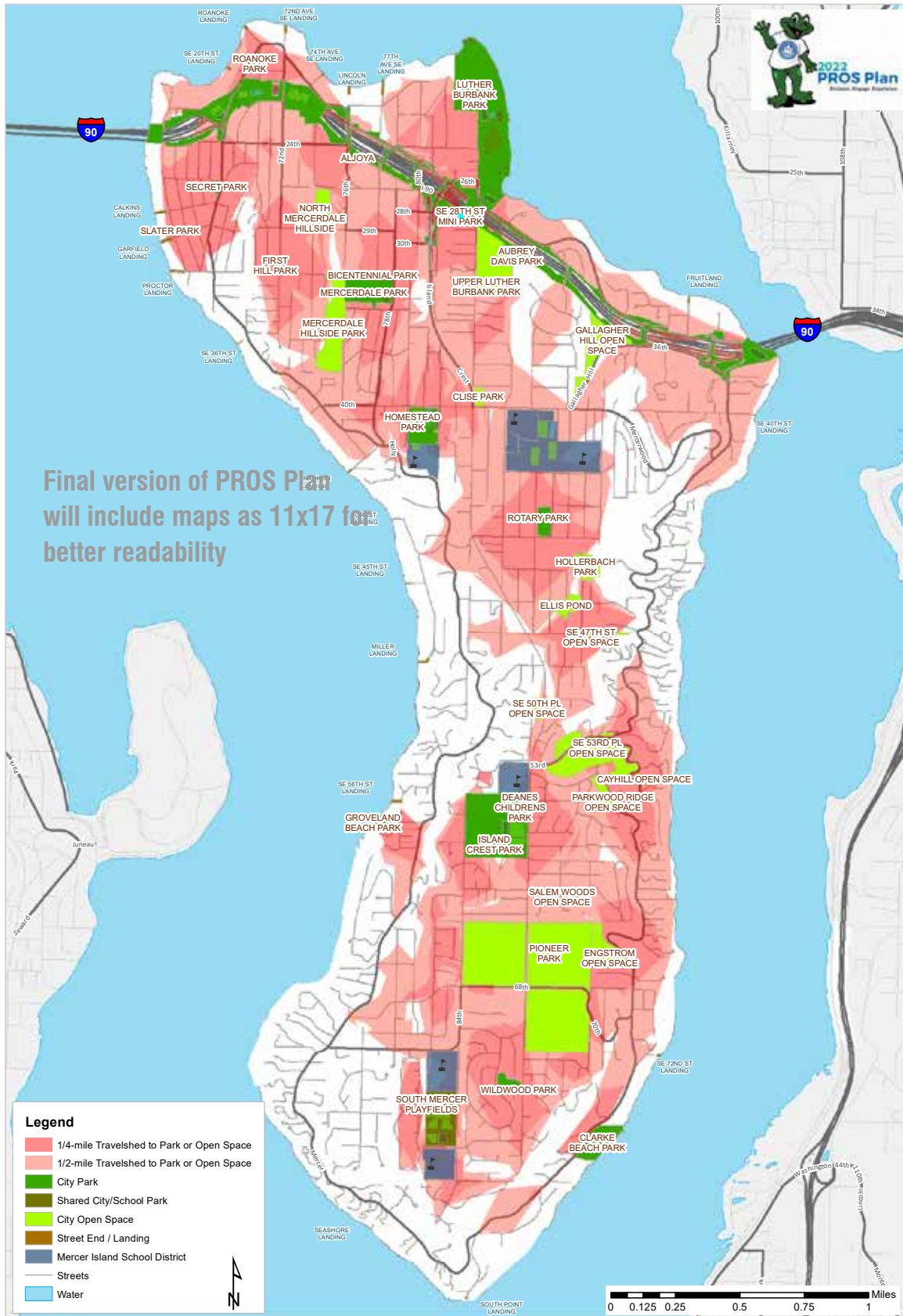
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Map 6: Travelsheds Areas - Open Spaces (1-mile)



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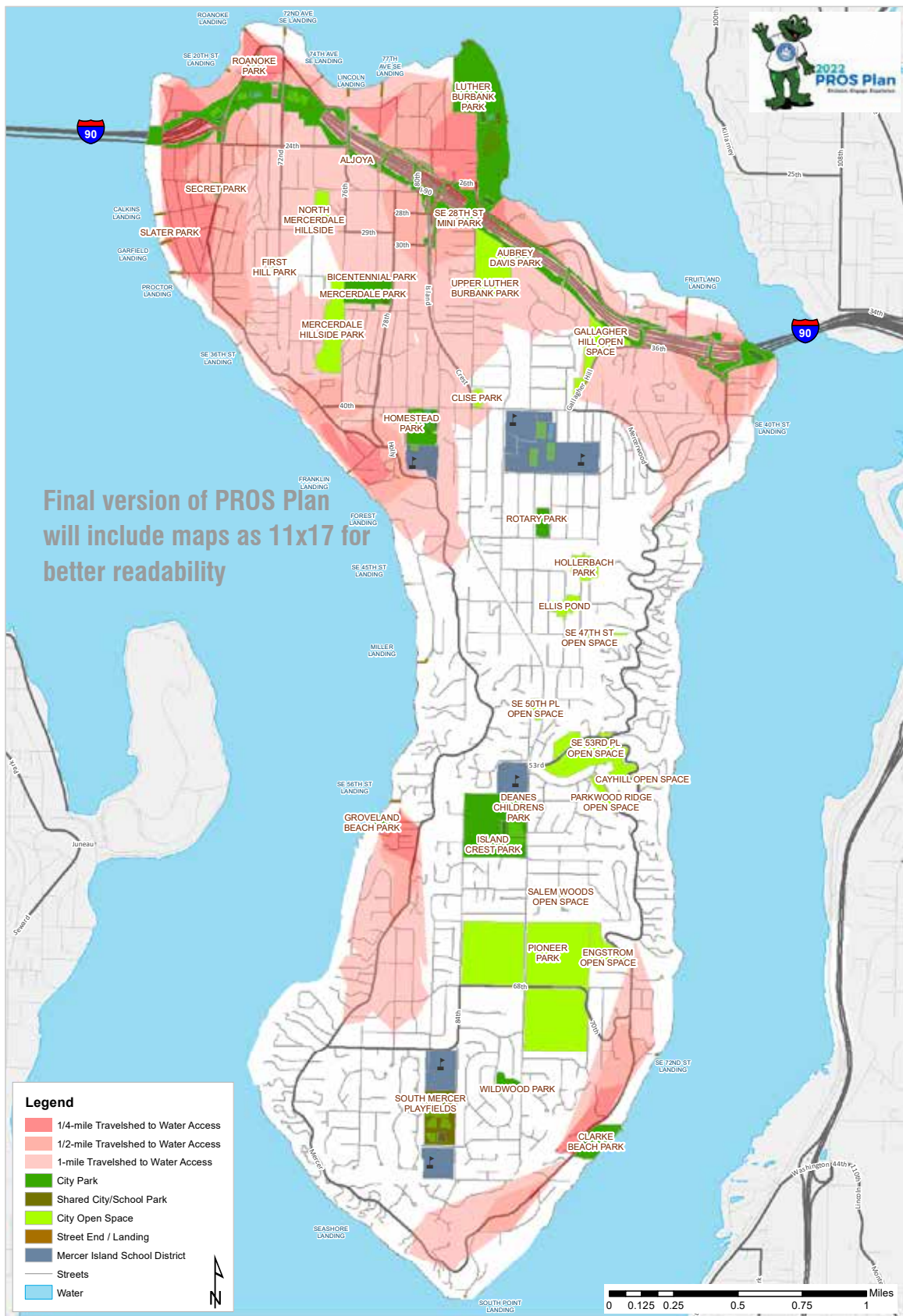


Map 7: Travelsheds - All Parks & Open Space (1/2-mile)



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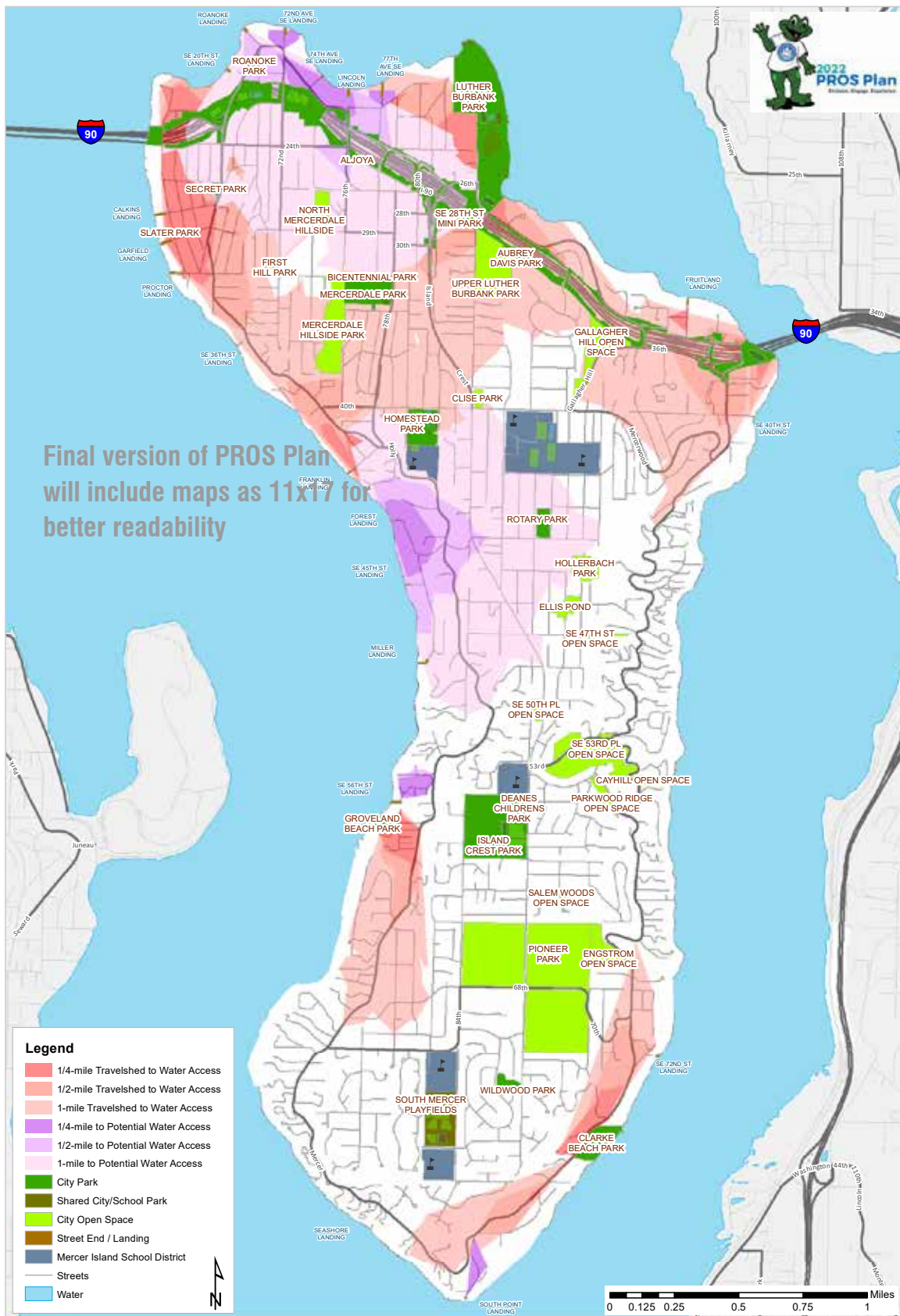




Map 8: Travelsheds - Existing Water Access Sites (1-mile)



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### Map 9: Travelsheds - Potential Water Access (1-mile)





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## Levels of Service

A level of service (LOS) review was conducted in addition to and in support of the gap analysis as a means to understand the distribution of parkland acreage by classification and for a broader measure of how well the City is serving its residents with access to parks, trails, and open spaces. Service standards are the adopted guidelines or benchmarks the City is trying to attain with the park system; the level of service is a snapshot in time of how well the City is meeting its adopted standards.

Many jurisdictions are developing guidelines customized to their community and its unique and often changing park and recreation demands, rather than solely applying the historic National Recreation and Park Association (NRPA) published park standards that focus on parkland acreage per resident. The use and application of standards continue to evolve and develop diverse approaches. This Plan evaluates the City's current parkland level of service through a variety of characteristics, including acreage per capita, as a snapshot in time and means to describe the performance of the park system.

NRPA conducts annual surveys to generate a Park Metrics database (formerly known as PRORAGIS) that reflects the current levels of service of park agencies across the country based on a variety of factors: population size, population density, number of full-time equivalent employees, number of park facilities, acres of parkland, and more. The Park Metrics survey data compares different park and recreation providers from different communities across the country; however,

the Park Metrics database relies on self-reporting by municipalities. Some agencies only include developed, active parks, while others include natural lands with little or no improvements, amenities, or access. The comparative standards in the table below should be viewed with this variability in mind. Also, Mercer Island is unique because it has two City-provided regional parks and significant waterfront access in a densely populated metropolitan region.

A few highlights from the NRPA agency comparison provide perspectives on Mercer Island's park system. Figure 6.6 compares jurisdictional populations served by park and recreation agencies against certain performance metrics. The number of residents per park and acres of parkland per 1,000 residents implicate the potential wear and tear on park facilities.

Compared with similar population sizes, Mercer Island provides considerably more parkland acreage (18.5 acres, including open space) per 1,000 residents. Comparing just developed park properties, the City has 10.1 acres per 1,000 residents. Looking at the numbers of residents per playground, Mercer Island has more playgrounds (at 1,430 residents per playground) than similar-sized jurisdictions (at 3,157 residents per playground). Those favorable comparisons are even more dramatic when evaluating the number of tennis courts provided for public use. With 14 outdoor tennis courts in five different parks, Mercer Island provides one court for every 1,839 residents compared to other similar-sized jurisdictions who provide one court for 4,347 residents. That comparison does not consider the six high school tennis courts and the 25 tennis courts at the three private community clubs on Mercer Island.

Figure 6.6. Service Levels Comparing Park Metric (NRPA) Data

Metric	Median Value		
	All Agencies	Pop. Range 20-50,000	Mercer Island
Residents per Park	2,281	1,963	954
Acres of Parkland per 1,000 population	9.9	9.6	18.5
Miles of Trails	11	8.5	29
Number of Residents per Playground	3,750	3,157	1,430
Number of Residents per Tennis Court (public-outdoor)	5,004	4,347	1,839
Number of Residents per Rec Center	31,141	25,716	25,748



Numeric standards are a blunt and limited tool to assess how well the City delivers park and recreation services. The numeric values alone neglect any recognition of the facilities' quality or distribution (i.e., the ease which residents have reasonable, proximate access to park sites). While public ownership of a broad range of recreation lands is crucial to the City's well-being, the simple use of an overall acreage standard does not match the community input received during this planning process. Residents were particularly interested in the availability of trails, waterfronts, and open spaces within a reasonable distance from their homes.

The City's park system also was assessed using the Washington State Recreation and Conservation Office's (RCO) level of service metrics provided in their planning manual. In reviewing the park system as a whole, Figure 6.7 illustrates the current levels of service across different performance measurements. From the community survey results, public satisfaction of the facilities and amenities that Mercer Island provides ranked as the strongest indicator for the park system.

Figure 6.7. Levels of Service with RCO Metrics (System-wide)

Quality Criteria		
<b>Public Satisfaction</b>		
Overall Satisfaction (rated as Very or Somewhat Satisfied)		92.5%
LOS Grade		A
<b>Agency-based Assessment</b>		
Condition Assessment Rating of Existing Parks (3-point scale)		1.54
LOS Grade		C
Distribution Criteria		
<b>Parkland Access (within 1/2-mile travelshed)</b>		
Percent Service Area with Access to Parks & Open Space		73.2%
LOS Grade		B
<b>Trail System Access (within 1/2-mile travelshed)</b>		
Percent Service Area with Access to Recreational Trails		68.5%
LOS Grade		C
Usage / Visitation Criteria		
<b>Frequency of Park or Trail Usage</b>		
Percent Visiting Parks at Least Multiple Times per Month		87.7%
LOS Grade		A

\* Note: The percentage of land area covered by service area walksheds is a proxy for the population within the residential portion of the City.

No numeric standards are recommended or proposed for open spaces. While numerical planning standards are common for helping to determine a desirable number of neighborhood parks per thousand residents, they do not translate easily to open space because of the uniqueness of the land base itself. Rather than being guided by numerical standards for open space, the priority for future open space acquisitions should be focused on those lands that expand ownership of adjacent City-owned properties or to ensure sufficient property is available to accommodate public access, to address future trail connections, and to enhance environmental functions.

## Other Considerations

While this Plan uses total parkland acreage and parkland access as primary indicators of parkland need, the City may consider other factors as its population grows, including:

- Park pressure, or the potential user demand on a park: residents are most likely to use the park closest to their home. This measure uses GIS analysis to assign all households to their nearest respective park. It calculates the level of service (in acres of parkland per 1,000 residents) based on the acreage of the park and the number of residents in the 'travelshed'. Areas with lower levels of service are more likely to be underserved by parkland and to see higher degrees of use and wear and tear on park amenities.
- Availability of park amenities: Park systems should include an equitable distribution and quantity of the most common amenities like playgrounds, picnic shelters, sport courts, sports fields, and trails to meet local needs and help distribute the potential usage of individual parks. Providing well-distributed basic park amenities, while also offering unique outdoor experiences, will result in a varied park system with various recreational opportunities for residents.

## FUTURE INITIATIVES

### Waterfronts & In-Water Infrastructure

Mercer Island's location on Lake Washington and the numerous waterfront parks and street-ends provides countless water-based recreation opportunities, including motorized and non-motorized boating, fishing, paddle sports, wildlife watching, and other beach activities. The City's waterfront parks connect residents to the water and reinforce the uniqueness of Mercer Island's park system.

- The City has made significant investments in waterfront and water-oriented infrastructure over the past decades. This infrastructure, which includes docks, piers, and other water access amenities, is aging and needs to be replaced. Specifically, the City should initiate a joint master planning process for Groveland Beach Park and Clarke Beach Park to establish a long-term plan to address aging infrastructure at both parks. Potential outcomes may include replacing the docks at both parks and considering rehabilitating the shoreline to enhance habitat.

## Playgrounds

Similar manufacturers built the existing playgrounds on Mercer Island for a style of play, mainly intended for 2-5 year olds and 5-10 year olds. A review of play equipment installation dates guided the need for and timing of future replacements. Manufactured play equipment has a typical useful service life of 15 to 20 years, depending on play equipment condition, wear, and usage. Of the 18 playgrounds in the parks system, 10 are nearing the end of their useful life and will require replacement within ten years.

- As playground replacements are planned, Mercer Island should consider opportunities for fully-accessible all-inclusive play areas to provide for users of all abilities.

Another significant, recent trend is that of the relationship between child development and access to nature or nature play. Stemming from Richard Louv's book, *Last Child in the Woods*, a network of organizations and agencies have come together to discuss the impacts of nature play and seek funding and partnerships to facilitate ways to connect kids to their local environment. According to the Children & Nature Network, a national non-profit organization working to reconnect children with nature, which Louv co-founded, recent studies show that children are smarter, more cooperative, happier, and healthier when they have frequent and varied opportunities for free and unstructured play outside.

- In developing future park sites, the City should consider installing nature play features and look for ways to optimize nature play opportunities.

## Sport Fields

The City currently provides significant infrastructure in the way of athletic fields, specifically with synthetic turf fields at Island Crest Park and the South Mercer Playfields, which will require replacement in the coming years.

- Turf replacement projects at both sites should include replacing the existing backstops with higher structures since foul balls currently fall into spectator areas and parking lots. Future field lighting projects should include conversion to energy-saving LEDs.

## Sport Courts

A limited variety of sport courts exists within Mercer Island. Fourteen tennis courts are provided at five parks, and three basketball courts are provided at two parks. Several school sites do provide limited access to outdoor basketball and tennis courts. Mercer Island currently has no outdoor, dedicated pickleball courts available within public parks. Still, the tennis court and basketball court at Luther Burbank Park has been used by pickleball players for games.

- Pickleball continues to rank as one of the fastest-growing sports and has seen significant jumps in participation over the past decade, attracting a wide range of age groups. As an interim step, the City should plan to convert some tennis courts to multi-sport courts through striping and plan for a grouping of new, dedicated pickleball courts. Outdoor pickleball courts are most successful if clustered rather than spread individually throughout the park system. Such a grouping promotes leagues, pick-up tournaments, and related social interaction. Courts are best located in groups (at least two, but preferably six to eight to accommodate the social aspects of the sport) to provide for the regular league activity that grows as the sport is adopted within a community.

## Expanding Recreation Options

### Spray Parks

Spray parks are water play features that are very popular and provide a means of integrating aquatics into parks at a relatively low cost. Mercer Island currently does not have a spray park in the park system, and strong public support exists for this feature.

- The City should consider at least one spray park to serve residents as an option for summertime water play that doesn't require lifeguarding. This special use amenity typically is supported by parking and restrooms since it draws users from a wider area. Any spray park facility should be designed to recycle water if possible.

### Bike Skills

Engaging older youth, teens, and adults in more intense physical activity within parks requires amenities that support challenging active movement.

- The existing Bike Skills Area at Upper Luther Burbank Park has been a source of local tension in recent months. At the time the PROS Plan was under development, the City had retained a consultant to assess the Bike Skills Area.

### Street End Development

- As noted earlier, expanded access to water-oriented sites and related recreation options is a strong interest of the Mercer Island community. Several street-ends can be improved to provide small spaces for picnicking, human-powered watercraft access, and waterfront viewing.

Spray Park (example)





## Other Amenities

Recreation options that require large land areas to accommodate large, dedicated facilities are not recommended for Mercer Island. These include a golf course, disc golf course, and dedicated, single-track mountain bike courses. Each of these types of facilities are available off-island and within reasonable proximity to Mercer Island.

## User Conveniences

Providing a range of outdoor sports facilities is a critical element in fostering a healthy and active community. Support for activities and for facilities that can accommodate less physically active park users must also be prioritized. While parking and restrooms provide basic necessities for supporting accessible outdoor recreation, the value of shelters and gathering places should not be underrated.

### Restrooms

- Supporting park and trail use through the provision of restrooms is a critical element in any park system. A new restroom is proposed at Aubrey Davis Park, and several other parks should have the restrooms replaced or upgraded. These sites include Clarke Beach Park, Groveland Beach Park, Luther Burbank Park, and Island Crest Park. For Clarke Beach and Groveland Beach, new site master plans for those parks should guide the future decisions about the need and location of restroom facilities.

### Picnic Areas & Shelters

- Improving access to existing picnic areas and shelters for ADA compliance should be a core focus. Additionally, the City should replace the recently burned shelter at Aubrey Davis Park and install a new shelter at Luther Burbank Park. As with restrooms, new site master plans for Clarke and Groveland Beach Parks should guide the future decisions about the need and location of picnic areas and shelter facilities.

### Wayfinding

- The City of Mercer Island can benefit from enhanced wayfinding and signage supporting its overall park and trail system. Opportunities exist to help visitors navigate and inform them about the public spaces they are entering. A clear need was identified for small identification signs at side entrances to parks and open spaces and 'share the trail' hierarchy-of-uses signs to reinforce user

etiquette. A good wayfinding system can provide a consistent identity and display valuable and accessible information to orient the user. This guidance system ensures efficient use of the trail, park, or other public space and conveys safety to the user by translating the environment into a known geography. Signs, symbols, mapping, color, and standardized site amenities combined with good design of the physical environment (i.e., trail or park) help the user navigate the space and stay comfortably oriented. The use of consistent graphics and a coordinated hierarchy of sign types and sizes can provide park and trail users with wayfinding information, as appropriate, to enhance their access and knowledge of the recreational system available for their enjoyment.

### Information on Recreational Opportunities

- The City should continue to enhance its website to provide information on local and regional park and recreation opportunities. The City should continue strengthening existing partnerships with local businesses, athletic leagues, the Mercer Island School District, and other community organizations to facilitate the promotion and distribution of information to residents. Promotional and marketing materials should include an updated parks guide, online maps and amenity lists, and print materials.



## SUSTAINABILITY

The Sustainability staff team researches and implements projects, programs, and policies within the city organization and across the community to advance sustainability in Mercer Island, demonstrate climate leadership, and serve as a model for environmental collaboration and innovation. The vision presented in the 2006 City Comprehensive Plan stated, “Mercer Island strives to be a sustainable community...” With an initial target of reducing greenhouse gas emissions, the City joined ICLEI—Local Governments for Sustainability, a non-profit, global network of more than 2,500 local and regional governments committed to sustainable urban development. Since then, the City has become a founding partner in the local policy collective, King County—Cities Climate Collaboration (K4C). Continuing efforts to fulfill sustainable policies have included waste reduction, energy conservation, solar installations, public outreach and education about sustainable practices, electric vehicles, green building requirements, and climate impact mitigation. In late 2020, the City reported that 100 percent of its government operations were now powered by clean, renewable energy from a new turbine windfarm in Western Washington. The City is currently in the process of drafting a Climate Action Plan.

### A Role in Shaping a Successful City

Recognizing the potential of parks to shape cities, the National Recreation and Parks Association and the American Planning Association collaborated to address the challenges of creating and enhancing parks in cities. The joint effort concluded that the role of parks is no longer simply relegated to places for recreation or the preservation of open space. Parks in town centers and urban areas increasingly influence the quality of life, economic development, and the connectivity of civic spaces. Parks can also improve stormwater management as green infrastructure, provide flood management benefits, preserve habitat, protect and enhance the tree canopy, and more.

The City recognizes the importance of its parks in shaping a livable Mercer Island and the contribution that parks and recreation provide to the community’s character and quality of life. Partnerships and coordination between City departments (such as planning and parks and water/stormwater) and across other governmental agencies (county, regional, state & federal) connect broader resources and provide multiple benefits for proactively integrating parks in the urban fabric.

### Green Stormwater Infrastructure

Green stormwater infrastructure investments to reduce and treat stormwater flooding and pollutants have been on the rise across the country. These nature-based methods apply permeable pavements to reduce runoff, bioswales to slow and treat draining waters, stream restorations to stabilize banks and improve aquatic resources and tree canopy cover to alleviate heat impacts and reduce stormwater quantity. Many cities and towns fail to coordinate their stormwater management efforts with their park system operations, missing a valuable opportunity to improve surface water resources and inform the community about the importance of stormwater management and the value of green infrastructure applications.

Relating city-wide environmental stewardship and the regulatory requirements of stormwater planning, Mercer Island’s park and open space system plays a key role in helping to manage surface water resources and its stormwater runoff control program. Through the City’s Stormwater Management Program, which includes public education and outreach, the City’s parks and open space provide the venues



for opportunities to illustrate best practices for managing rainwater runoff and reducing stormwater impacts. In the park system today, interpretive signs about reducing runoff, installing rain gardens, and using native and naturalized plantings are located in several parks. Park maintenance practices and restoration activities help mitigate runoff volumes and improve water quality. Forest management within parks and open space help reduce stormwater impacts. The Stormwater Management Program outlines the monthly interdepartmental workgroup coordination to help ensure practices and projects that help meet water quality goals. In City parks, the stormwater educational effort includes encouraging pet owners to collect pet waste and properly dispose of it.

Volunteer restoration events in parks and open spaces incorporate information about the importance of restoring and conserving the health of forests, wetlands, and watercourses. Mercer Island's Arbor Day celebration helps promote the importance of trees and their contribution to water quality and a healthy lake environment. The role of urban forestry in contributing to stormwater management is also highlighted in Arbor Day events. The Stormwater Management Program also targets ongoing training for City employees whose operations may impact stormwater quality. New park capital projects should be designed to incorporate green infrastructure techniques that improve rather than adversely impact existing stormwater runoff quality.

As part of its stormwater management, the City seeks to upgrade and improve the aesthetics of its planter beds located in right-of-way roadside and median locations and at individual park entrances. There are 18 different median/roadside sites and 12 park entrance planter beds that are part of a spring 2021 improvement project to optimize visual appeal, provide year-round interest, and incorporate sustainable designs. While these new plantings eventually should consist of "low maintenance" and drought-tolerant plantings, the establishment of new landscape plantings should be expected to increase both monitoring and maintenance to ensure successful growth. In addition, these planting designs may provide a sample palette for future landscape plantings with parks.

Green stormwater infrastructure should become a standard park design practice to ensure that future park projects, upgrades, and ongoing restoration activities continue to promote a healthy lake environment, conserve and protect natural ecosystems, and maintain low-impact park environments. Park planning and management should continue routine collaboration with stormwater utility planning to capture opportunities for financing and implementing coordinated projects and programs.

## Advocacy Partnerships

Many park and recreation agencies have supportive local non-profit organizations that provide advocacy and fundraising capacity to park and recreation programming and operations. These relationships can be highly beneficial in capturing local resources to support needed programming and capital improvements that cannot be fully funded solely through tax or program revenues. As non-governmental agencies, non-profit park foundations and open space conservancies can advocate on political issues such as bond initiatives or proposed levies and have more flexibility to publicly lobby local leaders for park, recreation, and conservation causes. Expanding on the community's legacy of supporting philanthropic ventures, creating a park and recreation foundation can be a critical element in future fundraising, marketing, volunteer organization, planning, and strategy.



# 7 RECREATION, ARTS & CULTURE



**The City's recreation, arts, and cultural programs enhance physical and mental health, provide educational value, build social connectedness, and are highly valued by the community.**

Tai Chi course at the MICEC

Recreation, arts, and cultural programming assume many forms such as classes, athletics, camps, gymnasium, drop-in programs, performances, special events, social groups, and more. The City is fortunate to host these activities in a variety of indoor and outdoor venues, including the Mercer Island Community and Event Center (MICEC), which is an important facility to support delivery of recreation programs and services. This facility provides active recreational space, community gathering opportunities, and serves as a local and regional venue for private events, meetings, and athletic rentals.

## Recreation and Arts Trends

Various resources have been assembled and summarized to offer a comprehensive overview of current recreation trends, market demands, and agency comparisons.

The following national and state data highlights some of the current trends in recreation and arts and may frame future considerations in program and activity development. Additional trend data is provided in Appendix I.

- 77% of respondents to the American Engagement with Parks Survey indicate that having a high-quality park, playground, public open space, or recreation center nearby is an essential factor in deciding where they want to live.<sup>(1)</sup>
- Nearly all (93%) of park and recreation agencies provide recreation programs and services. The top five most commonly offered programs include holiday or other special events (65%), educational programs (59%), group exercise (59%), fitness programs (58%), and day or summer camps (57%).<sup>(2)</sup>

# RECREATION

- Just over half of Americans ages 6 and older participated in outdoor recreation at least once in 2019, the highest participation rate in five years. (Note: This trend may be higher in 2020 and 2021 given the impacts of the COVID-19 pandemic.) The number of outings per participant declined, however, in 2019 continuing a decade-long trend and resulting in fewer total recreational outings. <sup>(3)</sup>
- Youth aged 6 to 17 were active outside far less in 2019 than in previous years; the average number of outings per child dropped 15% between 2012 and 2019. <sup>(3)</sup>
- Nearly all park and recreation providers in the U.S. experienced declines in revenue in 2020 due to the COVID-19 pandemic. As early as May 2020, most providers had to close facilities temporarily in accordance with health and safety directives. Nearly half of the providers also furloughed or laid off staff due to the funding and facility impacts of the pandemic. <sup>(4)</sup>
- When it comes to costs and revenues, the percentage of costs recovered depends on the type of organization. On average, respondents to the 2020 Managed Recreation Industry survey said they recovered nearly 50% of their operating costs. Only a few facilities reported that they covered more than 75% of their operating costs via revenue. For public organizations, 45% of costs are recovered, up slightly from 42% in 2019. <sup>(4)</sup>
- Research from the US Bureau of Economic Analysis shows that arts and culture drive 4.2% of the US gross domestic product (GDP), generating \$736.6 Billion in 2015. In Washington State, this sector beats the national GDP, providing 7.8% of the State's GDP. Both in Washington and nationally, arts and culture surpass construction and education services in contribution to GDP. <sup>(5)</sup>
- 28% of the nation's approximately 4,500 Local Arts Agencies (LAAs) are government agencies, departments, programs, facilities, or other associations. Of those LAAs, 80% are affiliated with municipalities. LAAs promote, support, and develop the arts at the local level, ensuring a vital presence for arts and culture throughout America's communities. <sup>(6)</sup>
- 84% of LAAs present their own cultural programming to their community. These programs include after-school arts education programs, public art, free concerts in the park, exhibitions, heritage and preservation efforts, festivals, and special events. <sup>(6)</sup>
- 53% of LAAs said the general public's perceived value of the arts has increased since the onset of the pandemic. <sup>(6)</sup>
- The pandemic disproportionately impacted the cultural sector. It will be among the last sectors to fully reopen, in part due to social distancing requirements. <sup>(7)</sup>
- After eight consecutive years of increases, the average size of the LAAs budget (income/revenue) declined 10.0% in 2020 and is anticipated to decline another 10.6% in 2021. <sup>(8)</sup>
- People who say their neighborhood has easy access to quality arts and cultural activities tend to be more satisfied, identify more with local lifestyle and culture, and invest more time and resources in their communities. <sup>(9)</sup>
- Arts activities increase residents' interest in getting involved in local issues and projects. 86% of civic engagement participants want to be involved in future projects. After their involvement, people living where projects occurred were more than twice as likely to be civically engaged as those whose blocks did not have projects. <sup>(10)</sup>

## Sources:

- (1) American Engagement with Parks Survey (2021)
- (2) 2020 NRPA Agency Performance Review
- (3) 2020 Outdoor Participation Report, Outdoor Foundation
- (4) 2020 State of the Industry Report, Recreation Management magazine
- (5) US Bureau of Economic Analysis, 2015
- (6) AFTA 2020 LAA Profile [http://surveys.americansforthearts.org/r/391676\\_60549cd4741a42.54488835](http://surveys.americansforthearts.org/r/391676_60549cd4741a42.54488835)
- (7) ArtsWA <https://www.arts.wa.gov/wa-covid-recovery-survey/>
- (8) AFTA LAA COVID-19 Impacts [https://www.americans-forthearts.org/sites/default/files/2Pager\\_ImpactOfCOVIDPandemicOnLAAs\\_WithBudgetHistory.pdf](https://www.americans-forthearts.org/sites/default/files/2Pager_ImpactOfCOVIDPandemicOnLAAs_WithBudgetHistory.pdf)
- (9) Knight Foundation Community Ties survey Community-Ties-Final-pg.pdf (knightfoundation.org). Builds off Soul of Community Longitudinal Study (2008-2010) conducted by the Knight Foundation found key drivers of community attachment to be social offerings, openness, and aesthetics. <https://knightfoundation.org/sotc/overall-findings/>
- (10) Nicodemus, A., Engh, R., & Mascaro, C. (2016). Adding it Up: 52 Projects by 30+ Artists in 4 Neighborhoods. Metris Arts





## Recreation Reset Strategy

The City of Mercer Island's recreation, arts and cultural programs were significantly affected by the COVID-19 pandemic as facilities were closed, revenues declined, and staffing was reduced in March 2020. The City's leadership took the opportunity during the pandemic to think strategically about how to "reset" the Recreation Division for a successful future. The pause in the provision of most services led to the development of a new strategic approach for delivering recreation and services. The adopted Reset Strategy, which is included as Appendix E, provides guidance for the purposeful allocation or investment of City resources into recreation, arts and cultural programs and services. The Reset Strategy also guides the long-term work and offerings of the Recreation Division, targeting resources and efforts toward:

- Service and program offerings that are aligned with community values and goals.
- Financial sustainability that ensures stewardship and accessibility that benefits all.
- A purposefully planned balance between community investment and individual benefits.

As the City moves forward with implementing the Reset Strategy, it will focus on balancing competing needs and priorities, and determining the best way to maximize or optimize benefits using limited resources. The Reset Strategy's cost recovery framework (where some programs receive a greater share of tax dollars, and some programs subsidize others) will help the City be deliberate about offering services where it is the best or most appropriate and concentrate support toward core services and programs of the Recreation Division. Core and desirable services are defined below.

### Social Good or Public Good Core Services

These programs and services are those that may benefit all members of the community, are typically offered through tax support (rather than user/participant fees), and may focus on health, safety, equity, or access. These programs and services will receive the greatest share of community investment.

### Business Sustainability Core Services

These programs and services meet community needs and produce revenue for the City that covers some of the indirect costs of programs or reduces the need for tax support for other programs. These programs and services are designed to meet the market's needs and are offered with market rates in mind. These programs typically benefit individuals or specific groups. They are financially supported by the beneficiaries of the service.

### Desirable Services

Many programs and services could be labeled as desirable, and this categorization includes those programs and services that simply do not fall into either the social/public good core or the business sustainability core. Desirable programs offered by the City should meet these criteria:

- The program is likely to generate sufficient revenues to offset its costs and meet cost recovery targets.
- Hosting the program at a City facility will not adversely affect the City's ability to offer social/public good or business sustainability core services.
- High demand exists.
- The program will serve a large population or significant, identified community need.

## Recreation and Arts Programs

The City has, in the past and will continue to offer in the future, a wide range of programs and activities to diverse participants in a multitude of settings. This commitment is consistent with residents' stated desire for the City to offer programs for various ages and abilities. As the Reset Strategy is implemented, the Recreation Division will initially focus on providing programs and services categorized as "core" and expand offerings in response to community needs and as resources allow. The strongest demand for recreation programs has been for:

- Youth summer camps.
- Drop-in sports, such as pickleball.
- Field and gymnasium rentals for sports programs and leagues.
- Meeting and event room rentals.
- Organized, instructor-led fitness programs.

In addition to advocating for popular, recurring programs, residents have expressed interest in the City offering more of the following:

- Outdoor classes and activities.
- Aquatics programming such as swimming, water safety, and boating.
- Educational classes.

Going forward, recreation staff will pilot new programs to explore the demand for trends such as e-sports, intergenerational activities, and other outdoor activities. As an island community the demand is high for water-oriented activities, and the Recreation staff will pursue

enhanced programming opportunities at the City's waterfront locations. There is strong community support for the City to avoid duplication of services and to partner with other providers as a way to satisfy demand, enrich the variety of offerings, and efficiently use City resources.

## Recreation Facilities

The City of Mercer Island hosts recreation and arts and culture programs in its parks and in several municipal buildings, most notably the Mercer Island Community and Event Center (MICEC). The day-to-day management, ongoing maintenance, and long-term reinvestment in these facilities are crucial to the success of the City's programs. Additionally, efficient scheduling and use of the facilities ensures that cost recovery, diversity, equity and inclusion, program lifespan vitality, and other goals are met. The City should continue to coordinate with the other facility providers on Mercer Island, such as the Mercer Island School District, the Boys & Girls Club, Mary Wayte Pool, the Mercer Island Library, and the Stroum Jewish Community Center, among others, on program offerings and scheduling.

When residents were asked to state how they would prioritize the use of MICEC facilities, they indicated the following were top priorities:

- Activities for youth
- Activities for seniors
- Adaptive or therapeutic recreation
- Fitness programs,
- After school or school break programs.

Additionally, there is strong support for the MICEC to serve as a gathering place for spontaneous play and socialization, one-time activities, and special events, and to showcase local art. The City can leverage the facility as an event center by maximizing private use on evenings and weekends. Also, the future use and function of the North Annex at the MICEC should be guided by a focused master planning effort to examine the community needs and program options suited for that space while also identifying options to replace the aging infrastructure.



Fitness program at the MICEC



Camp Mercer participants



Climbing wall during a special event at Luther Burbank Park



## Special Events

The Recreation Division is responsible for the overall coordination of community and special events. These public events provide gathering opportunities, celebrations, inspiration, remembrance, activation of Town Center and city parks, entertainment, and education. Special events draw the community together and also attract off-Island visitors. Some recurring, multi-day community events of the recent past included Summer Celebration, Mostly Music in the Park, Friday Night Films, Leap for Green, Shakespeare in the Park, and Illuminate MI. The City has also hosted or supported numerous one-time or single-day events.

Community gathering and special events should continue to be an area of emphasis; however, the overall number and breadth of City-sponsored special events should be carefully managed to align with the availability of resources and impacts to general park and facility use. Upcoming policy and budget deliberations will guide the City in the number and extent of the special events through the allocation of dedicated resources. A structured approach will help the City manage the growth of these popular offerings; ensure high-quality, adequately resourced events; and enlist community sponsorships, partnerships, and support.

Opportunities to connect are clearly crucial to Mercer Island residents, particularly as the community emerges from the global pandemic. Recent surveys showed strong community support for spending “some tax dollars on a few special events open to all community members,” a desire for more “community events for those without children,” and an interest in “performing arts such as community theater or concerts.”

Wedding ceremony at the Luther Burbank Park Amphitheater



## Arts and Culture

The City of Mercer Island plays a critical role in supporting and sustaining the community’s rich and diverse arts and cultural identity. This responsibility is upheld largely through the ongoing work of the Recreation Division and Arts Council, which is more fully described in the City’s Comprehensive Arts and Culture Plan (adopted in November 2018 and provided in Appendix F).

As the City’s official Local Arts Agency (LAA), the Arts Council strives to:

- Advocate for the arts, artists, and arts organizations on Mercer Island.
- Stimulate and promote community awareness, education, and enjoyment of the fine arts.
- Support performing, visual, and literary arts programs, projects, and events.

These goals have been advanced through a range of one-time and ongoing activities, including oversight of the City’s public art collection, the Mercer Island Gallery, and the Greta Hackett Outdoor Sculpture Gallery; advocating for art experiences such as special programs and classes, concerts, film series, dances, and theater performances; fostering community art creation projects; and convening and cooperating with other arts organizations.

The Comprehensive Arts and Culture Plan describes a vision of assimilating “positive art experiences into everyday life for all community members” and areas of policy focus and actions to take to achieve that vision. The plan also names two barriers to achieving the vision: (1) a lack of coordinated cooperation among Mercer Island arts groups, and (2) a lack of space for arts activities and performances. The plan encourages enhancing alliances in the local arts community to improve availability of arts and cultural resources and the ability to fulfill community needs.

The City’s PROS Plan community surveys reflect similar themes and are in alignment with the Arts and Culture Plan findings. Community members voiced a desire for the City to “explore partnerships” as a way to deliver program, event, and facility-based “opportunities for all.” Community members see the City as playing an important role in facilitating access to the diversity of arts and cultural opportunities, regardless of whether or not the City is the primary provider of an event, activity, or facility.

As the City implements the Recreation Reset Strategy, it is redefining expectations for allocating City resources and the outcomes sought from using those resources. Work plans for the Arts Council, the Parks

and Recreation Commission, and City staff identify the policies that need to be developed or updated to enhance alignment with the Reset Strategy and implement program, events, and other experiences. The City will conscientiously target its arts and cultural work efforts and devote energy to evaluating performance on named objectives.

### Arts and Culture Programming

The Recreation Division and its community partners deliver arts and cultural programming, with support from the Arts Council and community volunteers. Arts and cultural opportunities have included visual arts classes and exhibits, dance performances and instruction, concerts, summer camps with various arts themes, and special events. As with the approach to other recreation programs, the City endeavors to provide a broad array of public art and community arts and cultural programs encompassing literary arts, performing arts, educational topics, history, and diverse cultures accessible to people of all ages and abilities. Programming varies yearly based on demand, input from the Arts Council and community members, special occasions, availability of resources, and new opportunities.

### Arts Venues & Assets

The City conducts arts and culture programs and events at the MICEC. The facility includes the Mercer Island Gallery, a dance room, an outdoor covered terrace, a gymnasium, classrooms, and a large event space. The City maintains a public art collection of more than 65 two- and three-dimensional works, which can be found in public parks and rights-of-way, municipal buildings, and at the Greta Hackett Outdoor Sculpture Gallery. Outdoor venues for arts and cultural opportunities include the City's parks and an amphitheater. Other resources and assets include the City's 1% for the Art fund, which supports the public art collection, and digital tools like the Public Art Story Map and STQRY.

The City's arts and cultural programming, venues and assets are augmented by those provided by Mercer Island arts organizations. A list of these essential partners and resources can be found in the Comprehensive Arts and Culture Plan (Appendix F).

## Future Programming Directions

Implementation of the Recreation Reset Strategy, which began in 2021, will take a few years and will require ongoing collaboration between staff, the Parks and Recreation Commission, the Arts Council, the City Council, and the community.

The Reset Strategy is not designed to simply restart everything at once but to improve outcomes and align offerings to an overall community investment and prioritization structure. Program offerings will be considered based on several factors, including an assessment of trends and program life cycle stages, competition and duplication within the community, desired program outcomes, partnership and cooperation possibilities, the commitment level of potential participants, availability of resources, and consistency with the cost recovery and resource allocation philosophy.

Despite the challenges of the pandemic, it is an exciting time in the Recreation Division as programming and services resume with a robust business framework, in alignment with community priorities, and with an eye towards the future.

Greta Hackett Outdoor Sculpture Gallery (Aubrey Davis Park)





# 8 TRAILS & PATHWAYS

**Trails and paths provide people with valuable links between neighborhoods, parks, schools, transit, business centers, regional trail networks, and other destinations. This chapter provides an overview of the trails system on Mercer Island, including an assessment and recommendations on future initiatives.**

Mountains to Sound Trail through Aubrey Davis Park

Completing trail system connections was identified as one of the highest capital project priorities during the community engagement process, and walking was the top activity for Mercer Island residents. Continuing to manage and invest in the trails system while also improving access to transit options is essential to maintaining a healthy and livable community and promoting alternatives to motor vehicle use.

## Trail Use Trends

Walking and hiking continue to be the most popular recreational activities nationally and regionally. Furthermore, national recreation studies have consistently ranked walking and hiking as the most

popular form of outdoor recreation over the last ten years. These studies include:

- Sports Participation Survey by the National Sporting Goods Association (2020)
- State of the Industry Report by the Recreation Management Magazine (2020)
- Outdoor Recreation in America by the Recreation Roundtable (2020)

According to the 2020 Outdoor Participation Report published by the Outdoor Foundation, running (including jogging and trail running) was the most popular activity among Americans when measured by the number of participants and total annual outings. Running was also the most popular outdoor activity for all ethnic groups.



# TRAILS & PATHWAYS

The 2018-2022 Recreation and Conservation Plan for Washington State confirmed that outdoor recreation is an integral part of life for most Washington residents, with strong participation in the most popular category of activities, which includes walking (94%) and hiking (61%). Considerable increases in participation rates in outdoor recreation activities since 2006 indicate the importance of State and local communities continuing to invest in parks, trails, and open space infrastructure.

The COVID-19 pandemic significantly impacted outdoor recreation activities, including trail use. Indoor facilities and in-person programming were shut down and then only partially restarted in 2020. Local and regional park and recreation agencies that managed trail systems were pressed to adapt to heavy use and crowded trailhead parking, as many people shifted their daily exercise routines to outdoor activities, such as walking and bicycling.

The 2020 Sports & Fitness Industry Topline Report identified sports that increased in popularity in the last six years, including trail running, cardio tennis, BMX biking, and day hiking. For most age segments, activities that households aspired to (e.g., fishing, camping, biking, and hiking) related to the need for supporting trail infrastructure.

An August 2020 report from the Outdoor Industries Association revealed that Americans took up new activities in significant numbers with the biggest gains in running, cycling, and hiking. Walking, running, and hiking were widely considered the safest activities during pandemic shutdowns. Reviewing only three months of data (April, May, and June 2020) revealed that participation rates for day hiking rose more than any other activity, up 8.4%.

## BENEFITS OF TRAILS

### Trails for Walkable Communities

In the NRPA publication, *Safe Routes to Parks*, walkable, healthy community design elements are outlined as convenience, comfort, access and design, safety, and the park itself. Sidewalks, bike paths, and trails should provide an integrated alternative transportation system for residents to access parks and other destinations within their community. To further emphasize the importance of a walkable community to promote public health, the Surgeon General has issued a Call to Action to “step it up” to encourage walking and build a more walkable world. A more connected network of trails, sidewalks, and bike lanes linked to local and regional public transit also provides economic values and invites a broader range of participants.

### Trails for Aging Populations

Today’s active seniors are looking at retirement differently, as many are retooling for a new career, finding ways to engage with their community, and focusing on their health and fitness. It is critical for Mercer Island to pursue a comprehensive approach to the City’s aging population needs. Trails provide the infrastructure for the most popular and frequent outdoor recreation activity of older adults: walking. Constructing and operating trails for a wide range of abilities will help walkers sustain healthy physical activity throughout life. Trails meeting a wide range of abilities will require planning, constructing, and operating a range of trail options that walkers can select based on their abilities. Ideally, the trail system will include a spectrum of choices ranging from steep and uneven “backcountry” trails that access remote open spaces to trails with more gradual grades and fine gravel surfacing that traverse both parks and open spaces. Paved trails close to parking and that offer several distance options to meet the trail users’ needs should also be considered. These trail choices would be clearly communicated through multiple channels, including low-impact site signage where appropriate with key information on trail length, width, grade, and surfacing. Barrier-free parking and paths, walkability, and connectivity also will be key components of future pedestrian planning.

### Trails for Economic Health

In the 2009 report, *Walking the Walk: How Walkability Raises Housing Values in US Cities* by Joe Cortright for CEOs for Cities, research cited the connection between home values and walkability. Higher WalkScore measurements where more typical consumer destinations were within walking distance were directly associated with higher home values. Homes located in more walkable neighborhoods command a price premium over otherwise similar homes in less walkable areas. The publication, *On Common Ground*, distributed by the National Association of Realtors, highlights numerous articles citing the preference of walkable, mixed-use neighborhoods and the role of walkability in creating healthier communities. These preferences translate into higher real estate prices and housing values. Even the National Association of Homebuilders (March 2014 publication: “Walkability, why we care and you should too”) has recognized that walkability is desired by consumers, creates lower development costs, and allows flexibility in design. As part of the system of walkability and bike-ability, recreational trails are real estate assets that enhance community connections and contribute to community-wide economic health.



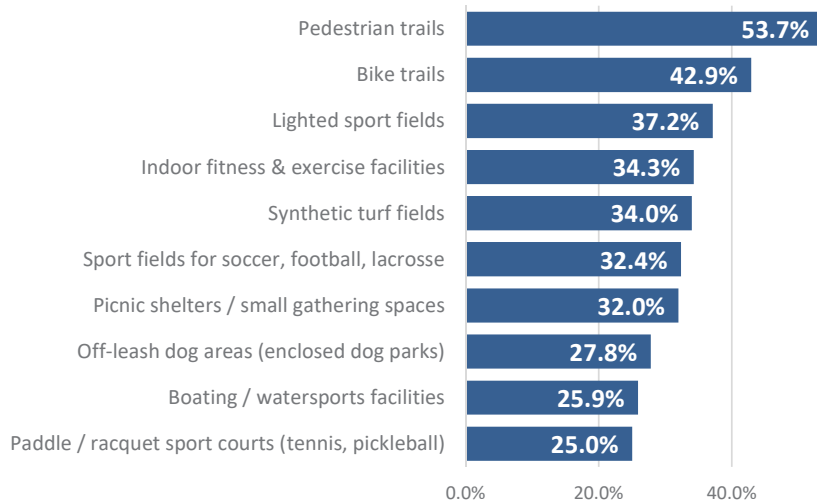
## Local Insights

As noted in previous chapters, community feedback from two community surveys and two virtual public meetings (see Appendices A, C, D & E) provided a wealth of local insights on current usage and interests in various park and recreation amenities.

Respondents to the first community survey indicated that the most popular activity is walking or running

(81%) and is the top reason for visiting Mercer Island parks and open space. Respondents indicated that the highest unmet park and recreation facility need is for pedestrian trails. In the same survey, respondents also noted a strong need for additional pedestrian trails (54%) and bike trails (43%), see Figure 8.1.

Figure 8.1. Community Need for Additional Park and Recreation Amenities



To further distinguish community priorities from those noted in the first survey, respondents were provided a range of options related to specific potential improvements to the Mercer Island park system. They were asked to select their top three choices. A strong plurality of respondents (44%) noted that connecting gaps in the trail system is a top priority, which was also 13 points higher than the next highest ranked option provided.

Also, respondents were asked to select their top three park and recreation amenities to identify community priorities. The essential amenities noted included walking or jogging trails (93% very or somewhat important) and open space and natural areas (90% very or somewhat important). The second tier of amenities of strong interest includes restrooms (84% very or somewhat important) and bike lanes or paths (68% very or somewhat important).

In the second virtual public meeting and when explicitly asked about improvements to the City's trail system, participants identified the top two priorities as improving maintenance and upkeep of existing trails (44%) and acquiring and building new trail connections through the purchase of land, easements, or right-of-way (31%).

## Trail Classifications

Defining and reinforcing a recreational trail classification establishes a framework for trail design and prioritizes proposed trail enhancements and development. The recreational trail classification system is based on a tiered network and includes five trail categories:

- Shared-Use Paved Trails
- Neighborhood Links
- Natural Surface Trails
- Water Trails
- Park Trails

While some sections of trail will accommodate higher volumes of traffic and provide regional connections, other sections may rely on the local street network and be designed to link local or neighborhood destinations. Planning for differing trail types is essential as it encourages appropriate usage and discourages informal trail creation that could destroy vegetation and cause erosion.



## Shared-Use Paved Trails

Shared-use paved trails serve as a vital circulation connection that link adjacent developments, neighborhoods, parks, schools, and other destinations. This trail type is paved with either asphalt or concrete and should be a minimum of 10' wide with one-foot shoulders on each side of the trail. Typical trail users include pedestrians, bicyclists, and people with other wheeled devices (such as scooters). Some bicyclists use these routes for commuting purposes.

## Neighborhood Links

Neighborhood linkage trails are multi-use pedestrian walking, hiking, biking, and equestrian connections that link neighborhoods with each other and with other open space, parks, schools, and other destinations. They provide the functional network of the trail system and consist of right-of-way

and facilities designed for use by a variety of non-motorized users. They consist of both soft-surface and hard-surface materials and vary in width.

## Natural Surface Trails

Natural surface trails provide connections to remote and unique natural areas within or adjacent to the community. Ideally, natural surface trails should connect to multi-use paved trails. Natural surface trails are generally 2-4' wide. Typical trail users include hikers and mountain bikers.

## Park Trails

Numerous City parks include pathways, sidewalks, and hiking trails, etc., that provide access to the park and circulation within the park

Kayak camp at Luther Burbank Park



## Water Trails

Water trails are recreational water routes for non-motorized boats and watercraft. The trailhead locations are parks or street ends with dock or beach facilities to enable non-motorized crafts to launch and land. The Lakes-to-Locks Water Trail provides a water-borne route for non-motorized boaters that connects inland lakes, rivers, and waterways with the shores of Elliott Bay and Puget Sound. With more than 100 miles of shoreline and a chain of 100 launch and landing sites, this urban freshwater trail provides numerous opportunities to explore multiple communities, including Mercer Island. Ten Mercer Island water trailheads provide amenities and shoreline access to human-powered watercraft, including:

- 85th Place SE (South Point)
- Clarke Beach Park
- Franklin Landing
- Fruitland Landing
- Groveland Beach Park
- I-90 East Channel Boat Launch
- Lincoln Landing
- Luther Burbank Park
- Proctor Landing
- Slater Park

The Lakes-To-Locks Water Trail was designated in August 2000. The Hiram M. Chittenden Locks in Seattle provides the connection to the Cascadia Marine Trail on Puget Sound.

See: <https://www.wwta.org/water-trails/lakes-to-locks-trail/>

Photo credit: MI Reporter

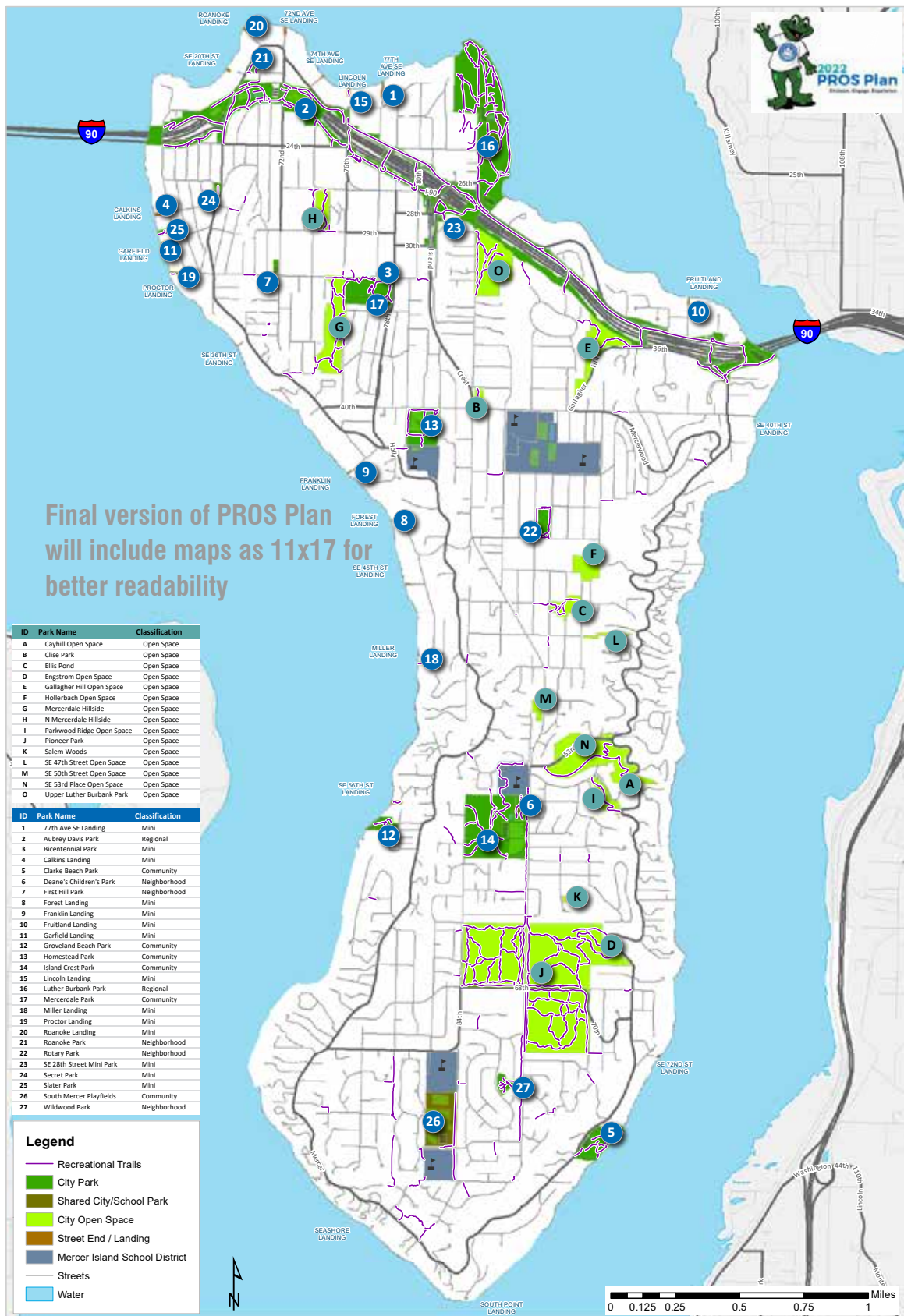


## Trail System Inventory

The City of Mercer Island has created a growing neighborhood and park trails system with linkages between parks and across the Island. The existing trails comprise 28.5 miles of trail facilities providing many opportunities for connecting to outdoor recreation locations and other destinations, see Figure 8.2. However, there are still gaps in the trail network that limit the access and enjoyment of trail use on Mercer Island.

Figure 8.2. Existing City-maintained Trails within Mercer Island

Park/Trail/Facility Name	Trail Tread	Length (miles)
Aubrey Davis Park/I-90 Lid	Concrete, asphalt	4.97
Bicentennial Park	Concrete	0.05
Clarke Beach Park	Asphalt	0.48
Clise Park	Rock	0.08
Deane's Childrens Park	Rock, dirt	0.31
Ellis Pond	Boardwalk, stone	0.36
Gallagher Hill Open Space	Gravel, dirt	0.35
Groveland Beach Park	Asphalt	0.16
Homestead Park	Asphalt, gravel	0.57
Island Crest Park	Asphalt, dirt	1.37
Lincoln Landing	Asphalt	0.03
Luther Burbank Park	Concrete, asphalt, stone, boardwalk, dirt	3.02
Luther Burbank Park - MICEC	Concrete, asphalt, gravel	1.17
Mercerdale Hillside Open Space	Gravel, dirt	1.52
Mercerdale Park	Concrete, asphalt, dirt	0.19
Miller Landing	Concrete	0.02
North Mercerdale Hillside Open Space	Gravel, dirt	0.53
Parkwood Ridge Open Space	Gravel, dirt	0.23
Pioneer Park	Asphalt, gravel, dirt	6.43
Pioneer Park - Enstrom Open Space	Gravel, dirt	0.45
Proctor Landing	Gravel	0.02
Roanoke Park playground	Asphalt, dirt	0.13
Rotary Park	Asphalt, rock, dirt	0.45
SE 53rd Open Space	Gravel, dirt	0.60
SE 56th St Landing	Gravel	0.03
Secret Park	Dirt	0.07
Slater Park	Concrete, paver	0.09
South Mercer Playfields	Asphalt	0.26
Upper Luther Burbank Park	Gravel, dirt	0.66
Misc. ROW Trails	Asphalt, gravel, dirt	3.87
Total		28.46



Map 10: Existing Recreational Trails



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## Trail Network Travelsheds

Paths and trails provide people with valuable links between neighborhoods, parks, schools, business centers, and other destinations.

As a supplement to the Pedestrian and Bicycle Facilities Plan (last updated in June 2010), a gap analysis was conducted to examine and assess the distribution of existing recreational paths and trails. As with the parkland analysis, shared-use path travelsheds were defined using a ¼-mile primary service area and a ½-mile secondary service area. Travel distances were calculated along the road network starting from each existing segment's known and accessible access points. Trails within parks were also examined, and service areas were calculated with ¼-mile and ½-mile travelsheds for major parks (e.g., Pioneer Park, Luther Burbank Park, and Mercedale Park) and ¼-mile travelsheds for the remainder. Map 11 (page 91) illustrates the citywide distribution of recreational trails and the relative access to these corridors within reasonable travel travelsheds. Approximately 65% of the City has reasonable access to recreational trails, including park trails and the I-90 Bike Trail (also referred to as the Mountains to Sound Regional Trail).

Similar to transportation planning, recreational trail planning should be geared toward connectivity, rather than mileage. Only considering a mileage standard for paths within the Mercer Island park system will result in an isolated and inadequate assessment of community needs with little consideration for better trail connectivity. This Plan recommends eliminating the recreational trail mileage standard in favor of a connectivity goal that re-states and reinforces the desire to improve overall connections across the City and enhance off-street linkages between parks and major destinations, as feasible. Completing trail connections was identified as a top priority through the community engagement process and should also include connections to transit when possible.

## Trail System Design Considerations

### Alignment

The future growth of the trail network will need to prioritize trail alignments and locations that are optimal from multiple perspectives: trail user, trail experience, and trail connectivity. Cost, regulatory, and site suitability factors should also be incorporated. New trail alignments should attempt to accommodate different trail use types (i.e., commuter vs. recreational/destination oriented) and utilize interim solutions such as widening sidewalks and utilizing existing or planned

utility corridors as opportunities for trail improvements. Accommodating trail alignments for local, neighborhood link trails as connections to regional, shared-used trails or major park trails is essential for providing access and reducing the sole reliance on trailheads for providing access to the trail network.

### Access & Trailheads

Safe, convenient entryways to the trail network expand access for users and are a necessary component of a robust and successful system. A trailhead typically includes parking, kiosks, and signage and may consist of site furnishings such as trash receptacles, benches, restrooms, drinking fountains, and bike racks. Trailheads may be within public parks and open space or provided via interagency agreements with partner organizations (e.g., county, school district, etc.) to increase use and reduce unnecessary duplication of support facilities. Specific trailhead design and layout should be created as part of planning and design development for individual projects and consider the intended user groups and unique site conditions.

In many areas, parking on the shoulders is a significant problem that hinders the utility of the shoulders for pedestrian and bicycle use while also creating environmental and neighborhood impacts. While this problem has been particularly noted along East and West Mercer Way and near Pioneer Park, it is also a potential issue in other neighborhood areas. In areas where parking on the road shoulder is persistent for trail access, the City should explore options for formalizing trailhead parking improvements to accommodate typical demand and localize and manage site impacts resulting from trail use parking. The City should also continue to explore first/last-mile connections so that potential park visitors can arrive using transit, reducing the need for on-site parking.

### Trail Development Limitations

Opportunities to develop additional trails and connections may be limited due to the built-out nature of Mercer Island. One underlying tenet of the recreational trail system is to enable the placement of trails within or close to natural features to provide access to the City's unique landscapes and accommodate outdoor recreational access to creeks, hillsides, and waterfront. The future planning and design of trail routes through natural areas should be based on sensitive and low-impact design solutions that offer controlled access to protect the resource while providing for a positive experience for all modes of trail user. The determination of future trail alignments should prioritize natural resource and natural hazards planning and protections, in part to meet local land-use policies and Washington State requirements.

## Ongoing Maintenance

Following trail construction, ongoing trail monitoring and maintenance will keep the trails functioning as designed, while protecting capital investments in the network. The City of Mercer Island should continue to perform routine trail maintenance through the guidance of its existing trail maintenance program and continue to implement the maintenance and repair projects identified in the 2018 Trail Structure & Maintenance Inventory Report.

This report also identifies substantial portions of the City's existing trail infrastructure that will require significant renovation in the coming years to preserve its function. Future trail renovation projects should be included in the Capital Improvement Plans as a means to identify and secure appropriate resources for needed enhancement. The City should maintain and expand the connection to and communications with the robust network of local volunteers to provide support as appropriate.

## Trail Signs & Wayfinding

Coordinated signage plays an important role in facilitating a successful trail system. A comprehensive and consistent signage system, implemented appropriately according to the type, scale and site of the trail setting, is a critical component of the trail network. It is necessary to inform, orient and educate users about the trail system itself, as well as appropriate trail etiquette. Such a system of signs should include trail

identification information, orientation markers, safety and regulatory messages and a unifying design identity or element for branding. The following signage types should be considered and implemented as appropriate throughout the network:

- Directional and regulatory signage
- Trail user etiquette and hierarchy signage
- Continuous route signage for route identification and wayfinding
- Design for consistency with the industry best practices and neighboring cities.
- Mileage markers or periodic information regarding distance to areas of interest
- Warning signs to caution users of upcoming trail transitions or potential conflicts with motor vehicles
- Interpretive information regarding ecological, historical, and cultural features found along and in proximity to the trail
- Consider alternatives to physical signs, such as QR codes and online trail maps, to provide additional information

The installation of kiosks at trailheads is a best practice that should continue. Kiosks provide important trail information, while reinforcing the visual brand of the Mercer Island trail experience.

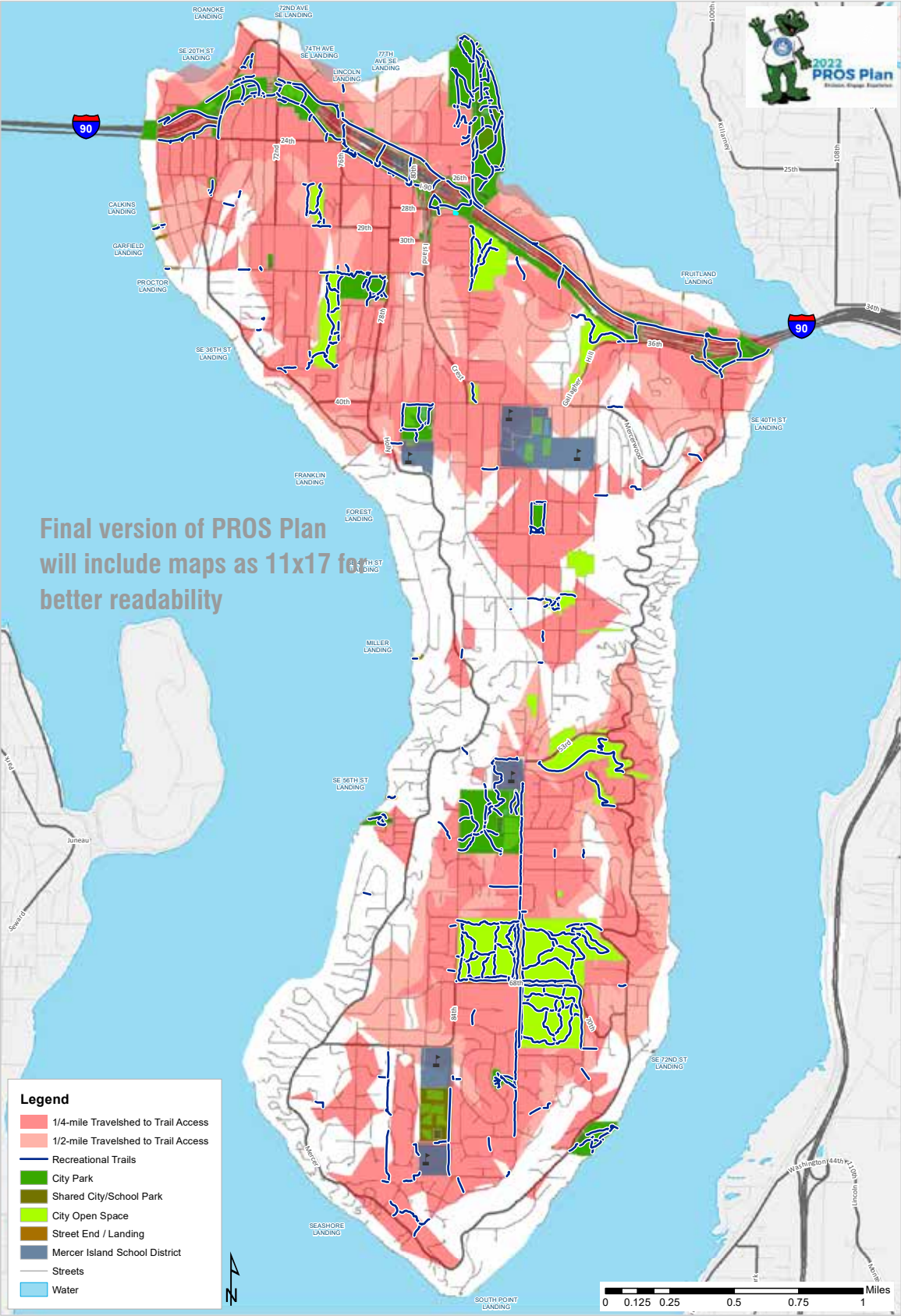


Mountains to Sound Trail at Area A, Aubrey Davis Park



Trailhead at SE 53rd Open Space





Map 11: Travelsheds - Recreational Trails (1/2-mile)





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## Future Initiatives

- Continue to implement the pedestrian and bicycle facility improvements from the Transportation Improvement Program.
- Update the 2010 Bicycle Facilities Plan.
- Plan for future shared mobility pilots (such as shareable E-bikes and E-scooters) and the increased public adoption of electric-assist bicycles and other wheeled mobility devices.
- Conduct repairs and trail maintenance as identified in the Trail Structure & Maintenance Inventory Report.
- Continue to improve trail and trailhead signage and wayfinding and explore ways to indicate connections to bus and rail transit.
- Support or provide bicycle skills development and education classes for youth in partnership with the school district and local community-based organizations.
- Explore options to improve parking management that enhances safe trail access sensitive to neighborhood context and environmental impacts.



Trail entry at Engstrom Open Space



# 9 OPEN SPACE, LAND CONSERVATION & STEWARDSHIP

**Mercer Island's open space and natural areas are an important component of the City's green infrastructure and play critical roles in supporting healthy, well-functioning ecosystems. These many benefits include maintaining air and water quality, mitigating impacts of climate change, capturing stormwater runoff, and providing recreational and scenic opportunities to connect with nature that promote physical and mental well-being.**

Gallagher Hillside

## OPEN SPACE

Thanks to the foresight of former City leaders, the Mercer Island community is fortunate to have retained several significant natural areas across the City. Nearly 300 acres of open space properties and natural lands are either owned or managed by the City, in coordination with the acreage of the developed park areas, see Figure 9.1 on the next page. These open space properties include forested lands, riparian corridors, wetlands, and steep slopes across 22 different sites. Together, Pioneer Park and Engstrom Open Space comprise the most extensive public open spaces, accounting for 43% of the open space in the City. Several other significant natural areas, ranging in size from 11 to 27 acres, also provide substantial forested areas. Smaller open space properties, under 10 acres in size, are distributed across Mercer Island.

The “open space” classification distinguishes natural lands from parks developed for active recreation and other highly managed landscapes. Open space may refer to public properties that are exclusively natural areas or portions of larger parks that are managed as natural areas. They may include trails, interpretive signs, or artwork, along with modest support amenities such as parking or restrooms. These open space lands are managed to conserve and restore ecosystem functions, native vegetation, and wildlife habitat. Since 2004, the system-wide management of these lands has been guided by adopted vegetation management plans, which established long term goals that prioritize ecosystem processes and health over aesthetic values. These goals differentiate the maintenance priorities and methods from those prescribed for developed parks.



# OPEN SPACE & CONSERVATION

Figure 9.1. Open Space in Parklands

Open Space Areas	Acres
Cayhill Open Space	1.1
Clarke Beach Park	7.1
Clise Park	1.5
Ellis Pond	4.1
Engstrom Open Space	8.5
Gallagher Hill	11.3
Groveland Beach Park	1.8
Hollerbach Open Space	5.2
Homestead Park	3.2
Island Crest Park	27.6
Luther Burbank Park	19.6
Mercerdale Hillside	18.1
Mercerdale Park	6.4
N Mercerdale Hillside	5.1
Parkwood Ridge Open Space	3.8
Pioneer Park	113.7
Salem Woods	0.3
SE 47th Street Open Space	1.3
SE 50th Street Open Space	1.8
SE 53rd Place Open Space	24.0
Secret Park	0.6
Upper Luther Burbank Park	18.1
Wildwood Park	1.8
<b>Total Open Space</b>	<b>286.0</b>



Mercerdale Open Space

In addition to protecting habitat and providing ecological services (e.g., stormwater management and air quality), the open space system provides educational and stewardship opportunities. It is the primary setting for off-street recreational trails. The open space system offers access to nature for passive recreation (including opportunities for viewpoints and wildlife viewing areas) and relaxation.

## Pioneer Park and Engstrom Open Space

As the largest single open space in the City, Pioneer Park provides an expansive forested area in the southcentral portion of Mercer Island, divided into three quadrants separated by Island Crest Way and SE 68th Street, see Figure 9.2. The property was transferred to the Mercer Island Open Space

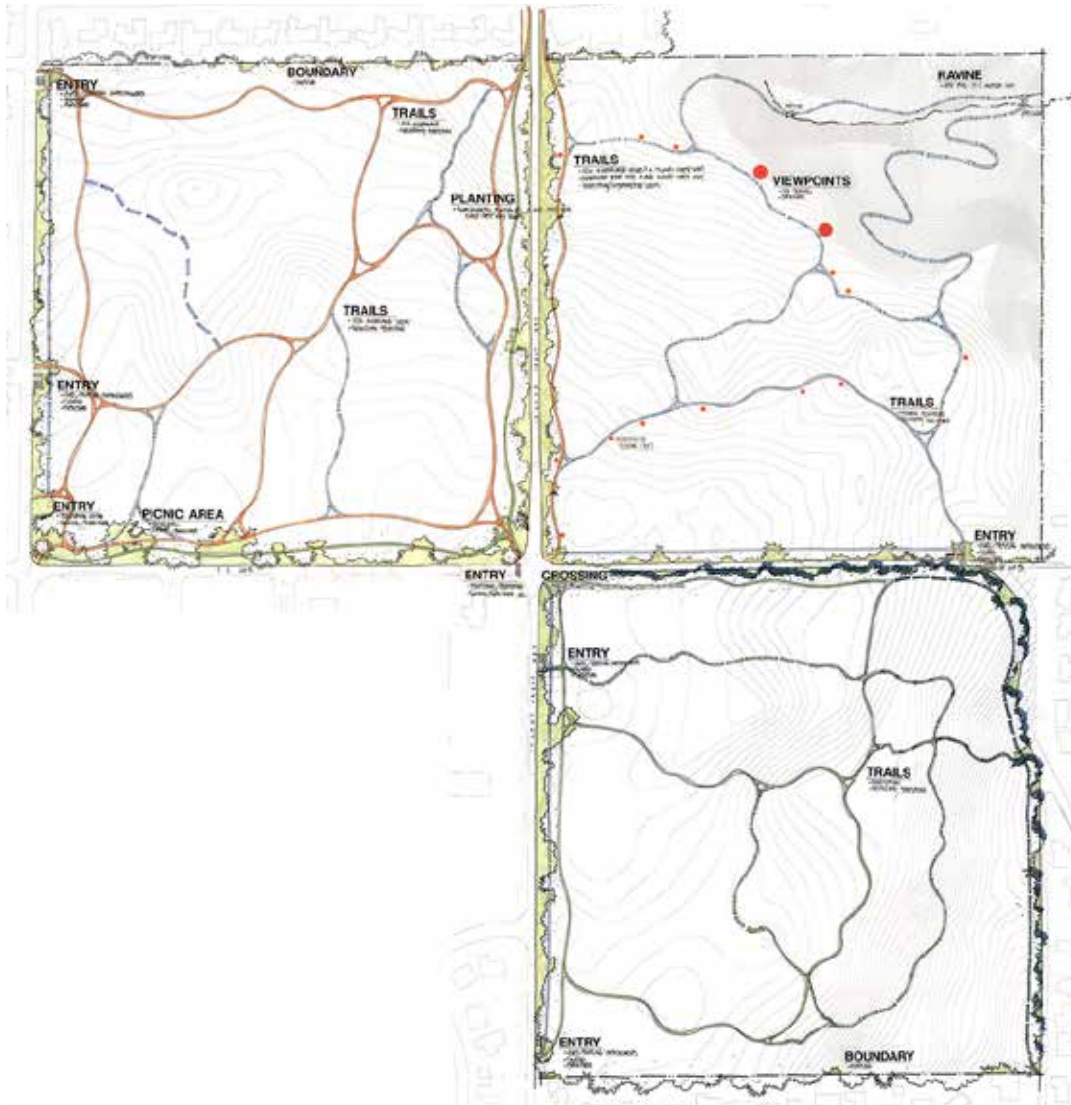
Conservancy Trust in 1992 to protect and preserve the land in its natural state. Pioneer Park offers passive and low-impact recreation, such as walking, jogging, and picnicking.

Pioneer Park contains a range of trail types, access points, and trail surfacing. Trails are the primary way park users experience Pioneer Park, so the trail system is crucial to the recreational value of the open space. Trail users include pedestrians (runners, walkers, dog walkers), cyclists, and horseback riders. Equestrian use has been limited to the southeast quadrant and the northwest quadrant's eastern and southern perimeter trails. Large format trail maps are posted at the primary trailheads in each quadrant, with informal trailheads dispersed along the roadsides. Existing amenities in the park include benches, a picnic table, interpretive signs, and trash receptacles.

Acquired in two transactions in the early 2000s, the 8.5-acre Engstrom Open Space abuts the northeast quadrant of Pioneer Park and provides ravine habitat, additional second-growth forest, and perched wetlands. The property has been permanently dedicated for park

and recreation uses, and a pedestrian trail easement on adjacent private property provides a trail connection to East Mercer Way. The Open Space Conservancy Trust charter also includes oversight of Engstrom Open Space.

Figure 9.2. Map of Pioneer Park Trail System (from Pioneer Park Master Plan)



## Large Open Space Properties

The City manages several other sizeable open space properties. These areas, which include SE 53rd Open Space, Mercerdale Hillside, Upper Luther Burbank Park, Island Crest Park, Gallagher Hill Open Space, and Parkwood Ridge Open Space, contain a variety of distinct habitats, such as wetlands and streams, adding to the diversity of plant species they host. These open spaces also include developed trail systems, serving as recreation opportunities and valuable pedestrian connections for local streets and neighborhoods.

Two of these open spaces, Island Crest Park and Luther Burbank Park, are natural areas that are contained within larger developed parks. Across Mercer Island, eight developed parks include open space, which accounts for 53% of their total acreage. Aubrey Davis Park, which contains many acres of upland forest, is not currently managed as open space, but may be added to this designation in the future. Figure 9.3 shows all developed parks that contain areas currently managed as open space acreage.

Figure 9.3. Acreage of Open Space within Developed City Parks

Park Name	Open Space Acres	Park Acres	Total Acres	Classification
Clarke Beach Park	7.1	1.6	8.7	Community
Groveland Beach Park	1.8	1.2	3.0	Community
Homestead Park	3.2	7.2	10.5	Community
Island Crest Park	27.6	8.3	35.9	Community
Luther Burbank Park	19.6	35.0	54.6	Regional
Mercerdale Park	6.4	5.6	12.0	Community
Secret Park	0.6	0.1	0.7	Mini
Wildwood Park	1.8	1.1	2.8	Neighborhood
<b>Total</b>	<b>68.2</b>	<b>60.0</b>	<b>128.2</b>	

Smaller open spaces, ranging from less than one acre to seven acres, are distributed across the City. Though small, these pockets of natural area serve as refuges for wildlife traveling between larger forested areas, and in some cases, provide meaningful trail connections between adjoining neighborhoods.

Several of these areas have no developed trails or site improvements and are managed exclusively for habitat and to preserve or enhance their ecosystem functions and include: Cayhill Open Space, Hollerbach Open Space, Salem Woods, SE 47th Open Space, and SE 50th Open Space. Development of these sites for public recreational use, including the construction of trails, may be limited, or restricted by natural characteristics of the land, including steep slopes, wetlands, and other features.

## LAND CONSERVATION

The City of Mercer Island has demonstrated its commitment to conserving its natural resources within the context of a major metropolitan region. The preservation of Pioneer Park is a shining example of the importance of land conservation to the community. The City has also preserved a variety of public waterfront access and public park amenities along the shoreline of Lake Washington.

### Conservation of High-Value Ecosystems

Many of the public lands that the City owns and manages host unique, high-value landscapes. These areas are prioritized for conservation, acquisition, and restoration activities to ensure that they continue to thrive and provide their distinct ecosystem functions and benefits. High-quality shorelines, watercourses,

and wetlands are all vital to preserving Mercer Island's diversity of habitats. Providing safe public access to and within these areas needs to be carefully balanced with the crucial goal of environmental stewardship and natural habitat protection.

### Shorelines

Mercer Island's shoreline presents one of its most aesthetic and environmentally important characteristics. Shorelines directly impact water quality as surface, and subsurface waters, are filtered back into the lake. Additionally, shorelines are a valuable fish habitat area, characterized by lake bottom conditions, erosion tendencies, and the proximity to watercourse outfalls that combine to provide a suitable environment for spawning fish. The City's Shoreline Master Program includes goals, policies, and regulations consistent with state guidelines to protect shorelines.

Luther Burbank Park contains three-quarters of a mile of shoreline, much of which is managed as a natural shoreline. Two waterfront community parks, Clarke Beach and Groveland Beach Park, provide public access to Lake Washington while retaining much of their park acreage in natural forested conditions. The conservation and continued restoration of these open spaces further highlight the conservation values of the Mercer Island community.

### Watercourses

The City of Mercer Island has identified approximately 90 sub-basins as part of its stormwater management plan. Within these sub-basins, approximately 55 identified watercourses drain into Lake Washington. Watercourses are naturally occurring or partially altered streams characterized by perennial or seasonal flows that contribute to water filtration, stormwater buffering,



erosion control, and the provision of wildlife habitats. Within City-owned properties, preservation and restoration of the land surrounding watercourses are a priority, ensuring that these areas continue to provide their unique ecosystem services.

## Wetlands

The City code also protects and regulates wetlands on Mercer Island characterized by soil types (e.g., hydric), water-tolerant plants, and surface waters that are either saturated or inundated for a minimum period of time. Mercer Island's open space is home to several wetland areas, including lakeside wetlands and perched wetlands in upland forest areas. These areas are also a high priority for protection and restoration work. They are fragile ecosystems that host unique plant communities and serve as a valuable habitat for many animals, including bird and amphibian populations.

## Land Acquisition

Conservation may also take the form of acquiring important lands that contribute to the ecological health of Mercer Islands' forests, wetlands, and watercourses. The City has developed a park and open space evaluation and acquisition framework for use when considering potential properties utilizing the general goals of the Comprehensive Plan. The framework contains property criteria to assess the value of the physical property for parks and open space, and criteria to determine the impact the acquisition would have on the City and the community as a whole. When private landowners or non-profit organizations look to donate or sell their properties to the City as future conserved open space or parkland, this framework considers how the property adds recreational value or conservation benefits to the parks and open space system.

The acquisition of properties that provide access to the waterfront provides high-value contributions to the open space system. This is supported by the Mercer Island Comprehensive Plan, which encourages water-dependent recreational activities to be available to the public and increases the public shoreline suitable for water-related recreational uses. Street rights-of-way abutting bodies of water are generally encouraged to remain in the public domain to preserve public access to the waterfront. Any potential consideration of the vacation of rights-of-way should involve a detailed analysis of the City's projected needs for waterfront access.

Undeveloped lands or sections of existing properties are often restricted in their potential development by steep slopes, wetlands, or critical areas. These features are often highly valued for habitat conservation. These areas may extend existing natural areas or serve as essential habitat corridors between larger open space lands. Conservation easements and public access easements are tools that could be applied to increase habitat benefits and access across the parks and open space system.



Hawthorn Trail at Luther Burbank Park





## STEWARDSHIP

For almost two decades, the City has allocated resources toward stewardship of its open space and natural lands. These properties provide an enormous array of services to people and wildlife, including habitat for a diverse range of plants and animals, sites for stormwater filtration and erosion control, and venues for visitors to enjoy Mercer Island's dynamic and diverse natural environments. Their close proximity to urban development, which can alter the biological processes of native landscapes, presents challenges that must be addressed with active management. Without this management, these open space lands will be heavily impacted by invasive plant species, low tree regeneration, and canopy deterioration, limiting their associated ecological benefits. Stewardship of these lands is guided by several studies conducted in Mercer Island open spaces and subsequent management plans informed by quantitative data, site assessments and observations, and periodic reviews of best practices for managing ecosystem health.

### Open Space Studies and Management Plans

#### System-wide Open Space Vegetation Management

In 2004, the City adopted the Open Space Vegetation Management (OSVM) Plan that identified significant threats to the parks system, established work priorities based on research and public involvement, and outlined open space restoration goals. The 2004 OSVM Plan focused on maintaining functional benefits derived from Mercer Island's open space. It noted that native canopy trees, regenerating conifers, and native understory vegetation were critical factors in maintaining these benefits. At the time of this study, more than 50% of Mercer Island's public open space was significantly impacted by invasive plants.

During the subsequent ten years, Parks and Recreation Department staff managed a systematic restoration program to reduce invasive plant cover and plant native species, particularly coniferous trees, to improve forest cover. During this period, 43,000 native plants were installed (covering more than 50% of the open space area) and over 100 acres of trees were freed from climbing ivy.

The 10-Year Evaluation and Update of the OSVM Plan, conducted in 2014, determined that conifer planting had successfully established a new cohort of trees, ivy control efforts were effective in reducing pressures on canopy trees, and restoration work over the preceding years had reduced invasive species cover. The 2014 Plan Update amended goals to reflect the realities of limited program funding and the newly apparent challenges presented by climate change to include the following:

1. Maintain the functional benefits of open space vegetation.
2. Foster resilient plant communities that can recover from disturbances and adapt to climate change.
3. Implement work based on the value of these functional benefits, the community's priorities for the open space properties and the condition of the vegetation found there.
4. Maximize the return on available funding through volunteers, matching grants, and donations.

#### Pioneer Park Forest Management

In 2003, the Pioneer Park Forest Management Plan was adopted specifically to address the needs of Mercer Island's largest forest tract. The Pioneer Park





Forest Management Plan directs site management and intervention to maintain the native forest ecosystem, protect public safety, and enhance positive uses of the park over time. The Pioneer Park Forest Management Plan addressed a range of considerations for vegetation in the park included by reference in the 2004 OSVM Plan. Among the considerations were tree risk assessment and management, fire management, tree pruning and removal, tree protection, invasive plant control, rare or unusual plants, off-trail use, and habitat management.

In 2009, the Pioneer Park Forest Management Plan was amended to include the findings of the Forest Health Survey, a comprehensive, quantitative study of the park's vegetation and forest structure. This data was used to prioritize restoration work and set specific goals for the park for the next 20 years, shifting from a site-based approach to a systemic approach. The new work plan focused primarily on canopy regeneration, invasive tree removal, and ivy management as the foundational steps toward a healthier and more resilient native forest. In 2018, the City performed a similar vegetation study to assess the effectiveness of the new strategies. The data confirmed that the prescribed restoration tasks in native tree establishment and invasive tree removal had been successful in the first 10 years, but that completion of the 20-year work plan was necessary to address widespread invasive species in the park.

### **Habitat Restoration and Invasive Species Management**

The City has been diligent in working to restore disturbed natural landscapes in open spaces and developed parks, guided by the goals and work plans established in the Open Space Vegetation Management Plan and the Pioneer Park Forest Management Plan. Each year, Natural Resources staff perform an extensive evaluation of each open space property to determine the success of past restoration activities and to plan the subsequent scope of restoration work that will move each landscape toward greater health and resiliency. The majority of restoration fieldwork is performed by contracted landscape crews knowledgeable in native and invasive species identification and ecological restoration best practices. All contracted restoration tasks follow exacting specifications and time constraints established by the City based on various biological and site factors. By evaluating each site, staff can maximize the effectiveness of invasive control, improve the survivorship of newly installed plants, and consider soil characteristics and health. In addition to hiring contracted crews, the City employs a small seasonal team to perform targeted and complex restoration tasks, such as noxious weed monitoring, mapping, and control.

The control of invasive species is a critical element of the restoration process and essential in maintaining a healthy natural landscape. Many invasive and non-native species exhibit strong adaptability to Pacific Northwest environments and displace native species, especially in the disturbed landscapes proximate to urban development. In 2004, more than 50% of Mercer Island's public open space was significantly impacted by invasive plants. In the intervening years, the City has dedicated staff and resources to managing invasive species and expanded partnerships to help with these efforts. While removal efforts are ongoing, the restoration sites cleared of invasives will require continuous monitoring and intervention to reduce or limit the re-establishment of the invasive plants.

### **Community Partnerships & Volunteers**

While the COVID-19 pandemic eliminated many parks and open space volunteer activities in 2020 and 2021, the engagement and management of volunteer resources has been and continues to be an essential element in the restoration and stewardship of Mercer Island's public lands.

For over a decade, the City has contracted with EarthCorps and Mountains to Sound Greenway Trust, two local non-profit organizations, to provide volunteer recruitment and management services for restoration events in open space. These organizations coordinate and lead 45-50 volunteer events each year in natural areas across Mercer Island, providing training, tools, and support for volunteers of all ages and abilities. They have established long-standing partnerships with schools, places of worship, and community groups and perform regular outreach to draw new volunteers and forest stewards. Between 2008 and 2018, 20,980 volunteers contributed over 64,000 hours to restoration work in Mercer Island's natural areas.

The City's Natural Resources team also oversees the Forest Stewardship Program, which provides dedicated community volunteers with training, tools, and ongoing support to run effective volunteer projects. Training includes native plant identification, invasive plant identification and removal, native plant installation, and volunteer event coordination. People who complete the training become Forest Stewards qualified to lead projects on behalf of the City's park and open space system. Due to the on-site training program and ongoing support of these Forest Stewards, which require significant staff resources, this program is limited to a small number of community members who express an interest in the long-term stewardship of Mercer Islands' natural areas.

In addition to training local volunteers, community partnerships are a vital component of hands-on stewardship work, and the City has fostered partnerships with many groups.

Besides participating in restoration work, several volunteer groups and individuals have also contributed to studying animals and plants within the City's open spaces. Perhaps the most notable community project is an ongoing bird survey of the Luther Burbank Park North Wetland, which members of the Friends of Luther Burbank Park have performed monthly, beginning in June 2008. Over the last 13 years, this group has identified and documented at least 107 unique bird species within the wetland.

Community members also regularly contact staff about rare plant and animal species seen across Mercer Island, as well as new invasive plant species, which staff can control before they are allowed to spread. Whether one-time or ongoing, these surveys and observations have furthered our understanding of how Mercer Island's natural areas are used by wildlife and contribute to the regional network of diverse habitats.

### Sustainable Stewardship Practices

The management of landscapes in City parklands, whether formal plantings in developed parks or diverse forest ecosystems in open space, requires continual attention and an investment of significant resources to properly steward and maintain the living landscape. Regardless of the use of these landscapes, the desired outcomes are the same: to sustain healthy, thriving plants.

However, past practices and traditional horticultural methods to achieve this goal have become less reliable in recent years. Changes to the Pacific Northwest climate have increased summer heat and drought, causing more stress for mature and establishing plants. This change has been accompanied by a shift toward more sustainable landscape maintenance practices, reducing potential impacts on the surrounding environment and its inhabitants.

### Water Conservation

Despite the rainy winters, water is not an unlimited resource in Puget Sound, and summers are expected to get even hotter and drier as climate change intensifies. It is increasingly likely that not just voluntary but mandatory water conservation measures will become necessary on occasion to preserve supplies for the most critical uses, such as domestic consumption. In recent years, the City has allowed some grassland and

recreational areas to brown out for the summer months to conserve water and save on significant irrigation costs.

In landscaped areas where shrubs and trees rely on some summer water, staff have adjusted the irrigation systems to water before sunrise to reduce water waste and maximize plant uptake. Depending on the landscape, watering may also be shifted to a deeper and less frequent watering schedule to reduce evaporation and encourage plants to root more deeply.

In addition to reducing irrigation volumes and frequency, the City has shifted to planting more drought-tolerant species and schedules the majority of new plant installations in the early part of the rainy season to maximize root growth and establishment before the onset of the dry season.

### Plant Selection

Selecting appropriate plants species for park landscapes is the source of a great deal of discussion, both on the local and regional scale. While drought-tolerant plants will be better able to establish in the short term, consideration is also given to how well newly established plants will survive in the long term. In recent years, cities across the Pacific Northwest, including Mercer Island, have seen many mature native trees decline and die in recent years, unable to adapt quickly to the increased summer temperatures and lack of summer moisture. Plant selection for tree replacements or renovations that consider the anticipated climate in 10-50 years will be more likely to create resilient, mature landscapes that can better transition to warmer, drier conditions.

In natural areas, generally replanted with trees and shrubs native to the immediate area, staff have been selecting new plants from seed zones that reflect the Puget Sound area's projected climate. This focus on plant provenance (the original geographics source of seed, pollen, or propagule) allows staff to plant the same native species better adapted to future conditions. Generally, these plants are propagated from forests in southern Washington and Oregon.

In addition to considering the climate in the selection of plants for developed parks, other factors must also be considered, including the mature size of the tree or shrub, any known pests or diseases that may affect the species, and how a fully developed root system will interact with nearby paved surfaces.



## Maintenance Practices

Standard maintenance practices for Mercer Island's park landscapes have shifted considerably toward more sustainable practices that consider the health of the whole system, including soil health, nutrient cycling, and water quality.

All new plantings are provided with a mulch top dressing. Using wood chips, bark, or leaves as mulch in the landscape helps the soil retain moisture, suppresses weed germination and growth, and contributes vital organic matter to the soil. The bulk of the mulch used around new plantings and formal planter beds are wood chips created from tree pruning and removals on the island. Leaves collected in the fall are also used as mulch, which allows their organic matter and nutrients to be reincorporated into the soil over time.

The increased use of mulch in beds has assisted in reducing weed growth and helped staff significantly reduce pesticide use in developed parks. In many cases, remaining weeds are either removed using manual extraction methods or cut at ground level to slow their regrowth. Because this method is more labor-intensive, weeds may be more visible in the landscape, particularly during the active growing season.

A focus on soil and water health has also refined how fertilizers are used in park landscapes such as athletic fields, shifting away from fertilizer applications that may lead to nutrient leaching or runoff. These newer practices include using organic or slow-release products and performing smaller, more frequent applications.

## Stormwater Management

The Pacific Northwest region is experiencing more severe rainstorms due to climate change, and more of that rain is falling on impervious surfaces: roads, parking lots, and rooftops. This untreated surface water runoff is a significant source of contamination all along the Lake Washington shoreline and in other riparian areas, impacting both people and wildlife, especially salmon populations.

State requirements for surface water management are becoming more stringent and costly for both developers and the City. Runoff volumes, peak stream flows, and local flooding can be reduced by incorporating trees into stormwater management planning, lessening the need for expensive detention facilities (e.g., catch basins) and the cost of treatment to remove sediment and other pollutants such as lawn chemicals. Green infrastructure is far more cost-effective than grey infrastructure.

Using open space and greenspaces to capture stormwater runoff encourages infiltration into the soil, prevents excessive streambed erosion, and reduces sedimentation in Lake Washington. In addition, a healthy tree canopy increases carbon sequestration potential, encourages local biodiversity, and enhances overall environmental resilience by reducing heat island effects and offering cooler, shaded air.





## FUTURE INITIATIVES

A number of future initiatives were identified and recommended for incorporation into the City's work plan over the next six to ten years and are summarized below.

### Land Conservation

- Develop a Land Acquisition Strategy to proactively acquire high-quality natural areas and parklands, to expand the existing network of parks, trails, and open space systems.
- Determine the most effective strategy for protecting open space lands in perpetuity. Explore various mechanisms for such protection, including zoning changes, conservation easements, deed restrictions, and transfer of these lands to the Open Space Conservancy Trust's governance.

### Open Space Studies and Management Plans

- Continue studies of open space health, collecting vegetation data that can be used to illustrate restoration progress and guide adjustments to management plans.
- Develop a citywide urban forest management plan to define goals for local forested ecosystems and outline the best management tactics to sustain forest canopy. This plan could include a citywide tree inventory, tree preservation and protection code amendments, and considerations for climate resiliency. A more broadly defined urban forestry plan can also be a means to engage the community in tree-related activities and facilitate community conversations about the overall health and diversity of Mercer Island's urban forest.

### Habitat Restoration

- Continue restoration work in open space to ensure that progress to date is not lost and ecosystems remain healthy, diverse, and functional.
- Practice adaptive management by regularly evaluating the successes and failures of restoration activities and modify practices accordingly.
- Stay current with evolving best management practices in the field of restoration ecology.
- Collaborate with regional partners to share resources and knowledge. Participate in regional research opportunities.
- Pursue opportunities to contract grow or purchase plants from southern seed zones.

### Community Partnerships & Volunteers

- Foster new partnerships that support the conservation and restoration of Mercer Island's open space properties.

### Sustainable Stewardship Practices

- Explore the use of non-gas-powered landscape equipment to reduce emissions.
- Continue to adjust landscape maintenance practices in favor of techniques that contribute to the health of the land and lake environments.



Flowering red currant

# 10 OPERATIONS & MAINTENANCE

**The following assessment examines agency resource comparisons, identifies trends in park operations, and provides general recommendations for park maintenance operations on Mercer Island.**

Luther Burbank Docks and Boiler Building

To effectively plan, develop, maintain, and operate a high-quality park and recreation system, the City needs to continually reassess and reinvest in its park and recreation infrastructure. Older infrastructure will continue to require repairs or replacements to ensure safe and functional facilities. And newer infrastructure requires ongoing care and maintenance to protect the asset. Appropriate use of data and collaboration across City work groups ensures consistency in service delivery and promotes efficient and focused operations and maintenance.

## Park Agency Performance Benchmarks

As noted in Chapter 6, the National Recreation and Park Association's (NRPA) Park Metrics database was used to compare Mercer Island's park and open space system to averages from comparably-sized jurisdictions from across the country. This agency performance data provides a benchmark to compare administration, operations, and programming with other providers. While comparisons can be helpful, no two agencies are exactly alike. History, culture, landforms, hydrology, climate, demographics, and other local variables contribute to how park and recreation providers perform in their communities. Figure 10.1 compares jurisdictional populations served by park and recreation agencies against specific performance metrics.

# OPERATIONS

Figure 10.1. NRPA Agency Comparisons - Facilities

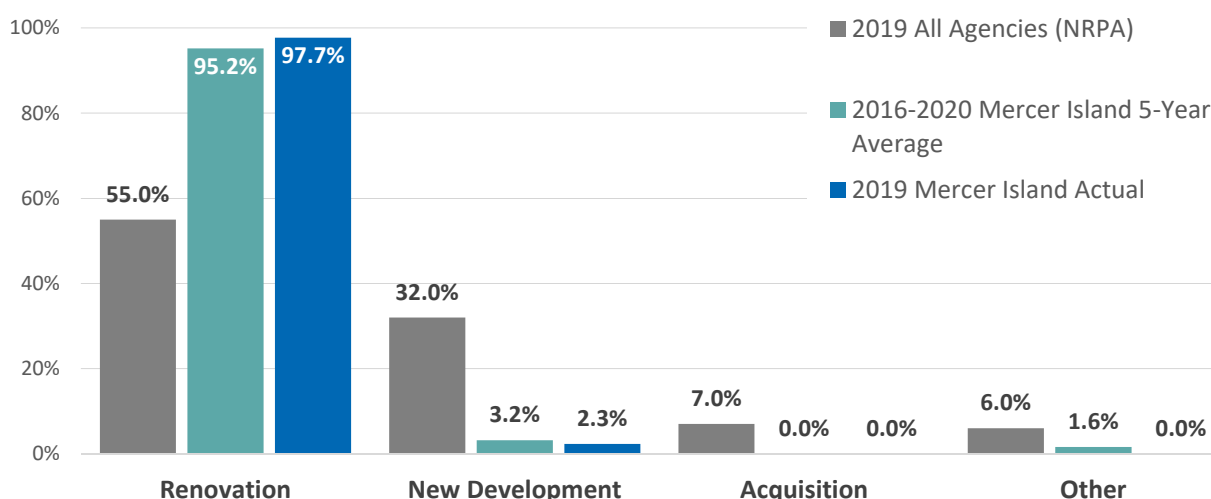
Metric	Median Value		
	All Agencies	Pop. Range 20-50,000	Mercer Island
Residents per Park	2,281	1,963	954
Acres of Parkland per 1,000 population	9.9	9.6	18.5
Miles of Trails	11	8.5	29
Number of Residents per Playground	3,750	3,157	1,430
Number of Residents per Tennis Court (public-outdoor)	5,004	4,347	1,839
Number of Residents per Rec Center	31,141	25,716	25,748

The City should take pride in its admirable service levels compared to the average of all agencies reporting in the Park Metrics data and somewhat comparable jurisdictions with populations between 20,000 and 50,000. Mercer Island's park and recreation services significantly contribute to its residents' high quality of life with higher-than-average parkland acreage ratios, more sports courts, and more miles of trail per capita.

A notable comparison with other park and recreation agencies across the nation comes from capital spending

allocations, see Figure 10.2. The median capital allocations for all agencies who shared data with the NRPA indicated that renovation was the primary focus (55% of the capital budget expenditures) with 32% for new development and 7% for parkland acquisitions. For the City of Mercer Island, budget allocations for park system renovations topped the spending allocations for capital projects, both for the 2019-2020 biennium and over a longer, five-year period.

Figure 10.2. Capital Spending Comparisons: Annual and 5-year Allocations



There has been no capital spending for parkland acquisition over the last five years, largely due to the City's built-out character. Most City of Mercer Island parks, open space, and trails capital projects involve the renovation, replacement, or redevelopment of park amenities. Docks, piers, and other over-water/

waterfront facilities have significant costs with their initial development and repairs or renovations. Mercer Island should expect higher than average capital costs to sustain its waterfront infrastructure as an island community that values its public waterfront amenities.





## Existing Staffing Resources

Investing strongly and consistently in the staff, infrastructure, and services that have created and maintained the park and recreation system is necessary to ensure a well-maintained and viable parks system. The dedicated professional staff and labor resources ensure the delivery of quality services and care for the City's parks and recreation system.

Mercer Island's Parks Operations staff provide a range of functions related to maintaining high-demand, multi-use athletic fields, playgrounds, sport courts, swimming beaches, street-end waterfront access areas, hiking, biking, and equestrian trails, open spaces areas, and picnic facilities. These staff also provide arboricultural planning, project management, and consultation services for trees and the urban forest in public parks and open spaces and maintain and repair public art installations.

In 2019, in an effort to reduce costs, three parks and recreation positions were eliminated resulting in the reduction in special events, reduced operating hours at the Mercer Island Community and Event Center (MICEC), and elimination of lifeguards at the beaches. The City further shifted its staffing resources in 2020 to align park maintenance, operations, planning, and development under Public Works. Parks Maintenance includes park and facility maintenance, custodial services for the MICEC, open space management, and urban forestry programs. Park capital projects are aligned under the Engineering and Capital Division in Public Works. Park maintenance staff was 11.7 FTEs in 2019-2020 and was reduced by 15% to 9.95 FTEs for the 2021-2022 budget.

The COVID-19 pandemic considerably impacted the Parks & Recreation Department. MICEC closed in March 2020, and all recreation programs, special events, and facility rentals were suspended. Athletic field reservations and picnic shelter/area reservations were also suspended. As a result, workforce reductions were implemented in the spring of 2020. The Recreation Transition Team is now focused on re-establishing operations for MICEC and rebuilding the Recreation Division.

Parks Operations also relies on casual labor to support operations during the peak recreation season (Q2-Q3 annually) to meet community needs and maintain existing service levels. This includes duties such as park mowing,

general landscaping, park restroom maintenance and cleaning, park access and safety, ballfield rentals, and other general park services. On average, 8-10 part-time/casual labor positions are used to help maintain service levels. Due to the COVID-19 pandemic, the casual labor positions within Parks Maintenance were eliminated in 2020. Maintenance was deferred, and service levels in parks significantly declined. The casual labor positions were restored in 2021.

## Maintenance & Operations Standards

Developing maintenance standards that define the level of park upkeep and care can help identify and clarify the expectations for both Parks Maintenance staff and the public. If the level of budgetary support solely determines maintenance standards, a loss in efficiency and a gradual lowering of quality, care and safety may result. Lower maintenance levels often lead to higher capital repair needs due, in part, to a growing backlog of deferred maintenance. Park standards can be refined for new park design and development. Park standards for acceptable maintenance levels can also be developed to identify the level of care in existing parks proactively. These standards can include adequate levels of care for grounds, walkways and paths, signage, trees and landscaping, litter control and trash receptacles, play equipment and play surfacing, picnic shelters, restrooms, sport courts surfacing, accessories and benches and other site furnishings.

Staff time is required to maintain the desired maintenance standards. To ensure adequate staffing resources are allocated to parks maintenance functions, tracking time for the various tasks helps predict staffing needs when additional facilities and amenities are added to the system. One park system in Washington predicted its future labor needs for new neighborhood and community parks by tracking labor hours necessary to maintain current parks based on the type of park and acreage. Figure 10.3 illustrates that the system's cost per acre is associated with direct labor requirements. The information can be further extrapolated to predict the number of FTE's reasonably necessary to maintain and operate developed urban parks. As Mercer Island integrates its asset management system with tracking labor allocations, a predictive model could be developed for staffing needs associated with future improvements and programming.

Figure 10.3. Sample of Accounting of Labor Costs per Acre per Park Classification

Type of Facility	Average Acreage per Park	Annual Cost per Acre	Annual Labor Hours per Acre
Neighborhood Parks	4.8 ac.	\$5,500 per ac.	110 per ac.
Community Parks	26.2 ac.	\$4,400 per ac.	112 per ac.
Regional Parks	63.4 ac.	\$3,330 per ac.	100 per ac.
Greenspaces / Undeveloped Parks	5.6 ac.	\$2,400 per ac.	16 per ac.

## Operational & Service Challenges Due to the COVID-19 Pandemic

A statewide survey of park and recreation agencies was conducted in the second half of 2020, focusing on service demand and operational challenges preceding and resulting from the COVID-19 Pandemic. The project was a collaboration between the Washington Recreation & Park Association, the Washington State Association of Counties, the Association of Washington Cities, and Metro Parks Tacoma.

In a question that asked agencies about how stable their outlook was for 2020 before and during COVID-19 Pandemic, the percentage of agencies that stated their outlook as very strong and stable decreased by 25 points, with 27.8% indicating as very stable at the beginning of the year to 2.8% indicating as very stable by August 1, 2020. Similarly, agencies that felt moderately or significantly underfunded and unstable rose from 5.5% to 50% by August 1, 2020. Also, a significant number of agencies indicated service delivery impacts due to the COVID-19 Pandemic in the following ways:

- Reduced ability to manage, maintain, operate, and secure passive parks to safety standards and control access (87%).
- Cancellation of special events and tourism campaigns supporting local employment and driving the local economy (87%).
- Inability to operate critical community programs, pools, attractions and facilities, including services for vulnerable populations (81%).
- Lack of ability to hire/maintain seasonal employees and offer programs/services allowable under Safe Start (74%).
- Addressing public use and behaviors that put the community at risk, such as tearing down caution tape, using fields (85%).

## Outside Contractors/In-house Expertise

Park and recreation agencies continually weigh the costs of providing services through internal staffing versus external contract arrangements. Landscape maintenance contractors are sometimes engaged for specific grounds areas and tasks such as mowing and weeding, and specialized services such as tree care and ecological restoration. Other specialized contractors are hired as needed to handle park facility issues, including pavement, plumbing and electrical repairs.

Project management for park capital projects is coordinated with in-house expertise in the Public Works Department, with a limited-term budget allocation for funding an additional capital project manager. Within City departments, Roads, Sewer, and Water divisions have coordinating policies that ensure active cooperation enables efficiencies for capital projects and system repairs that benefit city infrastructure. For park development, trail expansion, waterfront access, and significant capital repairs, a coordinating policy with other city departments also would be beneficial.

Existing undeveloped street ends offer an example of opportunities for collaboration between the Parks planning, Parks Operations, and Utility divisions for creating or improving public waterfront access when upgrading city utilities. The public desire for more waterfront access opportunities could be addressed when future water or sewer projects trigger a need to acquire additional waterfront lands. As those potential future utility improvements are designed and implemented, consideration should be given to accommodating public recreation access to the lake.

With the pending ADA Transition Plan, the City should also coordinate and bundle capital improvements that remove architectural barriers and improve universal access across all public infrastructure.

## Asset Management

With limited budgets, many cities struggle to provide adequate maintenance and operational support resulting in situations where proactive maintenance is deferred and assets are repaired, rehabilitated, or replaced only when there is an urgent need or imminent risk. This situation can result in a loss of services or closure of a facility due to lack of funding for needed repairs, higher long-term maintenance costs as assets in worse condition may degrade more quickly and be more difficult and costly to fix, and a loss of public confidence. Consequently, Mercer Island must continue to consider and plan for long-term asset management needs.

The foundation of a holistic asset management program is a comprehensive inventory and assessment of existing facilities and unmet needs. In 2019, the City began implementing an asset management program to help track repairs, maintenance tasks, and operating activities. The City should continue to maintain standardized and systematic inventory documentation of park system infrastructure, including quantity, location, and condition. By tracking installation and the expected useful life of assets, the City can





plan for proactive maintenance and replacement of assets in the future. This life cycle planning should be further supplemented by ongoing condition assessments of assets – particularly those with a high consequence of failure. The City does this regularly with playground equipment inspections, and this practice can be replicated across the other site amenities and improvements. Such assessments can highlight urgent repair needs and can help the City fine-tune maintenance practices for Mercer Island’s weather, wear, and usage patterns. Such information can aid in future budgeting for capital repairs and overall asset management and predict staffing requirements. Going forward, the City could refine its data management through its CityWorks software and utilize life cycle planning to help predict capital repairs and future capital projects.

## Volunteer Resources

Volunteer efforts – through volunteer groups, students, neighborhood groups, non-profit partners, or sport and service organizations – have resulted in significant site improvements in Mercer Island’s park system, especially in areas of ecological restoration through invasive species control and native plants species re-establishment. An engaging volunteer program allows community members to gain a sense of ownership in the park system; however, operating a volunteer program requires constant coordination and management. The City must invest in the necessary staffing to manage a successful volunteer base to capitalize on the enhanced resources and community connections.

Although volunteers require effective management at the City’s expense, volunteer contributions readily result in a net gain for the City and community. The City should continue to promote and coordinate volunteer opportunities and specifically identify the needs for volunteers on the website or through social media well in advance of major events. As restrictions from the COVID-19 pandemic are safely lifted, the City should re-engage its volunteer program and capitalize on these local human resources to enhance its operational strengths.

More details on the City’s volunteer program can be found in Chapter 9.


## Future Initiatives

- Refine data management through CityWorks asset management software to fine-tune maintenance practices, track inventory, predict capital repairs and future capital projects, and develop modeling for staffing needs for future park improvements and programming. Utilize the long-term data to formalize park maintenance service standards.
- Pursue resources to support investments in capital replacements, including upgrading aging shoreline infrastructure, which includes multiple dock projects.
- Seek to collaborate with other City divisions and City-wide planning efforts to coordinate capital and infrastructure work with development and improvement to park spaces, especially in the case of street end and waterfront parks, trail expansion, and expanding public access.
- Consider investing in staffing for the management of a volunteer program to capitalize on strong community engagement and contribute to the improvement of the park system.

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## 11

## CAPITAL PLANNING &amp; IMPLEMENTATION



The preceding chapters provided an overview of the Mercer Island parks and recreation system and established goals and objectives to guide future operations, maintenance, and planning. This chapter includes the proposed six-year capital program and provides recommendations on other strategies and areas of focus to successfully implement the plan.

Solemates walking group at Luther Burbank Park

## 2023-2028 Capital Improvement Plan - \$41.7 Million

A key priority for this PROS Plan is a significant investment in parks infrastructure to maintain and restore existing amenities. The 2023-2028 Parks Capital Improvement Plan (CIP) includes estimated project expenditures of \$41.7 million. Preliminary revenues are estimated at \$17.4 million, which leaves a funding gap of \$24.3 million.

The 2023-2028 Parks CIP establishes the capital investment priorities for Mercer Island parks, facilities, trails, and open space. The projects were selected based on the need to address aging facilities, implement long-standing plans for improvements, and meet the goal of

better connecting and improving access to parks and recreation facilities. A project prioritization tool, see Figure 11.2, was used to evaluate the projects.

The 2023-2028 Parks CIP assigns design, permitting, and construction timelines for each project. Planning level cost estimates are provided and include staff and consulting time for delivery of the project and reflect an annual 3% escalator for most projects.

The 2023-2028 Parks CIP Project list is provided in Figure 11.1 on the following page.

For reference, an estimation of potential revenue by source is provided in Figure 11.2. The estimates represent potential in-flows to support the CIP projects and are subject to change.



# IMPLEMENTATION

Figure 11.1. 2023-2028 Parks CIP Project Summary

ID	Location	Description	2023	2024	2025	2026	2027	2028	6-YEAR TOTAL
<b>ATHLETIC FIELD PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
PA0110	Aubrey Davis Park	Lid A Backstop Replacement	-	-	-	-	96,000	689,000	785,000
PA0116	Island Crest Park	South Field Lights Replacement and Turf Upgrade	-	-	113,000	1,160,000	-	-	1,273,000
PA0117A	Island Crest Park	North Infield Turf and Backstop Replacement	1,061,000	-	-	-	-	-	1,061,000
PA0117B	Island Crest Park	South Field Backstop Replacement	319,000	-	-	-	-	-	319,000
PA0131	South Mercer	Turf Replacement & Ballfield Backstop Upgrade	1,698,000	-	-	-	-	-	1,698,000
<b>ATHLETIC FIELD PROJECTS - ESTIMATED EXPENDITURES</b>			<b>3,078,000</b>	<b>-</b>	<b>113,000</b>	<b>1,160,000</b>	<b>96,000</b>	<b>689,000</b>	<b>5,136,000</b>
<b>BEACHES AND SHORELINE PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
PA0121	Luther Burbank	Swim Beach Renovation	-	55,000	113,000	1,015,000	-	-	1,183,000
PA0122	Luther Burbank	Dock Repair and Adjacent Waterfront Improvements	425,000	3,388,000	-	-	-	-	3,813,000
PA0114	Groveland	Dock Replacement & Shoreline Improvements (TBD)	-	-	-	-	4,180,000	-	4,180,000
PA0112	Clarke Beach	Shoreline Improvements (TBD)	-	-	2,814,000	-	-	-	2,814,000
<b>BEACHES &amp; SHORELINE PROJECTS - ESTIMATED EXPENDITURES</b>			<b>425,000</b>	<b>3,443,000</b>	<b>2,927,000</b>	<b>1,015,000</b>	<b>4,180,000</b>	<b>-</b>	<b>11,990,000</b>
<b>OPEN SPACE &amp; TRAILS PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
PA0100	Multiple Locations	Open Space Management (Ongoing)	319,000	329,000	339,000	350,000	361,000	372,000	2,070,000
PA0103	Multiple Locations	Trail Renovation & Property Management (Ongoing)	54,000	56,000	58,000	60,000	62,000	64,000	354,000
PA0129	Pioneer/Engstrom	Open Space Forest Management (Ongoing)	191,000	197,000	203,000	210,000	217,000	224,000	1,242,000
PA0108	Aubrey Davis Park	Luther Lid Connector Trail	-	164,000	845,000	-	-	-	1,009,000
PA0143	Aubrey Davis Park	Mountains to Sound Trail Pavement Renovation	101,000	-	-	-	-	-	101,000
PA0144	Aubrey Davis Park	Mountains to Sound Trail Connection at Shorewood	-	82,000	-	-	-	-	82,000
PA0145	Aubrey Davis Park	MTS Trail Lighting from ICW to Shorewood	-	-	-	58,000	299,000	-	357,000
PA0115	Hollerbach OS	Hollerbach SE 45th Trail System	-	93,000	423,000	-	-	-	516,000
PA0132	Luther Burbank	Upper Luther Ravine Trail Phase 2	-	-	113,000	261,000	-	-	374,000
PA0175	Mercerdale Hill.	Trail Renovation	-	-	-	-	120,000	615,000	735,000
PA0190	Wildwood Park	ADA Perimeter Path & General Park Improvements	-	-	-	58,000	180,000	-	238,000
<b>OPEN SPACE &amp; TRAILS PROJECTS - ESTIMATED EXPENDITURES</b>			<b>665,000</b>	<b>921,000</b>	<b>1,981,000</b>	<b>997,000</b>	<b>1,239,000</b>	<b>1,275,000</b>	<b>7,078,000</b>
<b>PARKS PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
PA0101	Multiple Locations	Recurring Parks Minor Capital (Ongoing)	149,000	154,000	159,000	164,000	169,000	175,000	970,000
PA0111	Aubrey Davis Park	Vegetation Management (Ongoing)	117,000	121,000	125,000	129,000	133,000	137,000	762,000
PA0123	Luther Burbank	Minor Capital Levy (Ongoing)	103,000	105,000	107,000	109,000	111,000	113,000	648,000
PA0104	Multiple Locations	Lake Water Irrigation Development	-	82,000	141,000	-	-	-	223,000
PA0106A	Aubrey Davis Park	Lid B Playground Replacement and ADA Parking	-	-	-	232,000	836,000	-	1,068,000
PA0106B	Aubrey Davis Park	Lid B Restroom and ADA Path	-	-	-	232,000	1,195,000	-	1,427,000
PA0107	Aubrey Davis Park	Outdoor Sculpture Gallery Improvements	-	33,000	68,000	198,000	-	-	299,000
PA0141	Aubrey Davis Park	Tennis Court Resurfacing/Shared-Use Pickleball	-	121,000	-	-	-	-	121,000
PA0119	Luther Burbank	Tennis Court Renovation/Shared-Use Pickleball	107,000	438,000	-	-	-	-	545,000
PA0120	Luther Burbank	Parking Lot Lighting	133,000	-	-	-	-	-	133,000
PA0130A	Roanoke Park	Playground Replacement	-	-	-	-	60,000	431,000	491,000
PA0130B	Roanoke Park	General Park & ADA Improvements	-	-	-	-	30,000	93,000	123,000
PA0148	Deane's	Playground Replacement (Castle/Swings/Climb Rock)	-	55,000	226,000	-	-	-	281,000
PA0151	First Hill Park	Playground Replacement & Court Resurfacing	-	-	-	87,000	329,000	-	416,000
PA0166	Luther Burbank	Amphitheater Renovation (Design Only)	-	-	85,000	-	-	-	85,000
PA0182	MICEC/LB	Stair Replacement between MICEC & LB Parking Lot	-	-	-	-	36,000	197,000	233,000
PA0187	Secret Park	Playground Replacement	-	-	-	87,000	448,000	-	535,000
PA0189	South Pt. Landing	General Park Improvements	-	158,000	-	-	-	-	158,000
<b>PARKS PROJECTS - ESTIMATED EXPENDITURES</b>			<b>609,000</b>	<b>1,267,000</b>	<b>911,000</b>	<b>1,238,000</b>	<b>3,347,000</b>	<b>1,146,000</b>	<b>8,518,000</b>



Figure 11.1. 2023-2028 Parks CIP Project Summary (cont.)

ID	Location	Description	2023	2024	2025	2026	2027	2028	6-YEAR TOTAL
<b>RECREATION FACILITIES PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
GB0102	MICEC	Building Repairs (Ongoing)	107,000	111,000	115,000	119,000	123,000	127,000	702,000
PA0133	MICEC	Technology and Equipment Replacement (Ongoing)	40,000	40,000	40,000	40,000	40,000	40,000	240,000
PA0178	MICEC	Entryway Parking Lot Asphalt Replacement	160,000	-	-	-	-	-	160,000
PA0179	MICEC	Parking Lot Planter Bed Renovation	-	-	-	-	239,000	-	239,000
PA0181	MICEC	Generator for Emergency Use	-	-	-	-	478,000	-	478,000
PA0124B	Luther Burbank	Boiler Building Full Renovation	-	-	-	-	239,000	3,690,000	3,929,000
<b>RECREATION FACILITIES PROJECTS - ESTIMATED EXPENDITURES</b>			<b>307,000</b>	<b>151,000</b>	<b>155,000</b>	<b>159,000</b>	<b>1,119,000</b>	<b>3,857,000</b>	<b>5,748,000</b>
<b>PARK PLANNING PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
PA0126	Mercerdale Park	Mercerdale Park Master Plan	200,000	-	-	-	-	-	200,000
PA0157	Groveland/Clarke	Clarke and Groveland Beach Joint Master Plan	300,000	-	-	-	-	-	300,000
PA0127	MICEC	Annex Facilities Plan	200,000	-	-	-	-	-	200,000
PA0192	TBD	Spray Park - Site Analysis	-	50,000	-	-	-	-	50,000
<b>PARK PLANNING PROJECTS - ESTIMATED EXPENDITURES</b>			<b>700,000</b>	<b>50,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>750,000</b>
<b>PARK PROPERTY ACQUISITION RESERVE</b>									
<b>ESTIMATED EXPENDITURES</b>									
N/A	System-Wide	Property Acquisition - Reserve			500,000	500,000	500,000	500,000	2,000,000
<b>PARK PROPERTY ACQUISITION - ESTIMATED EXPENDITURES</b>			<b>-</b>	<b>-</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>2,000,000</b>
<b>OTHER PROJECTS</b>									
<b>ESTIMATED EXPENDITURES</b>									
PA0142	Aubrey Davis	Intersection and Crossing Improvements	80,000	83,000	86,000	89,000	92,000	95,000	525,000
PA0150	Ellis Pond	Aquatic Habitat Enhancement	20,000	-	-	-	-	-	20,000
<b>OTHER PROJECTS - ESTIMATED EXPENDITURES</b>			<b>100,000</b>	<b>83,000</b>	<b>86,000</b>	<b>89,000</b>	<b>92,000</b>	<b>95,000</b>	<b>545,000</b>
<b>2023-2028 TOTAL ESTIMATED EXPENDITURES</b>			<b>5,884,000</b>	<b>5,915,000</b>	<b>6,673,000</b>	<b>5,158,000</b>	<b>10,573,000</b>	<b>7,562,000</b>	<b>41,765,000</b>

## 20-Year Capital Facilities Plan

The projects included in the 2023-2028 Parks CIP recommendation were prioritized based on the 20-year parks project list, also known as the Capital Facilities Plan (CFP). The CFP is a compilation of all the anticipated parks capital projects over the next two decades and includes a brief project description and cost estimate for each project. Prior master plans, staff recommendations, and information on anticipated replacement cycles were used to develop the 20-year CFP.

Going forward, the 20-year Parks CFP will be updated at least annually to reflect changing park system needs, remove completed projects, and include new projects identified through master planning or other planning projects.

Figure 11.2. 2023-2028 Parks CIP Revenue Estimate

Description	2023	2024	2025	2026	2027	2028	6-YEAR TOTAL
<b>2023-2028 TOTAL ESTIMATED EXPENDITURES</b>	<b>5,884,000</b>	<b>5,915,000</b>	<b>6,673,000</b>	<b>5,158,000</b>	<b>10,573,000</b>	<b>7,562,000</b>	<b>41,765,000</b>
<b>REVENUE SUMMARY</b>							
Real Estate Excise Tax	3,492,000	1,136,000	1,253,000	2,024,000	1,149,000	1,149,000	10,203,000
King County Parks Levy	206,000	208,100	210,000	-	-	-	624,100
Parks Levy/Luther Burbank Levy	252,000	-	-	-	-	-	252,000
Impact Fees	-	-	-	80,000	-	-	80,000
Sinking Fund - Turf Replacement	900,000	-	-	-	-	-	900,000
Sinking Fund - MICEC Technology	40,000	40,000	40,000	40,000	40,000	40,000	240,000
Grants	100,000	2,348,000	500,000	300,000	500,000	-	3,748,000
1% for Arts Fund	-	45,000	-	75,000	-	-	120,000
Stormwater Fund	20,000	-	-	-	120,000	-	140,000
Transportation Improvement Fund	80,000	83,000	86,000	89,000	92,000	95,000	525,000
WSDOT Maintenance Agreement	100,000	100,000	100,000	100,000	100,000	100,000	600,000
<b>2023-2028 TOTAL ESTIMATED REVENUES</b>	<b>5,190,000</b>	<b>3,960,100</b>	<b>2,189,000</b>	<b>2,708,000</b>	<b>2,001,000</b>	<b>1,384,000</b>	<b>17,432,100</b>
<b>2023-2028 TOTAL PROJECTED NET</b>	<b>(694,000)</b>	<b>(1,954,900)</b>	<b>(4,484,000)</b>	<b>(2,450,000)</b>	<b>(8,572,000)</b>	<b>(6,178,000)</b>	<b>(24,332,900)</b>

### Project Prioritization Tool

Between June and November 2021, City staff worked with the Parks and Recreation Commission to develop a project prioritization tool to rate each capital project on the CFP List. The rating tool informed capital project priorities but was not the sole determinant of the projects advanced to the proposed 2023-2028 Parks CIP, see Figure 11.3. The criteria used to evaluate the projects were as follows:

- **Safety & Security:** projects that address safety and security needs in order to provide safe public park spaces accessible to all, with a higher rating applied for projects with increased risk of safety concern or amenities at the end of their useful life.
- **Operating Budget Impact:** assesses the project impact on the operating budget, with a high rating given to projects that decrease the operating budget impact.
- **Extending Useful Life / Enhancing Level of Service:** projects that repair or replace existing amenities and extend the life of the asset or projects that improve service levels receive a higher rating.

- **Expanding Opportunities:** projects that offer new or expanded recreation opportunities and projects that improve ADA/universal access receive a higher rating.
- **Environmental/Sustainability Impact:** projects that enhance the environmental characteristics of the site receive a higher rating.
- **Unique Recreation Feature:** projects with high value and unique amenities, such as docks, piers, all-weather turf, splash pad, bike skills areas, or other specialized uses receive a higher rating.

The criteria were applied to the CFP project list using weighted values. The result was a composite score for each project to inform development of the 2023-2028 Parks CIP. The 20-Year Capital Facilities Plan (CFP) with assigned project ratings follows.



Figure 11.3. CFP Prioritization Rating Matrix

Criteria	Rating Scale	Rating Definitions	Weighting Factor	Max. Score
<b>Safety &amp; Security:</b> projects that address safety and security needs in order to provide safe public park spaces accessible to all, with a higher rating applied for projects with increased risk of safety concern or amenities at the end of their useful life.	(0, 1, 2)	0: No / Low risk (Note: Playground age less than 10 years) 1: Moderate risk of safety or failure to be addressed (Note: Playground age 10 to 13 years) 2: High risk of safety or failure to be addressed (Note: Playground age 14+ years)	6	12
<b>Operating Budget Impact:</b> assesses the project impact on the operating budget.	(0, 1, 2)	0: Increase to operating budget (i.e., >5% impact for park site/amenity) 1: Nominal or no material change to operating budget (i.e., <5% budget impact for park site/amenity). 2: Decrease in operating budget at park site/amenity.	3	6
<b>Extending Useful Life / Enhancing Level of Service:</b> projects that repair or replace existing amenities and extend the life of the asset or projects that improve service levels. If new amenity, rank based on life expectancy of new asset or improvement.	(0, 1, 2)	0: Nominal / No extension of life or enhanced service. If new amenity, life expectancy is five years or less. 1: Moderate extension of useful life (i.e., 5-10 years) or modest improvement to level of service for users. If new amenity, life expectancy is 5 to 10 years. 2: Significant extension of useful life (i.e., 10-20 years) or significant improvement to level of service for users. If new amenity, life expectancy is more than 10 years.	3	6
<b>Expanding Opportunities:</b> projects that offer new or expanded recreation opportunities and projects that improve ADA/universal access.	(0, 1, 2)	0: No new recreational amenity or opportunity. 1: Moderate / Minor improvement to recreational opportunity (i.e., small trail connections, modest ADA enhancements). 2: Significant / New recreational improvements (i.e., newly added features, new amenities, new trail, major ADA upgrades).	2	4
<b>Environmental/Sustainability Impact:</b> projects that maintain or enhance the environmental characteristics of the site.	(0, 1, 2)	0: Significantly impacts or diminishes existing environmental characteristics (i.e., removes substantial number of trees, hardens additional shoreline, requires substantial mitigation, adds significant impervious surface.) 1: Nominally impacts or maintains existing environmental characteristics. 2: Enhances or improves environmental characteristics, includes sustainability projects (i.e., reforestation, substantial invasive species removal, removes hardened shoreline, serves as mitigation bank, improves water quality, energy efficiency projects, etc.)	3	6
<b>Unique Recreation Feature:</b> projects with high value and unique amenities, such as docks, piers, all-weather turf, splash pad, bike skills areas, or other specialized uses.	(0, 2) Binary	0: Does not pertain to a unique amenity 2: Does pertain to a unique amenity	1	2

### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	36
		6	3	3	3	2	2	3	2	3	1	1	
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0137		Shoreline/ Water Access	77th Ave SE Landing	General Park & ADA Improvements	Modify concrete retaining wall for shore launch. Replace the timber steps with ADA path. Requires some hedge removal for grading & path alignment.	380,000	1	1	1	1	1	2	19
PA0111	Ongoing	Minor Capital	Aubrey Davis Park	Vegetation Management	Ongoing capital funding for vegetation management, including replacement and replanting at Aubrey Davis Park as identified in the Master Plan.	110,000	1	1	1	0	2	0	18
PA0105		Playground	Aubrey Davis Park	Lid A Playground Replacement	Replace playground equipment and provide ADA access from identified parking. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2011 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards.	350,000	1	1	2	1	1	0	20
PA0106A	2026-2027	Playground	Aubrey Davis Park	Lid B Playground Replacement and ADA Parking	Replace playground equipment and provide ADA access with rubberized surfacing. Implement new ADA West Mercer Way parking and a new ADA path from the parking to the playground. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2007 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards. Recommend to complete with PA0106B.	900,000	2	1	2	1	1	0	26
PA0106B	2026-2027	General/Other	Aubrey Davis Park	New Restroom at Lid B and ADA Path	Construct a restroom (with retaining wall) near the playground at Lid B. The sports field and playground make this a high use area with no restrooms available nearby. A restroom here could also ease congestion at the Lid A restroom and may eliminate use of honey buckets. Project includes construction of a new ADA path from West Mercer Way to the restroom and the basketball courts according to the master plan. ADA connection requires completion of PA0106A to make connection to ADA parking on West Mercer Way.	1,200,000	0	0	2	2	1	2	15
PA0107	2024-2026	Art	Aubrey Davis Park	Outdoor Sculpture Gallery Improvements	Replace outdoor sculpture pieces with new art and enhanced security (e.g. lighting). Scope of work intended to be developed post-opening of Eastlink Light Rail Station to address emerging needs.	260,000	1	1	1	0	1	2	17
PA0108	2024-2025	Trail	Aubrey Davis Park	Luther Lid Connector Trail	Construct a new staircase from North Mercer Way and 84th Ave SE to Mountains to Sound Trail at the Luther Lid intersection. Existing social trail is steep and difficult to walk. Identified in both Luther Burbank and Aubrey Davis master plans. Approved by WSDOT.	900,000	1	0	1	1	1	0	14
PA0110	2027-2028	Athletic Field	Aubrey Davis Park	Lid A Backstop Lifecycle Replacement	Replace two backstops with taller chain link structure and extend high safety fences on foul lines. Thirty year old facility; foul balls can land around a busy regional trail.	640,000	2	1	2	0	1	0	24

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

Rating Scale Weighting													
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	MAX
							6	3	3	2	3	1	36
PA0134		Athletic Field	Aubrey Davis Park	Lid C Field Drainage Renovation	Replace sand base and install new natural/grass turf. Existing sand base is clogged with fine particles and is draining poorly affecting maintenance and playability. Stormwater treatment enhancement included in project.	990,000	1	2	2	0	1	0	21
PA0138		General/Other	Aubrey Davis Park	ADA Access Improvements to Picnic Shelter	Construct one ADA parking space at SE 74th St, establish an ADA route to the picnic shelter and complete other improvements according to the master plan. Note: The picnic shelter was recently burned and is a total loss. The shelter will be replaced and necessary ADA upgrades will be incorporated into the replacement project.	190,000	0	0	2	1	1	0	11
PA0139		Shoreline/ Water Access	Aubrey Davis Park	Improved Shoreline Access at Boat Launch	Create a shoreline access point directly south of the boat launch ramp for kayak launching, wading, and staging passengers. Current site has limited low-bank access and is not useful to hand-carry boats. Additional land acquisition or easement may be needed.	330,000	0	1	2	2	1	2	18
PA0140A		Special Use	Aubrey Davis Park	Dog Off-leash Area	Design and construct improvements to formalize the use of the stacks area as a dog off-leash site. Likely includes fencing, double entry gate, seating, surfacing, etc. Recommend to combine with ADA path project from the parking lot to the tennis courts and stacks (PA0140B).	580,000	1	0	2	2	1	2	21
PA0140B		Trail	Aubrey Davis Park	ADA Access Trail to Tennis Courts	Construct a new ADA path from SE 22nd St. to the tennis courts according to the Aubrey Davis Park Master Plan. Recommend to combine with the off-leash dog area project at the stacks (PA0140A).	242,000	0	0	1	1	1	0	8
PA0141	2024	Sport Courts	Aubrey Davis Park	Tennis Court Resurfacing/Conversion to Shared use for Pickleball	Resurface existing tennis courts, including addressing crack sealing and explore re-striping for other types of recreational opportunities (i.e. pickleball facilities).	110,000	2	2	2	1	1	0	29
PA0142	2023-2028	Trail	Aubrey Davis Park	Intersection and Crossing Improvements	Remove bollards, improve crosswalks and traffic control at intersections. Improves safety and meets current standards across entirety of Aubrey Davis Park. Approximately 15 intersections need to be addressed, improvements at each intersection vary. Recommend to address at least one intersection every year or every other year.	600,000	2	1	2	0	1	0	24
PA0143	2023	Trail	Aubrey Davis Park	Mountains to Sound Trail Pavement Renovation	Repave sections of the trail that are deteriorated or damaged. The trail currently has cracks and root heaved areas that are uneven and present safety issues. Cost-sharing with WSDOT per agreements shall be considered.	95,000	2	2	1	0	1	0	24
PA0144	2025	Trail	Aubrey Davis Park	Mountains to Sound Trail Connection at Shorewood Drive	Construct a new spur trail to allow cyclists to enter/leave North Mercer Way to avoid the hill to Shorewood. There is an existing route that is used on a narrow sidewalk. It would separate cyclists from pedestrians wanting to access the trail.	75,000	2	0	1	2	1	0	22

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	36
		6	3	3	3	2	2	3	1	1	1	1	36
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0145	2027-2028	Trail	Aubrey Davis Park	Mountains To Sound Trail Lighting from Island Crest Way to Shorewood	Illuminate the trail section along the north side of a tall retaining wall from Shorewood to Town Center. This trail is dark in the winter because of the heavy shade from the wall and adjacent trees. This is an important pedestrian route from Shorewood to Town Center.	300,000	2	0	1	1	1	0	20
PA0146		Trail	Aubrey Davis Park	Luther Lid Trail Connection to Upper Luther	Construct a new staircase from the south side of the Luther Lid to SE 28th ("Snake Hill") to provide a direct connection to Upper Luther. This fulfills the intention of the Luther Lid to reconnect the two parts of Luther Burbank Park that were separated by the highway.	1,100,000	0	0	1	2	1	0	10
PA0112	Pending Joint Master Plan 2025-2028	Shoreline/ Water Access	Clarke Beach	Shoreline Repair/Restoration	Replace hardened shoreline with natural shoreline and pocket beaches. Existing bulkheads and docks are at the end of their lifecycle, consider replace or removal. This is critical salmon habitat because of its proximity to the Cedar River. Work may be preceded by a Master Plan. This is a placeholder cost estimate, scope of work needs to be fully developed.	2,500,000	2	1	2	2	2	2	33
PA0147	Pending Joint Master Plan 2025-2028	General/Other	Clarke Beach	General Park & ADA Improvements	Replace/upgrade restroom building. Install/replace amenities to include a new bike rack, picnic tables, and benches. Replace/upgrade drinking fountains. New trail signage. Improve ADA path from parking lot to park and shoreline. Upgrade park lighting with LED fixtures. Remove invasive plants and replace with native species. Work may be preceded by a Master Plan. This is a placeholder cost estimate, scope of work needs to be fully developed.	900,000	2	2	2	2	2	0	34
PA0148	2024-2025	Playground	Deane's Children's Park	Playground Replacement (Castle/Swings/Climbing Rock)	Replace playground equipment and provide ADA access from identified parking. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2005 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards.	250,000	2	1	2	1	1	0	26
PA0149		Playground	Deane's Children's Park	Playground Replacement (Main Play Area/Swings)	Replace playground equipment and provide ADA access from identified parking. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2012 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards. Evaluate the pond for habitat needs. This landlocked pond is vulnerable to eutrophication and sedimentation. Waterfowl add to the nutrient load. The open water habitat will shrink unless managed. (This work to be funded through the stormwater).	800,000	0	1	2	1	1	0	14
PA0150	2023	Environment & Sustainability	Ellis Pond	Aquatic Habitat Enhancement		18,000	0	0	2	0	2	2	14

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0	1	2	0	1	2	0	1	2	0	1	2
		6	3	3	3	2	3	2	3	2	1	1	36
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0151	2026-2027	Playground	First Hill Park	Playground Replacement and Sport Court Resurfacing	Resurface existing basketball court and replace aging playground equipment. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2007 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards. This project may be coordinated with a broader evaluation of this park, perhaps a neighborhood engagement strategy.	350,000	2	1	2	1	1	0	26
PA0152		Shoreline/ Water Access	Franklin Landing	ADA Parking	ADA path to beach. Striping for one ADA parking stall and add signage	73,000	0	1	2	1	1	0	14
PA0153		Shoreline/ Water Access	Garfield Landing	General Park & ADA Improvements	Replace the existing bench and add up to two new benches. Install bike rack. Restore shoreline to maintain public access, cut back vegetation. Develop planting plan to replace White poplars. Address ADA access opportunities.	105,000	1	1	1	1	1	0	17
PA0114	Pending Joint Master Plan 2025-2028	Shoreline/ Water Access	Groveland Beach	Bulkhead Replacement and Beach Upgrade	Replace existing concrete bulkhead with a larger bulkhead at a higher elevation and create a zero-entry beach. The existing bulkhead is undermined and is difficult to secure sufficiently. Groveland Beach likely needs a comprehensive planning process to address multiple infrastructure needs.	3,500,000	2	1	2	1	2	2	31
PA0154	Pending Joint Master Plan 2025-2028	General/Other	Groveland Beach	General Park & ADA Improvements	Replace picnic tables and benches. Upgrade trail to the north upper picnic area to address erosion. Repair asphalt beach path and replace the chain gate to improve access. Replace or upgrade the restroom building. Consider opportunities to improve ADA access to upper park, full ADA access to the beach is challenging due to steep slopes. Update park signage. Groveland Beach likely needs a comprehensive planning process to address multiple infrastructure needs.	1,325,000	2	2	2	1	1	2	31
PA0155		Playground	Groveland Beach	Playground Replacement	Resurface existing basketball court and replace aging playground equipment. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2012 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards. Groveland Beach likely needs a comprehensive planning process to address multiple infrastructure needs.	400,000	0	1	2	1	1	0	14
PA0156	Pending Joint Master Plan 2025-2028	Shoreline/ Water Access	Groveland Beach	Dock Replacement	Design and construct the replacement for the existing pier at Groveland. Further repairs to the existing structure are not feasible. The timeline for the replacement is 2028. This pier could be replaced in-kind, or an alternative substitute could be considered, such as a large swim float. Groveland Beach likely needs a comprehensive planning process to address multiple infrastructure needs.	1,700,000	2	1	2	1	2	2	31

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	1
		6	3	3	3	2	2	3	2	3	1	36	36
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0157	2023-2024 Planning Document		Groveland Beach Park and Clarke Beach Park	Joint Master Plan for Groveland Beach Park and Clarke Beach Park	Conduct a joint master planning process for Groveland Beach Park and Clarke Beach Park to establish a long-term vision and a plan to address aging infrastructure at both parks. Planning for beach sites and shoreline areas requires technical expertise and there will be efficiencies in conducting both plans jointly.	300,000	2	2	2	1	1	0	29
PA0115	2024-2025 Trail		Hollerbach Open Space	SE 45th Trail System (Phase 1)	Construct a new trail from 90th Ave SE eastward to Cedars East Rd. through Hollerbach Park. There is no public access to Hollerbach Park. There is no similar east-west pedestrian connection in this part of Mercer Island. The project will require a boardwalk, a bridge, and lots of timber steps. New trail will assist with restoration and stewardship work.	460,000	0	0	1	2	1	0	10
PA0158	Trail		Hollerbach Open Space	92nd Ave SE trail (Phase 2)	Design and construct a new trail connection from SE 46th Street north to connect with the SE 45th trail (PA0115).	150,000	0	0	1	2	1	0	10
PA0159	Playground		Homestead Park	Playground Replacement	Resurface existing basketball court and replace aging playground equipment. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2012 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards.	375,000	0	1	2	1	1	0	14
PA0116	2025-2026 Athletic Field		Island Crest Park	South Field Lights and Backstop Replacement and Upgrade	Replace existing metal halide lights on wood poles with LED lights on metal poles. Upgrades meet current standards and improve user safety.	1,100,000	2	1	2	0	1	0	24
PA0117A	2022-2023 Athletic Field		Island Crest Park	North Infield Turf and Backstop Replacement	Replace synthetic turf in the north infield to match the cork and shock pad system used in the rest of the field. The turf was installed in 2012 and has an estimated 10-year life span. Replace backstop with taller chain link structure. Thirty-five year old facility; foul balls land around a busy parking lot and gathering area. A sinking fund covers part of the turf replacement cost. Recommend to combine with South Field Backstop Replacement Project (PA0117B).	1,000,000	2	1	2	0	1	0	24
PA0117B	2022-2023 Athletic Field		Island Crest Park	South Field Backstop Replacement	Replace backstop with taller backstops. Upgrades meet current standards and improve user safety. Recommend to combine with North Field project work (PA0117A).	300,000	1	1	2	1	1	0	20
PA0160	Athletic Field		Island Crest Park	South Field Synthetic Turf	Install new synthetic turf on the south field similar to that at the north field. This provides greater all-season playability, increases revenue and reduces maintenance.	1,650,000	0	2	2	2	0	2	18
PA0161	Restroom		Island Crest Park	Restroom Upgrades	Upgrade restroom facility to include new toilets, sinks and other fixtures. Address ADA access to facility.	300,000	1	1	2	1	1	2	22
PA0123	Ongoing	Minor Capital	Luther Burbank Park	Recurring Minor Capital	Ongoing capital funding for major maintenance and repairs at Luther Burbank Park. This funding is tied to the 2012 Parks Levy and will sunset in 2023.	100,000	1	1	1	0	1	0	15

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting			0.1, 2 6						0.1, 2 3			0.1, 2 3			0.2 1			MAX 36
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL							
PA0119	2024-2025	Sport Courts	Luther Burbank Park	Tennis Court Upgrade or Conversion to Pickleball	Install new asphalt surface on court area and configure new courts to include pickleball and other games, or convert two tennis courts to dedicated pickleball. Fifty year old facility. Existing surface is failing and does not drain.	500,000	2	2	2	1	1	0	29							
PA0120	2023	General/Other	Luther Burbank Park	Parking Lot Lighting	Provide energy efficiency lighting for a portion of the main parking lot, including ADA stalls, that connects to the main walkway. Some conduit already is in place. Project enhances security at park facility.	125,000	2	1	1	1	1	0	23							
PA0121	2024-2026	Shoreline/ Water Access	Luther Burbank Park	Swim Beach Renovation	Renovate swim beach, restrooms and provide ADA access from the south parking lot. Fifty year old facilities need renovation. Shoreline erosion needs to be addressed.	1,025,000	2	1	2	1	1	2	28							
PA0122	2023-2024	Shoreline/ Water Access	Luther Burbank Park	Dock and Adjacent Waterfront Improvements	Renovate north pier. Replace south piers with floating dock and breakwater. Improve shoreline access and renovate adjacent waterfront plaza. Fifty year old facility no longer meets current recreational needs.	3,500,000	2	1	2	1	2	2	31							
PA0124B	2027-2028	Recreation Facility	Luther Burbank Park	Boiler Building Full Renovation (Phase 2)	Construct a boating facility inside the boiler building including boat storage, office, classroom and an ADA accessible route from the main parking lot, according to a 2017 study. Will support expanded boating programs at the waterfront.	3,200,000	0	0	2	2	1	2	15							
PA0162		Art	Luther Burbank Park	The Source Fountain Renovation	Implement restoration on The Source landform sculpture. Design, permit and construct a lake water plumbing system that would supply it with sufficient water to run irrigation and the center fountain. Current fountain system gets clogged with weeds and has other technical issues. May be feasible to tie into the lake water rights development project PA 0104. Should be designed/constructed in conjunction with PA 0121 Swim Beach Renovation. May be eligible for arts grant funding.	250,000	0	0	2	0	1	2	11							
PA0163		General/Other	Luther Burbank Park	Maintenance Facility Improvements	Design and construct improvements to the yard area around the existing Caretakers House to improve storage and vehicle access. The existing storage area encroaches into the wetland buffer and should be set back. Storage needs are ongoing. Placeholder cost estimate only, needs to be further evaluated.	360,000	1	1	2	0	2	0	21							
PA0164		General/Other	Luther Burbank Park	Picnic Shelter at the Meadow	Design and construct a new picnic shelter along the north side of the meadow per the Luther Burbank Park Master Plan.	275,000	0	0	2	2	1	2	15							
PA0165		Special Use	Luther Burbank Park	Fishing Pier Renovation	Renovate fishing pier, replace rotting timbers and reinforce bracing. Fifty year old facility is at the end of its lifecycle.	275,000	2	1	2	0	2	2	29							
PA0166	2025	Special Use	Luther Burbank Park	Amphitheater Renovation	Design and construct renovations to maintain outdoor theater needs. Fifty year-old facility has rot, electrical problems that need to be addressed. Project cost estimate is a placeholder pending design discussions. (\$75k design)	800,000	2	1	2	0	1	2	26							



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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	36
		6	3	3	3	2	2	3	1	1	1	1	1
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0167	2022	Special Use	Luther Burbank Park	Bike Skills Area Improvements	Improve bike skills area at Upper Luther Burbank Park. Improvements limited to current footprint, final scope of work TBD.	215,000	2	1	1	1	1	2	25
PA0168		Special Use	Luther Burbank Park	West Hill ("Kite Hill") Gardens	Design and construct pathways and landscaping to provide a garden facility according to the master plan. Cost reflects disposal and replacement of existing fill dirt.	825,000	0	0	2	2	1	2	15
PA0169		Special Use	Luther Burbank Park	P-Patch Renovation	Regrade P-patch and reset plots with permanent no-till plots and annual till plots in separate sections. Install deer fencing. Improve entrance trail.	215,000	0	1	2	0	1	2	14
PA0170		Special Use	Luther Burbank Park	Off leash Area Improvements	Complete master plan improvements including adding small shelter and seating.	50,000	0	1	1	1	1	2	13
PA0171		Trail	Luther Burbank Park	South Park Entrance Improvements	Design and construct crosswalks, wayfinding, and pavement treatments at SE 26th St and 84th Ave SE. Provides signature park identifiers and directions at a point where park users encounter the park.	190,000	2	1	1	0	1	0	21
PA0172		Trail	Luther Burbank Park	Main Entry Plaza at 84th and 24th	Design and construct intersection improvements and park entrance path at SE 24th and 84th Ave SE. Use pavement treatment, raised crosswalk, and overlook feature to draw active recreation traffic. Current entry path is steep and pedestrians often walk down the driveway instead.	400,000	2	0	1	0	1	0	18
PA0173		Trail	Luther Burbank Park	Central Campus Trail Connections	Improve trail connections to the Community Center, P-Patch, Hawthorn Trail, and picnic areas. Address safety improvements and ADA access to park amenities.	180,000	1	0	1	1	1	0	14
PA0174		Art	Luther Burbank Park/Aubrey Davis Park	Downtown Entry Improvements	Construct placemaking improvements in the green space at Island Crest Way and SE 28th according to the Luther Burbank and Aubrey Davis Park Master Plans. Activates valuable Town Center open space. Cost estimate is a placeholder, scope of work TBD.	250,000	0	0	1	2	1	2	12
PA0175	2027-2028	Trail	Mercerdale Hillside	Trail Renovation	Remove timber steps and replace them or reroute trails to improve walkability and reduce ongoing maintenance of trails. The trails in Mercerdale Hillside were constructed with many flights of steps, some of which do not function well. The wood stair structures, including the long hillside stairway, are decaying and need to be rebuilt. Longer-lasting building materials should be considered for these new structures. Conduct a master planning process ahead of the sewer line replacement project. The sewer replacement project was identified in the 2003 and 2018 General Sewer Plan. The sewer line runs approximately north to south through the middle of the park and is recommended for replacement. The sewer line replacement project will impact much of the park and this is a good time to revisit the comprehensive plan for this park facility.	600,000	2	2	2	0	1	0	27
PA0126	2022-2023	Planning Document	Mercerdale Park	Mercerdale Park Master Plan		200,000	2	1	2	1	1	0	26

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
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		6	3	3	3	2	3	2	3	2	3	1	36
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0176		Special Use	Mercerdale Park	Mercerdale Skate Park Renovation	Replace existing skate park, maintain existing footprint. The existing "street course" is dated and limited in skate park feature type. Most public courses include bowls and pipes as well as street features. The skate park was originally constructed in 1994 and was expanded in 2002. Recommend community engagement via master planning process (PA0126) to consider future design.	1,100,000	1	1	2	1	1	2	22
PA0191		Special Use	Mercerdale Park	Expansion of Native Plant Garden	Expand the Native Plant Garden north into the existing blacktop area of the Recycling Center. Project should be evaluated as part of the Mercerdale Park Master Plan project.	TBD	0	1	1	1	2	2	16
GB0102	Ongoing	Recreation Facility	MICEC	Building Repairs	Ongoing capital funding for major building repairs at MICEC. This is an annual allocation.	100,000	1	1	1	0	1	0	15
PA0127	2023	Planning Document	MICEC	MICEC Annex Facilities Plan	Develop facilities assessment, policy, business model, and long-range plan for the Annex Building. The building needs major renovation. It was intended to last only until 2009. Include potential MICEC facility improvements and modifications in planning process.	200,000	2	2	2	1	1	0	29
PA0133	Ongoing	Recreation Facility	MICEC	Technology and Equipment Replacement	Ongoing capital funding for technology and equipment upgrades at MICEC. This is an annual allocation.	40,000	0	1	1	2	1	0	13
PA0178	2023	General/Other	MICEC	Entryway Parking lot Asphalt Replacement	Replace aging asphalt at MICEC entryway and improve surface water drainage at facility.	150,000	2	1	2	0	1	0	24
PA0179	2027	General/Other	MICEC	Parking Lot Planter Bed Renovation (LID)	Renovate and improve soils in planter beds in the MICEC parking lot. Existing soils are predominantly the leftover construction fill. Plantings have performed poorly. LID features should be used, including techniques to address stormwater runoff.	200,000	0	1	2	0	2	0	15
PA0180		Playground	MICEC	Playground Replacement	Replace aging playground structures at MICEC and Annex facilities. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2010 and normal lifespan is 15-20 years.	275,000	1	1	2	1	1	0	20
PA0181	2027	Recreation Facility	MICEC	Generator for Emergency Use	Current generator only runs essential circuits. Expand generator capacity to improve service during emergencies. May be eligible for emergency management grants.	400,000	2	1	2	2	1	0	28
PA0182	2027-2028	Trail	MICEC	Stair replacement between MICEC and Luther Burbank Park Parking Lot	Replace deteriorating concrete and wood stairway between MICEC and LBP Parking Lot and improve pedestrian safety. Include pedestrian route through Luther Burbank Park parking lot. Long-lasting building materials should be considered.	190,000	2	2	1	0	1	0	24

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	36
		6	3	3	3	2	2	3	1	1	1	1	36
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0128		Trail	Pioneer Park	Bike Trail Path Lighting	Provide bollard lighting for wayfinding along the asphalt path on the east side of Island Crest Way from SE 63rd to SE 68th St. This route is functionally a sidewalk along a major arterial. There is no alternate route. The lack of lighting and overhanging tree canopy make this section too dark to walk especially in winter. This project is within the zone of the Island Crest Way Safety Corridor Analysis and should be included in the analysis.	100,000	2	0	1	1	1	0	20
PA0129	Ongoing	Minor Capital	Pioneer Park and Engstrom	Open Space Forest Management	Ongoing capital funding for major maintenance and restoration at Pioneer Park and Engstrom.	180,000	1	1	1	0	2	0	18
PA0183		Shoreline/ Water Access	Proctor Landing	General Park & ADA Improvements	Install benches, bike rack, and signage. Renovate dock, add ADA parking spot and path to benches.	420,000	1	1	2	1	1	0	20
PA0130A	2027-2028	Playground	Roanoke Park	Playground Replacement	Replace playground equipment and provide ADA access from identified parking. Install new fence along North Mercer Way. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2004 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards. Recommend to combine with general park improvement project (PA0130B).	400,000	2	1	2	1	1	0	26
PA0130B	2027-2028	General/Other	Roanoke Park	General Park & ADA Improvements	Install a park sign and a new bike rack. Install new benches near the tennis court and stairs leading to the court. Address landscaping on the east side of the tennis court, consider removal or thinning. Resurface tennis court and consider striping for pickleball. Improve paths for ADA access. Recommend to combine with playground replacement project (PA0130A).	100,000	1	1	2	1	1	0	20
PA0184		Trail	SE 47th Open Space	EMW Trail Connection	Acquire easements, design and construct a new trail from East Mercer Way to 90th Ave SE through the SE 47th St Open Space. Project is included in the Pedestrian and Bicycle Facilities Plan. Creates a pedestrian connection from East Mercer Way to the top of the island. One easement has already been obtained.	450,000	1	0	1	2	1	0	16
PA0185		Shoreline/ Water Access	SE 56th St Landing	General Park & ADA Improvements	Replace existing bench, install entryway sign, trail signage, landscape plan & plantings. New ADA path.	120,000	0	1	1	1	1	0	11
PA0186		Trail	SE 56th St Landing	SE 56th & WMW Trail Improvement	Construct a new trail from West Mercer Way through unopened right-of-way to SE 56th Landing. Provides a visible pedestrian connection to the lake from West Mercer Way for the broader neighborhood.	215,000	1	0	1	2	1	0	16
PA0187	2026-2027	Playground	Secret Park	Playground Replacement	Replace playground equipment and provide ADA access from nearest public ROW. Coordinate with nearby playground replacements to diversify play opportunities. Playground equipment was installed in 2007 and normal lifespan is 15-20 years. A renovation project is required to meet ADA standards.	450,000	2	1	2	1	1	0	26

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### Mercer Island PROS Plan - Capital Facilities Plan (20-Year Project List - by Location)

		Rating Scale Weighting										MAX	
		0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 1, 2	0, 2	36
		6	3	3	3	2	3	2	3	3	1	1	
ID#	Proposed 2023-2028 CIP	Project Type	Project Location	Project Title	Project Description	Revised Cost Estimate (2021)	Safety / Liability	Operating Budget Impact	Extends Useful Life	Expands Opportunities	Environment/ Sustainability Impact	Unique Feature	TOTAL
PA0188		Planning Document	Slater Park	Landscape and Stormwater Plan	Develop a landscape plan for Slater Park. The current landscape was converted from an estate. The site needs to be rehabilitated. Addressing stormwater runoff due to the adjacency of the lake is a priority.	45,000	0	2	2	0	2	0	18
PA0131	2023	Athletic Field	South Mercer Playfields	Synthetic Turf Replacement & Balfield Backstop Upgrade	Replace synthetic turf in three softball infields. The turf was installed in 2010 and has an estimated 10-year life span. A sinking fund covers part of the turf replacement cost. This project also includes replacement of existing backstops with new structures that are higher. Foul balls fall into spectator area and parking lot.	1,600,000	2	1	2	0	1	0	24
PA0189	2025	General/Other	South Point Landing	General Park Improvements	Install benches, improve trail to include stairs, install park sign, and supplement plantings with native plants.	140,000	1	1	1	0	1	0	15
PA0100	Ongoing	Minor Capital	System-Wide	Open Space Management	Ongoing capital funding for major maintenance and restoration at open space facilities.	300,000	1	1	1	0	2	0	18
PA0101	Ongoing	Minor Capital	System-Wide	Recurring Minor Capital	Ongoing capital funding for major maintenance and repairs at park facilities.	140,000	2	1	1	0	1	0	21
PA0103	Ongoing	Minor Capital	System-Wide	Trail Renovation & Property Management	Ongoing capital funding for trail restoration and major repairs.	50,000	2	1	1	0	1	0	21
PA0104	2024-2025	General/Other	System-Wide	Lake Water Irrigation Development	Develop lake water irrigation at Groveland Beach, Clarke Beach, and Luther Burbank Park. Using lake water will expand irrigation to high use beach areas and other park landscapes.	200,000	0	2	2	0	1	2	17
PA0192		Special Use	TBD	Spray Park	Installation of a new spray park. This project includes multiple phases including the initial planning work required to identify a suitable location/site for a spray park, followed by design, and construction. A community engagement process will accompany many of the phases.	TBD	0	0	2	2	1	2	15
PA0132	2025-2026	Trail	Upper Luther Burbank Park	Ravine Trail Phase 2	Continue the ravine trail from the stream in Luther Burbank Park to Shorewood. This new trail will provide a pedestrian walking route from Shorewood to Town Center.	325,000	0	1	1	2	1	0	13
PA0190	2026-2027	Trail	Wildwood Park	ADA Perimeter Path & General Park Improvements	Install park sign on Island Crest Way. Add ADA perimeter path along 86th Ave SE and around grass area to access park amenities. Potential to extend ADA access to Island Crest Way through a trail connection.	200,000	0	1	1	1	1	0	11



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## Key CIP Project Recommendations & Implementation

The following section provides an overview of the capital project recommendations (see figure 11.1 above) and additional implementation strategies including policies and financial recommendations.

### Preserving the Natural Character of Open Spaces

As detailed in Chapter 9, the Mercer Island parks system includes nearly 300 acres of open space, a critical component of the City's green infrastructure. Stewardship and preservation of the City's open space were identified as a high priority during the community engagement process.

The 2023-2028 Parks CIP includes projects to continue restoration work in open space throughout the parks system, including Pioneer Park and Engstrom Open Space. The current level of investment in open space restoration work is considered a baseline investment (about \$500,000 annually) to ensure that restoration progress to date is not lost and that ecosystems remain healthy, diverse, and functional. Additional capital project recommendations include:

- Develop strategies which balance access and utilization of open space with preservation of the natural environment.
- Continue to utilize data to inform restoration planning work and to change and adapt practices as needed.
- Seek opportunities through grants, volunteers, community collaborations, or other options to expand restoration work beyond the baseline.
- Develop a property acquisition reserve to ensure that funding is available for open space acquisition in the future. In addition, developing a comprehensive property acquisition strategy, detailed later in this chapter, will ensure resources are available to preserve and protect additional open space in the future.

### ADA/Universal Access at Parks Facilities

The Americans with Disabilities Act (ADA) of 1990 provides comprehensive civil rights protections to persons with disabilities in the areas of employment, state and local government services, and access to public accommodations, transportation, and telecommunications. The City of Mercer Island must comply with ADA Title II and Title III requirements specific to local governments.

Under federal regulations, when parks and recreation facilities are built or altered, they must comply with the ADA Standards for Accessible Design (ADA Standards), which require the inclusion of features such as accessible parking spaces, routes, toilet facilities, public telephones, and spectator seating areas. For parks and facilities built or altered before the ADA Standards took effect, local governments must develop ways to make the programs and activities in those parks and facilities accessible to people with disabilities.

An assessment conducted in the fall of 2019 revealed that each park, trail, and open space area in the City of Mercer Island had some aspect of non-compliance with the ADA guidelines. This finding is not a surprise as many of the facilities and amenities were constructed before the passage of the ADA in 1990 and the development of the ADA Standards in 2010.

To address issues of non-compliance, most of the 2023-2028 Parks CIP projects include consideration of needed improvements to address ADA accessibility. The proposed improvements include removing barriers such as curbs around playgrounds, improved access to amenities such as trails and parking, and constructing new access where appropriate.

Some of the proposed projects do not include ADA access improvements, and one of those examples is Groveland Beach Park, specifically beach and dock access. A local government is not required to take any actions that will result in a fundamental alteration to the nature of the facility, will create a hazardous condition resulting in a direct threat to the participant or others, or will create an undue financial and administrative burden. If a particular course of action is deemed unduly burdensome, other options should be explored to provide reasonable access to similar benefits. The challenging grades at Groveland Beach Park, as an example, present a considerable design and construction barrier to achieving ADA access.

#### Additional capital project considerations:

- At the time of the PROS Plan publication, the City was developing an ADA Transition Plan. The City is required to complete a Self-Evaluation and Transition Plan that will address the requirements of ADA Title II. This plan will be used to identify obstacles limiting accessibility, describe and identify methods to make these obstacles accessible, and plan a schedule to bring City facilities and operations into compliance. The capital project recommendations identified in the ADA Transition plan should be added to the 20-Year CFP List once adopted and considered for inclusion in future updates to the Parks CIP.



## Beaches and Shorelines

The City has made significant investments in waterfront and water-oriented infrastructure over the past fifty years. Much of this infrastructure, including docks, piers, and shorelines, is aging and needs to be replaced. The community indicated a high degree of support for waterfront parks, amenities, and programs through the recent public engagement process and these types of projects are a key feature of the proposed 2023-2028 Parks CIP. Specific project recommendations include:

- Completing the design of the Luther Burbank Dock project and proceeding to construction. The Luther Burbank Docks are at the end of their useful life, and repairs are no longer feasible. A comprehensive re-design is underway in anticipation of total replacement occurring by 2024. Given the regional nature of this facility, the project has already received grant funds to support the design. The pursuit of grant funds for construction and allocating funds through the City's Capital Improvement Fund is one of the highest priorities in the CIP. The total project cost is estimated at \$4 million.
- The City should immediately initiate a collaborative planning process for Groveland Beach Park and Clarke Beach Park to establish a long-term vision and plan to address aging shoreline and dock infrastructure at both facilities. Potential outcomes may include replacing the docks at both parks, enhancing swimming areas, and rehabilitating the shoreline to improve habitat. The infrastructure at both facilities is at the end of its useful life and planning for the replacement is an urgent priority. The 2023-2028 Parks CIP includes \$300,000 for the master planning process in 2023 (for both facilities) and a placeholder of \$7 million for future improvements at both facilities, depending on the outcome of the master planning process.
- The Mercer Island parks system includes numerous street-end parks that provide waterfront access or views. Although modest in size, most of these street-end parks could be improved to enhance waterfront access for picnics, human-powered watercraft access, and waterfront viewing. At the south tip of the Island, South Point Landing is proposed as the first street-end improvement project in 2024 at \$158,000. Future CIP updates should include additional investments in street-end projects. Given that parking at most of these facilities is extremely limited, or non-existent, additional emphasis should be placed on improved user access via alternative transportation modes other than personal automobile.

## Playgrounds

Of the 18 playgrounds in the parks system, ten are nearing the end of their useful life and will need to be replaced over the next ten years. The 2023-2028 Parks CIP includes proposed playground replacement projects at Aubrey Davis Park (Lid B), First Hill Park, Roanoke Park, Secret Park, and a portion of Deane's Children's Park. Playground equipment has an anticipated life of about twenty years; therefore, planning for ongoing replacements should be considered in future updates to the Parks CIP.

Diversifying the types of play equipment and upgrading play areas to meet ADA access requirements should be considered for each project. Other capital project recommendations include:

- Initiating a community engagement process a year or more ahead of each playground replacement project to identify preferred replacement equipment and play styles.
- Collaborating with neighborhood groups, community partners, and others to fundraise for the playground replacement projects.
- Although grants for playground replacement projects are highly competitive, some funding may be available for ADA-access improvement projects and those opportunities should be explored.
- Consider combining playground replacement projects with other capital projects to realize design, bidding, and construction efficiencies.
- Efforts should be made over the next two decades or more to phase the playground replacement projects so that they are not all happening at once.

## Trail Connections & Linkages

Mercer Island community members are actively using the existing trail system, and walking is the top outdoor recreational activity on Mercer Island, aligning with regional and national trends. During the community engagement process, completing trail system connections and building new walking and biking paths was identified as one of the highest capital project priorities.

The 2023-2028 Parks CIP includes several trail projects to address missing links such as the Luther Lid Connector Trail, the Mountains to Sound Trail Connection at Shorewood, and the second phase of the Upper Luther Ravine Trail.

One of the new trail projects proposed in the 2023-2028 Parks CIP is the construction of the trail system in Hollerbach Open Space, which currently has no public access. Once completed, this trail project will provide an essential east-west pedestrian connection



and better access for maintenance and restoration work. In addition, the proposed project at Wildwood Park will formalize the walking path around the perimeter of the park and include ADA access improvements.

The 2023-2028 Parks CIP also identifies capital projects to address ongoing trail maintenance throughout the parks system such as resources to repair the pavement on the Mountains to Sound Trail and new lighting on a section of the Mountains to Sound Trail near Shorewood. Restoration of the Mercedale Hillside trails and stairways is also included in the project proposal.

#### **Additional capital project considerations:**

- Development of a property acquisition reserve will ensure funds are available for future trail easements or outright property acquisition. In addition, the development of a comprehensive property acquisition strategy, detailed later in this chapter, will also support the continued development of the trails system on Mercer Island.
- There are some limited and very competitive grant resources available for trails projects. The City should consider these opportunities when available.
- The City maintains Aubrey Davis Park and the Mountains to Sound Trail through Mercer Island under an operating agreement with the Washington State Department of Transportation (WSDOT). This maintenance agreement should be renegotiated and include State support for capital re-investment and significant maintenance projects in Aubrey Davis Park.

### **Athletic Fields**

One of the other important areas of capital investment in the 2023-2028 Parks CIP is in the category of athletic fields. The projects fall into two primary categories – safety enhancements and synthetic turf replacements. Nearly all the athletic fields in the Mercer Island parks system are due for backstop replacements and extension of the foul ball fence lines. These are critical safety projects to address fly balls in spectator areas. Backstop replacements are proposed at Aubrey Davis Park (Feraglia Fields), Island Crest Park, and the South Mercer Playfields.

Synthetic turf has an expected useful life of 8 to 12 years and depends on many factors, including maintenance and hours of play. In the Mercer Island parks system, synthetic turf typically lasts about ten years. Several fields are due for replacement, including infield turf replacement on the north field at Island Crest Park and infield turf replacement at the South

Mercer Playfields. For efficiency, a number of these projects are recommended to be combined for design in 2022 and construction in 2023.

And finally, a new synthetic turf and light upgrade project is proposed on the south field at Island Crest Park. This project will replace the natural grass outfield and the dirt infield with synthetic turf to match the north field. The project includes replacing the aging light poles and light heads using the latest energy-efficient technology that also reduces light spillover and glare. This project will be eligible for grant funding, but the grants are highly competitive.

### **Restrooms**

Supporting park use through the provision of restrooms is a critical element in any park system and restroom facilities were identified as a top priority in the community engagement process. The 2023-2028 Parks CIP includes a new restroom at Aubrey Davis Park (Lid B). Several other projects anticipate restroom replacements or upgrades, including Clarke Beach Park, Groveland Beach Park, and Luther Burbank Park. For Clarke Beach and Groveland, a proposed joint master plan for those parks should guide future decisions about the need and location of restroom facilities.

### **Recreation Facilities**

The 2023-2028 Parks CIP proposes completing the Annex Facilities Plan in 2023 to address the aging Annex Building directly behind the Mercer Island Community and Event Center (MICEC). This 1960's building is at the end of its useful life and a decision on a future renovation or replacement is needed. The building is currently leased, and the tenants provide preschool programs.

The 2023-2028 Parks CIP includes ongoing funding for MICEC building repairs and equipment and technology replacement. As one of the newer facilities in the parks system, capital investments at the MICEC are primarily focused on preserving the asset. Other projects at MICEC include a new generator, parking lot asphalt repairs, and renovation of the planter beds. The generator project is a strong contender for grant funding.

One of the more aspirational projects in the 2023-2028 Parks CIP is the renovation of the Boiler Building at Luther Burbank Park, proposed to begin design in 2026, with renovations estimated at \$4 million. This project, first identified in the Luther Burbank Master Plan, will repurpose the boat house facility to support water-oriented recreation. Waterfront access and water-oriented recreation activities were identified as a high priority in the community process, so this



facility renovation project was included in the CIP to support the expansion of those services. This project may be eligible for grant funding in categories related to historic preservation and ADA accessibility and those opportunities should be explored.

### Property Acquisition Reserve

The 2023-2028 Parks CIP proposes the establishment of a property acquisition reserve to provide resources for future acquisitions. The proposal includes beginning this reserve in 2025 and aiming for an annual contribution of \$500,000. Though the policy guidance for this reserve will need to be developed, the intent is to ensure resources are available for acquisition of property to support all types of park system needs in the future – trails, open space, active uses, and more.

Setting aside funding for this reserve is challenging, especially considering the magnitude of the other capital project priorities. Still, even a modest amount of dedicated funding each year will ensure the reserve grows over time and can be used to support expansion of the parks system to meet future needs.

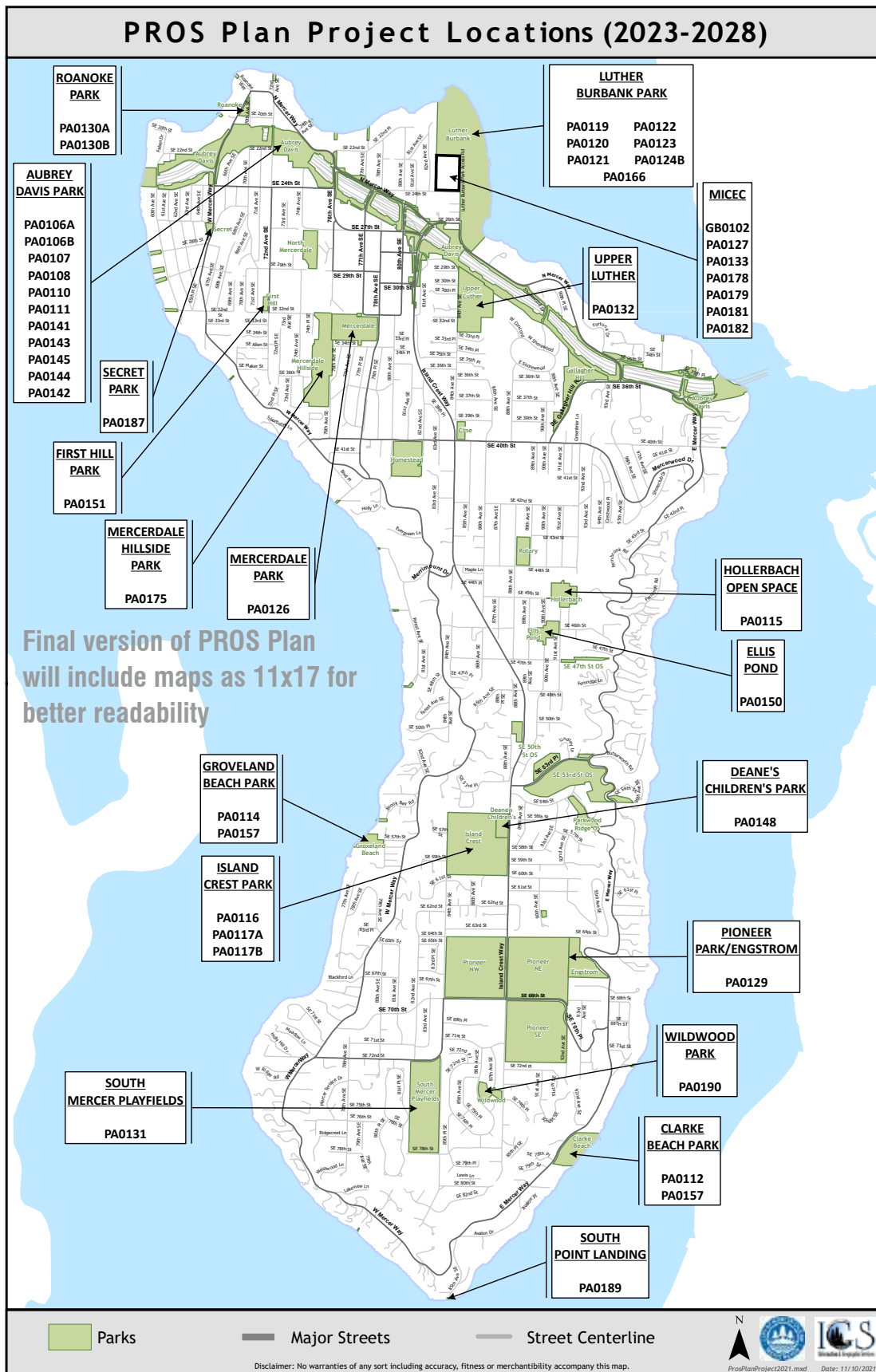
Grant funding is available for certain types of property acquisition and establishing a reserve account ensures resources are available to meet grant match requirements.

### Other CIP Projects

The 2023-2028 Parks CIP also includes the following projects:

- Sports court repairs and resurfacing at Aubrey Davis Park, Luther Burbank Park, and First Hill Park with the intent to expand offerings to include pickleball
- Completion of a Master Plan at Mercerdale Park ahead of the sewer replacement project
- Implementation of lake water irrigation program at Clarke Beach Park, Groveland Beach Park, and Luther Burbank Park
- Improvements to the Greta Hackett Outdoor Sculpture Gallery
- Design of the proposed renovation for the amphitheater at Luther Burbank Park
- Development of an aquatic habitat assessment at Ellis Pond (Stormwater project)
- Intersection and crossing improvements at Aubrey Davis Park (Transportation improvement project)

As stated at the outset of this section, the 2023-2028 Parks CIP is the largest in City history and sets forth an aggressive plan to address the critical infrastructure needs within the Mercer Island parks system. Adopting the CIP provides the roadmap, but much work remains to ensure resources are available to implement the projects. The following section provides an overview of potential CIP funding opportunities.



Map 12: Capital Improvment Project Locations



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## PARKS CIP IMPLEMENTATION

The 2023-2028 Parks CIP project recommendations will trigger funding needs beyond current allocations and may also require additional staffing and resources for operations and maintenance responsibilities. Given that the operating and capital budgets of the Parks and Recreation Department are finite, additional resources will need to be considered. While grants and other efficiencies may help, these alone will not be enough to achieve the project goals identified in this plan.

The following recommendations and strategies are presented to offer near-term direction to realize these projects and as a means to continue a dialogue between City leadership, community members, and partners. A comprehensive review of potential funding and implementation tools is included in Appendix K, which addresses local financing, federal and state grant and conservation programs, acquisition methods, and others.

### Potential Funding and Implementation Tools

#### Levy Lid Lift Renewal

An existing levy lid lift dedicated to parks maintenance and operations expires at the end of 2023. The levy provides nearly \$1 million in annual funding for the Mercer Island parks system, of which about \$250k goes towards capital projects. With the scale of renovation and restoration projects noted throughout this Plan, the City will, at a minimum, need to pursue renewal of the parks levy at its current rate to maintain current service levels.

The City should also evaluate the potential to expand the levy or contemplate a companion ballot measure to provide funding for some of the 2023-2028 Parks CIP projects. Given the expiration of the levy renewal, studying these options should be prioritized and included in the City's 2022 work plan.

#### Park Impact Fees

Park Impact Fees are imposed on new development to meet the increased demand for parks resulting from new growth. Park impact fees can only be used for park property acquisition and projects that increase capacity of the parks system. Park impact fees cannot be used for the operations and maintenance of parks and facilities.

The City of Mercer Island currently assesses park impact fees. Still, the City should pursue updating the methodology and rate structure, as appropriate, to be best positioned to obtain future acquisition and

development financing from the planned growth of the community. This work item is already identified in the City's 2022 work plan and will be informed by adopting the 2023-2028 Parks CIP and the 20-Year CFP.

Several projects identified in the 2023-2028 Parks CIP are eligible for impact fees, including the new restroom at Aubrey Davis Park (Lid B), the new trails at Hollerbach Open Space, the new walking path at Wildwood Park, the installation of synthetic turf on the south field at Island Crest Park, and all of the trail connections to name just a few.

#### Real Estate Excise Tax

The City currently imposes both quarter percent excise taxes on real estate, known as REET 1 and REET 2. The REET must be spent on capital projects listed in the City's capital facilities plan element of the comprehensive plan. Eligible project types include planning, construction, reconstruction, repair, rehabilitation or improvement of parks, recreational facilities, and trails. Acquisition of land for parks is an eligible use of REET 1 resources but not a permitted use of REET 2.

REET resources currently fund facilities, parks, trails, open space, and transportation capital projects and average about \$4 million per year based on the six-year historical look-back. Recently, a hot housing market and increasing sales prices have increased REET revenues, with projections for 2021 near \$5.5 million and 2022 at \$5 million.

REET is consistently the single greatest source of revenue for parks capital projects, with annual contributions close to \$2 million. Through the annual budgeting process, and with discussions with City Council, the Parks and Recreation Department should continue to seek access to REET funds to support the delivery of the 2023-2028 Parks CIP.

#### Collaboration with the Mercer Island School District

The City of Mercer Island and the Mercer Island School District collaborate on a number of projects, including the provision of athletic fields. The City of Mercer Island maintains a sinking fund to replace synthetic turf, funded through field rental fees. The sinking fund does not generate enough resources to cover the total costs of synthetic turf replacement, partly because the City does not charge a fee to the School District for the use of Island Crest Park or the South Mercer Playfields.





The City and the School District should revisit the capital funding plan to replace the synthetic turf and other capital investment needs at shared-use facilities.

### WSDOT Maintenance Agreement

The City maintains Aubrey Davis Park and the Mountains to Sound Trail through a maintenance agreement with WSDOT developed over twenty years ago. The City should pursue an update to the agreement to revisit maintenance costs and to address capital project investment needs.

### Enhanced Local Funding

The City of Mercer Island maintains reserve debt capacity for councilmanic (non-voted) bonds and voter-approved debt. Councilmanic bonds, however, are an unlikely funding tool due to limited resources for bond repayment.

### Conservation Futures

King County assesses the maximum allowable excise fee of \$0.0625 per \$1,000 assessed value to fund the Conservation Futures program and provides cities a venue to access these funds through a competitive, local grant process. The City should continue to submit grant applications to support open space projects and improved linkages to expand the trail network.

### Parkland Donations & Dedications

A program to support parkland donation should be developed to support the City's property acquisition goals. Gift deeds or bequests from philanthropic-minded landowners could allow for lands to come into City ownership upon the owner's death or as a tax-deductible charitable donation. The City should develop policies to facilitate such donations efficiently. This work is anticipated to be combined with the overall property acquisition strategy.

Property dedication for park use by a developer could occur in exchange for Park Impact Fees or as part of a planned development where public open space is a key design for the layout and marketing of a new residential project. The Parks and Recreation Department should vet any potential dedications to ensure that such land is located in an area of need and can be developed with site amenities appropriate for the projected use of the property.

### Grants & Appropriations

Several state and federal grant programs are available on a competitive basis, including WWRP, ALEA, and LWCF, all of which are further detailed in Appendix K. Pursuing grants is not a panacea for park system funding. Grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency. This can be as much as 50% of the total project budget, depending on the grant program. Mercer Island should continue to leverage its local resources to the greatest extent by pursuing grants independently and cooperating with other local partners.

Appropriations from state or federal sources, though rare, can supplement projects with partial funding. State and federal funding allocations are particularly relevant on regional transportation projects, and the likelihood for appropriations could be increased if multiple partners are collaborating on projects.

### Internal Project Coordination & Collaboration

Internal coordination with the Public Works and Community Planning & Development Departments can increase the potential of discrete actions toward the implementation of the proposed trail and path network, which relies heavily on street right-of-way enhancements, and in the review of development applications with consideration toward potential property acquisition areas, planned path corridors, and the need for easement or set-aside requests. However, to expand the extent of the park system and recreation programs, additional partnerships and collaborations should be considered.

### Public-Private Partnerships

Public-private partnerships are increasingly necessary for local agencies to leverage their limited resources to provide community parks and recreation services. Corporate sponsorships, health organization grants, conservation stewardship programs, and non-profit organizations are just a few examples of partnerships where collaboration provides value to both partners. The City has existing partners and should continue to explore additional and expanded partnerships to help implement these capital project recommendations.

## Volunteer & Community-based Action

Volunteers and community groups already contribute to the improvement of park and recreation services in Mercer Island. Volunteer projects include wildlife habitat enhancement, invasive plant removal, and tree planting, among others. Mercer Island should maintain and update a revolving list of potential small works or volunteer-appropriate projects for the website, while connecting to the Mercer Island School District to encourage student projects.

While supporting organized groups and community-minded individuals adds value to the Mercer Island parks and recreation system, volunteer coordination requires a substantial amount of staff time. Additional resources may be necessary to enable a volunteer coordinator to fully utilize the community's willingness to support park and recreation efforts.



72nd SE Landing





## Future Work Plan Items and Other Considerations

While this chapter primarily focuses on capital planning, several other work items are identified throughout the plan that the City should consider as potential future initiatives. They are included in the summary below.

### Future CIP Funding

- Develop a recommendation for City Council consideration to renew the Parks Maintenance and Operations Levy, scheduled to end in 2023.
- Evaluate other options, including a potential ballot measure, to provide resources to fund the implementation of the 2023-2028 Parks CIP.
- Renegotiate and update the agreement with WSDOT for maintenance of Aubrey Davis Park.
- Renegotiate and update the Interlocal Agreement with the Mercer Island School District for shared use of facilities. Include provisions to fully fund the replacement of synthetic turf at shared use facilities.

### Future Planning

In addition to the many capital project recommendations included in the 2023-2028 CIP, a number of future planning projects were identified:

- Amend the City's Comprehensive Plan to include the 2022 PROS Plan as an appendix. This action is anticipated in 2023 as part of the Comprehensive Plan Update.
- Support completion of the Citywide ADA Transition Plan in 2022 and incorporate potential projects into the 20-Year CFP.
- Support completion of the Citywide Climate Action Plan in 2022 and incorporate potential projects into the 20-Year CFP and identify other items for inclusion in future work plans.
- Update the 2010 Bicycle Facilities Plan, currently identified as a potential future project in the City's Transportation Improvement Plan.
- Develop a citywide urban forest management plan to define goals for local forested ecosystems and outline the best management practices to sustain the forest canopy. This plan could include a citywide tree inventory, tree preservation and protection code amendments, and considerations for climate resiliency. A more broadly defined urban forestry plan can also be a means to engage the community in tree-related activities and facilitate community conversations about the overall health and diversity of Mercer Island's

urban forest.

- Prepare a Parks Property Acquisition Strategy to prioritize property acquisition to meet the future parks, trails, open space, and facility needs of the Mercer Island community. Include guiding factors such as level of service standards, connectivity, geographic distribution, preservation, and recreation needs. Develop policies to support donation and gifting of land.
- Continue studies of open space health, collecting vegetation data that can be used to illustrate restoration progress and guide adjustments to management plans.
- Evaluate existing conservation easements and how they are performing, including addressing and remedying encroachments. Map all existing easements.
- Develop a comprehensive wayfinding and signage plan to include consistency in branding and design. The plan will identify recommendations as to type, scale, and number of signs and consider a low-impact approach to system-wide signage.

### Future Facilities

- Continue to assess the feasibility of replacing or upgrading the existing maintenance facility behind City Hall with energy efficiency and other sustainability measures in mind.
- Assess the financial feasibility of renovating or replacing the North Annex building at the Mercer Island Community and Event Center to meet indoor recreation needs and support early learning partnership programs.
- Assess the financial feasibility of completing the renovations and seismic retrofits to the Luther Burbank Boiler Building to meet the community demand for expanded water-oriented recreation programs and classes.
- The City should consider at least one spray park to serve residents as an option for summertime water play. This special use amenity typically is supported by parking and restrooms since it draws users from a wider area. Any spray park facility should be designed to recycle water if possible.
- The Bike Skills Area at Upper Luther Burbank Park is a popular recreational amenity among youth and teens. During the development of this PROS Plan, the area was temporarily closed to allow for an assessment of the site and public input in developing recommendations on improving the site for riders while minimizing environmental impacts. Outcomes of this assessment will guide future site planning and operations.

- In developing future park sites, consider installing nature play features and look for ways to optimize nature play opportunities with the unique characteristics of future parks. Nature play includes interacting with the environment in an imaginative way (e.g., climbing a tree).
- Future master plans should include consideration for expanded picnic areas and new picnic shelters throughout the parks system.

## Future Policies

- Determine the most effective strategy for protecting open space lands in perpetuity. Explore various mechanisms for such protection, including zoning changes, conservation easements, deed restrictions, and transfer of these lands to the Open Space Conservancy Trust's governance.
- Revisit off-leash dog policies related to the usage of parks, open space, and trails.
- Continue to develop and review policies related to MICEC operations including special event and facility rental policies and ensure that sustainability requirements and expectations are incorporated.
- Plan for future shared mobility pilots (such as shareable E-bikes and E-scooters) and the increased public adoption of electric-assist bicycles and other wheeled mobility devices.

## Future Operations & Best Practices

- Establish park maintenance standards and a routine preventative maintenance program to ensure all assets are in good working order and protect the public investment.
- Explore options to improve parking management that enhances safe trail access which is sensitive to neighborhood context and environmental impacts.
- Refine data management through CityWorks asset management software to fine-tune maintenance practices, track inventory, predict capital repairs and future capital projects, and develop modeling for staffing needs for future park improvements and programming. Utilize the long-term data to formalize park maintenance service standards.
- Incorporate sustainable practices into management, maintenance, and operations activities. Maintain equipment in good working order, purchase green equipment when feasible (e.g., battery-powered or low-emissions), replace existing lighting with high-efficiency fixtures, and keep systems (irrigation, lighting, HVAC, etc.) updated and fully functional for maximum

performance. Evaluate and, if feasible, pursue pilot programs to field test sustainable alternatives and to implement demonstration projects.

- Explore the use of non-gas-powered landscape equipment and vehicles to reduce emissions.
- Continue to adjust landscape maintenance practices in favor of techniques that contribute to the health of the land and lake environments.
- Strive to reuse locally-generated materials (such as downed trees, trimmings, leaves, etc.) as components of on-Island projects, rather than transporting and disposing off-Island.
- Continue to follow and advance the use of Integrated Pest Management strategies that maximize ecological benefits while minimizing environmental, social, and economic impacts.
- In collaboration with other City Departments, assess the feasibility of adding a dedicated staff position to support volunteer programs.

## Future Recreation Programming, Arts & Culture

As the Recreation Reset Strategy is implemented, the City will initially focus on providing programs and services categorized as “core” and expand offerings in response to community needs and as resources allow.

- As the recovery from the impacts of the COVID-19 pandemic continues, recreation staff should evaluate and pilot new programs to explore the demand for other activities, as well as pursue enhanced programming opportunities at the City's waterfront locations.
- Develop a long-range project plan for the 1% for Art in Public Places Fund that articulates the City's vision for the public art program. This includes integration with the Capital Improvement Program, strategies for engaging the community in public art acquisition, updated policies for public art acquisition, siting, security, maintenance, and deaccession.
- Community gathering and special events should continue to be an area of emphasis; however, the overall number and breadth of City-sponsored special events should be carefully managed to align with the availability of resources and impacts to general park and facility use.
- Continue to explore partnership opportunities for the delivery of programs and services.



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# APPENDIX A: COMMUNITY SURVEY #1

P-Patch at Luther Burbank Park





City of Mercer Island  
Parks, Recreation & Open Space Plan

Page 1

**To:** Jessi Bon, City Manager  
**From:** Steve Duh, Conservation Technix, Inc.  
**Date:** March 31, 2020  
**Re:** **Mercer Island Parks, Recreation & Open Space Plan**  
Community Survey Summary Results

Conservation Technix is pleased to present the results of a survey of the general population of the City of Mercer Island that assesses residents' recreational needs and priorities.

## KEY FINDINGS

### Mercer Island residents strongly value their parks and recreation facilities.

Nearly all respondents (99%) think parks and recreation are important to quality of life on Mercer Island.



### Residents are generally very satisfied with existing parks and recreation amenities and facilities.

A large majority of respondents (94%) are somewhat to very satisfied with the value they receive from Mercer Island Parks & Recreation for parks, facilities and open space. The majority visit at least once a week, often to walk or run (81%), walk or exercise their dog (57%), visit beaches or waterfront (56%), and relax (56%).

### Residents would like to see improvements made to the parks & recreation system and want to see the City preserve parks and natural areas for their wildlife and ecological values.

Respondents are generally satisfied with the number of park and recreation amenities on Mercer Island; over half of respondents said there are more than enough or about the right number of all amenities surveyed. However, between one-quarter and one-third of respondents feel like there is not enough shoreline access, community events, indoor facilities, arts and culture opportunities, and open space. Many respondents wrote about their support for enhanced boating and water sports opportunities, the restoration of the Summer Celebration, and the creation of a performing arts center on the island.

When it comes to recreational programs and activities, respondents expressed greater interest in, and need for, adult programs and activities than those geared towards youth or teens. In particular, respondents had a higher interest in seeing more performing arts, educational, and boating classes and programs.

Respondents also want the City to protect access to nature, trees, and open space for both people and wildlife.

## SURVEY METHODOLOGY

In close collaboration with City of Mercer Island staff and the Parks & Recreation Commission, Conservation Technix developed the 17-question survey that was estimated to take less than ten minutes to complete.

The survey was mailed to a random sample of 2,500 households within the boundaries of the City of Mercer Island on February 4, 2020. An online version of the survey was posted to the City's website several days later to allow the mail recipients to receive first notice about the survey. Reminder postcards were mailed to the 2,500 households on February 25th. Information about the survey was provided on the City's website home page and on the Let's Talk PROS Plan subpage. It also was promoted via multiple social media postings. The survey was closed on March 10th, and data were compiled and reviewed.

Overall, 525 responses were completed from the random-sample mail survey (21% response rate), and 1,238 responses were generated via the online link published on the City's website. In total, 1,763 survey responses were recorded. Although households were randomly chosen to receive the mail survey, respondents were not necessarily representative of all City residents, see age demographics below.

Age group	Survey Respondents			M.I. Population	
	Mail	Online-only	Combined	Full	Over 20
Under 20	0%	1%	<b>0%</b>	25%	--
20-34	5%	5%	<b>5%</b>	12%	<b>16%</b>
35-44	12%	23%	<b>20%</b>	12%	<b>16%</b>
45-54	19%	33%	<b>28%</b>	17%	<b>23%</b>
55-64	26%	19%	<b>21%</b>	14%	<b>19%</b>
65 and older	39%	20%	<b>26%</b>	20%	<b>27%</b>
Total	100%	100%	<b>100%</b>	100%	<b>100%</b>

This report includes findings of community opinions based principally on mailed survey responses. This report includes findings on general community opinions. Data are summarized for the mail and online surveys to highlight overall community preferences, with clarifying remarks on response differences between the two datasets. The data for the mail and online versions were kept separated.

The survey data were compared against the demographic data (e.g., age, location, number of children in household) to examine if differences existed between the different respondent subgroups. The summary below identifies variations in responses per question, if such variations existed and were significant between subgroups. Percentages in the report may not add up to 100% due to rounding.



## FULL RESULTS

### How much do residents value parks and recreation?

Virtually all respondents (99%) feel that local parks, recreation options and open space opportunities are important or essential to the quality of life on Mercer Island. More than nine in ten respondents feel that they are essential; while an additional 8% believe that they are important to quality of life, but not essential. Less than 1% of respondents believe parks are “Useful, but not important”.

Respondents of various ages, length of residence, and household composition, as well as those who responded to the online survey, valued parks and recreation opportunities similarly.

1. When you think about the things that contribute to the quality of life in Mercer Island, would you say that public parks and recreation opportunities are...

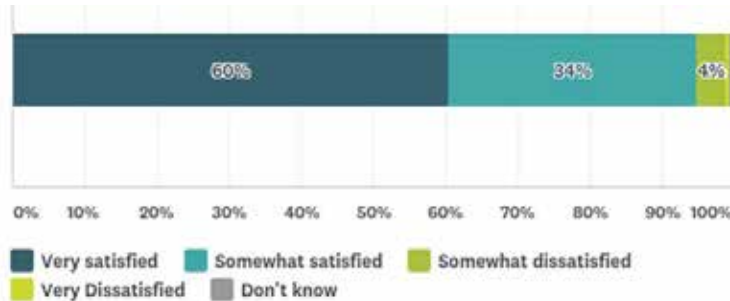
Response options	Mail	Online-only	
Essential to the quality of life here	92%	90%	98%
Important, but not really necessary	8%	8%	
More of a luxury that we don't need	<1%		<1%
Don't know	0%		<1%

### Are residents satisfied with the value they receive from Mercer Island Parks & Recreation?

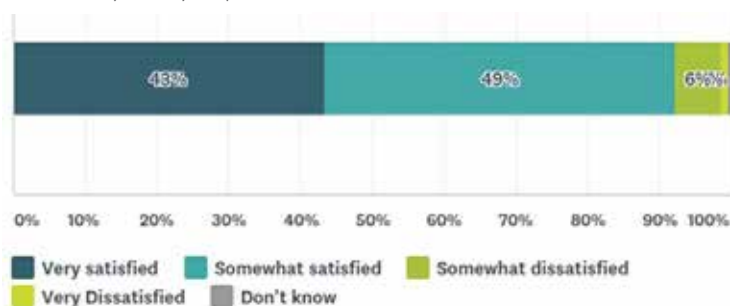
A large majority of respondents are somewhat to very satisfied with the value they receive from Mercer Island Parks & Recreation for parks, facilities and open space (94% for the mail survey and 92% in the online-only survey). However, one in twenty respondents (5%) is either somewhat or very dissatisfied. There were no significant differences in levels of satisfaction between subgroups.

6. Rate your household's overall satisfaction with Mercer Island Parks & Recreation facilities, parks or open spaces.

Mail survey responses



Online-only survey responses



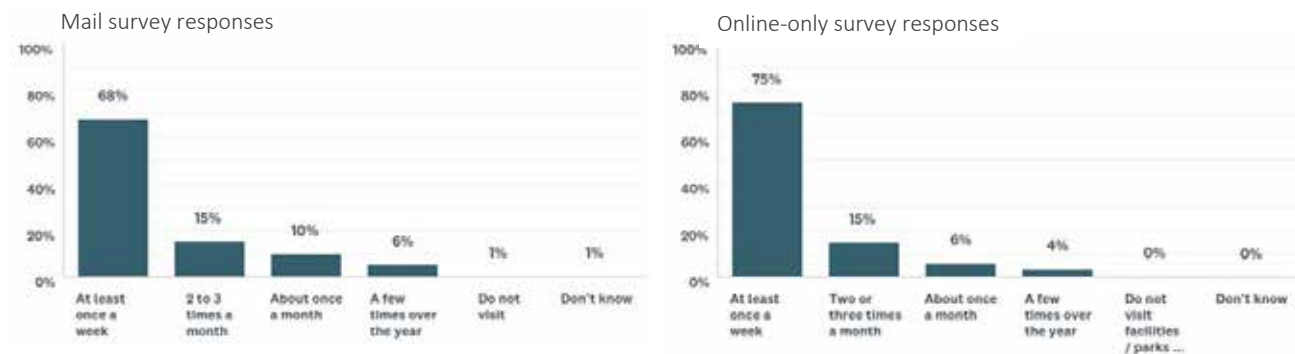


### How often do residents use Mercer Island parks & recreation facilities?

Respondents were asked how often they, or members of their household, visited a Mercer Island Parks & Recreation park, recreation facility, or open space. Visitation is high, with 68% of mail survey respondents visiting at least once a week and another 25% visiting one to three times per month. Only 6% of respondents visit just a few times per year. Very few (1%) did not visit a park last year.

As compared to other subgroups, adults between 45 and 54 are the most frequent users of Mercer Island's parks. Respondents of households with children also visit significantly more frequently than those without children. Online-only survey respondents tended to visit even more frequently than mail respondents, with 75% visiting at least once a week and 96% visiting at least once per month.

3. How often do you visit or use Mercer Island Parks & Recreation facilities, parks, or open spaces?



### Why do residents visit parks?

Respondents visit local parks and recreation facilities for a variety of reasons. The most popular activities are walking or running (81%), followed by dog walking/exercise (57%), visiting beaches or waterfront (56%), and relaxation (56%). More than one-third of respondents visited for fitness (43%), to attend a community event or concert (36%), or use a playground (33%). Between 15% and 30% of residents visited Mercer Island parks to view wildlife, gather with family, ride a bike, use a sports court, boat, or view public art. Less than one in ten respondents visit for public meetings, private events, adult sports leagues, or fishing.

Respondents between 35 and 54, and those with children in their household, were more likely than other groups to visit for playgrounds, classes and camps, biking, family gatherings, and youth sports. Respondents over 55 were more likely than younger residents to visit to view art or wildlife. Respondents with children in their home were more likely to visit for youth sports leagues, playgrounds, family gatherings, or classes and camps than those without children.

In general, respondents to the online-only survey visited Mercer Island parks and facilities for similar reasons as respondents to the mail survey. However, 40% of online-only respondents visited to attend a youth sports league event, which is a frequency that is more than twice the percentage of mail respondents.

4. What would you say are the main reasons you visited Mercer Island Parks & Recreation facilities, parks or open spaces in the last year?

Reason	Mail	Online
Walking or running	81%	75%
Dog walking/exercise	57%	54%
Beach/waterfront	56%	49%
Relaxation	56%	46%
Fitness	43%	39%
Community events/concerts	36%	36%
Playgrounds	33%	40%
Wildlife viewing	27%	19%
Family gatherings/picnics	25%	29%
Biking	22%	29%
Outdoor sport courts	17%	24%
Youth sports league	16%	40%
Boating/watersports	15%	17%
Public art viewing	15%	10%
Class or camp	14%	18%
Public meeting	9%	7%
Private event/celebration	9%	10%
Adult sports league	3%	6%
Fishing	3%	4%



## City of Mercer Island Parks, Recreation & Open Space Plan

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### Why don't residents visit more often?

When asked why they do not visit Mercer Island's parks and recreation facilities more often, many residents responded that they do visit (53%). Approximately one in eight residents responded that they do not visit more often because of lack of parking (13%) and restrooms (11%). Similar numbers use parks or facilities provided by other cities or organizations (11%) or are too busy (9%) suggesting that further improvements would not increase their use of parks.

Between 4% and 9% of respondents selected a reason that could be addressed by the City, including concerns about conflicts between users (8%), lack of information (7%), crowding (5%), distance to parks (4%), maintenance issues (4%), and safety concerns (4%). In addition, multiple respondents wrote responses regarding concerns about off-leash dogs and a desire for additional hours for recreational facilities.

In general, respondents to both the mail and online-only survey expressed similar reasons for not visiting Mercer Island parks and facilities more frequently. Respondents between 35 and 44 and those with children at home were more likely to cite that parks do not have enough restrooms as a reason why they do not visit more often.

5. Please check all the reasons why your household does not use City of Mercer Island park or recreation facilities more often.

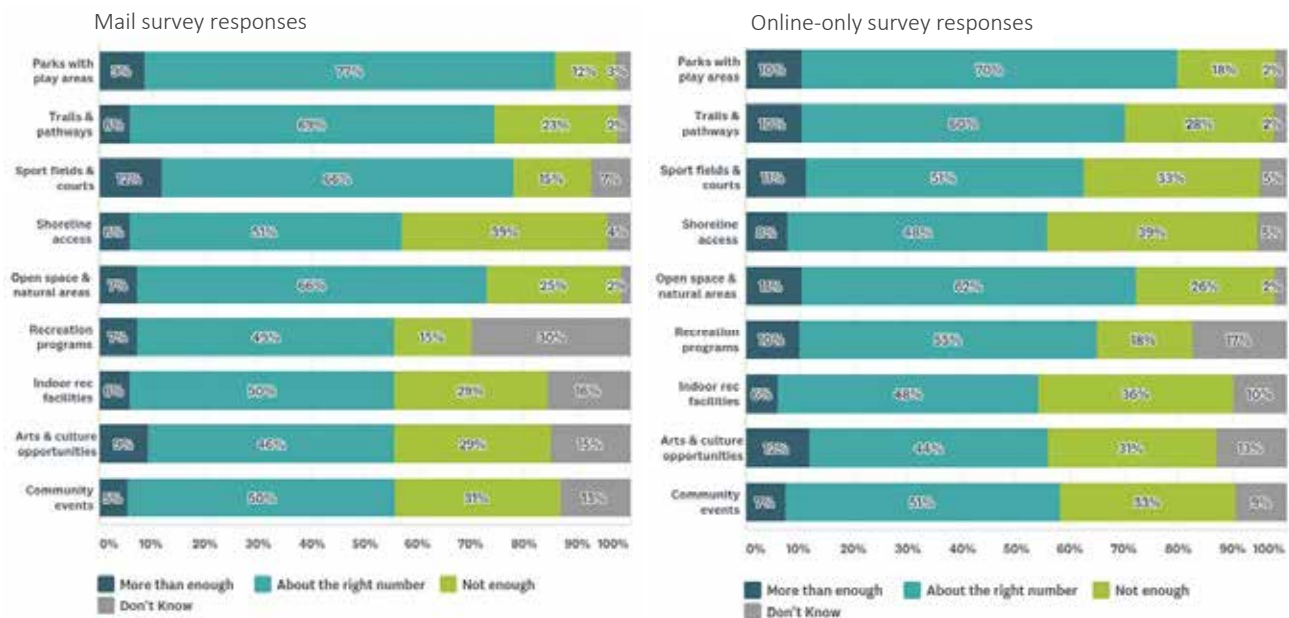
Reason	Mail	Online
None / Does not apply to me	53%	48%
Not enough parking	13%	11%
Use parks or facilities provided by another city or organization	11%	9%
Not enough restrooms	11%	11%
Too busy to go to parks and facilities	9%	8%
Concerns about conflicts with other users	8%	9%
I do not know what is offered	7%	6%
Too crowded	5%	6%
Too far from my home	4%	4%
Are not well-maintained	4%	5%
Do not feel safe	4%	3%
Do not have appropriate equipment	<1%	4%
Barriers related to accessibility	<1%	2%
Cost prohibitive	<1%	2%

### Do residents think the City of Mercer Island needs more parks and recreation opportunities?

Respondents are generally satisfied with the number of park and recreation amenities on Mercer Island; over half said there are more than enough or about the right number of all amenities listed. Respondents are most satisfied with the number of parks with playgrounds and restrooms (86% think there about the right number of more than enough), sports fields and courts (78%), trails and pathways (75%), and open space and natural areas (73%). However, between one-quarter and one-third of respondents feel like there is not enough shoreline access (39%), community events (31%), indoor facilities (29%), arts and culture opportunities (29%), and open space (25%).

Respondents to the online-only survey were more likely than respondents to the mail survey to feel there are 'not enough' parks and recreation amenities and activities. However, a majority of online-only respondents felt there are enough or more than enough of all amenities listed. Younger respondents were more likely to believe the City of Mercer Island does not have enough parks with play areas, sports fields and courts, and community events. Those with children in their household expressed a greater need for sports fields and courts, recreation programs, indoor recreation facilities, and community events than those without children. In general, respondents who are newer to the island tended to think that Mercer Island needs more park and recreation amenities.

2. When it comes to amenities provided by the City of Mercer Island... would you say there are...



**What park and recreation options do residents have a need for? Do they feel their needs are met?**

The survey asked a series of questions regarding needs for typical park and recreation facilities. The first pair of questions asked which park and recreation facilities and amenities the respondent's household has a need for, and then, whether that need is well met, somewhat met, or unmet locally. The second set asked similar questions related to recreational programs and activities.

Respondents indicated that the highest unmet park and recreation facility need is for pedestrian trails. Respondents have a more limited need for bike trails, indoor fitness facilities, picnic shelters, and off-leash dog areas, but many feel that these needs are met by existing facilities. On the other end of the scale, respondents generally expressed little additional need for outdoor fitness equipment, boating facilities, paddle sports courts, fields for baseball, softball, soccer, and lacrosse (including lit and synthetic fields), basketball courts, all-inclusive play equipment, and skate parks. However, multiple respondents used open-ended questions to voice their desire for boating facilities, pickleball courts, off-leash dog areas and all-inclusive play equipment.

Younger respondents, especially those under 45, expressed a greater need for all-inclusive play equipment, picnic shelters, basketball courts, indoor recreation facilities, and outdoor fitness equipment than residents over 55 years of age. Respondents over 45 years of age stated a greater need for boating and watersports facilities than younger residents. Respondents with children at home were more likely than those without to have a desire for more sports fields, picnic areas, playgrounds, and boating areas.

Respondents to the online-only survey generally expressed similar levels of interest and need for park amenities and facilities as respondents to the mail survey. A notable exception, however, was with sports fields – between 21% and 42% of online-only survey respondents stated they need more baseball/softball, soccer/lacrosse, lighted, and synthetic fields, approximately twice rate of mail survey respondents.

7. Please indicate how well your household needs are met locally for each of type of **amenity or facility** and indicate if you have a need for more...

**Higher need but well met***(% who need more / % well met or n/a)*

- Pedestrian trails  
Mail: 50% / 56% | Online: 55% / 51%

**Moderate need and well met***(% who need more / % well met or n/a)*

- Bike trails  
Mail: 39% / 59% | Online: 44% / 50%
- Indoor fitness facilities  
Mail: 34% / 60% | Online: 34% / 53%
- Picnic shelters / gathering spaces  
Mail: 29% / 59% | Online: 33% / 54%
- Off leash dog areas  
Mail: 28% / 70% | Online: 28% / 69%

**Lower need and well met***(% who need more / % well met or n/a)*

- Outdoor fitness equipment  
Mail: 24% / 68% | Online: 24% / 59%
- Boating/watersports facilities  
Mail: 24% / 70% | Online: 27% / 64%
- Paddle/Racquet sports courts  
Mail: 23% / 71% | Online: 26% / 63%
- Synthetic turf fields  
Mail: 19% / 78% | Online: 38% / 60%
- Lighted sports fields  
Mail: 19% / 75% | Online: 42% / 56%
- Soccer/Lacrosse fields  
Mail: 18% / 78% | Online: 37% / 60%
- Basketball courts  
Mail: 12% / 79% | Online: 21% / 66%
- All-inclusive equipment  
Mail: 9% / 87% | Online: 12% / 81%
- Baseball/Softball fields  
Mail: 8% / 85% | Online: 21% / 71%
- Skate park  
Mail: 5% / 90% | Online: 10% / 84%

When it comes to recreational programs and activities, respondents expressed greater interest in, and need for, adult programs and activities than those geared towards youth or teens. In particular, respondents had a higher interest in seeing more performing arts, educational, and boating classes and programs.

Respondents under 55 were more likely than older residents to state a need for adult sports leagues, boating programs, and children's activities. Those over 55 years of age were more likely than younger respondents to be interested in and want more adult classes and programs for people over 55. Households with children were more likely than those without to feel like their need for children's activities were well met but expressed a greater interest in having more teen activities, swimming and water safety programs, and youth sports programs and camps.

8. Please indicate how well your household needs are met locally for each of the existing **programs and activities** and indicate if you have an interest in each...

Higher interest but well met (% who need more / % well met or n/a)	Moderate interest and well met (% who need more / % well met or n/a)	Lower interest and well met (% who need more / % well met or n/a)
<ul style="list-style-type: none"> <li>Performing arts Mail: 67% / 50%   Online: 61% / 49%</li> <li>Adult classes Mail: 65% / 58%   Online: 62% / 58%</li> <li>Educational classes Mail: 57% / 57%   Online: 56% / 59%</li> <li>Boating programs Mail: 56% / 62%   Online: 55% / 58%</li> </ul>	<ul style="list-style-type: none"> <li>Programs for adults over 55 Mail: 47% / 64%   Online: 35% / 75%</li> <li>Swimming &amp; water safety Mail: 46% / 67%   Online: 45% / 60%</li> <li>Outdoor classes Mail: 44% / 67%   Online: 49% / 63%</li> <li>Youth activities Mail: 37% / 73%   Online: 48% / 61%</li> <li>Youth sports and camps Mail: 35% / 75%   Online: 49% / 63%</li> <li>Children's activities Mail: 33% / 77%   Online: 44% / 65%</li> <li>Adult sports Mail: 30% / 79%   Online: 31% / 73%</li> <li>Teen activities Mail: 26% / 81%   Online: 36% / 73%</li> </ul>	<ul style="list-style-type: none"> <li>Programs for people with special needs Mail: 20% / 86%   Online: 24% / 81%</li> </ul>



## City of Mercer Island Parks, Recreation & Open Space Plan

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### Which special events do residents prioritize?

The City of Mercer Island offers a wide variety of community special events each year. When asked which of these events they felt the City should prioritize, costs aside, respondents strongly supported the Summer Celebration (44% listed as a top and 34% as a high priority) and Mostly Music in the Park (35% and 46%, respectively). Other priority events included Holiday Lights and Firehouse Munch, Movies in the Park, and Shakespeare in the Park. Respondents listed Arbor Day, First Fridays with Friends, Family Nights at the Community Center, and the Egg Hunt as lower priorities. However, the annual Egg Hunt and Movies in the Park were a higher priority for respondents between 35 and 44 and those with children, while Shakespeare in the Park was a higher priority for adults over 55. Respondents to the online-only survey had mostly similar priorities as those who responded to the mail survey.

10. Below is a list of City community special events that have been offered in the past or are currently offered. Although there are costs associated with each event, costs aside, for each event indicate whether you think it is a High Priority, Medium Priority, Low Priority or Not a Priority for your household.

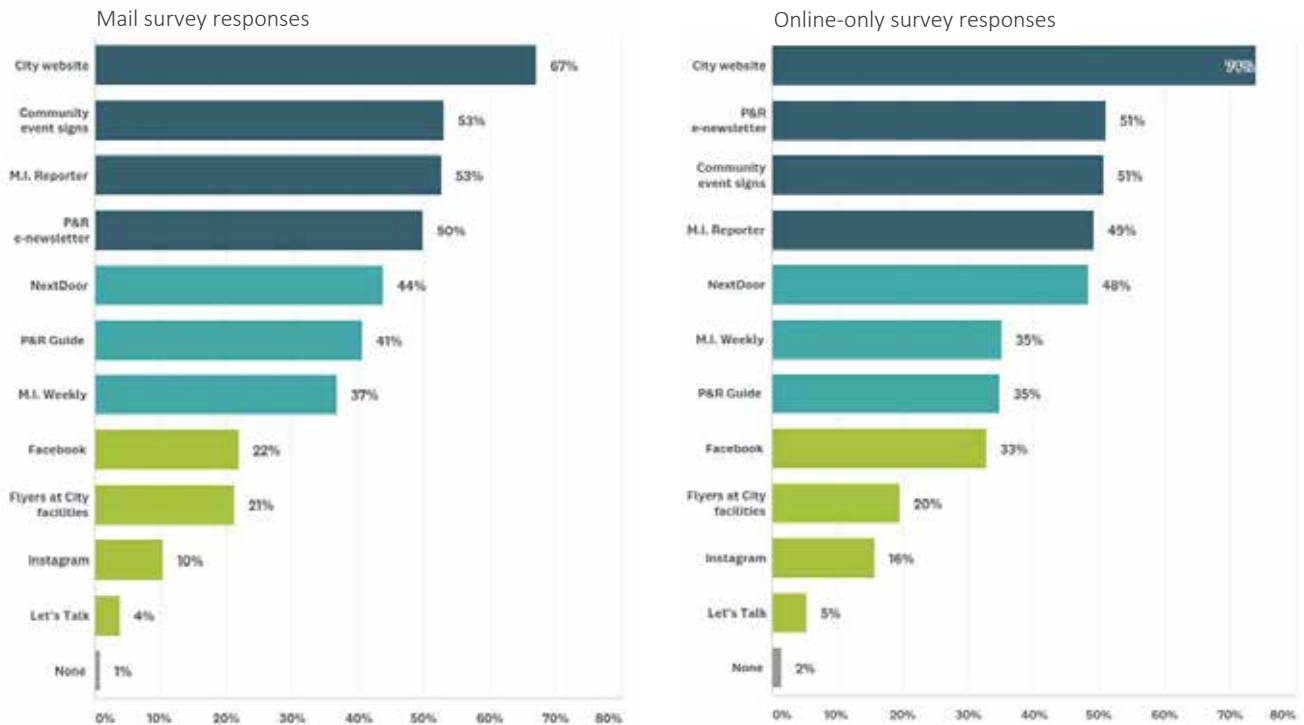


### How do residents want to hear about Mercer Island's parks, facilities, and events?

The majority of respondents prefer to hear about Mercer Island's parks, facilities, and events through online channels such as the City's website (67%) and Parks & Recreation e-newsletter (50%) as well as posted event signs (53%) and the Mercer Island Reporter (53%). These sources were popular with respondents to both the mail and online-only surveys.

Fewer than one in three respondents would like to hear about park and recreation opportunities through Facebook (22%), flyers at City facilities (21%), Instagram (10%), and Let's Talk (4%). However, social media, including Facebook and Instagram, is a more popular source of information for respondents under 44, who prefer these sources 2-to-1 over older residents, and for families with children. The Mercer Island Reporter and Parks & Recreation Guide are preferred at higher rates by older residents, though all age groups use these printed publications to get information about parks and recreation offerings.

11. Please check ALL the ways you would prefer to learn about Mercer Island's parks, recreation facilities, programs and special events.







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### Other Comments

The survey provided respondents with two opportunities to share their ideas and suggestions via open-ended responses. Common themes from these comments include:

- Many respondents want to make sure the City protects access to nature, trees, and open space for both people and wildlife. Some respondents encouraged the City to permanently protect all park spaces. Others specifically encouraged the City to use of bee- and pollinator-friendly planting and landscape practices.
- Many respondents responded that they are eager to see additional off-leash dog parks in the City, either because they would use it themselves or because they hope it would lessen the number and impacts of unauthorized off-leash dogs in Mercer Island parks.
- Respondents expressed interest in, and enthusiasm for, specific park improvements, including the development of pickleball courts, sports fields, picnic shelters, and park restrooms, and additional adult programs and classes.
- Many respondents see the Summer Celebration Festival as an important tradition on the island and felt dismayed at the reductions to the Festival. They encouraged the City to restore the Summer Celebration, including the parade and fireworks.
- Many respondents comment on the need for improved swimming and boating opportunities, including renovations and expanded hours at Mary Wayte pool, additional splash pads, lifeguards at beaches, improvements to docks at Luther Burbank Park, kayak/canoe/SUP rentals, and the creation of sailing and rowing programs.
- Multiple respondents see the development of a performing arts center and venue as an important need on the island, frequently referencing the Mercer Island Center for the Arts (MICA) proposal and the desire to have a venue for Youth Theater Northwest (YTN).

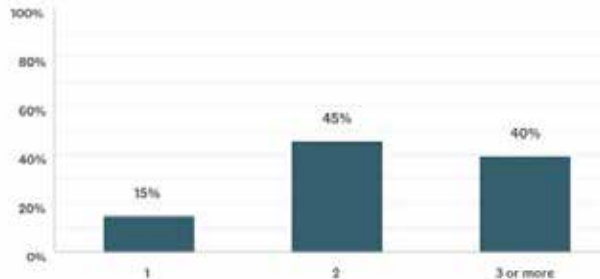
A compilation of write-in comments is on file with the Mercer Island Parks & Recreation Department.

## Demographics

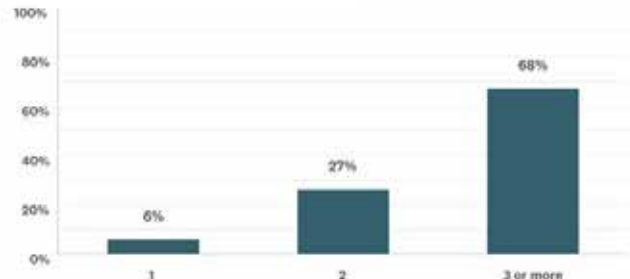
### Number of People in Household

The majority (85%) of respondents to the mail survey live in households with either two (45%) or three (40%) people, while 15% percent live in single person households. Online-only survey respondents were more likely to live in households with three or more residents.

Mail survey responses



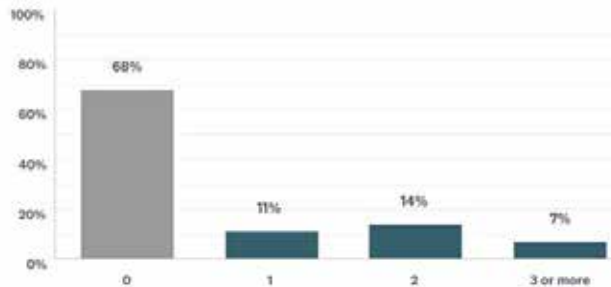
Online-only survey responses



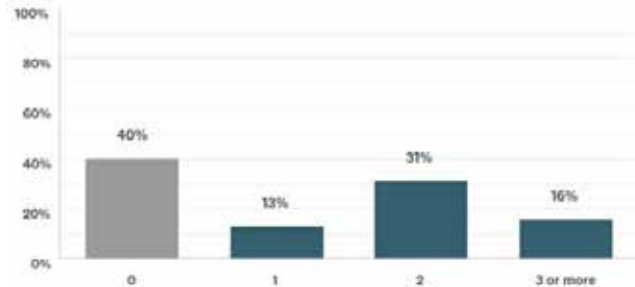
### Number of Children in Household

Nearly seven in ten respondents to the mail survey (68%) have no children in their household. These households tended to include older adults (over age 55). The remaining 32% of households have one (11%), two (14%), or three or more (7%) children in the home. Online-only respondents were more 28% likely to have children at home than mail survey respondents.

Mail survey responses



Online-only survey responses



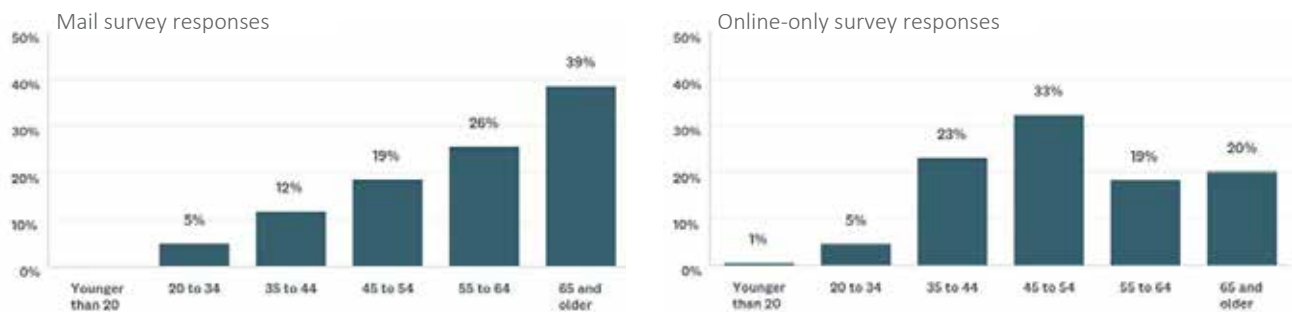


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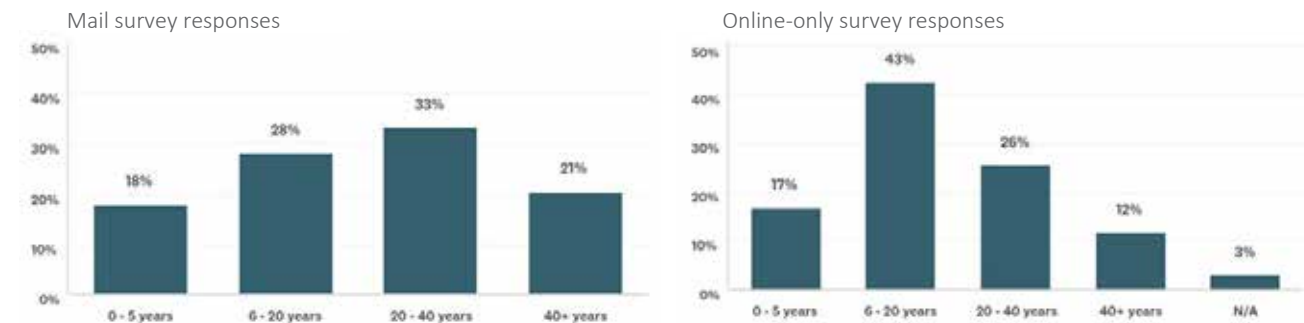
### Age

Nearly 40% of respondents to the mail survey were over 65 years of age. Another 26% were between 55 and 64 years, while 19% were 45 to 64 years. There were few responses from younger residents, 12% of responses were from people 35 to 44 and 5% were from those 20 to 34 years of age. Respondents to the online-only survey were predominately 45-64 years old (33%), followed by 35-44 years (23%), with fewer residents over 55 responding.



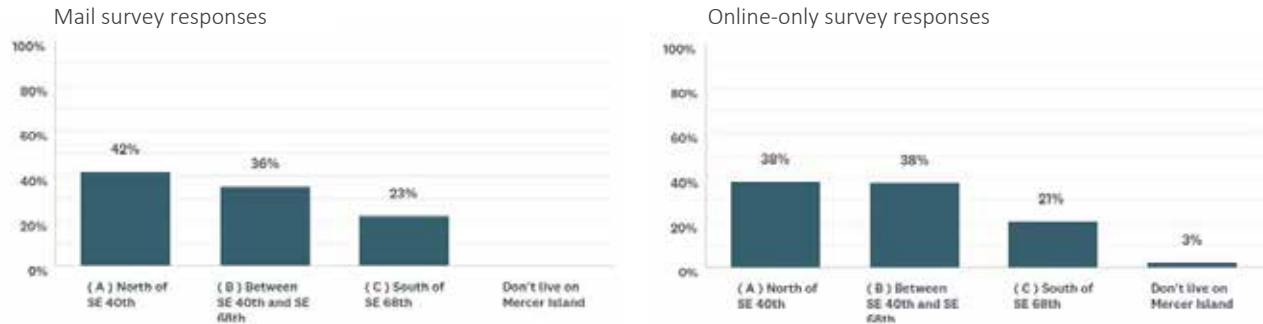
### Length of Residence

Over half of mail survey respondents have lived on Mercer Island for decades, with 21% having lived on the island for more than 40 years and 33% having done so for 20-40 years. Approximately 28% have lived on the island for 6 to 20 years, while 18% are relative newcomers (less than 5 years). Respondents to the online-only survey were more likely to have lived on Mercer Island for between 6 and 20 years.

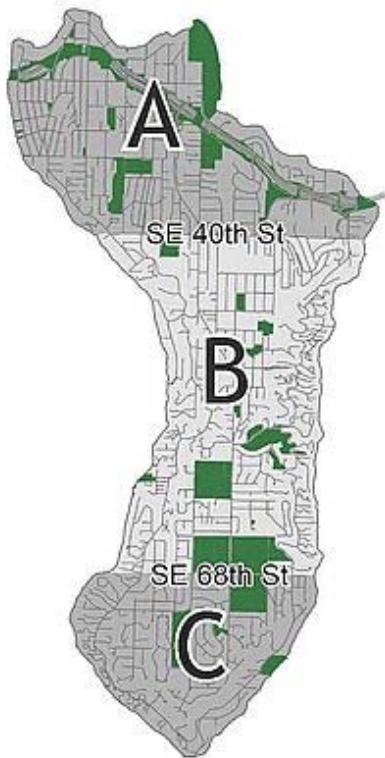


### Location of Residence

Approximately 42% of mail survey respondents live on the northern part of the island (north of SE 40<sup>th</sup> Street). Another 36% respondents live between SE 40<sup>th</sup> and SE 68<sup>th</sup> Street. The remainder of respondents live south of SE 68<sup>th</sup> (23%). No respondents live outside of the City of Mercer Island. Respondents to the online-only survey were similarly distributed across the island. However, 3% of online-only respondents do not live on Mercer Island.



### Location Map (for reference)



## ATTACHMENT 1. SURVEY INSTRUMENT



# City of Mercer Island

## Community Survey on Parks and Recreation

### Dear Mercer Island Resident:

The City of Mercer Island has begun a community-driven process to update its citywide Parks, Recreation and Open Space Plan (PROS Plan). We need your help to determine how to prioritize projects and where to focus to keep our parks and programs thriving. As an initial step in the process, the City is conducting this short, random-sample survey to assess the community's recreation and facility needs. Additional public engagement will follow, and final review of the Plan is tentatively targeted for the end of 2020. Your opinions are important to the City.

The survey has 17 questions and will only take a few minutes to complete.

If you prefer to take the survey online, use the unique ID number above to access the survey at [miprosplan.com](https://miprosplan.com) or with this QR code:



1. When you think about the things that contribute to the quality of life in Mercer Island, would you say that public parks and recreation opportunities are... ( CHECK ONE OPTION )

- ☐ Essential to the quality of life here      ☐ Useful, but not important  
☐ Important, but not really essential      ☐ Not Important at all

2. When it comes to amenities provided by the City of Mercer Island for meeting your needs for parks, amenities and activities, would you say there are... ( CHECK ONLY ONE BOX IN EACH ROW )

	More than Enough	About the Right Amount	Not Enough	Don't Know
Parks with playgrounds, play areas, restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails & pathways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sport fields & sport courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shoreline access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Open space & natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation programs (camps & classes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Indoor recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts & culture opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community events	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. How often do you visit or use Mercer Island Parks & Recreation facilities, parks, or open spaces?

- ☐ At least once a week      ☐ A few times over the year  
☐ Two or three times a month      ☐ Do not visit facilities / parks / open spaces  
☐ About once a month      ☐ Don't know

4. What would you say are the main reasons you visited Mercer Island Parks & Recreation facilities, parks, or open spaces in the past year? ( CHECK ALL THAT APPLY )

- ☐ Adult sports league      ☐ Outdoor sport courts  
☐ Beach / waterfront      ☐ Playgrounds  
☐ Biking      ☐ Private event / celebration  
☐ Boating / watersports      ☐ Public art viewing  
☐ Class or camp      ☐ Relaxation  
☐ Community events / concerts      ☐ Public meeting  
☐ Dog walking / exercise      ☐ Walking or running  
☐ Family gatherings / picnics      ☐ Wildlife viewing  
☐ Fishing      ☐ Youth sports league  
☐ Fitness      ☐ N/A - I didn't go to Mercer Island parks or open spaces  
☐ Other: \_\_\_\_\_

Take this survey [online](#) or use the QR code, and enter the unique ID number on the front:

[miprosplan.com](http://miprosplan.com)

Or send it back in the self-addressed envelope provided. Thank you in advance for participating!



5. Please CHECK ALL the reasons why your household does not use City of Mercer Island parks or facilities more often.

- |   |   |
|---|---|
| <input type="checkbox"/> Are not well maintained                          | <input type="checkbox"/> Not enough restrooms   |
| <input type="checkbox"/> Barriers related to physical accessibility       | <input type="checkbox"/> Too busy to go to facilities, parks or open spaces                   |
| <input type="checkbox"/> Concerns about conflicts with other users        | <input type="checkbox"/> Too crowded  |
| <input type="checkbox"/> Cost prohibitive                                 | <input type="checkbox"/> Too far from my home   |
| <input type="checkbox"/> Do not have the appropriate equipment            | <input type="checkbox"/> Use amenities provided by another city, organization or private club |
| <input type="checkbox"/> Do not feel safe in facility, park or open space | <input type="checkbox"/> None / Does not apply to me  |
| <input type="checkbox"/> I do not know what is offered                    | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Not enough parking                               |   |

6. Rate your household's overall satisfaction with Mercer Island Parks & Recreation facilities, parks or open spaces.

- |   |  |
|---|--|
| <input type="checkbox"/> Very Satisfied     | <input type="checkbox"/> Somewhat Dissatisfied |
| <input type="checkbox"/> Somewhat Satisfied | <input type="checkbox"/> Very Dissatisfied     |
|   | <input type="checkbox"/> Don't Know            |

7. For each of the following existing park and recreation amenities, indicate how well your household needs are met locally AND if you have a need for more of each amenity.

Type of Amenity	How well met are your needs for each?				Do you have need for more?	
	Very Well Met	Somewhat Met	Not At All Met	N / A	Yes	No
All-inclusive playground equipment (ADA)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Picnic shelters / small gathering spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Boating / watersports facilities (docks, boat launch, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Basketball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Paddle / racquet sport courts (tennis, pickleball)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Indoor fitness & exercise facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Outdoor fitness equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Bike trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Pedestrian trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Off-leash dog areas (enclosed dog parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Skate park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Sport fields for baseball, softball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Sport fields for soccer, football, lacrosse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Lighted sport fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Synthetic turf fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>



City of Mercer Island  
Parks, Recreation & Open Space Plan

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8. For each of the following existing programs and activities, indicate how well your household needs are met locally AND if you have an interest in each program or activity.

Type of Program / Activity	How well met are your needs for each?				Do you have interest?	
	Very Well Met	Somewhat Met	Not At All Met	N / A	Yes	No
Adult classes, such as arts, crafts, music, fitness or wellness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Adult sports leagues, such as soccer or softball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Boating programs, such as sailing, kayaking, paddleboarding or rowing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Children's activities, such as after-school programs or summer day camps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Educational classes, such as technology, natural history, safety or health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Outdoor classes, such as fishing, environmental or orienteering	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Performing arts, such as community theater or concerts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Programs for adults 55 and over, such as drop-in activities, trips or health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Programs for youth, teens and young adults with special needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Swimming & water safety, such as classes or for fitness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Teen activities, such as drop-in, trips or camps during school breaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Youth activities, such as fitness, music, arts or crafts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>
Youth sports programs and camps during school breaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>

9. Please share additional needs for amenities, programs or activities you may have on Mercer Island.

10. Below is a list of City community special events that have been offered in the past or are currently offered. Although there are costs associated with each event, costs aside, for each event indicate whether you think it is a High Priority, Medium Priority, Low Priority or Not a Priority for your household.

	Top Priority	High Priority	Low Priority	Not a Priority
Arbor Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Argosy Holiday Ships	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Egg Hunt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Family Nights at the Community Center (Around the World, Hoedown, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
First Fridays with Friends	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holiday Lights & Firehouse Munch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Leap for Green Sustainability Fair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mostly Music in the Park concerts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Movies in the Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Senior events & lunches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shakespeare in the Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Summer Celebration Festival	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**11. Please check ALL the ways you would prefer to learn about Mercer Island's parks, recreation facilities, programs and special events.**

- |  |   |
|--|---|
| <input type="checkbox"/> City website              | <input type="checkbox"/> Mercer Island Reporter               |
| <input type="checkbox"/> Community event signs     | <input type="checkbox"/> Mercer Island Weekly (City e-news)   |
| <input type="checkbox"/> Facebook                  | <input type="checkbox"/> NextDoor                             |
| <input type="checkbox"/> Flyers at City facilities | <input type="checkbox"/> Parks & Recreation e-newsletter      |
| <input type="checkbox"/> Instagram                 | <input type="checkbox"/> Parks & Recreation Guide publication |
| <input type="checkbox"/> Let's Talk                | <input type="checkbox"/> None                                 |

**12. This survey may not have addressed all of the topics important to you. Please share any other issues, policy-related items, concerns, or other information the City should consider for future planning.**

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The following questions help us understand whether we have a cross-section of the community responding to this survey. It's important that you provide a response to each question. Please remember your answers are confidential.

**13. How many people live in your household?**

- |                            |                                    |
|----------------------------|------------------------------------|
| <input type="checkbox"/> 0 | <input type="checkbox"/> 2         |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 3 or more |

**14. How many children under age 18 live in your household?**

- |                            |                                    |
|----------------------------|------------------------------------|
| <input type="checkbox"/> 0 | <input type="checkbox"/> 2         |
| <input type="checkbox"/> 1 | <input type="checkbox"/> 3 or more |

**15. What is your age?**

- |  |                                       |
|--|---------------------------------------|
| <input type="checkbox"/> Younger than 20 | <input type="checkbox"/> 45 to 54     |
| <input type="checkbox"/> 20 to 34        | <input type="checkbox"/> 55 to 64     |
| <input type="checkbox"/> 35 to 44        | <input type="checkbox"/> 65 and older |

**16. If you are a Mercer Island resident, how long have you lived on the Island?**

- |                                       |  |                              |
|---------------------------------------|--|------------------------------|
| <input type="checkbox"/> 0 - 5 years  | <input type="checkbox"/> 20 - 40 years | <input type="checkbox"/> N/A |
| <input type="checkbox"/> 6 - 20 years | <input type="checkbox"/> 40+ years     |                              |

**17. Using the map, in which section of Mercer Island do you live?**

- |  |  |
|--|--|
| <input type="checkbox"/> ( A ) North of SE 40th            | <input type="checkbox"/> ( C ) South of SE 68th      |
| <input type="checkbox"/> ( B ) Between SE 40th and SE 68th | <input type="checkbox"/> Don't live on Mercer Island |



**Thank you for taking the time to complete this survey!**

Your input will help guide the development of the Mercer Island Parks, Recreation & Open Space Plan.

**Save a stamp! Take this survey online with the unique ID number on the front: [miprosplan.com](https://miprosplan.com)**

Learn more about why Mercer Island needs a PROS Plan and stay informed about the process at <https://letstalk.mercergov.org/miprosplan>



The City of Mercer Island is using the services of a consultant team who specializes in park and recreation planning. Please return your completed survey in the enclosed Return-Reply Envelope addressed to:

Conservation Technix Inc.  
PO Box 12736  
Portland, OR 97212



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# APPENDIX B: RECREATION RESET SURVEY #2



Island Crest Park north field



# MICEC Recovery Survey

## SURVEY RESPONSE REPORT

05 January 2021 - 16 February 2021

### PROJECT NAME:

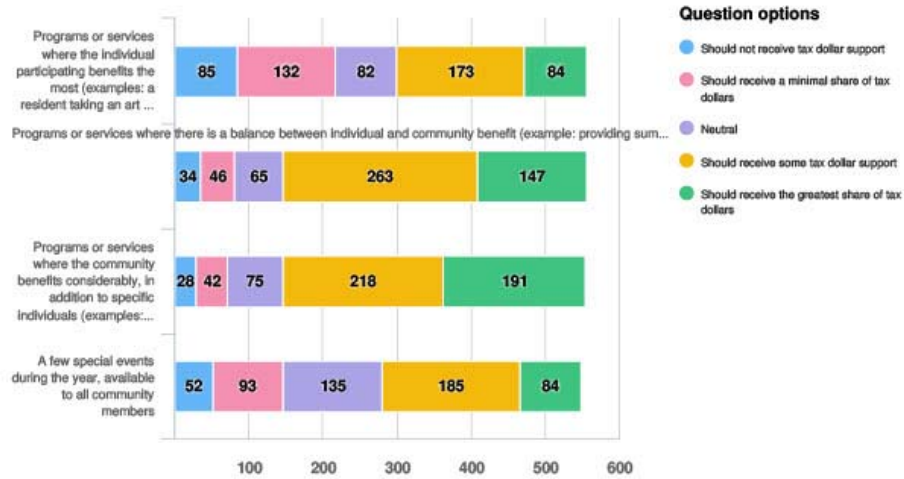
Planning for the Future: Recreation and the Mercer Island Community and Events Center (MICEC)





MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

**Q1 In the past, the revenue that supported recreation operations and programs and the Mercer Island Community and Events Center...**



Optional question (565 response(s), 15 skipped)  
Question type: Likert Question



MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

**Q1 In the past, the revenue that supported recreation operations and programs and the Mercer Island Community and Events Center...**

**Programs or services where the individual participating benefits the most (examples: a resident taking an art or fitness class)**

Should not receive tax dollar support : 85



Should receive a minimal share of tax dollars : 132

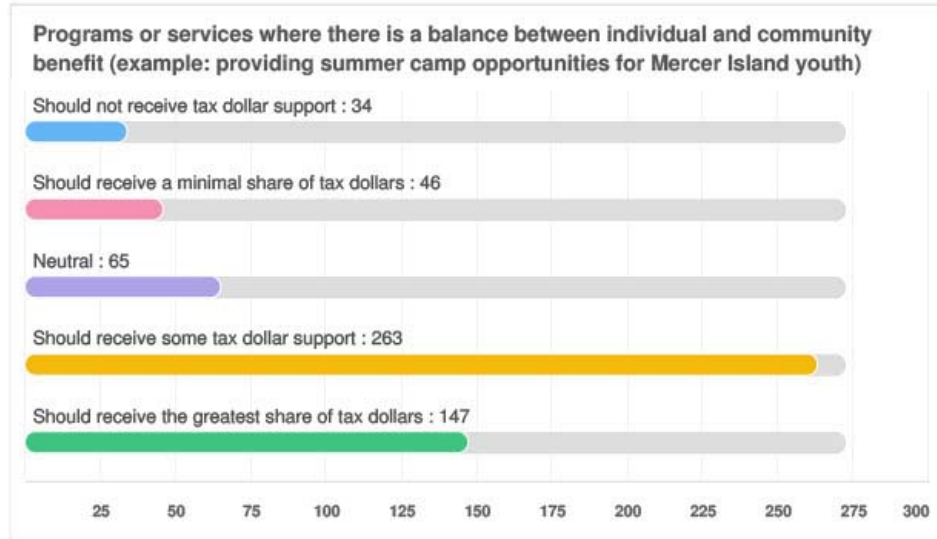
Neutral : 82

Should receive some tax dollar support : 173

Should receive the greatest share of tax dollars : 84

20 40 60 80 100 120 140 160 180 200

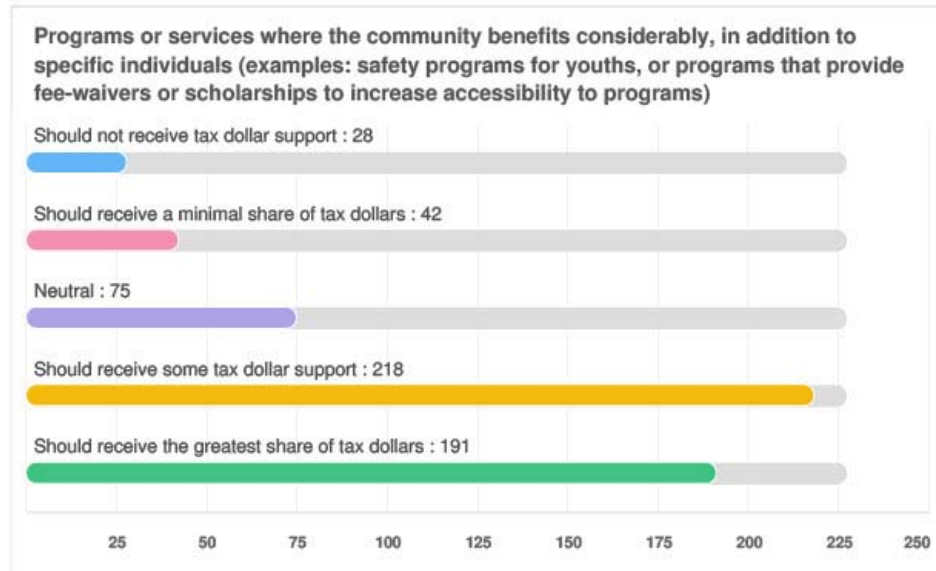
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021



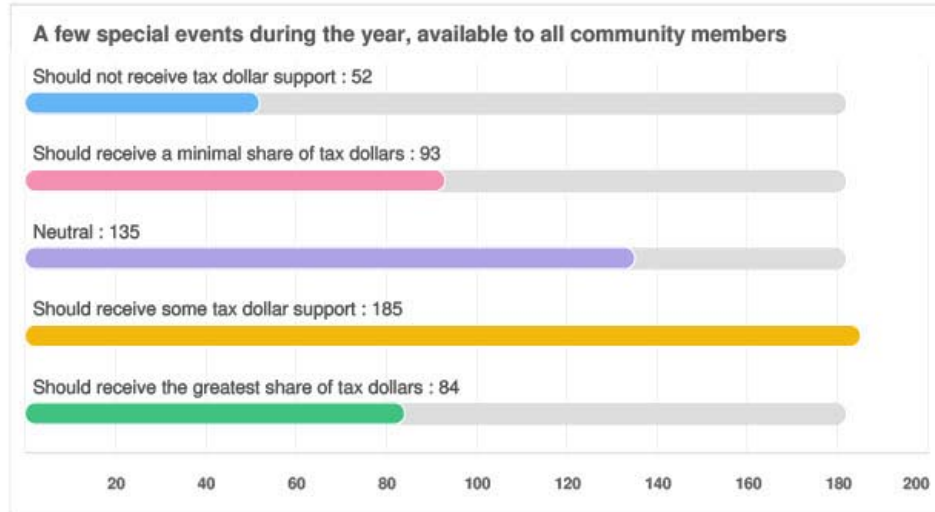




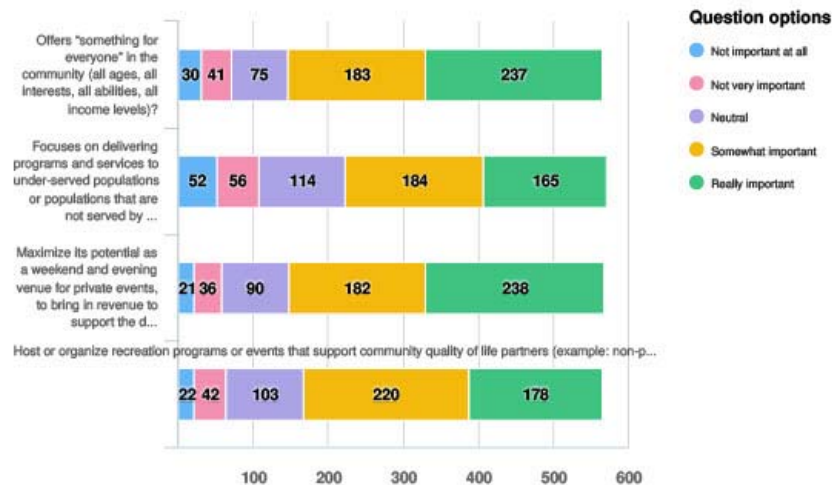
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021



MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021



**Q2 How important is it to you personally or to your family that the Mercer Island Community and Events Center (MICEC):**



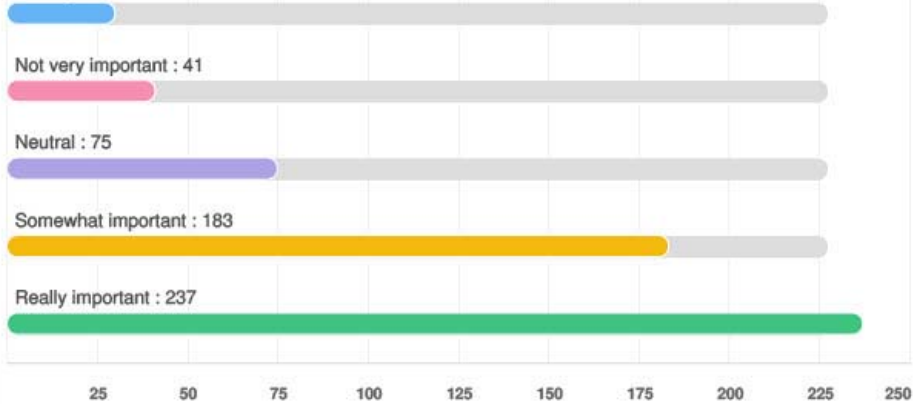
Optional question (576 response(s), 4 skipped)  
Question type: Likert Question



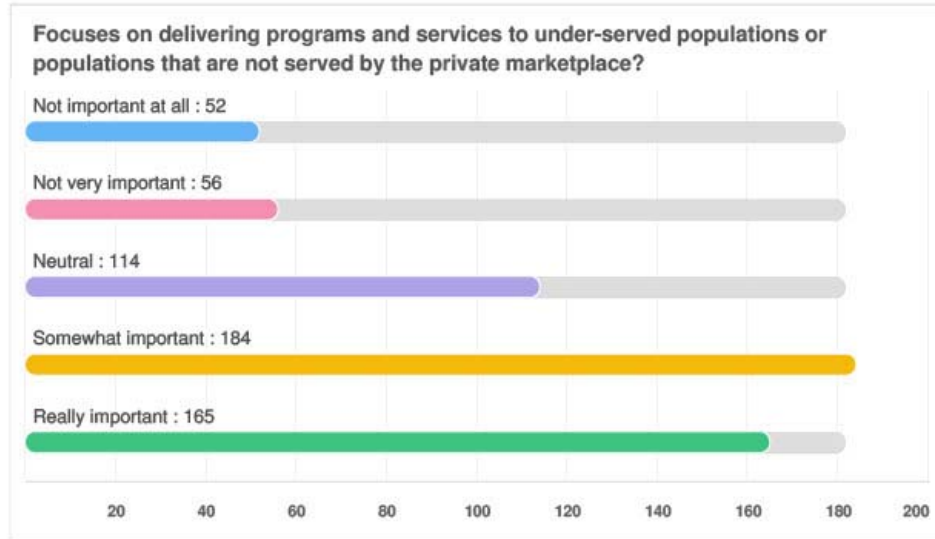
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

**Q2 How important is it to you personally or to your family that the Mercer Island Community and Events Center (MICEC):**

**Offers "something for everyone" in the community (all ages, all interests, all abilities, all income levels)?**  
Not important at all : 30

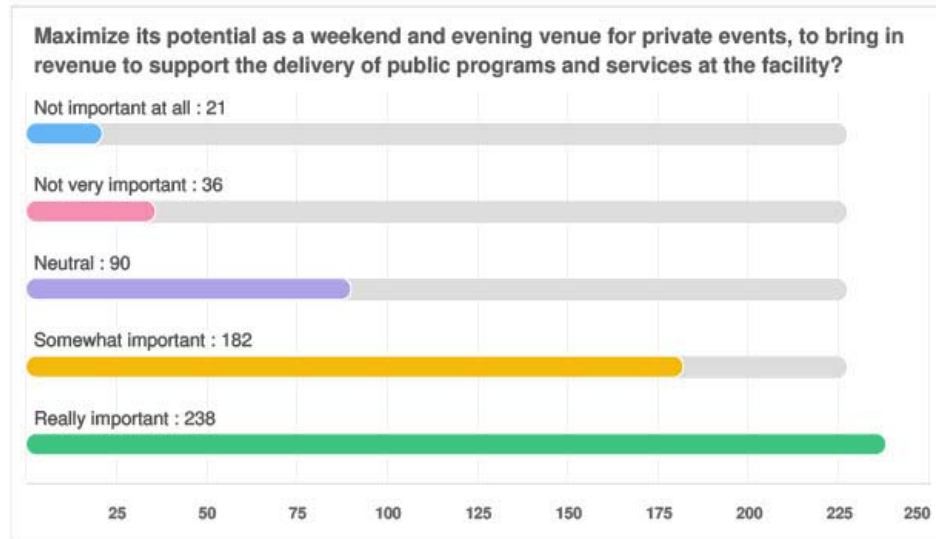


MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

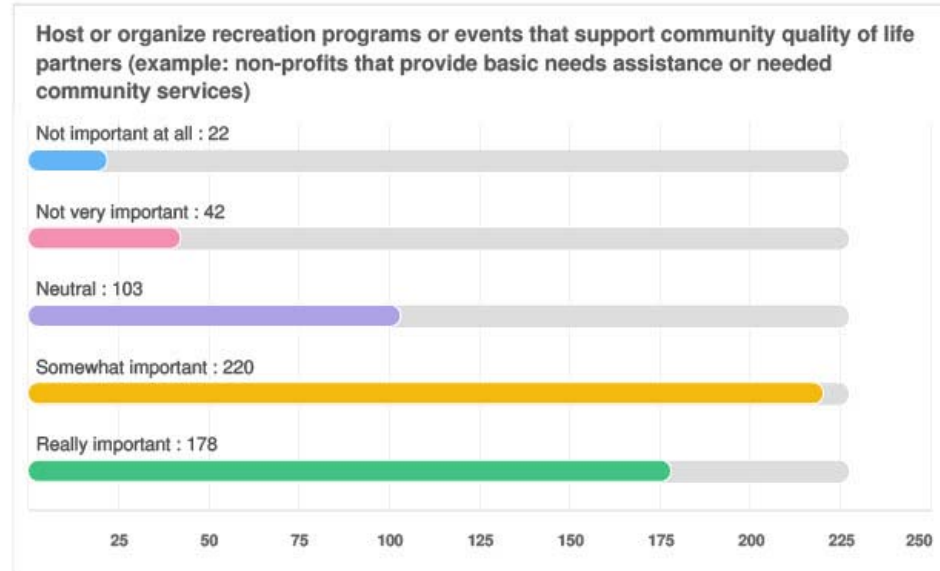




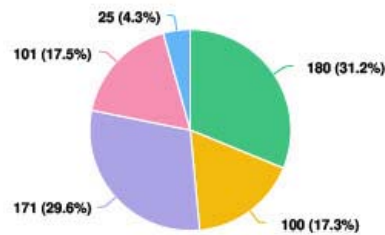
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021



MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021



**Q3** How frequently did you or your family use or visit the Mercer Island Community and Events Center (MICEC)?



**Question options**

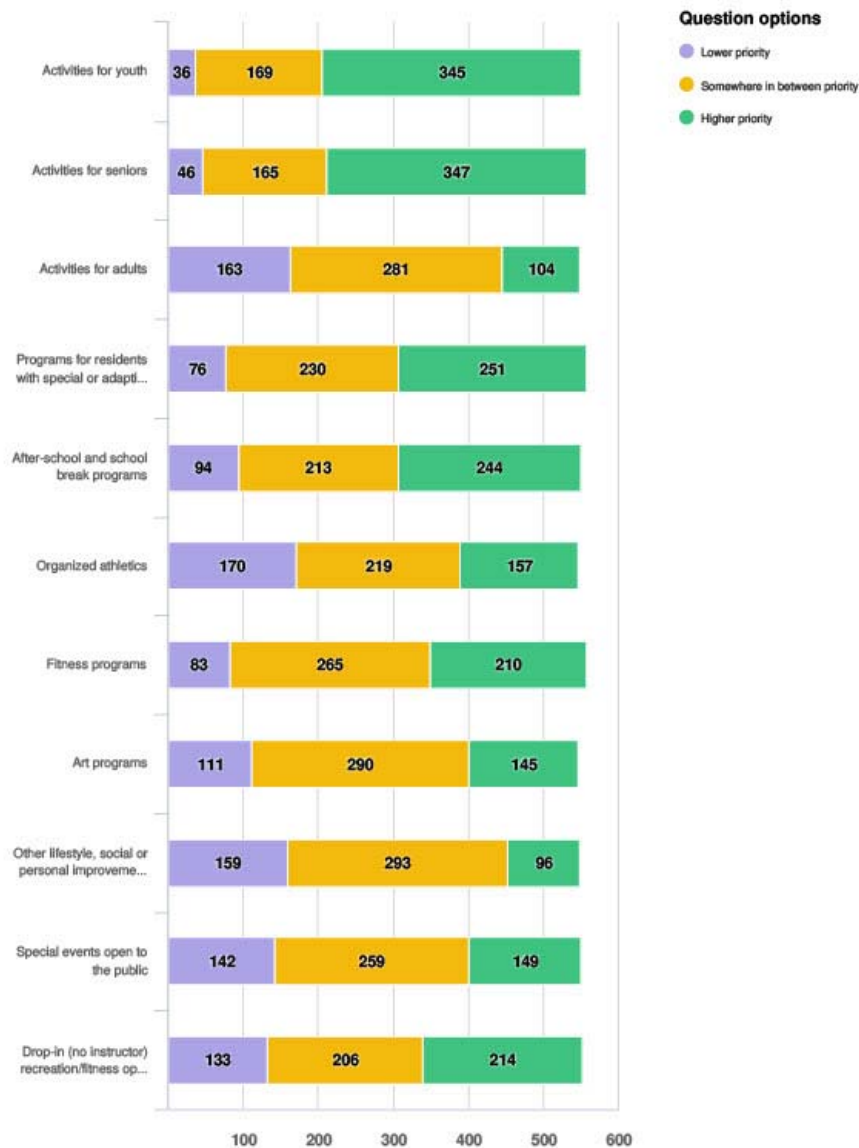
- Never
- Rarely (may have visited once or twice a year or every other year)
- Somewhat (attended an event, participated in a program, visited the art gallery, or went there for another reason a few times each year)
- Fairly frequently (at least once a month)
- Very frequently (often once a week)

Optional question (577 response(s), 3 skipped)  
Question type: Radio Button Question



MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

**Q4** If the City were to prioritize providing space at the Mercer Island Community and Events Center (MICEC) for some types of public uses more than others, which of the following would you recommend it prioritize for the community:



Optional question (573 response(s), 7 skipped)  
Question type: Likert Question



MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

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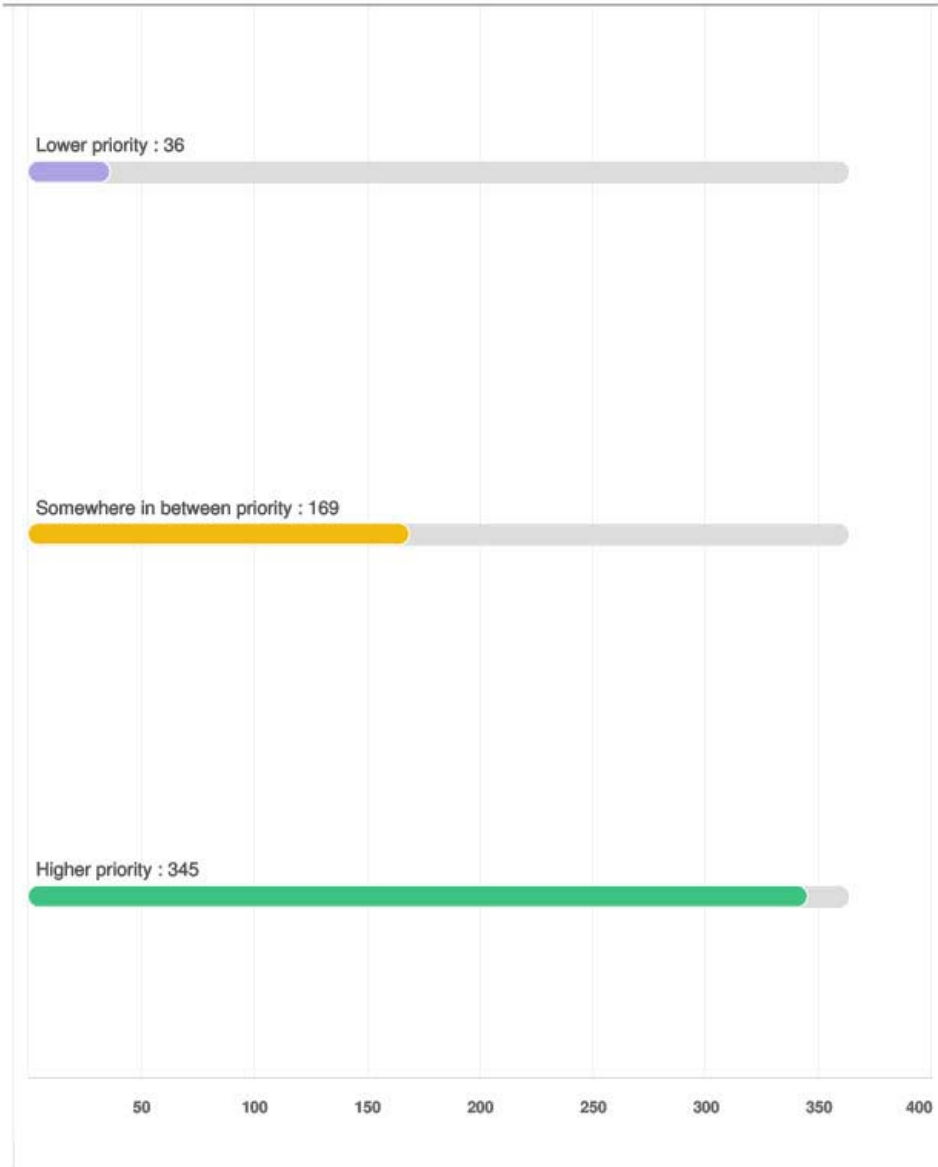
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

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**Q4** If the City were to prioritize providing space at the Mercer Island Community and Events Center (MICEC) for some types of public uses more than others, which of the following would you recommend it prioritize for the community:

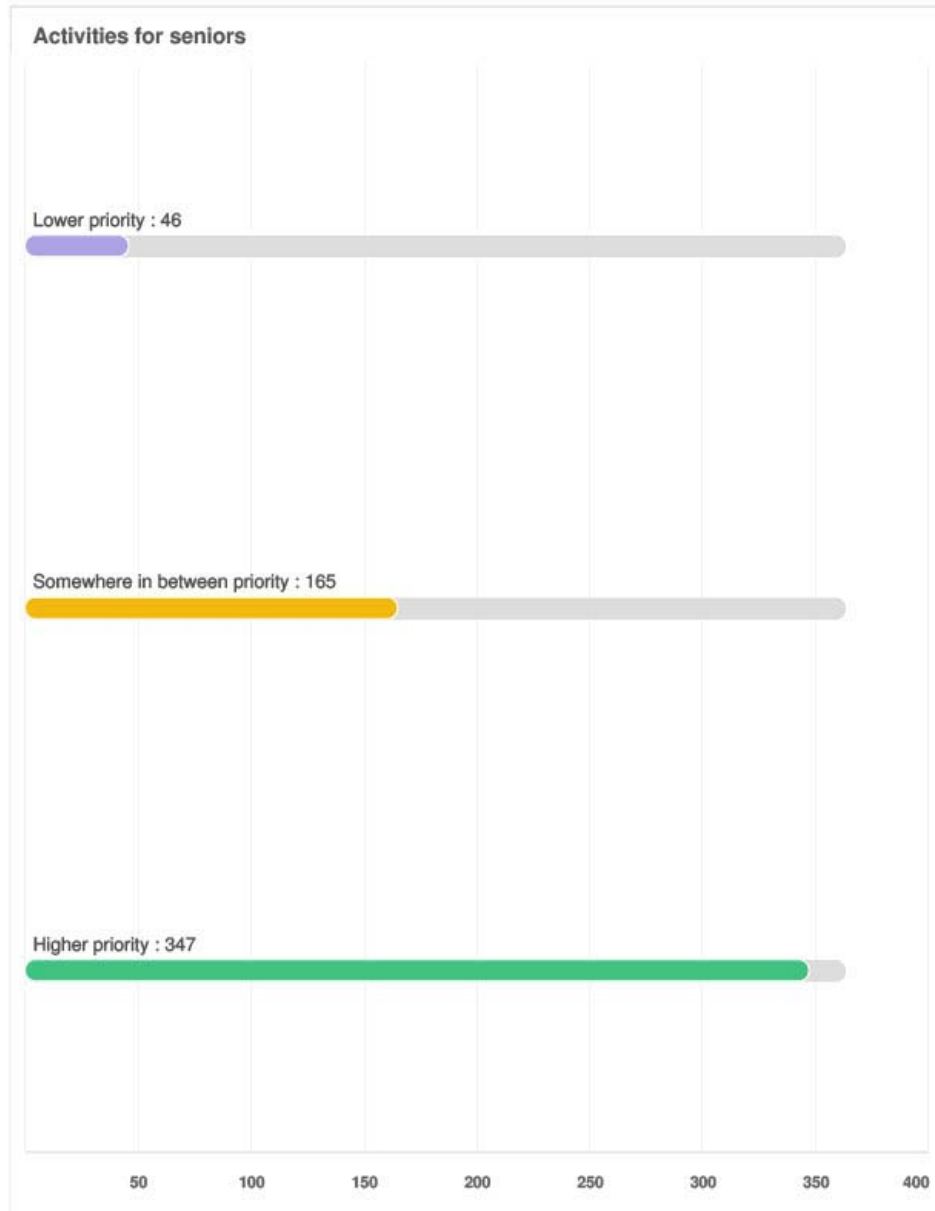
Activities for youth

MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021





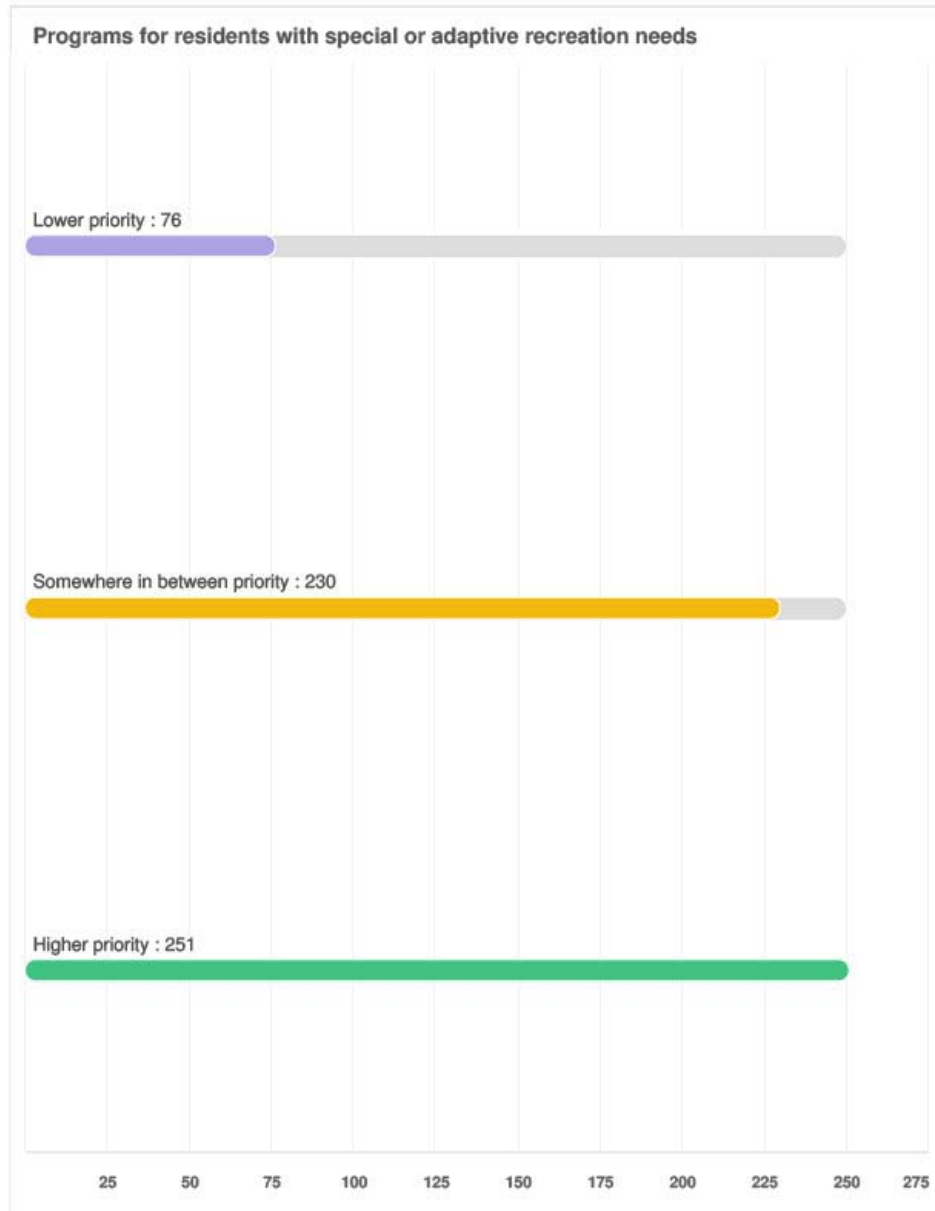
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

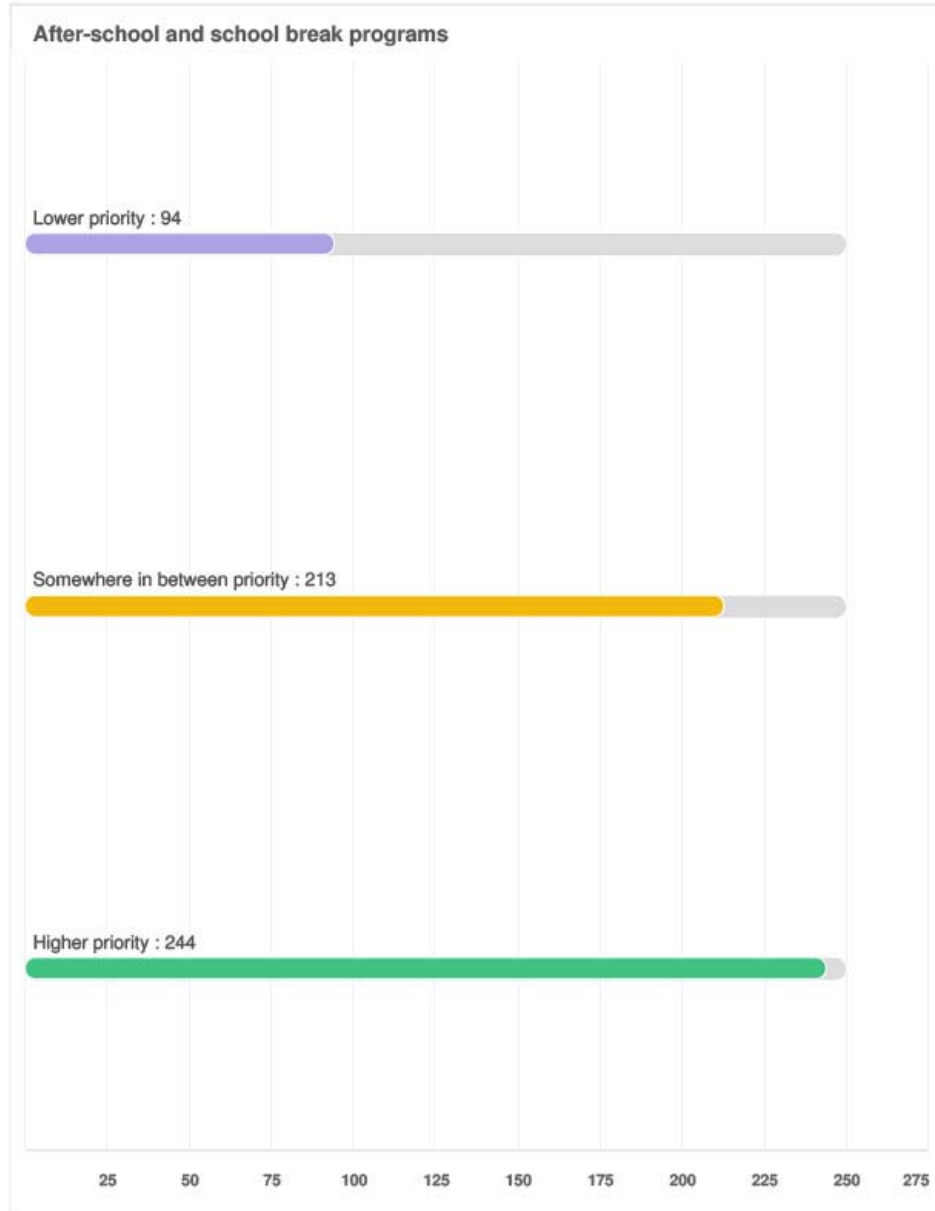






MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

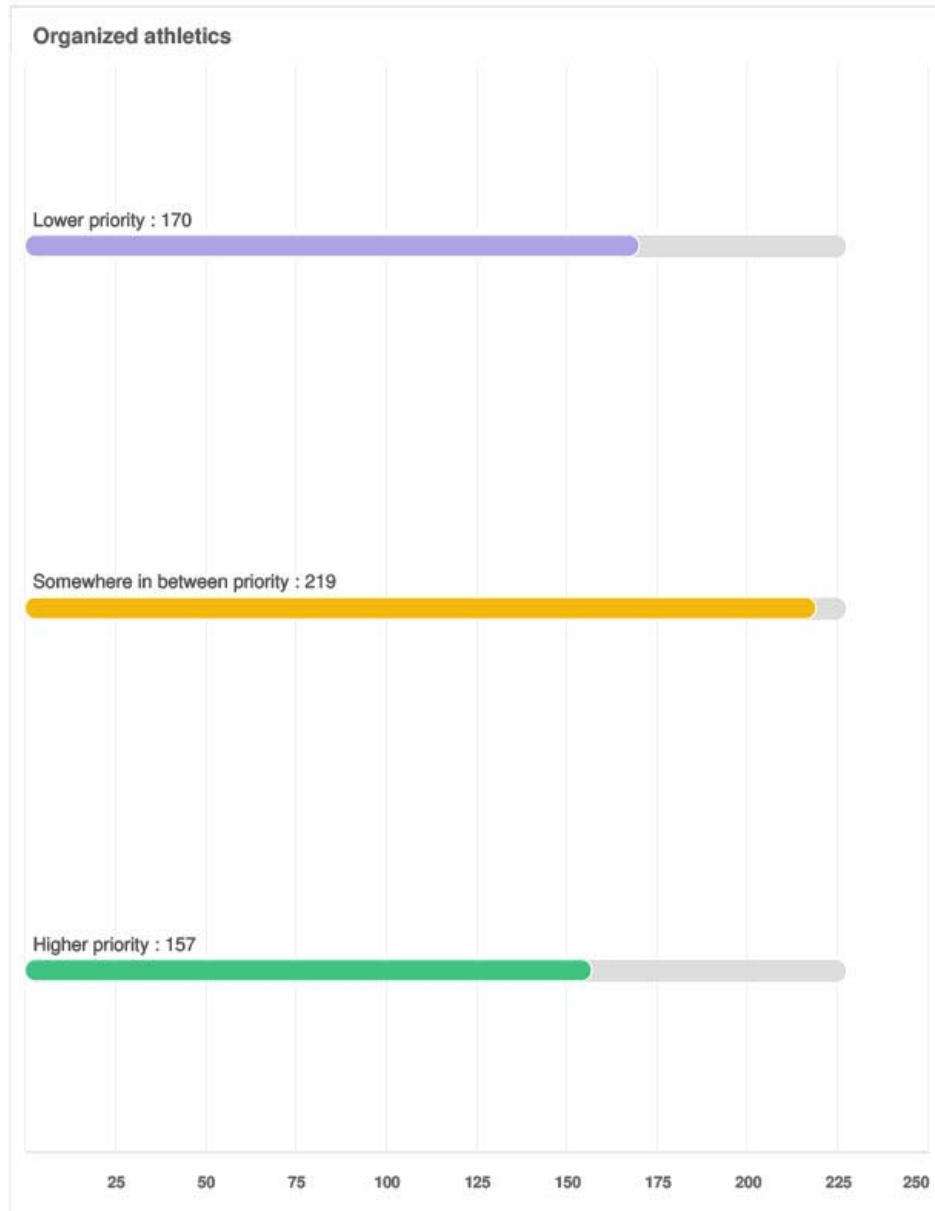


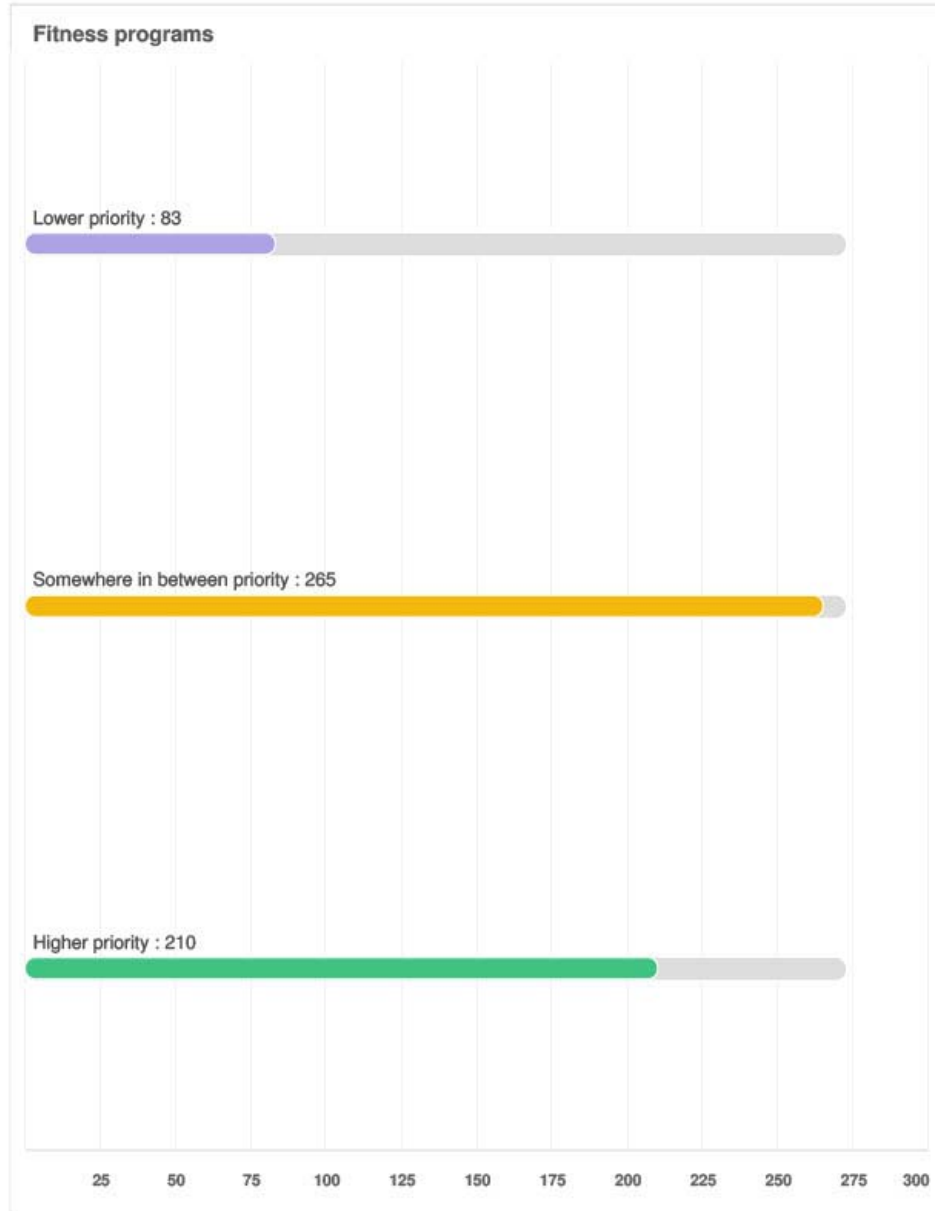






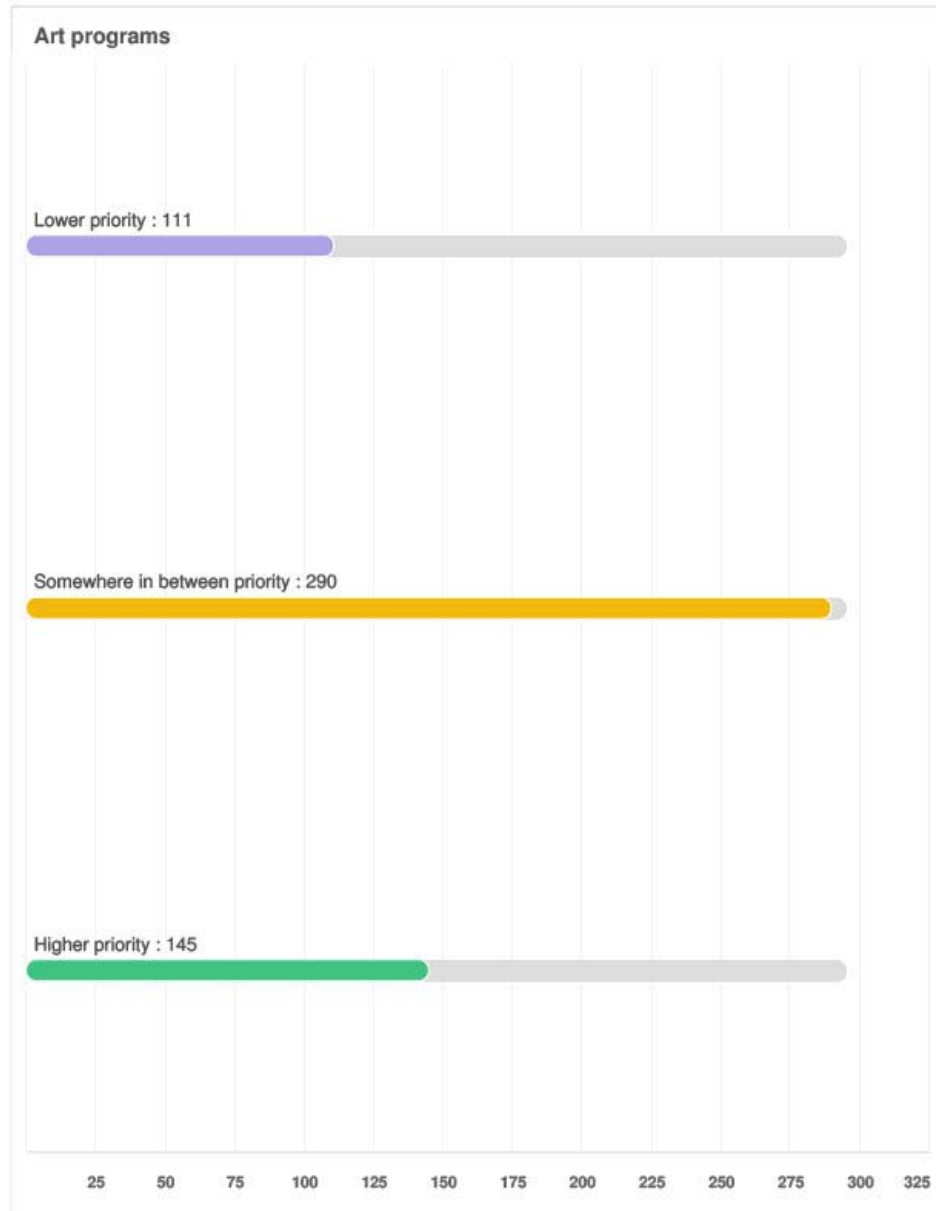
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

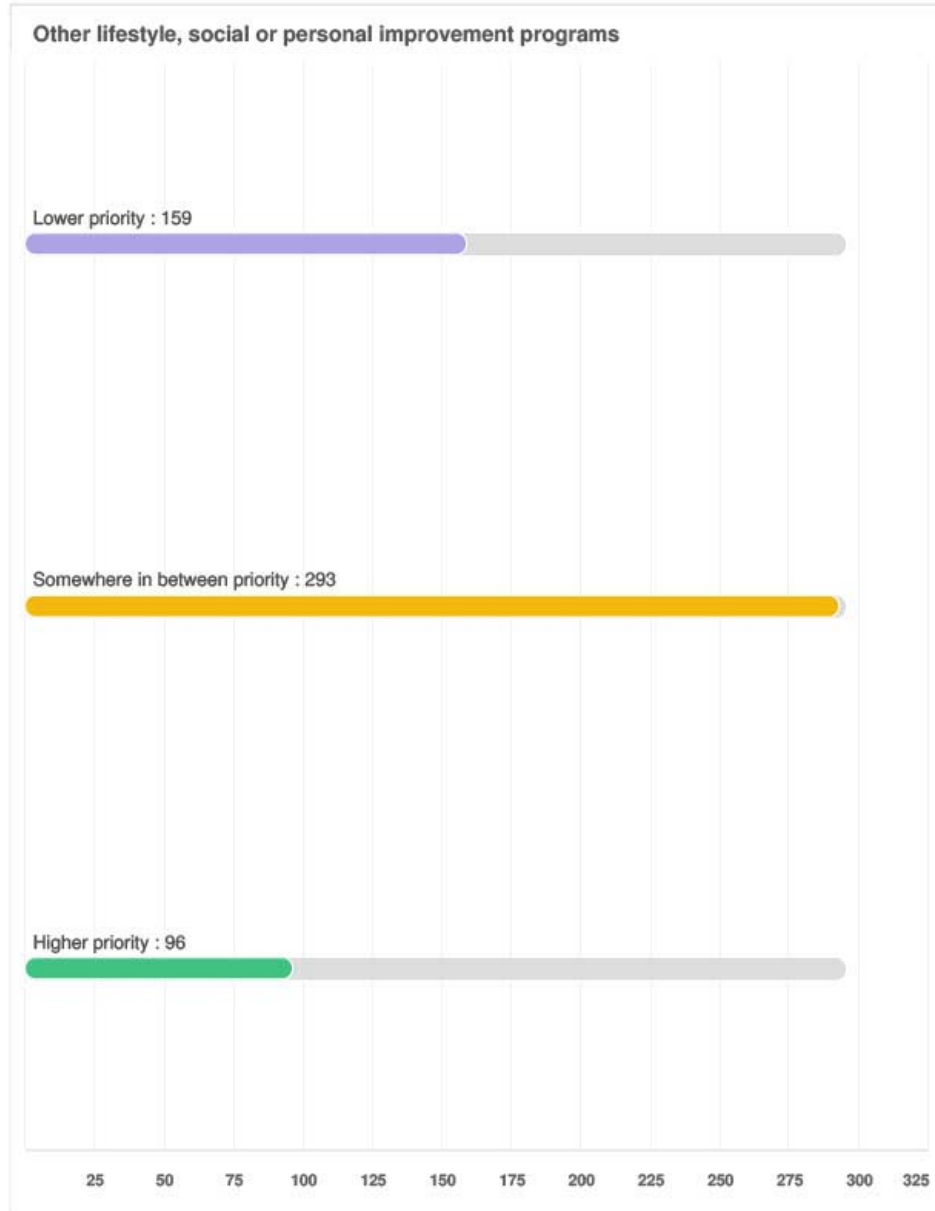






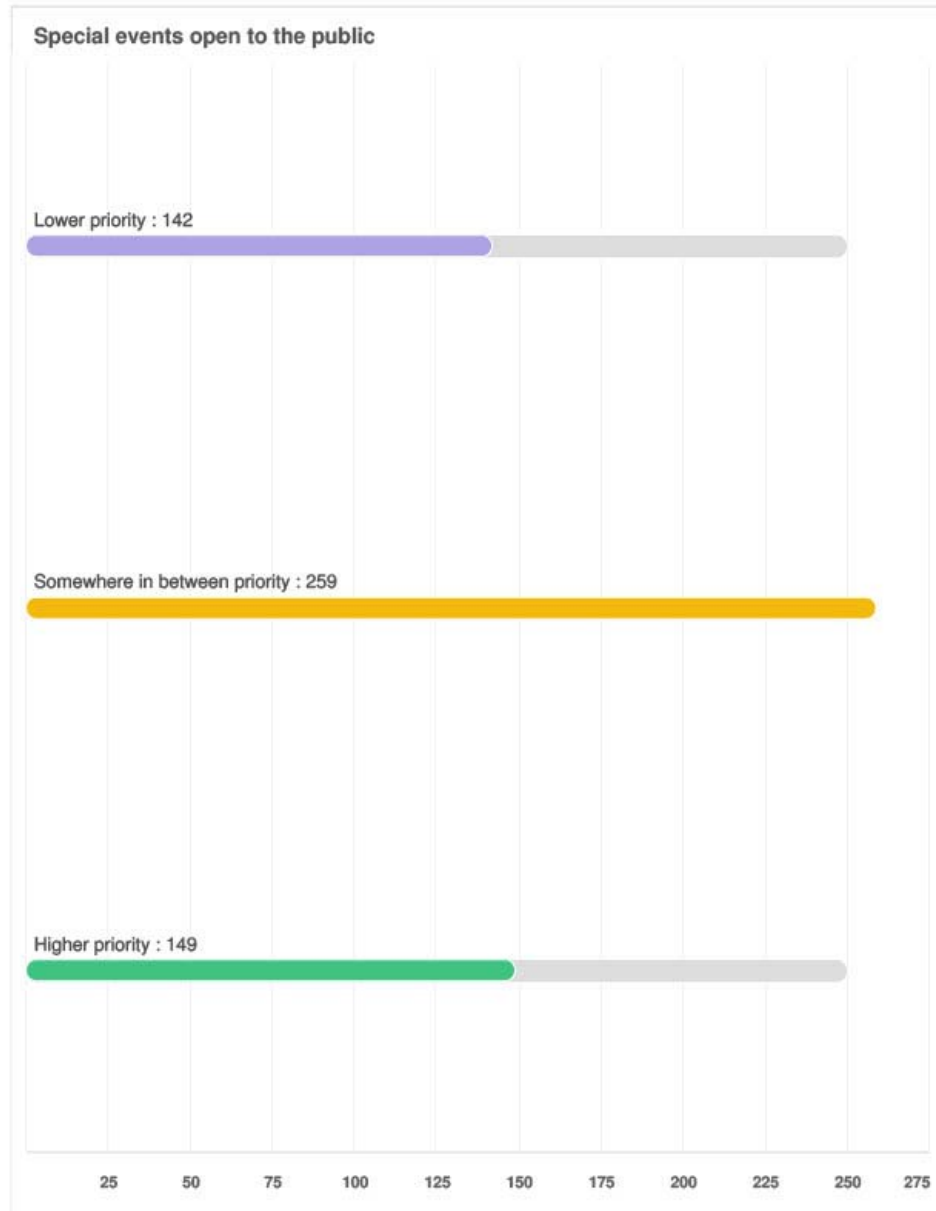
MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021

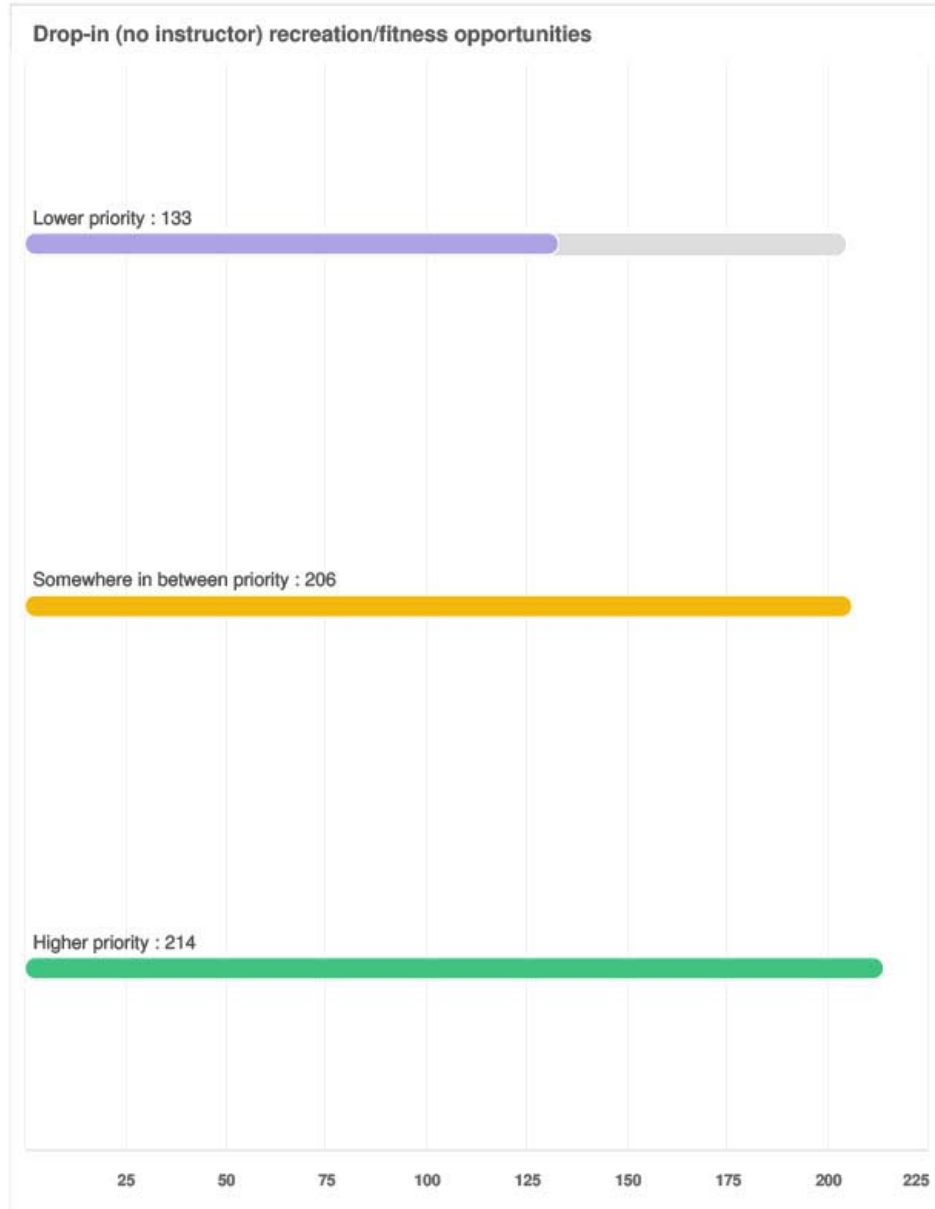






MICEC Recovery Survey : Survey Report for 05 January 2021 to 16 February 2021





**Q5** Please share with us any other ideas, considerations or input you may have concerning the future delivery of recreation and Mercer Island Community and Events Center programs



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# APPENDIX C: COMMUNITY SURVEY #2



Playground at Groveland Beach Park





City of Mercer Island  
PROS Plan: Survey #2 Summary Results

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Page 1

**To:** Jessi Bon, City Manager  
**From:** Steve Duh, Conservation Technix, Inc.  
**Date:** September 30, 2021  
**Re:** **Mercer Island Parks, Recreation & Open Space Plan**  
Community Survey #2 Summary Results

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Conservation Technix is pleased to present the results of the survey of the general population of the City of Mercer Island that assesses the recreational needs and priorities of the community.

### **SURVEY METHODOLOGY**

In close collaboration with the City of Mercer Island staff and the Parks & Recreation Commission, Conservation Technix developed the 15-question survey.

The survey was mailed to a random sample of 2,500 households within the boundaries of the City of Mercer Island on August 23, 2021. The random sample of addresses was unique to this survey and not the same address list used in the PROS Plan survey from early 2020. Reminder postcards were mailed to the 2,500 households on September 1.

An online version of the survey was also available and posted to the City's website. The online survey was posted several days after the mail survey was distributed to allow the mail recipients to receive first notice about the survey.

Information about the survey was provided on the City's website home page and on the Let's Talk PROS Plan page. It also was promoted via multiple social media postings. The survey was closed on September 17.

Overall, 505 responses were received from the random-sample mail survey (20% response rate), and 824 responses were generated via the online link published on the City's website. In total, 1,329 survey responses were recorded. These may not have been unique responses given that someone completing the mail survey could also complete the online survey. The data for the mail and online surveys was kept separate.

This report includes findings of community opinions based principally on mailed survey responses. The data is summarized for the mail and online surveys to highlight overall community preferences, with clarifying remarks on response differences between the two datasets.

Although households were randomly chosen to receive the mail survey, respondents were not necessarily representative of all City residents, see age demographics in the table on the following page indicating the higher response rate (as compared to population) from people age 65 and older for the mail survey.

City of Mercer Island  
PROS Plan: Survey #2 Summary Results

Page 2

The survey data was compared against the demographic data (e.g., age, location, number of children in the household) to examine if differences existed between the different respondent subgroups.

Age group	Survey Respondents			M.I. Population	
	Mail	Online-only	Combined	Full	Over 20
Under 20	<1%	2%	<2%	25%	--
20-34	5%	4%	4%	12%	<b>16%</b>
35-44	14%	20%	17%	12%	<b>16%</b>
45-54	22%	28%	26%	17%	<b>23%</b>
55-64	19%	23%	21%	14%	<b>19%</b>
65 and older	40%	23%	30%	20%	<b>27%</b>
Total	100%	100%	<b>100%</b>	100%	<b>100%</b>

Percentages in the report may not add up to 100% due to rounding.

The survey summary on the following pages identifies variations in responses per question, if such variations existed and were significant between subgroups.



## City of Mercer Island

Page 3

## PROS Plan: Survey #2 Summary Results

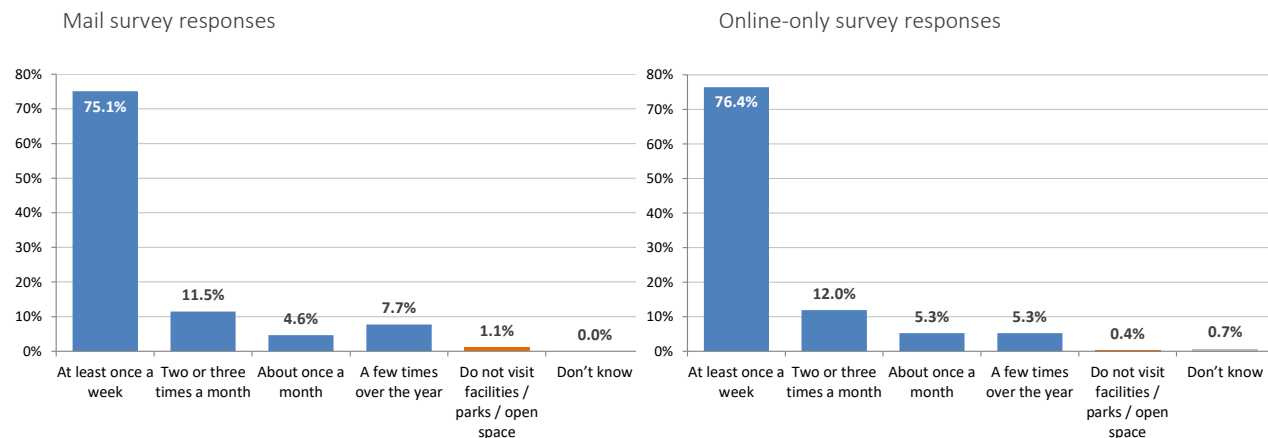
## FULL RESULTS

## How often do residents use Mercer Island Parks &amp; Recreation facilities?

Respondents were asked how often they, or members of their household, visited a Mercer Island Parks & Recreation park, recreation facility, or open space area. Visitation is high, with 75% of mail survey respondents visiting at least once a week and another 16% visiting one to three times per month. Only 7% of respondents visit just a few times per year. Very few (1%) did not visit a park last year. Responses about visitation were nearly identical in the online-only survey.

As compared to other subgroups, adults between 35 and 54 are the most frequent users of Mercer Island parks. Respondents of households with children also visit significantly more frequently than those without children. No significant differences in park visitation exist between respondents living in different areas of Mercer Island.

## 1. How often do you visit or use Mercer Island Parks &amp; Recreation facilities, parks, or open spaces?

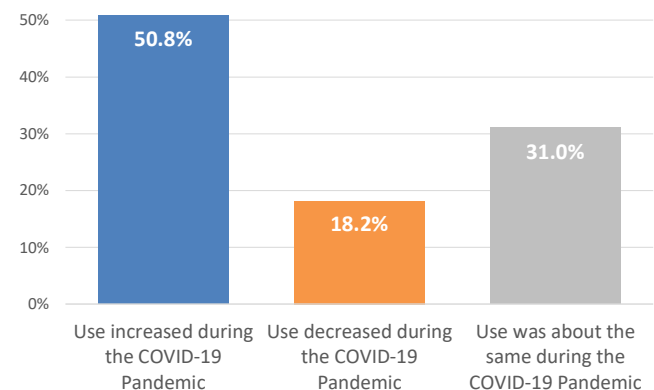


## How has resident usage changed due to the COVID pandemic?

Half of all respondents (51%) indicated an increase in usage of parks, trails, and open space areas since the start of the COVID-19 pandemic. Approximately one in five respondents (18%) said their usage decreased due to the pandemic. Approximately one-third noted their usage of parks, trails and open space has been the same. The mail survey and online-only survey responses were similar.

As compared to other subgroups, respondents between 20 and 34 noted slightly increased usage of parks, trails, and open space areas during the pandemic than other age groups. Respondents of households with two children also noted slightly increased usage as compared to other household types. No significant differences in park usage due to the pandemic were noted between respondents living in different areas of Mercer Island.

## 3. How has the COVID-19 pandemic impacted your use of Mercer Island parks, trails and open space?

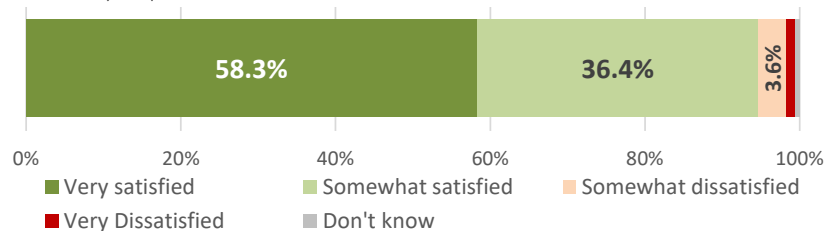


### Are residents satisfied with the value they receive from Mercer Island Parks & Recreation?

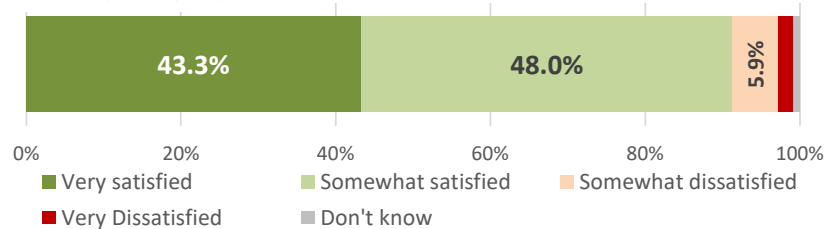
A large majority of respondents are somewhat to very satisfied with the value they receive from Mercer Island Parks & Recreation for parks, facilities, and open space areas (95% for the mail survey and 91% in the online-only survey). However, one in twenty respondents (5%) is either somewhat or very dissatisfied. This question was also re-tested from the 2020 survey to see if community sentiment has shifted over the past 18 months; the responses to both the mail survey and the online survey were nearly identical to that of the responses from the 2020 survey. Also, the online-only survey respondents were slightly less satisfied than mail survey respondents, with more than a 10 point difference in being 'somewhat satisfied' with the City's facilities, parks or open spaces. There were no significant differences in levels of satisfaction between subgroups.

2. Rate your household's overall satisfaction with Mercer Island Parks & Recreation facilities, parks, or open spaces.

Mail survey responses



Online-only survey responses



### What do residents see as the most needed improvements for parks, trails, and open space?

In an effort to further distinguish community priorities from those noted in the 2020 community survey, respondents were provided a range of options related to specific potential improvements to the Mercer Island park system and were asked to select their top three choices.

A strong number of respondents (44%) noted that connecting gaps in the trail system was a top priority, which was also 13 points higher than the next highest ranked option provided. Between one-quarter and one-third of respondents identified as the next top three options the following priorities: expanding maintenance and restoration of open space (31%), repairing or upgrading waterfront areas (29%), and improving restroom facilities (25%). Fewer than one in five respondents selected the remaining options. With the write-in 'other' option provided, 409 respondents provided comments, and the most common responses among these included:

- Add pickleball courts; convert tennis and/or basketball courts to pickleball
- Enhance maintenance, to include playground replacements, trail maintenance, pathway repaving and invasive plant management
- Off-leash dog management and leash law enforcement



## City of Mercer Island

Page 5

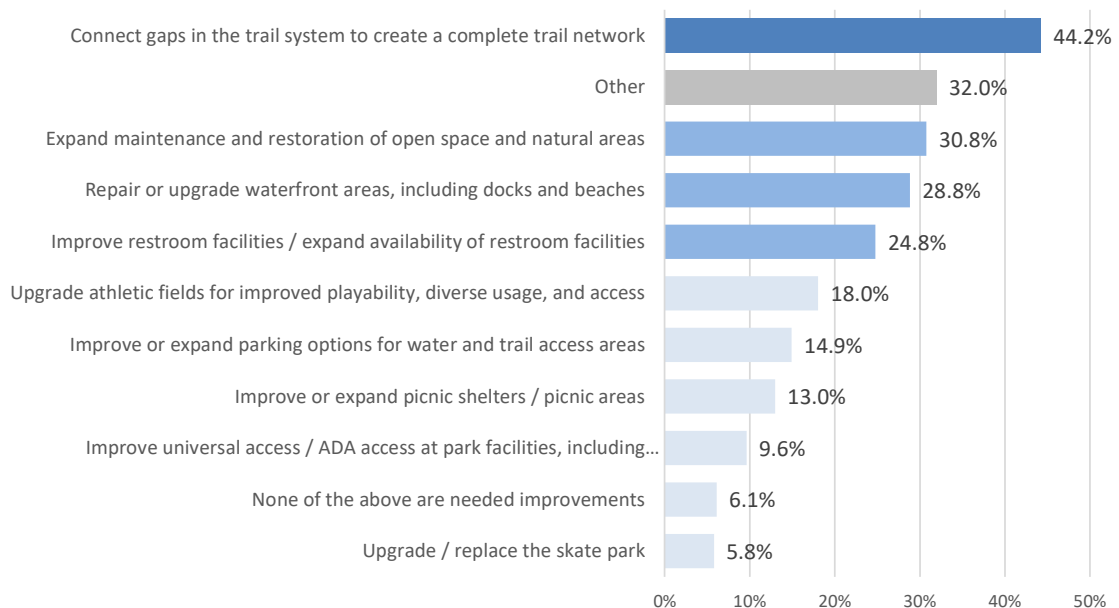
## PROS Plan: Survey #2 Summary Results

- Enhanced trash management, such as adding more trash cans and more frequent waste hauling
- Security and safety management, including managing for homeless encampments

Respondents to the mail survey were more favorable toward the top three most needed improvements by at least 10 points over those from the online-only survey. Respondents to the online survey were more strongly in favor of upgrading athletic fields (23% for online-only versus 10% for mail responses).

Respondents living in the southern portion of the island noted a slightly stronger interest in upgrading athletic fields. Respondents with children in the household more strongly supported the following improvements: improved picnic areas, improved restrooms, improved universal access, upgraded athletic fields, and upgraded skate park. Respondents over 65 years of age noted a stronger interest in expanded maintenance and restoration of open space, while those between 20 and 44 years of age more strongly supported improved picnic areas and improved universal access.

4. What do you think are the most needed improvements to the current City of Mercer Island parks system, including trails, and open space areas? Select UP TO 3 items.



### Which outdoor recreation amenities are important to residents' households?

The survey provided a list of outdoor recreation amenities and asked respondents to identify those amenities that are important to their household, using a scale of very important to not important. Strong majorities of respondents indicated an interest in walking or jogging trails (93% very or somewhat important) and open space and natural areas (90% very or somewhat important). A second tier of amenities of strong interest include restrooms (84% very or somewhat important), bike lanes (68% very or somewhat important), pocket parks (70% very or somewhat important), parking (70% very or somewhat important) and playgrounds (61% very or somewhat important). Additionally, community gardens, boating and water sport facilities and off-leash dog areas were identified as either very or somewhat important by approximately half of respondents.

Respondents to the online-only survey were more likely than respondents to the mail survey to indicate pickleball courts as an important amenity (30% for online-only versus 7% for mail responses). Respondents to the mail survey noted a

## City of Mercer Island

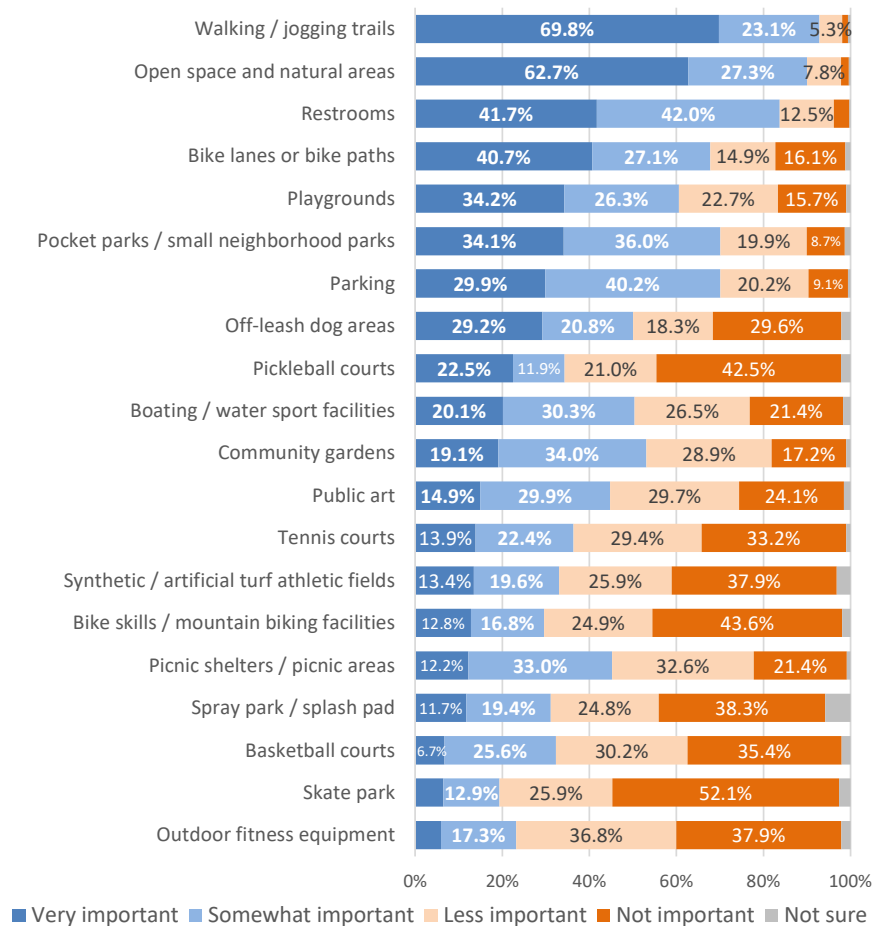
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## PROS Plan: Survey #2 Summary Results

strong level of importance of walking/jogging trails and open space/natural areas by more than 12 points over those from the online-only survey.

Respondents with two or more children in their household placed a slightly higher level of importance on restrooms, bike lanes, splash pad, bike skills area, and turf sport fields. In addition, respondents with children and those between 20 and 44 years of age noted a slightly higher level of importance for playgrounds and pocket parks. Respondents without children and those between 55 and 64 years of age indicated a higher level of importance for pickleball courts. Also, a substantial portion of the non-resident respondents (93%) noted the importance of pickleball courts. Respondents living in the northern portion of the island placed a higher level of importance on picnic areas than other locations.

5. How important are each of the following parks, trails or open space amenities to your household?



Respondents were asked to use the same list of amenities to also select their top three amenities, in an effort to identify community priorities. Four of the top five amenities selected aligned with the top tier responses based on the sum of very and somewhat important responses; these included walking/jogging trails (59%), open space and natural areas (33%), restrooms (27%) and playgrounds (20%). Approximately one in five respondents noted bike lanes (22%), pickleball courts (19%) and off-leash dog areas (18%) as important to their household. Also, local interest in pickleball courts outpaced support for any other field or court sport facility by at least a factor of two.





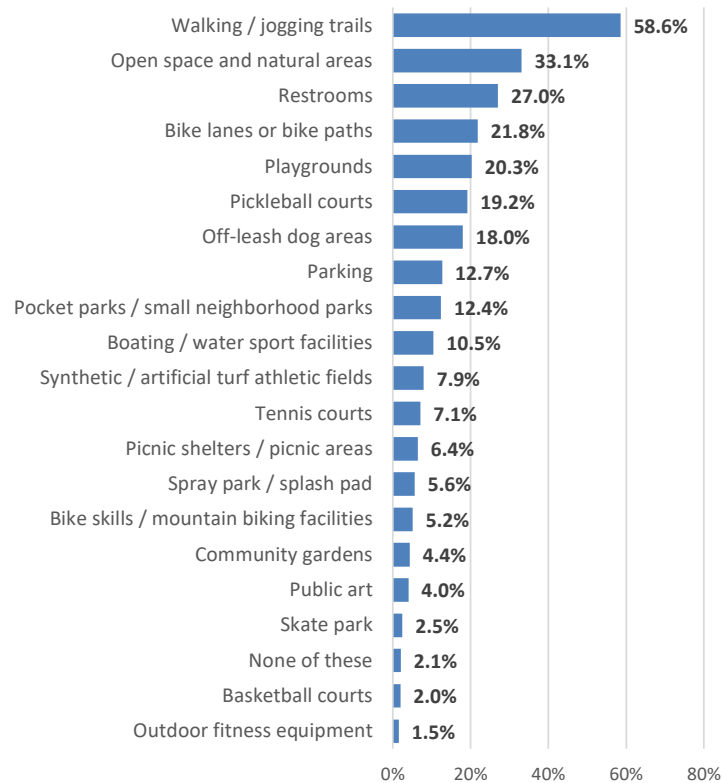
## City of Mercer Island

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### PROS Plan: Survey #2 Summary Results

In reviewing the top five amenities between the mail and online-only survey response, four of the top five amenities identified were the same. Mail survey respondents included bike lanes and paths within the grouping of top five, and online-only respondents included pickleball courts in the top five.

6. Using the same list again, select UP TO THREE amenities from the list that are the most important to you and your household.

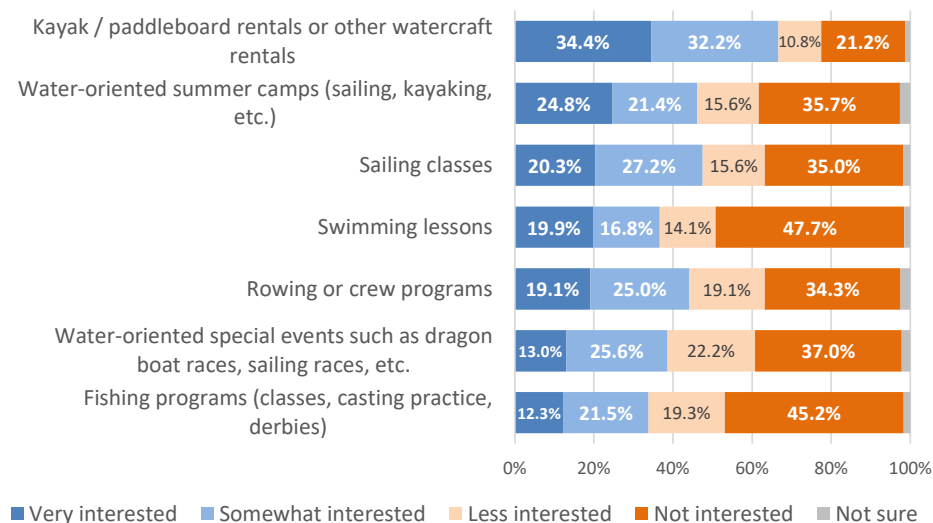


### Which water-oriented programs and activities are of interest to residents' households?

The survey asked respondents to identify their level of interest in a variety of water-oriented activities and programs. A majority of respondents (67%) were either very or somewhat interested in access to kayak or paddleboard rentals. None of the other options listed secured a majority of respondents' interest; however, strong responses were noted for water-oriented summer camps (46%), sailing classes (47%), and rowing or crew programs (44%). Interest in fishing programs (33%) was the weakest of the options listed. Online-only survey respondents were 'very interested' in water-oriented summer camps by a larger degree than those from the mail survey (27% for online-only versus 21% for mail responses), which is likely due to the higher percentage of households with children responding to the online-only survey.

Households with children indicated stronger interest in all of the water-oriented program and activity options over households without children, with the strongest support for swimming classes (25 points higher on average) and water-oriented summer classes (13 points higher on average). Respondents living in the northern portion of the island indicated a slightly stronger interest in swimming lessons. Those living in the central portion of the island indicated a slightly higher interest for kayak and paddleboard rental opportunities.

7. Indicate your household's interest in participating in the following aquatic programs and activities.





## City of Mercer Island

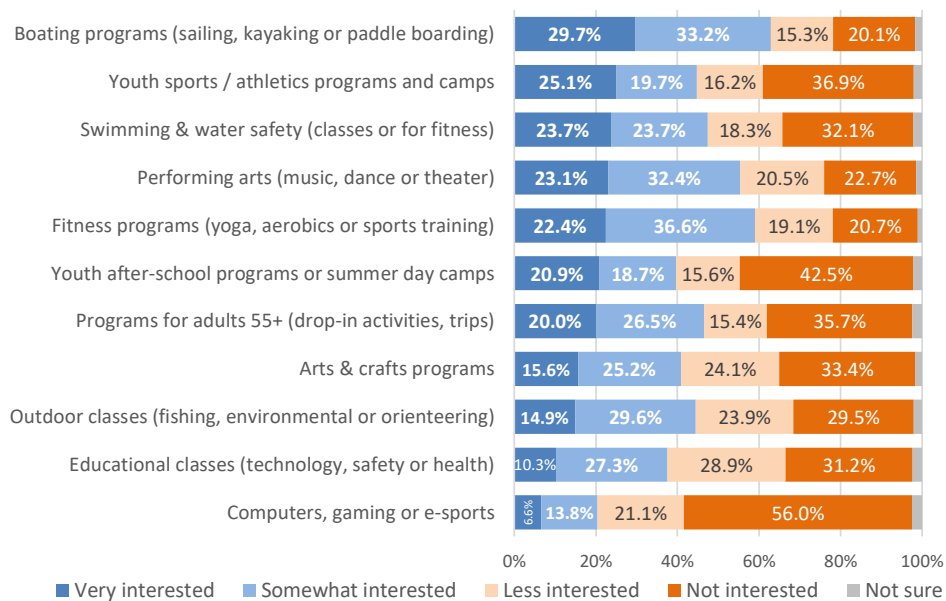
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## PROS Plan: Survey #2 Summary Results

## What recreation options are of interest to residents' households?

The survey asked respondents which types of recreation programs, classes, and activities their household might have interest in. Similar to the responses on water-oriented recreation, a majority of respondents (63%) were either very or somewhat interested in boating programs. A majority of respondents also indicated interest in fitness programs (59%) and performing arts (55%). In addition, at least two in five respondents indicated interest in programs for adults 55+ (47%), youth sports camps (45%), outdoor classes (45%), and arts & crafts programs (41%).

8. Indicate your household's interest in participating in the following recreation programs and activities.



Online-only survey respondents were 'very interested' in outdoor classes (16%) and youth sports (28%) by a slightly larger degree than those from the mail survey. Respondents to the mail survey were 'very interested' in fitness programs (26%) to a slighter larger degree.

Respondents living in the northern portion of the island indicated slightly stronger interest for swimming classes and fitness programs. Respondents with children in the household and those between 35 and 54 years of age had more interest for youth-oriented recreation options including youth sports, after-school programs, educational programs and outdoor camps. Respondents without children noted stronger interest for fitness programs and programs for 55+ adults. Respondents to the mail survey who were over 45 years of age indicated stronger interest for performing arts.

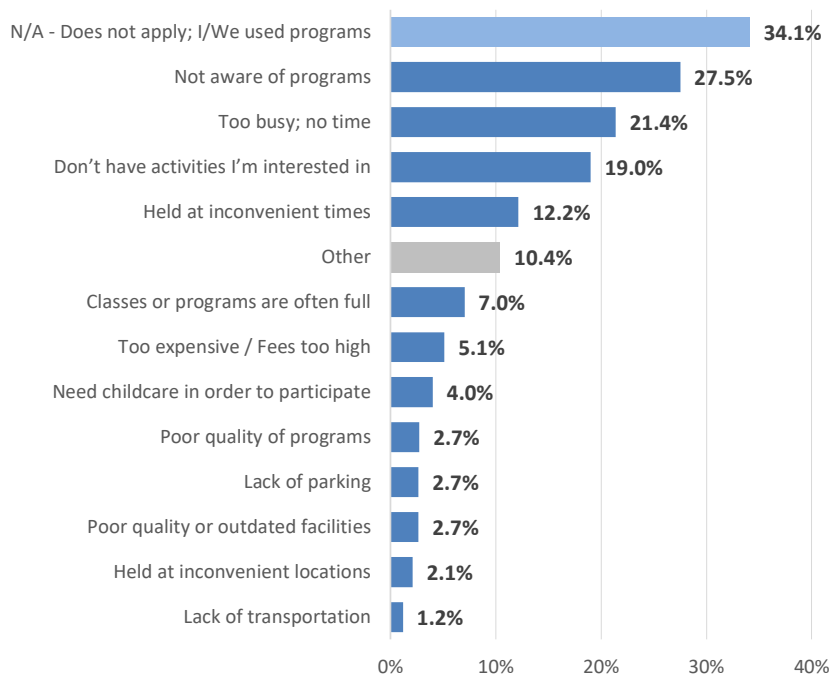
### What are residents' reasons for not participating in City recreation programs?

A majority of respondents (34%) indicated that the question about the reasons for not participating in recreation programs does not apply and that they use recreation programs. In terms of other feedback, two of the top three responses relate to conditions the City might be able to address in the future: being not aware of programs (28%) and not having activities of interest (19%) to respondents. Approximately one in five respondents (21%) indicated that they were too busy to participate in programs. Of the other options to choose, none were noted as barriers by more than 7% of respondents, with the exception of programs being held at inconvenient times (12%). Respondents to the online-only survey indicated the lack of childcare (5%) and programs being held at inconvenient times (14%) by a slightly larger degree than those from the mail survey.

Responses to the write-in option for 'other' included several comments about having recently moved to Mercer Island, having a lack of interest, utilizing private facilities, or references to age or physical abilities.

Respondents with children in the household indicated that a need for childcare and classes being full as limitations to participating in programs more often. No other significant difference were noted between other subgroups.

9. Prior to COVID-19, if your household did not often participate in or utilize recreation programs or activities offered by the City of Mercer Island, what are the reasons?  
CHECK ALL THAT APPLY.





## City of Mercer Island

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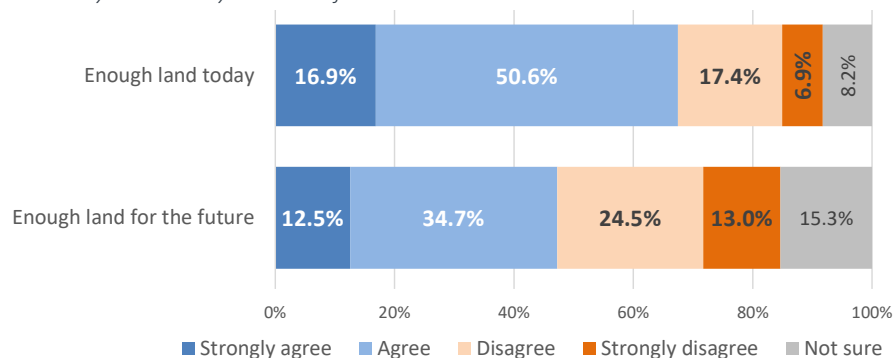
## PROS Plan: Survey #2 Summary Results

## What are residents' sentiment and priorities regarding the supply of parkland?

The survey asked respondents to indicate their level of agreement with two statements about the supply of parks, trails, and open space areas and whether there is enough land today and enough for the future. A strong majority of respondents (68%) indicated agreement that there is enough park and open space land today on Mercer Island. Approximately one-quarter of respondents (24%) disagree that enough land exists today for parks and open space. Considering the sentiment about the supply of park and open space land for the future, fewer than half of respondents (47%) feel there is enough land, which is a 20 point decrease from sentiment about the supply of parkland today. More than two-thirds of respondents (37%) disagree that there will be enough parklands for the future. The percentage of 'not sure' responses regarding future sentiment doubled from that of having enough parkland today. No significant differences were noted between the mail survey and online-only survey responses.

Respondents over 55 years of age, those with three or more children, or those living in the northern portion of the city indicated a stronger sentiment about disagreeing with the statement that Mercer Island has enough parkland for the future. No other significant differences were noted between the subgroup responses.

10. Do you agree or disagree with this statement: *The City of Mercer Island has enough land for parks, trails and open space to meet community needs today and in the future.*



In a follow-up question, respondents were asked to prioritize in a forced-rank question which types of parkland acquisitions should be a priority if the City were to acquire additional parkland. Nearly half of respondents (49%) prioritized the acquisition of land to preserve habitat and open space as their top choice, and 75% of respondents indicated this option as either their first or second priority in rank order. Acquiring land for waterfront access was ranked as the second highest priority, with 51% of respondents indicating this option as either their first or second priority.

The priority rankings indicated by the responses to the mail survey and the online-only survey were listed in the same order; however, respondents to the mail survey indicated slightly greater strength in priority for acquiring land to preserve habitat and open space (84% for mail versus 70% for online-only responses as first choice priority).

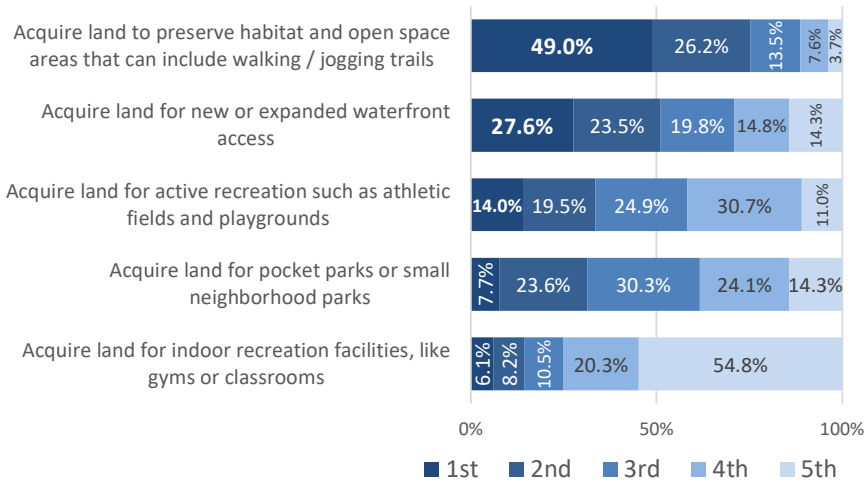
Respondents between 35 and 44 years of age and households with two or more children indicated that acquiring land for waterfront access and for active recreation uses was a higher priority than other household types. Respondents over 55 years of age and households without children indicated that acquiring land to preserve habitat and open space was a higher priority than others.

## City of Mercer Island

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## PROS Plan: Survey #2 Summary Results

11. If the City of Mercer Island were to acquire additional park land, please rank your land acquisition priorities from 1st (highest priority) to 5th (lowest priority). Select each priority only once.



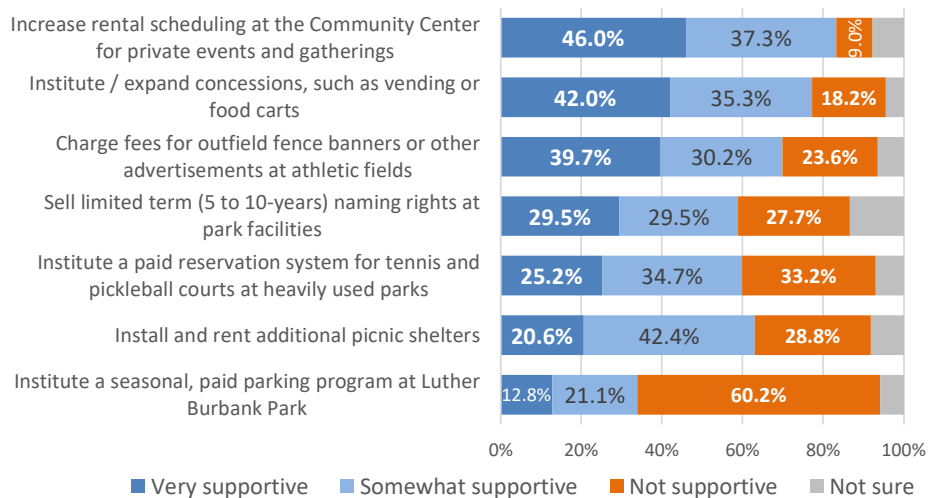
### What revenue generating options would residents support?

The survey asked respondents their level of support from a list of potential revenue generating options. A majority of respondents were either very or somewhat supportive of every option listed, except for a paid parking program at Luther Burbank Park. A strong majority of respondents were either very or somewhat supportive of increasing rental scheduling at the Community Center (83%), instituting or expanding concessions options (77%), and charging fees for outfield fence banners or advertisements (70%). Significantly fewer respondents (34%) were supportive of implementing a paid parking program at Luther Burbank Park, with 60% of respondents being not supportive. No significant differences were noted between the mail survey and online-only survey responses.

Households with children were more supportive of all of the potential revenue options compared to households without children, with at least a 15 point difference in responses in support of outfield, selling naming rights, and concessions.

Those living in the northern portion of the city were slightly more favorable toward outfield banners than other parts of the City.

12. The City of Mercer Island is exploring options to increase revenue to support the delivery of parks and recreation services. How would you rate your level of support for each of the following potential suggestions?





## City of Mercer Island

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### PROS Plan: Survey #2 Summary Results

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#### What one improvement would residents make to Mercer Island's parks, trails or open space?

A closing question on the survey was open-ended for write-in responses, and the question asked "If you wanted the City of Mercer Island to do just one thing to improve parks, trails, and/or open space, what would it be?" In all, 802 write-in responses were provided. The most frequently noted remarks include the following:

- Improve maintenance of existing parks, trails, and open space, including more frequent trash removal, weed and invasive plant management and eliminating the use of certain pesticides/herbicides
- Create more trail connections and linkages, including improved trail safety and separating bike and pedestrian uses
- Provide pickleball
- Acquire additional open space and provide additional beach or waterfront access, including street end improvements
- Provide additional amenities, such as more/larger playgrounds, splash pads and restrooms
- Replace the Luther Burbank Park dock
- Provide additional off-leash parks and trails, and also enforce leash laws
- Upgrade sport fields

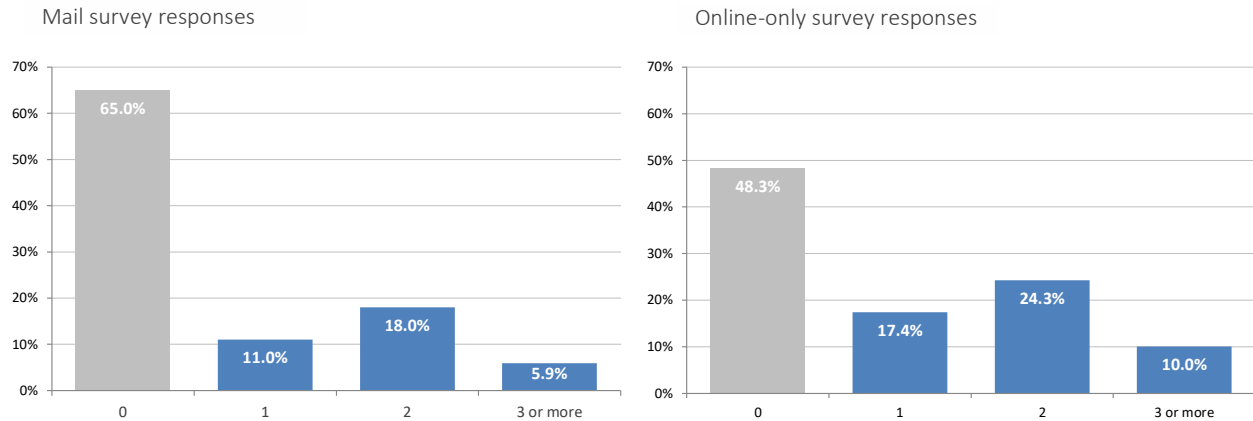
The full list of write-in comments is on file with the Parks & Recreation Department.



## Demographics

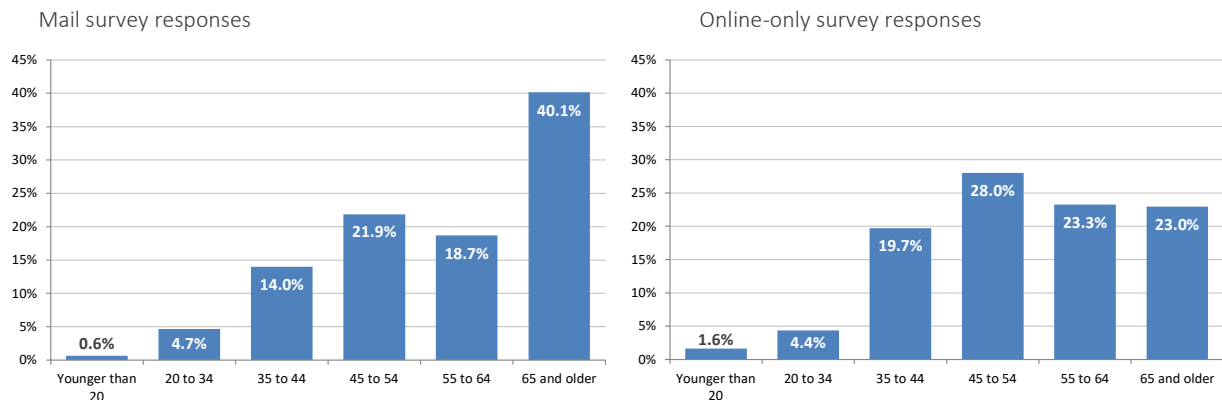
### Number of Children in Household

Nearly seven in ten respondents to the mail survey (65%) have no children in their household. These households tended to include older adults (over age 55). The remaining 35% of households have one (11%), two (18%), or three or more (6%) children in the home. These responses from the random-sample mail survey are nearly identical to that of the 2020 survey. Online-only respondents were 16% more likely to have children at home than mail survey respondents.



### Age

Nearly 40% of respondents to the mail survey were over 65 years of age. Another 19% were between 55 and 64, while 22% were 45 to 54. There were few responses from younger residents, 14% of responses were from people 35 to 44 and 5% were from those under 35 years of age. Respondents to the online-only survey were predominately 45-64 years old (51%), followed by 35-44 (20%), with fewer residents over 65 responding.





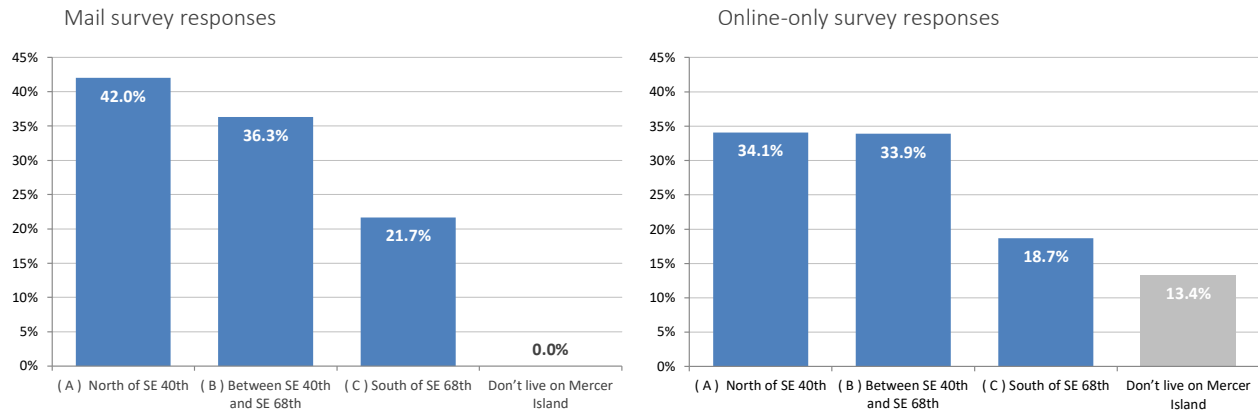
## City of Mercer Island

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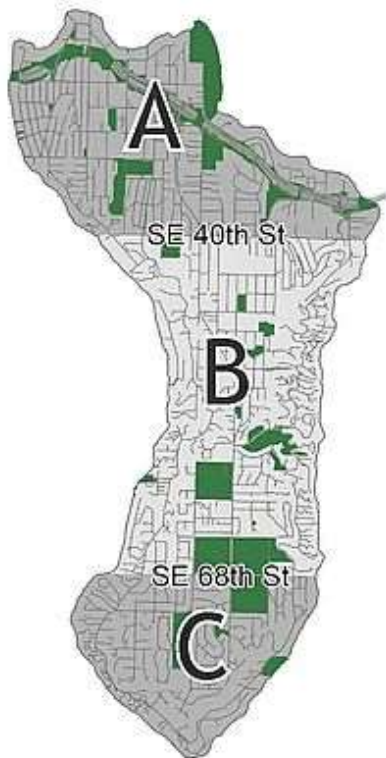
### PROS Plan: Survey #2 Summary Results

#### Location of Residence

Approximately 42% of mail survey respondents live on the northern part of the island (north of SE 40<sup>th</sup> Street). Another 36% respondents live between SE 40<sup>th</sup> and SE 68<sup>th</sup> Street. The remainder of respondents live south of SE 68<sup>th</sup> (22%). No respondents to the mail survey live outside of the City of Mercer Island. As with the household composition statistics, the random-sample mail survey responses were nearly identical to those of the 2020 survey. Respondents to the online-only survey were similarly distributed across the island. However, 13% of online-only respondents indicated that they do not live on Mercer Island.



#### Location Map (for reference)



## ATTACHMENT 1. SURVEY INSTRUMENT



# City of Mercer Island

## 2021 Community Survey on Parks and Recreation

### Dear Mercer Island Resident:

The City of Mercer Island began updating the Parks, Recreation and Open Space (PROS) Plan in early 2020. The PROS Plan will help inform parks and recreation priorities for the next 6 to 10 years. Work on the PROS Plan was suspended in early 2020 due to the COVID-19 Pandemic and resumed in early 2021. For more information on the PROS Plan, please visit the Mercer Island Let's Talk page (<https://letstalk.mercergov.org/miprosplan>).

In early 2020, the City facilitated a community survey on parks and recreation and now is conducting a second PROS Plan survey to better understand local priorities for improvements to the parks system. We understand that COVID-19 may have impacted your ability to visit parks and trails this past year. We ask that you consider the future orientation of the parks plan as you evaluate needs and priorities for the parks and recreation system. Your opinions are important to the City.



You can return the survey in the reply-ready envelope provided or with this QR code:

1. How often do you or members of your household visit or use Mercer Island Parks & Recreation facilities (Community Center, parks, trails or open space)?
 

<input type="checkbox"/> At least once a week	<input type="checkbox"/> A few times over the year
<input type="checkbox"/> Two or three times a month	<input type="checkbox"/> Do not visit facilities / parks / open space
<input type="checkbox"/> About once a month	<input type="checkbox"/> Don't know
2. Rate your household's overall satisfaction with Mercer Island Parks & Recreation facilities, parks, trails and open space.
 

<input type="checkbox"/> Very satisfied	<input type="checkbox"/> Somewhat dissatisfied
<input type="checkbox"/> Somewhat satisfied	<input type="checkbox"/> Very dissatisfied
	<input type="checkbox"/> Don't know
3. How has the COVID-19 Pandemic impacted your use of Mercer Island parks, trails and open space?
 

<input type="checkbox"/> Use increased during the COVID-19 Pandemic
<input type="checkbox"/> Use decreased during the COVID-19 Pandemic
<input type="checkbox"/> Use was about the same during the COVID-19 Pandemic
4. What do you think are the most needed improvements to the current City of Mercer Island parks system, including trails and open space areas? Select UP TO 3 items. (Responses with more than three items selected will not be recorded.)
 

<input type="checkbox"/> Improve or expand picnic shelters / picnic areas
<input type="checkbox"/> Improve or expand parking options for water and trail access areas
<input type="checkbox"/> Improve restroom facilities / expand availability of restroom facilities
<input type="checkbox"/> Improve universal access / ADA access at park facilities, including playground upgrades
<input type="checkbox"/> Repair or upgrade waterfront areas, including docks and beaches
<input type="checkbox"/> Upgrade athletic fields for improved playability, diverse usage and access
<input type="checkbox"/> Connect gaps in the trail system to create a complete trail network
<input type="checkbox"/> Upgrade / replace the skate park
<input type="checkbox"/> Expand maintenance and restoration of open space and natural areas
<input type="checkbox"/> None of the above are needed improvements
<input type="checkbox"/> Other: _____



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## PROS Plan: Survey #2 Summary Results

Take this survey online using the link below or the QR code:<https://www.surveymonkey.com/r/MercerIslandPROS>

Or send it back in the reply-ready envelope provided. Thank you in advance for participating!



5. How important are each of the following parks, trails or open space amenities to your household? Then, Select UP TO THREE amenities from the list that are the most important to you and your household.

	Very important	Somewhat important	Less important	Not important	Not sure	TOP 3 Priorities
Picnic shelters / picnic areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Restrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Walking / jogging trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Open space and natural areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Pickleball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Synthetic / artificial turf athletic fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Pocket parks / small neighborhood parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Bike skills / mountain biking facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Skate park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Bike lanes or bike paths	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Outdoor fitness equipment	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Spray park / splash pad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Basketball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Off-leash dog areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Public art	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Boating / water sport facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>
Community gardens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="radio"/>

6. Indicate your household's interest in participating in the following aquatic programs and activities.

	Very interested	Somewhat interested	Less interested	Not interested	Not sure
Swimming lessons	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sailing classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kayak / paddleboard rentals or other watercraft rentals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing programs (classes, casting practice, derbies)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water-oriented special events such as dragon boat races, sailing races, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water-oriented summer camps (sailing, kayaking, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rowing or crew programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Community Survey on Parks and Recreation Preferences



### 7. Indicate your household's interest in participating in the following recreation programs and activities.

	Very interested	Somewhat interested	Less interested	Not interested	Not sure
Swimming & water safety (classes or for fitness)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boating programs (sailing, kayaking or paddle boarding)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor classes (fishing, environmental or orienteering)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Educational classes (technology, safety or health)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Performing arts (music, dance or theater)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programs for adults 55+ (drop-in activities, trips)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fitness programs (yoga, aerobics or sports training)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth after-school programs or summer day camps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arts & crafts programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth sports / athletics programs and camps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Computers, gaming or e-sports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 8. Prior to COVID-19, if your household did not often participate in or utilize recreation programs or activities offered by the City of Mercer Island, what are the reasons? CHECK ALL THAT APPLY.

- |   |   |
|---|---|
| <input type="checkbox"/> N/A - Does not apply; I/We used programs | <input type="checkbox"/> Classes or programs are often full     |
| <input type="checkbox"/> Not aware of programs                    | <input type="checkbox"/> Need childcare in order to participate |
| <input type="checkbox"/> Don't have activities I'm interested in  | <input type="checkbox"/> Lack of parking                        |
| <input type="checkbox"/> Poor quality of programs                 | <input type="checkbox"/> Lack of transportation                 |
| <input type="checkbox"/> Poor quality or outdated facilities      | <input type="checkbox"/> Too expensive / Fees too high          |
| <input type="checkbox"/> Held at inconvenient times               | <input type="checkbox"/> Too busy; no time                      |
| <input type="checkbox"/> Held at inconvenient locations           | <input type="checkbox"/> Other: _____                           |

### 9. Do you agree or disagree with this statement: The City of Mercer Island has enough land for parks, trails and open space to meet community needs today and in the future.

	Strongly agree	Agree	Disagree	Strongly disagree	Not sure
Enough land today	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enough land for the future	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### 10. If the City of Mercer Island were to acquire additional park land, please rank your land acquisition priorities from 1<sup>st</sup> (highest priority) to 5<sup>th</sup> (lowest priority). Select each priority only once.

	Select each priority ONLY ONCE.					Don't know
	Highest priority 1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>	4 <sup>th</sup>	Lowest priority 5 <sup>th</sup>	
Acquire land for new or expanded waterfront access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquire land to preserve habitat and open space that can include walking / jogging trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquire land for active recreation such as athletic fields and playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquire land for pocket parks or small neighborhood parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Acquire land for indoor recreation facilities, like gyms or classrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## City of Mercer Island

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## PROS Plan: Survey #2 Summary Results

11. The City of Mercer Island is exploring options to increase revenue to support the delivery of parks and recreation services. How would you rate your level of support for each of the following potential suggestions?

	Very supportive	Somewhat supportive	Not supportive	Not sure
Install and rent additional picnic shelters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Charge fees for outfield fence banners or other advertisements at athletic fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institute a seasonal, paid parking program at Luther Burbank Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institute a paid reservation system for tennis and pickleball courts at heavily used parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Institute / expand concessions, such as vending or food carts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase rental scheduling at the Community Center for private events and gatherings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sell limited term (5 to 10-years) naming rights at park facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. If you wanted the City of Mercer Island to do just one thing to improve parks, trails and/or open space, what would it be?

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The following questions help us understand whether we have a cross-section of the community responding to this survey. It's important that you provide a response to each question. Please remember your answers are confidential.

13. How many children under age 18 live in your household?

☐ 0                      ☐ 2  
☐ 1                      ☐ 3 or more

14. What is your age?

☐ Younger than 20                      ☐ 45 to 54  
☐ 20 to 34                                ☐ 55 to 64  
☐ 35 to 44                                ☐ 65 and older

15. Using the map, in which section of Mercer Island do you live?

☐ ( A ) North of SE 40th                      ☐ ( C ) South of SE 68th  
☐ ( B ) Between SE 40th and SE 68th    ☐ Don't live on Mercer Island



**Thank you for taking the time to complete this survey!**

Your input will help guide the development of the Mercer Island Parks, Recreation & Open Space Plan.

**Save a stamp! Take this survey online with the QR code or link:**

<https://www.surveymonkey.com/r/MercerIslandPROS>

Learn more about why Mercer Island needs a PROS Plan and stay informed about the process at <https://letstalk.mercergov.org/miprosplan>



The City of Mercer Island is using the services of a consultant team who specializes in park and recreation planning.

**Please return your completed survey in the enclosed Return-Reply Envelope addressed to:**

Conservation Technix Inc.  
 PO Box 885  
 Orinda, CA 94563



# APPENDIX D: VIRTUAL PUBLIC MEETING #1

Hawthorn Trail at Luther Burbank Park





# Mercer Island PROS Plan Virtual Open House Meeting Summary

March 23, 2021 5:30 - 7:30 p.m. | Zoom Meeting

## Presenters

- Steve Duh, Conservation Technix
- Chris Hoffman, PRR

## Breakout Room Facilitators

- |   |  |
|---|--|
| • Jessi Bon, City of Mercer Island        | • Jason Kinter, City of Mercer Island          |
| • Ryan Daly, City of Mercer Island        | • Alaine Sommargren, City of Mercer Island     |
| • Brian Hartvigson, City of Mercer Island | • Merrill Thomas-Schadt, City of Mercer Island |
| • Katie Herzog, City of Mercer Island     | • Jean Akers, Conservation Technix             |
| • Zachary Houvener, City of Mercer Island | • Nancy Thai, PRR                              |
| • Allen Hunter, City of Mercer Island     | • Lauren Wheeler, PR                           |

## Introduction and Background

The City of Mercer Island began the process to update the Parks, Recreation, and Open Space (PROS) Plan in September 2019, but paused the planning work in April 2020 due to the COVID-19 pandemic. The PROS Plan update process was restarted in December 2020.

Since restarting the planning process, several meetings have occurred including a joint meeting with the City Council and the Parks and Recreation Commission on January 19, 2021 to formally re-start the planning process. This was followed by a Parks and Recreation Commission meeting on February 4, 2021 to gather input to help inform the first Virtual Open House.

The first Virtual Open House was held on March 23, 2021 using the Zoom platform. The virtual public meeting provided an opportunity to share information about the PROS Plan update and gather feedback from community members to help inform further development the Plan.



### Notifications

The project team used a variety of methods to spread the word about the Virtual Open House . These included:

- An article in the [MI Weekly newsletter](#)
- [Social media posts](#)
- Posting flyers at park kiosks, the P-Patch, and the Boat Launch
- Email notification sent to a variety of Parks and Recreation distribution lists.
- Inclusion in the City Manager's Report at City Council meetings
- Posting information about the public meeting on the City website and [Let's Talk page](#)



*City of Mercer Island Facebook post reminding people to attend the Mercer Island PROS Plan Virtual Open House on March 23.*

### Meeting overview

PROS Plan consultant Steve Duh described the Mercer Island PROS plan process and provided an overview of the survey results. The survey was conducted in in early 2020 and prior to pausing the project in April 2020 due to the COVID-19 pandemic.

The presentation also included an overview of the important role the community plays in the planning process including helping to shape the community's vision for Mercer Island parks, recreation, trails, and open spaces.

Seventy-three participants attended the meeting. The meeting was recorded, and the video is available on the Let's Talk Page.

### What we heard

The project team used polling questions and facilitated breakout room discussions to gather input from meeting participants.

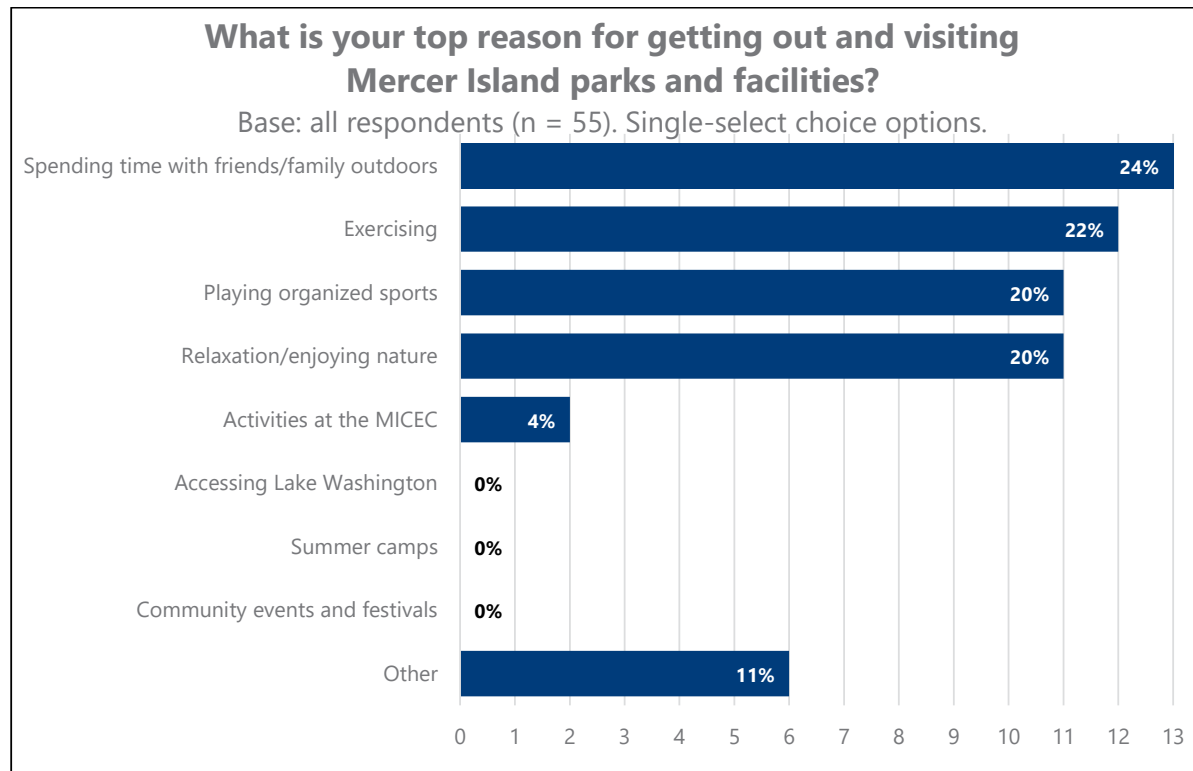


### Polling

The project team asked the following questions using the polling function in Zoom. Attendees could share answers in the chat box if they selected “Other” as an answer.

1. **What is your top reason for getting out and visiting Mercer Island parks and facilities? (Single choice)**
  - a. Exercising
  - b. Spending time with friends/family outdoors
  - c. Accessing Lake Washington
  - d. Playing organized sports
  - e. Activities at the MICEC
  - f. Relaxation/enjoying nature
  - g. Summer camps
  - h. Community events and festivals
  - i. Other

The top two reasons for getting out and visiting Mercer Island parks and facilities were to spend time with friends/family outdoors and exercising. Playing organized sports and relaxation were tied for the number three spot. People who selected “Other” shared their top reason as walking their dog(s), mountain biking, and forest stewardship.

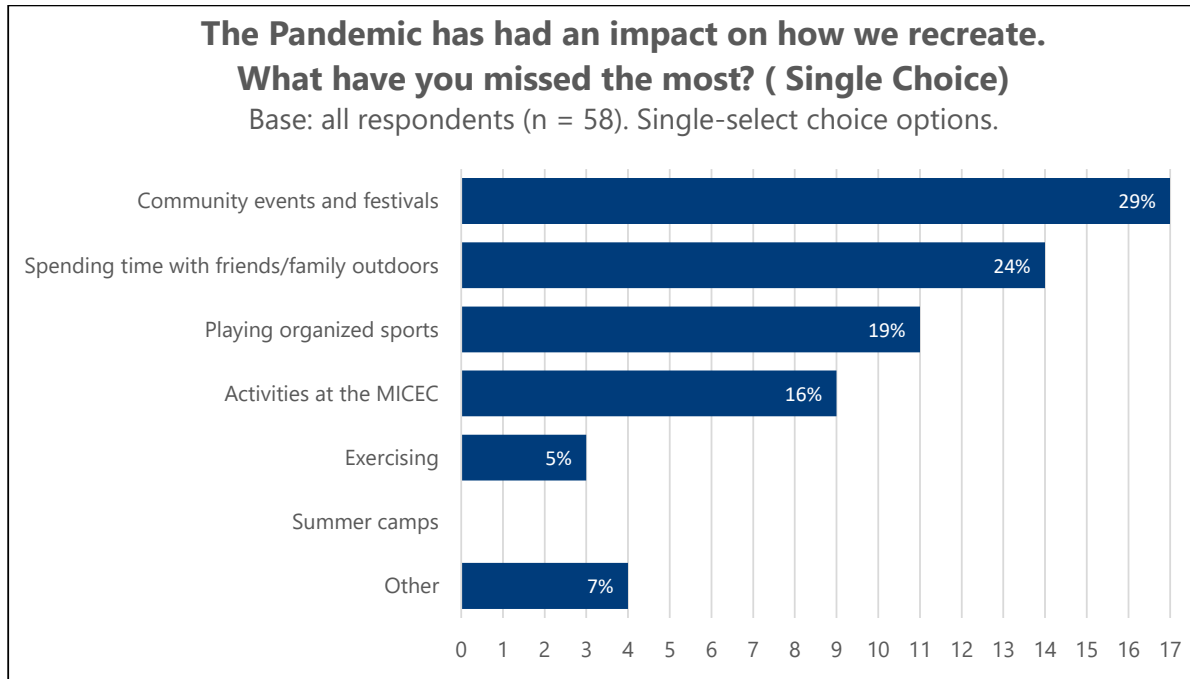




**2. The Pandemic has had an impact on how we recreate. What have you missed the most? (Single choice)**

- a. Exercising
- b. Spending time with friends/family outdoors
- c. Playing organized sports
- d. Activities at the MICEC
- e. Summer camps
- f. Community events and festivals
- g. Other

The majority of respondents selected they missed community events and festivals the most during the Pandemic. Spending time with friends/family outdoors was second. People who selected “Other” shared they most missed mountain biking and going to the beach.

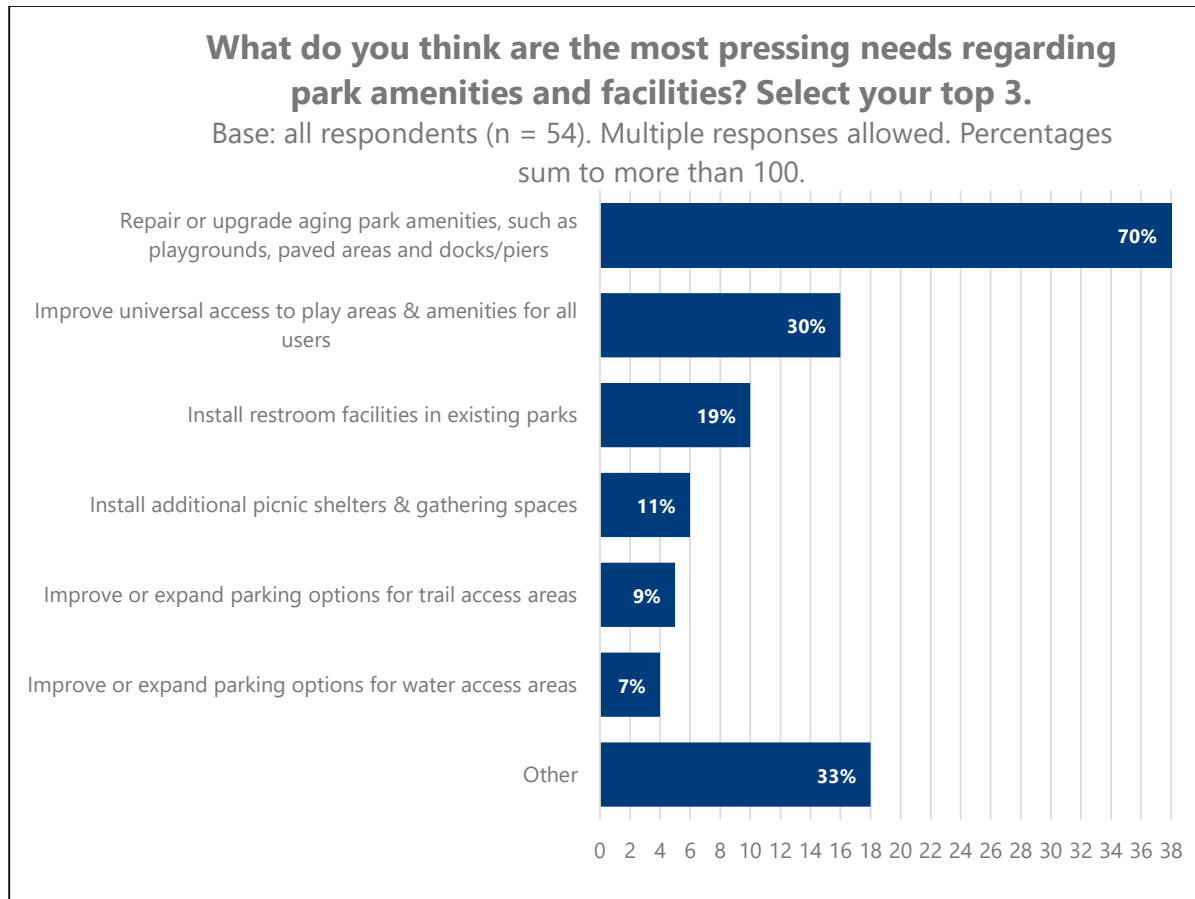




**3. What do you think are the most pressing needs regarding park amenities and facilities? Select your top 3.**

- a. Improve universal access to play areas & amenities for all users
- b. Install additional picnic shelters & gathering spaces
- c. Improve or expand parking options for water access areas
- d. Improve or expand parking options for trail access areas
- e. Repair or upgrade aging park amenities, such as playgrounds, paved areas and docks/piers
- f. Install restroom facilities in existing parks
- g. Other

Over two-thirds of the 54 respondents thought repairing or upgrading aging park amenities is one of the most pressing needs regarding park amenities and facilities. People who selected “Other” shared they thought the most pressing needs were more mountain bike specific trails and bike parks, indoor and outdoor pickleball courts, allocating more funds for trail maintenance and forest restoration efforts, improving and expanding trails, and synthetic turf fields at schools or public parks.

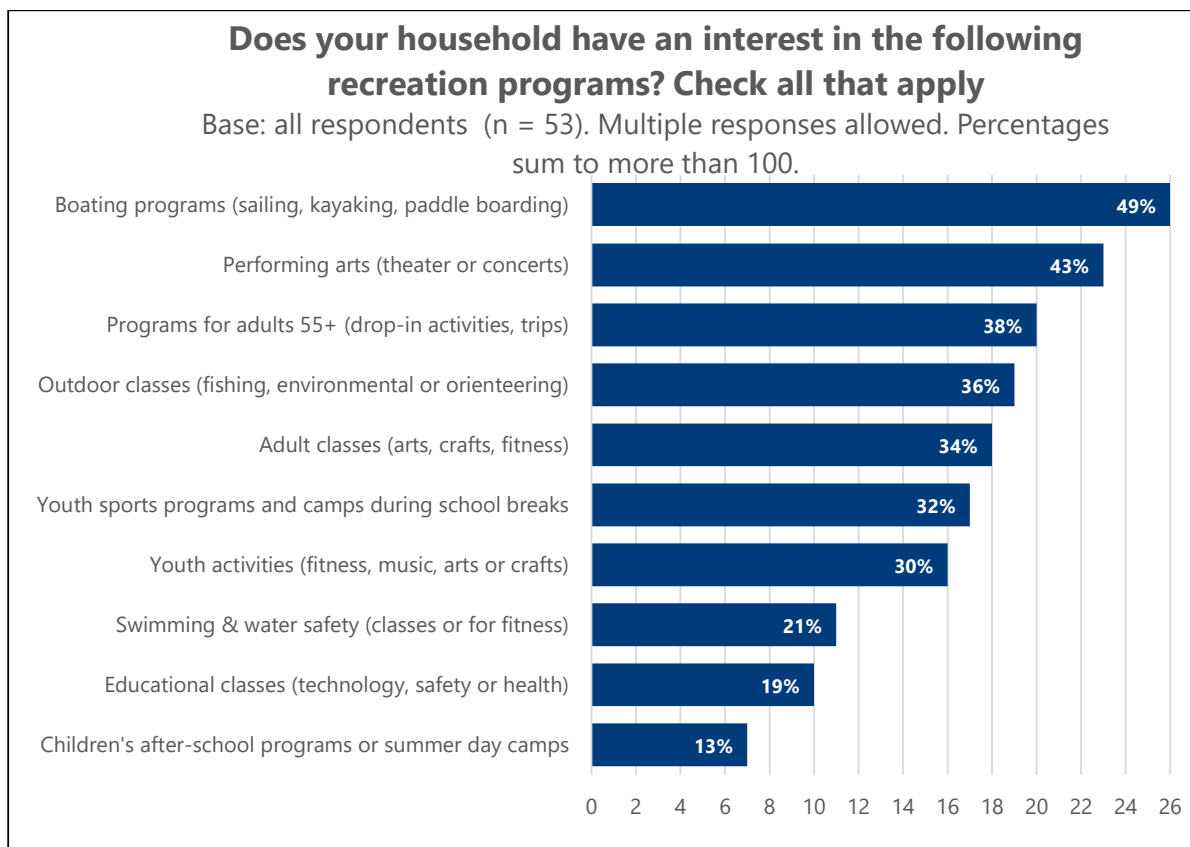




**4. Does your household have an interest in the following recreation programs? Check all that apply.**

- a. Swimming & water safety (classes or for fitness)
- b. Boating programs (sailing, kayaking, paddle boarding)
- c. Outdoor classes (fishing, environmental or orienteering)
- d. Educational classes (technology, safety or health)
- e. Performing arts (theater or concerts)
- f. Programs for adults 55+ (drop-in activities, trips)
- g. Adult classes (arts, crafts, fitness)
- h. Children's after-school programs or summer day camps
- i. Youth activities (fitness, music, arts or crafts)
- j. Youth sports programs and camps during school breaks

Nearly half of the 53 respondents had an interest in boating programs followed by 43 percent of respondents having an interest in performing arts. Four of the top five responses (boating programs, performing arts, outdoor classes, and adult classes) were also in the top five responses to the same question that was part of the first community survey conducted in early 2020. People who selected "Other" share they have an interest in bicycle safety and maintenance programs, inclusive activities for adults and children with disabilities, and first aid and CPR classes.





### Breakout Room Discussions and Key Themes

The project team hosted three breakout room sessions to provide attendees an opportunity to share feedback and ideas in small group settings. All breakout room sessions and questions are listed below and organized by key themes as summarized by the project team.

#### #1 Beaches, Waterfront & Water-oriented experiences

- What's working well at our waterfronts?
  - Appreciation for the street end parks
  - Appreciation for waterfront beaches (especially Groveland and Proctor Landing), parks, and access
- What could we do better?
  - Improve water safety by having lifeguards on duty
  - Improve infrastructure such as repairing docks and cement that is aging and providing seating and more trash cans
  - Increased and safer access to the water for hand-carry watercraft, such as kayaks, and for people with accessibility needs
- If you had to pick one area to focus on for water-oriented recreation experiences, what would it be?
  - Improve accessibility of street end parks and provide clearer signage to find them
  - Provide boating classes, facilities, and rentals

#### #2 Trails:

- What's working well with the Mercer Island trail system?
  - Appreciation for the variety of rustic and paved trails that connect around the Island that can be used in a variety of ways
  - Appreciation for well-maintained trails
  - Appreciation for space to ride bicycles and for mountain biking
- What could we be doing better?
  - Clearer signage and education about the trails available on Mercer Island
    - Provide clearer signage about dogs on trails or in off-leash parks
  - Expand trails available for bicycles
  - Improve infrastructure and accessibility on the trails
    - Repair paved trails that need it
    - Consider designating parts of trails for certain use to promote walking and bicycle safety
    - Improve safety at street crossings
  - Balance trails for active and passive uses
    - Expand BMX trails
    - Protect and repair walking and hiking trails
- What's one new idea for the trail system?
  - A centralized location to learn about the trail system, whether that is a website or smartphone application
  - Expand mountain biking opportunities
  - Provide opportunities for community members to participate in maintenance





### #3 Balancing access to nature with active park uses

- What are your thoughts on our current mix of active and passive uses of open space and parks?
  - Mix of community members who feel there is a good balance between passive and active uses of space and those who would like more passive use space and more active use space. Wide range of responses.
- What would you do differently?
  - Make Mercer Island spaces more accessible
  - Make spaces usable all year round, for example adding lighting and turf grass to some spaces
  - Update some spaces to have multiple uses
  - Provide independent oversight at Snake Hill
  - Would like to see more opportunities to play pickleball, for example updating the old tennis courts at Luther Burbank Park to pickleball courts
- Should the City invest in acquisition of new park land and/or open space?
  - Interest in strategic land acquisition, but acknowledgement that cost and availability may be prohibitive
  - Interest in improving what Mercer Island already has and using those spaces effectively
- What's one new idea?
  - A lot of interest to update some tennis courts to provide space to play pickleball
  - Add new opportunities such as bouldering or a museum
  - Provide more signage and wayfinding to help people find the space for the activity they are seeking

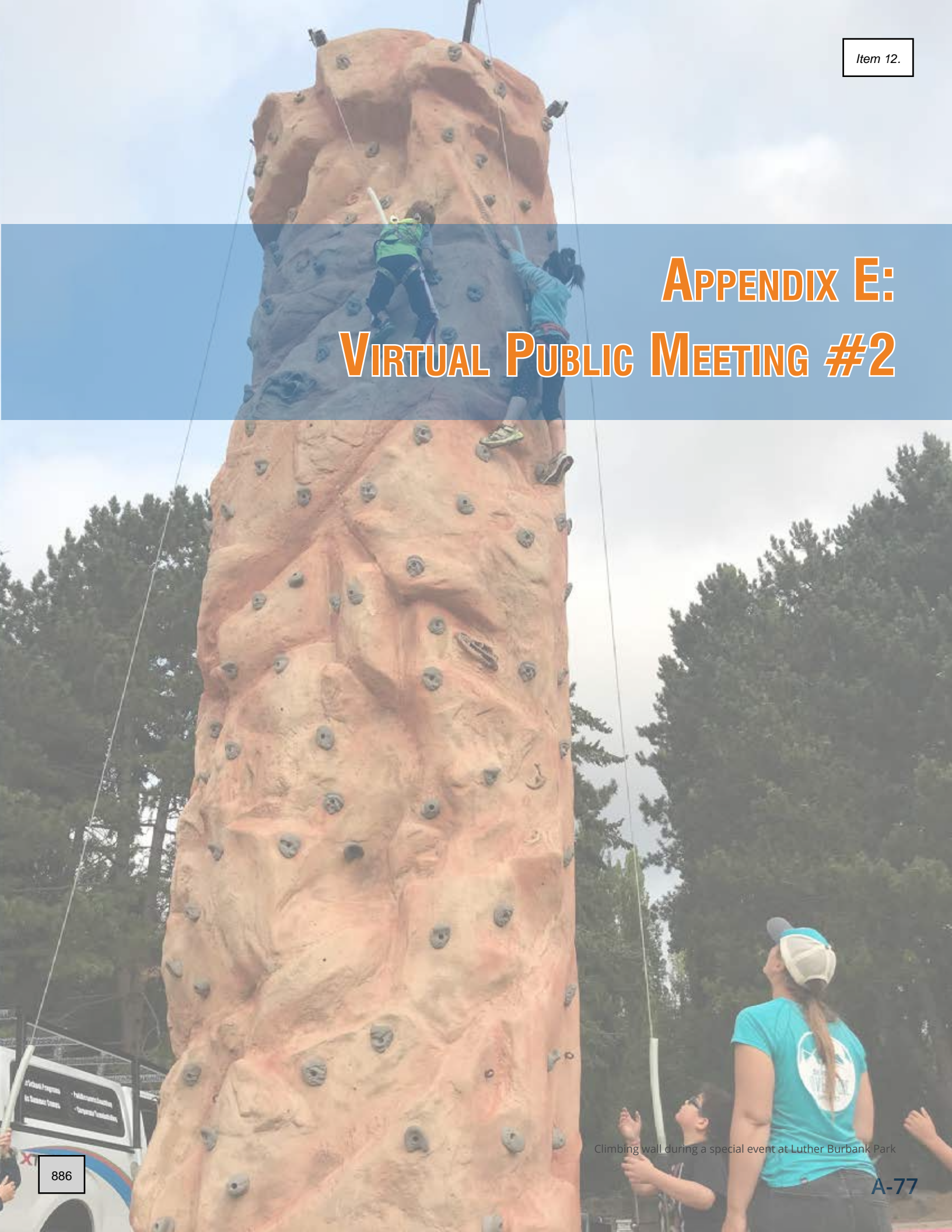
### Next Steps

The project team will use the feedback from this public meeting to inform the next community survey, future community engagement opportunities, and the PROS plan itself. Please send any questions or comments related to the Mercer Island PROS plan to [PROS@mercerisland.gov](mailto:PROS@mercerisland.gov).



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# APPENDIX E: VIRTUAL PUBLIC MEETING #2



Climbing wall during a special event at Luther Burbank Park



# Mercer Island PROS Plan Virtual Public Meeting DRAFT Meeting Summary

September 28, 2021 5:30 - 7:00 p.m. | Zoom Meeting

## Presenters

- Steve Duh, Conservation Technix
- Chris Hoffman, PRR

## Breakout Room Facilitators

- |  |                                    |
|--|------------------------------------|
| • Ryan Daly, City of Mercer Island             | • Steve Duh, Conservation Technix  |
| • Jason Kinter, City of Mercer Island          | • Jean Akers, Conservation Technix |
| • Merrill Thomas-Schadt, City of Mercer Island | • Nancy Thai, PRR                  |
|  | • Lauren Wheeler, PRR              |

## Introduction and Background

The City of Mercer Island began the process to update the Parks, Recreation, and Open Space (PROS) Plan in September 2019, but paused the planning work in April 2020 due to the COVID-19 pandemic. The PROS Plan update process was restarted in December 2020.

Since restarting the planning process, several meetings have occurred including a joint meeting with the City Council and the Parks and Recreation Commission on January 19, 2021 to formally re-start the planning process. This was followed by a Parks and Recreation Commission meeting on February 4, 2021 to gather input to help inform the first Virtual public Meeting.

The first Virtual Public Meeting was held on March 23, 2021 using the Zoom platform. The virtual public meeting provided an opportunity to share information about the PROS Plan update and gather feedback from community members to help inform further development of the Plan.

The second Virtual Public Meeting was held on September 28, 2021. The project team provide an update on the PROS planning process, shared the community input the City has received to date, and provided another opportunity to explore that feedback and other topics that may be featured in the plan.

## Notifications

The project team used a variety of methods to promote the Virtual Open House on September 28, 2021. These included:

- An article in the [MI Weekly newsletter](#)
- Social media posts



- Email notification sent to a variety of Parks and Recreation distribution lists.
- Inclusion in the City Manager's Report at City Council meetings
- Posting information about the public meeting on the City website and [Let's Talk page](#)

### Meeting overview

PROS Plan consultant Steve Duh described the Mercer Island PROS plan process and reviewed the public planning process since the March 23, 2021 virtual open house.

The presentation included an overview of the important role the community plays in the planning process including helping to shape the community's vision for Mercer Island parks, recreation, trails, and open spaces.

Fifty-five participants attended the meeting. The meeting was recorded, and the video will be available on the Let's Talk Page.

### What We Heard

The project team used polling questions and facilitated breakout room discussions to gather input from meeting participants.

### Polling

The project team asked the following questions using the polling function in Zoom. Attendees could share answers in the chat box if they selected "Other" as an answer.

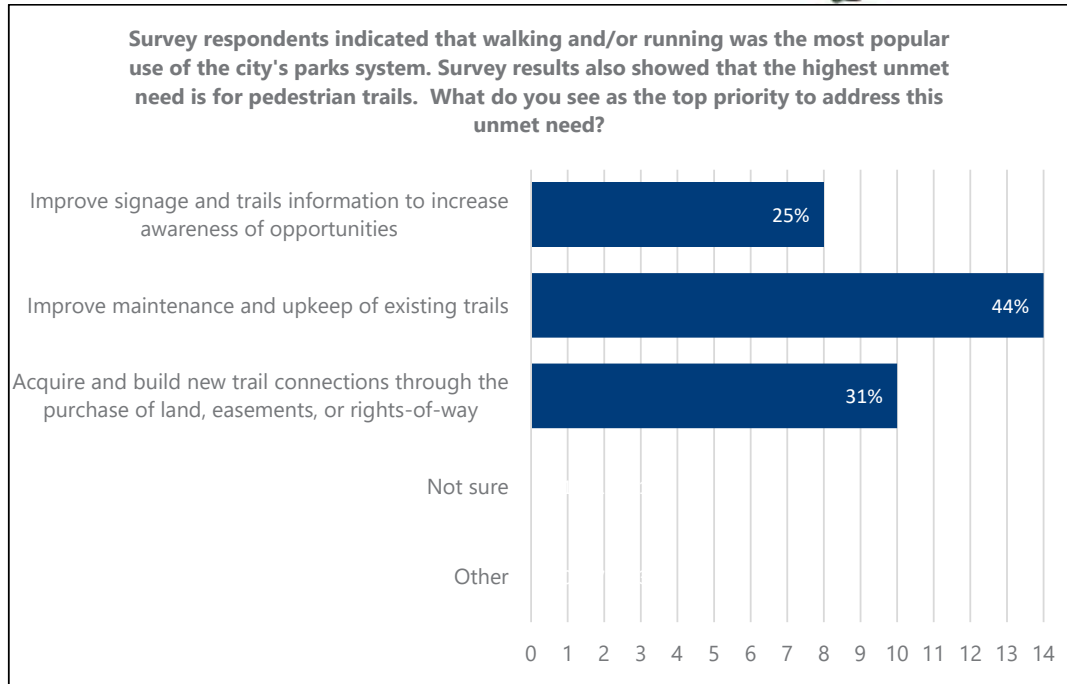
- 1. Survey respondents indicated that walking and/or running was the most popular use of the city's parks system. Survey results also showed that the highest unmet need is for pedestrian trails. What do you see as the top priority to address this unmet need?<sup>1</sup>**
  - Improve signage and trails information
  - Improve maintenance and upkeep of existing trails
  - Acquire and build new trail connections through the purchase of land, easements, or rights-of-way
  - Not sure
  - Other

The two top priorities identified by participants were to improve maintenance and upkeep of existing trails (44%) and to acquire and build new trail connections through the purchase of land, easements, or-right-of-way (31%).



*City of Mercer Island Let's Talk website inviting people to attend the second Mercer Island PROS Plan Virtual Open House on September 28, 2021.*

<sup>1</sup> Due to a technical issue, the question asked at the public meeting was missing one of the response options that was part of the presentation, which was "Build new connecting trails in existing parks to link walking and running routes throughout Mercer Island." This may have affected the results.

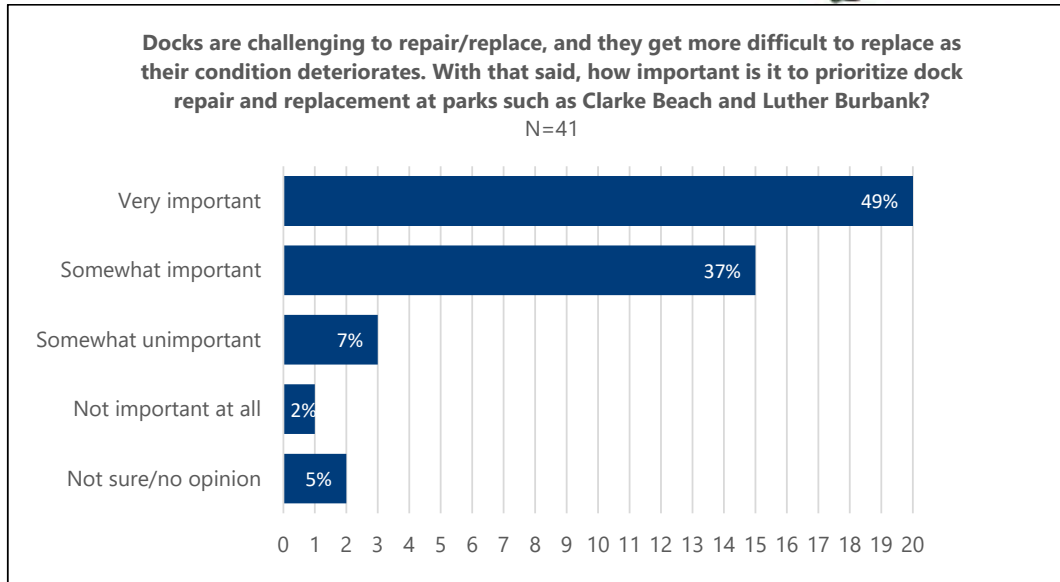


**2. Docks are challenging to repair/replace, and they get more difficult to replace as their condition deteriorates. With that said, how important is it to prioritize dock repair and replacement at parks such as Clarke Beach and Luther Burbank?**

- Very important
- Somewhat Important
- Somewhat unimportant
- Not important at all
- Not sure / No opinion

The majority of respondents indicated that prioritizing dock repair and replacement at parks is very important (49%) or somewhat important (37%). A few respondents didn't think dock repair and replacement was all that important and some weren't sure or had not opinion on the topic.





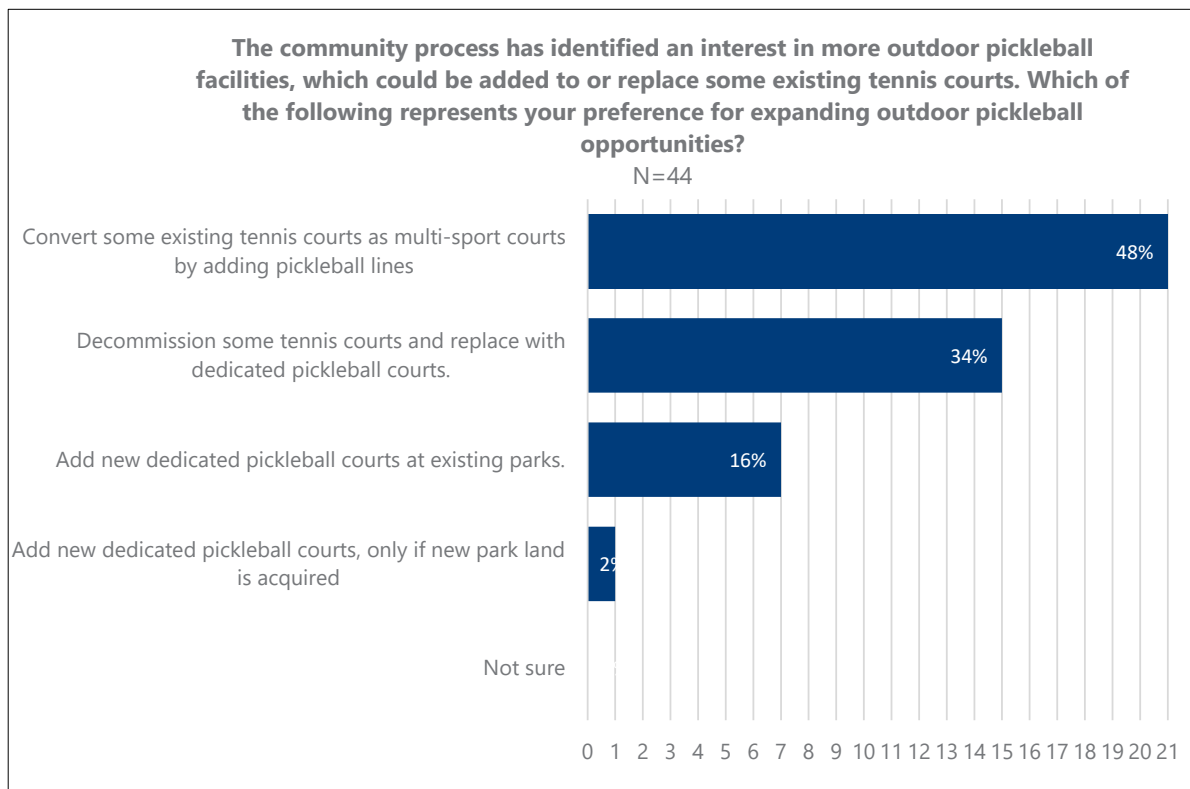




**3. The community process has identified an interest in more outdoor pickleball facilities, which could be added to or replace some existing tennis courts. Which of the following represents your preference for expanding outdoor pickleball opportunities?**

- a. Convert some existing courts as multi-sport courts by adding pickleball lines
- b. Decommission some tennis courts and replace with dedicated pickleball courts
- c. Add new dedicated pickleball courts at existing parks
- d. Add new dedicated pickleball courts, only if new park land is acquired
- e. Not sure

The majority of respondents desire the city to convert some existing tennis courts as multi-sport courts by adding pickleball lines (48%). The second largest number of responses want to decommission tennis courts and replace them with dedicated pickleball courts (34%).

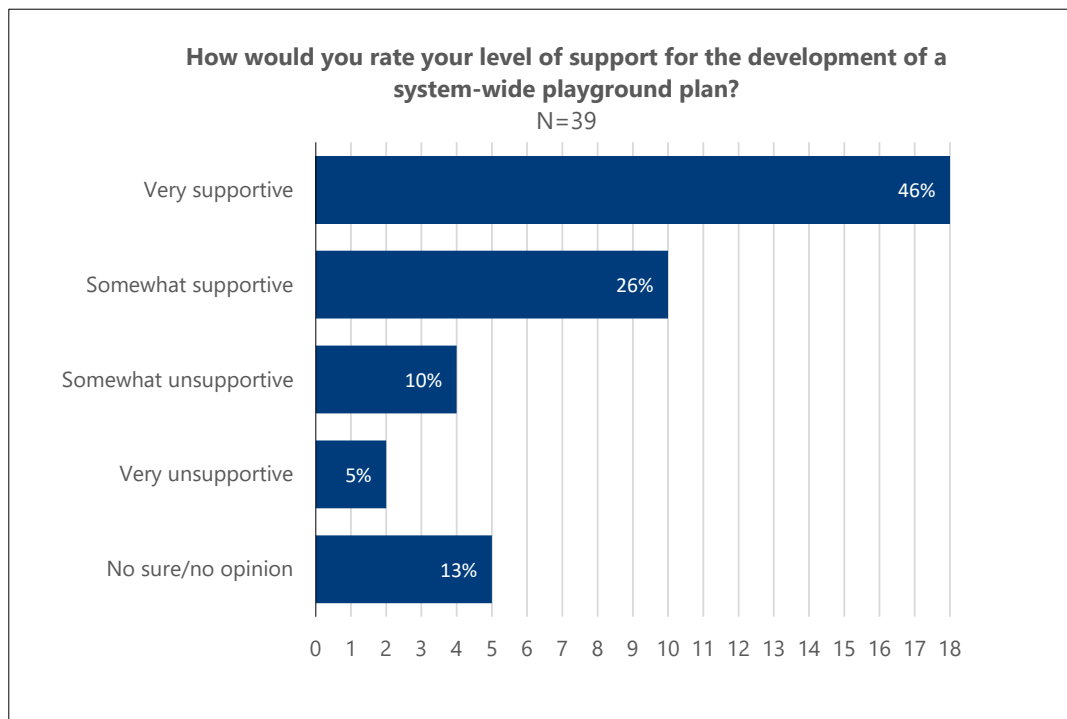




**4. How would you rate your level of support for the development of a system-wide playground plan?**

- a. Very supportive
- b. Somewhat supportive
- c. Somewhat unsupportive
- d. Very unsupportive
- e. Not sure/no opinion

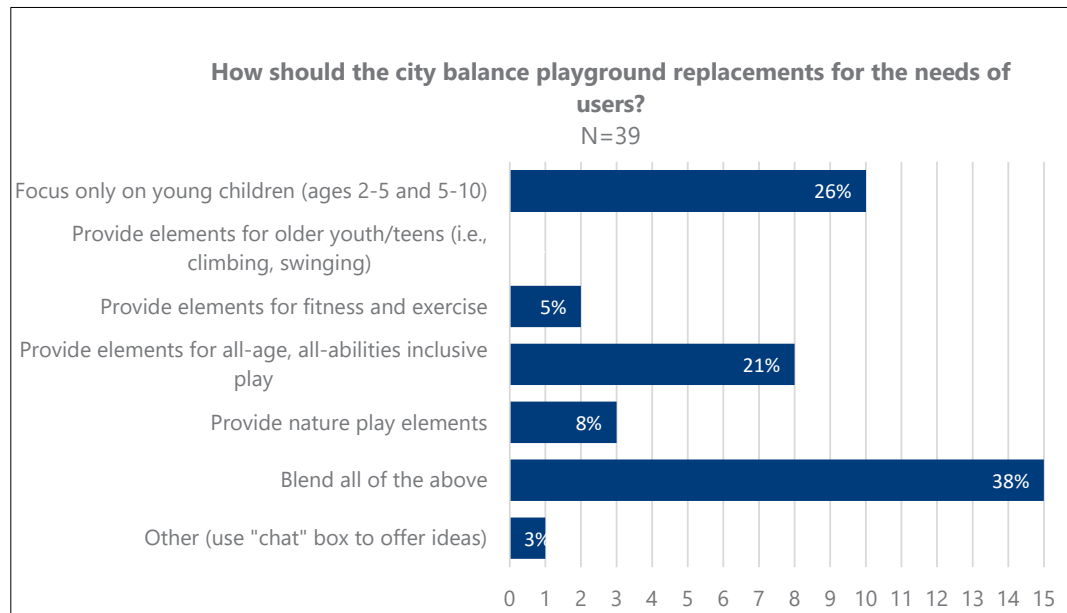
Almost half (46%) of respondents were very supportive for development of a system-wide playground plan. More than one-quarter (26%) of respondents were somewhat supportive. 15% of respondents were either somewhat unsupportive or very unsupportive.



**5. How should the city balance playground replacements for the needs of users?**

- a. Focus on young children (ages 2-5 and 5-10)
- b. Provide elements for older youth/teens (i.e., climbing, swinging)
- c. Provide elements for fitness and exercise
- d. Provide elements for all-age, all abilities inclusive play
- e. Provide nature play elements
- f. Blend all of the above
- g. Other (use "chat" box to offer ideas)

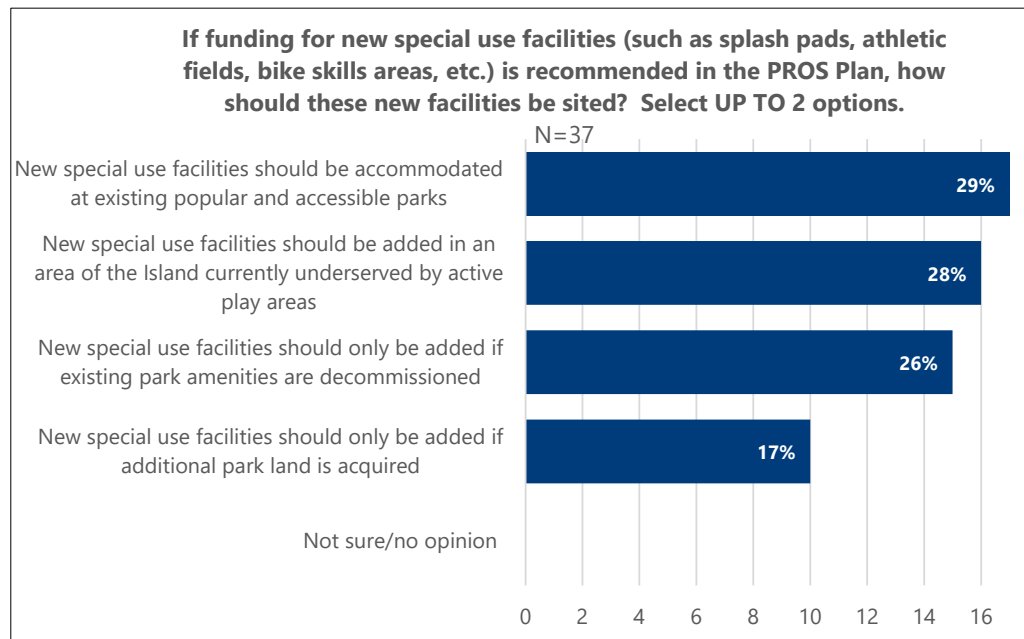
The top responses to balancing playground replacements were to blend all of the above elements (38%) and focus on young children (ages 2-5 and 5-10) (26%). About half of the respondents would like playground elements for all-age and all-abilities inclusive play. Providing nature play and fitness and exercise elements were selected collectively by 3 participants.





6. If funding for new special use facilities (such as splash pads, athletic fields, bike skills areas, etc.) is recommended in the PROS Plan, how should these new facilities be sited? Select UP TO 2 options.
- New special use facilities should be accommodated at existing popular and accessible parks
  - New special use facilities should be added in an area of the Island currently underserved by active play areas
  - New special use facilities should only be added if existing park amenities are decommissioned
  - New special use facilities should only be added if additional park land is acquired
  - Not sure/no opinion

The top two selections selected for new special use facilities were to accommodate existing popular and accessible parks (29%) and to add to the areas currently underserved by active play areas (28%). 26% of respondents said to add new special use facilities only if existing park amenities are decommissioned. A few respondents selected the option to add new special use facilities if additional park land is acquired.





### Breakout Room Discussions and Key Themes

The project team hosted one 30-minute facilitated breakout room session to provide attendees an opportunity to share feedback and ideas in small group settings. A summary of all seven breakout room sessions and questions are listed below and organized by key themes as summarized by the project team.

#### #1 Exploring trail interests & connectivity

##### Questions

- Where are the gaps that need to be filled – to connect neighborhoods, to connect parks, or to link trails within parks and open space? What destinations need to be connected?
  - The trails are adequate.
  - Create connection to trails along the waterfront, e.g. Luther Burbank Park lakefront and North Mercerdale hillside to Mercerdale Park hillside.
  - Create connections from park to park and link important pieces, similar to Ellis Pond connections.
  - More comprehensive signage, maps and visuals are needed to show people where trails go and how they connect.
- Are you mostly interested in road-based connections or trails within parks and open space?
  - Create accessible bike paths and “off-road” pathways to provide a variety of destinations, like along Island Crest Way.
  - Concern that electric bikes may add challenges for shared trail use.
  - Look at options to separate trails from roads for safety; use plantings or vegetation to create safe zones.
  - Support for trails within parks.
  - Need additional routes on roads.
- Expanding trails within parks and open space are treated as additional impervious surface (gravel and impacted dirt are examples of this type of surface). Is that a concern for you? Should there be a tradeoff elsewhere in park development?
  - Maintenance and clearing of trails more important than building new trails; no more impervious.
  - Don't just pave for new trails; consider decommissioning some segments based on low usage and restore to natural conditions to balance against new segments.
  - Consider pervious surfaces/limit paved trails.

#### #2 Balancing Existing & New Recreational Uses

##### Questions

- What are your thoughts on accommodating a wider variety of recreational choices on Mercer Island?



- Concern that “bike skill area” may be challenging to manage and contribute to mismanaged trail systems.
  - Consider building a bike skills/pump track similar to a skate park that is in a more exposed and easier to monitor location.
  - Concern over losing green space to new amenities. If money is available, consider acquiring more land to support new recreational options.
  - Support for adding a splash pad in an existing park.
  - Support for inclusive spaces.
  - More dedicated pickleball courts are needed.
- Do you feel that additional recreational amenities to our parks system will enhance overall satisfaction and park usage?
    - Yes, but add parking if adding more amenities. Adding more activities could draw more people.
  - What should be considered when thinking about balancing the ‘where’ and ‘how’ of installing new features with maintaining existing uses? Should new features be added only if an existing feature is reduced or replaced?
    - It’s important to find a middle ground and provide a variety of recreational opportunities, especially for kids.
    - Retain play options for small children but also add opportunities for older kids.
    - Convert tennis courts to dedicated pickleball courts.
    - Avoid putting too many amenities in one area (i.e., Luther Burbank Park).
    - Trade out the older elements with new ones based on levels of use/support of existing elements. Look at survey data to confirm current needs and uses.

### #3: Strategizing for Play Area Upgrades

#### Questions

- What are your thoughts on the different play area options referenced earlier?
  - Natural elements and nature play are good options; great idea to have kids move elements around and manipulate for play.
  - Support a broader range of play spaces; existing playgrounds are too similar
  - Give deference to local families with children who use playgrounds for detailed discussions about needed play experiences.
  - Consider spaces that encourage interaction among different age groups.
- When it comes time to replace playgrounds, should we replace with similar structures or consider other styles of play features?
  - Support for inclusive play areas and more shaded picnic areas/covered areas close by so people can use for more parts of the day (hot sun or rain).
  - Amphitheater at Luther Burbank Park needs to be repaired and be safe.
- Is there a feature or type of play you enjoy elsewhere, that we’re missing?



- Include some disc golf or ultimate frisbee in parks.
- Features that use motion e.g. swings sets, tire swings, slides, bucket swings for safety.
- Improve playgrounds by adding bathrooms, fences, benches, and areas with shade.

### Next Steps

The project team will use the feedback from this public meeting to inform the PROS plan as it is being finalized over the next three months. The City Council is scheduled to review and adopt the PROS Plan in early 2022.

Please send any questions or comments related to the Mercer Island PROS plan to [PROS@mercercisland.gov](mailto:PROS@mercercisland.gov).



## APPENDIX F: RECREATION RESET PLAN

Fitness program at the MICEC

# STRATEGY FOR MERCER ISLAND COMMUNITY AND EVENT CENTER & RECREATION PROGRAMS AND SERVICES



April 20,  
2021

A Reset Roadmap for Cost Recovery,  
Resource Allocation, Pricing and  
Policies

A strategy and philosophy to help guide the selection, delivery and support of future programs and services.



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# Strategy for Mercer Island Community and Event Center & Recreation Programs and Services

## A RESET ROADMAP FOR COST RECOVERY, RESOURCE ALLOCATION, PRICING AND POLICIES

### PURPOSE OF THE STRATEGY

Residents of the City of Mercer Island are fortunate to have a wide variety of recreation providers and opportunities within the community. The municipality’s recreation services, programs and facilities are an important portion of this abundance and can play a unique



role in ensuring equitable access and promoting community values and goals. This strategy provides guidance for the purposeful allocation or investment of City resources into recreation programs and services.

## Development of the Strategy

After the COVID-19 global pandemic caused the City to reduce staff and budget and close facilities, the City had an opportunity to reconsider important questions about the provision of programs and services. Through this “Reset Project,” the City:

- Examined its priorities, and wished to be deliberate about which programs it offered and what level of resources it would put into them;
- Considered how to leverage its assets, using its strengths and resources to improve the City’s ability to deliver more service, services that need more financial support, or higher quality services;
- Put a focus on promoting financial sustainability, thinking about how to reduce reliance on tax dollar support and how to use tax subsidy wisely;
- Contemplated how to deliver desired outcomes by providing services in a fair and equitable manner, consistent with values and goals; and
- Created greater clarity around who is benefitting from services and who is paying for them.

Answers to those areas of inquiry were woven into this new strategic approach for recreation and Mercer Island Community and Event Center (MICEC) programs and services. This strategy includes tools such as a cost recovery and resource allocation philosophy, an aligned fee structure, and identification of policies and practices that are needed or will require adjustment to implement the new strategy. The fundamental outcomes sought by this new Reset Strategy are:



*The Parks and Recreation mission is to “take pride in providing the highest quality facilities and services in partnership with the community to enhance livability on Mercer Island.”*

*The City’s vision is to “provide valued and effective municipal services in ways that are efficient, flexible, innovative, and creative, with an emphasis on sustainability. We strive to be among the best in all we do.”*

### Reset Project Process

The Reset Project’s timeline was an aggressive five months. The project began in earnest in November 2020 with a goal of delivering recommendations to the City Council in April 2021. The City used a variety of channels to share information with the public about the Reset Project and invited public input during meetings, via an online survey and through its “Let’s Talk” online engagement platform. Given the constantly changing nature of the





pandemic and related public health regulations, it was challenging to identify when the City could assume that the MICEC could open and operate normally and fully. The Reset Project Team, a group of City staff plus a consultant, proceeded with a goal of designing the new strategy, resourcing some initial programs and services, and delivering those offerings beginning in the Summer of 2021. Additionally, the Reset Team focused on creating a roadmap for how to restructure and gradually provide more programs and services over the next two years.

An overview of the plan development process follows:

*November – December 2020*

- A staff team facilitated by a consultant began collecting data, discussing past practices, contemplating goals for the project and identifying recommendations for an Immediate Action Plan. That plan called for contractor-led summer camps to be planned and delivered, in an adaptable fashion should pandemic constraints still exist. The Immediate Action Plan also recommended that the City prepare for the possibility that some facility rentals could resume in the summer or fall of 2021.

*January 2021*

- The Parks and Recreation Commission received an introduction to the project and reviewed the Immediate Action Plan.
- The Parks and Recreation Commission held a workshop focused on categorizing types of services and programs and understanding the objectives of cost recovery.
- The City launched a community engagement survey on its Let's Talk platform. The survey requested input on community priorities, including the investment of tax dollars in recreation programs and services.

*February 2021*

- The Parks and Recreation Commission further refined the cost recovery framework during its regular meeting in January.
- The City Council received a written update and provided staffing resources to implement the Immediate Action Plan (agenda bill AB 5814).
- The Commission held a special meeting workshop focused on learning about a pricing strategy, reviewing the results of the Let's Talk surveys, understanding how the Reset Team was approaching the fee study, and discussing parameters for future program and service offerings.

#### *March 2021*

- During their March 4 regular meeting, the Parks and Recreation Commission examined the resources necessary to implement Phase 1, learned which policies and procedures may require adjustment to implement the new Reset Strategy, and reviewed the proposed Reset phases.
- A special meeting was held on March 18 for the Commission to hear about and discuss the draft Reset Strategy and to receive an initial fee schedule. The group also discussed the City's differential pricing policy.

#### *April 2021*

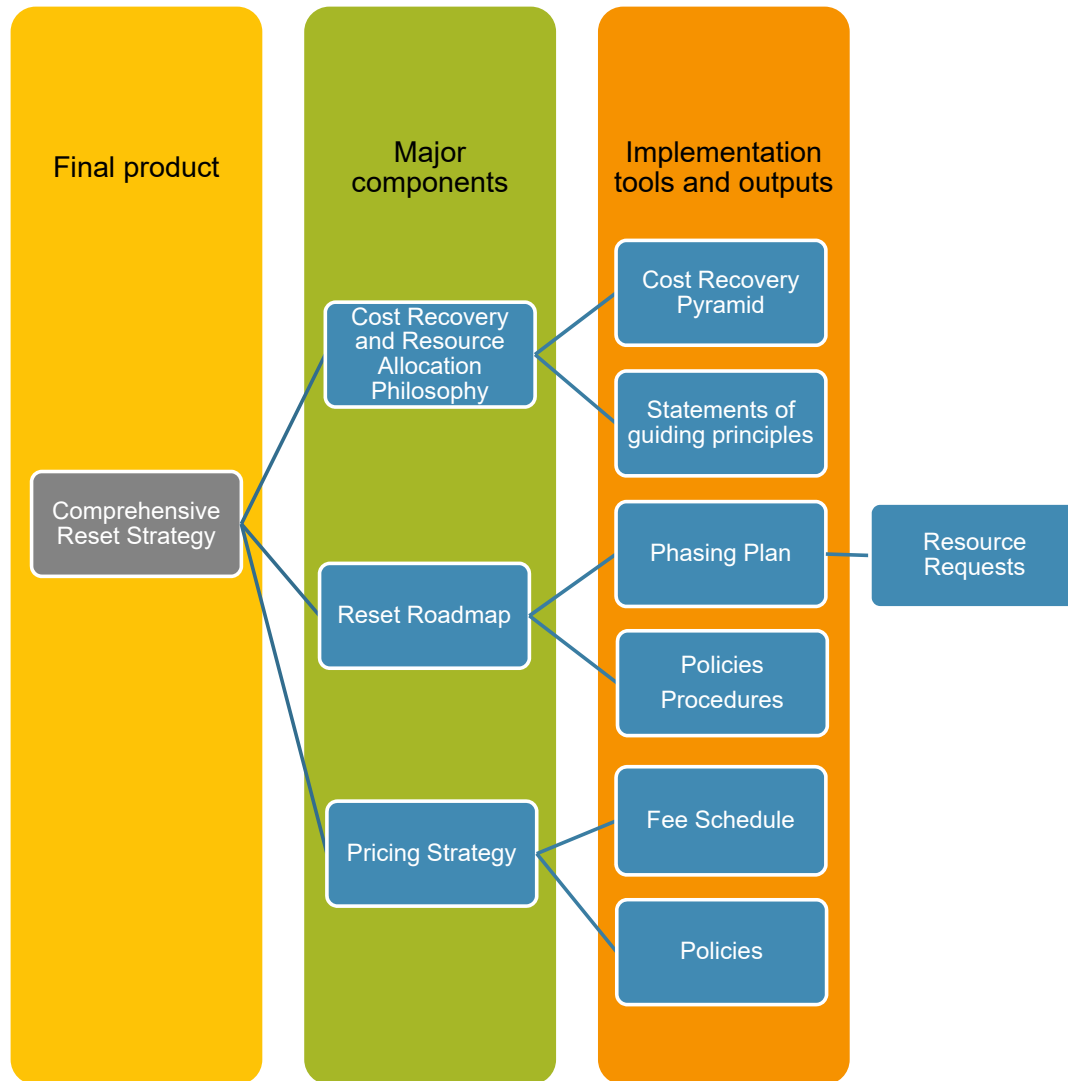
- The Parks and Recreation Commission acted to approve and recommend the Reset Strategy and a request for Accelerated Phase 1 resources.
- The Reset Team and Parks and Recreation Commission presented the proposed Reset Strategy to City Council for consideration.

#### *July 2021*

- City Council review and acceptance of the plan.

#### **Reset Plan Architecture**

This strategy introduces several terms and has multiple parts. The following diagram illustrates how each of the pieces are connected. Definitions of the terms can be found in subsequent sections of this document.



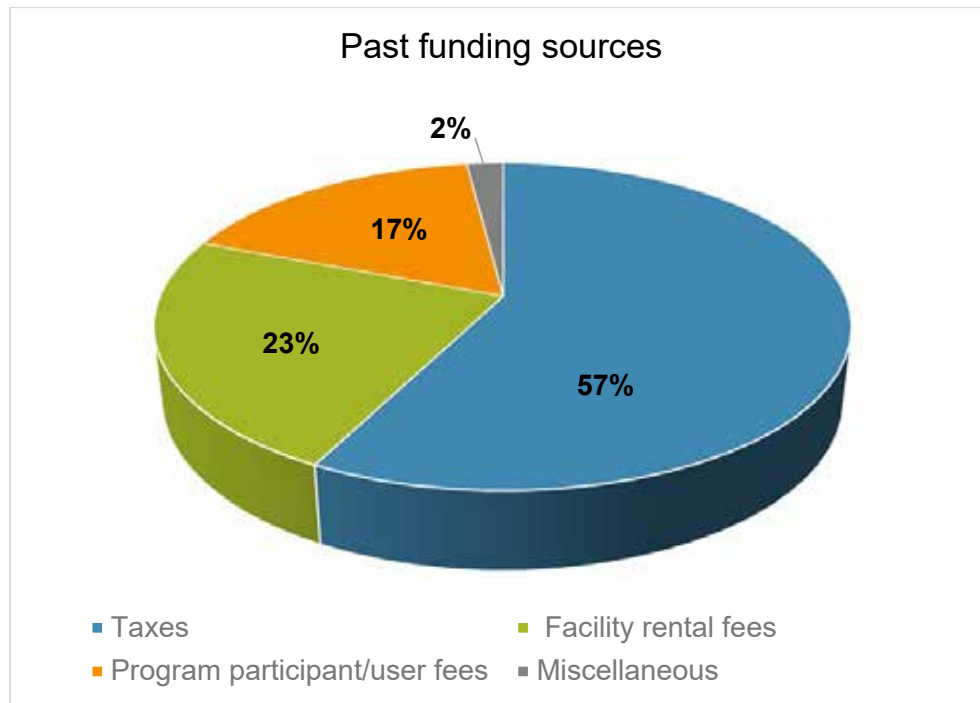
## COST RECOVERY

### What is Cost Recovery?

Cost recovery is the degree to which the operational (and sometimes maintenance) costs of providing a program or service are supported by user fees and/or other funding mechanisms such as grants, partnerships, donations, sponsorships, or other alternative (non-tax) funding sources. Programs and services can range from recovering more than their costs (i.e., generating surplus revenue) to being wholly subsidized or supported by General Fund support such as revenue from taxes collected by the City. Subsidy can be thought of as the community's investment in recreation. Most often, when establishing cost recovery goals, municipalities focus on how much of the city's direct costs can be covered by non-tax revenue.

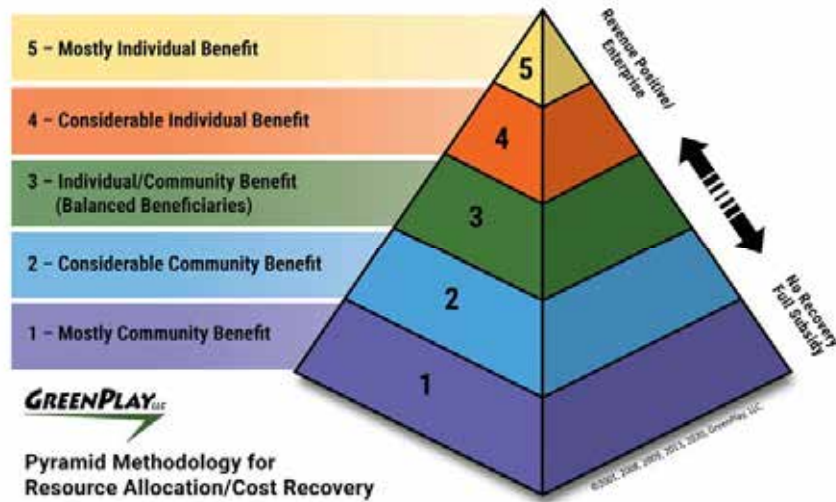
### Past Cost Recovery in Mercer Island

The City of Mercer Island has embraced the concept of cost recovery for at least two decades. Previous City budgets and other governing documents declared a few, overall cost recovery goals and some guidance regarding fees. While the City's desire to organize services and programs within a cost recovery structure was clear, the City had not firmly established the foundational philosophy for that structure nor the policies and practices to support it.



## Establishing a Cost Recovery Framework

The Reset Project Team utilized, with permission, a cost recovery methodology construct from GreenPlay, LLC due to that model's ability to address Mercer Island's desired project outcomes. The GreenPlay model requires that programs and services be sorted into tiers on a pyramid based on who benefits from the program or service. Doing this sort of categorization helps put essential services and priorities into focus and promotes discussions about who should pay for the benefits received from the program or service.



While the primary way of sorting programs and services in this methodology is to assess who benefits, several other ways of viewing service provision and other pieces of information can be influential. Those filters and factors include:

Filters	Definitions
Benefit	Who receives the benefit of the service? (Skill development, education, physical health, mental health, safety)
Access/Type of Service	Is the service available to everyone equally? Is participation or eligibility restricted by diversity factors (i.e., age, ability, skill, financial)?
Organizational Responsibility	Is it the organization's responsibility or obligation to provide the service based upon mission, legal mandate, or other obligation or requirement?



Historical Expectations	What have we always done that we cannot change?
Anticipated Impacts	What is the anticipated impact of the service on existing resources? On other users? On the environment? What is the anticipated impact of not providing the service?
Social Value	What is the perceived social value of the service by constituents, city staff and leadership, and policy makers? Is it a community builder?
<b>Factors:</b>	
<ul style="list-style-type: none"><li>• Trends (ranging from traditional/expected to innovative/fad)</li><li>• Commitment factors (ranging from drop-in to specialized)</li><li>• Political filter (may require asking and understanding, “What is in/out of our control? What is going on right now?”)</li><li>• Marketing factor (i.e., the effect in attracting participants/customers)</li><li>• Relative cost to provide factor (ranging from low to high)</li><li>• Economic conditions factor (the financial realities; City and participant abilities to pay)</li><li>• Financial goals factor (ranging from 100% subsidized to programs and services that generate excess revenue)</li></ul>	

The pyramid’s five tiers identify the varying degrees to which the community or individuals benefit from an assortment of programs and services. The lower tiers represent programs that often serve the entire community, are thought of as essential,



may be the kinds of services that are traditionally provided by recreation departments, or may be necessary for the business sustainability of the greater operation. The upper tiers represent programs that provide a greater degree of benefit to individual participants or specialized groups, may go beyond the core mission of the providing agency, may be available in the private marketplace, and likely could generate revenue to cover direct costs or more. (See Appendix A for more definitions of the tiers and additional guidance on sorting programs.)

The Reset Team developed a list of past and/or possible programs and services for team members and Parks and Recreation Commissioners to sort into the five tiers. Over time, these categories can be deleted, renamed, broadened, narrowed or added to, depending on policy makers' and practitioners' desires. (See Appendix B for definitions of programs' and services' categories.)

Each tier is also differentiated by its related expectations for cost recovery or General Fund subsidy. Programs and services that are placed in the upper tiers must help subsidize the costs of providing those in the lower tiers. Programs and services in the lower tiers receive more tax support than those in the upper tiers. Cost recovery tier placement is not synonymous with the level or amount of fee. Actual fees for programs within the same tier will vary, and fees will be set based on a variety of factors. (See the Pricing section of this document for more information about setting fees.) The tier-level cost recovery targets represent the minimum cost recovery for the aggregated categories of service within that tier. While each individual service within the tier may have a fee that is established to recover at or above the minimum cost recovery target level, the primary objective is for the entire tier as a group to achieve the target. Tier-level cost recovery targets are set to primarily recover the direct operating costs of service provision – not all costs (such as capital or indirect costs). However, some programs or services may have fees that enable the City to recover some of the indirect costs of providing the service and/or to further offset the tax subsidy of programs in other tiers.

Recommended cost recovery targets were set based on the Reset Team's examination of a sampling of historical program expenditure and revenue data, assumptions about



revenue potential and/or the ability to control direct costs, an understanding of the marketplace, and after a review of the cost recovery targets of several other municipalities. The City's current way of accounting costs and revenues in recreation and for the MICEC does not easily allow quantification at the program or service level. Going forward, Staff will track and report on costs and revenues based on the categories of programs and services identified in the cost recovery pyramid. Tier-level cost recovery targets and individual program cost recovery expectations should be re-examined and adjusted, as needed, on a periodic basis.

## Defining Direct and Indirect Costs

To effectively set targets and monitor cost recovery performance, the City must first define what will constitute a direct cost versus an indirect cost.

Direct costs include all the specific, identifiable expenses (fixed and variable) associated with providing a service, program, or facility. These expenses would not exist without the program or service and often increase exponentially. Examples of direct costs include: salary and benefits costs for all personnel directly attached to the program, all consumable supplies for the program, all related contractual services expenses, and non-consumable equipment purchased only for the program that require periodic, continual replacement or are necessary for the start of the program. Direct expenses may also include or a prorated share of some expenses such as marketing or promotional costs.

Indirect costs include departmental administration, support services or cost allocations from other internal departments that encompass the remaining overhead (fixed and variable) and are not identified as direct costs. Examples of indirect costs include: office furniture, building maintenance and utility costs if they are not charged back to the program, groundskeeping costs, debt service, vehicle use or mileage reimbursement, and hiring costs (such as advertising jobs).

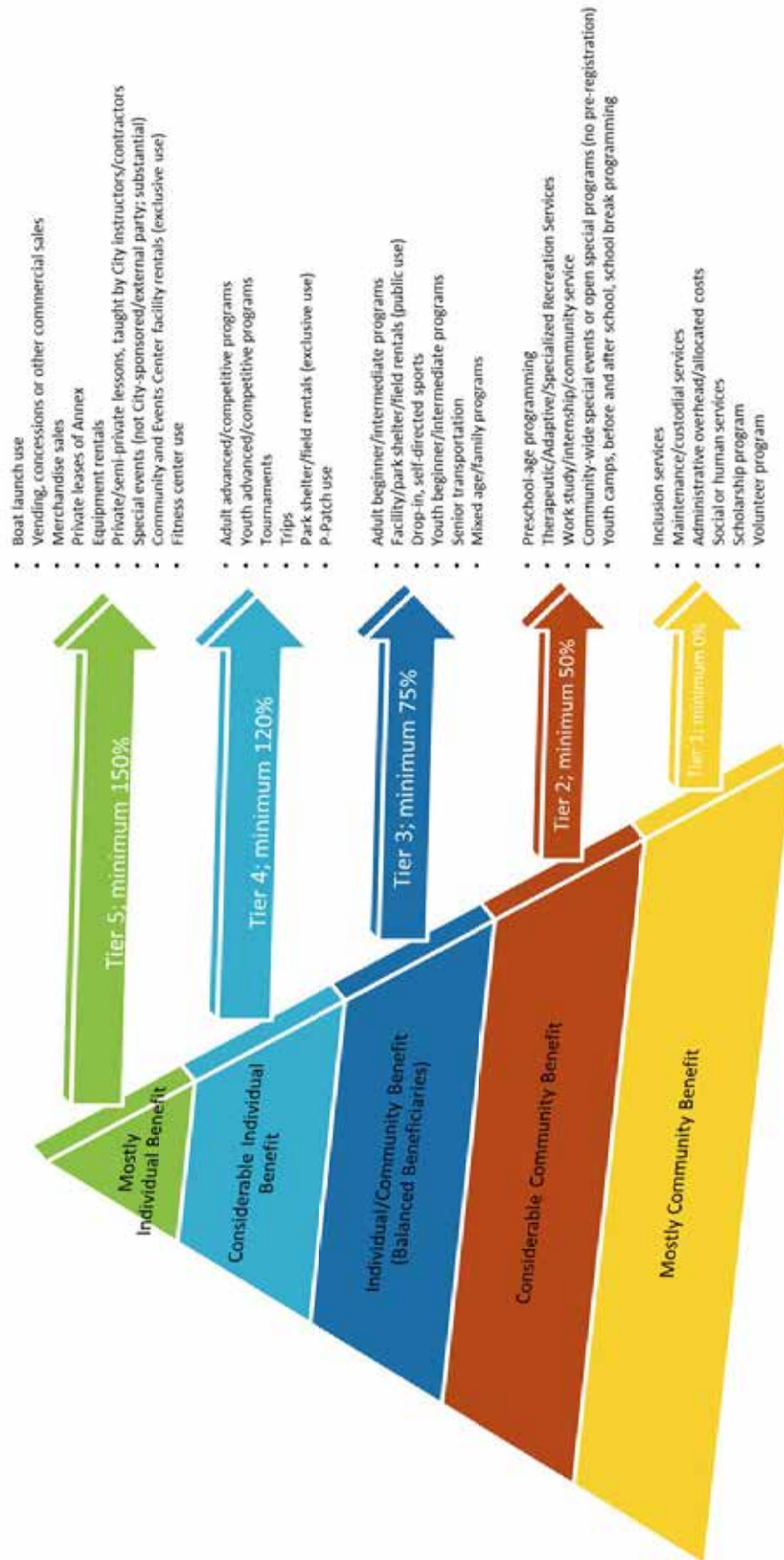
The Reset Team has categorized each past program's costs (i.e., expenditure types by the financial management system's object codes) according to whether it should be

considered a direct or indirect cost. In addition, the Reset Team has identified shares of indirect costs that upper tier program fees may be constructed to recover. For example, the revenue received from the service category of “Community and Event Center facility rentals (exclusive use)” may help cover building utility costs. City staff will utilize this cost accounting tool each time a new program is designed, offered and evaluated, to ensure that its cost recovery can be calculated and assessed.



## Mercer Island's Cost Recovery Pyramid

The City's cost recovery pyramid is depicted below and in Appendix C.



Note: Categories of programs and services are listed in no particular order within each tier.



## RESOURCE ALLOCATION PHILOSOPHY

When an organization seeks to create better financial sustainability and wise investment of tax resources, establishing the cost recovery framework is critical. In addition, the cost recovery framework sparks the promotion of a resource allocation philosophy to govern which programs and services should be offered, why and with what resources. A resource allocation philosophy helps the City manage its resources according to its strategic goals. The philosophy involves balancing competing needs and priorities and determining the best way to maximize or optimize benefit using limited resources.

### Goals

The resource allocation philosophy has several aims:

- To support the cost recovery framework (i.e., some programs receive a greater share of tax dollars and some programs will subsidize others)
- To sustain core services (both social/public good core and business sustainability core)
- To be deliberate about where resources are going
- To offer services when the City is the best or most appropriate provider
- To be thoughtful about how to best offer services with feasible resources, including through partnerships or contracting
- To reflect the values, mission and priorities of the City and its residents
- To assist the City in meeting its performance and quality of service goals.

**The resource allocation philosophy provides the parameters for offering services and programs, and guidance to avoid offering too much or acting inconsistently or irresponsibly.**

### Core or Essential Services

Through the development of the Cost Recovery Pyramid, the City began identifying which programs and service categories could be considered “core” or “essential.” Having some degree of clarity about this is important when establishing a resources allocation philosophy. Simply stated, the level of resource support should be higher for core or essential services. This is how these terms are defined and how programs and services are categorized for the purpose of the Reset Strategy:

### **Social Good or Public Good Core**

These programs and services are those that may benefit all members of the community, are typically offered through tax support (rather than user/participant fees), and may focus on health, safety and equity or access.

In the Cost Recovery and Resource Allocation Philosophy, these programs are found in the lower tiers (predominantly 1 and 2) and will receive the greatest share of community investment.

### **Business Sustainability Core**

These programs and services produce revenue for the City that covers some of the indirect costs of programs or reduces the need for tax support for other programs. These programs and services are designed to meet the needs of the market and are offered with market rates in mind. These programs typically benefit individuals or specific groups.

In the Cost Recovery and Resource Allocation Philosophy, these programs are found in the higher tiers (predominantly 5 and 4) and are financially supported by the beneficiaries of the service.

### **Desirable Set**

Many programs and services could be labeled as desirable and this categorization is often the subject of debate. In part, the Reset Strategy labels categories of programs and services as “desirable” if they simply do not fall into either the social/public good core or the business sustainability core.





In the Cost Recovery and Resource Allocation Philosophy, desirable programs are largely clustered in the middle tiers of the pyramid. Desirable programs offered by the City should meet these criteria:

- The program is likely to generate sufficient revenues to offset its costs and meet cost recovery targets.
- Hosting the program at a City facility will not adversely affect the City's ability to offer social/public good or business sustainability core services.
- High demand exists
- The program will serve a large population or significant, identified community need.

## Community Input on Resource Allocation

The City conducted a survey in early 2021 to gather input from community members about which types of programs should be offered, what types of users should be prioritized, and which types of programs should receive the greatest share of tax dollar support. Over 550 people participated in the survey. The survey responses provided valuable insight for the Reset planning project and validated the City's initial work on the Cost Recovery and Resource Allocation Philosophy. (See Appendix D for the survey report.) Some of the highlights from the results include:

- **Use of tax dollars:** Respondents placed the greatest value in the types of programs and services found in Tier 1, 2 and 3. This is where the community investment should be placed (i.e., tax dollars). When asked which programs and services should receive the greatest share of tax support, respondents replied that “programs or services where there is a balance between individual and community benefit (example: providing summer camp opportunities for Mercer Island youth)” and “programs or services where the community benefits considerably, in addition to specific individuals (examples: safety programs for youths, or programs that provide fee-waivers or scholarships to increase accessibility to programs)” should receive the greatest share of community investment. “Programs or services where the individual participating benefits the most (examples: a resident taking an art or

fitness class)” had the least support for tax subsidy. Approximately half of the respondents were neutral or stated that little or no tax support should be given to a “few special events during the year, available to all community members.”

- **Choosing programs or services to offer:** One of the two strongest opinions on the delivery of programs spoke to how the MICEC should be used. Over 40% of respondents said that maximizing private evening and weekend use to support public programs and services was “really important.” Leveraging the facility in this way was “somewhat important” or “really important” to 74% of respondents. The second strong opinion about the facility’s use was that the MICEC should offer “something for everyone” (74% of respondents rated this as “somewhat important” or “really important”). It is also important to note that, although it had the lowest combined positive score (“somewhat important” + “really important”), over 60% of respondents said that offering services to under-served populations or those not served by the private marketplace was important.
- **Prioritizing programmatic use of space:** Survey respondents stated that use of the facility should be prioritized for these groups or interests (in rank order, from highest priority)
  1. Activities for seniors
  2. Activities for youth
  3. Programs for residents with special or adaptive recreation needs
  4. After-school and school break programs
  5. Fitness programs

Drop-in (no instructor) recreation/fitness opportunities (approximate tie with “Fitness programs”)

Survey respondents stated that the following groups or interests’ use of the facility were the lowest priorities (in ranked order, from lowest priority):



1. Other lifestyle, social or personal improvement programs
2. Activities for adults
3. Art programs
4. Special events open to the public
5. Organized athletics

Key take-aways from the survey include that respondents value that recreation programs and the MICEC serve a diversity of ages and interests. There is community support for private use of the facility that provides the means for public programs and services. Respondents felt the MICEC's space should be prioritized for seniors, youth, adaptive recreation, school break/after school, fitness and drop-in use. Many respondents advocated for avoiding competition with other Mercer Island entities and for the City to complement what is offered elsewhere. Many people expressed pride in the facility and the City's programs; they shared a desire to grow awareness and use of these assets and opportunities.

**"The community center is a great space and efforts should be made to expand use but keep it financially viable."**

**"I love that the Community Center can be a place for physical, mental and cultural activities for all."**

**"This is an amazing facility that should be used to engage the community with programming as well as generate operating revenue."**

**"MICEC is a beautiful facility and should be seen as a hub of gathering for our community. Thanks for giving residents the opportunity to complete this survey and share our ideas!"**

“(There are) many ways to increase revenue going forward which in turn will increase the value you can bring to the community and offer more low cost/subsidized programs for our multi generation population.”

“It's a valuable resource to us and well worth our tax dollars for its accessibility!”

*Quotations from survey respondents*

## Building and Maintaining the City’s Portfolio of Programs and Services

The cost recovery and resource allocation philosophy coupled with an understanding of the community’s values, priorities and needs provides the basis for designing the City’s recreation portfolio. Adhering to those parameters will require commitment and diligence, and a willingness to reassess from time to time.

The City’s initial portfolio should:

- Focus on delivering core and essential programs and services first (i.e., the social and public good core plus the business sustainability core). These are categories found in Tier 1 and possibly some Tier 2 plus those found in Tier 5 and possibly some in Tier 4 of the cost recovery pyramid.
- Focus on doing a few things well before starting more. The complete Reset will take time. At the outset, staffing, budget and other resources are limited. The community will benefit more from the City offering fewer, high-quality services rather than many, low-quality services.
- Put resources into enhancing City staff’s role as stewards (of public funds and facilities) by:



- Creating program development and evaluation tools
- Ensuring maintenance of building and equipment
- Building and tracking program-level budgets
- Reporting on cost recovery, access equity and other goals.

The following should also be considered as the City begins offering programs or as the City seeks to increase offerings:

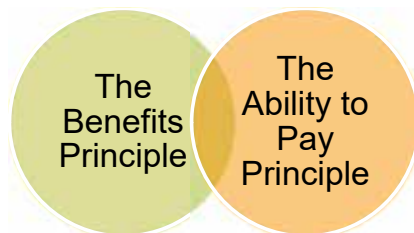
- As a group, Tier 1 services are a priority, but the City should evaluate the need for and the City's ability to provide the human services category and the volunteer program. The City should purposefully design offerings in these categories.
- Programs and services in Tiers 2 and some Tier 3 (including drop-in activities), should be added slowly and as properly resourced or as can be efficiently delivered.
- Additional Tiers 3, 4 and 5 services, could be added as they are able to be resourced, as they can be efficiently delivered, as any related fees and policies are established or updated, and as they are needed to subsidize the programs and services in Tiers 1, 2 and 3.
- The Reset Team recommends that the implementation strategy provide strong support for marketing, development of a volunteer program, and the successful operation of facility rentals and daytime uses of the MICEC.

To aid Staff in making decisions about what programs to offer in subsequent phases of the Reset and beyond, a consistent assessment and decision-making process is needed. The development of a new program evaluation tool is included as a future task in the Reset Roadmap. This tool may include utilizing a matrix to evaluate the need, the potential benefit, the resource demand, the consistency with the cost recovery and resource allocation philosophy, and other factors prior to authorizing development and marketing of a new or pilot program.

Additionally, proper maintenance of the City's recreation and MICEC portfolio will require ongoing program management to ensure designs target desired outcomes, and program assessment to stay in-tune with program life cycles and their abilities to meet cost recovery targets.

## PRICING

The City's pricing strategy is the method for establishing and charging fees for recreation and MICEC services. The chosen method reflects both the Benefits Principle and the Ability to Pay Principle, where taxpayers or users' contributions for a service reflect the benefits received from it, and where the price for the service reflects an individual's ability to pay for the service such that an individual is not excluded from receiving that service. The City's pricing strategy reflects the City's desire to promote equity and inclusion.



There are typically four types of pricing strategies in the realm of recreation services:

1. Arbitrary (prices are set to reach an overall revenue target)
2. Market-based (prices are a product of demand for services or what the target market is willing to pay; in many cases this strategy results in setting fees at the midpoint or higher)



3. Competitor-based (prices are established to match, beat or exceed other providers; in many cases this strategy results in setting fees at the midpoint or lower)
4. Cost recovery pricing (prices are designed to reach cost recovery goals, within the range allowable by market and other conditions)

In addition, all of the strategies above could include a second strategy called “differential pricing,” where different fees are charged for the same service when there is no real difference in the cost of providing the service. (Differential pricing is explained in a subsequent section of this report.)

## MICEC and Recreation Pricing Strategy

The City’s strategy reflects market-based, competitor-based, cost recovery and differential pricing.

The goal of the pricing strategy is to set reasonable fees that are responsive to demand, market realities and minimum cost recovery goals, such that the overall operation is financially sustainable and Mercer Island residents of all income levels can participate.

The method for determining pricing includes conducting market and competitor research, employing established cost recovery targets, and applying policies and procedures related to differential pricing.

## Fee study

The City conducted a fee study to review the market and competition prices for benchmarked programs and services. The study helped the City understand what other providers are charging for similar services and how they are structuring those charges (e.g., as part of a membership fee, an ala cart fee, or a package). The City gathered information from area municipalities and private and non-profit providers for a sampling



of programs and services. Here are a few examples of the programs or services that were benchmarked:

- Meeting room rental
- Special events facility rental and related services
- Youth martial arts classes
- Fitness center use
- Drop-in activities

Collecting the fee study data was only one part of establishing the City's prices. Fees were also a product of the cost recovery targets and differential pricing.

## Fee Schedule

Fees will be set and maintained by the department director, per the municipal code. The list of fees, called a fee schedule, will be publicly posted annually as a reference for all potential users and participants.

A systematic approach to fee revisions is necessary to be thoughtful of customer tolerance for revisions, to give participants and users time to adjust, and to successfully communicate and demonstrate the value of the service or program. The fees should be evaluated every two years through a fee study and through an evaluation of the cost performance of each category and aggregated tier. Fees may be adjusted annually to keep up with the cost of delivering programs.

The City may establish differential pricing for some programs in the fee schedule or utilize a scholarship or financial assistance program that participants could utilize for those same programs or services.

## Differential Pricing and the Scholarship Program

Differential pricing involves offering variations of the price of a service or program to a particular group, which may result in more equitable and efficient service delivery. In differential pricing, different groups are charged different prices for the same service, even though there is no direct corresponding difference in the costs of providing the



service to each of these groups. Price differentials or fee waivers can be based on resident (taxpayer)/non-resident, age of participant, location of facility, time or season, quantity of use, incentives, reciprocity benefits for affiliates, or other considerations. Differential pricing can help stimulate demand, reach an underserved population, or shift demand to another time, place or date.

The City of Mercer Island has employed some differential pricing for many years by offering discounted rates for residents versus non-residents, an occasional break on prices for households registering multiple children, and through a scholarship or financial assistance program. The Reset Strategy recommends continuing these practices but examining the policy and procedures of the scholarship program for potential improvements and contemplating other potential ways differential pricing could be offered to enhance diversity, equity and inclusion. Many area municipalities offer similar scholarship programs, setting aside a budget each year for fee waivers. One critical element of these programs is how eligible recipients are defined and authorized.

Under the City's current program, Mercer Island residents who demonstrate income-based need and who are eligible for other types of governmental financial assistance (such as SNAP food benefits) can qualify for a scholarship of up to \$300 per year for an individual or up to \$500 per year for a household. Potential beneficiaries must apply for the scholarship for each program in which they wish to participate during the upcoming quarter, as Staff currently awards funds on a quarterly basis. Applications are screened by Youth and Family Services and then approved for the applicant's desired programs by Recreation's administration. In the future, the City may be able to accept applications for eligibility that continues for the entire year, and the City's financial management or recreation information system may be able to proactively apply the approved level of differential pricing or scholarship balance to each registration.

## **Alternative Sources of Funding and Support**

In general, there has been a decrease in the amount of tax support available to public parks and recreation departments across the nation. Mercer Island is no exception. As such, the need to seek alternative sources to financially support services has become

increasingly important. Alternative funding and support sources could include gifts, grants, donations, sponsorships, collaborations and volunteer contributions.

During the Immediate Action Phase (a period corresponding to the second half of 2021) of this Reset project, the City was able to pilot offering summer camps through a partnership. This was a good way to begin testing the City's ability to deliver programs through enhanced collaborations. It is quite likely that many other creative opportunities for partnerships exist, which could enable the City to meet community demand in the most efficient and effective way possible. Simply put, the City need not provide every service, nor does it need to be the direct provider for every program it offers.

Relatedly, the City could grow its capacity to utilize volunteers to deliver programs and services. This would help the City contain the costs of providing services and assist certain categories of programs or tier groups of services in meeting cost recovery targets. Volunteer programs certainly also require effective management and offer a wide range of other individual and community benefits.

## POLICY AND PROCEDURE ADJUSTMENTS

There are several program development tasks, policies and procedures that will require attention over the next few years to ensure consistency with the Reset Strategy. An initial list (shown by implementation phase) is included in Appendix E.

## RESET ROADMAP AND IMPLEMENTATION TIMELINE

Implementation of the Reset Strategy will take a few years and will require ongoing collaboration between Staff, the Parks and Recreation Commission, the City Council and the public. A Reset Roadmap is provided in Appendix F. The phases of the Reset were designed in response to the stipulations in the cost recovery and resource allocation philosophy, community input on values and priorities, and the near-term uncertainties of the pandemic.

While the Reset Team placed all the "past and potential" categories of programs and services that were listed in the cost recovery model in the phasing plan, **the City may not**



**offer every specific program nor every category of program in the future.** The Reset Strategy is not designed to simply restart everything that once was. This is a strategy designed to improve outcomes and align offerings to an overall community investment and prioritization structure. Individual program offerings will be determined as each phase is further developed. Actual program offerings will be the result of several factors, including an assessment of trends and program life cycle stage, competition and duplication in the community or area, desired program outcomes, partnership and cooperation possibilities, commitment level of potential participants, availability of resources, and consistency with the cost recovery and resource allocation philosophy. Implementation of the Reset Strategy not only involves shaping supply (i.e., what services and programs are available), but may also serve to shape demand to a degree. Residents, patrons, and customers may develop a different and better sense of what they can receive from the City's recreation and MICEC.

The Reset Strategy should be reassessed for alignment with the in-progress Parks, Recreation and Open Space (PROS) Plan or as community needs and priorities change.

# APPENDIX G: COMPREHENSIVE ARTS & CULTURE PLAN

Greta Hackett Outdoor Sculpture Gallery (Aubrey Davis Park)

## CITY OF MERCER ISLAND COMPREHENSIVE ARTS AND CULTURE PLAN



*\* Photo courtesy of Sandy Glass*



*\* Photo courtesy of Mercer Island Reporter*





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## **PREFACE**

The Mercer Island Arts Council recognizes the importance of art as an enhancing event, occasion, and activity on Mercer Island. Including a culture component in the city comprehensive plan reflects this community value. The council is committed to assimilating positive art experiences into everyday life for all community members and removing two basic barriers to advancement: (1) a lack of coordinated cooperation and (2) a lack of space. Our community has a historic tradition of public support for art, a value engendered in this cultural plan. Our objectives - aligned with those of the city council - are to embrace cultural vitality, identify and create adequate arts spaces, and collaborate with our unique and diverse community partners on Mercer Island.

## **INTRODUCTION**

The city of Mercer Island is committed to supporting and sustaining its rich and diverse cultural and arts identity. The arts play an integral role in the vitality and connectedness of a community. Indeed, the arts, culture, and heritage of a community are its heart.

Mercer Island is a town unique in its geographical character: it is a small town with distinct borders etched of lake water. Yet it is the most populated island situated in a lake in the country, comprised of a diverse population with rich cultural variety that nurtures and incubates creativity and invention from within its tight boundaries. Its identity was forged of ancient myth – of a lake that sank into the water at night and resurfaced each dawn. Not unlike a more famous mythical island that is shrouded in mist and magic. But unlike Avalon, Mercer Island's magic is real. It is home to innovators, intellects, and artists all deeply committed to shaping an enchanted quality of living for its community.

It is this drive, and a commitment to lacing the arts into a shared ethos, that led a sizeable effort in the early 1990s to build art into public life on the Island. It was a vision born then that remains: ***to assimilate positive art experiences into everyday life for all community members.***

Yet more recently, division and process have weighted cultural and artistic progress on Mercer Island. Public input reveals ***two basic barriers to advancement: (1) a lack of coordinated cooperation and (2) a lack of space.*** The city now aspires to resurface its cultural code, to bridge the gaps serving as barriers to progress, and to recommit to the preservation and cultivation of its heritage and arts identity.

By establishing this arts and culture comprehensive plan, the city formalizes its dedication to advancing the enrichment and unification of the whole community

through the arts. By delineating Mercer Island's vision, challenges, and goals, this plan serves as a city blueprint to build upon existing arts capital and ensure arts are an essential support for Mercer Island's present and future.

## **BACKGROUND**

### **Mercer Island has a Historic Tradition of Public Support for Art.**

Mercer Island is a community deeply committed to enriching its quality of life through the arts. In 1985, the Mercer Island City Council passed ordinances establishing the Mercer Island Arts Council (MIAC) and the Municipal Art Fund. MIAC consists of 11 "working" board members who strive to nurture, promote, and support quality cultural art activities for the community. In 1985, MIAC won the National Parks and Recreation Association Dorothy Mullen Arts and Humanities award for its region. Its programs have won the award four additional times, and the national award in 1987.

In the early 1990s, Mercer Island experienced a dramatic reconfiguration of its landscape due to the widening of Interstate 90 and construction of Aubrey Davis Park (formerly "The Lid" park). In this change, the city saw opportunity. It envisioned enhancing the open space created by the corridor and complementing this unique landscape by providing positive public art experiences for a broad audience. To accomplish this, the city aimed to cover the entire two-and-a-half mile strip of I90 running through the city with sculptures, water parks, and trees. In this process, Mercer Island became the first community in the state to adopt a comprehensive plan that included the incorporation of artwork into parkland, natural open spaces, trails, and public life.<sup>1</sup>

Building on this innovative foundation and a vision to bring art to all, Mercer Island has continued to support arts and culture through its own programming and in associations with local arts organizations.

### **A small snapshot of recent arts activity includes the following:**

In 2009, the City approved a one-time emergency grant (funds moved from the 1% for Art in Public Places Fund for this purpose) to support Youth Theater Northwest.<sup>2</sup> In 2013, the city commissioned and installed a replacement play sculpture titled *Kenton's Dragon* in Deane's Children Park.<sup>3</sup> The city has partnered for twenty-five consecutive years with Wooden O/Seattle Shakespeare Company to present annual

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<sup>1</sup> Mercer Island 1994 Comprehensive Plan.

<sup>2</sup> Mercer Island City Council Meeting Minutes, June 15, 2009, <http://www.mercergov.org/Agendas.asp?AMID=1647>.

<sup>3</sup> See Mercer Island Arts Council Archive of Minutes, <http://www.mercergov.org/Agendas.asp?SectionID=-1&CCBID=2>.

Shakespeare in the Park performances at Luther Burbank Park. Each year, the productions draw more than five thousand local attendees.<sup>4</sup> Either by acquisition or donation, the city has added at least eight works to its public art collection in the past five years, including two murals at Luther Burbank park and a sculpture installation at Fire Station 92 on the south end commemorating 9/11.<sup>5</sup> The city maintains its indoor and outdoor galleries, which produce thousands of dollars of revenue for the city yearly.<sup>6</sup> The city supports local and regional musicians through its Mostly Music in the Park program, which produces live music performances for thousands of attendees yearly.<sup>7</sup>

### **Mercer Island Supports a Diverse Series of Arts Programming.**

The city provides art experiences that complement and celebrate its unique history, culture, and landscape. Mercer Island encourages positive art engagement for the broadest possible audience by offering regular music concerts, film series, outdoor Shakespeare performances, and community dances. It houses a rotating indoor art gallery, maintains an outdoor sculpture gallery, and sustains a large public art collection comprised of indoor and outdoor pieces, including paintings, sculpture, murals, and a town center streetscape project that embeds symbolic historical artwork into city infrastructure.

### **Highlights:**

**Mostly Music in the Park:** Mercer Island Arts Council's annual summer concert series. Concerts feature various bands and artists from around the region, performing a wide variety of music.



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<sup>4</sup> Ibid.

<sup>5</sup> Ibid, (In 2016, artists Sandy Glass and Jose Orantes completed a mosaic mural located in the Luther Burbank park playground incorporating student artwork. Fire Station 92 artwork "Gateway of Service" installed in 2015.).

<sup>6</sup> See Mercer Island Arts Council Archive of Minutes, <http://www.mercergov.org/Agendas.asp?SectionID=-1&CCBID=2>.

<sup>7</sup> Ibid.

**Mercer Island Gallery:** Artwork by regional artists on display and for sale at this public gallery. Exhibits are updated approximately every two months.



**The Greta Hackett Outdoor Sculpture Gallery:** Located along the I-90 Corridor on Sunset Highway between 77th Ave SE and 80th Ave SE, the gallery displays sculptures for at least one year, on a rotating basis. The gallery was the first of its kind in the state. In 1997, in recognition of the gallery, the Arts Council received the Pacific Northwest Regional Arts and Humanities Award, given by the National Recreation & Park Association.



**Public Art Collection:** In addition to public outdoor sculpture, the city has a collection of small sculpture, paintings, murals, and other two-dimensional work in various public buildings, including the library, city hall, and the Mercer Island Community & Event Center.





**Sponsoring Community Building Art Events:** A community dance event is offered once a year incorporating live music, a dance lesson, and social dance time. Rock painting activities are sponsored at events to promote the community building “MI Rocks” movement. Interactive art installations are sponsored for the annual Summer Celebration event. MIAC hosted Washington State Poet Laureate, Todd Marshall, in 2015 for readings, writing events, and workshops.



*\* Photo courtesy of Ari Levitt*





### **Mercer Island is Home to an Array of Arts Organizations and Activities.**

A sizable number of organizations support and house arts-focused programs on Mercer Island. The Island is home to hundreds of artists. It is the decades long home of an acclaimed youth theater group. It supports a world-renowned dance program for individuals with Parkinson's disease as well as several quality youth dance programs. It is home to a visual arts league as well as many art galleries. The arts play a central role in Mercer Island life and culture.

#### **Highlights:**

**Carrucio's:** Culinary arts event space.

**Children's Youth Conservatory/Island Youth Ballet:** Youth ballet instruction and performances.

**Clarke and Clarke Art + Artifacts:** Art and objects of art gallery.

**Dance for PD®:** World acclaimed Dance for Parkinson's program is offered in conjunction with Seattle Theater Group, Mercer Island Parks and Recreation, and the Mercer Island Arts Council. The program provides adapted dance classes for people with Parkinson's disease and their caregivers.

**Fine Arts Advisory Council:** Nonprofit organization dedicated to supporting K-12 fine arts education in the Mercer Island School District.

**Island Books:** Bookseller hosting author events, book clubs, and children's programs.

**Island Choral Experience:** Community-based youth choral and performing arts company.

**Mercer Island Art Uncorked:** Annual music, art, food, and wine tasting festival held in the Greta Hackett Outdoor Sculpture Gallery.

**Mercer Island Center for the Arts:** Organization founded in 2013 with the goal of building a community arts facility on Mercer Island.

**Mercer Island Historic Society:** Established in 1954, the Mercer Island Historical Society collects, preserves, researches, records, and makes available the heritage of Mercer Island.

**Mercer Island School District:** Provides diverse art instruction and opportunity for students and includes the arts in its "Vision 2020" mission.



**Mercer Island Sister City Association:** Nonprofit community organization that promotes educational, cultural, and other exchanges between the citizens of Thonon-les-Bains, France, and Mercer Island.

**Mercer Island Visual Arts League:** Founded in 1961, MIVAL supports the visual arts of its members and the community. Members show their work throughout the year in local businesses and at MIVAL Gallery in the Town Center.

**Musical Mind Studio:** Youth musical education featuring conventional and adaptive training techniques.

**Nancy Stewart:** In conjunction with her pilot project, Sing with Our Kids, Nancy provides music resources and events in the community.

**Russian Chamber Music Foundation:** Organization providing Russian music performances, programs, and education.

**Stroum Jewish Community Center:** Community center hosting a wide array of arts events, including a film festival, films, music, speaker events, comedy, theater, and culinary arts events.

**SZ Gallery:** Art gallery offering monthly art walks and events.

**Youth Theatre Northwest:** Educational arts organization founded in 1984, providing drama education, performing opportunities, and live theater experiences for children and young adults.

## **CULTURAL VITALITY AND THE ISLAND'S ARTS GAPS**

Despite Mercer Island's rich tapestry of art and cultural offerings, there are gaps to be bridged. ***Mercer Island needs community art and heritage space and coordinated cooperation directing its art and culture activities.***

Numerous comments expressing the need for art space and cooperation amongst arts groups were collected at the Mercer Island Arts Council public engagement meeting on March 14, 2018.<sup>8</sup> It is not the first time the public has conveyed these challenges – they are long-standing issues that have been voiced in a variety of forums and engagement processes.

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<sup>8</sup> Mercer Island Arts Council Meeting, March 14, 2018, *Public Comment to the Draft Comprehensive Art Plan*, <http://www.mercergov.org/files/PublicEngagementDraftResponses.pdf>.

**Mercer Island Embraces Cultural Vitality.**

A sparkling feature of input received through these public engagement processes is the confirmation that Mercer Islanders embrace the integration of arts and culture into the concept of quality of life. A belief that arts are integral to the sustenance of a good community is prevalent.<sup>9</sup> Indeed, cultural vitality is “the evidence of creating, disseminating, validating, and supporting arts and culture as a dimension of everyday life in communities.”<sup>10</sup> It is comprised of three chief domains: presence of opportunity for participation, cultural participation, and support.<sup>11</sup> Island community input demonstrates the need for further growth in the first domain: opportunity for participation, which flows from space availability and cooperation. Addressing these two unique Island needs will provide better opportunity for the fusion of art into the daily life of Islanders.

**The Island Lacks Adequate Arts Space.**

Island children’s theater group, Youth Theatre Northwest (YTN), lost its permanent home when the school district reclaimed its district-owned theater for construction of a new elementary school in 2011. Between 2011 and 2013, the city began addressing the impending need for a new home for YTN. This process revealed a larger community need for art space.<sup>12</sup> Demand for art activity space has only compounded since this time.

In 2014, a “for-profit business” displaced the community center art room.<sup>13</sup> Schedules at the two available performing art venues on the island, Mercer Island High School Performing Arts Center and the Stroum Jewish Community Center auditorium, are consistently full. Rents and fees for these spaces are rising. Churches on the island have historically provided space for art activities; however, changes in tax implications for these arrangements are leading to constraints on availability. The Historical Society has run out of space for storage of important historical documentation.

A multidisciplinary-oriented, centralized arts facility will serve not only to improve availability for arts on the Island but also act as a magnet for collaborative force.

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<sup>9</sup> Ibid.

<sup>10</sup> <https://www.urban.org/sites/default/files/publication/50676/311392-Cultural-Vitality-in-Communities-Interpretation-and-Indicators.PDF>

<sup>11</sup> Ibid.

<sup>12</sup> City of Mercer Island City Council Meeting and Study Session Agenda and Packet, February 6, 2018, <https://sirepub.mercergov.org/meetings/cache/108/1xvxwb55umwiz145ykh02k55/45220504102018113531804.PDF>.

<sup>13</sup> Mercer Island Arts Council Minutes, February June 11, 2014, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2266> (describing need for art space and better collaboration).

### **Coordinated Arts Cooperation Will Benefit the Island.**

A lack of coordination among arts groups on the island is a long-standing issue and a distinct barrier to opportunity and rich cultural development. Island art groups have made regular appearances at Mercer Island Arts Council meetings expressing the insufficiency and ineffectiveness of arts collaboration resources in the community.<sup>14</sup>

Indeed, there is a long-standing perception in the community that the arts operate insularly on Mercer Island. Community art organizations have called for increased cooperation through resource development and focus on collaboration.<sup>15</sup>

Leadership at the Mercer Island Fine Arts Advisory Council has recently recognized this deficit and is working to improve island arts organizations' relationships by forming the "All for Arts" initiative.<sup>16</sup> Mercer Island is a small, robust, and tight-knit community. Communication among the arts organizations on the island should reflect this same sense of solidarity. Enhancing alliances of the local arts community will improve availability of resources and encourage healthier flow of information.

Building vision and goals into the city comprehensive plan that address the Island's arts and cultural needs operates as a first step in forging a thriving future for Mercer Island. By adopting this plan, the city welcomes the opportunity to address its gaps and to commit to enhancing the vitality and economic vibrancy of Mercer Island life.

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<sup>14</sup> Mercer Island Arts Council Minutes, February 14, 2018, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2656> (describing need for collaboration); Mercer Island Arts Council Minutes, April 13, 2016, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2472> (documenting local organization request for collaboration); Mercer Island Arts Council Minutes, September 9, 2015, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2391> (documenting need for space update); Mercer Island Arts Council Minutes, June 11, 2014, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2266> (describing need for art space and better collaboration).

<sup>15</sup> Shirley Qiu, *Mercer Island Gets in Touch with its Artsy Side*, March 13, 2016 Crosscut, <https://crosscut.com/2016/03/merc-island-gets-in-touch-with-its-artsy-side>, (The need for better cooperation is historic and could be addressed through a community arts facility. Community arts advocates believe that arts organizations have "operated in different silos" and a central facility could act as a focal point for local organizations, improving cooperation challenges on the island.).

<sup>16</sup> Mercer Island Arts Council Minutes, February 14, 2018, <http://www.mercergov.org/Agendas.asp?Display=Minutes&AMID=2656> (documenting "All for Arts" presentation on the need for collaboration.)

## **VISION AND GOALS**

**Vision:** *To assimilate positive art experiences into everyday life for all community members.*

### **Mercer Island Aims for Deliberate, Focused Support for the Arts.**

To realize its vision Mercer Island will build on its foundational support for the arts to help foster economic and cultural sustainability in the years ahead. Through creative placemaking and innovative approaches to town center planning and community development, Mercer Island looks to leverage the power of arts and culture to advance livability, sustainability, and equity. Using strategies that honor Mercer Island's unique arts traditions and integrate innovative approaches to economic and cultural stimulation, Mercer Island will centralize and celebrate the role of art in our community as it crafts a vibrant future.

Broadly defined goals uphold the vision through targeted policies to guide the city in its planning processes. Mercer Island's arts and culture comprehensive plan goals are: (1) to support the arts on Mercer Island; (2) to nurture public art on Mercer Island; and (3) to preserve Mercer Island's heritage.

These goals aim not only to foster community connection and improved quality of life but also to promote economic development. Direct and indirect economic impacts of investment in the arts are real and measurable. Using an input-output economic analysis model, Americans for the Arts' Economic Impact Study documents the cultural and economic benefits of the arts.<sup>17</sup> On a national level in 2015, the nation's nonprofit arts and culture industry generated \$166.3 billion in commerce represented by \$63.8 billion in spending by arts organizations. This activity leveraged an additional \$102.5 billion in event-related spending by audiences. This economic activity supported 4.6 million jobs and generated \$27.5 billion in government revenue. The impact of this market is significant. Promoting increased arts investment and activity at a local level in the Mercer Island community would likewise drive substantial economic stimulus and revenue.

### **Arts Add Vitality to the Economy.**

The city's commitment to prioritizing the arts in its forecasting and visioning occurs simultaneous to a greater Washington state concept to build a network of arts driven communities that intentionally foster economic growth through the arts and creative industries.

In May 2017, governor Inslee signed into law HB 1183 which, "[a]uthoriz[es] specified local governments, including municipalities . . . to designate a portion of

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<sup>17</sup> American for the Arts, *Arts & Economic Prosperity 5: Summary Report*, 2015, [https://www.americansforthearts.org/sites/default/files/aep5/PDF\\_Files/ARTS\\_AEPsummary\\_loRes.pdf](https://www.americansforthearts.org/sites/default/files/aep5/PDF_Files/ARTS_AEPsummary_loRes.pdf)

their territory as a creative district subject to certification by the Washington state arts commission.”<sup>18</sup> As a result of this legislation, the state arts commission, ArtsWA, launched an implementation program to develop certified creative districts in the state. Certified creative districts are community defined geographic areas that are devoted to developing and promoting arts, culture, and creativity for the purpose of building and supporting a robust creative economy.

Indeed, the impact arts and culture have on economic vitality are well-documented. In the United States, the arts and artists are drivers of innovation, help shape and direct economic achievement, and give the United States relevance in the global economy. Nationally, the arts have a remarkable presence. More than 670,000 or 4.01% of all businesses are involved in the creation or distribution of the arts, and they employ 3.48 million people (2.04% of all U.S. employees).<sup>19</sup> The vitality of Washington State’s creative economy reflects national statistics. In 2014, creative industries in Washington State represented \$19.2 billion in total industry earnings and employed more than 147,000 people.<sup>20</sup> Mercer Island’s Creative Vitality Index surpasses the state value of .97. With a Creative Vitality Index value of 1.31 and a population of more than 23,000 people in 2016, more than 1,100 were employed in creative jobs.<sup>21</sup> Supporting the arts is not just good press or simply for the kids; it’s business best practice.

Through implementation of this arts and culture plan and leveraging its existing and potential arts and culture assets, the city seeks to expand opportunities to unite the community and address financial challenges.

### **Approach.**

#### **Goal 1:** Support the arts on Mercer Island.

- Policy: Support implementation of and encourage community involvement in accessible, high quality performing, visual and literary arts programs, projects, and events.
- Policy: Provide educational art opportunities through Parks & Recreation curriculum.

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<sup>18</sup> HB 1183 – 2017-18,  
<http://apps2.leg.wa.gov/bills/summary?Year=2017&BillNumber=1183&Year=2017&BillNumber=1183>.

<sup>19</sup> Americans for the Arts, *The Creative Industries in the United States*, 2017,  
[https://www.americansforthearts.org/sites/default/files/pdf/2017/by\\_program/reports\\_and\\_data/creative/2017\\_UnitedStates\\_NationalOnePager\\_Color.pdf](https://www.americansforthearts.org/sites/default/files/pdf/2017/by_program/reports_and_data/creative/2017_UnitedStates_NationalOnePager_Color.pdf).

<sup>20</sup> Creative Vitality Suite, *Snapshot of the Arts in Washington State*, 2014,  
[https://www.arts.wa.gov/media/dynamic/docs/Washington\\_Page\\_1.jpg](https://www.arts.wa.gov/media/dynamic/docs/Washington_Page_1.jpg).

<sup>21</sup> Creative Vitality Suite, *Snapshot of the Arts in 98040*, 2016, [See Attachment A].



- Policy: Maintain a citizen Arts Council, which is advisory to the City Council and that spearheads arts programming and partnerships.
- Policy: Promote cooperation and local partnerships between the City of Mercer Island and artists, arts providers, nonprofit organizations, urban designers, architects, developers, and others to help improve the quality of the built environment.
- Policy: Coordinate and collaborate with the local school district to broaden accessibility and awareness of local art opportunities and to further art education.
- Policy: Coordinate and collaborate with local, regional, and national arts organizations, and through public and private partners to integrate art into the community via permanent installations and special events.
- Policy: Assess community art needs through community engagement and public involvement.
- Policy: Implement a creative district and accountability strategy to complement and enhance overall city economic development strategy and to foster a thriving creative economy.
- Policy: Support:
  - Efforts to secure space for art and cultural activities;
  - The establishment of a community maker space;
  - Opportunities for housing and/or live/work space for artists; and,
  - A multidiscipline-oriented community arts facility.
- Policy: Maintain a parity of public space for art and cultural activities when existing public art and cultural activity space is modified or eliminated.

**Goal 2:** Nurture public art on Mercer Island.

- Policy: Encourage diversity in public art.
- Policy: Maintain current and encourage new spaces for public art placement.
- Policy: Maintain and preserve the current collection and encourage the acquisition of additional public art.
- Policy: Incorporate public art in town center development design and site features.

- Policy: Maintain requirement that at least 1% of qualifying capital improvement projects' costs are set aside for public art acquisition, repair, and maintenance.
- Policy: Make an effort to incorporate public art into and surrounding transportation projects.
- Policy: Welcome and support community involvement in public art processes.

**Goal 3:** Preserve Mercer Island's Heritage.

- Policy: Promote awareness and appreciation of Mercer Island's history and historic resources.
- Policy: Support efforts to secure space for the preservation of Mercer Island's historical and cultural heritage and related archival materials.
- Policy: Promote public engagement with culture and heritage organizations.
- Policy: Support the curation of historical exhibits in the community.

## **ACTION AND ACHIEVEMENT**

Adoption of this arts and culture comprehensive plan is the first step in supporting and directing action to sustain and implement the policies to achieve Mercer Island's stated vision and goals. The city and public are eager to move forward together, as a unified body, to further enrich and enhance the community via arts and culture investment.

Art brings people together; it builds community. Mercer Island is a community accessed only via bridges. It is fortunate to have bridges linking to world-class art opportunities and facilities. However, bridges are needed not only to access art across a lake; bridges must be built within Mercer Island's community, to facilitate cooperation, solidify vision, and embolden a future flourishing with art opportunities of its own right.





The Bridge Builder

An old man going a lone highway,  
Came at the evening, cold and gray,  
To a chasm, vast, and deep and wide,  
Through which was flowing a sullen tide.

The old man crossed in the twilight dim;  
The sullen stream had no fear for him;  
But he turned, when safe on the other side,  
And built a bridge to span the tide.

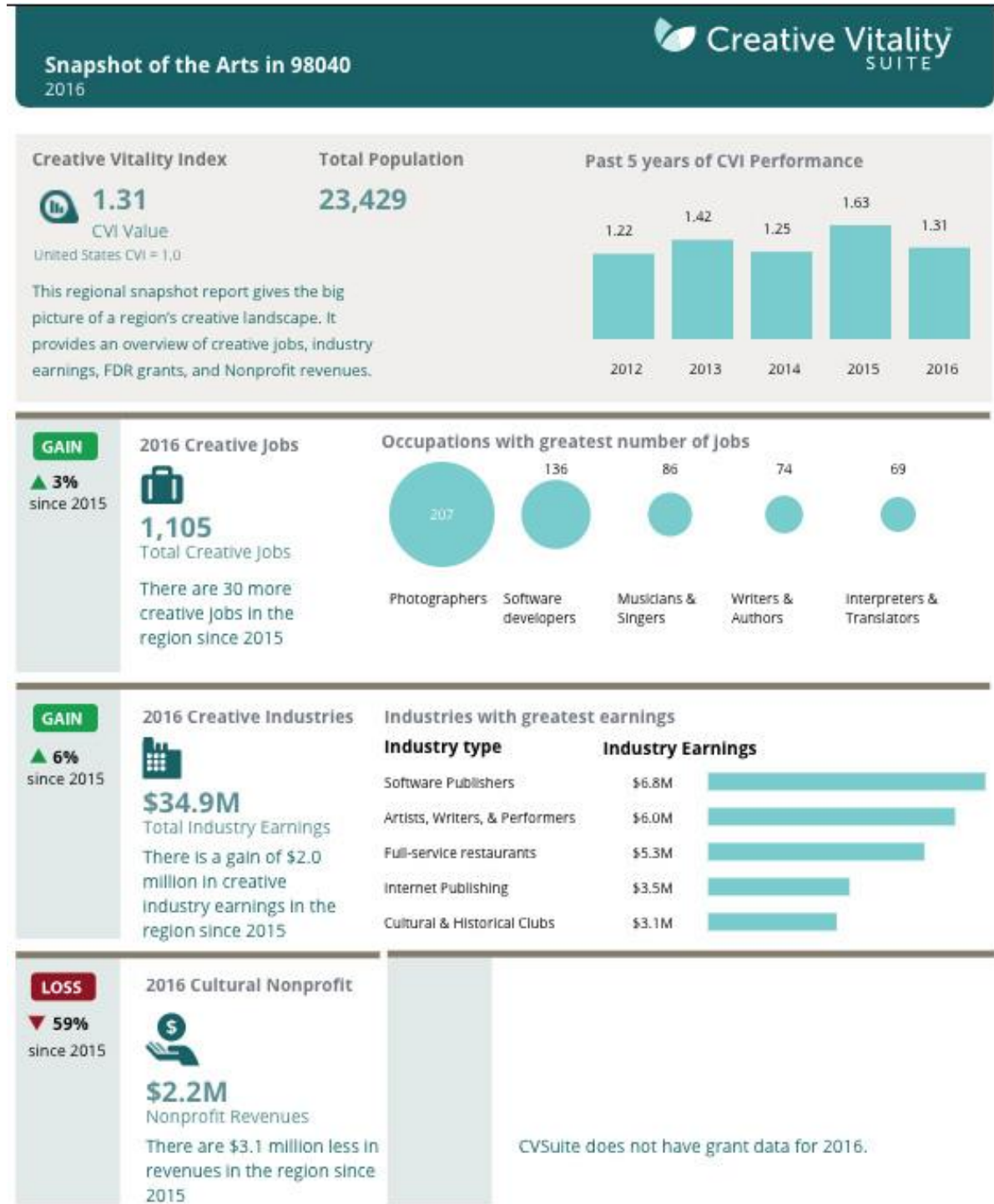
"Old man," said a fellow pilgrim, near,  
"You are wasting strength with building here;  
Your journey will end with the ending day;  
You never again will pass this way;  
You've crossed the chasm, deep and wide-  
Why build you this bridge at the evening tide?"

The builder lifted his old gray head:  
"Good friend, in the path I have come," he said,  
"There followeth after me today,  
A youth, whose feet must pass this way.

This chasm, that has been naught to me,  
To that fair-haired youth may a pitfall be.  
He, too, must cross in the twilight dim;  
Good friend, I am building this bridge for him."

- Will Allen Dromgoole

## ATTACHMENT A





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# APPENDIX H: SUMMARY OF PAST PLANS







## Citywide Plan Summaries

### City Comprehensive Plan 2015-2035

The adopted City Comprehensive Plan identifies several community values related to the provision of a parks and recreation system on Mercer Island:

- “Livability is Paramount,” which translates into the feeling that Mercer Island is “the nicest of places for everyone to live.”
- “Cherish the Environment” recognizes that residents are “stewards” of the island environment, and environmentally sensitive lands will be prioritized.
- Maintain Environmental Value through implementing policies aimed at preserving and enhancing the Island’s physical characteristics.

The preservation of open space (trees and green spaces) continues to be a primary means to attain the community’s quality-of-life vision and is reinforced through stated goals in the Comprehensive Plan. Land Use policies (under Goal 19) and Parks and Open Space policies (under Goal 20) outline steps to continue Mercer Island’s unique quality of life through open space preservation, park and trail development, and well-designed public facilities. The Comprehensive Plan recognizes that a more specific policy direction for parks and open space shall be identified in the Parks, Recreation and Open Space (PROS) Plan and the Pedestrian and Bicycle Facility Plan.

Parks and Open Space-related comprehensive plan amendments:

- 2017: 19.13 Pursue a trail lease agreement from the Washington State Department of Transportation to allow for the development of an I-90 Connector Trail to establish a pedestrian connection between Luther Burbank and Town Center.
- 2018: 20.13 Support the conservation of private property on Mercer Island through the use of conservation tools and programs including, but not limited to, the King County Public Benefit Rating System and Transfer of Development Rights programs.

The next update to the City Comprehensive Plan will be adopted by 2024, and the revised PROS Plan will likely be incorporated as an appendix.

### Parks and Recreation Plan 2014-2019

The six-year Parks and Recreation Plan (now known as the Parks, Recreation and Open Space or PROS Plan) was adopted in 2014 and outlined a blueprint for maintaining and enhancing the quality of life on Mercer Island. At the time of adoption, the Parks and Recreation Department was responsible for operating and maintaining over 460 acres of parks and open space, 30 miles of trails, over 150 annual recreation programs and events, and a 42,000 square foot community center. The Plan identified a six-year list of proposed capital projects through a comprehensive conditions and assessment process combined with the recommendations from adopted master plans for Mercerdale Park, Pioneer Park, Homestead Field, and Luther Burbank Park, as well as the Open Space Vegetation Plan and Pioneer Park Forest Management Plan.

The Parks and Recreation Plan focused on maintaining current levels of service, upgrading and maintaining parks and facilities, developing new recreational opportunities, implementing master plans and vegetation management plans, balancing usage priorities at the community center, and developing new trail connections. The proposed capital project list included over \$20 million of improvements, repairs, and renovations to the Mercer Island parks and open space system.

### Open Space Vegetation Plan

The Open Space Vegetation Plan was adopted in 2004 and updated in 2015. This plan series has guided the management of 300+ acres of public open space. It established levels of service and prioritized certain landscape types that have high value or unique functions. The 2015 update added a goal to foster climate-resilient plant communities that can recover from disturbances and adapt to climate change. It also changed the levels of service from the 2004 plan to define objectives that better meet these revised goals.

## Pedestrian and Bicycle Facilities Plan

The 2010 Pedestrian and Bicycle Facilities (PBF) Plan updated key policies and prioritized future improvements for alternative transportation opportunities in the City. The PBF Plan sought to expand the flexibility of the non-motorized system and introduced new design concepts to continue to increase the mobility needs of persons of varying ages and abilities. The PBF Plan acknowledged the increase in public support for non-motorized facilities and the strong relationship between community health and higher levels of walkability. The PBF Plan emphasized key corridor projects that would provide greater connectivity and safety improvements for routes to and from elementary schools. The concept of routine accommodation was recognized for ensuring that pedestrian and bicycle needs should be factored into all transportation projects, both new construction and reconstruction. The PBF Plan lists project priorities for inclusion in the six-year transportation improvement program (TIP) and a 20-year project list to achieve connectivity, safety, and mobility goals.

## Comprehensive Arts and Culture Plan

The Comprehensive Arts and Culture Plan for Mercer Island, adopted in 2018 and incorporated into the Citywide Comprehensive Plan, acknowledged the importance of arts, culture, and heritage in enhancing the quality of life on Mercer Island. The Arts and Culture Plan describes the history of arts and culture on Mercer Island and the commitment to supporting arts, culture, and heritage in the community.

Public input during plan development revealed two fundamental barriers to the advancement of arts and culture progress in the community: (1) a lack of coordinated cooperation among community arts, culture, and heritage groups, and (2) a lack of space for creating and participating in arts, culture, and heritage opportunities. The Plan's vision for Mercer Island is "to assimilate positive art experiences into everyday life for all community members." The Plan's goals are to support the arts on Mercer Island; to nurture public art on Mercer Island, and to preserve Mercer Island's heritage. The Arts and Culture Plan proposed a framework for future progress with specific emphasis on more effective collaboration across organizations, programs, and activities, and the creation of a shared physical arts space.

## Shoreline Master Plan Policies

The City's adopted Shoreline Master Plan addresses public access to increase and enhance access to waterfront recreational opportunities along the Mercer Island Shoreline, and, where appropriate, street-end facilities. The planning work acknowledges that universal/ADA access needs to be considered when developing public access to shoreline areas. As required by the State program, the resources and amenities of Lake Washington are to be protected and preserved for use and enjoyment by present and future generations.

## Mercer Island Community and Event Center & Recreation Programs and Services Strategy

In the fall of 2020, amidst the global COVID-19 pandemic, a consultant-led staff team began developing a "reset" plan to deliver recreation programs and re-open the Mercer Island Community & Event Center (MICEC). While the impacts of the pandemic were the primary cause of this action, the City had been working to strengthen the fiscal sustainability of the Recreation Division for several years.

Along with the Parks & Recreation Commission, the project team analyzed past programs and services, revenues and costs, community needs, and identified opportunities and challenges. The work developed program assessment tools, focused services to best support the community, and established a cost recovery and resource allocation philosophy and a pricing strategy, among other project outcomes. The result of the project was the Mercer Island Community and Event Center & Recreation Programs and Services Strategy, adopted by the City Council in July of 2021. This strategy will help guide future recreation services and the use of the MICEC and the parks system.

## Master Plan Summaries

### Audrey Davis Park Master Plan

Adopted in December 2019, the Audrey Davis Park (ADP) Master Plan established the vision and recommendations for the 2.8 -mile park along I-90, including the Park on the Lid, the Mountains to Sound Trail, the Boat Launch, and the Greta Hackett Outdoor Sculpture Gallery. The master plan is organized into four main categories: vegetation management, trails improvements, park improvements, and arts, culture & placemaking. The master plan is also intended as a platform to renegotiate the maintenance agreement with WSDOT, the primary owner of the park.



City of Mercer Island park staff maintain Aubrey Davis Park based on agreements with WSDOT from 1987 and 1989. The final master plan proposed vegetation management strategies to improve the landscape and open space, including soil amendments, infill plantings, and lawn modification to reduce maintenance and water use. Trail recommendations include improved safety through clear sightlines, re-established shoulders, potential targeted trail realignment near the Lid A restrooms, integrated wayfinding, and new ADA access.

The ADP Master Plan recommendations proposed improved ADA accessibility where facilities would be upgraded. New facility projects include a restroom near West Mercer Way, an off-leash dog area and enhanced shoreline access at the boat launch.

The ADP Master Plan arts, culture, and placemaking recommendations propose creating and strengthening community connections through arts and culture with direct ties to the City's public art process. The implementation of the ADP Master Plan recommendations prioritized the projects using criteria that mirror the City's Capital Improvements Program, with public safety as the highest priority.

### Homestead Field (Park) Master Plan

Potential future developments of Homestead Field were explored in a public process from 2001 to 2003 that provided a consensus on desired future park improvements. Improvements included hooded backstops, baseball viewing area pavement, pathway improvements, picnic tables, drinking fountain, batting cage, and an ADA ramp from parking to play areas.

### Luther Burbank Park Master Plan

In 2006, the Luther Burbank Park Master Plan identified a long-term vision for operations and future improvements to the park. The goals of the master plan were to retain and enhance the park's value, identity, uses, and facility needs. The Luther Burbank Park Master Plan identified proposed improvements following guiding principles to embrace natural systems, maintain park character, manage vegetation, improve park infrastructure, and improve the park arrival experience. The Master Plan divided the park into zones, related to uses, location, and character to better describe the variety and uniqueness of targeted improvements.

### Luther Burbank Boiler Building Study

The 2017 Boiler Building Study evaluated the existing structures for safety and identified options for public use through renovations and estimated project construction costs. The Study also reviewed options for expanding building uses in supporting summer boating programs. The Boiler Building currently supports paddle camps as a restroom and storage facility. The 2006 Luther Burbank Park Master Plan envisioned this building to be occupied, offering classes and rentals in addition to summer camps. It would provide the operational facilities to support these programs.

The 2017 Study recommended two phases of improvements to the site. Phase I includes general repairs to address aging infrastructure needs and seismic reinforcement. Bathrooms would be remodeled for accessibility, and new roofing would be installed for both structures. Phase II includes accessibility improvements to the site from the main campus area of the Park, a remodeled concession area, and additional classroom and office spaces to support expanded programming.

### Mercerdale Park Master Plan

Adopted in 1998, the Mercerdale Park Master Plan called for a public plaza, play spaces for children, walking pathways, natural area trails, and future use for elderly housing, a senior/community center, a Thrift Shop, and a Recycling Center. Much of the proposed park development was completed.

Mercerdale Park includes a sewer line running north to south through the middle of the park. Some of the amenities at Mercerdale Park are aging and are due for renovation or replacement, which includes the Skate Park and the Recycling Center/Restroom building. An updated Master Plan may be warranted to address these needs.

### Pioneer Park Master Plan

The Pioneer Park Master Plan, prepared in 2001, addressed the overall vision for this vital asset and identified key issues related to open space management. Themes included natural resource management, acceptable levels of public use, trail system design and layout, and the character of the open space.

The Plan was built on previous studies relating to invasive plant species, forest health conditions, soils, and slopes. The City's Parks and Recreation Department and the Mercer Island Open Space Conservancy Trust collaborated on the master planning process to



guide the management and proposed improvements to Pioneer Park as an open space public land. The preparation of the property's forest/vegetation management planning was recognized as equally important to the master plan and was conducted concurrently. The Master Plan recommendations included trail hierarchy improvements, viewpoints, street crossings, interpretive signage, boundary marking and landscape enhancements.

## Other Planning and Policy Studies

### Parks Impact Fees Ordinance 15C-22 (2015)

The City of Mercer Island adopted Ordinance 15C-22 establishing park impact fees for new development consistent with the City's Comprehensive Plan and the Parks Capital Facilities Plan. The impact fees created a mechanism to ensure that new development paid its share of new capital costs. This program ensures that there are adequate park facilities at the time that new development occurs.

### Pioneer Park Forest Management Plan (2003, 2009) and Pioneer Park Forest Health Survey (2008)

#### 2003 & 2009 - Pioneer Park Forest Management Plan

For over a year in late 2002 and into 2003, the Open Space Conservancy Trust developed a forest management plan that provided direction for management and intervention within Pioneer Park to maintain the native forest ecosystem, protect public safety, and enhance positive uses of the park over the long-term. The Forest Management Plan focused on the 118-acre Pioneer Park and its three 39-acre blocks of second-growth western-hemlock forest and one of the largest relatively unfragmented forest habitats remaining on the Island. Laminated root rot was killing Douglas fir trees while age claimed many alders and maples in the park.

As these trees were dying, they left "gaps" in the tree canopy of the park. Invasive, non-native plants, notably ivy, holly, and blackberry, were widespread in the park and taking over wherever trees were dying. They were preventing the regrowth or "regeneration" of canopy trees. As a result, the Plan was developed to guide future vegetation and forest work priorities and was subsequently adopted by the City Council on December 15, 2003.

### 2008 - Pioneer Park Forest Health Survey and Forest Health Work Plan

Following the December 2006 Hanukkah Eve storm, the Mercer Island City Council considered whether enough was being done to restore the tree canopy in Pioneer Park. The City Council commissioned a Forest Health Survey to quantify prescribed forest health factors. The study discovered several conditions that the existing Forest Management Plan was not adequately addressing. The work plan changed the focus of the restoration work in Pioneer Park from a site-based approach to a systemic approach. For example, the Forest Health Survey found that canopy regeneration, invasive trees and ivy were of particular concern. A Forest Health Work Plan proposed new projects designed to address these critical issues park-wide while holding the line where site-based comprehensive restoration was already underway. Together, the Forest Health Survey and the Forest Health Work Plan were appended to the Pioneer Park Forest Management Plan by the Open Space Conservancy Trust in 2009.

### Trail Structure & Maintenance Inventory Report

This staff-prepared assessment, completed in 2018, provides a comprehensive evaluation of current and future trail upkeep and safety needs to ensure the best management practices for the City's extensive trail network. It included a complete inventory of trail assets in public parklands. Regular maintenance has kept most of the trail system in good condition. The more complex infrastructure of the trail network, primarily stairs and retaining walls, was in various stages of disrepair or advanced rot. The Report prioritizes addressing these structural conditions and recommends the timing for repair or replacement. In specific situations, certain sets of stairs were identified for possible decommissioning.

### Tree Canopy Assessment

Mercer Island's urban forest is a valuable asset that provides residents and visitors with many ecological, environmental, and community benefits. This assessment analyzed the City's urban tree canopy (UTC), possible planting area (PPA), and change in UTC over 10 years (aerial imagery from 2007-2017). The results provide baseline data to develop strategies to protect and expand Mercer Island's trees and natural areas during planning and development. The maps and projects report help to concentrate efforts in areas where needs are greatest, tree planting space is available, and benefits can be realized.



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# APPENDIX I: HISTORICAL BACKGROUND





## Historical Background

Mercer Island began settlement in 1876 and early speculation led to claiming of all land by 1890. In 1924, a bridge was built over the East Channel, connecting Mercer Island with the eastern mainland. Until 1940, when the first floating bridge to the west was built, this was the only vehicle access to the Island. As the population grew in the 1950s, Islanders looked for local government to provide for the type of lifestyle they desired. In 1960, the Town of Mercer Island and the City of Mercer Island were created. As growth slowed in the early 1970s, the Town and City were merged.

In the 1970s, residents were growing concerned about their environment, resulting in the passage of the Steep Slope, Land Clearing, and Watercourse Ordinances providing firm policy on the preservation of open spaces. During this time, residents also passed several bond issues to purchase park and open space land or improve existing holdings.

The provision of adequate park and recreational facilities, and the conservation of natural areas are important to Mercer Island residents. The following inventory of selected studies, plans, events, and bond issues demonstrates the extent of the community's efforts to preserve open space and fulfill recreational and community facility needs.

### 1961 - Park and Community Activities Board

The Park and Community Activities Board were created in 1961 to oversee park uses, development, and recreation programming. Lands were being considered for park use and resources for recreational programming. King County and the City of Seattle were the primary providers of recreation activities until the Board hired a part-time Recreation Director in 1961. The new Director was employed on a part-time basis, also working as the School District Athletic Director. A full-time director was hired for the first time in 1965. The Parks and Recreation Department moved into the Luther Burbank Park Administration Building, then called the Luther Burbank Community Center in 1971, and the Mercer View Elementary School was first leased to the City as a Community Center in 1980.

### 1962 - Dragon Park

The Mercer Island Preschool Association (MIPA) actively fundraised to help develop a children's park as part of Island Crest Park, originally owned and operated by King County. MIPA solicited support from service organizations to help purchase equipment and develop what became known as Dragon Park, due to a 50' long plaster and metal dragon feature. After taking a lead stewardship role in the maintenance and care of the area, MIPA handed over park responsibilities to the City of Mercer Island in August of 1965. The park was later named Deane's Children's Park in honor of Lola and Phil Deane, who were active in developing the park and other youth and civic activities. The City and MIPA have partnered in subsequent improvements over the years, including a significant renovation in 2005.

### 1963 - A Preliminary Park and Recreational Plan

The Preliminary Park and Recreational Plan was the City of Mercer Island's first attempt to comprehensively plan for the Island's recreational needs. The plan introduced an open space classification for unbuildable areas and recommended such sites for acquisition by the City. The plan also proposed a trail system through designated open space along East Mercer Way, across the University of Washington properties (Pioneer Park), and up to Island Crest Park.

### 1963 - Circulation and Recreation Planning

#### John Graham and Company

The John Graham Study was the first significant report dealing with the recreational needs of the Island. The report noted that the Mercer Island lacked public recreational facilities primarily because most residents could provide for their own recreational needs. It was found that Mercer Island residents would be willing to spend money to acquire "just plain old open space" in order to preserve the natural features of the Island.

### 1964 - Park Bond Issue

In 1964, Islanders approved an \$890,000 bond issue for acquisition and minor development of the University of Washington & Catholic Archdiocese properties (Pioneer Park).

## 1966 - Park and Open Space Plan

The Planning Commission, Park Board, and City of Mercer Island staff drafted the Park and Open Space Plan. It was the first parks plan to be officially adopted. The plan emphasized parkland acquisition to serve projected population levels. Recreational standards were adopted as goals that could be modified in the future, if necessary, to meet the particular characteristics of the Island. An open space system was introduced, which combined individual parks into one system, provided safe access, and utilized ravines and other unbuildable areas for paths and trails.

## 1968 - Parks Master Plan

The Parks Master Plan, prepared by the Parks and Recreation Department and adopted by the City Council in 1968, was a further step by the City toward developing a workable parks and recreation plan. It provided guidelines for parkland acquisition and development of existing park sites, along with a six-year capital improvement program. The Master Plan continued the City's efforts to develop the concepts in the 1966 Park and Open Space Plan.

## 1969 - Mercer Island Planning Phase I Population Land Use Economics

The Phase I Planning Study prepared by Harstad Associates, Inc. clarified, for the first time, the amount of developed and undeveloped land on the Island. In 1968, out of a total of 4,127 acres of land on the Island, 3,062 acres were developed, and 1,065 acres were undeveloped. It was found that most of the undeveloped land was in areas of 25 percent slope or more (the areas previously considered unbuildable).

## 1969 - Golf Course Advisory Ballot

In 1969, an advisory ballot to build a golf course on the eastern 80 acres of Pioneer Park was presented to and defeated by the voters. This was the first in a series of attempts to build a golf course on Mercer Island.

## 1970 - A Proposal for Planned Saturation for Mercer Island

A proposal prepared by Moss-Ralston introduced the much-debated concept of limiting the Island's population growth by utilizing "trading dollars" to purchase open space land. Open space land would be purchased with the money taxpayers would save by not extending the services required to support a saturation population. The report recommended that the City acquire and establish use restrictions on approximately 670 acres of undeveloped land to obtain paths, greenbelts, and open space land.

A follow-up analysis of the Moss-Ralston proposal proved that the cost of purchasing the 670 undeveloped acres was beyond the City's budget and introduced other methods short of outright purchase to acquire some or all of the undeveloped land for public use. The study also inventoried undeveloped land areas, and derived cost per acre figures for each of the Island's major geographic areas. An analysis of the cost per acre figures revealed that it would be more cost-effective for the Island to buy steeply sloping, unplatted areas rather than platted sites.

A second follow-up study of the Moss-Ralston proposal by a "Greenbelt Steering Committee" concluded that although the dollars saved by not extending services offset the cost of land acquisition, there were other equally important intangibles that would be provided by the acquisition of open space. It was recognized that the preservation of open space to protect the Island's natural drainage areas and hillsides was a justifiable end in itself. The Greenbelt Steering Committee recommended a priority land acquisition schedule based on the probability of land being lost to development. A \$5,000,000 bond issue (see below) was recommended to purchase approximately 400 acres.

## 1971 & 1972 - Bond Issues

In 1971, a \$2,000,000 bond issue was presented to Mercer Island voters. The bond issue was the first phase of a \$5,000,000 plan to purchase approximately 400 acres of wooded ravines and hillsides. All parcels to be purchased were two or more acres in size. The proposed levy would have increased property taxes by approximately three percent. The proposal was endorsed by the voters but did not receive the voter turnout necessary for implementation.

Following a strong positive indication of support from a sample survey, a \$2,900,000 bond issue was presented to the voters in September 1972. One part of the issue proposed \$1,200,000 for open space. Other parts proposed \$500,000 for parks, and \$300,000 for trails. The open space and parks issues failed by a significant margin. The trails issue passed with 64 percent of the vote.

## 1972 - Natural History of Pioneer Park

Citizens recognized that the 113.95-acre Pioneer Park represented a valuable natural resource to Mercer Island. To better indicate the general uses for which Pioneer Park would be suited, the Mercer Island Environmental Council prepared an inventory and analysis of the park's wildlife, vegetation, hydrology, climate, and aesthetic qualities. The City published a revised edition in January 1990.



## 1972 - Mercer Island Capital Improvements Program

The Mercer Island Capital Improvements Program, developed in 1972 by Harstad Associates, Inc., identified goals for capital improvements and nominated capital improvement and community facilities projects for completion over a year time frame.

## 1972 - Mercer Island Comprehensive Planning Study

The Mercer Island Comprehensive Planning Study, also prepared by Harstad Associates, Inc., discussed the need to incorporate environmental considerations into the land development process. The study also included an urban design program, a discussion of community facilities, an arterial plan proposal, and a draft Planned Unit Development ordinance. The document was used to adopt the Design Commission and Land Clearing Ordinances in 1972, the Watercourse Ordinance in 1974, and the Steep Slope Ordinance in 1978. The 1973 Community Facilities Plan and the 1976 Arterial Plan were additional outgrowths of the study.

## 1973 - Pioneer Park Concept Plan

The City of Mercer Island prepared a concept plan for the uses of Pioneer Park. This plan proposed various recreational improvements in the Park. The northwest section would be designed for family use and would contain pedestrian/ bicycle trails, benches, trash receptacles, a picnic area, and a perimeter equestrian trail. The southeast section would be for pedestrians, bicycles, and horses, and have pedestrian/bicycle trails and some equestrian trails. The northeast section would be used for environmental education and contain trails, interpretive markers, portable toilets, and safety improvements. This plan also called for the acquisition of property or easements to allow access to the northeast ravine from East Mercer Way. Some of these improvements have been installed; others have been funded through the 1983 Bond Issue.

## 1975 - Outdoor Education. Athletic Facility Study

In a study performed by Hogan and jointly funded by the City of Mercer Island and the Mercer Island School District, school facilities were evaluated in terms of their educational and park and recreational potential to maximize the use of available facilities for educational and recreational purposes.

## 1976 - Golf Course Feasibility Study

The Golf Course Feasibility Study, prepared by the Windscott Company, recommended that the City develop a nine -hole golf course, a driving range,

clubhouse, and indoor tennis facility on the School District's "South 40" property (now, "The Lakes" subdivision). This recommendation was supported by the City Council and included as part of a \$2.5 million 1976 Bond Issue for parks improvement.

## 1976 - Bond Issue

Voters rejected this ballot issue, which included the "South 40" improvements discussed above, along with improvement of the Middle School athletic fields, renovation of Island Crest Park, and improvements at Homestead, Groveland, and Clarke Beach parks. The bond issue was supported by a majority of the voters but failed to receive the voter turnout necessary for implementation.

## 1979 - Bond Issue

\$1.4 million was requested in 1979 to acquire 17 hillside acres adjacent to the Mercerdale property, between the business district and surrounding single-family residential area. If passed, the wooded character of the property would be preserved, and development would consist of trails and trail appurtenances. The proposal received 85 percent voter approval. Trails within the 1.3-mile-long greenbelt between SE 40th and SE 27th and between the business district and First Hill were completed in 1981.

## 1980 - Mercerview Elementary School – Community Center Lease Agreement

A lease agreement was established with the Mercer Island School District for the Mercer View Elementary School and property, which was approximately 8.4 acres. Originally built in 1960, the school was closed because of declining enrollment. The first year lease was set at \$84,000 and \$21,000 annually thereafter. In 1985, the annual payment of \$21,000 was eliminated as the City agreed to maintain 17 acres of School District athletic fields at South Mercer Playfields.

Subsequently in 2002, the property was finally purchased from the Mercer Island School District. The 4-building facility served approximately 120,000 residents and visitors each year. The 27,000 sq. ft. Center provided office space for the Parks and Recreation Department and Youth and Family Services Department, as well as rooms for recreation programs serving youths, teens, adults, families, and seniors and for rentals (i.e., Weight Watchers, ski clubs, Chamber of Commerce luncheons, business and community meetings, etc.). A small gymnasium, weight room, and a public art gallery were also included in this facility. This facility served as the City's community center until 2004 when a new facility was built.

### 1983 - Bond Issue

A \$2 million bond issue for general parks improvement received 62% voter approval in 1983. Improvement plans included installing sports fields with appropriate lighting, restrooms, parking areas, and landscaping on 17 acres of semi-developed property at Islander Middle School (now South Mercer Playfields) and Island Crest Park. Other improvements would occur at the City's street ends, Clarke Beach, Groveland Beach, Pioneer, and Homestead Field Parks.

### 1984 - Bond Issue

In 1984, a \$2.4 million bond issue was presented to the voters to acquire three surplus school district properties, including 17 acres of the "South 40" property, west of Islander Middle school, the "Secret Park" property, and the East Seattle School property. Development funds would also have been provided for the improvement of East Seattle School. The issue was supported by 52% of the voters, but failed to receive the voter turnout necessary for implementation.

### 1987 - Secret Park Purchase

In 1987, the City Council agreed to purchase Secret Park, which was being surplus by the School District. Voters approved using the unallocated funds from the 1979 Bond Issue for this transaction.

### 1988 - Bond Issue

In May 1988, Mercer Island voters passed a \$1.7 million bond issue to purchase 7 acres of vacant property between I-90 and Gallagher Hill Road, east of Shorewood. This land consisted of two parcels - 1.3 acres owned by an insurance company, zoned Commercial Office, and 5.67 acres (zoned multi-family R-2) for which permits had been submitted for the development of 122 apartment units.

### 1988 - Mercerdale Task Force Report

Following the establishment of a new City Hall on the old "Farmers" site at 9611 SE 36th St., a community task force was appointed to study the future use of Mercerdale Field. A passive use plan was adopted in June 1988, which included a plaza, water feature, paths, lawns, and benches.

### 1989 - King County Bond Issue

In November 1989, King County voters approved a county-wide bond issue for the purchase of open space. Two Mercer Island projects were included in the list of land to be purchased: 21 acres along SE 53rd Place, and 15,000 square feet adjacent to the Mercerdale Hillside open space.

The City purchased the Mercerdale site, but unfortunately the SE 53rd Place land was put on the market and sold to a private developer for \$3.5 million (significantly more than the \$1 million authorized by the bond issue). After negotiations with the developer, the City was able to secure the purchase of the land. Bridge financing was used until October 1991.

### 1990 - Hebert Studies

In late 1989 and early 1990, the City commissioned Hebert Research Inc. to perform two different surveys. The first addressed human service needs, including recreational programming, support for improvements and Community Center use. The second study was designed to survey Mercer Island attitudes toward the size of single-family housing.

### 1990 - Golf Sub-Committee Report

In March 1989, a group of residents asked the Park and Community Activities Board (PCAB) to consider using a portion of Pioneer Park for a 9-hole executive golf course. Following a series of public meetings, the PCAB voted to establish a golf sub-committee. This sub-committee met bi-weekly between November 1989 and June 1990. The majority report (subsequently accepted by the PCAB and sent to the City Council for action) recommended placing the golf course issue on the November 1990 ballot. A public hearing on the recommendation was held before the City Council in August 1990. In September 1990, the City Council rejected the committee's recommendation, effectively halting the proposal. Staff was also directed to research methods to designate Pioneer Park as a natural area.

### 1990 - Pioneer Park General Master Plan

As an update to the 1973 concept plan previously adopted by the City Council, the new plan was presented to the Park and Community Activities Board in June 1990. The Plan was not ever adopted by the City Council.

### 1991 - Ballfield User Group (BUG)

A group of community sports organizations, known as the Ballfield User Group (BUG), came together in 1991 to address growing demands on athletic facilities and reduce the number of conflicts occurring between teams, organizations, and officials. With the demand on fields growing each year, field conditions were deteriorating, and safety was a concern. Bringing together the main youth and adult athletic agencies provided the City with better communication channels and the ability to instill the priority of ongoing maintenance.

The role of the Ballfield User Group was to provide





feedback to the Parks and Recreation Department and to support Department policies and operations. Participating organizations were the Parks and Recreation Department, Parks Maintenance, School District Maintenance, the High School, the Middle School, the Boys and Girls Club, the Soccer Association, and the Jewish Community Center. The Island Baseball Club and the Lacrosse Club were added in 2000.

### 1992 - Mercer Island Open Space Conservancy Trust

City Council established the Mercer Island Open Space Conservancy Trust in response to the many needs and strong desire to maintain, protect, and preserve open space on the Island. The Trust's role is to receive and hold title to real property, or interest in real property and to ensure the development and use of the Open Space Properties are consistent and compatible with the intent and purposes of the Trust and guidelines and policies enacted by the City Council.

### 1994 to 2001 - Skate Park at Mercerdale Park

The original 50' X 70' skate facility at Mercerdale Park was constructed in 1994 as the first unsupervised skate facility in the region. Members of the Park and Community Activities Board (PCAB), local youth and their parents, staff, and representatives from the City Council worked for over a year to develop a safe area for skateboarding activities.

Due to the immense popularity of skating and the demand for public skating facilities, the Washington State Legislature adopted SSB 5254 in 1997, which amended the recreational user statute to include skateboarding. This change meant that the cities would not be held responsible for injuries sustained by skateboarders or inline skaters at skateboard parks operated by the city as long as: (1) a fee is not charged for the use of the skateboard park; and (2) conspicuous signs are posted to warn of any known dangerous, artificial, latent conditions. On December 3, 2001, the City Council authorized the expansion of the skate park to almost double in size. The expansion of the skate park was the result of meetings held with skaters and parents. The construction was completed on the addition and reopened in 2002.

### 1995 - I-90 Lid Sculpture Park

In 1995, the City of Mercer Island reached an agreement with the Washington State Department of Transportation to install outdoor sculptures on a portion of the I-90 property between 77th Ave SE and 80th Ave SE. The first year Primavera II was installed at the 80th Ave end. Since then, three other permanent pieces have been acquired by the City.

The idea for an outdoor gallery began in 1992 with a task force of over 35 volunteers. The vision for the gallery was to humanize and enhance the open space created by the I-90 corridor, complement and celebrate the unique landscape opportunity, and provide positive public art experiences for the broadest possible audience. The sculpture gallery also displays other sculptures on an annual rotation, typically hosting up to eight additional sculptures along the pedestrian walkway. This program won the Dorothy Mullens Arts and Humanities Award from the National Recreation and Parks Association in 1997.

### 1996 - Hebert Park Usage Assessment Focus Groups

The City again commissioned Hebert Research, Inc. to host two focus groups of residents with children under the age of 18 and residents without children. The focus groups considered what parks are used, what programs are used, the level of awareness of programs, participation at the Community Center, perceived needs, program strengths and weaknesses, Recreation Guide use, Senior Newsletter use, and what improvements residents felt were necessary for programs, services, or facilities.

### 1996 - Park and Community Activities Board Eliminated

During 1994-1996, the City Council systematically studied the mission and effectiveness of boards and commissions. A comprehensive review, the Glaser Report, was delivered in March of 1995. A Special Meeting of the City Council and board/commission members was held in May 1995. Subsequently, the City Council formed a sub-committee to draft a new policy on City boards and commissions. At the same time, each board was asked to describe their current statement of work and value to the community. A study session was held in October 1995, where additional public and City Council input was solicited.

In December 1995, the Council passed a motion to eliminate specific boards and restructure others. The Park and Community Activity Board was eliminated in 1996 in order to reduce costs and streamline the Cities board system.

### 1998 - Bond Issue

A \$19.1 million Bond Issue was presented to the voters to construct a new community center at the current Community Center at Mercer View site. Because the land was still owned by the Mercer Island School District, \$3 million was to be used to purchase the land. Miller/Hull Architects were contracted to design the community center.

With strong opposition from a community group, the bond was defeated by a 2 to 1 margin. The same year, a follow-up study by Hebert Research, Inc. indicated that the residents were not willing to support a \$19.1 million bond measure but may be willing to pay a lesser amount for a community facility.

### 1998 - Mercerdale Park Master Plan

The Mercerdale Park Master Plan, developed by MacLeod Reckord, was approved by the City Council in 1998. The plan retained Mercerdale as public land for development as a naturally landscaped park with open space trails, quiet areas, play areas for children, a public plaza and future use for elderly housing, a senior/community center, a thrift shop, and a recycling center.

### 2000 - Financing of Youth and Family Services & Parks and Recreation Departments

City Council reviewed the financing, sources of funds, and fiscal management of the services provided by the Parks and Recreation Department and the Youth and Family Services Department.

### 2000 - Park Services District Analysis, Youth & Family Services Governance and Financing

As a result of the passage of I-695 and with concerns about revenue loss, the City explored the possibility of implementing a voted park district and the possibility of transitioning the Youth and Family Services Department to a private non-profit.

### 2000 - City Council/School Board Joint Resolution on Cooperation and Collaboration

The City of Mercer Island and the Mercer Island School District adopted a resolution supporting cooperation and collaboration in the delivery of services. Given that both entities shared the same boundaries, served the same community, and derived funding from the same tax base, the commitment to shared principles and goals was timely and important.

### 2000 - Parks Maintenance Level of Service

In the early 1980s, the Maintenance Department assumed responsibility for maintaining park and open space properties. In 1999, a City Council study session provided a venue to discuss park maintenance standards. As part of the 2001-2002 budget development process, the City Council reviewed the level of service (LOS) standards to determine whether the level of service was too high in all parks, too high in a few parks, too low in some parks, or at an appropriate level in all parks. The City Council concurred with the staff's recommended level of service.

### 2000 - Class (Escom) Facility Booking and Activity Scheduling Software

In September 1997, a committee was formed to explore the computer scheduling software available on the market. After two years of consideration, on November 1, 1999, the City Council approved purchasing the new software for \$58,796 for scheduling, registration, cash receipting, reporting, training, and a server upgrade. The facility scheduling software was implemented in July 2000 and the Registration Module was implemented in September 2000.

### 2001 - Pioneer Park Master Plan

In Fall 2000, the Mercer Island Open Space Conservancy Trust and the City of Mercer Island Parks and Recreation Department initiated the development of a long-term Master Plan for improvements to Pioneer Park. MacLeod Reckord provided consulting services in the development of the plan. The purpose of the plan was to address physical improvements that would improve access and enhance public use of the park. The plan was approved by the Trust in October 2001, and the City Council allocated funding to implement the plan in 2002.

### 2001 to 2002 - Community Facilities Planning Process

Over a two-year period, the City worked cooperatively with the principal owners and suppliers of community facilities. The Community Facilities Planning Process was created to assess the potential of shared use and joint development of community facilities, primarily of a recreational/educational nature on Mercer Island. The key players included the City, the School District, the Boys and Girls Club, the Stroum Jewish Community Center, and the French American School.

During the planning process, Beckwith Consulting was hired to facilitate the development of a Master Plan involving all participating agencies. In December 2002, the Evans/McDonough Company conducted a telephone survey on the most critical issues facing the residents of Mercer Island. The survey found that voters were optimistic about the way things were going on Mercer Island. The Community Center was not among the top four issues of concern. Police and firefighting were the top voter priorities for city tax dollars. It was found that even though there was positive support for the job the Parks and Recreation Department was doing, there was not enough support to meet a 60% vote and pass a bond issue.



## 2002 - Mercerdale Park Master Plan Improvements

The Mercerdale Park Master Plan was developed in 1989 and revised in 2000 ("Plan 2000"). A skate park was installed on the east side of the park just south of the nature garden in 1992. A major expansion of the skate park and the addition of a children's play area was completed in the fall of 2002. The Mercer Island Preschool Association (MIPA) partnered with the City in fundraising for the new children's park, now known as "Train Park". Two public art pieces were located along the south end of the park. The Recycling Center and restrooms on the northwest corner are adjacent to Bicentennial Park. Recent additions to the park have expanded the natural forested area on the west side with winding pathways.

## 2002 - Bounce Foundation

At a May 2002 City Council Meeting, several young teens addressed the Council about a teen center initiative they had launched "to provide a safe, fun and educational gathering place operated by and for teenagers." City Council supported the idea of providing some financial support for a teen-oriented café. A \$35,000 grant was awarded to the Bounce Foundation on a 50% matching basis. The "Bounce Cyber Café" opened in a vacant mall facility but struggled to find volunteers, financial support, and willing teen users. The Café closed after six months of operations.

## 2002 - Council Parks and Recreation Committee

On August 5, 2002, the City Council established a sub-committee of the Council to consider Parks and Recreation issues. The City Council was dealing with increasing numbers of parks and recreation projects and issues. The City Council decided that a sub-committee of the Council could provide a valuable source of information and, in some cases, recommendations to the full City Council. Three City Council members were appointed to the committee by the Mayor to work with the Director of the Parks and Recreation Department to bring this committee into action. The first meeting of the committee occurred on March 13, 2003.

## 2002 - Cost of Service and Fee Study

Based on concerns about revenues and the growing cost of providing services, the City of Mercer Island initiated a study to analyze the cost of service and fees for the Parks and Recreation Department. The overall objectives of the study were to: (1) Identify the cost of service for the Department's activities and services; (2) Determine the amount of cost recovered through fees; (3) Review parks and recreation fees in

comparable jurisdictions; and (4) Assist the Department in developing fee recommendations for its 2003-2004 proposed budget. Financial Consulting Solutions Group, Inc. (FCSG) submitted its final report on November 20, 2002.

## 2002 - Transfer of 1.57 acres to City

In 2002, Margaret and Kenneth Quarles transferred 1.57 acres of property in the 6500 block of East Mercer Way to the City for \$200,000. This acquisition was financed equally from City Capital Improvement Plan funds dedicated to open space acquisition and King County Conservation Futures. Conservation Futures Tax (CFT) levy funds are collected from property taxes levied throughout King County and its cities to purchase open space lands. This addition, in conjunction with a pedestrian trail easement on an adjacent property (James Altman), allowed a trail and bridge connection from Pioneer Park to East Mercer Way in 2003.

## 2002 - Mary Wayte Pool Transfer

To alleviate budget problems, King County offered to transition the ownership of many of its pools and parks to local municipalities. The proposed property transfers included Mary Wayte Pool and Luther Burbank Park to the City of Mercer Island. After many months of negotiation and meetings, the City of Mercer Island decided that the acceptance of the pool would be a financial burden to the City and declined the offer.

Luther Burbank Park, however, was accepted with specific provisions and the details are further described in a subsequent section. After deciding not to accept the pool, the City Council met with many citizens asking for another plan. King County planned to close the pool at the end of 2002 if no other solution was found.

On December 12, 2002, the City Council authorized the allocation of \$100,000 toward the support of the Northwest Center to operate the pool for the year 2003 and \$100,000 annually for five years thereafter. The Northwest Center was a non-profit organization that supports special needs populations and was willing to take on the pool as an income source. The Northwest Center also took on three other pools in cities throughout King County.

## 2002 - Wireless Communication Facilities (WCF's) in Parks

In December of 2002, the Mercer Island City Code section that regulates wireless communications facilities (19.06.040) was modified to provide more placement options for these facilities. In residential zones, the placement of WCFs was restricted to Island Crest Way between SE 40th Street and SE 68th Street, the South Mercer Island Fire Station, Puget Power Substation,



and the Mercer Island Water Reservoir. Residents along Island Crest Way felt that they were unfairly targeted by the City when permitting these facilities. Therefore, City Council decided to limit the placement of WFCs to Island Crest Way between SE 40th Street and SE 53rd Place and SE 63rd Street to SE 68th Street and allow these facilities to be placed in Island Crest Park and adjacent to Clise Park under certain conditions.

### 2002 - Historical Designation of Luther Burbank Park Administration Building

The City Council adopted Ordinance No. 02-16 (Historical Designation Ordinance), providing a process for the designation of historical buildings. The Historical Designation Ordinance requires that the City Council review a staff recommendation regarding the mandatory criteria to determine whether or not a nominated building should receive a historical designation. The City agreed to adopt a historical designation for the Luther Burbank Park Administration Building on December 2, 2002.

### 2003 - Luther Burbank Park Transfer

During the summer of 2001, representatives from the King County Executive's Office contacted the City concerning the status of Luther Burbank Park. Facing a \$52 million deficit for 2002 with growing deficits in 2003 and beyond, King County approached several cities containing regional parks to gauge local interest in long-term ownership and operation of the facilities. Mercer Island, Kirkland, Tukwila, and Bellevue were the first cities contacted. Following eight months of negotiations, the City and the County negotiated an Intergovernmental Land Transfer Agreement providing for the transfer of the Luther Burbank Park to the City of Mercer Island effective January 1, 2003.

### 2003 - New Park Fee Increases

Based on the results of the Cost of Service and Fee Study conducted by Financial Consultant Solutions Group, Inc. (FCSG), to determine the cost of all parks and recreation programs and services and identify the level of cost recovery for each program, it was necessary to implement increased fees for recreation programs and services beginning January 1, 2003. The study recommended, and the City Council concurred, that the Department adjust their recovery goal to an average of 51% of overall costs.

### 2003 - Community Center Summary Report

Three hundred interviews were conducted by Evans/McDonough Company, Inc., using a random sample of registered voters, to determine awareness/knowledge of the City's current plans for a new community center and assess support for various possible bond measures.

The results of the interviews were provided to the City Council to inform the development of a financial strategy for a future Community Center.

### 2003 - Mercer Island Recreation Services Foundation Eliminated

Having been inactive for a number of years, a decision was made to dissolve the Mercer Island Recreation Services Foundation and its board of officers and directors. In January 2004, the Department joined the Northwest Parks Foundation, a 501(C)3 corporation, as a community partner in establishing a Parks Safety Net Fund which acts as a donor intermediary for directed donations to the Department. The Northwest Parks Foundation, founded in 2002, is a private, non-profit organization created to support park and recreation facilities throughout Western Washington through financial endowments, organizational grants, and capital projects.

### 2003 - New Community Center Plan

After the defeat of the 1998 Bond Issue, a Hebert Research Inc. survey concluded that another bond issue would probably fail. The construction of a new community center was made a high priority issue at the 2002 City Council retreat. On November 18, 2002, the City Council received a presentation on a range of Community Center project proposals and costs. The City Council then authorized the funding for the development of schematic drawings and a voter survey to be implemented to poll the residents of Mercer Island on their level of support for various community center scenarios.

The survey reflected some negative feelings carried over from the 1998 Community Center, but also a high level of support for the City. At the 2003 City Council retreat in January, the City Council decided to use Capital Reserve Funds and Capital Improvement Program Reserves (REET) to fund the construction of a new Community Center. The City Council looked at the cost options of either a remodel of the current Center or the construction of a totally new center.

On July 7, 2003, the City Council voted to fund new construction at the existing Community Center at Mercer View site for \$13.1 million dollars (later amended to \$12.4 million). Parks and Recreation offices were relocated to the Luther Burbank Administration Building in June 2004, and recreational programs were temporarily relocated to other community facilities on Mercer Island. The new 42,000 sq. ft. community center opened in December 2005.



### 2003 - Homestead Field Master Plan

As part of the City's 2001-2002 Capital Investment Program (CIP), City Council authorized and set aside funds for the Homestead Field drainage improvement project. In coordination with the renovation project, City staff engaged regular users of the park as well as residents of the Homestead neighborhood in a public involvement process that related to potential future developments at Homestead Field. Bruce Dees and Associates facilitated and formulated the plan. This process was intended to provide a forum for considering a number of facility improvements that had been requested by various park users over the last few years. Because not all park user interests could be met (some too costly, some contradictory), an advisory committee including representatives of the park users and City staff was formed to develop a consensus plan for potential future improvements. The "master plan" presented to the City Council reflected that consensus.

On May 6, 2002, upon further consideration of the drainage project and other proposed improvements, the City Council authorized staff to move forward with the drainage project but chose not to endorse any of the proposed future improvements for the park. On August 4, 2003, on subsequent consideration, the City Council approved the revised Plan.

### 2003 - Mercer Island School District Stadium Interlocal Agreement

Voters approved a bond issue for the renovation of the Mercer Island High School stadium field surface and track. At the joint meeting of the School Board and the City Council, the City agreed to a \$500,000 payment to the District in exchange for (1) community use of the field during specified hours, and (2) the City control of the scheduling of all field use through its CLASS software program. The Agreement was finalized in October 2003 by both entities, and scheduling began in January 2004. The Agreement was sunsetted in 2014.

### 2003 - Luther Burbank Park Bond Issue

During the first year of park ownership, the City Council chose to finance the maintenance of Luther Burbank Park through a capital reserve account – a "one-time" revenue source. The City Council authorized \$240,000 to maintain the park for just the one year. At the September 2, 2003, City Council meeting, the Council directed the City Manager to submit the question to the voters of Mercer Island as part of the General Election ballot, of new revenue in the annual amount of \$415,000 for the specific purpose of paying for existing and future expenses to maintain and operate Luther Burbank Park for a period of six years. The Bond Issue passed, and funding was established for 2004 through 2010. During the six-year period, a planning

process and a park master plan were developed to guide operations and future improvements at the park.

### 2003 - Recreation Services Report

MIG (Moore, Iacofano, Goltsman, Inc.) completed a comprehensive recreation services study that defined the Parks and Recreation Department's role as a major provider and coordinator of recreation programs and special events. The study provided a snapshot of classes offered during the 2002 calendar year. It identified staff, facilities, and partnerships that will be needed in order to provide future programs and services.

### 2003 - Pioneer Park Forest Management Plan

For over a year in late 2002 and into 2003, a forest management plan was developed by the Open Space Conservancy Trust that provided direction for management and intervention within Pioneer Park to maintain the native forest ecosystem, protect public safety, and enhance positive uses of the park over the long-term. The Forest Management Plan focused on the 118-acre Pioneer Park and its three 39-acre blocks of second-growth western-hemlock forest and one of the largest relatively unfragmented forest habitats remaining on the Mercer Island. Laminated root rot was killing Douglas fir trees while age was claiming many alders and maples in the park.

As these trees were dying, they left "gaps" in the tree canopy of the park. Invasive, non-native plants, notably ivy, holly, and blackberry, were widespread in the park and taking over wherever trees were dying. They were preventing the regrowth or "regeneration" of canopy trees. As a result, the Plan was developed to guide future vegetation and forest work priorities and was subsequently adopted by the City Council on December 15, 2003.

### 2003 - Boys and Girls Club Shared Use Agreement

The 'Community Facilities Planning Process' was created to assess the potential of shared use and joint development of community facilities, primarily of a recreational/educational nature on Mercer Island. On October 30, 2001, the Boys and Girls Club submitted a proposal to the City for joint financing and use of the Club's facilities. The original proposal included plans to renovate and make additions to the larger portion of the Club. The final Agreement designated the joint use by the City of the renovated gym facility only. City Council's final approval of the Agreement was made at the December 15, 2003, City Council Meeting. The City agreed to commit \$1,000,000 to the Club for shared use of the renovated gym facility for a minimum of 2,746 hours a year. The Club was required to fundraise 70% of the entire project budget

prior to December 31, 2004, and the remaining 30% by June 30, 2005, in order to receive the City's \$1,000,000 matching funds.

### 2003 - Park Improvement, Gift and Donation Policy

The City Council adopted a park improvement, gift, and donation policy to guide the consideration of gifts and donations to the Parks and Recreation Department. The policy clarified the roles and responsibilities of the donor, staff, advisory boards, and the City Council and provided criteria in which to evaluate potential improvements.

### 2004 - Ivy Initiative

In early March 2003, several residents pursued placing an initiative on the ballot to raise property taxes in order to provide funding for the removal of non-native, invasive plant material (i.e., English ivy, Himalayan and Evergreen blackberry, English laurel, English holly, and Japanese knotweed, etc.) from all city- owned parks, open spaces, street ends and public rights of way. The effort called for increasing the regular property tax levy to generate \$1,250,000 in tax revenue per year for a period of ten (10) consecutive years. The City Council passed a resolution opposing the initiative. Subsequently, King County Elections certified 2,466 signatures and the matter was placed before the voters at a special election on March 9, 2004. The initiative was defeated with an 82% "no" vote. The City Council then directed staff to propose an independent scope of work to address the condition of parks and open space.

### 2004 - Open Space Vegetation Plan

After the Ivy Initiative, the City Council directed staff and consultants to assess the current condition of park properties, host public meetings to ascertain the values/benefits of vegetation and to prioritize various management methods and costs that would result in several investment options for City Council consideration. In early October, the City Council received the Open Space Vegetation Plan and indicated an initial willingness to fund a moderate level of vegetation control work for \$79,000 per year in 2005-06 from the City's Capital Improvement Fund. Subsequently, the City Council increased the level of vegetation management by appropriating an additional \$56,000 per year in 2005-06 from the City's Beautification Fund.

### 2004 - Community Center Operations Report

As a result of the City Council's decision to construct a new community center, staff retained Warren Cooley/EdCon to update and recalculate the 1998 operational assessment of the then proposed 52,753 square foot

community center complex. In April 2004, a Final Report was prepared and issued to staff for budget planning.

### 2004 - City Budgeting Survey Summary Report

A telephone survey of 401 randomly chosen registered voters of Mercer Island was performed by Evans/McDonough Company, Inc. to help the City understand voter priorities, evaluate the City's performance in a variety of service areas, and establish baseline measurements to track changes in these figures over time. The Mercer Island Parks and Recreation Department received the most favorable ratings (91%) when analyzed with other external and internal organizations (King County Council, City Council, Police Department, etc.) Summer Celebration (84%) and other community events (86%) were given favorable ratings. Strong positive ratings were given to the City's maintenance of parks, trails, and open space (85% positive) and "providing recreation programs for families with children" (71%). A third (32%) of voters didn't know enough about the City's senior recreation programs to rate them. However, voters over 50 years old gave positive ratings to these services. Two-thirds (64% vs. 58% overall) gave positive ratings to the program while 13% gave a negative rating. A quarter (23% vs. 32%) of voters over 50 years old did not know enough to rate the program.

### 2004 - Community Center at Mercer View demolished

The major portions of the Community Center at Mercer View began to be demolished (with the exception of "Building D"- and three day care spaces) in the summer of 2004 to make way for a new 42,000 sq. ft. state-of-the-art community center offering program meeting rooms, a large multi-purpose room, a senior/program room, health room, fitness, dance and games areas, a large gymnasium, public art gallery, lounge, and library area, serving kitchen, arts and crafts room and administrative offices. By the time the original community center closed its doors on May 28, 2004, the building was 40 years old.

### 2004 - Northwest Parks Foundation

In January 2004, the Parks and Recreation Department collaborated with the Northwest Parks Foundation, a 501(C)3 corporation, as a community partner to establish a Parks Safety Net Fund which served as a donor intermediary for directed donations to the Department. On January 14, 2004, the Foundation Board President approved the Parks Safety Net Fund for the City of Mercer Island. The fund provided for a flexible pool of donations entrusted to the Northwest





Parks Foundation that enabled donors to direct their charitable contributions to a desired park improvement or acquisition project.

### 2004 to 2005 - Luther Burbank Park Public Visioning Process

Planning for Luther Burbank Park began in November 2004 with a Community Visioning Process. Community visioning was completed in January 2005, at which time the City Council reviewed the design guidelines that were created during three community workshops. At their annual planning retreat in April 2005, the City Council determined to move ahead with a park master planning process for Luther Burbank Park. The master plan was developed over approximately five months, beginning in September 2005, and included numerous opportunities for community involvement.

### 2005- to 2006 - Luther Burbank Park Master Planning Process

The City Council initiated a Master Planning Process for Luther Burbank Park on September 6, 2005. Guided by the results of the Community Visioning Process, three discrete planning phases were developed: 1) Information Gathering/Concept Design Development, 2) Review of Concept Designs, and 3) Review of Preferred Concept Design. The eight-month long master planning process included 15 opportunities for public involvement. A series of five small group sessions were conducted regarding the Off-Leash Dog area, the dock area and Small Boat Facility, shoreline restoration, connections to Upper Luther Burbank, and children's opportunities in the Park. Based on this inventory and analysis, three preliminary master plan concepts were developed for the site and then consolidated into a preferred Master Plan concept based on public feedback. The master plan was adopted by the City Council on April 17, 2006.

### 2005 - eCitygov.net and www.myparksandrecreation.com Online Activity Registration

In the fall of 2000, several cities began to collaborate and develop an online activity/program registration process that would enable citizens to search, select, and pay for recreation programs across several cities in one, single, easy transaction. Nine Eastside cities participated in developing the technical, operational, and financial capacity to create a website portal that would provide the needed features and functions. The launch of the website portal, [www.myparksandrecreation.com](http://www.myparksandrecreation.com), happened in early February 2005 with the cities of Bellevue, Kirkland, and Mercer Island. The Cities of Issaquah, Woodinville, and Bothell joined in the spring

of 2005, with Sammamish, Snoqualmie, and Kenmore joining later in the year. The online portal functioned for over two decades and then was sunsetted.

### 2005 - Community Center at Mercer View Opens

Designed by the architectural firm of Miller & Hull, the Community Center at Mercer View opened its doors to the public on December 10, 2005, as a modern, state-of-the-art center serving as both a primary civic and business meeting place and a multi-generational facility.

The new center was constructed with a 3,335 square foot multi-purpose room, a full-service kitchen, five meeting rooms, a fitness center, locker and shower rooms, and an outdoor terraced patio. It also has a 10,500 square foot gymnasium that supports a wide array of fitness programs and rentals, and it has added a number of enhanced programs that were not able to be offered at the old facility, such as Open Gym and Indoor Playground. The North Annex is the only remaining building from the former facility.

### 2005 – Upper Luther BMX Course formalized

An informal BMX Course in Upper Luther Burbank Park existed prior to the City's acquisition of Luther Burbank Park. In 2005, Parks and Recreation staff met with course users and established a set of rules about ramp, jump, and course modifications. The rules were developed to ensure that user-built features met certain industry standards.

### 2005 - Pioneer Park Encroachment Policy

In order to clarify boundaries and promote proper use of Open Space Conservancy Trust properties, the Trust and the Parks and Recreation Department established a policy addressing existing private property encroachments, including requirements, criteria, guidelines, and procedures for remedying them and limiting authorized encroachments.

### 2006 - City Budgeting Summary Report

A tracking survey, based on the content of a similar 2004 survey, was conducted by Evans/McDonough Company, Inc. to help the City understand voter priorities, evaluate the City's performance in a variety of service areas, and establish baseline measurements to track changes in figures over time. Four hundred and two interviews were conducted among registered voters. The Mercer Island Parks and Recreation Department received a 91% favorable rating, other community events an 86% rating, and Summer Celebration an 86% favorable rating. The maintenance of parks, trails,



and open space received an 87% favorable rating, while recreation programs for families with children and (79%), recreation programs for seniors received 79% and 64% favorable ratings respectively.

### 2006 - Revisions to Animal Code

The revisions to Mercer Island's Animal Code were adopted by the Council on July 24, 2006, and became effective that September. The adoption of the revisions represented a culmination of nine months of public input and discussion about Mercer Island's leash law. The old leash law permitted dogs to be under voice control in certain types of parks and open space yet required dogs to be on a leash in other types of park areas. On-leash and off-leash areas were not clearly defined, so park users were often confused about where it was permissible to let their dogs roam without a leash and where it was not. Additionally, terms such as "under control" were vague and difficult to enforce.

### 2006 - Transfer of Engstrom Open Space to City

Margaret and Kenneth Quarles, 6610 East Mercer Way, agreed to transfer nearly 7 acres of rare open space property to the City of Mercer Island for \$300,000. The three properties, totaling 6.93 acres are located immediately west of East Mercer Way and abut the northeast quadrant of Pioneer Park. The acquisition was made possible from a fund balance in the City's 2005-2006 Capital Improvement Plan.

The property, permanently dedicated for park and recreation purposes, is managed as open space by the City's Parks and Recreation Department. The Quarles were residents of Mercer Island since 1925, where Margaret was born and raised on the surrounding properties owned by her father, the late Mr. Oscar Engstrom. The significant gift to the City serves as a lasting legacy to the Mercer Island community and represents their strong desire to preserve the property from potential development while providing recreational trail opportunities for future generations. This was the second such property transfer made by the Quarles (1.57 acres purchased by the City for \$200,000 in 2002). Together, all properties were named the Engstrom Open Space.

### 2007 - King County Proposition 2 Open Space and Regional Trails Levy

In 2007, King County voters approved two property tax levy lid lifts to support park operations and open space and trails for the period of 2008 to 2013. The Open Space and Trails Levy was a five-cent levy that included one-cent for open space and trails for each of the 39 cities within King County, distributed by population

and assessed value. King County voters approved this levy by 59 percent.

### 2007 - South Mercer Playfield Synthetic Turf

The South Mercer Playfields All-Weather Field Renovation project was funded in the 2007 Capital Improvement Program (CIP). It was the first synthetic turf field on Mercer Island. The total approved budget for the project was \$755,830. A separately funded field lighting project was completed in the spring of 2008.

### 2006 to 2007 - Ballfield Use Study

In 2007 the City completed a Ballfield Use Analysis using Beckwith Consulting, which involved an exhaustive look at then-current field inventory and field conditions, a review of scheduling protocols, and direct feedback from users. It was determined that on a per capita basis, Mercer Island had sufficient fields to meet demand, but that field upgrades and revised scheduling practices would maximize the fields more efficiently.

### 2008 - Leap for Green

The first Leap for Green event started in 2008 as a fun interactive event for children, their families, and others in the community to promote responsible human impacts on the environment. The conception of this event began with Island Vision, a non-profit Mercer Island group whose mission is to encourage and support sustainable practices on Mercer Island. The target audience was kids, but the event was for "kids of all ages" with the intention that kids come with parents and grandparents and those without kids would feel comfortable attending. Leap for Green was held during April as close to Earth Day as possible. This special event ran until 2019.

### 2008 - Island Crest Way Trail

The half-mile-long trail along Island Crest Way from SE 71st Street to SE 78th Street formally opened at the end of July 2008. The construction was completed by Parks Maintenance staff under the approved \$90,000 budget. Staff also applied for and received funding from the King Conservation District for landscaping along the Trail. City staff and neighbors worked on the landscaping design. Landscaping was installed by neighborhood volunteers and Parks and Recreation staff in October 2008. This trail added 0.5 miles of trail to the right-of-way system.

### 2008 - Cost of Service and Fee Study

The City hired PMC, a planning and municipal consulting firm, to determine the City's cost of providing fee-generating recreation services, review comparable fees from other jurisdictions, and assist in



developing fee recommendations. Costs included direct and indirect costs. The plan recommended cost recovery goals for different categories of activities. These goals were used for over a decade to establish revenue targets for recreation programs and services.

### 2008 - Playful City USA

Mercer Island was first recognized in 2008 as a Playful City USA, a program of KaBoom!, a national non-profit that promotes local access to playgrounds to ensure every kid has a great place to play. The Playful City USA program was sponsored by the Humana Foundation. It was a national recognition program honoring cities and towns investing in children through play.

### 2008 - Pioneer Park Forest Health Survey and Forest Health Work Plan

Following the December 2006 Hanukkah Eve storm, the Mercer Island City Council considered whether enough was being done to restore the tree canopy in Pioneer Park. The City Council commissioned a Forest Health Survey to quantify prescribed forest health factors. The study discovered several conditions that were not being adequately addressed by the existing Forest Management Plan. The work plan that resulted from the study changed the focus of the restoration work in Pioneer Park from a site-based approach to a systemic approach. For example, the Forest Health Survey found that canopy regeneration, invasive trees, and ivy were of particular concern. A Forest Health Work Plan proposed new projects designed to address these critical issues park-wide while holding the line where site-based comprehensive restoration was already underway. Together, the Forest Health Survey and Forest Health Work Plan were appended to the Pioneer Park Forest Management Plan in 2009 by the Open Space Conservancy Trust.

### 2008 - Mercer Island Park Bond and Park Operation and Maintenance Levy

Mercer Island voters approved a 15-year Parks Operations & Maintenance Levy for \$900,000 per year with 53.13% of the vote. The Parks Operations & Maintenance Levy replaced the previous levy which paid for operations and maintenance of Luther Burbank Park and expired in 2009. It also funded open space and forest restoration and school-related park and recreation activities.

Included in the total amount were costs associated with new parks capital projects that were to be funded by a separate bond levy. The bond levy was approved by 53.86% of voters, however, it required a "supermajority" of 60% of the votes and therefore did not pass. On November 17, 2008, the City Council approved levying

\$882,000 rather than the full amount of \$900,000, backing out \$128,000 in maintenance and operations related to the bond levy that failed and levying only \$110,000 from the 2003 Luther Burbank Park lid lift for small capital projects.

### 2008 - Luther Burbank Parks Shoreline Restoration Phase I

Approved by the City Council in July 2008, the first phase of shoreline restoration at Luther Burbank Park included adding woody debris and spawning gravel along the shoreline for bank stabilization, removing non-native plants, planting native trees, shrubs, and groundcovers, installation of a split rail fence (between the protected shore and the trail), building rock steps that direct park patrons to small recreation beaches, and construction of a new ADA accessible gravel path.

### 2008 - Luther Burbank Park Off-Leash Area Renovation

Following input from the off-leash area users, this renovation project at Luther Burbank Park included non-native plant and vegetation removal, surface grading, installation of under drainage, adding sand surfacing material, wetland enhancements, minor landscaping improvements, construction of gravel and asphalt paths, installation of 4' high split rail fencing with mesh on all perimeters, installation of chain link gates at all entrances and exits, and relocation of the kiosk, benches and garbage cans.

### 2010 - Boys and Girls Club PEAK

A new home for the Boys and Girls Club was completed on 86th Ave SE in August 2010. The new three-story, 41,000 square foot facility included sports facilities, a teen center, a tech and learning center, preschool, and multi-purpose rooms. In exchange for its financial contribution, the City receives six hours per week of recreational programming at the PEAK facility.

### 2010 - Community Center at Mercer View name changed to Mercer Island Community & Event Center (MICEC)

In May of 2010, the Community Center at Mercer View changed its name to The Mercer Island Community & Event Center (MICEC) in an effort to build awareness with the public via a variety of online media including: website, online advertising, online directories, email marketing, print, trade shows, social media, video, and more. This new name leveraged the existing brand equity of the Mercer Island name and helped position the MICEC as a premier event facility.

## 2010 - Pedestrian and Bicycle Facilities Plan Update

In June 2010, MacLeod Reckord Landscape Architects, Dugan Planning Services, and KPG completed a comprehensive Pedestrian and Bicycle Facilities Plan, which updated the previous plan from 1996. The Plan identified specific projects that work together to improve walking and bicycling and encourage them as an attractive alternative form of transportation. The Plan has been used since then to guide decisions about pedestrian and bicycle facilities. It is an essential part of the Transportation Element of the City's Comprehensive Plan.

## 2010 - Engstrom Loop Trail, Upper Luther 84th Bypass Trail and Connector Trails, and Island Crest Park – Island Park Elementary Connector Trail

A series of new trails were completed in-house and with Mountains to Sound Greenway volunteers using King County Proposition 2 Levy funding in the first year of trail construction, adding one mile of trail to the park system.

## 2010 - South Mercer Playfield Improvements (Synthetic Turf, Batting Cage and Concession Stands)

In September 2009, the City and the Mercer Island School District entered into an Interlocal Agreement for improvements, maintenance, and operations of District sports fields at Island Park, Lakeridge, and West Mercer Elementary Schools, as well as capital improvements to the sports fields at the South Mercer Playfield complex. The City issued Councilmanic Bonds in an amount not to exceed \$1,000,114, including bond issuance costs of \$12,092, to fund the South Mercer Playfields approved improvements. These bonds were approved by the City Council and issued in October 2009.

Phase I of the improvements included replacing the dirt infields with synthetic turf on Fields #1, #2, and #3, as well as two bullpen areas. Phase I was completed in March 2010. Phase II was completed in March 2011, using the remaining funds, and consisted of a remodel to the existing restroom building with the inclusion of a concession function, a new batting cage, and an electronic scoreboard on Field 1.

## 2010 - Playground added to MICEC

A new playground was installed in the previously open grass area behind the Mercer Island Community and Event Center. The new structure, comprised of unique climbing pieces and cables, was installed by Parks Maintenance crews in the summer of 2010.

## 2011 - Mercer Island Community & Event Center Technology & Equipment Sinking Fund Established

In 2011, a facility-wide technology and equipment replacement cycle was established with contributions from the community center's annual operating budget to address the various replacement needs of this facility.

## 2011 - Transfer of Right-of-Way trails to Parks and Recreation

Starting in the 2011-2012 biennium, Right-of-Way trails that were previously maintained by the Maintenance Department were transferred to Parks and Recreation.

## 2011 - Upper Luther Ravine Trail

A new trail was completed in-house and with Mountains to Sound Greenway volunteers using King County Proposition 2 Levy funding. The trail extended into the main ravine in Upper Luther Burbank Park and featured a suspended wooden staircase to access the ravine. This added 0.2 miles of trail to the park system.

## 2012 - Shorewood Trail and Access Easements

Shorewood Apartments parent company granted pedestrian trail easements to allow the construction of the Gallagher Hill Trail and an extension of the Upper Luther Ravine Trail. The company also granted a public access easement across the Shorewood Apartments property to connect these trails into a regional trail system. These new connections added 0.9 miles of trail to the park system.

## 2012 - Island Crest Park Synthetic Turf

The Island Crest Park Synthetic Turf project was funded in the 2012 Capital Improvement Program (CIP). It was the first regulation-sized baseball synthetic turf infield on Mercer Island. The total project budget was \$328,706. The project was completed in February 2013.

## 2012 - Electric Vehicle Charging Station addition to MICEC

The City installed three new electric vehicle charging stations on Mercer Island, one located at the MICEC. American Recovery and Reinvestment Act grant funds covered the total cost of \$75,000 for the charging units, the necessary infrastructure, and installation. The locations for the stations were identified so as to compliment the regional charging network. They will benefit electric vehicle drivers in the community as well as those traveling the I-90 corridor.



### 2013 - Gallagher Hill Trail and Island Crest Park South Trail

Two trails were completed with King County Proposition 2 Levy funding using in-house crews and Mountains to Sound Greenway volunteers. The Gallagher Hill Trail provided a connection between Shorewood and the East Mercer commercial area. The Island Crest South Trail provided park users a bypass around the south field and access for residents of SE 60th to the ravine. These new connections added 0.3 miles of trail to the park system.

### 2013 - Luther Burbank Park Playground Improvement

The Luther Burbank Park Playground project was funded in the 2013 Capital Improvement Program (CIP). The final design of the new playground included public input from two community meetings as well as stakeholder participation in the design of the project. A joint partnership between the Mercer Island Preschool Association and the City contributed to the funding of this project. The project was completed in September 2013 and included a new zip line, climbing web, accessible surfacing, and new embankment slides.

### 2013 - Lid Park Renamed to Aubrey Davis Park

In July 2013, the Park on the Lid was renamed Aubrey Davis Park in honor of former Mercer Island Mayor and City Councilmember Aubrey Davis. Among his many achievements, Mr. Davis served as the principal negotiator in the 1976 redesign of Interstate 90, demanding the State take into account the impact of the interstate on the Mercer Island Community.

### 2013 - Solar Panel Array added to Community Center

On July 23, 2013, the first City-owned solar array on the Island was activated at the Mercer Island Community and Event Center. Built with grant money from Puget Sound Energy (PSE) and citizen donations, the 22-panel installation is estimated to produce approximately 4468-kilowatt hours of electricity per year, using solar panels and electrical inverters made in Washington State.

Mercer Island's success in meeting Puget Sound Energy's Green Power Challenge, to encourage the adoption of renewable energy, led to a \$30,000 challenge grant for the solar project. Area residents supportive of solar power donated an additional \$5,500 towards the project. The installation earns credit on the Community Center's electric bill.

### 2013 – Second Electric Vehicle Charging Station added to MICEC

The City designated a second electric vehicle charging station at MICEC.

### 2013 – New Dragon at Deane's Children's Park

A reinforced concrete dragon sculpture was created in 1965 at Deane's Children's Park by artist Kenton Pies. Numerous coats of paint brightened the 50-foot, sit-on dragon through the decades, but exposure to the elements had taken a toll on the dragon and the concrete was disintegrating. The Parks and Recreation Department contacted the 81-year old original artist, who was living in Montana, to inquire about repairing the dragon. The artist built a new dragon with a welded frame and high-strength concrete that was installed in 2013.

### 2014 – Mercer Island Parks & Recreation Plan (2014-2019) adopted by City Council

The City of Mercer Island completed an update of its Parks and Recreation Plan in early 2014. The plan contained an updated inventory of parks and recreation facilities, the demographic profile of the community, needs assessment, goals and objectives, and a capital facilities plan. It qualified the City to apply for state recreation and conservation funding through the state Recreation and Conservation Office (RCO).

### 2014 – Mercer Island Parks Overwater Structures Assessment

The City commissioned an engineering analysis performed by OAC Services of the docks, bulkheads, and other in-water structures at Luther Burbank Park, Clarke Beach, and Groveland Beach. The study found the need for major renovation and repair at all three parks and outlined a schedule of short-term and long-term repairs that would be necessary to maintain the existing facilities.

### 2014 – Luther Burbank North Wetland Boardwalk

A 200-foot section of new boardwalk through the north wetland at Luther Burbank Park provided the missing link between the existing boardwalk trail and Calkins Point. The project protected vegetation buffers for the known bald eagle nesting site. An innovative design of fiberglass grating suspended on pin piles minimized impacts to the wetland.



## 2015 – Open Space Vegetation Plan 10-Year Evaluation & Update

This study by City staff measured the results of ten years of open space management that started with the 2004 Open Space Vegetation Plan. It found that invasive plant cover had decreased from 58% to 32% while native conifer regeneration had increased from near zero to 78 stems per acres. However, the persistence of invasive holly remained a troubling observation. The plan revised the goals and strategies to anticipate the need for climate adaptation and to transition sites to a more stable condition.

## 2015 – Luther Burbank 84th Ave Entry Trail

A new entry into Luther Burbank Park provided access to the meadow from 84th Ave SE. This entry created an additional access point along a long stretch of 84th Ave SE and provided park users a more accessible grade than at the other entry points.

## 2015 – Island Glen Bridge Replacement

A new steel bridge replaced a decaying timber span on a trail connecting Island Crest Park with the 5700 block of West Mercer Way, maintaining access to Groveland Beach. This trail is located on a public pedestrian easement in a private community tract for the Island Glen subdivision. Innovative lightweight beam construction was employed to create a strong, long-lasting structure.

## 2015 – Park Impact Fees

The City of Mercer Island adopted Ordinance 15C-22, establishing park impact fees for new development that were consistent with the City's Comprehensive Plan and the Parks Capital Facilities Plan. The impact fees created a new mechanism to ensure that new development pays its share of new capital costs related to new development. This program ensures that there are adequate park facilities at the time that new development occurs.

## 2016 – Calkins Landing Street End Improvements

The watercourse and outfall at Calkins Landing were reconstructed to stabilize the stream channel. Park facilities were also upgraded. The project included a stormwater vault to buffer storm flow, a new gravel beach, path, picnic table, and landscaping.

## 2016 – Luther Burbank Shoreline Phase 2: Calkins Point

Calkins Point at Luther Burbank was reconstructed to reduce shoreline erosion and improve public access to the water. A new gravel beach was installed with habitat plantings, and an in-ground sheet piling system provided protection against future shoreline recession. The project included the installation of an accessible path and park furnishings, and interpretive signage.

## 2017 – Luther Burbank Hawthorn Trail

A new trail connecting the access road on the backside of the amphitheater to the P-Patch provided a quiet stroll through a unique stand of hawthorn forest in Luther Burbank Park. The trail was constructed with accessible grades.

## 2017 – Luther Burbank Park Boiler Building Study

The 2017 Boiler Building Study evaluated the existing structures for safety and identified options for public use through renovations and estimated project construction costs. The Study also reviewed options for expanding building uses in supporting summer boating programs. The Boiler Building currently supports paddle camps as a restroom and storage facility. The 2006 Luther Burbank Park Master Plan envisioned this building to be occupied, offering classes and rentals in addition to summer camps. It would provide the operational facilities to support these programs.

The 2017 Study recommended two phases of improvements to the site. Phase I includes general repairs to address aging infrastructure needs and seismic reinforcement. Bathrooms would be remodeled for accessibility and new roofing would be installed for both structures. Phase II includes accessibility improvements to the site from the main campus area of the Park, a remodeled concession area, and additional classroom and office spaces to support expanded programming.

## 2017 – Luther Burbank Lid Connector Trail Comprehensive Plan Amendment

The City's Comprehensive Plan was amended to include a statement supporting the construction of a pedestrian trail connecting Luther Burbank Park to the "Luther Lid" portion of Aubrey Davis Park. This amendment provided the Washington State Department of Transportation the policy support it needed to approve the construction of this trail. This trail has previously been supported in the Luther Burbank Park Master Plan.



## 2018 – Island Crest Park North Field Synthetic Turf and LED Lights

A new synthetic turf outfield was installed on the north field of Island Crest Park and included a shock pad underlayment and cork infill. A new LED lighting system provided complete lighting coverage with significant energy savings. The drainage system was reconstructed, and a new scoreboard was donated by the Mercer Island Baseball Booster Club.

## 2018 – Comprehensive Arts and Culture Plan

The Comprehensive Arts and Culture Plan for Mercer Island, adopted in 2018, was appended to the Citywide Comprehensive Plan, acknowledging the importance of arts, culture, and heritage in enhancing the quality of life on Mercer Island. The Arts and Culture Plan describes the history of arts and culture on Mercer Island and the community's ongoing commitment to supporting arts, culture, and heritage in the community.

Public input during plan development revealed two basic barriers to the advancement of arts and culture progress in the community: (1) a lack of coordinated cooperation among community arts, culture, and heritage groups, and (2) a lack of space creating and participating in arts, culture, and heritage opportunities.

The Plan's vision for Mercer Island is "to assimilate positive art experiences into everyday life for all community members." The Plan's goals are to support the arts on Mercer Island, to nurture public art on Mercer Island, and to preserve Mercer Island's heritage. The Arts and Culture Plan proposed a framework for future progress with specific emphasis on more effective collaboration across organizations, programs, and activities and the creation of a shared physical art space.

## 2018 – Trail Structure & Maintenance Inventory Report

Parks staff completed a comprehensive assessment of the City's trail structures and surfaces rating each element for action needed. The report found that wooden structures were decaying and needing repair at a rate that exceeded the current maintenance capacity. This holistic analysis of the trail system allowed parks staff to look at critical needs in a systematic way and estimate the resources needed to address them.

## 2018 – South Mercer Playfields playground replacement

A new series of features with a naturalistic play theme was installed at the South Mercer Playfields in consultation with the Mercer Island Preschool Association. New drainage and fencing were part of this project.

## 2018 – Current Use Taxation Comprehensive Plan Amendment

The City's Comprehensive Plan was amended to include a statement supporting the use of King County's Current Use Taxation program to promote the conservation of privately-owned open space.

## 2019 – Groveland Beach Pier Repairs and Shoreline Improvements

The large swimming pier at Groveland Beach was substantially repaired to extend its useful life by 10 to 15 years. Wave attenuators were installed outboard of the pier to replace wave skirting that was no longer permitted. A small dock was removed, and the shoreline to the north of the swim area was regraded. Shoreline plantings were installed.

## 2019 – Aubrey Davis Park Master Plan Adopted

Mercer Island City Council adopted the Aubrey Davis Park Master Plan after a 16-month development process. The Master Plan addressed the aging infrastructure and landscaping in the park. It called for modest new facilities, including a restroom near West Mercer Way, shoreline access at the boat launch, and an off-leash area at the stacks. The Plan contains a substantial program of landscape renovation to perpetuate the extensive landscaping in the park and provides guidance for arts, culture, and placemaking.

## 2019 – Cityworks Enterprise Asset Management Initiated for Parks

Parks and Recreation maintenance staff began using the Cityworks enterprise asset management software in 2019. This followed the introduction of Cityworks in 2017 to the Public Works department. This comprehensive, geographically-driven, app-based package allows each staff member to track actions and resources at all levels of maintenance.

## 2020 – The Coronavirus (COVID-19) Pandemic/Recreation Reset Strategy

The onset of a global pandemic in early 2020 impacted the entire world, resulting in an unprecedented public health emergency response and significant changes to the City of Mercer Island as an organization. Anticipating severely reduced General Fund revenues, City leadership implemented staff reductions and scaled back to essential services only for more than a year.

Field and administrative staff operated in modified or fully remote workspaces for more than eighteen months. The Parks Maintenance division was brought under the Public Works Department, and many recreation staff

served in temporary Emergency Operations capacities. Parks and open spaces were one of the recreational opportunity areas deemed safe and were utilized to a high degree.

Recreation services were suspended completely for over a year and the Mercer Island Community & Event Center closed to the public for nearly 14 months.

The City Emergency Operations team planned the reopening of Parks and Recreation services. It utilized the opportunity to examine and, in some cases, restructure the way it organizes and offers recreation and park services to the community, culminating in the Recreation Reset Strategy adopted by the City Council in July of 2021. This strategy was used to guide the recovery of recreation services on Mercer Island. In the summer of 2021, limited recreation services resumed, Parks Maintenance launched work on various “catch up” projects, and City staff prepared to return to modified in-person operations.





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## APPENDIX J: RECREATION TRENDS



The following summaries from recognized park and recreation resources provide background on national, state and local park and recreation trends. Examining current recreation trends may inform potential park and recreation improvements and opportunities to enhance programs and services.

## 2020 NRPA Agency Performance Review

The 2020 National Recreation and Park Association (NRPA) Agency Performance Review summarizes the key findings from their Park Metrics benchmarking tool and is intended to assist park and recreation professionals in effectively managing and planning their operating resources and capital facilities. The report offers a comprehensive collection of park- and recreation-related benchmarks and insights to inform professionals, key stakeholders, and the public about the state of the park and recreation industry. The 2020 NRPA Agency Performance Review contains data from 1,053 unique park and recreation agencies across the United States as reported between 2017 and 2019.

### Key Findings and Characteristics

Park facilities and operations vary greatly across the nation. The typical agency participating in the NRPA park metric survey serves a jurisdiction of approximately 42,500 people, but population size varies widely across all responding jurisdictions. The typical park and recreation agency has jurisdiction over 20 parks comprising over 430 acres. Park facilities also have a range of service levels in terms of acres of parkland per population and residents per park. These metrics are categorized by the agency's population size.

### Park Facilities

Nearly all (96%) of park and recreation agencies operate parks and related facilities. The typical park and recreation agency has:

- One park for every 2,281 residents
- 9.9 acres of park land for every 1,000 residents in its jurisdiction
- 11 miles of trails for walking, hiking, running and/or biking

Figure J1. Median Residents per Park Based On Population Size

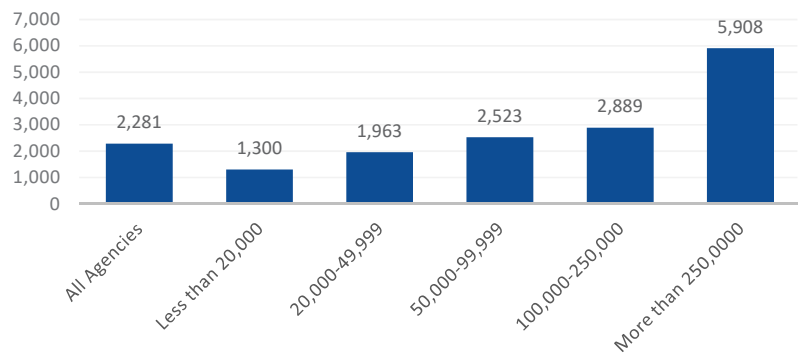
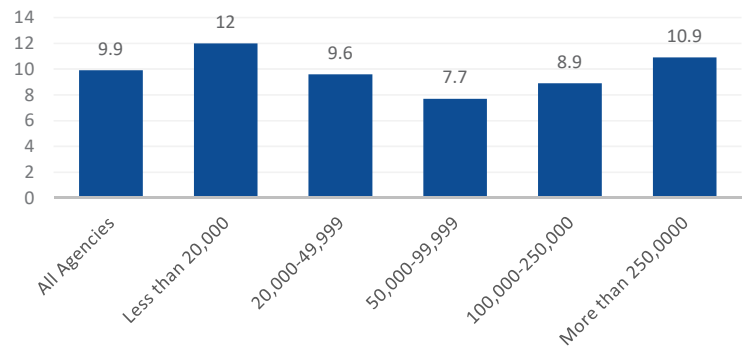


Figure J2. Acres of Parkland per 1,000 Residents based on Population Size



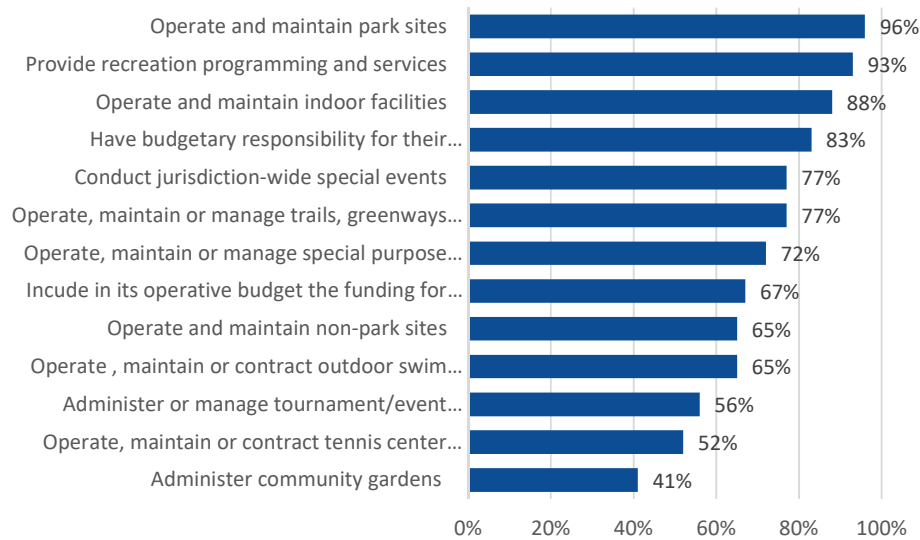
A large majority of park and recreation agencies provide playgrounds (93.9%) and basketball courts (86.5%) in their portfolio of outdoor assets. Most agencies offer community and/or recreation centers (60%) while two in five offer senior centers.

The typical park and recreation agency that manages or maintains trails for walking, hiking, running and/or biking has 11.0 miles of trails. Agencies serving more than 250,000 residents have a median of 84.5 miles of trails under their care.

Park and recreation agencies often take on responsibilities beyond their core functions of operating parks and providing recreational programs. Other responsibilities may include tourist attractions, golf courses, outdoor amphitheaters, indoor swim facilities, farmer's markets, indoor sports complexes,

campgrounds, performing arts centers, stadiums/arenas/racetracks, fairgrounds and/or marinas.

**Figure J3. Key Responsibilities of Park and Recreation Agencies**



### Programming

Nearly all (93%) of park and recreation agencies provide recreation programs and services. More than eight in ten agencies provide themed special events (88% of agencies), team sports (87%), social recreation events (87%), youth summer camps (83%), fitness enhancement classes (82%), and health and wellness education (81%).

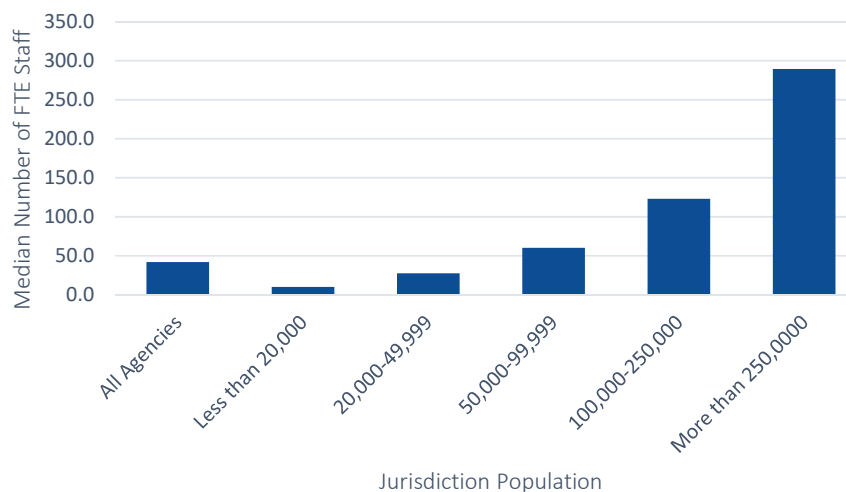
### Staffing

Park and recreation employees are responsible for operations and maintenance, programming and administration. The typical park and recreation agency

has:

- 41.9 full-time equivalent staff (FTEs) on payroll
- 8.1 FTEs on staff for every 10,000 residents in its jurisdiction
- Median FTE counts also positively correlate with the number of acres maintained, the number of parks maintained, operating expenditures, and the population served. For example, agencies that serve populations between 20,000 and 49,999 residents employ an average of 27.3 FTE, while agencies that serve 50,000 to 99,000 people employ an average of 60 FTE.

**Figure J4. Park and Recreation Agency Staffing: Full-Time Equivalents (By Jurisdiction Population)**

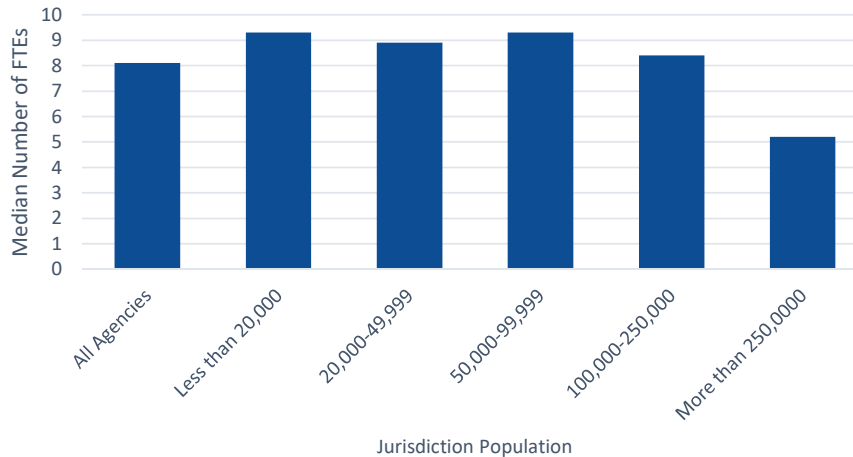






Another way of comparing agency staffing across different park and recreation agencies examines number of staff per 10,000 residents. These comparative numbers hold fairly steady across population sizes with the median for all agencies at 8.1 FTEs.

Figure J5. Park and Recreation Agency FTEs Per 10,000 Residents



### Capital and Operating Expenses

For capital expenses, the typical park agency:

- Dedicates about 55% to renovation projects and 32% to new development projects.
- Plans to spend about \$5,000,000 million on capital expenditures over the next five years.
- For operations, the typical park agency spends:
  - \$4.3 million per year on total operating expenses
  - \$7,000 on annual operating expenses per acre of park and non-park sites managed by the agency
  - \$81.00 on annual operating expenses per capita
  - \$97,000 in annual operating expenditures per employee
- 54% of the annual operating budget on personnel costs, 38% on operating expenses, and 5% on capital expenses not included in the agency's capital improvement plan (CIP)
- 44% of its operating budget on park management and maintenance, 43% on recreation, and 13% on other activities

### Agency Funding

The typical park and recreation agency:

- Derives 60% of their operating expenditures from general fund tax support, 26% from generated

revenues, 11% from dedicated taxes or levies, and 5% from grants, sponsorships and other sources

- Generates \$21.00 in revenue annually for each resident in the jurisdiction

### 2020 State of the Industry Report

Recreation Management magazine's 2020 Report on the State of the Managed Recreation Industry summarizes the opinions and information provided by a wide range of professionals (with an average 22.3 years of experience) working in the recreation, sports, and fitness industry. Given the emerging COVID-19 pandemic, Recreation Management also conducted a supplemental survey in May 2020 to learn about both the impacts to the industry and what mitigation steps organizations were taking in response.

### Partnerships

The 2020 report indicated that most (89%) recreation, sports, and fitness facility owners form partnerships with other organizations as a means of expanding their reach, offering additional programming opportunities or as a way to share resources and increase funding. Local schools are shown as the most common partner (64%) for all facility types. Youth-serving organizations (Ys, JCC, Boys & Girls Clubs) and park and recreation organizations were the most likely to report that they had partnered with outside organizations, at 100% and 95% respectively.

## Revenue Outlook

In January 2020, half of respondents expected revenues to increase in both 2020 and 2021. Survey respondents from urban communities are more optimistic about revenue increases as compared to rural respondents.

In last year's report, parks respondents had reported increases in their average operating expenditures with operating costs that grew by 14% between fiscal year 2018 and 2019. Respondents generally expected their operating expenses to continue to increase between 2019 and 2021, with camps expecting a 10% increase, recreation centers at 8%, and parks at 6%.

Relative to costs and revenues, few facilities covered by the survey reported that they cover more than 75 percent of their operating costs via revenue. The percentage recovered varied with type of organization with the average percentage of costs recovered for all respondents hovering near 50% and private for-profit organizations achieving the highest cost recovery rates. For parks, the cost recovery rate remained steady at 44%.

Over the past decades, public parks and recreation departments and districts have faced a growing expectation that facilities can be run like businesses. Many local facilities are expected to recover much of their operating costs via revenues. While this is the business model of for-profit facilities like health clubs, it is a relatively recent development for publicly owned facilities, which have typically been subsidized via tax dollars and other funding sources. Most recreation providers (81%) have been taking actions to reduce expenditures. Cost recovery actions typically involve reduction in expenses with improving energy efficiency as the most common action (51% of respondents). Increased fees and staffing cost reductions and putting off construction or renovation plans were reported as other common methods for reducing operating costs.

As of May 2020, nearly 90% of respondents anticipated that total revenues would decline in 2020 due to the COVID-19 pandemic. Most anticipated a revenue drop of 30-50%, though one in seven expected a decline of more than 50%. In general, respondents are split on when they expect that revenues will begin to recover – 44% believe revenues will begin to rebound in 2021 while 40% expect further revenue declines.

## Facility Use

The majority of respondents reported an increase in use of their recreational facilities as of January 2020. Looking forward, more than half of respondents (53%), including 60-65% of parks and recreation centers, were expecting to see further increases in the number of people using their facilities over the next two years.

In 2020, 22% of respondents said they were planning to add more staff at their facilities, 75% were planning to maintain existing staffing levels, and 3% were planning to reduce staffing. The May 2020 survey found, however, that nearly half of responding organizations had laid off or furloughed staff due to the impacts of COVID-19 and nearly two-thirds had suspended hiring plans.

## Facilities and Improvements

Respondents from parks were more likely than other respondents to include: park shelters (83.3% of park respondents had shelters); playgrounds (82.7%); park restroom structures (79%); open spaces (73.9%); outdoor sports courts (71.9%); bike trails (48.3%); outdoor aquatic facilities (42.1%); dog parks (40.4%); skateparks (39.9%); fitness trails and outdoor fitness equipment (34.5%); disc golf courses (33.7%); splash play areas (33.3%); community gardens (32.3%); golf courses (29.2%); bike and BMX parks (14.2%); and ice rinks (13.9%).

Over the past seven years, the percentage of respondents who indicate that they have plans for construction, whether new facilities or additions or renovations to their existing facilities, has grown steadily, from 62.7 percent in 2013 to 72.9 percent in 2020. Construction budgets have also risen. The average amount respondents were planning to spend on their construction plans was up 10.8% in 2020, after an 18.4% increase in 2019. On average, respondents to the 2020 survey were planning to spend \$5.6 million on construction.

A majority of park respondents (54%) reported plans to add features at their facilities and were also the most likely to be planning to construct new facilities in the next three years (39%).

The top 10 planned features for all facility types include:

1. Splash play areas (25.4% of those with plans to add features were planning to add splash play)
2. Playgrounds (20.3%)
3. Park shelters (17.3%)
4. Dog parks (17.1%)
5. Park restrooms (16.1%)
6. Synthetic turf sports fields (14.8%)
7. Walking and hiking trails (14.8%)
8. Fitness trails and outdoor fitness equipment (14.8%)
9. Disc golf courses (12.9%)
10. Outdoor sports courts (11.3%)

The COVID-19 pandemic is having a significant impact on construction plans. As of May 2020, over



one-third (34%) of respondents had put construction on hold due to the impacts of the pandemic, rising costs, and supply shortages.

### Programming

Nearly all respondents (97%) offer programming of some kind. The top 10 most commonly offered programs include: holiday events and other special events (provided by 65.3% of respondents); educational programs (59%); group exercise programs (58.8%); fitness programs (57.6%); day camps and summer camps (57.3%); youth sports teams (55.2%); mind-body balance programs such as yoga and tai chi (51.2%); adult sports teams (46%); arts and crafts programs (45.8%); and programs for active older adults (45.4%).

Respondents from community centers, parks and health clubs were the most likely to report that they had plans to add programs at their facilities over the next few years. The ten most commonly planned program additions were:

1. Fitness programs (24% of those who have plans to add programs)
2. Group exercise programs (22.4%)
3. Teen programs (22%)
4. Environmental education (21.8%)
5. Day camps and summer camps (20.9%)
6. Mind-body balance programs (20.5%)
7. Programs for active older adults (18.1%)
8. Special needs programs (17.9%)
9. Holidays and other special events (17.4%)
10. Arts and crafts (17%)

Addressing the COVID-19 pandemic required many respondents to either put programs or services on hold (82%) or cut programs or services entirely (34%). Additionally, many respondents have had to rethink their programming portfolios. Two-thirds of respondents (67%) had added online fitness and wellness programming as of May 2020, 39% were involved in programs to address food insecurity, and one in four was involved in programs to provide educational support to out-of-school children.

### General Challenges

In January 2020, facility managers were asked about the challenges they anticipated impacting their facilities in the future. Generally, overall budgets are the top concern for most respondents including their ability to support equipment and facility maintenance needs (58%) and staffing (54%). Marketing, safety/risk management, and creating new and innovative programming also remain continuing challenges for facility managers. Facility managers also report that environmental and conservation issues (13%) and social equity and access (10%) are posing increasing challenges. However, as of May 2020, many respondents concerns had shifted to addressing the COVID-19 pandemic impacts described in the sections above.

## 2020 Outdoor Participation Report

### Overall Participation

According to the 2020 Outdoor Participation Report, published by the Outdoor Foundation, just over half of Americans ages 6 and older participated in outdoor recreation at least once in 2019, the highest participation rate in five years. This increase was not universal, however, and there was significant variation in participation between age, gender, and racial groups.

Despite the overall increase in the percentage of Americans engaging in outdoor recreation, the total number of recreational outings declined in 2019. Outdoor participants went on a total of 10.9 billion outdoor outings in 2019 – a 12% drop from the 2012 high-water mark of 12.4 billion outings. In addition, the number of outings per participant declined 17% in the past five years, from 85 outings per participant in 2014 to 71 in 2019.

This drop mirrors a decline in the total number of outings per participant. Each year for over a decade, participants have engaged less often in outdoor activities. As a result, the percentage of ‘casual’ participants in outdoor recreation (i.e. those who participate one to 11 times per year) has grown by about 4% over the past 15 years, which the percentage of ‘core’ participants (i.e. weekly participants) has declined.

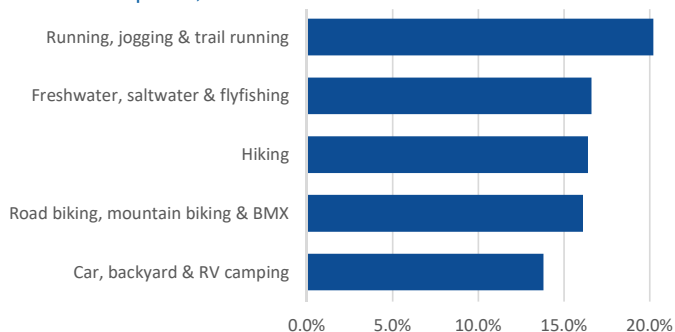
Figure J6. Frequency of Outdoor Outings: Trending Over Many Years

Frequency of Outdoor Outings	2007	2010	2013	2016	2019
Casual (1 to 11 times)	28.2%	27.9%	28.4%	31.7%	32.6%
Moderate (12 to 51 times)	32.5%	31.8%	33.1%	32.5%	32.6%
Core (52+ times)	39.3%	40.4%	38.5%	35.8%	34.9%



Running, jogging and trail running in the most popular outdoor activity by levels of participation, as shown in the chart below, followed by fishing, hiking biking and camping.

**Figure J7. Most Popular Outdoor Activities by Participants, Nationwide**



### Youth Participation Declines

The youngest participants, children 6 to 17, were outdoors far less than in previous years. Their average outings fell from a high of 91 in 2012 to just 77 per child in 2019. Youth participation declined across the board in 2019, with the biggest declines seen in girls aged 18 to 24 (-5%) and boys ages 13 to 17 (-4%). Households with children, however, continue to drive growth in participation. Adults with children had much higher outdoor recreation participation rates (57%) than adults without children (44.4%).

### Female Participation Continues to Grow

In 2019, women made up 46% of participants in outdoor recreation while men made up 53.8%, representing the smallest gender gap measured in the report's history. Women's participation has increased from 43% of all participants in 2009 to 46% in 2019.

### Diversity Gap Remains

Despite increases in participation, Black/African American and Hispanic Americans continue to be significantly underrepresented in outdoor recreation. Hispanics made up 11.6% of outdoor recreation participants, a 35 percent shortfall relative to their proportion of the population ages 6 and over (17.9%). Similarly, Black/African Americans represented 12.4% of the U.S. population ages 6 and over in 2019, but just 9.4 percent of outdoor participants, a 24 percent participation deficit. Black youth were the least likely to participate in outdoor recreation as compared to Asian, Hispanic, and Caucasian youth – signaling a potential future gap in outdoor participants. However, those Black and Hispanic Americans who do participate in outdoor recreation do so frequently – more often, on average, than members of other racial groups.

In 2019, 62% of Asian Americans participated in outdoor recreation, followed by 53% of White, 48% of Hispanic, and 40% of Black/African Americans.

### Impacts of COVID-19

An August 2020 report from the Outdoor Industry Association indicated that COVID-19 impacted recreation participation in April, May and June as Americans flocked to outdoor recreation amid COVID restrictions. Americans took up new activities in significant numbers with the biggest gains in running, cycling, and hiking given that these activities were widely considered the safest activities during pandemic shutdowns. The hardest hit activity segments during COVID shutdowns were team sports (down 69%) and racquet sports (down 55%). Reviewing just April, May and June 2020, participation rates for day hiking rose more than any other activity, up 8.4%.

### 2020 Sports, Fitness, and Leisure Activities Topline Participation Report

Prepared by a partnership of the Sports and Fitness Industry Association (SFIA) and the Physical Activity Council (PAC), this February 2020 participation report summarizes levels of activity and identifies key trends in sports, fitness, and recreation in the US. The report is based on over 18,000 online interviews of a nationwide sample that provides a high degree of statistical accuracy using strict quotas for gender, age, income, region, and ethnicity. The study looked at 122 different team and individual sports and outdoor activities.

Compared to 2014, eight million more Americans were casually active in 2019 indicating a positive movement toward an increasingly active population. Sports that made great strides in the last six years include trail running, cardio tennis, BMX biking, and day hiking. Over the last year, only 2.1 million additional people reported participating in an activity that raises their heart rate for more than 30 minutes. Participation in active high calorie activities has remained flat for the last four years.

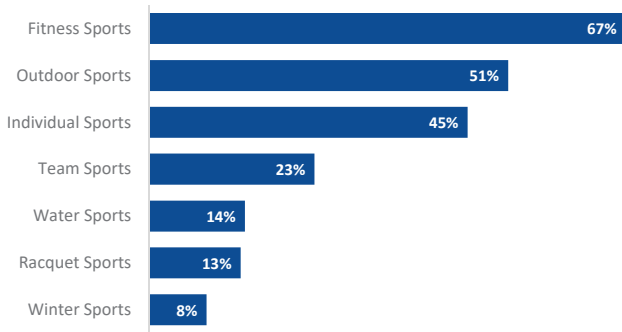
The percentage of people reporting no physical activity during the past year declined to 27% in 2019 – its lowest point in six years – continuing an increasing trend in activity. Rates of inactivity continue to be linked to household income levels, with lower income households having higher rates of inactivity. However, in 2019, households across the income spectrum saw declines in inactivity.

Fitness sports continue to be the most popular activity type for the 5th consecutive year. Other sports activities, including individual sports, racquet sports, and water



sports have seen a modest decline in participation since 2018. Team sports experienced a slight increase in participation, driven by the increasing popularity of basketball and outdoor soccer. While racquet sports lost about 2% of participants since 2018, mostly due to declines in squash and badminton participation, the rising popularity of pickleball and cardio tennis may reverse this declining trend.

Figure J8. Total Participation Rate by Activity Category



When asked which activities they aspire to do, all age-groups and income levels tend to show interest in outdoor activities like fishing, camping, hiking, biking, bicycling, and swimming. Younger age groups are more interested in participating in team sports, such as soccer, basketball and volleyball, while older adults are more likely to aspire to individual activities like swimming for fitness, bird/nature viewing, and canoeing.

Physical education (PE) participation shows 96% of 6 to 12-year old youth and 82% of 13-17 year olds participated in PE in 2019. While younger children were more likely to participate in PE, older youth had higher average days of participation. Children were more than twice as likely to be inactive if they did not attend PE. Overall, all ages saw an increase in PE 2019. Participation in PE is thought to lead to an increase of active healthy lifestyles in adulthood.

Figure J9. Sports with the highest 5-year increase in participation

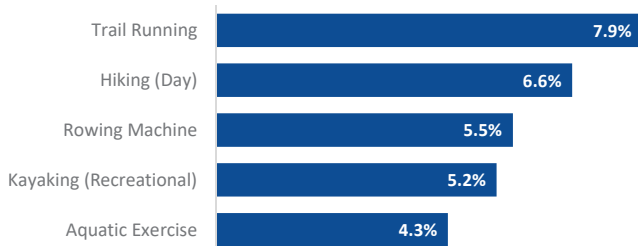
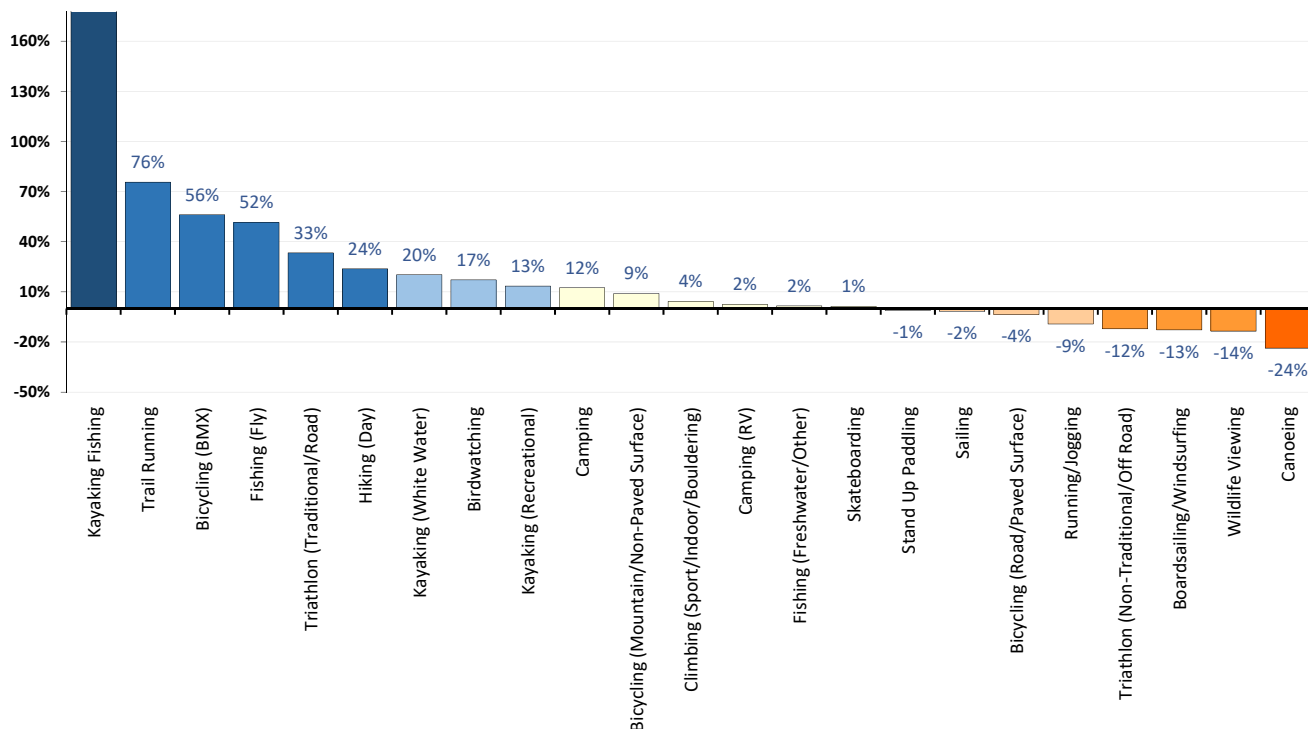


Figure J10. 5-Year Change in Outdoor Sports Participation



### Americans Engagement with Parks Survey

This annual study from the National Park and Recreation Association (NRPA) probes Americans' usage of parks, the key reasons that drive their use, and the greatest challenges preventing greater usage. Each year, the study examines the importance of public parks in Americans' lives, including how parks compare to other services and offerings of local governments. The survey of 1,000 American adults looks at frequency and drivers of parks/recreation facilities visits and the barriers to that prevent greater enjoyment. Survey respondents also indicate the importance of park and recreation plays in their decisions at the voting booth and their level of support for greater funding.

In 2020, NRPA conducted a shorter-than-typical Engagement survey because of the dynamic nature of life during the COVID-19 pandemic. The 2020 Study focused on the impacts of the COVID-19 pandemic on park and recreation usage, whether residents see public parks as an essential public service, and whether people vote for political leaders based on their support for parks and recreation funding.

Key findings include:

- Eighty-two percent of U.S. adults agree that parks and recreation is essential.
- Seventy-seven percent of survey respondents indicate that having a high-quality park,

playground, public open space or recreation center nearby is an important factor in deciding where they want to live.

- U.S. residents visit local park and recreation facilities more than twice a month on average.
- Three in five U.S. residents — more than 190 million people — visited a park, trail, public open space or other recreation facility at least once during the first three months of the pandemic (mid-March through mid-June 2020). Impacts of the COVID-19 Pandemic

According to the Americans Engagement with Parks report,

“In many communities across the nation, parks, trails and other public open spaces have been crucial resources available to people seeking a brief respite from the public health crisis. As businesses shut down operations during the spring, many parks and trails remained open, providing people with opportunities to safely enjoy outdoor physical activity with its many attendant physical and mental health benefits. According to NRPA Parks Snapshot Survey data ([nrpa.org/ParksSnapshot](http://nrpa.org/ParksSnapshot)), 83 percent of park and recreation agencies kept some/all of their parks open during the initial wave of COVID-19 infections in April 2020, while 93 percent did the same with some/all of their trail networks.



Consequently, people flocked to their local parks, trails and other public open spaces. Three in five U.S. residents — more than 190 million people — visited a park, trail, public open space or other recreation facility at least once during the first three months of the pandemic — from mid-March through mid-June 2020. Parks and recreation usage was particularly strong among GenZers, Millennials, Gen Xers, parents, people who identify as Hispanic/Latinx and those who identify as nonwhite.

As has been the case with virtually every aspect of life, the COVID-19 pandemic has altered the frequency with which most people engage with their local park and recreation amenities. Still, slightly more than half of people have been visiting parks, trails and other public open space amenities as often — if not more often — since the start of the pandemic than they had during the same period in 2019. Twenty-seven percent of U.S. residents report that their use of parks, trails and other public open spaces increased during the first three months of the pandemic relative to the same period in 2019. A quarter of survey respondents indicates their parks and recreation usage during the period from mid-March to mid-June 2020 matched that of the same three months in 2019. Forty-eight percent of people report that their usage of parks, trails and public open spaces declined during the early months of the pandemic.”

## Washington State Recreation and Conservation Plan

The 2018-2022 Recreation and Conservation Plan for Washington State provides a strategic direction to help assure the effective and adequate provision of outdoor recreation and conservation to meet the needs of Washington State residents. The plan identifies the following five near and long-term priority areas and establishes specific actions within each priority to help meet the outdoor recreation and conservation needs within the state:

1. Sustain and Grow the Legacy of Parks, Trails, and Conservation Lands
2. Improve Equity of Parks, Trails, and Conservation Lands
3. Meet the Needs of Youth
4. Plan for Culturally Relevant Parks and Trails to Meet Changing Demographics
5. Assert Recreation and Conservation as a Vital Public Service

### Sustain & Grow the Legacy

A wealth of existing recreation and conservation areas and facilities should be kept open, safe, and enjoyable for all. Some modifications to meet the interests of today’s population may be needed at some facilities. Sustaining existing areas while expanding and building new facilities to keep up with a growing population is one of the five priority goals.

### Improve Equity

The National Recreation and Park Association’s position on social equity states:

“Our nation’s public parks and recreation services should be equally accessible and available to all people regardless of income level, ethnicity, gender, ability, or age. Public parks, recreation services and recreation programs including the maintenance, safety, and accessibility of parks and facilities, should be provided on an equitable basis to all citizens of communities served by public agencies.”

The Washington plan restates that equity goal for all its citizens. Improving equity is also a strategy for improving a community’s health. Current statewide participation rates in outdoor activities were surveyed as part of the plan.

Figure J11. Participation Rates for Washington Residents in Outdoor Activities

Participation Rates for Top 12 Categories	
Activity	%
Walking	94%
Nature activities	89%
Leisure activities at parks	82%
Swimming	68%
Sightseeing activities	67%
Hiking	61%
Outdoor sports	48%
Water-based activities (freshwater)	46%
Camping	45%
Trending activities	33%
Snow and ice activities	30%
Bicycling	28%

### Get Youth Outside

Washington State youth participate in outdoor activities to a greater extent than youth nationally. Park and recreation providers are urged to offer a variety of outdoor activities for youth and to support youth programs. Most youth are walking, playing at a park, trying new or trending activities, fishing in freshwater,

exploring nature, and riding bikes. Other activities of interest to youth are activities in freshwater such as boating and paddling, fishing in saltwater, and target shooting, hiking, outdoor sports, and riding off-road vehicles.

**Figure J12. Youth Participation Rates for Washington Residents in Outdoor Activities**

Youth Participation Rates	
Activity	%
Walking	88%
Leisure in parks	78%
Trending activities	77%
Fishing in freshwater	77%
Nature-based activities	75%
Bicycling	74%
Freshwater-based activities*	66%
Target shooting	62%
Hiking	57%
Outdoor sports	57%
Off-road vehicle riding	57%
Fishing in saltwater	53%

\*(not swimming)

### Plan for Culturally Relevant parks and Trails to Meet Changing Demographics

Washington's population is expected to grow by 2 million people by 2040 leading to more congestion and competition for recreation resources. Between 2010-2040, the percent of people of color are expected to increase from 27 percent to 44 percent. With the cultural change in the population, preferred recreational activities also will change. By 2030, more than one of every five Washingtonians will be 65 years old or older. By 2040, there will be more seniors than youth. Park and recreation providers should be prepared to create new and diverse opportunities and accommodate the active senior population.

### Assert Recreation and Conservation as a Vital Public Service

The plan recognizes that outdoor recreation contributes to a strong economy and is a public investment like other public services and infrastructure. The report cites the Outdoor Industry Association and other economic studies that reinforce the importance of park and recreation services locally, regionally and statewide.

## 2019 Special Report on Paddlesports & Safety

In 2019, the Outdoor Foundation produced a report focused on paddlesports data based on a participation survey (over 20,000 online interviews with a nationwide sample of individuals and households). In 2018, 22.9 million Americans (approximately 7.4% of the population) participated in paddle sports. This represents an increase of more than 4 million participants since the study began in 2010. Over the last five years, there continues to be an increase in paddlesports popularity among outdoor enthusiasts, with significant portions of the nationwide growth occurring in the Pacific region.

Recreational kayaking continues to grow in popularity but may be driving some of the decline in canoeing. The popularity of stand-up paddling has soared, increasing by 1.5 million participants over the past five years, though it does not have nearly as high a participation rate as either recreational kayaking or canoeing.

Most paddlers are Caucasian, other racial and ethnic groups are largely under-represented. However, Caucasian participation has remained relatively flat while participation by people identifying as Hispanic or Black/African American has grown by 0.5% to 1% per year since 2013. This growth has led to more than 773,000 new Hispanic paddlers in just six years, signaling the importance and potential of engaging minority groups in paddlesports.

One in eight paddlers have been participating in the sport for 21 years or more. However, many participants – between thirty and sixty percent, depending on the discipline – tried a paddlesport for the first time in 2018. Such high levels of first-time participation may produce longer term growth in paddling, assuming participants continue to enjoy the sport.

Among adult paddlers, most participate for excitement and adventure, for exercise, or to be close to nature. Kayakers, rafters, canoers and stand-up paddlers often enjoy, or would be willing to try, other paddlesports. Many also enjoy similar outdoor “crossover” activities such as hiking, camping, walking, and nature viewing.



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# APPENDIX K: IMPLEMENTATION TOOLS & TACTICS







## LOCAL FUNDING OPTIONS

The City of Mercer Island possesses a range of local funding tools that may be used for the benefit of growing, developing, and maintaining its parks and recreation facilities and programs. The sources listed below represent potential funding sources. Funding may also be dedicated for other local purposes, which limit applicability and usage.

### Councilmanic Bonds

Councilmanic general obligation bonds and other forms of debt may be issued by cities without public vote. The principal and interest bonds are paid from and secured by the city's regular property taxes and full faith and credit. These types of bonds may also be secured by a pledge of other legally available revenue. Debt service payments are from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. Issuance of general obligation bonds is subject to the State constitutional and statutory limitations on debt that may be incurred without a vote of the electorate. As discussed below, cities may issue general obligation debt for general municipal purposes up to 2.5% of the assessed valuation of taxable property in the city at the time of calculation. Up to 1.5% of the 2.5% allowable capacity may be issued as councilmanic bonds without a vote of the electorate.

### Voted General Obligation Bonds

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056>

Cities may issue unlimited tax general obligation bonds payable from and secured by excess property taxes to fund capital projects such as construction, expansion, or replacement or renovation of an existing facility or facilities. Subject to a 60% supermajority voter approval requirement, these types of bonds are issued for general purposes up to 2.5% of assessed valuation, up to 2.5% of assessed valuation for certain utility purposes, and up to 2.5% of assessed valuation for open space, park facilities, and facilities for economic development. As previously noted, within the 2.5% of allowable debt capacity for general purposes, up to 1.5% of the bond amount may

be issued without voter approval. The combination of voter-approved and non-voter approved general obligation debt for general purposes may not exceed 2.5% of the city's assessed valuation at the time the debt is incurred. For all purposes, the total of all general obligation debt may not exceed 7.0% of the city's assessed valuation. (Article VIII, Section 6).

Unlimited tax general obligation bonds are also subject to validation requirements. The minimum turnout at the election must be at least 40% of the city voters who voted at the last preceding state general election. If the ballot proposition approving the issuance of voter-approved debt is approved by a supermajority of voters, and the validation requirements are met, the bonds will be payable from and secured by an excess property tax levy that is unlimited in rate/amount. The levy will be set at a rate that matches the debt payment schedule on the bonds.

### Property Tax Excess Levy for Operations and Maintenance - One Year Only

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052>

Cities also have the authority to ask the voters to approve a one-year excess property tax levy for any lawful purpose (RCW 84.52.052). This one-year excess property tax levy requires supermajority (60%) voter approval and must be re-approved by the voters each year. As this action increases revenue for one year, it is wise to request this type of funding for one-time uses only or to address a short-term funding gap.

### Regular Property Tax - Lid Lift

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.050>

Cities are authorized to impose ad valorem taxes upon real and personal property. A city's maximum regular property levy rate for general purposes is limited to \$3.375 per \$1,000 of assessed valuation. This amount may not increase in excess of \$3.60 per \$1,000 of assessed value if the city is annexed into a library district, a regional fire service protection authority, and/or a fire protection district, less the actual regular levy

made as a result of the annexation. Furthermore, a city may impose an additional \$0.225 per \$1,000 of assessed value beyond the \$3.375 or \$3.60 (for annexed cities) if the city has a fire pension fund, which must be used to the extent necessary for firefighters' pension funding purposes. Otherwise, this tax may be levied and used for any other municipal purpose.

State law also limits the amount of a regular levy for any particular year to the highest amount that could have been levied in any prior year, multiplied by a specified percentage (the "limit factor"), plus an adjustment for new construction, annexations, certain improvements, and state assessed property. The limit factor is the lesser of 101% or 100% plus inflation. Cities can exceed this limit factor if such an increase is approved by a majority (50% plus one) of voters. Receiving voter approval to exceed the limit factor is known as a lid lift. A lid lift may be permanent or for a specific purpose and time period.

A levy lid lift is an instrument for increasing the amount of regular property taxes for operating and/or capital purposes. Because a levy lid lift increases the amount of regular property taxes a city may collect, the corresponding regular property tax rate to generate such an amount must be less than the city's authorized statutory maximum rate. A simple majority vote of the electorate is required, and there are no validation requirements.

Cities have two "levy lid lift" options available: Single-year(basic) or Multi-year.

### **Single-year Lid Lift:**

The single-year lift refers to receiving voter approval to exceed the limit factor in the first year after the lift is approved. It is a one-time bump over the 101% limit factor. This change increases the city's base levy (in the first year) from which subsequent levies are calculated. Following the first year, levies are calculated using the limit factor described above. The single-year lift does not mean that the lift goes away after one year; after the one-time bump occurs, the city may levy regular property taxes based on its increased base for any amount of time, including permanently, as discussed below. The exception is that if a stated purpose in the ballot measure is for the levy lid lift to pay debt service on bonds, the maximum period is nine years.

The election to implement a single-year lift may take place on any election date listed in RCW 29A.04.321.

### **Multi-year Lid Lift:**

The multi-year lift allows a city to lift the levy lid or enables its levy to be "bumped up" each year, for up to a maximum of six years. Unlike a one-year levy lid lift, which increases the city's regular property levy amount

over the limit factor for one year only, a multi-levy lid lift may increase the city's regular property tax levy over the limit factor for up to six successive years. The methodology used by the municipality for calculating the increase (such as a dollar amount or percentage increase tied to an index) must be stated in the ballot measure. The voters may approve multi-year lifts at either the August primary or the November general election.

### **Term of Levy Lid Lift:**

Single-year and multi-year lid lifts can be temporary or permanent. The lift term refers to the length of time the city will benefit from (e.g., receive property tax revenue from) the increased tax levy base. After the city's base is increased, which can happen after the first year in the case of a one-time bump, or at the end of successive years (not to exceed six years), the resulting outcome is the possibility of additional tax revenues. If the levy lid lift is temporary, the incremental increase will continue for a specified number of years. The time frame will be stated in the ballot title. In the case of a temporary levy, after the expiration of the lift term, the city will reduce the levy base to what it would have been had the increase never occurred (assuming that the city would have increased its levy to the maximum amount of the limit factor in the intervening years). Should the intention be that the levy lid lift is permanent, then the ballot measure will state that the levy in the final year will serve as the basis for the calculation of all future levy increases (in other words, be made permanent).

### **Ballot Measure Requirements and Supplanting:**

When considering a levy lid lift, the city will be attentive to the ballot measure requirements unique to single-year and multi-year increases. Both options require the city to state what the aggregate regular property tax levy rate will be in the first year. When determining the maximum aggregate standard property tax levy rate, the city will consider potential shifts in assessed valuation and other factors to give flexibility as needed. Single-year lifts can be for any purpose, and the ballot title does not need to state the purpose. Alternatively, the city must state the intended purpose of a multi-year lift in the ballot measure. State law also requires the city to specify whether certain exemptions will apply to the lift.

The single-year lift allows supplanting of expenditures within the lift period; however, the multi-year lift does not make expenditure allowances for jurisdictions in King County. State law currently provides an exemption from the supplanting limitations due to the economic impacts of the Covid-19 pandemic.



The State Constitution and statutes limit the aggregate of all regular property taxes on any parcel of land (except levies of port districts and public utility districts) to 1% of the true and fair value of the property. Within the 1%, the total regular levy rate (other than certain excluded levies) of senior taxing districts (counties and cities) and junior taxing districts (fire districts, library districts, park districts, etc.) may not exceed the limits of 1% or \$5.90/\$1,000 of assessed value. If this limit is exceeded, levies are reduced or eliminated according to the statute until the maximum levy rate is achieved.

## Sales Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.14>

Cities have the authority to impose a sales and use tax without voter approval, and specific sales and use taxes with voter approval, subject to various limitations. Paid by the consumer, sales tax is a percentage of the retail price paid for specific classifications of goods and services within the State.

Governing bodies of cities and counties may impose sales taxes within their boundaries without voter approval at a rate set by state statute and local ordinances, subject to referendum.

Various taxing districts impose sales taxes within the City of Mercer Island, including the State (6.5%), King County (1.25%, of which 0.10% is for criminal justice purposes), and Regional Transit (1.40%). The State collects an additional 0.30% sales tax on vehicle sales and leases to fund transportation improvements. The City imposes a 1.0% basic option sales and use tax (of which 0.85% goes to the city and the remainder goes to the County per state law). Revenue from this tax is accounted for in the General Fund and may be used for any city governmental purpose.

Sales taxes applicable to Parks and Recreation include: counties may ask voters to approve a sales tax of up to 0.3 percent, which is shared with cities. At least one-third of the revenue must be used for criminal justice purposes.

Counties and cities may also form public facilities districts. These districts may ask the voters to approve a sales tax of up to 0.2 percent. The proceeds may be used for financing, designing, acquisition, construction, equipping, operating, maintaining, remodeling, repairing, and re-equipping its public facilities.

If a jurisdiction intends to change a sales tax rate or levy a new sales tax, it must pass an ordinance to that effect and submit it to the Department of Revenue at least 75 days before the effective date. The effective date must be the first day of a quarter: January 1, April 1, July 1, or October 1.

## Business and Occupation Tax

<http://apps.leg.wa.gov/rcw/default.aspx?cite=35.102>

Business and occupation (B&O) taxes are excise taxes levied on different business classes to raise revenue. Taxes are levied as a percentage of the gross receipts of a business, less some deductions. Businesses are put in various classifications such as manufacturing, wholesaling, retailing, and services. The B&O tax rate may differ by classification.

Cities can impose this tax for the first time or raise rates following the referendum procedure.

B&O taxes are limited to a maximum tax rate that can be imposed by a city's legislative body at 0.2% (0.002) but grandfathered in any higher rates that existed on January 1, 1982. Any city may levy a rate higher than 0.2% if approved by a majority of voters (RCW 35.21.711). As of January 1, 2008, cities that impose the B&O tax must allow for allocation and apportionment, as set out in RCW 35.102.130.

## Admissions Tax

<http://app.leg.wa.gov/RCW/default.aspx?cite=35.21.280>

An admissions tax is a use tax for entertainment. Both cities and counties may impose this tax through legislative action.

Cities and counties may levy an admission tax in an amount no greater than 5% of the admission charge, as is authorized by statute (cities: RCW 35.21.280; counties: RCW 35.57.100). This tax can be levied on admission charges (including season tickets) to places such as theaters, dance halls, circuses, clubs that have cover charges, observation towers, stadiums, and any other activity where an admission charge is made to enter the facility.

If a city imposes an admissions tax, the county may not levy a tax within city boundaries.

The statutes provide an exception for admission to elementary or secondary school activities. Generally, certain events sponsored by non-profits are exempted from the tax; however, this is not a requirement. Counties also exempt any public facility of a public facility district for which admission is imposed. There are no statutory restrictions on the use of revenue.

## Impact Fees

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.02.050>

Development impact fees are charges placed on new development. These fees are charged in unimproved areas to help pay for various public facilities that serve the new development or for other impacts associated with such development. Both cities and counties may impose this tax through legislative action.

Counties and cities that plan under the GMA may impose impact fees on residential and commercial development activity to help pay for certain public facility improvements, including parks, open space, and recreation facilities identified in the county's capital facilities plan. The improvements financed from impact fees must be reasonably related to the new development and must reasonably benefit the new development. The fees must be spent or encumbered within ten years of collection. Mercer Island currently assesses a parks' impact fee.

## Real Estate Excise Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.010>

Real Estate Excise Tax (REET) is a tax levied on the sale of all real estate unless a specific exemption is claimed. Measured by the total selling price, the tax may include the amount of any liens, mortgages, and other debts given to secure the purchase. Both cities and counties may impose this tax through legislative action.

Counties and cities may levy a quarter percent tax known as REET 1 or "first quarter percent". First quarter percent REET (REET 1) revenues are restricted under the Growth Management Act (GMA) and must be spent on capital projects listed in the city's capital facilities plan element of their comprehensive plan. Revenue may also be spent on certain maintenance and operation expenses if specified conditions are satisfied. Capital projects include planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of parks, recreational facilities, and trails.

In addition to REET 1, cities may also impose a second quarter percent or REET 2. Similar to REET 1, the revenue obtained from REET 2 must also be spent on capital projects, including planning, construction, reconstruction, repair, rehabilitation, or improvement of parks, and certain maintenance and operation expenses if specified conditions are satisfied. Acquisition of land for parks is not a permitted use of REET 2. Both REET 1 and REET 2 may be used to make debt service payments on bonds or other debt issued for

qualifying projects. The City of Mercer Island currently assesses both REETs and uses this funding for various capital project needs.

## Lodging Tax

<http://app.leg.wa.gov/RCW/default.aspx?Cite=67.28.180>

The lodging tax is a user fee for hotel/motel occupation. Both cities and counties may impose this tax through legislative action.

Cities and/or counties may impose a "basic" 2% tax under RCW 67.28.180 on all charges for furnishing lodging at hotels, motels, and similar establishments for a continuous period of less than one month.

This tax is taken as a credit against the 6.5% state sales tax, so that the total tax that a patron pays in retail sales tax and hotel-motel tax combined is equal to the retail sales tax in the jurisdiction. In addition, jurisdictions may levy an additional tax of up to 2%, or a total rate of 4%, under RCW 67.28.181(1). This is not credited against the state sales tax. Therefore, if this tax is levied, the total tax on the lodging bill will increase by 2%.

If both a city and the county are levying this tax, the county must allow a credit for any tax imposed by a city so that no two taxes are set on the same taxable event. These revenues must be used solely for paying for tourism promotion and for the acquisition or operation of tourism-related facilities. "Tourism" is defined as economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs; there is no requirement that a tourist must stay overnight.

## Conservation Futures Tax (King County)

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34>

The Conservation Futures Tax (CFT) is provided for in RCW 84.34. King County imposes a Conservation Futures levy at a rate of \$0.0625 per \$1,000 assessed value to acquire open space lands, including green spaces, greenbelts, wildlife habitat, and trail rights-of-way proposed for preservation for public use by either the county or the cities within the county. Funds are allocated annually, and cities within the county, citizen groups, and citizens may apply for funds through the county's process. The CFT program provides grants to cities to support open space priorities in local plans and requires a 100% match from other sources.





## FEDERAL & STATE GRANTS AND CONSERVATION PROGRAMS

### Rivers, Trails and Conservation Assistance Program

<http://www.nps.gov/orgs/rtca/index.htm>

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities. The program is administered by the National Park Service and federal government agencies to conserve rivers, preserve open space, and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

### Recreation and Conservation Office Grant Programs

[www.rco.wa.gov](http://www.rco.wa.gov)

The Recreation and Conservation Office was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the Federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from un-reclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account, and the Washington Wildlife and Recreation Program.

#### Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

#### Washington Wildlife and Recreation Program (WWRP)

Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The

WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties, and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails, and water access categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year, and the State Legislature must authorize funding for the WWRP project lists.

#### Land and Water Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails, and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from selling or leasing off-shore oil and gas resources.

#### National Recreational Trails Program

The National Recreational Trails Program (N RTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities, including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

#### Youth Athletic Facilities (YAF) Program

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

#### Puget Sound Acquisition and Restoration Fund

Grants are awarded by the Salmon Recovery Funding Board for acquisition or restoration of lands directly correlating to salmon habitat protection or recovery. Projects must demonstrate a direct benefit to fish habitat. There is no match requirement for design-only projects; acquisition and restoration projects require a 15% match. The funding source includes the sale of state general obligation bonds, the federal Pacific Coastal Salmon Recovery Fund, and the state Puget Sound Acquisition and Restoration Fund.

## STP Regional Competition - Puget Sound Regional Council

<https://www.psrc.org/our-work/funding/project-selection>

Surface Transportation Program (STP) funds are considered the most “flexible” funding source provided through federal transportation funding. Every two years, the Puget Sound Regional Council conducts a competitive grant program to award FHWA Surface Transportation Program (STP) and Congestion Mitigation and Air Quality (CMAQ) funds. For the Countywide STP/CMAQ competitions, the policy focuses on providing transportation improvements to a center or centers and the corridors that serve them. Centers are defined as regional growth and regional manufacturing/industrial centers, centers designated through countywide processes, town centers, and other local centers. Program set-asides include funding for priority non-motorized projects within King County.

## King County Grants

### King County Youth and Amateur Sports Grants (YASG)

Youth and Amateur Sports Grants (YASG) support fit and healthy communities by investing in programs and capital projects that increase access to physical activity. Program grants range from \$15,000-\$75,000, while capital grants range from \$25,000-\$250,000. Funding is only available to organizations serving residents of King County, including non-profit organizations, public schools, park districts, public agencies, tribes and tribal organizations. A small or emerging community organization without 501c3 status is eligible through a partnership with a fiscal agent. The program is funded and sustained through a 1 percent car-rental tax authorized by the Legislature in 1993. Funds can only be used for programs or capital projects that increase access to health-enhancing physical activities.

### WaterWorks Grants

Approximately \$2 million are awarded every two years for organizations carrying out a variety of projects. Non-profits, schools, educational institutions, cities, counties, tribes, and special purpose districts are eligible to apply, and partnerships are encouraged. Projects must have a demonstrable positive impact on the waters of King County and provide opportunities for stewardship. In addition to the WaterWorks competitive grants, water quality project funding is available through King County Council allocated funding.

## King County Cultural Heritage Grants through 4Culture

As the cultural funding agency for King County, 4Culture offers grants and cultural support in three program areas: arts, heritage, and preservation. Program guidelines and grant award amounts vary between the three program areas.

## OTHER METHODS & FUNDING SOURCES

### Metropolitan Park District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=35.61>

Metropolitan park districts may be formed to manage, control, improve, maintain, and acquire parks, parkways, and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

### Park and Recreation District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.69>

Park and recreation districts may be formed to provide leisure-time activities and recreation facilities (parks, playgrounds, pools, golf courses, paths, community centers, arboretums, campgrounds, boat launches, etc.). They must be initiated by petition of at least 15% percent of the registered voters within the proposed district. Upon completing the petition process and review by county commissioners, a proposition for district formation and election of five district commissioners is submitted to the voters of the proposed district at the next general election. Once formed, park and recreation districts retain the authority to propose a regular property tax levy, annual excess property tax levies, and general obligation bonds. All three of these funding types require 60% percent voter approval and 40% percent voter turnout. With voter approval, the district may levy a regular property tax not to exceed sixty cents per thousand dollars of assessed value for up to six consecutive years.



## Park and Recreation Service Area (PRSA)

<http://app.leg.wa.gov/RCW/default.aspx?cite=36.68.400>

A quasi-municipal corporation with independent taxing authority whose purpose is to finance, acquire, construct, improve, maintain or operate any park, senior citizen activities center, zoo, aquarium, or recreation facilities; and provide a higher level of park service.

## Business Sponsorships/Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes, and equipment/material.

## Interagency Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development, and use of park and open space facilities may be provided between Parks, Public Works, and utility providers.

## Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation, and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the organization's financial resources and funding criteria. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation, or open space facilities and projects.

# ACQUISITION TOOLS & METHODS

## Direct Purchase Methods

### Market Value Purchase

The City purchases land at the present market value based on an independent appraisal through a written purchase and sale agreement. Timing, payment of real estate taxes and other contingencies are negotiable.

### Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

### Life Estates & Bequests

If a landowner wishes to remain on the property for an extended period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases their life interest, full title and control over the property will be transferred to the city. The landowner may be eligible for a tax deduction when the gift is made by donating a remainder interest. In a bequest, the landowner designates in a will or trust document that the property will be transferred to the city upon death. While a life estate offers the city some degree of title control during the landowner's life, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist concerning the property's condition upon transfer or to any liabilities that may exist.

### Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the county assessors office to ensure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.



### Option to Purchase Agreement

This type of agreement is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon completing designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

### Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

### Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with their property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This type of easement is a legal agreement between the landowner and the city that permanently limits land uses to conserve a portion of the property for public use or protection. The landowner still owns the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this approach provides trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. The city purchases land at the present market value based on an independent appraisal through a written purchase and sale agreement. Timing, payment of real estate taxes, and other contingencies are negotiable.

### Park or Open Space Dedication Requirements

Local governments have the option to require developers to dedicate land for parks under the State Subdivision Law (Ch. 58.17 RCW) and the State Environmental Policy Act (SEPA) (Ch. 43.21C RCW). Under the subdivision law, developers can be required to provide the parks/recreation improvements or pay a fee in lieu of the dedicated land and its improvements. Under the SEPA requirements, land dedication may occur as part of mitigation for a proposed development's impact.

## Landowner Incentive Measures

### Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

### Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows landowners to trade the right to develop a property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and where development beyond regulation may be allowed. Usually, but not always, the "sending" and "receiving" property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

### IRC 1031 Exchange

If the landowner owns a business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see [www.irc.gov](http://www.irc.gov) for more details). This option may be a useful tool in negotiations with an owner of an investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

### Current (Open Space) Use Taxation Programs

Property owners whose current lands are in open space, agricultural, or timber uses may have that land valued at their current use rather than their "highest and best" use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch. 84.34 RCW), helps to preserve private properties as open space, farm, or timberlands. If the land is converted to other non-open space uses, the landowner is required to pay the difference between the current use annual taxes and the highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for



land conservation/preservation purposes, the required payment of seven years' worth of differential tax rates is waived. The amount of this tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes. King County has four current use taxation programs that offer this property tax reduction to incentivize landowners to voluntarily preserve open space, farmland, or timberland on their property.

## OTHER LAND PROTECTION OPTIONS

### Land Trusts and Conservancies

Land trusts are private non-profit organizations that acquire and protect unique open spaces and are traditionally not associated with any government agency. Forterra (formerly called the Cascade Land Conservancy) is the regional land trust serving the Mercer Island area. Its efforts have led to the conservation of more than 234,000 acres of forests, farms, shorelines, parks, and natural areas in the region ([www.forterra.org](http://www.forterra.org)). Other national organizations with local representation include the Nature Conservancy, Trust for Public Land, and the Wetlands Conservancy.

### Regulatory Measures

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include Critical Areas Ordinance, Mercer Island; State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, and Washington State Department of Fisheries and Department of Wildlife.

### Public/Private Utility Corridors

Utility corridors can be managed to maximize the protection or enhancement of open space lands. Utilities maintain corridors to provide services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments to develop public programs such as parks and trails within utility corridors.





# CONSULTANT FIELD NOTES & OBSERVATIONS OF MERCER ISLAND PARK SYSTEM

Consultant field visits to all Mercer Island parks, trails and open space areas were completed in 2019 prior to the PROS Plan project being suspended in early 2020. Review of this document is still underway to ensure changes that have occurred since 2019 are accounted for and reflected in the final PROS Plan.



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## AUBREY DAVIS PARK (ADP)

91.81 acres

72nd SE & SE 22nd

Regional Park

### Amenities

- Baseball fields (2)
- Basketball courts (2 full court)
- BBQs
- Benches
- Bike racks
- Bleachers
- Boat launch
- Bocce/petanque courts (2)
- Drinking fountains
- Formal landscaping
- Formal plaza
- Local trails
- Mountains to Sound Regional Trail
- Open grass areas
- Paved pathways
- Picnic shelter
- Picnic tables
- Picnic tables with chess-checkers boards
- Play structures (2)
- Public art
- Restrooms (1)
- Soccer/lacrosse field (1)
- Tennis courts (4)
- Water Trail trailhead



### Capital Improvement & Planning Opportunities

- ADP Master Plan was adopted in 2019. Recommendations from the adopted Master Plan should be assimilated into capital planning.
- Owned primarily by WSDOT. Decision-making is a joint effort for operational considerations.
- Three primary vegetation management strategies from the Master Plan include 1.) Intensive soil amendments and replanting for high visibility areas; 2.) Infill plantings in lower visibility areas; and, 3.) Modification of non-active recreation lawn areas to capture reduced maintenance and lower water use needs.
- Trail improvements through ADP focus on re-establishing sight lines and clear zones along the existing Mountains to Sound Trail, renovating the trail in conjunction with the sewer upgrade project, improving trail safety for all trail users, and integrating wayfinding along the corridor. New trail connections for ADA access to existing amenities is also recommended.
- Two new amenities are proposed in the Master Plan: an off-leash dog area (in the open space around the stacks) and a second restroom (near the soccer fields and



(cont.)





playground along West Mercer Way). An improved shoreline access area on the east end of ADP is also recommended.

- In addition to the Master Plan recommendations, consider working with WSDOT to paint the exhaust stacks and massive concrete wall at the basketball courts.
- The boat launch at the east end of ADP is a water trailhead, so consider park signage that is oriented to the water in conjunction with Master Plan recommendations for shoreline access development at this location.
- A rowing facility opportunity could be included at the boat launch.
- Implement trail safety projects per the Master Plan.

## Maintenance Considerations

- Owned primarily WSDOT. Decision-making is a joint effort for operational consideration. Current agreements do not address capital needs.
- All natural grass areas look excellent.
- Tennis courts have minor cracks that likely do not affect play yet.
- A few of the benches at the Lid C playfield are degraded.
- All of the bike racks are “wheel benders” and should be replaced according to the Master Plan’s recommendations.
- The playground at Lid B should be replaced.
- Drainage issues exist where catch basins need to be reset or regraded.
- Irrigation is showing wear and tear. Valve clusters and supply lines fail periodically. Irrigation is not as effective as it could be. Consider a better system for heads that don’t break.
- The Master Plan revealed long-term needs for managing tree health and cover and the urban forest canopy in ADP. These needs should be addressed more in-depth than the Master Plan covers.
- Bollards on trails should be removed and replacement traffic control installed as recommended by a traffic engineer and approved by WSDOT.
- Trail safety projects should be designed and implemented per the Master Plan.
- Pavement heaving and roots are a concern on the trails.
- Median on Island Crest Way needs full renovation.
- Pay to park (phone app) at the boat launch is being instituted this year, remove ticket machine.
- Implement a loaner program for life jackets at the boat launch.







## BICENTENNIAL PARK

0.10 acres

Mini Park

Corner of 77th Ave SE and SE 32nd Street

### Amenities

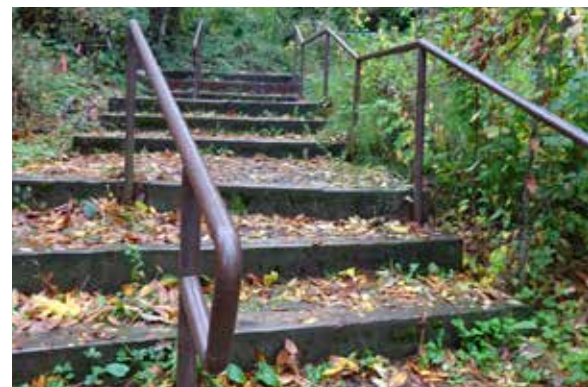
- Drinking fountain
- Flagpole
- Landscape beds
- Open grass area
- Restroom
- Park identification sign
- Plaza
- Trail connection to stairway to Mercerdale Park & Hillside

### Capital Improvement & Planning Opportunities

- An updated Master Plan for Bicentennial Park and Mercerdale Park should be done jointly.
- Irrigation for grass areas would improve natural turf management.

### Maintenance Considerations

- Install wayfinding sign at base of stairway leading into Mercerdale Hillside to provide directional information.
- Ornamental shrub plantings at base of flagpole are outgrowing their planting bed. Replacement of planting area with new planting design could enhance the sense of place.







## CLARKE BEACH PARK

9.05 acres

Community Park

E. Mercer Way at SE 77th Pl

### Amenities

- Benches
- Certified wildlife habitat (and restoration area)
- Dog waste bag dispensers
- Drinking fountain
- Fishing pier
- Lighting
- Natural forested slopes
- Open grass area
- Parking
- Paved pathways
- Picnic tables
- Public swimming area
- Public waterfront access
- Restrooms
- Sand play area
- Swimming pier
- Trash receptacles
- Water trailhead

### Capital Improvement & Planning Opportunities

- Armored waterfront swim area could be redesigned (The swim pier will soon need to be removed or replaced). A redesigned shoreline could become a more naturalized waterfront with a restored shoreline.
- Restrooms (1974) are showing their age and should be evaluated for eventual replacement. If shoreline of park is reconfigured for more natural waterfront, lower impact restroom facilities may be more appropriate.
- Provide a bike rack at the parking lot.
- Additional BBQs could be installed if warranted by demand.
- Opportunity to repurpose the round sand pit at the north end of the site into additional picnic tables and grass.
- Consider replacing the concrete steps along the swimming area with beach material.
- Evaluate ADA accessibility to both picnic areas and docks by eliminating lips and paving the path to the fishing dock.
- Install directional signs at trail intersections.





- Clarke Beach Park is a water trailhead, so consider wayfinding signage that is oriented to the water.
- Swimming pier rail is patched and disintegrating. Likely the entire pier structure is compromised and should be replaced. Swim enclosure is falling apart, does not qualify for permits to repair because of salmon habitat issues.

## Maintenance Considerations

- Second ADA parking stall does not have marked travel lane to access pathway entry. One ADA parking sign missing.
- Numerous pavement cracks along pathway from swim pier to fishing pier need repair.
- The parking lot has two older globe lights that may not provide adequate illumination and need cleaning. Consider replacing the globe lights with cut-off type lighting fixtures to reduce light pollution.
- Sandy alluvium that appears to have come from the bank below E Mercer Way was present on the west side of parking lot.
- The drinking fountain at the upper picnic area does not work, so should be replaced or removed.
- The drinking fountain at the restroom is damaged and needs to be replaced.
- Much of the site is still covered in English ivy and blackberry. Restoration efforts should continue.
- Native plant management was observed at the south and north ends of the site. Entire site has received vegetation management.
- Both asphalt trails from the parking lot have excessive cross slopes due to slumping of the downhill edge subgrade. Relocation/replacement strategies should be considered.
- One of the three timber picnic tables in the upper picnic area has excessive longitudinal pitch and should be replaced.
- If restrooms stay, they should be renovated and fitted with automatic locks on timers.
- Install raw water irrigation intake in the lake to irrigate shoreline lawn and future restoration plantings.







## DEANE'S CHILDREN'S PARK

3.04 acres

Neighborhood Park

5500 Island Crest Way

### Amenities

- Bathroom
- Benches
- Bike rack
- Climbing rock
- Dragon play structure
- Excavator
- Paved pathways
- Peace pole
- Picnic shelter
- Picnic tables (5, plus 1 ADA)
- Play structures (3)
- Swings (toddler and child)
- Trails
- Xylophones (2)
- Storage building



### Capital Improvement & Planning Opportunities

- Children access Island Park Elementary School by foot and bike through the site, so consider opportunities to improve pedestrian and bike routes.
- The excavator should be moved to a more visible location and set in soil that is conducive to digging. Its current location is somewhat obscured by vegetation and the soil appears to be too compacted for kids to excavate.
- Many of the thresholds into the play structures have lips that preclude ADA access.
- The storage building next to the picnic shelter is unsightly and should be replaced.

### Maintenance Considerations

- There is a short concrete path around the trees south of the main play structure that is partially obscured by vegetation, which could be cleared.
- The play structures are in good condition, but many of the wood borders surrounding them are leaning outward or in disrepair.
- The roof and skylights of the picnic shelter should be cleaned.
- Swings should be replaced.





## FIRST HILL PARK

0.83 acres

Neighborhood Park

SE 32nd & 72nd SE

### Amenities

- Backstop
- Half-court basketball court
- Picnic table
- Play structure
- Public art (sculpture)
- Slide
- Small grass field
- Swings (2)

### Capital Improvement & Planning Opportunities

- This is a flat site, so ADA access could be improved relatively easily.
- The asphalt surface of the half-court basketball court is mildly wavy and should be replaced.

### Maintenance Considerations

- The top bar on the backstop needs adjusting and the chain link fence is curling at the base. Consider removing backstop.
- The wood headers around the play structure are broken in places.
- The picnic table is not ADA compliant, is rotting and should be replaced.
- The planting around the edges of the park could be thinned and cleaned up.
- Grass is worn under trees and around play structures.
- Douglas fir trees need periodic assessment. Some evidence of latent root disease.
- Big slide needs a stairway and better fall protection, prevent access under slide.
- The rim on the basketball hoop is slightly askew and needs a new net.







## GROVELAND BEACH PARK

3.07 acres

Community Park

SE 58th & 80th Ave SE

### Amenities

- BBQ(1)
- Benches (3)
- Bulkhead
- Dock
- Drinking fountains (2)
- Grass area
- Paved parking
- Picnic tables (4)
- Playground
- Restrooms
- Shower
- Staircase to shoreline
- Swimming beach
- Volleyball court with two backless benches
- Water trailhead



### Capital Improvement & Planning Opportunities

- Opportunity to replace play structure with something interesting and inspiring, such as a pyramidal rope structure affording better water views and/or a zip line.
- Consider adding additional BBQs.
- Consider installing a bike rack at the parking lot.
- Groveland Beach Park is a water trailhead, so consider park signage that is oriented to the water.
- The trail to the north upper picnic area is steep and moderately eroded; consider improvement opportunities.
- The main asphalt path to the beach is steep (28% slope). The downhill edge of the path is beginning to slump in places. Repair as needed.
- The concrete slabs comprising the dock surface are uneven in places resulting in lips between panels that may exceed ADA thresholds. Long-term dock replacement strategy is needed.
- Install raw water irrigation intake in the lake.

### Maintenance Considerations

- The two upper picnic tables are in poor condition and should be replaced. Assess usage and consider removal if not needed.
- The chain gate at the top of the asphalt path is closed, forcing foot traffic over a curb and grass area and prohibiting wheeled access. Replace with bollard.
- The sand from the volleyball court has migrated beyond the frame of the court down the bank toward the water, which is not a problem per se but may require more frequent replacement of sand.
- A clay subsurface drainpipe is exposed by the concrete wall at the beach and should be repaired.



## HOMESTEAD PARK

11.09 acres

SE 40th & 82nd

Community Park

### Amenities

- Baseball fields (2)/Soccer field, seasonal (1)
- Basketball courts (1 half courts)
- Bathrooms
- Benches
- Bike rack
- Drinking fountain (ADA)
- Paved Parking
- Play structure
- Public art (sculpture)
- Tennis courts (4)
- Trails



### Capital Improvement & Planning Opportunities

- Consider reduction of the asphalt pad at the basketball courts, to allow for new amenities and provide space for ADA access.
- The top of the hill at the parking lot offers great prospect, but only has one bench. Consider providing additional seating overlooking the park.
- Provide additional bike racks at the baseball fields.
- Install park signage at northwest entry.
- 2002 Master Plan (by Bruce Dees) recommendations included additional circulation through ADA-compliant paved pathways and a picnic area along the edge of the paved pathway at the woodland edge.

### Maintenance Considerations

- The brick pad at the two half benches near the northeast corner of the park needs repair. This seating arrangement works nice for ADA accommodation, with a space between the two benches for a wheelchair, but the adjacent shrubs limit access around the benches.
- The parking lot has ADA spaces; however, the access aisles lead to a gravel path that has moderate lips at asphalt path edges. The curb ramp is abrupt and does not have a detectable warning. Consider paving the path along the west edge of the parking lot.
- Both asphalt paths leading down the bank from the parking lot have some cracks and root heave.
- The play structure edging has lips that preclude ADA access.
- Ponding was observed on the southwest baseball field (foul territory, third base side).
- Some cracking and root heave observed on the asphalt path on the west side of the park.





## ISLAND CREST PARK

38.91 acres

5500 Island Crest Way

Community Park

### Amenities

- Baseball fields (seasonal soccer & football)
- Batting cage (structure)
- BBQ(1)
- Benches (2 at tennis)
- Bike rack
- Bleachers
- Bull pen facilities (3)
- Concession stand
- Wireless cellular facilities (3)
- Dog waste bag dispensers (2)
- Drinking fountains
- Parking
- Paved pathways
- Picnic tables (5)
- Restroom with maintenance shed
- Synthetic turf field
- Tennis courts (2)
- Trails
- Storage building

### Capital Improvement & Planning Opportunities

- Opportunity to convert the south baseball field infield and outfield to synthetic turf. Lighting to be replaced.
- Some of the passages between and behind the ball field bleachers may not meet ADA minimum clearances. Consider new seating / ADA approach.
- The walking trails access several higher quality forest environments that could benefit from benches and branding (e.g. “The Fern Garden” or “Ravine Vista”).
- The picnic tables at the baseball fields would benefit from a couple of BBQs and ADA access from the concrete walkway.
- Grades are relatively mild on the walking trails, so an ADA accessible trail or loop should be considered.
- No dedicated pedestrian or bicycle access exists between the Island Crest Way trail and the sidewalk within the park. Consider creating shoulders along the entrance drive for bicycles and pedestrians.
- Resurface tennis courts to repair cracking.
- Add safety railings to existing open bleachers or replace with newer bleachers that comply with International Building Code for safety.





## Maintenance Considerations

- The low bridge in the walking trail area is in good condition, but one of the railings is leaning moderately. The bridge is also not ADA accessible due to excessive gap width between the planks.
- Vegetation management occurring in the natural areas. Over 30 acres of parkland is managed as open space.







## LUTHER BURBANK PARK

54.52 acres

72nd SE & SE 22nd

Regional Park

### Amenities

- Waterfront access & swim beach
- Administration building
- Parking (2 lots)
- Restrooms (3)
- Amphitheater
- Tennis courts (3)
- Playgrounds (2)
- Paved pathways
- Picnic tables some with umbrellas
- BBQ grills
- Benches
- Trash & recycling receptacles
- Dog waste bag dispensers
- Flagpole
- Lighting
- Drinking fountains
- Steamplant building
- Concession stand
- Boating docks
- Waterfront plaza
- Off-leash dog areas (large & small)
- Dairy barn ruins
- Open grass lawns
- Shade trees
- Natural areas
- Boardwalk
- Observation platform
- Interpretive signs
- Wayfinding maps
- Kiosk
- Public art
- Peace pole
- Main entry pergola walkway
- Water trailhead

### Capital Improvement & Planning Opportunities

- Restrooms appear like concrete bomb shelters – not very inviting. As restroom facility ages and dictates replacement, consider building designs with more natural light.
- Pier replacements could provide opportunity to design for better ADA compliance. Dock re-design project underway.
- The bulk of picnic tables and picnic groves are not universally accessible. Provide some additional pathways to ADA-compliant tables (cited as need in 2006 Master Plan).
- 2006 Master Plan recommendations yet to be completed:
  - South entry improvements - kayak/canoe boat launch with path & dock
  - Source Area - pathway, irrigation & drainage improvements
  - Expanded Swim Beach - with new restroom/lifeguard building, added sand play area and volleyball court
  - Main Entry improvements – pavement treatment and overlook addition
  - Campus Area – new recreational amenities, covered group picnic shelter, maintenance yard upgrades, entry road enhancements







- Dock/Boiler Building Area – pier restoration, improved access, rowing/boating facility ‘shell’ house, improved shoreline beach access, security & utilities upgrades
- Shoreline – improved vegetation management, environmental learning & wayfinding components
- Amphitheater – replacement of aging infrastructure and terracing
- Off-Leash Areas – addition of covered shelter and benches
- Dairy Barn – addition of covered shelter & art installations
- Proposed 2006 Master Plan spatial layout of the West Hill P-patch gardens should be modified to accommodate the current (working) garden plot alignments. Buffer planting enhancements and loop pathways could remain as future improvements but with modified alignments.
- Fishing pier is not universally accessible. Planned trail/pathway improvements will improve better ADA access. Piers have been evaluated by marine engineer for safety and timing of needed replacement (reported in 2014 Overwater Structures Assessment).
- Moorage was built in 1974. Over 40 years old, the piers and entire structures should be scheduled for replacement. Re-design project is underway.
- Tennis court is uneven. DA Hogan report indicates need for full repaving. Consider whether other recreational amenities could share or replace the tennis courts which currently have chronic drainage problems due to elevation.
- Boiler Building study (2017) calls for seismic retrofits and a new roof as Phase 1. Phase 2 is conversion to office and classroom for small boat facility.



## Maintenance Considerations

- ADA parking at south parking lot lacks striped travel aisle for second stall.
- Pavement cracks along pathway to south parking lot.
- ADA access barrier at entry into swim beach playground.
- Erosion at south beach area where waves hit edges of armored walls, paths and steps.
- Shoreline between the docks and the swim beach is eroding and needs restoration. Relocate the shoreline trail away from bank to reduce erosion and improve native vegetation.
- Restroom signs are not ADA-compliant. Add uniform gender designations with ADA signs.
- Beavers have gnawed at Lombardy poplar trunks, weakening tree structure. Plan for removal and replacement with native Pacific NW tree species.
- Playground needs two new pieces to replace removed spinner equipment.
- Fencing at shoreline of the off-leash dog area does not exclude dogs well due to the change in lake water level. Fencing can't go lower than the ordinary high water mark, and dogs can circumvent it at lower lake levels.
- Source landform sculpture needs restoration and new intake/pump system to enable intended water flow through rock channel.
- Add raw water irrigation intake to water Calkins Point, south shoreline restoration, and swim beach lawn and landscaping.
- Continue restoration of 84th slope and wetlands and Hawthorn Hill forest.





## MERCERDALE PARK

12.17 acres

Community Park

SE 32nd St & 78th Ave SE

### Amenities

- Benches
- Bike rack
- Drinking fountain
- Exercise stations
- Memorials (Trees, pavers, etc.)
- Native garden
- Natural area
- Open grass lawn
- Ornamental landscapes
- Park signs
- Paved loop pathway
- Peace pole
- Pergola
- Picnic tables with umbrellas
- Playground
- Plaza
- Public art
- Recycling center
- Restrooms (Bicentennial Park)
- Shade trees
- Sizzling Water garden
- Skate park
- Trash receptacles



### Capital Improvement & Planning Opportunities

- Side entrance pathways into park would benefit from park identification signage (smaller signs).
- Playground equipment should be replaced. Project is underway.
- Plan for replacement of Callery pear trees in 'Bosque' arrangement in plaza. When tree species is selected for replacement, alternative tree species should be chosen. If opportunity arises, soil-root zone for planting pit should be expanded underneath the pavement to support longer life for trees and reduce root-pavement conflicts.
- Opportunity for stormwater enhancement planting in drainage swale near Thrift Shop parking.
- Recycling Center and Native Plant Garden need integrated plan. Native plant garden is planted on Groco biosolids over native glacially-compacted fine textured strata. Plant performance is inadequate for a representative native plant garden as a result. Adjacent hillside shows similar low performance in native vegetation.
- Consider upgrade to skate park when replaced. New skills area.







- Original Master Plan done in 2001 and should be updated. Integrate planning with Bicentennial Park and plans for sewer line replacement.
- Loop path has ongoing tree root heaving and cracking. The width is substandard for a multi-use path. Consider options to increase capacity that do not increase impervious surface.
- Restroom building at Bicentennial Park is due for replacement.

## Maintenance Considerations

- Plantings should consider heavily impacted soils from excavation and grading. Dense glacially-compacted fine textured soils without organic matter or profile development.
- Sweetgum tree stump that is suckering could be trained to a multi-stemmed tree if suckers are thinned.
- Hedge of strawberry trees should be pruned away from backs of benches in plaza area – or benches should be shifted away from hedge encroachment. Hedge is also beginning to encroach into side entrance walkway.
- Callery (Bradford) pears are beginning to outgrow iron grates. Plan for grate replacement to allow tree trunk growth (or eventual replacement with preferred tree species). Uneven grate edges present tripping hazard.
- Exercise stations are not ADA compliant due to uneven paved surfaces and edging.
- Storage building showing signs of age. Downspouts need repair. Fixtures in restrooms replaced in 2010. Bathroom roof was replaced 2020.
- Park and skate park signage needs updating.







## ROANOKE PARK

1.46 acres

Neighborhood Park

70th Ave SE & W Mercer Way

### Amenities

- Art piece totem
- Benches
- Drinking fountain
- Gravel parking (2 spaces)
- Native trees
- Open grass area
- Play structures (Climbing, rope, swing)
- Tennis court (1)

### Capital Improvement & Planning Opportunities

- Install a park sign (none exists) and a bike rack
- Installation of a timber rail along the top of the slope along W Mercer Way would help define the west edge of the lower portion of the park and help prevent young children from venturing too close to the road.
- The shrubs along the east side of the tennis court could be removed and replaced with grass to create a more open feel and forgiving edge for errant tennis balls and provide a place for people to watch or wait. New backed benches could be located near the tennis court.
- Install new stairs leading to the tennis court.
- In the lower part of the park, a maple and a fir tree are conjoined at the base, which is an interesting natural feature that could be celebrated with signage or ground plane design.
- The wood frames around the play structures are coming apart and leaning outward in places. The playground should be evaluated for replacement.
- There is no ADA access.

### Maintenance Considerations

- The tennis court has a lot of cracks, but all are narrow.
- The top tape on the tennis net is frayed needs to be replaced.
- The steps leading to the tennis court are degraded and should be replaced.
- The grass has a few bald spots but is generally fine.







## ROTARY PARK

4.83 acres

88th SE & SE 44th

Neighborhood Park

### Amenities

- Benches
- Emergency well
- Open grass areas
- Park ID sign
- Paved pathways
- Peace pole
- Perimeter loop trail
- Picnic table
- Rock garden
- Landform features with tree circles (2)
- Shade trees
- Trails
- Trash receptacles

### Capital Improvement & Planning Opportunities

- The park has a central 'plaza' area with two benches facing the 'rock garden'. The picnic table is outside the central area and open to the street. Some picnic tables or small picnic shelter could be added to the central open area in the park to create a place that's more comfortable to gather.
- The isolated picnic table is not connected to the paved pathway and does not meet ADA guidelines. A paved path could be added to the table or another picnic table (within a small shelter) could be added to the central open area to meet the 50% minimum for ADA site furnishings.
- Replace benches with the same style bench so that they match.

### Maintenance Considerations

- None noted.







## SE 28TH STREET MINI PARK

0.06 acres

SE 28th Street

### Amenities

- Bench
- Open grass area

### Capital Improvement & Planning Opportunities

- Consider the future opportunity to provide ADA access to bench with a paved trail.
- This site might benefit from a design for a more functional park.
- Opportunity to reestablish the view that may have existed from this park.
- The Aubrey Davis Park Master Plan calls for a staircase to connect from the Lid to somewhere near this location.

### Maintenance Considerations

- Slab stairs are uneven and likely do not meet code. Remove stairs and develop a paved path that connects to the sidewalk at the far southeast corner of the site.
- This site may have afforded a nice view of the water and mountains at one point, but the trees have grown and blocked the view. Consider selectively thinning to open up the view.

Mini Park







## SECRET PARK

0.86 acres

SE 27th & W Mercer Way

### Amenities

- Play structure
- Swings
- Picnic table (not ADA)
- Small grass area

### Mini Park



### Capital Improvement & Planning Opportunities

- Install a park sign at the north, open end of the site.
- Trails need some design. Entire park should undergo site design (mini-master plan) to determine what recreational amenities could be added and how trails or pathways should be configured.
- There is no parking for this park. Add ADA parking.

### Maintenance Considerations

- The one trail is primitive and overgrown.
- The site is thick with underbrush.
- Big fir trees need monitoring.







## SLATER PARK

0.68 acres

2835 60th Place SE

Mini Park

### Amenities

- Benches
- Bike rack
- Dog waste bag dispenser
- Interpretive signs
- Open grass area
- Paved Parking (2 regular, 2 ADA)
- Public art (moss sculpture)



### Capital Improvement & Planning Opportunities

- Remove hedge between the upper and lower grass terraces for safety and to improve views of the water from the upper terrace.
- Opportunity to improve access to the water by sectioning the existing log breakwater to create openings along the beach and repositioning the log sections the closer to the bank to increase the beach area and create pocket beaches.
- Needs a landscape plan and renovation planting.



### Maintenance Considerations

- The bench closest to the water is missing a slat.
- The bike rack is bent slightly.
- The parking lot has two ADA spaces but there is not a curb cut at the end of the aisle and the adjacent walkway pavement has a lip that precludes ADA access.
- Stamped asphalt walkway surface is rough in places and not ADA friendly. Consider replacing with a smooth walkway material, such as concrete.
- ADA picnic table, but inadequate path access.
- Cut back hedge at concrete stairway.
- Border plantings are leftover from the estate that existed here previously. They do not function well and have become overgrown.





## SOUTH MERCER PLAYFIELDS

17.31 acres

School / Park

SE 78th & 84th SE

### Amenities

- Baseball/softball fields: (three 60' fields with synthetic turf infield, one 90' (?) field with dirt infield)
- BBQ (1)
- Benches (2)
- Bike rack (1)
- Bleachers
- Bull pen
- Concession stand
- Indoor batting cage (structure)
- Parking
- Paved pathways
- Picnic tables (2)
- Playground
- Restrooms
- Seasonal soccer and lacrosse fields



### Capital Improvement & Planning Opportunities

- If the school district is willing to increase the recreational amenities on the site, the open area in the southeast corner of the site can accommodate additional program elements, such as: a half or full court basketball court, skate spot, bike skills area, P-patch, expansion of the playground, or expanded picnic area with BBQs and a shelter.
- Opportunity to upgrade the northwest baseball field (Field #4) by constructing covered dugouts and installing synthetic turf in the infield.
- Currently the only pedestrian access from the sidewalk/path along SE 78th Street to the site is through the parking lot. Consider installing a sidewalk connection around southwest corner of the parking lot.
- Small park signs could be installed at each entrance.
- Islander Middle School could use more bike parking, as bikes are spilling out onto the track.
- Cottonwoods are not an appropriate tree for this site. Replacement should be planted via a landscape plan.

### Maintenance Considerations

- The Interlocal Agreement between the City and the Mercer Island School District is being renegotiated. The future operational responsibility of the site may be different than the historical arrangement.
- The playground is not ADA accessible due to a lip at the entry gate and unsuitable surfacing.
- The northwest baseball field (Field #4) spectator area is not ADA accessible.
- The foul poles on Field #1 should be integrated with the outfield fence, not behind it.





## WILDWOOD PARK

2.84 acres

7400 86th Ave SE

Neighborhood Park

### Amenities

- Bench (1)
- Book exchange box
- Dog waste bag dispenser
- Natural areas
- Open grass area
- Peace Pole
- Picnic table (1)
- Trails
- Trash receptacles (2)
- Off-leash dog area

### Capital Improvement & Planning Opportunities

- Amenity area could be more defined, with crushed rock surface in lieu of spotty grass.
- Opportunity for an ADA accessible soft surface perimeter path along 86th Ave SE and around the grass area connecting to the amenities.
- Consider an ADA trail connection from Island Crest Way to 86th Ave SE.
- Consider ADA access to picnic table or other parts of the park.
- Consider park sign on Island Crest Way frontage.
- Consider a fence along 86th Avenue SE for an off-leash dog area.

### Maintenance Considerations

- Grass is spotty by picnic area.
- Evidence of moles digging holes in the grass near the picnic table.
- Short, 30" wide boardwalk is in good condition.
- Many off-leash dog walking/play/fetching observed (weekday morning).
- All amenities in good condition.
- Soft surface trails are relatively smooth except for a few locations with roots.
- Two trash receptacles, but no recycling.





## CAYHILL OPEN SPACE

1.08 acres

5400 Mercer Way

Open Space

### Amenities

- None

### Capital Improvement & Planning Opportunities

- None.

### Maintenance Considerations

- The site is steep and overgrown. Trash has been dumped into the ravine along the south edge of the site.
- Managed as open space.



## CLISE PARK

1.47 acres

SE 40th & Island Crest Way

Open Space

### Amenities

- Trail
- Wireless cellular facility in adjacent ROW

### Capital Improvement & Planning Opportunities

- The site is centrally located and has high visibility from Island Crest Way and SE 40th Street. As an open space, more amenities may not be warranted. If the demand for more developed park spaces should grow, this site could be developed into a higher profile park.
- Potential for an art installation or earthwork.

### Maintenance Considerations

- The park sign is at the intersection of Island Crest Way and SE 40th Street has lots of clutter around it. Consider moving the sign away from the intersection toward the SE 40th Street path junction.







## ELLIS POND PARK

4.04 acres

90th Avenue SE

Open Space

### Amenities

- Benches
- Boardwalk
- 'Don't feed ducks' signs
- Natural area/ certified wildlife habitat
- Park Sign
- Pond
- Trails
- Trash receptacles

### Capital Improvement & Planning Opportunities

- Opportunity for environmental interpretation signs about habitat and water treatment.
- Wayfinding trail signs could help identify location and directional information.

### Maintenance Considerations

- Connection to boardwalk from path has barrier to ADA access. Trail needs more crushed rock surfacing to remove grade difference.
- Root intrusions occurring along trail.
- Boundary definition with adjacent residences may be an issue. Encroachment should be evaluated.



## ENGSTROM OPEN SPACE

8.5 acres

E. Mercer Way

Open Space

### Amenities

- Benches
- Bridge
- Map sign
- Restoration areas
- Trail network
- Trail signs
- Watercourse

### Capital Improvement & Planning Opportunities

- Trail network, which connects to Pioneer Park, could benefit from wayfinding signage system by providing locational and directional information to trail users.
- Interpretive signage about restoration efforts and the value of management of healthy forests could be added in key locations.

### Maintenance Considerations

- Timber stairs, retaining walls, bridge, turnpike, and other trail structures require regular monitoring to repair settling, shifting, rotting wood, etc.



## GALLAGHER HILL OPEN SPACE

11.29 acres

3701 SE Gallagher Hill Rd

Open Space

### Amenities

- Bridges
- Pea Patch (unofficial)
- Park sign
- Trail
- Watercourse

### Capital Improvement & Planning Opportunities

- Explore the feasibility of developing a trail connection up the ravine to the top of SE Gallagher Hill Road or through the SE 36th Street ROW on the west side of the site.

### Maintenance Considerations

- The trail crosses two small drainages. One crossing has a small culvert, the capacity of which has recently been exceeded, as the trail at this location has been slightly washed out.
- The two bridges are in good condition but have a slight lip where they meet grade.





## HOLLERBACH OPEN SPACE

5.23 acres

Open Space

SE 45th St & 91st Ave SE

### Amenities

- None

### Capital Improvement & Planning Opportunities

- Potential trail system has had scoping and geotechnical evaluation. Easement exists at SE 45th Street entrances.

### Maintenance Considerations

- Managed as open space.



## MERCERDALE HILLSIDE OPEN SPACE

18.59 acres

Open Space

### Amenities

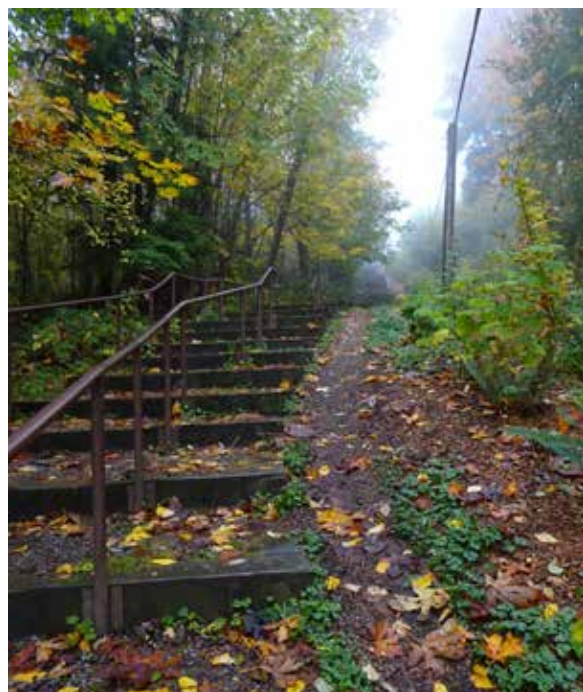
- |                     |                              |
|---------------------|------------------------------|
| ■ Trail system      | ■ Bike rack                  |
| ■ Natural area      | ■ Benches                    |
| ■ Timber stairways  | ■ Bollards                   |
| ■ Handrails         | ■ Signs                      |
| ■ Restoration areas | ■ Certified wildlife habitat |

### Capital Improvement & Planning Opportunities

- Trail network could benefit from wayfinding signage system by providing locational and directional information to trail users.

### Maintenance Considerations

- Extensive sets of timber stairways require regular inspection and monitoring to ensure adequate tread stability. Some stair sections could be evaluated to be unnecessary where trail gradient does not require built steps. Removal of unnecessary stairways could help reduce burden of constant monitoring, repair and replacement. Some timber stairways should have crushed stone tread areas filled to compensate for settling.
- Managed as open space.



## NORTH MERCERDALE HILLSIDE OPEN SPACE

5.11 acres

Open Space

7415 SE 27th St

### Amenities

- Benches
- Bridge
- Handrails
- Timber stairways
- Trails
- Pond / watercourse



### Capital Improvement & Planning Opportunities

- Opportunity to develop additional trails at the north end of the site.
- Consider installing additional benches.
- Only one of the four entrances to this site has a park sign. Park signs should be added to each entrance.
- Internal wayfinding signs would be beneficial.

### Maintenance Considerations

- Many of the stairways need replacing due to extremely slippery treads, settling of interior tread fill.
- Many of the posts for stair handrails are split and/or rotting; handrails may not meet code.
- Vegetation is thick and has invasive plants in many locations.
- No dedicated parking apparent at this site.
- Trails are in good condition, but in some locations have excessive cross slope (e.g. 75th Ave SE trail intersection with SE 29th Street stairs).

## PARKWOOD RIDGE OPEN SPACE

3.79 acres

Open Space

9165 Parkwood Ridge Rd

### Amenities

- Trail
- Park signs at top and bottom

### Capital Improvement & Planning Opportunities

- This open space could be part of a loop with SE 53rd Open Space through the use of on-street wayfinding system.
- The trail could use a bench or two for resting and enjoying the natural setting.

### Maintenance Considerations

- The lower park sign is split horizontally and separated from the bottom two lag screws.
- The trail is well built and in excellent condition.
- Managed as open space.







## PIONEER PARK

188.85 acres

Island Crest Way & SE 68th St

Open Space

### Amenities

- Benches
- Dog waste bag dispensers
- Interpretive signs
- Kiosk
- Limited on-street parking
- Park signage with maps
- Picnic tables
- Port-a-potty
- Public art
- Restoration areas
- Trail network consists of gravel trails, natural surface trails, and one paved trail parallel to Island Crest Way
- Trash receptacles
- Wayfinding signs



### Capital Improvement & Planning Opportunities

- Trail network could benefit from additional wayfinding signage system by providing locational and directional information to trail users.
- Consider trail lighting on the paved trail (access for all).
- Signs within Pioneer Park and Engstrom Open Space maps provide some directional information, but numerous trail intersections are unmarked. Small metal map signs at some intersections are not intuitive since the “you are here” marker is the same screw top as the corner screws.
- Master Plan 2001 recommendations also included trail improvements, viewpoints, street crossings, interpretive signage, boundary marking and landscape enhancements.
- Laminated root rot (Armillaria) management plan needed.

### Maintenance Considerations

- Aging interpretive signs should be scheduled for replacement.
- Some timber stairways require regular inspection and monitoring to ensure adequate tread stability. Some stair sections could be evaluated to be unnecessary where trail gradient does not require built steps. Removal of unnecessary stairways could help reduce burden of constant monitoring, repair and replacement.
- Address erosion around ravine bridge.
- Periodic, temporary fencing of restoration areas may be needed adjacent to restoration work to prevent damage by trail users.
- Conflicts between roots and trails create ongoing maintenance. Trail decommission/reroutes based on ongoing trail assessments.
- Periodic replacement of log furniture in kiosk area.
- Donation benches plan/policy. 2001 Master Plan recommended a standard bench type.
- Remove parking above (east of) curb on 84th.

## SALEM WOODS OPEN SPACE

0.32 acres

6300 90th Ave SE

Open Space

### Amenities

- None

### Capital Improvement & Planning Opportunities

- Potential trailhead to Pioneer Park/Engstrom with easements on adjacent property.

### Maintenance Considerations

- Steep slope covered in ivy.



## SE 47TH STREET OPEN SPACE

1.27 acres

4701 E Mercer Way

Open Space

### Amenities

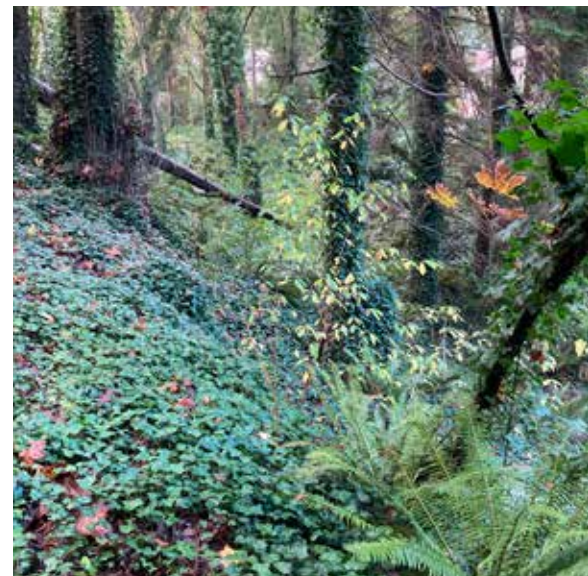
- None

### Capital Improvement & Planning Opportunities

- Potential trail connecting to 91st Ave SE identified in 2010 Bike-Ped Plan (Project C12).

### Maintenance Considerations

- Managed as open space.





## SE 50TH STREET OPEN SPACE

1.78 acres

Open Space

SE 50th Street and Island Crest Way

### Amenities

- None

### Capital Improvement & Planning Opportunities

- A trail connection from 88th Avenue SE at the north end of the side to Island Crest Way may be possible, but this ravine is steep and overgrown.

### Maintenance Considerations

- A rogue trail appears to access the south end of this open space below the residence at 5030 88th Ave SE.
- Managed as open space.



## SE 53RD STREET OPEN SPACE

24.01 acres

Open Space

9100 SE 53rd Pl

### Amenities

- Trails
- Benches
- Gravel parking (on road shoulder)

### Capital Improvement & Planning Opportunities

- Opportunity to install additional benches at scenic locations.
- Trail intersections would benefit from wayfinding signs.
- Create a protected walkway from the parking area at the bottom of SE 53rd Street to the trailhead on E Mercer Way.
- The trail could be part of a loop with Parkwood Ridge Open Space through the use of on-street wayfinding system.

### Maintenance Considerations

- Existing stairs are in good condition.
- Existing bench is worn and spartan. Consider replacing with a more rustic timber bench.
- Managed as open space.





## UPPER LUTHER BURBANK PARK

18.07 acres

Open Space

84th Ave SE & SE 33rd St

### Amenities

- BMX Track
- Dog waste bag dispensers
- Staircase and timber steps
- Trail network
- Trash receptacle

### Capital Improvement & Planning Opportunities

- Opportunity to create a loop trail by connecting the two dead-end trails above the creek and stormwater pond.
- Opportunity to reconnect the Upper Luther Ravine Trail in Upper Luther Burbank Park to Gallagher Hill Open Space through the Shorewood Apartments.
- Install a few benches at the BMX course and along the trail that parallels 84th Ave SE.
- Could use another park sign at the southern entrance and wayfinding signage with branded loops on the interior trails.
- The BMX course would benefit from edge definition and drainage improvements.

### Maintenance Considerations

- The northern most dead-end trail is narrow and becomes overgrown near its terminus, making it ambiguous.
- The two dead-end trails present safety concerns.
- Most stairs are in good condition. A few stairs on the south dead-end trail are comprised of round timbers and have excessive riser heights. Transition these stairs to dimensional timbers consistent with the adjacent stairs.
- The 84th Avenue SE trail width and surface are excellent, but the other trail surfaces comprise compacted soil and could use gravel for traction.
- Managed as open space.





## CALKINS LANDING

0.31 acres

Street End

SE 28th St & 60th Ave SE

### Amenities

- Benches
- Paved parking (3, but no ADA spaces)
- Stair access to shoreline
- Picnic table (ADA)
- Open grass area
- Restored watercourse and beach area

### Capital Improvement & Planning Opportunities

- Install a bike rack near the west end of the parking lot.
- This is one of the few parks with excellent ADA accommodation, however it lacks ADA parking spaces. Consider converting one parking space in the parking lot into an ADA space. Nearby on-street parking appears adequate.

### Maintenance Considerations

- Park looks great.



## FOREST LANDING

0.03 acres

Street End

SE 43rd St & Forest Ave SE

### Amenities

- Bench

### Capital Improvement & Planning Opportunities

- Fixed concrete pump station vaults and poor water access preclude additional design opportunities.

### Maintenance Considerations

- The site could be signed.



## FRANKLIN LANDING

0.03 acres

78th Ave SE & SE 42nd St

Street End

### Amenities

- Bench
- Gravel beach
- Informal parking at street end (2 spaces)
- Moveable armchairs
- Open grass area
- Park sign
- Trash receptacle
- Water Trail trailhead

### Capital Improvement & Planning Opportunities

- ADA access is possible here, though no ADA parking space.

### Maintenance Considerations

- Nice street end with great stone steps to small gravel beach.
- Gravel bench pad is becoming overgrown with grass.



## FRUITLAND LANDING

0.15 acres

97th Ave SE & SE 34th St

Street End

### Amenities

- Bench
- Picnic table (not ADA)
- Park sign
- Small grass area
- Water trailhead

### Capital Improvement & Planning Opportunities

- This site has a gentle grade down to the water's edge, so can easily be made ADA accessible, although there is no dedicated parking, only on-street parking nearby.
- This site is getting totally reconstructed with a new pump station LS11. Any considered future improvements should be deferred until pump station is completed.

### Maintenance Considerations

- Nice landing with relatively open view north.
- The park sign is slightly weathered.



## GARFIELD LANDING

0.34 acres

Street End

SE 30th St & 60th Ave SE

### Amenities

- Bench
- Water Trail trailhead
- Open grass area



### Capital Improvement & Planning Opportunities

- Consider installing a bike rack near the edge of the asphalt drive aisle.
- Opportunity to install one or two new benches that provide better views of the water.
- Vegetation along the bank could be cleared to provide better access to the water.
- Garfield Landing is a water trailhead, so consider park signage that is oriented to the water.

### Maintenance Considerations

- The bench is weathered, worn and outdated.
- The bank is overgrown with shrubs and constrains access to the beach and water. These shrubs could be removed to some extent to provide better access.
- A “doggydock” (portable mat to create easy dog access to the water) has been placed on the beach and may be a user-placed amenity.
- This site has no parking.
- White poplars are weak wooded, need to be managed for replacement with more reliably sturdy native canopy trees species.

## LINCOLN LANDING

0.23 acres

Street End

76th Ave SE & SE 22nd St

### Amenities

- Picnic tables (2, none ADA)
- Small grass area
- Concrete steps leading to gravel beach
- Watercourse
- Overhead shoebox light (1)



### Capital Improvement & Planning Opportunities

- This site has a gentle grade down to the water’s edge, so can easily be made ADA accessible, although there is no dedicated parking, only on-street parking nearby.
- Improvements to the drainage that flows along the west side of this site (like Calkins Landing) are planned through King County Flood Control funding

### Maintenance Considerations

- No park sign installed.
- The drainage that flows along the west side of this site is overgrown and contains trash that will be totally redone.
- Watercourse will be reconfigured to reduce the erosion and improve habitat.



## MILLER LANDING

0.30 acres

Forest Ave SE & SE 48th St

Street End



### Amenities

- Wooden steps and trail to shore

### Capital Improvement & Planning Opportunities

- Opportunity to install a sign, improve the path at the bottom of the staircase, and install a bench at the concrete utility vault.
- Design the access across the driveway to feel more inviting.

### Maintenance Considerations

- Lower portion of site at water is overgrown with ivy. The “cable crossing” sign adds character to the site but is faded and overgrown with ivy.

## PROCTOR LANDING

0.30 acres

SE 32nd St & 60th Ave SE

Street End



### Amenities

- Paved parking (12, no ADA)
- Dock
- Small grass area
- Water trailhead

### Capital Improvement & Planning Opportunities

- One or two benches could be added near the beach.
- If this site is mainly used for “cartop boat launching,” consider replacing the elevated dock with a low floating dock to accommodate watercraft with low freeboards.
- Proctor Landing is a water trail trailhead, so consider park signage that is oriented to the water.
- Install a bike rack at the west end of the parking lot.

### Maintenance Considerations

- The south end of the parking area is illuminated by a single Cobra head light.
- The grass near the beach is well worn, likely due to watercraft launching activity.



## ROANOKE LANDING

0.18 acres

Street End

West Mercer Way & Roanoke Way

### Amenities

- Bench
- Interpretive sign

### Capital Improvement & Planning Opportunities

- The old concrete roadway extending all the way to the concrete breakwater could be removed to create a landscaped park/street end containing additional amenities, such as picnic tables. It may also be possible to provide a couple of parking spaces within the street end. A natural drainage feature running the length of site could be integrated in the design and possibly qualify for stormwater LID funding.
- This site has a gentle grade down to the breakwater so can easily be made ADA accessible, although there is no dedicated parking, only on-street parking nearby.
- The water's edge comprises a 3-4' high concrete wall (former ferry landing) with no water access or formal parking. The site offers expansive water views, has historic significance, and could accommodate additional amenities.

### Maintenance Considerations

- Although an interpretive sign exists, there is no park sign.



## 72ND AVE SE LANDING

0.17 acres

Street End

1605 72nd Ave SE

### Amenities

- None

### Capital Improvement & Planning Opportunities

- Minimal parking.
- Opportunity to install a bench or two.
- Install a sign to identify public access (feels private).

### Maintenance Considerations

- No amenities, but very nice grass open space to gravel beach.
- Great trees and nice landscaping!
- Good view to the north.
- ADA accessibility is prohibitive.



## 74TH AVE SE STREET END

0.05 acres

Street End

### Amenities

- No amenities but intimate grass area at small gravel beach.

### Capital Improvement & Planning Opportunities

- Opportunity to install a bench.
- Sign to identify public access (feels very private).
- No parking.
- No true path.
- Not ADA accessible.

### Maintenance Considerations

- None noted.



## SE 56TH STREET LANDING

0.21 acres

Street End

5495 W Mercer Way

### Amenities

- Bench
- Nice trees!

### Capital Improvement & Planning Opportunities

- Relatively open and expansive site.
- Install sign at the end of Brook Bay Road to identify public access (feels private).
- Could easily be made ADA accessible.
- Develop and sign the steep, primitive trail connection up to 80th Avenue SE.
- This is a relatively generous site with a concrete sewer vault at the water and a small fenced enclosure.
- Limited parking along Brook Bay Road.

### Maintenance Considerations

- Replace existing bench.



## SE 72ND STREET LANDING

0.12 acres

Street End

9603 SE 72nd Place

### Amenities

- None

### Capital Improvement & Planning Opportunities

- No design opportunities. The site is comprised entirely of the Metro pump station.

### Maintenance Considerations

- This site is supposed to provide shoreline access via stairs on the south side. Signage installed by King County appears to them off-limits. Consider new approach.



## SOUTH POINT LANDING

0.03 acres

Street End

8790 85th Ave SE

### Amenities

- Tether Ball (rogue)

### Capital Improvement & Planning Opportunities

- Opportunity to install a bench or two.
- Install park signs.
- No parking.
- Not ADA accessible.
- The short trail from the street down to the vault could be improved by adding steps.

### Maintenance Considerations

- Sewer vault comprises the lower portion of the site.
- The site has great south aspect and expansive views of Lake Washington to the south, but beach access is rocky.
- Existing bench is worn and spartan. Consider replacing with a more rustic timber bench.
- Adjacent property is using part of the public right of way at the site for parking.
- Existing plants could be supplemented with low-maintenance native plants.



## 77TH AVE SE LANDING

0.29 acres

7670 SE 22nd St

Street End

### Amenities

- Arbor with wisteria
- Bench
- Open grass area
- Park sign
- Trash receptacle
- Water trailhead



### Capital Improvement & Planning Opportunities

- This site has a moderate grade down to the concrete breakwater so could possibly be made ADA accessible, although there is no dedicated parking, only on-street parking nearby.
- No water access due to low concrete breakwater.

### Maintenance Considerations

- The primitive timber steps are worn and rotting in places. The grade to the water is moderate and could be turned into a gravel path.

CITY OF MERCER ISLAND  
PARKS & RECREATION DEPARTMENT



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6032**  
**March 1, 2022**  
**Regular Business**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6032: 2021 Board and Commission Vacancy Appointments	<input type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Appoint members to vacant board and commission positions.	<input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	City Council
<b>STAFF:</b>	Ali Spietz, Chief of Administration Andrea Larson, City Clerk
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. 2021-2022 Board & Commission Vacancies 2. City Council Rules of Procedure, Section 8 3. Resolution No. 1619
<b>CITY COUNCIL PRIORITY:</b>	n/a

### SUMMARY

The purpose of this Agenda Bill is to appoint members to the vacant positions on the Arts Council, Design Commission, Planning Commission, and Utility Board.

### BACKGROUND

Between October 2021 and January 2022 staff received resignations from five board and commission members leaving vacancies for Arts Council Positions No. 4 and No. 5, Design Commission Position No. 1, Planning Commission Position No. 7, and Utility Board Position No. 7. Staff proceeded to conduct a recruitment to fill the vacant positions.

### RECRUITMENT PROCESS

Position vacancies were advertised across several platforms, including:

- City Website News Release
- City Manager Reports
- MI Weekly
- Social Media
- Board & Commission Report Outs
- City Council Agenda Email Distribution List

Emails were also sent to current board and commission members encouraging them to reach out to community members that might be willing to volunteer. In response to outreach efforts, nine new applications were received by the February 11, 2022 deadline: two for the Arts Council, two for the Design Commission, four for the Planning Commission, and four for the Utility Board. The application materials were forwarded to the City Council for review on February 16, 2022.



## APPOINTMENT PROCESS

In early 2020, the City Council changed the board and commission appointment process (see Exhibit 2, [City Council Rules of Procedure](#), specifically Section 8.12) providing that all appointments (with the exception of the Open Space Conservancy Trust) are made by a vote of the City Council during a regularly scheduled meeting. Each Councilmember will complete a written ballot, casting a vote equal to the total number of open seats on the board or commission. Given that the City Council meetings are occurring virtually due to the COVID-19 Pandemic, ballots will need to be submitted to the City Clerk via email and read aloud to comply with the Rules of Procedure and [RCW 42.30.060\(2\)](#).

The applicant(s) that receive the most votes, provided they have received a minimum of four votes, will be appointed to the open seats on the Arts Council, Design Commission, Planning Commission, and Utility Board. The names of the applicants selected will be added to a resolution (see Exhibit 3), with final approval required by a vote of the City Council.

### Design Commission Appointments

Under [MICC 3.34.030](#), the membership in the Design Commission must include at least one specialist from each of the following categories: architecture, landscape architecture, urban planning, and civil engineering. Additionally, it must include at least two lay persons (one of whom must own property or business within the City's business or commercial areas). If no certified specialist seeks or is available for appointment, persons who are knowledgeable in matters of design and aesthetic judgment by training, education, and/or experience may then be appointed in their place. The current Design Commission membership has two lay persons, two architects, one civil engineer, and one interior designer. It lacks a landscape architect and an urban planner. Consequently, if a landscape architect or an urban planner seeks or is available for appointment, they must be considered and appointed to the open position before other applicants.

## NEXT STEPS

In March 2022, staff will begin the annual 2022-2023 Board & Commission recruitment process to fill positions expiring May 31, 2022.

## RECOMMENDED ACTION

Approve Resolution No. 1619, appointing members to fill the vacancies on the Arts Council, Design Commission, Planning Commission, and Utility Board.



## City of Mercer Island Board and Commission Vacancies March 1, 2022

BOARD OR COMMISSION	POS #	TERM EXP	APPOINTMENT	NEW TERM
Arts Council	1	2023	Anumeha	n/a
	2	2023	Suzanne Skone	n/a
	3	2023	Rachel Blum	n/a
	4	2022	Vacant	2022
	5	2024	Vacant	2024
	6	2024	Rosemary Moore	n/a
	7	2025	Elizabeth Mitchell	n/a
Design Commission	1	2023	Vacant	2023
	2	2023	Traci Granbois – Lay Person	n/a
	3	2024	Claire McPherson – Lay Person	n/a
	4	2024	Anthony Perez – Architect	n/a
	5	2025	Suzanne Zahr – Architect & Civil Engineer	n/a
	6	2025	Catherine Lategan – Interior Design	n/a
	7	2022	Colin Brandt – Architect	n/a
Planning Commission	1	2023	Tiffin Goodman	n/a
	2	2023	Michael Murphy	n/a
	3	2024	Daniel Hubbell	n/a
	4	2024	Carolyn Boatsman	n/a
	5	2025	Victor Raisys	n/a
	6	2022	Jordan Friedman	n/a
	7	2022	Vacant	2022
Utility Board	1	2024	William Pokorny	n/a
	2	2024	Stephen Majewski	n/a
	3	2025	Steven Milton	n/a
	4	2025	George Marshall	n/a
	5	2025	Tim O’Connell	n/a
	6	2022	Brian Thomas	n/a
	7	2022	Vacant	2022

## SECTION 8. CITY ADVISORY BOARDS AND COMMISSIONS

- 8.1** Mercer Island's advisory boards and commissions provide an invaluable service to the City. Their advice on a wide variety of subjects aids the City Council in the decision-making process. Effective resident participation is an invaluable tool for local government.
- 8.2** These advisory bodies originate from different sources. Some are established by [Title 3](#) of the Mercer Island City Code while others are established by motion or ordinance of the City Council. It is at the discretion of the City Council as to whether any advisory body should be established by ordinance. The following advisory boards and commissions are established:
- A.** Design Commission
  - B.** Planning Commission
  - C.** Utility Board
  - D.** Mercer Island Arts Council
  - E.** Open Space Conservancy Trust Board
  - F.** Parks & Recreation Commission
- 8.3** Each board and commission shall adopt rules of procedure (or bylaws) to guide governance of their board or commission, including the number of meetings unless set forth in a resolution or ordinance or unless the number of meetings adversely impacts City staff resources, as determined by the City Manager.
- 8.4** The City Council may dissolve any advisory body that, in their opinion, has completed its working function or for any other reason.
- 8.5** Lengths of terms vary from one advisory body to another, but in all cases overlapping terms are intended.
- 8.6** All meetings of advisory bodies are open to the public in accordance with Chapter 42.30 RCW, [Open Public Meetings Act](#), and require a minimum 24-hour advance notice.
- 8.7** Members may be removed, from any advisory board or commission, prior to the expiration of their term of office, in accordance with the provisions of the ordinance or resolution establishing such advisory board or commission.
- 8.8** All members of advisory boards and commissions shall acknowledge receipt of the Code of Ethics to understand the ethical principles which shall govern their conduct.
- 8.9** The City Council transmits referrals for information or action through the City Manager and the City Council liaison to the advisory boards and commissions. Staff Liaisons, on behalf of advisory boards and commissions transmit findings, recommendations, reports, etc., to the full City Council as part of the City Council Agenda Packet.

- 8.10** The City Manager shall appoint City staff to assist advisory boards and commissions. City staff are not employees of that body and take direction only from the Department Director or the City Manager. Boards and commissions shall not direct City staff to perform research, gather information, or otherwise engage in activities involving projects or matters that are not listed on the work plan unless approved by the City Council or City Manager.
- 8.11** Annually, staff for the Parks and Recreation Commission, Planning Commission, and Open Space Conservancy Trust Board shall develop a draft work plan and present the work plan to the City Council for review, possible amendments, and approval.
- 8.12 Appointment Process.** Annually, the City Clerk will advertise for applicants to fill expiring positions on the boards and commissions as follows, unless otherwise provided by law:
- A.** Available positions are advertised.
  - B.** Once the application deadline has passed, all applications will be forwarded to the City Council for review.
  - C.** The City Clerk will include the appointment process on the agenda for the next regularly scheduled City Council meeting.
  - D.** The City Clerk will prepare a ballot for each board or commission, listing applicants alphabetically by last name.
  - E.** The voting process for appointment to each board and commission shall be as follows:
    - 1. Each City Councilmember completes a written ballot, casting a vote equal to the total number of open seats on the board or commission. For example, if there are two open seats, then each Councilmember has two votes, one for each seat.
    - 2. The City Clerk will collect the ballots, tally the votes, and read aloud the votes and outcome of the voting process.
    - 3. The applicants that received the most votes, provided they have received a minimum of four votes, will be appointed to the open seat(s) on the board or commission. In the event of a tie that must be resolved to determine who is seated among the majority vote getters, ties will be broken following the procedures of 8.12.E.5.
    - 4. If an insufficient number of applicants receive a minimum of four votes, a second round of voting will take place utilizing the following process:
      - a. Applicants that are not part of the tied block in the first round will be dropped from the ballot and Councilmembers will re-vote on the remaining applicants.
      - b. Voting will continue until an applicant(s) receives the four-vote minimum.
    - 5. If a tie exists after the first vote or in a subsequent round of voting, and a tiebreaker is necessary to make an appointment, a tiebreaker vote will be conducted utilizing the following process:
      - a. Councilmembers will vote on the applicants that are tied and all other applicants will be eliminated from the voting process.

- b. If after three successive votes a tie still exists, the names of all of the applicants that are tied will be put into a hat and the City Clerk will draw out one of the names. The name that is drawn will be appointed to the open seat on the board or commission sought by such applicant.
- 6. The Mayor may call for a recess at any time during the voting process to allow Councilmembers to caucus. Caution should be exercised during a caucus to avoid “serial meetings” as these types of discussions are not allowed under the Open Public Meetings Act.
- 7. The names of the applicant(s) selected will be added to a Resolution, with final approval required by a vote of the City Council.
- F. Letters will be sent to all applicants informing them of their appointment or thanking them for applying. Staff liaisons will contact new appointees in advance of the first board or commission meeting.

### **8.13 Vacancies.**

- A. When vacancies occur, they are filled for the unexpired terms in the same manner as described in Section 8.12. The City Council will be notified of vacancies so they may encourage residents to apply.
- B. In the event a vacancy occurs mid-term, the City Council shall appoint a person to fill the unexpired term within 60 days, or as soon as reasonably possible.
- C. If the mid-term vacancy occurs for a position with six months or less remaining in the term, the City Council may elect to fill the unexpired term and the next four-year term concurrently.

### **8.14 Open Government Training Requirement.** Within 90 days of the appointment to a board or commission, all new members must complete the Open Public Meetings Act training required by the Open Government Trainings Act and provide proof of completion of such training to the City Clerk.

### **8.15 City Council Liaison Roles & Duties.** The Mayor (in consultation with the Deputy Mayor) may appoint a City Council liaison for certain boards or commissions. The City Council liaison shall report objectively on the activities of both the City Council and the advisory group. The specific duties of a City Council liaison are as follows:

- A. Attend meetings of the board or commission on a regular basis and sit at the table or dais, as applicable.
- B. Participate in discussion and debate of the board or commission, but not vote on any matter (except for the Open Space Conservancy Trust as the City Council Liaison is a voting member).
- C. Represent the majority City Council position, if known.
- D. Participate in a manner that will not intimidate or inhibit the meetings and operations of the board or commission. Make comments in a positive manner to promote positive interaction between the City Council and the board or commission.

- E.** Be prepared to give the City Council regular and timely reports at regular City Council meetings. Take the lead on discussion items before the City Council which pertain to the assigned board or commission.
- F.** Provide input to the City Council regarding potential candidates for appointment to the board or commission.



**CITY OF MERCER ISLAND, WASHINGTON  
RESOLUTION NO. 1619**

**A RESOLUTION OF THE CITY OF MERCER ISLAND, WASHINGTON  
APPOINTING MEMBERS TO THE MERCER ISLAND BOARDS AND  
COMMISSIONS**

WHEREAS, Mercer Island's advisory boards and commissions provide an invaluable service to the City and their advice on a wide variety of subjects aids the City Council in the decision-making process; and

WHEREAS, there are currently five vacancies on the City Council Boards and Commissions; and

WHEREAS, the City Clerk solicited applications for said positions; and

WHEREAS, the appointment for each board and commission is established by ordinance and is to be made by a vote of the City Council during a regularly scheduled meeting.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AS FOLLOWS:**

**Section 1. Appointment of Arts Council.** Pursuant to MICC 3.55.030(C), the City Council hereby appoints the following individual to the Mercer Island Arts Council for the designated term hereafter set forth:

\_\_\_\_\_ Position #4 Term Expires May 31, **2022**

\_\_\_\_\_ Position #5 Term Expires May 31, **2024**

**Section 2. Appointment of Design Commission.** Pursuant to MICC 3.34.030(C), the City Council hereby appoints the following individual to the Mercer Island Design Commission for the designated term hereafter set forth:

\_\_\_\_\_ Position #1 Term Expires May 31, **2023**

**Section 3. Appointment of Planning Commission.** Pursuant to MICC 3.46.030(C), the City Council hereby appoints the following individuals to the Mercer Island Planning Commission for the designated terms hereafter set forth:

\_\_\_\_\_ Position #7 Term Expires May 31, **2022**

**Section 4. Appointment of Utility Board.** Pursuant to MICC 3.52.030(C), the City Council hereby appoints the following individuals to the Mercer Island Utility Board for the designated terms hereafter set forth:

\_\_\_\_\_ Position #7 Term Expires May 31, **2022**

**Section 4. Severability.** Should any section, paragraph, sentence, clause or phrase of this Resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Resolution be pre-empted by state or federal law or regulation, such decision or

pre-emption shall not affect the validity of the remaining portions of this Resolution or its application to other persons or circumstances.

**PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS MEETING ON MARCH 1, 2022.**

CITY OF MERCER ISLAND

\_\_\_\_\_  
Salim Nice, Mayor

ATTEST:

\_\_\_\_\_  
Andrea Larson, City Clerk



# BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6019**  
**March 1, 2022**  
**Regular Business**

## AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6019: Development Code Amendment ZTR21-005 Noise and Residential Exterior Lighting Standards (Ord. No. 22C-02 First Reading)	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution
<b>RECOMMENDED ACTION:</b>	Adopt Ordinance No. 22C-02, an ordinance amending Ordinance No. 19C-21 and Mercer Island City Code 19.02.020 Development Standards to establish exterior lighting standards in residential zones; providing for severability; and establishing an effective date.	

<b>DEPARTMENT:</b>	Community Planning and Development		
<b>STAFF:</b>	Jeff Thomas, Interim CPD Director Alison Van Gorp, Deputy CPD Director Adam Zack, Senior Planner		
<b>COUNCIL LIAISON:</b>	n/a		
<b>EXHIBITS:</b>	1. Draft Ordinance No. 22C-02 2. Staff memo to Planning Commission dated November 12, 2021 3. Staff memo to Planning Commission dated January 18, 2022 4. Planning Commission Recommendation dated January 26, 2022		
<b>CITY COUNCIL PRIORITY:</b>	n/a		

<b>AMOUNT OF EXPENDITURE</b>	\$ n/a
<b>AMOUNT BUDGETED</b>	\$ n/a
<b>APPROPRIATION REQUIRED</b>	\$ n/a

## SUMMARY

Zoning Code Amendment ZTR21-005 was added to the Community Planning and Development (CPD) work program through the 2020 annual docketing process. The docket application proposed changes to the Mercer Island City Code (MICC) to address exterior lighting and noise from commercial landscaping. The Planning Commission has reviewed the proposal and prepared a recommendation for City Council consideration.

- After holding a public hearing on January 26, 2022, the Planning Commission has recommended a proposed code amendment related to exterior lighting (see draft Ordinance No. 22C-02 – Exhibit 1).
- The proposed code amendment will establish new exterior lighting standards for residential zones in MICC 19.02.020 Development standards; adding a new subsection (K).
- After considering the proposal at a public hearing, the Planning Commission recommended no action on amending MICC 8.24.020 to regulate noise from commercial landscaping.

- The City Council will review the proposed code amendment related to exterior lighting and set the second reading of the draft Ordinance 22C-02 for April 5, 2022.

## BACKGROUND AND PROCESS

The proposed code amendment was submitted as part of the annual docketing process in the fall of 2020. The City Council added this proposal to the final docket and the CPD work program with the approval of [Resolution No. 1594](#) on December 1, 2020. The proposal was assigned file number ZTR21-005.

### Planning Commission

The Planning Commission first discussed and provided initial feedback regarding ZTR21-005 on November 17, 2021. The staff memo for this meeting dated November 12, 2021 is included (Exhibit 2). Staff prepared a draft code amendment based on the initial feedback from the Planning Commission.

The Planning Commission held a public hearing regarding ZTR21-005 on January 26, 2022. The staff memo for this meeting dated January 18, 2022 is included (Exhibit 3).

Following the public hearing, the Planning Commission made a recommendation to adopt exterior lighting standards in residential zones, amending MICC 19.02.020 Development standards and also recommended no further action on noise from commercial landscaping (Exhibit 4).

In addition to this no-action recommendation, the Planning Commission further recommends the City consider a ban on gas-powered landscaping tools such as leaf blowers and lawn mowers. Considering a ban on gas-powered landscaping tools is beyond the scope of the task assigned to the Planning Commission by Resolution No. 1594 and it is also likely outside their purview since this type of regulation would not be located in the development code. The City Council may consider taking up a gas-powered landscaping equipment ban at a later date without further consult with the Planning Commission.

### State Environmental Policy Act (SEPA)

A SEPA determination of non-significance was issued on December 21, 2021, and the project was assigned SEPA register file number 202106584. The SEPA determination comment period was open from December 21, 2021 to January 12, 2022; no comments were received.

### Washington State Department of Commerce Notification

The Department of Commerce was notified of the intent to adopt development code amendments on December 22, 2021. Notice of the Planning Commission public hearing was published in the *Mercer Island Reporter* on December 22, 2021 and in the CPD Weekly Permit Bulletin on December 27, 2021.

## EXTERIOR LIGHTING STANDARDS

The City does not currently regulate exterior lighting fixtures in residential zones. The docket proposal points out that unregulated exterior lighting fixtures often direct light beyond property boundaries onto neighboring properties and pedestrian ways. The proposed regulations will establish standards to ensure that lighting fixtures are directed and shielded to reduce the light shining beyond property boundaries. The proposed regulations are designed to ensure that new or substantially replaced exterior lighting fixtures:

- Minimize the amount of light that spills onto neighboring properties;
- Reduce ambient light pollution; and
- Only illuminate the object or area where light is needed.

The proposed exterior lighting standards are modeled on the residential lighting standards adopted in other cities. Staff reviewed examples provided by the American Planning Association as well as the lighting standards of neighboring cities including [Sammamish](#), [Issaquah](#) and [Kirkland](#).

The proposed exterior lighting standards regulate two aspects of lighting: direction and shielding, and brightness.

#### Direction and Shielding

Establishing standards for the direction and shielding of lighting fixtures controls where the light projects from lighting fixtures. In reviewing lighting code guidance and examples, direction and shielding measures were the most common way to prevent light spillover onto neighboring properties. In general, the reference materials established standards for lighting fixtures to be directed downward. Most lighting standards also included a shielding requirement. A fully shielded lighting fixture has an opaque barrier around the bulb and is angled so the bulb is not visible below the barrier. Partially shielded fixtures might have an opaque barrier, but the bulb can be visible. In most of the example regulations, partially shielded fixtures are required to be directed downward; no more than 45 degrees above straight down. Shielding and direction are the two most effective and common lighting regulations available to limit the light spillover onto neighboring properties.

#### Brightness

In addition to requiring shielding and directing light downward, brightness limits are a common feature of the regulations and guidance reviewed. Brightness of lighting fixtures is typically measured in lumens. Lumens differ from bulb wattage because they measure brightness whereas wattage is a measure of energy usage. The lumen output is typically listed next to wattage on lightbulb packaging. High-efficiency lightbulbs produce more lumens with less wattage. For reference, a bulb producing 1600 lumens is approximately the brightness of a 100-watt incandescent bulb, 450 lumens of brightness is roughly equivalent to a 40-watt incandescent bulb.

Most of the code examples reviewed established a limit on the lumens produced by exterior lighting fixtures. Limiting the brightness of a fixture, combined with shielding and direction, helps to prevent the amount of light spillover onto neighboring properties.

### **PROPOSED CODE AMENDMENT – EXTERIOR LIGHTING**

After holding a public hearing, the Planning Commission recommended new exterior lighting standards for residential zones (see draft Ordinance No. 22C-02 - Exhibit 1). The lighting regulations will be added as a new subsection (K) in the Residential Development Standards ([MICC 19.02.020 Development standards](#)). The proposed standards include:

- Exterior lighting must be designed to limit light trespass onto neighboring properties;
- All Exterior lighting must be fully or partially shielded and shall not exceed 1,600 lumens, except 4 unshielded fixtures of up to 450 lumens each are allowed;
- Exterior lighting must be designed so that light is not projected onto neighboring properties, roadways, pedestrian ways, past the object being illuminated, into the sky, or onto biodiversity areas, fish and wildlife habitat conservation areas, or wetlands; and
- Exterior lighting fixtures with a motion sensor must not be activated by off-site movement.

The proposed MICC 19.02.020(K) will establish clear standards that achieve the intended purpose of regulating exterior lighting to prevent light trespass onto neighboring properties. The combination of shielding, direction, and brightness requirements would address the problem of lights shining beyond the extent of the property. Furthermore, the proposed MICC 19.02.020(K)(2)(e) would prevent motion activated spotlights from being triggered by offsite movement. In most instances, any nonconformities created by the establishment of these standards can be resolved with new light bulbs or by repositioning lighting fixtures to avoid light spilling beyond the property boundary.

### **NOISE FROM COMMERCIAL LANDSCAPING**

Noise from commercial landscaping is currently regulated by MICC 8.24.020(Q) Types of nuisances. Commercial landscaping does not require a permit. Regulated noises from activities that do not require a permit are subject to MICC 8.24.020(Q)(3), which states:

*“Sounds related to activity that does not require a permit from the city of Mercer Island shall only be allowed between the hours of 7:00 a.m. to 8:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 8:00 p.m. on Saturdays, Sundays, and legal holidays.”*

After holding a public hearing and deliberating on alternatives that would establish a different timeframe during which noise from commercial landscaping would be allowed, the Planning Commission recommended making no change to MICC 8.24.020.

The City Council does not need to take any action to accept the Planning Commission recommendation.

### **GAS POWERED LANDSCAPING TOOLS**

When considering possible code amendments to address noise from landscaping equipment, the Planning Commission discussed a possible ban on gas powered landscaping tools such as leaf blowers, mowers, and weed eaters. The Planning Commission was interested in pursuing a ban because it would address noise concerns, as well as health and environmental impacts from gas-powered equipment. Staff clarified that such a ban was beyond the scope of the work program established by Resolution No. 1594. Because a ban is beyond the scope of work assigned, the Planning Commission included a general recommendation that the City Council consider a ban in the future (Exhibit 4).

The City Council is not required to take an action on the proposed ban. Ordinance No. 22C-02 does not make any changes related to the Planning Commission proposed gas powered landscaping tools ban.

### **NEXT STEPS**

The City Council will review the proposed code amendment for exterior lighting at the March 1 meeting and schedule the second reading of draft Ordinance 22C-02 for April 5, 2022.

### **RECOMMENDED ACTION**

Review and provide comments on draft Ordinance No. 22C-02, amending MICC 19.02.020 Development standards, and set the second reading for April 5, 2022.



**CITY OF MERCER ISLAND  
ORDINANCE NO. 22C-02**

**AN ORDINANCE OF THE CITY OF MERCER ISLAND, WASHINGTON,  
AMENDING MERCER ISLAND CITY CODE 19.02020 TO ESTABLISH  
EXTERIOR LIGHTING STANDARDS IN RESIDENTIAL ZONES; PROVIDING  
FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the residential development standards in MICC 19.02.020 Development standards were most recently amended by Ordinance No. 19C-21, Section 1; and

**WHEREAS**, the public can propose changes to the City Comprehensive Plan and Development Code through a process called the annual docket; and

**WHEREAS**, the annual docket process is established in MICC 19.15.230 Comprehensive plan amendments and docketing procedures; and

**WHEREAS**, the City accepts annual docket applications every year; and

**WHEREAS**, the City received an annual docket application in 2020 requesting development code amendments to regulate lighting from exterior lighting fixtures shining beyond property boundaries; and

**WHEREAS**, Resolution No. 1594 added this request to the 2021 CPD work program; and

**WHEREAS**, on November 17, 2021, the Planning Commission provided initial direction on the preferred approach to address the issues raised in the docket request; and

**WHEREAS**, on December 21, 2021, CPD issued a State Environmental Policy Act (SEPA) threshold determination of non-significance (DNS) consistent with the procedures established in Chapter 19.21 MICC and notified the Washington State Department of Commerce of the City's intent to adopt development code amendments; and

**WHEREAS**, on January 26, 2022, the Planning Commission held a duly advertised public hearing and made a recommendation to the City Council; and

**WHEREAS**, on March 1, 2022, the City Council was briefed on the Planning Commission recommendation and had their first reading of this ordinance; and

**WHEREAS**, on March 15, 2022, the City Council had their second reading of this ordinance.

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

**Section 1. MICC 19.02.020 Amended.** MICC 19.02.020 is amended to include a new section K establishing exterior lighting standards in residential zones as provided in Exhibit A to this Ordinance. Exhibit A is incorporated herein by this reference as though set forth in full.

**Section 2. Severability.** If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property, or circumstance, such invalidity or unconstitutionality shall not affect the validity of any other section, sentence, clause, or phrase of this Ordinance or its application to any other person, property, or circumstance.

**Section 3. Publication and Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect and be in full force five days after the date of publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERCER ISLAND, WASHINGTON, AT ITS REGULAR MEETING ON APRIL 5, 2022.

CITY OF MERCER ISLAND

\_\_\_\_\_  
Salim Nice, Mayor

ATTEST:

\_\_\_\_\_  
Andrea Larson, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Bio Park, City Attorney

Date of publication: \_\_\_\_\_

1 **MICC 19.02.020 Development standards.**

2  
3 [. . .]

4  
5 K. Exterior Lighting.

6  
7 1. Applicability. This section applies to all exterior lighting serving residential uses installed after  
8 the effective date of Ordinance 22C-02 in the R-8.4, R-9.6, R-12, and R-15 zones. The following  
9 lighting types are exempt:

- 10  
11 a. Permitted lighting within a public right-of-way or easement for the purpose of  
12 illuminating roads, trails, and pedestrian ways;  
13  
14 b. Repair of lighting fixtures existing prior to the effective date of Ordinance 22C-02;  
15  
16 c. Emergency lighting;  
17  
18 d. Pathway and landscaping lighting fixtures producing less than 200 lumens;  
19  
20 e. Temporary seasonal lighting; and  
21  
22 f. Lighting required by state or federal law.  
23

24 2. Standards.

- 25  
26 a. All exterior lighting shall be designed to minimize light trespass onto neighboring  
27 properties.  
28  
29 b. All exterior lighting must be either fully or partially shielded except that four unshielded  
30 lighting fixtures not exceeding 450 lumens each are allowed.  
31 i. Fully shielded means the lighting fixture has a solid opaque barrier at the top of  
32 the fixture in which the bulb is located and the fixture is angled so the bulb is not  
33 visible below the barrier.  
34  
35 ii. Partially shielded means a fixture is shielded by a solid opaque barrier or angled  
36 no more than 45 degrees above straight down, which is half-way between  
37 perpendicular and parallel to the adjacent grade.  
38  
39 c. Each exterior lighting fixture shall not exceed 1,600 lumens.  
40  
41 d. Exterior lighting fixtures shall be designed so that they do not project their output:  
42  
43 i. Onto neighboring properties;  
44  
45 ii. Past the object being illuminated;  
46  
47 iii. Skyward;

iii. Onto a public roadway;

iv. Onto a trail or pedestrian way; or

v. Onto biodiversity areas, fish and wildlife habitat conservation areas, or wetlands.

e. Exterior lighting fixtures with a motion sensor must not be activated by off-site movement.

DRAFT

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercergov.org](http://www.mercergov.org)



## PLANNING COMMISSION

**To:** Planning Commission  
**From:** Alison Van Gorp, CPD Deputy Director  
**Date:** November 12, 2021  
**RE:** ZTR21-005 Noise and Lighting

### SUMMARY

Code amendments are proposed to add code provisions related to landscaping-related noise as well as residential spot lighting.

### BACKGROUND

Carolyn Boatsman suggested through the annual docketing process and the City Council placed on the final docket a proposed code amendment of the Nuisance code (see Attachment 1). The docket request includes two proposed amendments to the nuisance code: 1) limit commercial landscaping operations using power tools to the same hours as construction noise from work under city permit and 2) Require that residential use of spot lighting be directed toward the owner's property.

The November 17 Planning Commission meeting will be a work session for the Commission to review these two proposals and provide feedback and direction to staff on drafting code amendments for further review in 2022.

### Noise

The proposal suggests limiting "commercial landscaping operations using power tools". Staff have some concerns about this proposed language. Namely, the City should not regulate different types of entities, such as commercial landscaping companies, differently from others, such as homeowners. As such, staff recommend a broader approach to amending the noise provisions in the Nuisance Code ([MICC 8.24](#)).

Currently, the nuisance code includes the following requirements related to noise (highlights added):

#### Q. Sounds.

##### 1. Sounds regulated by this section.

- a. The intent of this section is to regulate sounds heard beyond the property line of the source;
- b. The following sounds are explicitly regulated by this section:

- i. Sounds caused by the construction or repair of any building or structure;
  - ii. Sounds caused by construction, maintenance, repair, clearing or landscaping;
  - iii. Sounds created by the installation or repair of utility services; and
  - iv. Sounds created by construction equipment including special construction vehicles.
2. Sounds related to activity authorized by a permit from the city of Mercer Island are limited as follows:
- a. Sounds shall only be allowed between the hours of 7:00 a.m. to 7:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays.
  - b. Sounds shall be prohibited at any time of day on Sunday and legal holidays.
3. Sounds related to activity that does not require a permit from the city of Mercer Island shall only be allowed between the hours of 7:00 a.m. to 8:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 8:00 p.m. on Saturdays, Sundays, and legal holidays.
4. The enforcement officer may authorize a variance to this section pursuant to WAC Chapter 173-60.

Please note that sounds generated by maintenance and landscaping are already regulated under subsection (Q)(1)(b)(ii) and would also be subject to subsection (Q)(3) which limits the hours under which maintenance/landscaping work can be conducted. Perhaps some “surgical” revisions to this section of the nuisance code could provide further clarity on the activities that are included in subsection (Q)(1)(b)(i) and subject to the time restrictions in (Q)(3).

Staff would also be interested in discussing an additional change to these noise provisions related to the sounds generated by mechanical equipment such as generators, HVAC equipment, venting, etc. The City has received complaints from homeowners related to noisy mechanical equipment and the existing code provisions (or lack thereof) make enforcement challenging. There are several considerations with adding such a provision. For example, it is probably not appropriate to include a time limitation for this type of equipment, since power and heating are typically needed around the clock. Furthermore, an emergency exemption may be appropriate for some types of equipment such as generators.

## Lighting

The nuisance code does not currently include any provisions related to lighting. Lighting provisions are typically included in the land use regulations. Indeed, the MICC includes lighting regulations in other sections of the land use code, including the regulations related to Town Center ([MICC 19.11.090](#)) and to regulated improvements outside town center ([MICC 19.12.070](#)), include lighting provisions. However, there are currently no lighting provisions in the residential code ([MICC 19.02](#)). Rather than adding lighting provisions to the nuisance code, staff would instead recommend adding a new sub-section to the residential code related to lighting.

As an example of how a neighboring city has managed this concern, the City of Sammamish adopted in 2016 the following [Outdoor Lighting](#) provisions that are applicable in residential zones:

- (a) Security or Floodlighting Fixtures Associated with Single-Family Residences and Townhouses.
  - (i) Lighting fixtures shall be properly aimed and installed in a manner that causes minimal or no light trespass onto adjacent properties;
  - (ii) Lighting fixtures shall not exceed 1,260 lumens, unless the lighting fixture is fully shielded; and



(iii) Motion sensors associated with security or floodlighting shall not be activated by off-site movement.

Also by way of example, the International Dark-Sky Association includes in its [Model Lighting Ordinance](#) the following provision related to residential spot lighting (highlighting added):

#### A. General Requirements

For residential properties including multiple residential properties not having common areas, all outdoor luminaires shall be fully shielded and shall not exceed the allowed lumen output in Table G, row 2.

##### Exceptions

1. One partly shielded or unshielded luminaire at the main entry, not exceeding the allowed lumen output in Table G row 1.
2. Any other partly shielded or unshielded luminaires not exceeding the allowed lumen output in Table G row 3.
3. Low voltage landscape lighting aimed away from adjacent properties and not exceeding the allowed lumen output in Table G row 4.
4. Shielded directional flood lighting aimed so that direct glare is not visible from adjacent properties and not exceeding the allowed lumen output in Table G row 5 [1260 lumens].
5. Open flame gas lamps.
6. Lighting installed with a vacancy sensor, where the sensor extinguishes the lights no more than 15 minutes after the area is vacated.
7. Lighting exempt per Section III (B.).

#### NEXT STEPS

In addition to this memo, please review the attached docket request and relevant sections of the current city code as referenced above. At the November 17 meeting the Commission will discuss the proposal and provide feedback and direction to staff on development of draft code amendments. Staff will draft code amendments based on the Commission's feedback and schedule a Public Hearing in early 2022. After hearing public comments on the proposal, the Commission should make a recommendation to the City Council.

#### ATTACHMENTS

1. Docket Request

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

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## PLANNING COMMISSION

**TO:** Planning Commission

**FROM:** Adam Zack, Senior Planner

**DATE:** January 18, 2022

**SUBJECT:** ZTR21-005

**ATTACHMENTS:**

- A. Boatsman Docket Request dated November 2, 2020.
- B. MICC 8.24.020 with staff drafted alternative amendment
- C. MICC 19.02.020 with staff proposed amendment

### SUMMARY

The purpose of this memo is to provide the Planning Commission with the staff recommendation for ZTR21-005. This zoning code amendment was proposed in a Docket Request dated November 2, 2020 (Attachment A). The docket request proposed amendments to Mercer Island City Code (MICC) to address noise from gas-powered landscaping equipment and light trespass from external lighting fixtures in residential zones. This staff report focuses on and provides the staff recommendation for addressing noise from landscaping equipment and directional spotlights.

At the November 17, 2021 meeting, staff provided an overview of the proposed code amendments and provided some initial guidance on potential approaches for the Commission's consideration. The Commission discussed potential approaches to the issue of noise generated by landscaping equipment, with a particular interest in considering a ban on gas-powered leaf blowers. The Commission also directed staff to further investigate approaches to exterior lighting provisions for residential areas in neighboring cities, and to further develop a draft code amendment.

Staff has drafted an optional amendment to the nuisance provisions in Chapter 8.24 MICC to further regulate the allowed hours for noise from landscaping equipment. Staff does not recommend development of a code amendment banning gas-powered landscaping equipment at this time, as it would be beyond the scope of the City Council direction on this docket request. If the Planning Commission would like to pursue a ban on gas-powered landscaping equipment, they can provide a general recommendation to the City Council.

To address lighting in residential zones, the staff recommended amendments would add new standards for exterior lighting in MICC 19.02.020 Development standards. The proposed amendments would add a new subsection to the residential development standards. The purpose of the exterior lighting regulations is to establish standards for lighting fixture shielding, direction, and brightness to minimize light spillover onto neighboring properties in residential zones.

## NOISE GENERATED BY LANDSCAPING EQUIPMENT

Conditions, activities, and actions considered nuisances in Mercer Island are established in [MICC 8.24.020 Types of nuisances](#). Noises from landscaping equipment, including leaf blowers, are currently allowed between 7:00 am and 8:00 pm on weekdays and 9:00 am and 8:00 pm on weekends and holidays (MICC 8.24.020(Q)(3)). Noises resulting from permitted activities like construction are allowed between 7:00 am and 7:00 pm on weekdays, 9:00 am and 6:00 pm on Saturday, and prohibited on Sundays and holidays.

If the Planning Commission would like to recommend amending the hours that noise from landscaping is allowed, they can propose an amendment to MICC 8.24.020(Q) as follows:

“Q. Sounds.

1. Sounds regulated by this section.

- a. The intent of this section is to regulate sounds heard beyond the property line of the source;
- b. The following sounds are explicitly regulated by this section:
  - i. Sounds caused by the construction or repair of any building or structure;
  - ii. Sounds caused by construction, maintenance, repair, clearing or landscaping;
  - iii. Sounds created by the installation or repair of utility services; and
  - iv. Sounds created by construction equipment including special construction vehicles.

2. Sounds related to activity authorized by a permit from the city of Mercer Island are limited as follows:

- a. Sounds shall only be allowed between the hours of 7:00 a.m. to 7:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays.
- b. Sounds shall be prohibited at any time of day on Sunday and legal holidays.

3. Sounds related to activity that does not require a permit from the eCity of Mercer Island and are not caused by landscaping as described in subsection 4, shall only be allowed between the hours of 7:00 a.m. to 8:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 8:00 p.m. on Saturdays, Sundays, and legal holidays.

4. Sounds caused by landscaping, including sounds caused by lawnmowers, leaf blowers and other landscaping equipment, shall only be allowed between the hours of 8:00 a.m. to 8:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 8:00 p.m. on Saturdays, Sundays, and legal holidays.

45. The enforcement officer may authorize a variance to this section pursuant to WAC Chapter 173-60.”

The Planning Commission can recommend the specific hours they would like to limit noise from landscaping. The option above would allow these noises between 8:00 a.m. and 8:00 p.m. on weekdays (one hour later start time) and 9:00 a.m. and 6:00 p.m. on weekends and holidays (no change in hours). Staff does not recommend prohibiting noise from landscaping on Sundays and legal holidays because these days are often when private property owners will do yard work. Attachment B provides this option with the entire text of MICC 8.24.020, the alternative begins on page 3, line 43.

#### Gas-Powered Leaf Blower Ban

When discussing noise from gas-powered landscaping equipment, the Planning Commission discussed a possible ban on gas-powered leaf blowers. Similar bans or limitations on the use of gas-powered leaf blowers have been adopted in more than 100 cities nationwide in recent years. In researching this growing trend, staff found that such bans are becoming more common, especially in California (due to air quality concerns). That said, these bans are still uncommon in Washington. In addition, in talking with the City's Public Works staff about the deployment of electric landscaping equipment in the City, staff learned that large capacity backpack-style leaf blowers are not yet available with electric motors, nor do the currently available electric leaf blowers have the battery capacity to operate for the long timespans required by full-time landscape maintenance crews. Thus, while electric leaf blowers are a great option for homeowners, it may not yet be practical to enforce a ban on commercial landscaping companies.

Furthermore, while banning gas-powered leaf blowers might be a wise policy choice, it is beyond the scope of the project assigned to the Planning Commission by the City Council with the 2020 docket. If the Planning Commission would like to recommend a leaf blower ban, staff recommends that the commission make a general recommendation to the City Council for further consideration and direction. Then, the City Council can decide whether the City should undertake the work of adopting a ban and give direction on the desired process for considering such a code amendment.

#### **RESIDENTIAL LIGHTING**

In their initial direction provided on November 17, 2021, the Planning Commission asked staff to draft proposed regulations to control exterior spot lighting in residential zones. To prepare a draft, staff reviewed residential lighting standards in several neighboring jurisdictions, the International Dark Sky Association, and reference materials on the American Planning Association website. In general, lighting regulations are designed to ensure that new or substantially replaced exterior lighting fixtures:

- Minimize the amount of light that spills onto neighboring properties;
- Reduce ambient light pollution; and
- Only illuminate the object or area where light is needed.

There are two aspects of lighting fixtures that are typically regulated:

- Direction and shielding to keep light limited to the area or object where light is needed, and
- Brightness of the lighting fixture, usually measured in lumens.

Examples of lighting codes from nearby cities are available at the following links:

- Sammamish Municipal Code 21.A.30.230 Outdoor lighting.  
<https://www.codepublishing.com/WA/Sammamish/?Sammamish21A/Sammamish21A30.html#21A.30.230>
- Issaquah Municipal Code 18.07.107 Outdoor lighting.  
<https://www.codepublishing.com/WA/Issaquah/#!/Issaquah18/Issaquah1807.html#18.07.107>
- Kirkland Zoning Code 115.85 Lighting Regulations.  
<https://www.codepublishing.com/WA/Kirkland/?KirklandZ115/KirklandZ115.html#115.85>

#### Direction and Shielding

Establishing standards for the direction and shielding of lighting fixtures controls where the light is provided. In reviewing lighting code guidance and examples, the direction and shielding measures were the most common way to prevent light spillover onto neighboring properties. In general, the reference materials established standards for lighting fixtures to be directed downward, no more than 45 degrees above straight down. Most lighting standards also included a shielding requirement. A shielded lighting fixture has an opaque barrier around the bulb and is angled so the bulb is not visible below the barrier.

Figure 1 shows a helpful illustration of shielded lighting from the Fountain Hills Dark Sky Association provides a helpful illustration of shielded lighting on their website at:

<https://fhdarksky.com/information/what-is-shielding/>

**Figure 1. Fountain Hills Dark Sky Association Illustration of Shielded Lighting.**

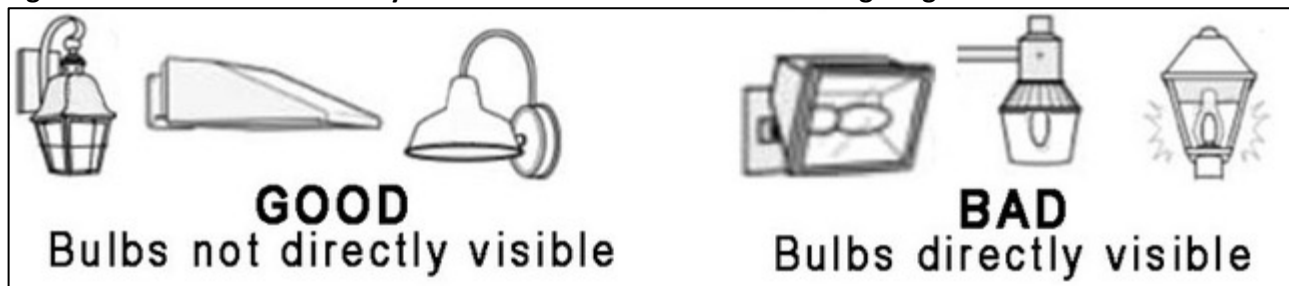
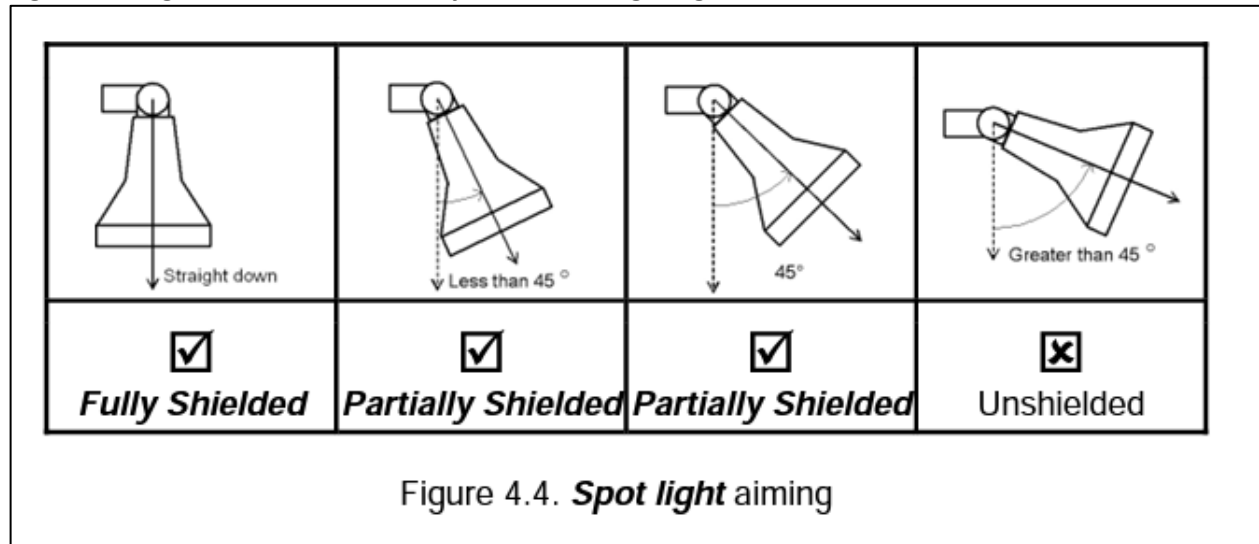


Figure 2 shows a helpful illustration of lighting fixture direction from the Flagstaff Arizona Naval Observatory lighting regulations (<http://www.flagstaffdarkskies.org/wp-content/uploads/2015/10/CBL-POLC-standard-v2.0.pdf>).

**Figure 2. Flagstaff Naval Observatory Directional Lighting Illustration.**



Shielding and direction are the two most effective and common lighting regulations available to limit the light spillover onto neighboring properties.

#### Brightness

In addition to requiring shielding and directing light downward, regulating brightness was a common feature of the regulations and guidance reviewed. Brightness of lighting fixtures is typically measured in lumens. Lumens differ from bulb wattage because they measure brightness whereas wattage is a measure of energy usage. High-efficiency lightbulbs produce more lumens with less wattage.

The more lumens a fixture produces, the brighter the light. The U.S. Department of Energy provides the following rule of thumb for comparing lumens to incandescent bulb wattage

(<https://www.energy.gov/energysaver/lumens-and-lighting-facts-label>):

“The brightness, or lumen levels, of the lights in your home may vary widely, so here's a rule of thumb:

- To replace a 100 watt (W) incandescent bulb, look for a bulb that gives you about 1600 lumens. If you want something dimmer, go for fewer lumens; if you prefer brighter light, look for more lumens.
- Replace a 75W bulb with an energy-saving bulb that gives you about 1100 lumens
- Replace a 60W bulb with an energy-saving bulb that gives you about 800 lumens
- Replace a 40W bulb with an energy-saving bulb that gives you about 450 lumens.”

Most of the code examples reviewed established a limit on the lumens produced by exterior lighting fixtures. Limiting the brightness of a fixture, combined with shielding and direction, helps to prevent the amount of light spillover onto neighboring properties.

#### **DRAFT RESIDENTIAL LIGHTING REGULATIONS**

After reviewing examples of lighting regulations and other reference materials, staff prepared the following draft of lighting provisions. The lighting regulations would be added as a new subsection (K) to [MICC](#)



[19.02.020 Development standards](#). The full text of MICC 19.02.020 with the new subsection (K) is provided in Attachment C. The proposed standards are:

K. Exterior Lighting.

1. Applicability. This section applies to all exterior lighting installed after the effective date of this ordinance in the R-8.4, R-9.6, R-12, and R-15 zones. The following lighting types are exempt:

- a. Lighting within a public right-of-way or easement for the purpose of illuminating roads, trails, and pedestrian ways;
- b. Repair of lighting fixtures existing prior to the effective date of this ordinance;
- c. Emergency lighting;
- d. Temporary seasonal lighting; and
- e. lighting required by state or federal law.

2. Standards.

- a. All exterior lighting shall be designed to minimize light trespass onto neighboring properties.
- b. All exterior lighting must be either fully or partially shielded except that one unshielded lighting fixture not exceeding 450 lumens is allowed at the main entry of each residence.
  - i. Fully shielded means the lighting fixture has a solid opaque barrier at the top of the fixture in which the bulb is located and the fixture is angled so the bulb is not visible below the barrier.
  - ii. Partially shielded means the fixture is shielded by a solid opaque barrier or angled no more than 45 degrees above straight down, which is half-way between perpendicular and parallel to the adjacent grade.
- c. Each exterior lighting fixture shall not exceed 1,600 lumens.
- d. Exterior lighting fixtures shall be designed so that they do not project their output:
  - i. Onto neighboring properties;
  - ii. Past the object being illuminated;
  - ii. Skyward;
  - iii. Onto a public roadway; or
  - iv. Onto a trail or pedestrian way.

- e. Exterior lighting fixtures with a motion sensor must not be activated by off-site movement.

The proposed MICC 19.02.020(K) would regulate exterior lighting to prevent light trespass onto neighboring properties. The combination of shielding, direction, and brightness requirements would address the problem of lights shining beyond the extent of the property. Furthermore, the proposed MICC 19.02.020(K)(2)(d)(iii) would prevent motion activated spotlights from being triggered by offsite movement. The proposed regulations would establish clear standards for property owners and planners alike. In most instances, nonconformity with the standards will be simple to resolve because lighting fixtures can be easily repositioned to avoid light spilling beyond the property boundary.

#### STAFF RECOMMENDATION

**Establish new residential lighting standards in MICC 19.02.020.** The proposed MICC 19.02.020(K) will address the concern raised in the docket proposal and establish clear standards for residential lighting. The proposed amendment is shown in Attachment C beginning on page 10, line 18.

#### Criteria for Approval of Development Code Amendments

The criteria for approval of amendments to Title 19 MICC are established in [MICC 19.15.250\(D\) Code amendment](#), which states:

D. *Criteria.* The city may approve or approve with modifications a proposal to amend this Code only if:

1. The amendment is consistent with the comprehensive plan; and
2. The amendment bears a substantial relation to the public health, safety, or welfare; and
3. The amendment is in the best interest of the community as a whole.

The Comprehensive Plan Land Use Element does not include policies for lighting in residential zones. The general intent of the policies for residential zones outside of Town Center is for these areas to remain low density residential areas and to maintain the character of existing residential neighborhoods established in the Comprehensive Plan. The proposed amendment will not affect residential density. The proposed exterior lighting standards could enhance the character of existing neighborhoods by preventing single-family neighborhoods from having more intense types of exterior lighting found in denser urban environments. The proposal is consistent with the Comprehensive Plan. The amendment satisfies the criterion of approval established in MICC 19.02.020(D)(1).

The proposed amendment benefits public safety by establishing standards for lighting that allow property owners to place exterior lighting for security of personal property. By creating exemptions to the standards for lighting of public rights of way and pedestrian paths, the proposed amendment further serves public safety. These exemptions ensure that the lighting regulations will not create an undue burden for lighting in public areas for the purpose of safety. The amendment benefits public welfare by reducing light spillover between properties in residential zones resulting from unshielded or excessively bright external lighting fixtures. Because the proposed amendments relate to public safety and welfare, the amendment meets the criterion of approval established in MICC 19.02.020(D)(2).

The proposed amendment is in the best interest of the community as a whole because the lighting regulations strike a balance between the public safety needs for security lighting and the public welfare needs of limiting light trespass between properties. This balance, between safety and welfare needs, ensures the proposed amendments will not transgress the public interest of the overall community. Property owners that want to place exterior lighting fixtures on their property are allowed to do so under the proposed regulations. Owners of adjoining properties that do not want their property illuminated by their neighbors' exterior lighting are protected by light trespass under the proposed regulations. The proposed amendment satisfies the criterion of approval established in MICC 19.02.020(D)(3) because it will serve the community interest as a whole.

**Do not amend noise regulations in MICC 8.24.020.** The existing noise regulations limit noise from landscaping equipment similar to what is allowed for construction and other permitted development. The City does not require a permit for regular landscaping work, meaning enforcement of the limited hours of operation would fall to code enforcement. Amending the noise code to regulate landscaping equipment differently from other similar noises would be unnecessarily complicated. Furthermore, there is not a substantive difference between the noise generated by landscaping and other noises regulated by MICC 8.24.020 to necessitate regulating these noises differently.

If the Planning Commission would like to recommend a ban on gas-powered leaf blowers as discussed at the meeting on November 17, 2021, they provide a general recommendation on the matter to the City Council. A gas-powered leaf blower ban is beyond the scope of the docket proposal. As such, the City Council must decide whether the City should undertake the work of adopting a ban.

**CITY OF MERCER ISLAND****COMMUNITY PLANNING & DEVELOPMENT**

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)**CITY USE ONLY****PROJECT#****RECEIPT #****FEE****Date Received:****Received By:****DEVELOPMENT APPLICATION**

STREET ADDRESS/LOCATION <b>3210 74 AV SE</b>		ZONE <b>R8.4</b>
COUNTY ASSESSOR PARCEL #'S <b>Parcel 1300300705</b>		PARCEL SIZE (SQ. FT.) <b>10,800</b>
PROPERTY OWNER (required) <b>Carolyn and Mark Boatsman</b>	ADDRESS (required) <b>3210 74 AVE SE</b>	CELL/OFFICE (required) <b>206-595-8579</b> E-MAIL (required) <b>c.boatsman@comcast.net</b>
PROJECT CONTACT NAME <b>Request for code amendment</b>	ADDRESS <b>City wide</b>	CELL/OFFICE  E-MAIL  
TENANT NAME  	ADDRESS  	CELL PHONE  E-MAIL  

**DECLARATION:** I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Carolyn M Boatsman*  
SIGNATURE

November 2, 2020

DATE

**PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):**

Two requests to amend City nuisance code:

- 1) Limit commercial landscaping operations using power tools to the same hours as construction noise from work under City permit.
- 2) Require that residential use of spot lighting be directed toward the owner's property.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

**CHECK TYPE OF LAND USE APPROVAL REQUESTED:****APPEALS**

- ☐ Building
- ☐ Code Interpretation
- ☐ Land use
- ☐ Right-of-Way Use

**CRITICAL AREAS**

- ☐ Critical Area Review 1 (Hourly Rate 2hr Min)
- ☐ Critical Area Review 2 (Determination)
- ☐ Reasonable Use Exception

**DESIGN REVIEW**

- ☐ Pre Design Meeting
- ☐ Design Review (Code Official)
- ☐ Design Commission Study Session
- ☐ Design Review- Design Commission- Exterior Alteration
- ☐ Design Review- Design Commission- New Building

**WIRELESS COMMUNICATION FACILITIES**

- ☐ Wireless Communications Facilities- 6409 Exemption
- ☐ New Wireless Communication Facility

**DEVIATIONS**

- ☐ Changes to Antenna requirements
- ☐ Changes to Open Space
- ☐ Seasonal Development Limitation Waiver

**ENVIRONMENTAL REVIEW (SEPA)**

- ☐ SEPA Review (checklist)- Minor
- ☐ SEPA review (checklist)- Major
- ☐ Environmental Impact Statement

**SHORELINE MANAGEMENT**

- ☐ Exemption
- ☐ Permit Revision
- ☐ Shoreline Variance
- ☐ Shoreline Conditional Use Permit
- ☐ Substantial Development Permit

**SUBDIVISION LONG PLAT**

- ☐ Long Plat- Preliminary
- ☐ Long Plat- Alteration
- ☐ Long Plat- Final Plat

**VARIANCES (Plus Hearing Examiner Fee)**

- ☐ Variance

**SUBDIVISION SHORT PLAT**

- ☐ Short Plat- Two Lots
- ☐ Short Plat- Three Lots
- ☐ Short Plat- Four Lots
- ☐ Short Plat- Deviation of Acreage Limitation
- ☐ Short Plat- Amendment
- ☐ Short Plat- Final Plat

**OTHER LAND USE**

- ☐ Accessory Dwelling Unit
- ☐ Code Interpretation Request
- ☐ Comprehensive Plan Amendment (CPA)
- ☐ Conditional Use (CUP)
- ☐ Lot Line Revision
- ☐ Noise Exception
- ☐ Reclassification of Property (Rezoning)
- ☐ Transportation Concurrence (see supplemental application form)
- ☐ Planning Services (not associated with a permit or review)
- ☒ Zoning Code Text Amendment
- ☐ Request for letter
- ☐ Temporary Commerce on Public Property

# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | [www.mercerisland.gov](http://www.mercerisland.gov)



CITY USE ONLY

Item 14.

PROJECT#

RECEIPT #

FEE

Date Received:

Received By:

### DEVELOPMENT APPLICATION

STREET ADDRESS/LOCATION 3210 74 AVE SE		ZONE R8.4	
COUNTY ASSESSOR PARCEL #'S Parcel 1300300705		PARCEL SIZE (SQ. FT.) 10,800	
PROPERTY OWNER (required) Carolyn and Mark Boatsman	ADDRESS (required) 3210 74 AVE SE	CELL/OFFICE (required) 206-595-8579 E-MAIL (required) c.boatsmn@comcast. et	
PROJECT CONTACT NAME Comp plan update docket request	ADDRESS City wide	CELL/OFFICE  E-MAIL	
TENANT NAME	ADDRESS	CELL PHONE  E-MAIL	

**DECLARATION:** I HEREBY STATE THAT I AM THE OWNER OF THE SUBJECT PROPERTY OR I HAVE BEEN AUTHORIZED BY THE OWNER(S) OF THE SUBJECT PROPERTY TO REPRESENT THIS APPLICATION, AND THAT THE INFORMATION FURNISHED BY ME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Carolyn M Boatsman*  
SIGNATURE

November 2, 2020

DATE

### PROPOSED APPLICATION(S) AND CLEAR DESCRIPTION OF PROPOSAL (PLEASE USE ADDITIONAL PAPER IF NEEDED):

I am requesting a Comprehensive Land Use Plan Update as follows:

Adopt a goal and policies for use of City rights of way establishing a priority of use, based upon the public good. Uses that should, at the least, be allowed and included in the priority are roads and appurtenances, utility installation, residential parking, and environmental benefit.

ATTACH RESPONSE TO DECISION CRITERIA IF APPLICABLE

### CHECK TYPE OF LAND USE APPROVAL REQUESTED:

#### APPEALS

- ☐ Building
- ☐ Code Interpretation
- ☐ Land use
- ☐ Right-of-Way Use

#### CRITICAL AREAS

- ☐ Critical Area Review 1 (Hourly Rate 2hr Min)
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- ☐ Request for letter
- ☐ Temporary Commerce on Public Property

**MICC 8.24.020 Types of nuisances.**

Each of the following conditions, actions or activities, unless otherwise permitted by law, is declared to constitute a public nuisance, and is subject to criminal enforcement and penalties as provided in this chapter. In addition, or in the alternative, whenever the enforcement officer determines that any of these conditions, actions or activities exist upon any premises or in any lake, river, stream, drainage way or wetlands, the officer may require or provide for the abatement thereof pursuant to this chapter:

A. The existence of any offensive or dangerous accumulation of weeds, trash, dirt, filth, waste shrubs, lawn or yard trimmings, the carcass of any animal or other offensive matter;

B. The existence of any dead, diseased, infested or dying tree that may constitute a danger to street trees, streets or portions thereof;

C. The existence of any tree, shrub or foliage, unless by consent of the city, which is apt to destroy, impair, interfere or restrict:

1. Streets, sidewalks, sewers, utilities or other public improvements,

2. Visibility on, or free use of, or access to such improvements;

D. The existence of any vines or climbing plants growing into or over any street tree, or any public hydrant, pole or electrolier, or the existence of any shrub, vine or plant growing on, around or in front of any hydrant, standpipe, sprinkler system connection or any other appliance or facility provided for fire protection purposes in such a way as to obscure the view thereof or impair the access thereto;

E. The existence of any accumulation of materials or objects in a location when the same endangers property, safety or constitutes a fire hazard;

F. The existence of a sidewalk or a portion of a sidewalk adjacent to any premises which is out of repair, and in a condition to endanger persons or property, or in a condition to interfere with the public convenience in the use of such sidewalk;

G. The dumping or otherwise unlawful depositing of refuse, sawdust or any other material without a permit;

H. The existence of any obstruction to a street, alley, crossing or sidewalk, and any excavation in or under any street, alley, crossing or sidewalk, which is by ordinance prohibited, or which is made without lawful permission, or which, having been made by lawful permission, is kept and maintained after the purpose thereof has been accomplished, and for an unreasonable length of time;

I. The erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure or premises, or in or upon any street, alley, sidewalk, park, parkway or other public or private place in the city, any one or more of the following disorderly, disturbing, unsanitary, fly-producing, rat-harboring, disease-causing places, conditions or things:

1. Any putrid, unhealthy or unwholesome bones, meat, hides, skins, the whole or any part of any dead animal, fish or fowl, or waste parts of fish, vegetable or animal matter in any quantity, but



nothing in this subsection shall prevent the temporary retention of waste in approved covered receptacles,

2. Any privies, vaults, cesspools, sumps, pits or like places which are not securely protected from flies and rats, or which are foul or malodorous,

3. Any filthy, littered or trash-covered dwellings, cellars, house yards, barnyards, stable yards, factory yards, vacant areas in the rear of stores, vacant lots, houses, buildings or premises,

4. Any animal manure in any quantity which is not securely protected from flies or weather conditions, or which is kept or handled in violation of any ordinance of the city,

5. Any poison oak or poison ivy, Russian thistle or other noxious weeds, whether growing or otherwise, but nothing in this subsection shall prevent the temporary retention of such weeds in approved covered receptacles,

6. Any inherently offensive or dangerous accumulation of bottles, cans, glass, ashes, paper or paper products, small pieces of scrap iron, wire, metal articles, household appliances, bric-a-brac or cement, broken concrete, broken glass, broken plaster and all such trash or abandoned material unless it is kept in approved covered bins or appropriate containers,

7. Any trash, litter, rags, accumulations of empty barrels, boxes, crates, packing cases, mattresses, bedding, excelsior, packing hay, straw or other packing materials, lumber not neatly piled, scrap iron, tin or other metal not neatly piled, or anything whatsoever in which flies or rats may breed or multiply or which may be a fire hazard;

J. The depositing, or causing to be deposited in any street, alley, sidewalk, park, parkway or other public place which is open to travel, of any hay, straw, paper, wood, boards, boxes, leaves, manure or other rubbish or material;

K. The storage or keeping on any premises in public view for more than 30 days of any used or unused building materials as defined in MICC [8.24.010](#), whose retail cost new would exceed \$100.00 without a special permit from the building official; provided, that nothing in this subsection shall:

1. Prohibit such storage without a permit when done in conjunction with a construction project for which a building permit has been issued and which is being prosecuted diligently to completion,

2. Prohibit such storage without a permit upon the premises of a bona fide lumberyard, dealer in building materials or other commercial enterprise when the same is permitted under the zoning ordinance and other applicable laws,

3. Make lawful any such storage or keeping when it is prohibited by other ordinances or laws;

L. The existence of any fence or other structure or thing or private property abutting or fronting upon any public street, sidewalk or place which is in a sagging, leaning, fallen, decayed or otherwise dilapidated or unsafe condition;

1 M. The existence or maintenance on any premises of a storage area, junkyard or dumping ground for the  
2 wrecking or disassembling of automobiles, trucks, trailers, house trailers, boats, tractors or other vehicle  
3 or machinery of any kind, or for the storing or leaving of worn out, wrecked, inoperative or abandoned  
4 automobiles, trucks, trailers, house trailers, boats, tractors or other vehicle or machinery of any kind or of  
5 any major parts thereof;

6  
7 N. The existence on any premises of any abandoned or unused well, cistern or storage tank without first  
8 demolishing or removing from the city such storage tank or securely closing and barring any entrance or  
9 trapdoor thereto or without filling any well or cistern or capping the same with sufficient security to  
10 prevent access thereto by children;

11  
12 O. The existence on any premises, in a place accessible to children, of any unattended and/or discarded  
13 icebox, refrigerator or other large appliance;

14  
15 P. The existence of any drainage onto or over any sidewalk or public pedestrianway;

16  
17 Q. *Sounds.*

18  
19 1. *Sounds regulated by this section.*

20  
21 a. The intent of this section is to regulate sounds heard beyond the property line of the  
22 source;

23  
24 b. The following sounds are explicitly regulated by this section:

25  
26 i. Sounds caused by the construction or repair of any building or structure;

27  
28 ii. Sounds caused by construction, maintenance, repair, clearing or landscaping;

29  
30 iii. Sounds created by the installation or repair of utility services; and

31  
32 iv. Sounds created by construction equipment including special construction  
33 vehicles.

34  
35 2. Sounds related to activity authorized by a permit from the city of Mercer Island are limited as  
36 follows:

37  
38 a. Sounds shall only be allowed between the hours of 7:00 a.m. to 7:00 p.m. on Mondays  
39 through Fridays, and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays.

40  
41 b. Sounds shall be prohibited at any time of day on Sunday and legal holidays.

42  
43 3. Sounds related to activity that does not require a permit from the City of Mercer Island and  
44 are not caused by landscaping as described in subsection 4, shall only be allowed between the  
45 hours of 7:00 a.m. to 8:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m.  
46 and 8:00 p.m. on Saturdays, Sundays, and legal holidays.

1 4. Sounds caused by landscaping, including sounds caused by lawnmowers, leaf blowers  
2 and other landscaping equipment, shall only be allowed between the hours of 8:00 a.m.  
3 to 8:00 p.m. on Mondays through Fridays, and between the hours of 9:00 a.m. and 6:00  
4 p.m. on Saturdays, Sundays, and legal holidays.

5  
6 45. The enforcement officer may authorize a variance to this section pursuant to WAC  
7 Chapter 173-60.”

8  
9 R. Production at any time of any of the following sounds or noises, which by reason of their intensity,  
10 frequency, duration, volume, pitch or any other reason, disturb the peace, quiet, repose or comfort of any  
11 person or persons:

- 12  
13 1. The sounding of any horn, siren or other signaling device except as a warning of danger, or as  
14 specifically permitted or required by law,  
15
- 16 2. Sounds in connection with the starting, operation, repair or rebuilding, or testing of any motor  
17 vehicle or internal combustion engine within a residential district,  
18
- 19 3. The use of a sound amplifier or other device capable of producing or reproducing amplified  
20 sound upon public streets for the purpose of commercial advertising for sales or for attracting the  
21 attention of the public to any vehicle structure, or property or the contents therein, except as  
22 permitted by law, and except that vendors whose sole method of selling is from a moving vehicle  
23 shall be exempt from this subsection,  
24
- 25 4. The use of a musical instrument, whistle, radio, sound amplifier or other device capable of  
26 producing or reproducing sound,  
27
- 28 5. Sounds produced by any vehicle which is so loaded, or has any defect or is not equipped with  
29 a proper muffler so as to cause loud and unnecessary grating, grinding, rattling or other noise,  
30
- 31 6. Any other unreasonably loud, disturbing, continuous, irritating, or unnecessary noise, whether  
32 emanating from a human, animal or mechanical source.  
33

**MICC 19.02.020 Development standards.**

**A. Minimum net lot area.**

- R-8.4: The net lot area shall be at least 8,400 square feet. Lot width shall be at least 60 feet and lot depth shall be at least 80 feet.
- R-9.6: The net lot area shall be at least 9,600 square feet. Lot width shall be at least 75 feet and lot depth shall be at least 80 feet.
- R-12: The net lot area shall be at least 12,000 square feet. Lot width shall be at least 75 feet and lot depth shall be at least 80 feet.
- R-15: The net lot area shall be at least 15,000 square feet. Lot width shall be at least 90 feet and lot depth shall be at least 80 feet.

1. Minimum net lot area requirements do not apply to any lot that came into existence before September 28, 1960. In order to be used as a building site, lots that do not meet minimum net lot area requirements shall comply with MICC 19.01.050 (G)(3).

2. In determining whether a lot complies with the minimum net lot area requirements, the following shall be excluded: the area between lateral lines of any such lot and any part of such lot which is part of a street.

**B. Street frontage.** No building will be permitted on a lot that does not front onto a street acceptable to the city as substantially complying with the standards established for streets.

**C. Yard requirements.**

1. *Minimum.* Except as otherwise provided in this section, each lot shall have front, rear, and side yards not less than the depths or widths following:

a. Front yard depth: 20 feet or more.

b. Rear yard depth: 25 feet or more.

c. Side yards shall be provided as follows:

i. *Total width.*

(a) For lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet.

(b) For lots with a lot width of more than 90 feet, the sum of the side yards' width shall be a width that is equal to at least 17 percent of the lot width.

ii. *Minimum side yard width.* The minimum side yard width is five feet or 33 percent of the aggregate side yard total width, whichever is greater.

iii. *Variable side yard depth requirement.* For lots with an area of 6,000 square feet or more, the minimum side yard depth abutting an interior lot line shall be the greater of the minimum side yard depth required under subsection (C)(1)(c)(ii) of this section, or as follows:

(a) Single-family dwellings shall provide a minimum side yard depth of seven and one-half feet if the building:

(1) For nongabled roof end buildings, the height is more than 15 feet measured from existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard; or

(2) For gabled roof end buildings, the height is more than 18 feet measured from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.

(b) Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.

## 2. Yard determination.

### a. Front yard.

i. *Front yard — General.* For lots that are not corner lots or waterfront lots, the front yard shall extend the full width of the lot and is determined using the following sequential approach, in descending order of preference, until a front yard is established:

(a) The yard abutting an improved street from which the lot gains primary access.

(b) The yard abutting the primary entrance to a building.

(c) The orientation of buildings on the surrounding lots and the means of access to the lot.

ii. *Front yard — Corner lots.* On corner lots the front yard shall be measured from the narrowest dimension of the lot abutting a street. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard; provided:

(a) If a setback equivalent to or greater than required for a front yard is provided along the property lines abutting both streets, then only one of the remaining setbacks must be a rear yard.

iii. *Front yard — Waterfront lots.* On a waterfront lot, regardless of the location of access to the lot, the front yard may be measured from the property line opposite and generally parallel to the ordinary high water line.

iv. This section shall apply except as provided for in MICC 19.08.030 (F)(1).

b. *Rear yard.* Except as allowed in subsections (C)(2)(a)(ii) and (iii) of this section, the rear yard is the yard opposite the front yard. The rear yard shall extend across the full width of the rear of the lot, and shall be measured between the rear line of the lot and the nearest point of the main building including an enclosed or covered porch. If this definition does not establish a rear yard setback for irregularly shaped lots, the code official shall establish the rear yard based on the following method: The rear yard shall be measured from a line or lines drawn from side lot line(s) to side lot line(s), at least ten feet in length, parallel to and at a maximum distance from the front lot line.

c. *Side yard.* Any yards not designated as a front or rear yard shall be defined as a side yard.

### 3. *Intrusions into required yards.*

#### a. *Minor building elements.*

i. Except as provided in subsection (C)(3)(a)(ii) of this section, porches, chimney(s) and fireplace extensions, window wells, and unroofed, unenclosed outside stairways and decks shall not project more than three feet into any required yard. Eaves shall not protrude more than 18 inches into any required yard.

ii. No penetration shall be allowed into the minimum side yard setback abutting an interior lot line except where an existing flat-roofed house has been built to within 18 inches of the interior side yard setback line and the roof is changed to a pitched roof with a pitch of 2:12 or steeper, eaves may penetrate up to 18 inches into the side yard setback.

b. *Hardscape and driveways.* Hardscape and driveways not more than 30 inches above existing grade or finished grade, whichever is lower, may be located in any required yard; provided, that driveways may exceed the 30-inch limit when a permit applicant demonstrates the proposed height is the minimum feasible to meet the standards in MICC 19.09.040.

c. *Fences, retaining walls and rockeries.* Fences, retaining walls and rockeries are allowed in required yards as provided in MICC 19.02.050.

d. *Garages and other accessory buildings.* Garages and other accessory buildings are not allowed in required yards, except as provided in MICC 19.02.040.



e. *Heat pumps, air compressors, air conditioning units, and other similar mechanical equipment.* Heat pumps, air compressors, air conditioning units, and other similar mechanical equipment may be located within any required yard provided they will not exceed the maximum permissible noise levels set forth in WAC 173-60-040, which is hereby incorporated as though fully set forth herein. Any such equipment shall not be located within three feet of any lot line.

f. *Architectural features.* Detached, freestanding architectural features such as columns or pedestals that designate an entrance to a walkway or driveway and do not exceed 42 inches in height are allowed in required yards.

g. *Other structures.* Except as otherwise allowed in this subsection (C)(3), structures over 30 inches in height from existing grade or finished grade, whichever is lower, may not be constructed in or otherwise intrude into a required yard.

4. *Setback deviation.* The code official may approve a deviation to front, side, and rear setbacks pursuant to MICC 19.15.040.

#### D. *Gross floor area.*

1. Except as provided in subsection (D)(3) of this section, the gross floor area shall not exceed:

a. R-8.4: 5,000 square feet or 40 percent of the lot area, whichever is less.

b. R-9.6: 8,000 square feet or 40 percent of the lot area, whichever is less.

c. R-12: 10,000 square feet or 40 percent of the lot area, whichever is less.

d. R-15: 12,000 square feet or 40 percent of the lot area, whichever is less.

2. *Gross floor area calculation.* The gross floor area is the sum of the floor area(s) bounded by the exterior faces of each building on a residential lot, provided:

a. The gross floor area shall be 150 percent of the floor area of that portion of a room(s) with a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.

b. The gross floor area shall be 200 percent of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.

c. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a ten-foot by ten-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

d. For the purposes of calculating allowable gross floor area, lots created in a subdivision through MICC 19.08.030 (G), Optional standards for development, may apply the square

footage from the open space tract to the lot area not to exceed the minimum square footage of the zone in which the lot is located.

### 3. Allowances.

a. The gross floor area for lots with an area of 7,500 square feet or less may be the lesser of 3,000 square feet or 45 percent of the lot area; or

b. If an accessory dwelling unit is proposed, the 40 percent allowed gross floor area may be increased by the lesser of five percentage points or the actual floor area of the proposed accessory dwelling unit, provided:

i. The allowed gross floor area of accessory buildings that are not partially or entirely used for an accessory dwelling unit shall not be increased through the use of this provision;

ii. The lot will contain an accessory dwelling unit associated with the application for a new or remodeled single-family home; and

iii. The total gross floor area shall not exceed 4,500 square feet or 45 percent of the lot area, whichever is less.

### E. Building height limit.

1. *Maximum building height.* No building shall exceed 30 feet in height above the average building elevation to the highest point of the roof.

2. *Maximum building height on downhill building facade.* The maximum building facade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.

3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and fireplaces, solar panels, and other similar appurtenances may extend to a maximum of five feet above the height allowed for the main structure in subsections (E)(1) and (2) of this section; provided:

a. Solar panels shall be designed to minimize their extension above the maximum allowed height, while still providing the optimum tilt angle for solar exposure.

b. Rooftop railings may not extend above the maximum allowed height for the main structure.

4. The formula for calculating average building elevation is as follows:

Formula: Average Building Elevation = (Weighted Sum of the Mid-point Elevations) ÷ (Total Length of Wall Segments)

Where: Weighted Sum of the Mid-point Elevations = The sum of: ((Mid-point Elevation of Each Individual Wall Segment) × (Length of Each Individual Wall Segment))

For example for a house with ten wall segments:

$$(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f) + (G \times g) + (H \times h) + (I \times i) + (J \times j) \\ a + b + c + d + e + f + g + h + i + j$$

Where: A, B, C, D... = The existing or finished ground elevation, whichever is lower, at midpoint of wall segment.

And: a, b, c, d... = The length of wall segment measured on outside of wall.

#### F. Lot coverage—Single-family dwellings.

1. *Applicability.* This section shall apply to the development of single-family dwellings including, but not limited to, the remodeling of existing single-family dwellings and construction of new single-family dwellings. This section does not apply to regulated improvements.

#### 2. *Landscaping objective.*

a. To ensure that landscape design reinforces the natural and wooded character of Mercer Island, complements the site, the architecture of site structures and paved areas, while maintaining the visual appearance of the neighborhood.

b. To ensure that landscape design is based on a strong, unified, coherent, and aesthetically pleasing landscape concept.

c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to provide a transition between each other and between the built and natural environment.

d. To ensure suitable natural vegetation and landforms, particularly mature trees and topography, are preserved where feasible and integrated into the overall landscape design. Large trees and tree stands should be maintained in lieu of using new plantings.

e. To ensure planting designs include a suitable combination of trees, shrubs, groundcovers, vines, and herbaceous material; include a combination of deciduous and evergreen plant material; emphasize native plant material; provide drought-tolerant species; and exclude invasive species.

#### 3. *Lot coverage—Landscaping required.*

a. *Minimum area required.* Development proposals for single-family dwellings shall comply with the following standards based on the net lot area:

Lot Slope	Maximum Lot Coverage (house, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

b. *Hardscape.*

i. A maximum of nine percent of the net lot area may consist of hardscape improvements including, but not limited to, walkways, decks, etc., and provided:

(a) The hardscape for lots with a net lot area of 8,400 square feet or less may be the lesser of 755 square feet or 12 percent of the net lot area.

ii. Hardscape improvements are also permitted in the maximum lot coverage area established in subsection (F)(3)(a) of this section.

c. *Softscape and driveways.*

i. The required landscaping area in subsection (F)(3)(a) of this section shall consist of softscape improvements, except where used for hardscape improvements pursuant to subsection (F)(3)(b) of this section.

ii. Driveways and other driving surfaces are prohibited within the landscaping area.

For example, a flat lot with a net area of 10,000 square feet shall provide a minimum 6,000 square feet of landscaped area. Up to 900 square feet of the landscaped area may be used for a walkway, patio, or deck or other hardscape area. The remainder of the area shall be used for softscape improvements, such as landscaping, tree retention, etc.

d. Development proposals for a new single-family home shall remove Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, from required landscaping areas established pursuant to subsection (F)(3)(a) of this section. New landscaping associated with new single-family home shall not incorporate any weeds identified on the King County Noxious Weed list, as amended. Provided, that removal shall

not be required if the removal will result in increased slope instability or risk of landslide or erosion.

e. *Allowed adjustments.* A one-time reduction in required landscaping area and an increase in the maximum lot coverage are allowed, provided:

i. The total reduction in the required landscaping area shall not exceed five percentage points, and the total increase in the maximum lot coverage shall not exceed five percentage points; and

ii. The reduction in required landscaping area and increase in maximum lot coverage are associated with:

(a) A development proposal that will result in a single-story single-family dwelling with a wheelchair accessible entry path, and may also include a single-story accessory building; or

(b) A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that occupies more than 25 percent of the otherwise allowed lot coverage area. The allowed reduction in the required landscaping area and increase in maximum lot coverage shall not exceed five percent, or the area of the driveway in excess of 25 percent of the lot coverage, whichever is less.

For example, a development proposal with a driveway that occupies 27 percent of the otherwise allowed lot coverage may increase the total lot coverage by two percent; and

iii. A recorded notice on title, covenant, easement, or other documentation in a form approved by the city shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area and increased lot coverage.

#### G. *Parking.*

1. *Applicability.* Subsection (G)(2) of this section shall apply to all new construction and remodels where more than 40 percent of the length of the structure's external walls have been intentionally structurally altered.

#### 2. *Parking required.*

a. Each single-family dwelling with a gross floor area of 3,000 square feet or more shall have at least three parking spaces sufficient in size to park a passenger automobile; provided, at least two of the stalls shall be covered stalls.

b. Each single-family dwelling with a gross floor area of less than 3,000 square feet shall have at least two parking spaces sufficient in size to park a passenger automobile; provided, at least one of the stalls shall be a covered stall.

3. No construction or remodel shall reduce the number of parking spaces on the lot below the number existing prior to the project unless the reduced parking still satisfies the requirements set out above.

4. Except as otherwise provided in this chapter, each lot shall provide parking deemed sufficient by the code official for the use occurring on the lot; provided, any lot that contains ten or more parking spaces shall also meet the parking lot requirements set out in appendix A of this development code.

H. *Easements*. Easements shall remain unobstructed.

1. *Vehicular access easements*. No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

2. *Utility and other easements*. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.

I. *Large lots*. The intent of this section is to ensure that the construction of a single-family dwelling on a large lot does not preclude compliance with applicable standards related to subdivision or short subdivision of the large lot. Prior to approval of a new single-family dwelling and associated site improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete one of the following:

1. *Design for future subdivision*. The proposed site design that shall accommodate potential future subdivision of the lot as follows:

a. The proposed site design shall comply with the applicable design requirements of chapters 19.08, Subdivision, 19.09, Development, and 19.10, Trees, MICC.

b. The proposed site design shall not result in a circumstance that would require the removal of trees identified for retention, as part of a future subdivision.

c. The proposed site design shall not result in a circumstance that would require modifications to wetlands, watercourses, and associated buffers as part of a future subdivision.



d. Approval of a site design that could accommodate a potential future subdivision does not guarantee approval of such future subdivision, nor does it confer or vest any rights to a future subdivision.

2. *Subdivide.* Prior to application for a new single-family dwelling, the property is subdivided or short platted to create all potential lots and building pads permitted by zoning. The proposed single-family dwelling shall be located on a lot and within a building pad resulting from a recorded final plat.

3. *Limit subdivision.* Record a notice on title, or execute a covenant, easement, or other documentation approved by the city, prohibiting further subdivision of the large lot for a period of five years from the date of final inspection or certificate of occupancy.

J. Building pad. New buildings shall be located within a building pad established pursuant to chapter 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located outside of the boundaries of the building pad.

#### K. Exterior Lighting.

1. Applicability. This section applies to all exterior lighting installed after the effective date of this ordinance in the R-8.4, R-9.6, R-12, and R-15 zones. The following lighting types are exempt:

- a. Lighting within a public right-of-way or easement for the purpose of illuminating roads, trails, and pedestrian ways;
- b. Repair of lighting fixtures existing prior to the effective date of this ordinance;
- c. Emergency lighting;
- d. Temporary seasonal lighting; and
- e. lighting required by state or federal law.

#### 2. Standards.

- a. All exterior lighting shall be designed to minimize light trespass onto neighboring properties.
- b. All exterior lighting must be either fully or partially shielded except that one unshielded lighting fixture not exceeding 450 lumens is allowed at the main entry of each residence.
  - i. Fully shielded means the lighting fixture has a solid opaque barrier at the top of the fixture in which the bulb is located and the fixture is angled so the bulb is not visible below the barrier.
  - ii. Partially shielded means the fixture is shielded by a solid opaque barrier or angled no more than 45 degrees above straight down, which is half-way between perpendicular and parallel to the adjacent grade.

1  
2 c. Each exterior lighting fixture shall not exceed 1,600 lumens.

3  
4 d. Exterior lighting fixtures shall be designed so that they do not project their output:

5  
6 i. Onto neighboring properties;

7  
8 ii. Past the object being illuminated;

9  
10 iii. Skyward;

11  
12 iii. Onto a public roadway; or

13  
14 iv. Onto a trail or pedestrian way.

15  
16 e. Exterior lighting fixtures with a motion sensor must not be activated by off-site  
17 movement.

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# CITY OF MERCER ISLAND

## COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

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## PLANNING COMMISSION

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**To:** City Council  
**From:** Daniel Hubbell, Planning Commission Chair  
**Date:** January 26, 2022  
**RE:** ZTR21-005 Noise and Lighting Code Amendment  
**ATTACHMENTS:** A. Planning Commission Recommended Amendments to 19.02.020 Development standards.

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On behalf of the Planning Commission, I am pleased to present our recommendation on ZTR21-005, the noise and lighting code amendment.

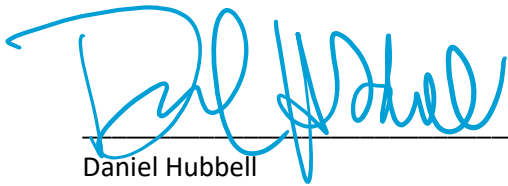
This code amendment was proposed during the 2020 annual docket submittal process in the fall of 2020, and the City Council later added it to the final docket by Resolution 1594. The Planning Commission worked on this amendment beginning in November 2021. The Planning Commission recommended code amendment would add a new subsection Mercer Island City Code (MICC) 19.02.020 Development standards to regulate external lighting in residential zones (Attachment A).

This matter first came before the City of Mercer Island Planning Commission on November 17, 2021. The Planning Commission held an open record public hearing on January 26, 2022. No public comment was received related to this amendment. The Planning Commission considered the staff reports dated November 10, 2021, and January 18, 2022, as well as the decision criteria for code amendments found in MICC 19.15.250(D) in making its recommendation.

After deliberation and thoughtful revisions, the Commission recommends the draft code amendment shown in Attachment A. The Planning Commission recommended code amendment would regulate external lighting fixtures in residential zones to reduce light spillover beyond property lines while allowing property owners to continue lighting their property for safety, security, and decoration.

The original docket request added to the Planning Commission work program by Resolution 1594 also included considering possible changes to MICC 8.24.020 Types of nuisances to address noise from commercial landscaping equipment. The Planning Commission considered possible amendments during the public hearing on January 26, but ultimately recommend no further action to regulate the noise from landscaping equipment.

Additionally, the Commission wanted to bring another issue to the City Council's attention for further consideration. While the Planning Commission ultimately did not recommend amendments to MICC 8.24.020, the Commission would like the City Council to consider a ban gas-powered landscaping tools such as mowers, leaf blowers, and weed trimmers. A ban could address the significant air pollution, adverse health impacts from air pollution, greenhouse gas emissions, and noise generated by the use of gas-powered landscaping tools. The Planning Commission recognizes that a gas-powered landscaping tool ban is beyond the scope of the docketed development code amendment and outside the Commission's purview of the development regulations in MICC Title 19. That said, while the Commission cannot make a specific recommendation on a code amendment, we do recommend that the City Council consider adopting a ban on gas-powered landscaping tools.



Daniel Hubbell  
Planning Commission Chair  
City of Mercer Island



Date

**MICC 19.02.020 Development standards.**

**A. Minimum net lot area.**

- R-8.4: The net lot area shall be at least 8,400 square feet. Lot width shall be at least 60 feet and lot depth shall be at least 80 feet.
- R-9.6: The net lot area shall be at least 9,600 square feet. Lot width shall be at least 75 feet and lot depth shall be at least 80 feet.
- R-12: The net lot area shall be at least 12,000 square feet. Lot width shall be at least 75 feet and lot depth shall be at least 80 feet.
- R-15: The net lot area shall be at least 15,000 square feet. Lot width shall be at least 90 feet and lot depth shall be at least 80 feet.

1. Minimum net lot area requirements do not apply to any lot that came into existence before September 28, 1960. In order to be used as a building site, lots that do not meet minimum net lot area requirements shall comply with MICC 19.01.050 (G)(3).

2. In determining whether a lot complies with the minimum net lot area requirements, the following shall be excluded: the area between lateral lines of any such lot and any part of such lot which is part of a street.

**B. Street frontage.** No building will be permitted on a lot that does not front onto a street acceptable to the city as substantially complying with the standards established for streets.

**C. Yard requirements.**

1. *Minimum.* Except as otherwise provided in this section, each lot shall have front, rear, and side yards not less than the depths or widths following:

a. Front yard depth: 20 feet or more.

b. Rear yard depth: 25 feet or more.

c. Side yards shall be provided as follows:

i. *Total width.*

(a) For lots with a lot width of 90 feet or less, the sum of the side yards' width shall be at least 15 feet.

(b) For lots with a lot width of more than 90 feet, the sum of the side yards' width shall be a width that is equal to at least 17 percent of the lot width.

ii. *Minimum side yard width.* The minimum side yard width is five feet or 33 percent of the aggregate side yard total width, whichever is greater.

iii. *Variable side yard depth requirement.* For lots with an area of 6,000 square feet or more, the minimum side yard depth abutting an interior lot line shall be the greater of the minimum side yard depth required under subsection (C)(1)(c)(ii) of this section, or as follows:

(a) Single-family dwellings shall provide a minimum side yard depth of seven and one-half feet if the building:

(1) For nongabled roof end buildings, the height is more than 15 feet measured from existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard; or

(2) For gabled roof end buildings, the height is more than 18 feet measured from existing or finished grade, whichever is lower, to the top of the gabled roof end adjoining the side yard.

(b) Single-family dwellings with a height of more than 25 feet measured from the existing or finished grade, whichever is lower, to the top of the exterior wall facade adjoining the side yard shall provide a minimum side yard depth of ten feet.

## 2. *Yard determination.*

### a. *Front yard.*

i. *Front yard — General.* For lots that are not corner lots or waterfront lots, the front yard shall extend the full width of the lot and is determined using the following sequential approach, in descending order of preference, until a front yard is established:

(a) The yard abutting an improved street from which the lot gains primary access.

(b) The yard abutting the primary entrance to a building.

(c) The orientation of buildings on the surrounding lots and the means of access to the lot.

ii. *Front yard — Corner lots.* On corner lots the front yard shall be measured from the narrowest dimension of the lot abutting a street. The yard adjacent to the widest dimension of the lot abutting a street shall be a side yard; provided:



(a) If a setback equivalent to or greater than required for a front yard is provided along the property lines abutting both streets, then only one of the remaining setbacks must be a rear yard.

iii. *Front yard — Waterfront lots.* On a waterfront lot, regardless of the location of access to the lot, the front yard may be measured from the property line opposite and generally parallel to the ordinary high water line.

iv. This section shall apply except as provided for in MICC 19.08.030 (F)(1).

b. *Rear yard.* Except as allowed in subsections (C)(2)(a)(ii) and (iii) of this section, the rear yard is the yard opposite the front yard. The rear yard shall extend across the full width of the rear of the lot, and shall be measured between the rear line of the lot and the nearest point of the main building including an enclosed or covered porch. If this definition does not establish a rear yard setback for irregularly shaped lots, the code official shall establish the rear yard based on the following method: The rear yard shall be measured from a line or lines drawn from side lot line(s) to side lot line(s), at least ten feet in length, parallel to and at a maximum distance from the front lot line.

c. *Side yard.* Any yards not designated as a front or rear yard shall be defined as a side yard.

### 3. *Intrusions into required yards.*

#### a. *Minor building elements.*

i. Except as provided in subsection (C)(3)(a)(ii) of this section, porches, chimney(s) and fireplace extensions, window wells, and unroofed, unenclosed outside stairways and decks shall not project more than three feet into any required yard. Eaves shall not protrude more than 18 inches into any required yard.

ii. No penetration shall be allowed into the minimum side yard setback abutting an interior lot line except where an existing flat-roofed house has been built to within 18 inches of the interior side yard setback line and the roof is changed to a pitched roof with a pitch of 2:12 or steeper, eaves may penetrate up to 18 inches into the side yard setback.

b. *Hardscape and driveways.* Hardscape and driveways not more than 30 inches above existing grade or finished grade, whichever is lower, may be located in any required yard; provided, that driveways may exceed the 30-inch limit when a permit applicant demonstrates the proposed height is the minimum feasible to meet the standards in MICC 19.09.040.

c. *Fences, retaining walls and rockeries.* Fences, retaining walls and rockeries are allowed in required yards as provided in MICC 19.02.050.

d. *Garages and other accessory buildings.* Garages and other accessory buildings are not allowed in required yards, except as provided in MICC 19.02.040.

e. *Heat pumps, air compressors, air conditioning units, and other similar mechanical equipment.* Heat pumps, air compressors, air conditioning units, and other similar mechanical equipment may be located within any required yard provided they will not exceed the maximum permissible noise levels set forth in WAC 173-60-040, which is hereby incorporated as though fully set forth herein. Any such equipment shall not be located within three feet of any lot line.

f. *Architectural features.* Detached, freestanding architectural features such as columns or pedestals that designate an entrance to a walkway or driveway and do not exceed 42 inches in height are allowed in required yards.

g. *Other structures.* Except as otherwise allowed in this subsection (C)(3), structures over 30 inches in height from existing grade or finished grade, whichever is lower, may not be constructed in or otherwise intrude into a required yard.

4. *Setback deviation.* The code official may approve a deviation to front, side, and rear setbacks pursuant to MICC 19.15.040.

#### D. *Gross floor area.*

1. Except as provided in subsection (D)(3) of this section, the gross floor area shall not exceed:

a. R-8.4: 5,000 square feet or 40 percent of the lot area, whichever is less.

b. R-9.6: 8,000 square feet or 40 percent of the lot area, whichever is less.

c. R-12: 10,000 square feet or 40 percent of the lot area, whichever is less.

d. R-15: 12,000 square feet or 40 percent of the lot area, whichever is less.

2. *Gross floor area calculation.* The gross floor area is the sum of the floor area(s) bounded by the exterior faces of each building on a residential lot, provided:

a. The gross floor area shall be 150 percent of the floor area of that portion of a room(s) with a ceiling height of 12 feet to 16 feet, measured from the floor surface to the ceiling.

b. The gross floor area shall be 200 percent of the floor area of that portion of a room(s) with a ceiling height of more than 16 feet, measured from the floor surface to the ceiling.

c. Staircases shall be counted as a single floor for the first two stories accessed by the staircase. For each additional story above two stories, the staircase shall count as a single floor area. For example, a staircase with a ten-foot by ten-foot dimension that accesses three stories shall be accounted as 200 square feet (100 square feet for the first two stories, and 100 square feet for the third story).

d. For the purposes of calculating allowable gross floor area, lots created in a subdivision through MICC 19.08.030 (G), Optional standards for development, may apply the square footage from the open space tract to the lot area not to exceed the minimum square footage of the zone in which the lot is located.

### 3. Allowances.

a. The gross floor area for lots with an area of 7,500 square feet or less may be the lesser of 3,000 square feet or 45 percent of the lot area; or

b. If an accessory dwelling unit is proposed, the 40 percent allowed gross floor area may be increased by the lesser of five percentage points or the actual floor area of the proposed accessory dwelling unit, provided:

i. The allowed gross floor area of accessory buildings that are not partially or entirely used for an accessory dwelling unit shall not be increased through the use of this provision;

ii. The lot will contain an accessory dwelling unit associated with the application for a new or remodeled single-family home; and

iii. The total gross floor area shall not exceed 4,500 square feet or 45 percent of the lot area, whichever is less.

### E. Building height limit.

1. *Maximum building height.* No building shall exceed 30 feet in height above the average building elevation to the highest point of the roof.

2. *Maximum building height on downhill building facade.* The maximum building facade height on the downhill side of a sloping lot shall not exceed 30 feet in height. The building facade height shall be measured from the existing grade or finished grade, whichever is lower, at the furthest downhill extent of the proposed building, to the top of the exterior wall facade supporting the roof framing, rafters, trusses, etc.

3. Antennas, lightning rods, plumbing stacks, flagpoles, electrical service leads, chimneys and fireplaces, solar panels, and other similar appurtenances may extend to a maximum of five feet above the height allowed for the main structure in subsections (E)(1) and (2) of this section; provided:

a. Solar panels shall be designed to minimize their extension above the maximum allowed height, while still providing the optimum tilt angle for solar exposure.

b. Rooftop railings may not extend above the maximum allowed height for the main structure.

4. The formula for calculating average building elevation is as follows:

Formula: Average Building Elevation = (Weighted Sum of the Mid-point Elevations) ÷  
(Total Length of Wall Segments)

Where: Weighted Sum of the Mid-point Elevations = The sum of: ((Mid-point Elevation  
of Each Individual Wall Segment) × (Length of Each Individual Wall Segment))

For example for a house with ten wall segments:

$$\begin{aligned} & (A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f) + (G \times g) + (H \times h) + (I \times i) + (J \times j) \\ & a + b + c + d + e + f + g + h + i + j \end{aligned}$$

Where: A, B, C, D... = The existing or finished ground elevation, whichever is lower, at  
midpoint of wall segment.

And: a, b, c, d... = The length of wall segment measured on outside of wall.

#### F. Lot coverage—Single-family dwellings.

1. *Applicability.* This section shall apply to the development of single-family dwellings including, but not limited to, the remodeling of existing single-family dwellings and construction of new single-family dwellings. This section does not apply to regulated improvements.

#### 2. *Landscaping objective.*

a. To ensure that landscape design reinforces the natural and wooded character of Mercer Island, complements the site, the architecture of site structures and paved areas, while maintaining the visual appearance of the neighborhood.

b. To ensure that landscape design is based on a strong, unified, coherent, and aesthetically pleasing landscape concept.

c. To ensure that landscape plantings, earth forms, and outdoor spaces are designed to provide a transition between each other and between the built and natural environment.

d. To ensure suitable natural vegetation and landforms, particularly mature trees and topography, are preserved where feasible and integrated into the overall landscape design. Large trees and tree stands should be maintained in lieu of using new plantings.

e. To ensure planting designs include a suitable combination of trees, shrubs, groundcovers, vines, and herbaceous material; include a combination of deciduous and evergreen plant material; emphasize native plant material; provide drought-tolerant species; and exclude invasive species.

#### 3. *Lot coverage—Landscaping required.*

a. *Minimum area required.* Development proposals for single-family dwellings shall comply with the following standards based on the net lot area:

1

Lot Slope	Maximum Lot Coverage (house, driving surfaces, and accessory buildings)	Required Landscaping Area
Less than 15%	40%	60%
15% to less than 30%	35%	65%
30% to 50%	30%	70%
Greater than 50% slope	20%	80%

b. *Hardscape.*

i. A maximum of nine percent of the net lot area may consist of hardscape improvements including, but not limited to, walkways, decks, etc., and provided:

(a) The hardscape for lots with a net lot area of 8,400 square feet or less may be the lesser of 755 square feet or 12 percent of the net lot area.

ii. Hardscape improvements are also permitted in the maximum lot coverage area established in subsection (F)(3)(a) of this section.

c. *Softscape and driveways.*

i. The required landscaping area in subsection (F)(3)(a) of this section shall consist of softscape improvements, except where used for hardscape improvements pursuant to subsection (F)(3)(b) of this section.

ii. Driveways and other driving surfaces are prohibited within the landscaping area.

For example, a flat lot with a net area of 10,000 square feet shall provide a minimum 6,000 square feet of landscaped area. Up to 900 square feet of the landscaped area may be used for a walkway, patio, or deck or other hardscape area. The remainder of the area shall be used for softscape improvements, such as landscaping, tree retention, etc.

d. Development proposals for a new single-family home shall remove Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, from required landscaping areas established pursuant to subsection (F)(3)(a) of this section. New landscaping associated with new single-family home shall not incorporate

any weeds identified on the King County Noxious Weed list, as amended. Provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

e. *Allowed adjustments.* A one-time reduction in required landscaping area and an increase in the maximum lot coverage are allowed, provided:

i. The total reduction in the required landscaping area shall not exceed five percentage points, and the total increase in the maximum lot coverage shall not exceed five percentage points; and

ii. The reduction in required landscaping area and increase in maximum lot coverage are associated with:

(a) A development proposal that will result in a single-story single-family dwelling with a wheelchair accessible entry path, and may also include a single-story accessory building; or

(b) A development proposal on a flag lot that, after optimizing driveway routing and minimizing driveway width, requires a driveway that occupies more than 25 percent of the otherwise allowed lot coverage area. The allowed reduction in the required landscaping area and increase in maximum lot coverage shall not exceed five percent, or the area of the driveway in excess of 25 percent of the lot coverage, whichever is less.

For example, a development proposal with a driveway that occupies 27 percent of the otherwise allowed lot coverage may increase the total lot coverage by two percent; and

iii. A recorded notice on title, covenant, easement, or other documentation in a form approved by the city shall be required. The notice on title or other documentation shall describe the basis for the reduced landscaping area and increased lot coverage.

#### G. *Parking.*

1. *Applicability.* Subsection (G)(2) of this section shall apply to all new construction and remodels where more than 40 percent of the length of the structure's external walls have been intentionally structurally altered.

#### 2. *Parking required.*

a. Each single-family dwelling with a gross floor area of 3,000 square feet or more shall have at least three parking spaces sufficient in size to park a passenger automobile; provided, at least two of the stalls shall be covered stalls.



b. Each single-family dwelling with a gross floor area of less than 3,000 square feet shall have at least two parking spaces sufficient in size to park a passenger automobile; provided, at least one of the stalls shall be a covered stall.

3. No construction or remodel shall reduce the number of parking spaces on the lot below the number existing prior to the project unless the reduced parking still satisfies the requirements set out above.

4. Except as otherwise provided in this chapter, each lot shall provide parking deemed sufficient by the code official for the use occurring on the lot; provided, any lot that contains ten or more parking spaces shall also meet the parking lot requirements set out in appendix A of this development code.

H. *Easements*. Easements shall remain unobstructed.

1. *Vehicular access easements*. No structures shall be constructed on or over any vehicular access easement. A minimum five-foot yard setback from the edge of any easement that affords or could afford vehicular access to a property is required for all structures; provided, that improvements such as gates, fences, rockeries, retaining walls and landscaping may be installed within the five-foot yard setback so long as such improvements do not interfere with emergency vehicle access or sight distance for vehicles and pedestrians.

2. *Utility and other easements*. No structure shall be constructed on or over any easement for water, sewer, storm drainage, utilities, trail or other public purposes unless it is permitted within the language of the easement or is mutually agreed in writing between the grantee and grantor of the easement.

I. *Large lots*. The intent of this section is to ensure that the construction of a single-family dwelling on a large lot does not preclude compliance with applicable standards related to subdivision or short subdivision of the large lot. Prior to approval of a new single-family dwelling and associated site improvements, accessory buildings, and accessory structures on large lots, the applicant shall complete one of the following:

1. *Design for future subdivision*. The proposed site design that shall accommodate potential future subdivision of the lot as follows:

a. The proposed site design shall comply with the applicable design requirements of chapters 19.08, Subdivision, 19.09, Development, and 19.10, Trees, MICC.

b. The proposed site design shall not result in a circumstance that would require the removal of trees identified for retention, as part of a future subdivision.

c. The proposed site design shall not result in a circumstance that would require modifications to wetlands, watercourses, and associated buffers as part of a future subdivision.

d. Approval of a site design that could accommodate a potential future subdivision does not guarantee approval of such future subdivision, nor does it confer or vest any rights to a future subdivision.

2. *Subdivide.* Prior to application for a new single-family dwelling, the property is subdivided or short platted to create all potential lots and building pads permitted by zoning. The proposed single-family dwelling shall be located on a lot and within a building pad resulting from a recorded final plat.

3. *Limit subdivision.* Record a notice on title, or execute a covenant, easement, or other documentation approved by the city, prohibiting further subdivision of the large lot for a period of five years from the date of final inspection or certificate of occupancy.

J. Building pad. New buildings shall be located within a building pad established pursuant to chapter 19.09 MICC. Intrusions into yard setbacks authorized pursuant to MICC 19.02.020(C)(3) may be located outside of the boundaries of the building pad.

#### K. Exterior Lighting.

1. Applicability. This section applies to all exterior lighting serving residential uses installed after the effective date of this ordinance in the R-8.4, R-9.6, R-12, and R-15 zones. The following lighting types are exempt:

a. Permitted lighting within a public right-of-way or easement for the purpose of illuminating roads, trails, and pedestrian ways;

b. Repair of lighting fixtures existing prior to the effective date of this ordinance;

c. Emergency lighting;

d. Pathway and landscaping lighting fixtures producing less than 200 lumens;

e. Temporary seasonal lighting; and

f. Lighting required by state or federal law.

#### 2. Standards.

a. All exterior lighting shall be designed to minimize light trespass onto neighboring properties.

b. All exterior lighting must be either fully or partially shielded except that four unshielded lighting fixtures not exceeding 450 lumens each are allowed.

i. Fully shielded means the lighting fixture has a solid opaque barrier at the top of the fixture in which the bulb is located and the fixture is angled so the bulb is not visible below the barrier.

1                   ii. Partially shielded means a fixture is shielded by a solid opaque barrier or  
2                   angled no more than 45 degrees above straight down, which is half-way between  
3                   perpendicular and parallel to the adjacent grade.

4  
5           c. Each exterior lighting fixture shall not exceed 1,600 lumens.

6  
7           d. Exterior lighting fixtures shall be designed so that they do not project their output:

8  
9                   i. Onto neighboring properties;

10                   ii. Past the object being illuminated;

11                   iii. Skyward;

12                   iii. Onto a public roadway;

13                   iv. Onto a trail or pedestrian way; or

14                   v. Onto biodiversity areas, fish and wildlife habitat conservation areas, or  
15                   wetlands.

16  
17           e. Exterior lighting fixtures with a motion sensor must not be activated by off-site  
18           movement.

Table 1. Agenda Bill 6019 - City Council Questions and Staff Responses.

Submitted By	Question	Staff Response
David Rosenbaum	How are lights on decks/patios considered?	Lights on decks and patios would be subject to the proposed standards. Any exterior residential lighting fixture in residential zones would be subject to the proposed standards unless exempted under 19.02.020(K)(1).
	Are the included - lights should be directed towards the deck, and not trespass onto neighboring property?	The standards are designed to minimize light shining beyond the property boundaries (19.02.020(K)(2)(a)). They can be directed toward a deck or away from a deck as long as they meet the other standards. In general, the intent of the standards is to direct lighting downward, cap the brightness of individual fixtures, prevent light from shining onto neighboring properties, and keep motion sensors from being activated from off-site movement.
	Also, has Ed taken a look at this as it relates to security lighting? I saw the piece around motion sensors. My concern would be that for a security light, my understanding is that you're not looking just to illuminate the "target" that triggered the light to activate, but a larger area as a deterrent.	Good question. To date the Police Chief has not reviewed this proposed amendment, but a request has been made for him to do so between first and second readings. Under the proposed standards, lighting triggered by motion sensors may illuminate a broader area of the yard, as long as it is shielded or angled downwards, does not spill over beyond the property boundary, and is not triggered by <i>off-site</i> movement. For example, a conventional flood light with a motion sensor would be allowed to be placed at the front of a garage to illuminate the driveway and front walk, provided it met the other standards.
Craig Reynolds	K1A: Does this refer to FIXTURES within the ROW, or light cast onto the ROW?	<p>The proposed 19.02.020(K)(1)(a) exempts lighting <b>fixtures</b> legally installed in public rights of way. This covers fixtures such as streetlights, lighted bollards, or other traffic and pedestrian safety lighting.</p> <p>The idea behind the standards is that conforming lighting fixtures installed outside of the right of way would not cast light into the</p>

Submitted By	Question	Staff Response
		right of way because those fixtures would be designed to prevent light spilling over beyond the property boundaries.
	K1A: Under what circumstances are permits issued for light fixtures in the ROW?	A permit is issued for new lighting fixtures in the ROW, typically as part of a larger public works project. The term “permitted” was added by the Planning Commission during deliberations. An alternative term could be “legally established” as this would cover any legal lighting fixture regardless of whether a permit was issued.
	K1D: Is it 200 lights EACH, or in AGGREGATE? If EACH, did the PC consider a companion aggregate limit?	<p>The intent was that this limit would apply to <b>each lighting fixture</b> without setting an aggregate limit. For reference, a fixture producing 200 lumens is approximately the brightness of a 25-watt incandescent bulb.</p> <p>The Planning Commission did not discuss an aggregate limit. They wanted to allow low-brightness fixtures that typically light up walkways. The idea here is that if each fixture is capped at 200 lumens, the aggregate limit is unnecessary because the brightness of each fixture would be relatively low.</p> <p>Note: An aggregate brightness limit is not set for any exterior lighting fixtures in the proposed standards. Only the brightness for individual fixtures is limited.</p>
	K2bi: I am not understanding this definition. Does SOLID OPAQUE mean no light gets out? Would this definition mean that a conventional flood light, even if pointed down, would not be allowed, unless inside a shielding fixture?	<p>Shielding that is solid and opaque would not allow light to pass through it. The proposed regulations allow fixtures to be either fully shielded <i>or</i> partially shielded.</p> <p>Fully shielded fixtures have a solid opaque barrier that completely obscures the bulb so it cannot be seen below the shielding.</p> <p>Partially shielded fixtures can have some amount of a solid opaque barrier <i>or</i> be angled no more than 45 degrees above straight down.</p>

Submitted By	Question	Staff Response
		<p>A fixture like a conventional flood light that has no solid opaque barrier is allowed provided it is directed downward.</p> <p>Fixtures are allowed to be either shielded or directed downward.</p>
	<p>K2bii: Can you clarify the intent of the last clause of this definition? Consider a light on a hillside where the hill slope is 45 degrees, and the light points 45 degrees “away from straight down”, shining downhill. This meets the “angled no more than 45 degrees above straight down criteria” but would be outside the “half-way between perpendicular and parallel” criteria. And if pointed uphill the reverse would be true, A line that was pointed exactly parallel to a theoretical level ground would be 90 degrees away from straight down (failing the first test) but would meet the second test. Which one of these would be allowed and which one not?</p>	<p>Straight down is always pointing directly at the adjacent grade. The perpendicular and parallel measures rotate relative to the angle of the adjacent grade. Because perpendicular and parallel are relative to the grade and the placement of the fixture, 45 degrees above straight down will consistently be halfway between the perpendicular and parallel. This angle would be determined on a per-fixture basis.</p>
Lisa Anderl	<p>Can you confirm that this ordinance would apply to new lighting fixtures on existing homes after the effective date?</p>	<p>Yes, all new exterior lighting fixtures serving residential uses in residential zones would be subject to the regulations.</p> <p>The proposed standards would operate similar to fence standards in that fences generally do not require a permit if they are less than eight feet tall and will not be accompanied by substantial earthwork like a retaining wall. Fences still must meet the other standards established, even if they are not required to get a permit.</p>
	<p>If so, can you confirm whether or not such exterior lighting would require a permit?</p>	<p>A separate permit for lighting would not be required. Another permit such as a building or electrical permit would be required if the proposed associated work requires such a permit.</p>



Submitted By	Question	Staff Response
	If not, how would retrofitting be enforced?	<p>New exterior lighting fixtures would be required to meet the requirements even if a permit is not required. In these instances, new exterior lighting fixtures could be subject to code enforcement if they do not meet the standards.</p> <p>The proposed standards are designed to make compliance relatively easy. Most lighting fixtures exceeding the lumen limit could be brought into compliance by changing the bulb. Most fixtures not meeting the directional/shielding requirements could be repositioned to direct downward.</p>
	Under K.1.a., can you give an example of what "permitted lighting within a[n] . . . easement" would be?	These types of lighting would be for the purpose of illuminating roads, pedestrian ways, and trails. Examples are streetlights or lighted bollards. See also the answer to Craig Reynolds' second question.
	In the past 12/24/36 months, how many complaints have we received on residential exterior lighting?	No code enforcement complaints have been logged in the last couple of years. This is probably because the City does not have existing lighting regulations. If a person were to attempt to report a complaint about lighting, they would be told the code does not restrict residential exterior lighting and the City would not have a reason to open a code enforcement file on an unregulated use/structure.
	How would enforcement be handled in general, new or old construction?	<p>Code enforcement follows these general steps:</p> <ul style="list-style-type: none"> <li>• The property owner is notified of the noncompliance and asked to fix it voluntarily. This notice will include a timetable for resolving the issue and information on how to remedy the noncompliance, and</li> <li>• If the noncompliance is not remedied voluntarily, the property owner could be issued a notice of violation and be subject to civil penalties.</li> </ul>

Submitted By	Question	Staff Response
		As noted above, the proposed regulations are intended to be relatively easy to comply with: by either replacing a lightbulb or repositioning a directional light fixture.
	Is there an estimate of what the enforcement cost might be?	The cost of enforcement is challenging to quantify because these are new standards and the quantity of future complaints is unknown. In most cases, voluntary compliance should be achievable without requiring the more lengthy and costly notice of violation process.
Salim Nice	How many exterior lighting complaints have we received since 2020? Have any complaints about exterior lighting, at any time, been submitted by the applicant of the docket proposal?	<p>No code enforcement complaints have been logged in the last couple of years. This is probably because the City does not have existing lighting regulations. If a person were to attempt to report a complaint about lighting, they would be told the code does not restrict residential exterior lighting and the City would not have a reason to open a code enforcement file on an unregulated use/structure.</p> <p>Staff believe the docket applicant has likely attempted to make complaints related to exterior lighting in the past and was told these lights are not regulated by the City.</p>
	How much non-conformity will be created by the Planning Commission's recommendation?	<p>It is likely that many existing exterior lighting fixtures in residential zones would become nonconforming to one or more of the proposed standards if they are adopted. Legally established existing lighting fixtures that become nonconforming are allowed to continue to exist as a legally existing nonconformity, subject to <a href="#">MICC 19.01.050 Nonconforming structures, sites, lots, and uses</a>.</p> <p>If a fixture was completely replaced it would be required to conform to the standards. Note that the proposed</p>

Submitted By	Question	Staff Response
		<p>19.02.020(K)(1)(b) exempts repair of legally established existing fixtures from the new lighting standards.</p> <p>See the response to Lisa Anderl's third question above for additional discussion of nonconformity.</p>
	<p>What will the additional incremental cost be to enforce this new code language? Is it enforceable?</p>	<p>The additional cost of enforcement is challenging to quantify because these are new standards and the quantity of future complaints is unknown.</p> <p>The proposed standards are designed to make voluntary compliance relatively easy. Most lighting fixtures exceeding the lumen limit could be brought into compliance by changing the bulb. Most fixtures not meeting the directional/shielding requirements could be repositioned to direct downward.</p>
	<p>Will construction permit costs increase? Will construction permits take longer to issue?</p>	<p>Permit costs are unlikely to increase. Review of permits for meeting the standards should integrate relatively easily into existing permit review procedures. The proposed standards are unlikely to affect the review time for building permits.</p>
	<p>Does the language in K. Exterior Lighting, 2. Standards, a. All exterior lighting shall be <b>designed</b>.... indicate that this code is being directed at new construction? If not, would staff recommend limiting the requirements to new construction?</p>	<p>The proposed regulations are not retroactive. These regulations would only apply to new and replaced exterior lighting fixtures.</p> <p>Note the proposed 19.02.020(K)(1): "[...] This section applies to all exterior lighting serving residential uses installed after the effective date of this ordinance in the R-8.4, R-9.6, R-12, and R-15 zones. [...]"</p>
	<p>Should fully or partially shielded definitions be expanded to include opaque barriers on the bulb (e.g., frosted bulb)? As written, is the fixture the only allowable barrier?</p>	<p>As written, the proposed standards would only allow the fixture and its direction as the allowed barrier. The advantage of specifying that the fixtures be the source of shielding rather than bulbs is that bulbs are expected to be replaced through the life of</p>

Submitted By	Question	Staff Response
		<p>the fixture. A shielded bulb is much more likely to be replaced with an unshielded bulb than a replacement of a shielded fixture with an unshielded fixture.</p> <p>If the Council would like to include shielded bulbs, this language can be included in 19.02.020(K)(2)(b)(i) and/or (ii) as desired. There does not appear to be a standard way of describing this kind of bulb. A description of the desired bulb could be, "A bulb with a solid opaque barrier positioned so that the source of illumination is not visible outside of the light fixture."</p>



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6021**  
**March 1, 2022**  
**Regular Business**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6021: Luther Burbank Park Docks and Waterfront Project 30% Design Recommendation	<input type="checkbox"/> Discussion Only <input checked="" type="checkbox"/> Action Needed:
<b>RECOMMENDED ACTION:</b>	Accept the 30% design recommendation from the PRC, appropriate additional funding to complete the project design, and authorize the City Manager to execute professional services agreements to complete the design work.	<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Public Works
<b>STAFF:</b>	Jason Kintner, Chief of Operations Paul West, CIP Project Manager
<b>COUNCIL LIAISON:</b>	Craig Reynolds
<b>EXHIBITS:</b>	1. Parks and Recreation Commission Luther Docks and Adjacent Waterfront Project 30% Design Recommendation 2. Project Overview 3. Project Renderings
<b>CITY COUNCIL PRIORITY:</b>	1. Prepare for the impacts of growth and change with a continued consideration on environmental sustainability.

<b>AMOUNT OF EXPENDITURE</b>	\$ 991,000
<b>AMOUNT BUDGETED</b>	\$ 575,800
<b>APPROPRIATION REQUIRED</b>	\$ 415,200

### SUMMARY

The purpose of this agenda bill is to update the City Council on the status of the Luther Burbank Park Docks and Adjacent Waterfront Project, accept the 30% design recommended from the PRC, and appropriate funding to complete the design work.

- The City began work on the Luther Burbank Dock and Waterfront Project in 2018, kicking off a 7-year process to upgrade and replace these important park assets.
- Funding was appropriated for design in the 2021-2022 budget to complete the initial design work.
- At the May 18, 2021 City Council meeting, the Council approved the Concept Design for the Luther Burbank Park Docks and Adjacent Waterfront project and requested the Parks and Recreation Commission (PRC) work with the project team to develop a 30% design recommendation (see [AB5868](#)).

- The PRC has completed its work and is transmitting its recommendation on the 30% design to the City Council (Exhibit 1). City Council acceptance of the 30% design recommendation is requested so that the project team may move forward to 60% design.
- An additional appropriation of \$321,000 is requested to fully fund the design for Phase 1 and Phase 2, which are further detailed below.
- The City was awarded a \$94,200 King County Flood Control District Sub-regional Opportunity Fund grant for design of the drainage and LID improvement portion of Phase 2. City Council action is required to accept the grant and appropriate the funds to this project.

This Luther Burbank Park Docks and Waterfront Project is complex with many different elements and funding opportunities. As such the agenda bill also includes a general description of the project scope of work and a summary of the revised project cost estimates, which includes anticipated grant funding detailed in Exhibit 2.

## **BACKGROUND**

Luther Burbank Park is a regional park drawing people from cities surrounding Lake Washington and the I-90 corridor. The waterfront and docks at Luther Burbank Park were constructed in 1974 and have been a popular destination ever since.

In 2014, the City completed a structural assessment of the Luther Burbank docks that identified extensive rot in the substructure of the main docks and recommended substantial repairs. Staff developed plans and prepared permits for the repairs.

Anticipating complicated permitting and escalating costs, the City suspended work on the dock repair project in 2016 in favor of a broader discussion about the future of the docks. Staff consulted the 2006 Luther Burbank Park Master Plan which offered a vision for the waterfront that included a different dock configuration that would be more user-friendly and compatible with City-sponsored boating programs. City staff started pursuing grant funding in 2018 to begin the process of designing the new docks.

## **PRIOR CITY COUNCIL ACTIONS**

The City Council prior actions on Luther Burbank Park Docks and Waterfront Project is summarized below:

- [AB5486](#): At the October 16, 2018 meeting, the City Council authorized a grant application to seek funding to redesign the south portion of the docks to become floating docks (The grant was awarded in 2019. Design began in June 2020.).
- [AB5544](#): At the April 2, 2019 meeting, the City Council held a study session on “Parks 2019-2020 Major Projects Update.” The Luther Burbank dock project was one of several projects discussed.
- [AB5692](#): At the June 16, 2020 meeting, the City Council authorized a grant application to seek funding to renovate the north pier. (The grant was awarded in July 2021.)
- [AB5868](#): At the May 18, 2021 meeting, the City Council approved the Concept Design for the Luther Burbank Park Docks and Adjacent Waterfront project and requested the Parks and Recreation Commission (PRC) work with the project team to develop a 30% design recommendation.

## **PARKS AND RECREATION COMMISSION RECOMMENDATION**

The PRC has completed its work and is transmitting its recommendation to the City Council on the 30% design and the revised project cost estimate (Exhibit 1). The 30% design plans contained in Exhibit 1 are abbreviated from the original 53 page set to focus on the key components of the design and simplify viewing.



The PRC's recommendation is conditioned on the ability of the design team to modify the design as necessary to address permitting requirements. The 30% project design currently anticipates several shoreline variances, which are further detailed in the "Project Overview" section below. If the shoreline variances are not achieved, the dock design will need to be modified.

## PROJECT OVERVIEW

The Luther Burbank Dock and Waterfront Project includes two distinct phases, with multiple project components in each phase:

- **Phase 1: Building Improvements**
  - 1.1 - Boiler Building Roof Replacement and Seismic Retrofits
  - 1.2 - Restroom Renovation and Outdoor Classroom
  - 1.3 - Concession Stand Renovation
- **Phase 2: Dock and Waterfront Improvements**
  - 2.1 - Small Powerboat Outer Dock
  - 2.2 - North Pier Renovation
  - 2.3 - Shoreline Access Easement
  - 2.4 - Drainage and Low Impact Development Improvements
  - 2.5 - Lake Water Irrigation and Pump

The project has been broken into individual components to allow for phased construction to align with anticipated permitting timelines. See Exhibit 2 for a detailed overview of each phase and Exhibit 3 for an updated project rendering.

### Construction Strategy

The Phase 1 project components all include building improvements, which are distinctly different from the shoreline and dock work. Combining the building components allows for these elements to be designed, permitted, and bid together, with construction likely occurring in 2023.

The Phase 2 project components include dock and shoreline work, which involves extensive design and complex permitting. Phase 2 is currently anticipated to be under construction in 2024. In-water construction is limited to July 16 to September 30, so the docks will be out of service the summer of 2024.

### Permitting

In the fall of 2021, the project team conducted pre-application meetings with the public agencies that will be issuing permits for this project:

- City of Mercer Island Community Planning & Development
- Washington State Department of Natural Resources
- Washington State Department of Ecology
- Washington State Department of Fish and Wildlife
- United States Army Corps of Engineers

In anticipation of the permitting process, the 30% design was modified to reduce its impact on the nearshore environment. The floating docks were moved further offshore and the first span of concrete decking that

abuts the plaza was converted to grated decking. The project team will know whether additional modifications may be necessary once a biological assessment is completed in the 60% design phase.

#### Shoreline Variances

At 30% design the project team has identified several design components that will likely require variances from the City of Mercer Island, subject to approval of the hearing examiner. This information is included for City Council awareness only. The anticipated variances include:

- **Dock Width:** The new floating docks are designed to be eight to ten feet wide. These widths are necessary to simultaneously meet fire and accessibility codes (ADA), provide wave attenuation, passing space, and stability for the public uses anticipated. Current code limits dock width to six feet in this circumstance.
- **Open Grating on Outer Dock:** The outer floating dock is designed to attenuate excessive wave energy to protect moored boats and provide accessibility to the docks. The attenuation function comes from additional mass and surface span to knock down incoming waves. Current code requires 100% of the decking to be open grating, but this is not practical given the wave attenuation function of the outer docks, which are currently proposed to have minimal grating or no open grating.
- **Overwater Stairs Beam Height:** The 30% design includes new overwater stairs allowing for water entry from the Handsome Bollards plaza area. This is a new feature and is still under design review. If this project component remains, it will likely require a steel beam along its outer edge and the steel beam will be constructed below the Ordinary Mean High Water (OMHW) to support the lowest stair. Current code requires any beam to be at least 18 inches above OMHW.

If the shoreline variances are not achieved the dock design and overwater stairs components will need to be modified.

#### **REVISED PROJECT COST ESTIMATE**

Total project cost estimate is \$6,808,000, which includes a 10% construction contingency. The October 2021 project cost estimate was \$4,045,000. The cost estimate has increased as a result of the following:

- The initial project cost estimate did not fully anticipate design, permitting, and project management costs. Those estimates have been refined and updated, which includes the additional design costs associated with the proposed overwater stairs.
- The Boiler Building project was added at a total cost of \$1,613,000.

The table on the next page provides an overview of the project components and anticipated revenue sources.

		DESIGN	CONSTRUCTION	TOTAL GRANTS	TOTAL CITY
<b>PHASE 1</b>					
	1.1 Boiler Building Roof Replacement and Seismic Retrofits	\$ 162,300	\$ 1,450,800	\$ 568,600	\$ 1,044,500
	1.2 Restroom Renovation and Outdoor Classroom (to be constructed with shoreline access funding)	\$ 65,000	\$ 524,000	\$ 310,000	\$ 279,000
	1.3 Concession Stand (non-grant eligible)	\$ 8,100	\$ 37,500	\$ -	\$ 45,600
	<b>SUBTOTAL PHASE 1</b>	<b>\$ 235,400</b>	<b>\$ 2,012,300</b>	<b>\$ 878,600</b>	<b>\$ 1,369,100</b>
<b>PHASE 2</b>					
	2.1 Small Powerboat Outer Dock	\$ 253,800	\$ 1,742,000	\$ 1,173,000	\$ 822,800
	2.2 North Pier Renovation	\$ 70,800	\$ 514,600	\$ 379,300	\$ 206,100
	2.3 Shoreline Access Elements	\$ 330,900	\$ 960,000	\$ 690,000	\$ 600,900
	2.4 Drainage and LID Improvements	\$ 94,200	\$ 537,800	\$ 632,000	\$ -
	2.5 Lake Water Irrigation (not grant-competitive)	\$ 5,900	\$ 50,300	\$ -	\$ 56,200
	<b>SUBTOTAL PHASE 2</b>	<b>\$ 755,600</b>	<b>\$ 3,804,700</b>	<b>\$ 2,874,300</b>	<b>\$ 1,686,000</b>
<b>TOTAL</b>		<b>\$ 991,000</b>	<b>\$ 5,817,000</b>	<b>\$ 3,752,900</b>	<b>\$ 3,055,100</b>
<b>PROJECT TOTALS</b>		<b>\$</b>	<b>6,808,000</b>	<b>\$</b>	<b>6,808,000</b>

#### APPROPRIATION REQUEST TO COMPLETE DESIGN

The total project design costs are estimated at \$991,000. The 2021-2022 combined budget for the multi-phase project is \$575,800.

Staff are seeking acceptance and appropriation of the \$94,200 King County Flood Control Grant, which supports the design costs associated with the drainage and LID improvement portion of Phase 2.

Staff are also requesting an appropriation of an additional \$321,000 from the CIP Available Fund Balance to complete the design for Phase 1 and Phase 2.

#### Project Appropriation Summary

Combined Projects Appropriated in 2021-2022 Budget Available	\$ 575,800
Appropriation of King County Flood Control Grant	\$ 94,200
Appropriation of Additional Capital Improvement Funds	\$ 321,000
<b>Total Funding to Compete Design</b>	<b>\$ 991,000</b>

#### TIMELINE/NEXT STEPS

The following table identifies the next steps and highlights when additional City Council actions will be required.

April 5, 2022	City Council will consider authorizing resolutions for HCP, ALEA and LWCF grant applications
April 14, 2022	Stage 1 Heritage Capital Grant application for Boiler Building due
May 3, 2022	RCO Land & Water Conservation Fund and Aquatic Lands Enhancement Account grant applications for waterfront shoreline elements due
June 9, 2022	Stage 2 Heritage Capital Grant application for Boiler Building due
September 2022	King County Flood Control Sub-regional Opportunity Fund grant application due; results of HCP grant become available
October 2022	Results of ALEA and LWCF grant applications become available. City Council will consider an authorizing resolution for a RCO Boating Facilities Grant application. City Council also will consider the 2023-2024 Capital Improvement Program budget with updated budget numbers for this project.
November 1, 2022	RCO Boating Facilities Program grant application due
April 2023	Results of the BFP grant become available
July 2023	Grant agreements are executed
Summer 2023	City Council awards Phase 1 construction contract
August 2023	Phase 1 construction begins (Boiler Building)
March 2024	City Council awards Phase 2 construction contract
June 2024	Phase 2 construction begins (docks and waterfront)
December 2024	Project completed

## RECOMMENDED ACTION

1. Accept the Luther Burbank Docks and Adjacent Waterfront 30% design recommendation from the Parks & Recreation Commission.
2. Appropriate \$321,000 of the available fund balance in the Capital Improvement Fund to complete 100% design of the Luther Docks and Adjacent Waterfront Project.
3. Accept and appropriate the \$94,200 King County Flood Control District Sub-regional Opportunity Fund grant for design of drainage and LID improvement portion of Phase 2.
4. Authorize the City Manager to execute professional services agreements for the remaining project design work.



**PARKS AND RECREATION COMMISSION  
CITY OF MERCER ISLAND, WASHINGTON**

9611 SE 36<sup>th</sup> Street | Mercer Island, WA 98040-3732  
(206) 275-7793 | [www.mercergov.org](http://www.mercergov.org)

**DATE:** February 3, 2022

**TO:** City Council

**FROM:** Parks and Recreation Commission

Jodi McCarthy, Chair

Rory Westberg

Paul Burstein

Peter Struck, Vice Chair

Don Cohen

Sara Berkenwald

Sara Marxen

**SUBJECT:** Luther Docks and Adjacent Waterfront Project 30% Design Recommendation

The Mercer Island Parks and Recreation Commission is pleased to transmit its recommended 30% design (Exhibit 1) for the Luther Burbank docks and adjacent waterfront project. The 30% design is a comprehensive renovation of a well-loved shoreline facility. It is approaching its fifty-year anniversary in 2024, coincidentally the year being anticipated for completion of this renovation. Several generations of Mercer Island residents have enjoyed summers spent boating, fishing, sunbathing, dog walking or simply contemplating the lake from the end of the dock. Also, next year will mark the twenty-year anniversary of the City's ownership. We are at a point where maintenance alone is no longer sufficient to preserve this facility.

The proposed project continues the focal role that this location plays in the larger park that is primarily devoted to informal, unstructured recreation such as walking and picnicking, as envisioned in the Luther Burbank Park Master Plan. Demand for aquatic recreation has been strong in the Mercer Island community and this design meets a wide spectrum of interests from informal uses to specialized boating facilities and programs. The Parks and Recreation Commission (PRC) developed this design with the Public Works Department and its design team. The PRC reappointed its Luther Docks Subcommittee to delve into the design in fall 2021. The full PRC reviewed the subcommittee's preliminary product and approved it (with modifications) on February 3, 2022.

### **Overview of the 30% Design**

**Docks** – the dock configuration remains essentially the same as in the Concept Design (Exhibit 2) approved by City Council on May 18, 2021, but with the new floating docks moved further offshore. As in the Concept Design, the south piers would be removed and replaced with an outer dock for small powerboats (26 feet long and smaller) and an inner dock for non-motorized small craft. The north pier would be renovated for large powerboat (greater than 26 feet in length) moorage while maintaining long-standing uses such as sunbathing and fishing. The design team reviewed this design with permitting

agencies. They concluded that the docks will require shoreline variances for the width of the docks and the amount of grating on the outer floating dock. The design team modified the 30% design in anticipation of the variance process in the following ways:

- Moving the floating docks further offshore to reduce impacts on fish habitat
- Providing grated decking in the nearshore span of the dock from the waterfront plaza to the first intersection.

Additional mitigation measures may be needed in the course of permitting, such as providing some grated openings in the outer floating dock. The design of these modifications would take place in conjunction with a biological assessment in the 60% design phase. The objective would be to ensure that there is no net loss of biological function from the current condition. The iterative nature of the shoreline variance process leads the PRC to recommend that City Council approve the design and also allow for design modifications as needed to complete a successful shoreline variance process.

**Cobble Beach** – The 30% design determined the footprint of this element. Four trees, three non-native poplars and one bigleaf maple, will be removed and replaced with six native trees. This enables the construction of the wider beach and ADA access to ordinary mean high-water. Removable mats will provide seasonal access pathway to the water at lower water levels. While not required to meet accessibility standards, they do make it easier to walk or roll on the rough cobble surface. They can also make landing a small boat easier and protect it from scratching. Other design elements include natural stone seating integral to the rockery to provide a resting spot at the beach.

**Overwater Stairs** – The design of this element advanced with structural and permitting analysis. The **Handsome Bollards** are to remain, with five openings in the chain barrier to allow users to access the stairs. A four-foot-wide platform with grated decking leads to two steps, also grated, that function as bleacher seating and allow users to reach the ordinary mean high-water level. Surface design and signage will alert users to the drop off from the stair edge which is approximately 3½ feet off the lake bottom. The total overwater coverage of the stairs and the proposed docks will be equal to the existing coverage of the current docks. The beam holding up the outboard edge of the stairs will be submerged at ordinary mean high-water. This will require a shoreline variance. The request for this will be packaged with the variance application for the docks.

Several commissioners have raised questions about the safety needs that come with these stairs. Access to the stairs is limited to the openings in the chain between the **Handsome Bollards**. This controlled access will help cue park users to pay attention to where they are going. The design team will also add certain safety features such as signs and decking markings to alert user at the stairs' edge in the 60% design phase. Because this element is a unique feature, existing design standards are difficult to apply. For this reason, PRC recommends that an additional safety analysis of the stairs by a specialist with relevant expertise should be included in the scope of work for the 60% design.

**Plaza Elements** - The plaza will be repaved with a combination of poured concrete and pervious concrete unit pavers. Low-impact development (LID) stormwater elements will be incorporated under the plaza to transmit and buffer storm flows across the site. At the north end of the plaza, an ADA accessible route will connect the existing shoreline trail to the waterfront. A new lake water irrigation intake will be installed in the bulkhead at the north end of plaza to draw water for park landscape



irrigation. Along the east wall of the boiler building, two benches will provide seating. A new kiosk will be located to the south of the restrooms. An ADA ramp to the outdoor classroom will run from the south shoreline trail up to where it connects to the elevated ramp behind the restroom. It will have a compacted gravel surface. At the south end of the plaza, a landmark tree will be planted in a soil matrix that extends underneath the plaza. Pending engineering analysis, this configuration will allow the tree to achieve its full size in the plaza location and integrate with the LID drainage system. A picnic table will be located nearby.

**Restroom Building Elements** – In the 30% design, the restroom building will be renovated with new toilet facilities and lighting. The concession stand will also receive sufficient renovation to accommodate a boat rental concession. The new outdoor classroom on the roof of the building will have Bison hardwood panel deck and steel railings with stainless steel cable infill. This railing will provide the best visibility for those seated at the classroom level. An elevated ADA ramp on the back of the building will be supported on concrete piers and connect to the on-grade ramp to the south of the building.

### Issue Resolution

Several issues were flagged by the PRC in the Concept Design that were to be addressed in the 30% design. Here is a summary of those issues:

Element	Issue	Status
Cobble Beach	PRC was concerned about impacts of expanding the beach on existing trees.	The 30% design determined that four trees, including three non-native poplars, will be removed and replaced with six native trees
Plaza Pavement	PRC wanted to look at options in 30% design.	The eastern portion of the plaza will be permeable unit pavers. These will integrate with an LID drainage system. The western portion will be poured concrete.
Plaza Trees	PRC wanted the design team to propose a number and location for replacement tree(s).	The three suppressed trees will be replaced by one tree at the south end of the plaza. The tree will be planted with sufficient soil volume to achieve landmark stature.
Overwater Stairs	PRC wanted to evaluate cost, aesthetics, and environmental impacts in the 30% design.	The 30% design integrates <b>Handsome Bollards</b> and preserves them in the existing location. The design team engaged the Arts Council this topic and will return for further consultation at 60% design. The overwater stairs are open grated decking on six pin piles. It is located over a heavily impacted portion of the shoreline. This element is expected to be feasible from initial permitting analysis. Cost (\$61K) is realistic for the function this provides.

**Cost Estimate**

The preliminary probable cost for the project at 30% design is estimated to be \$4.05 million. See Exhibit 3. This includes design, 10% construction contingency, sales tax, and construction escalation to 2024. This estimate was completed in early fall and does not include any of the mitigation measures discussed in this report. At this time, the design team estimates that approximately \$2.10 million of the budget may come from local, state, and federal grants.

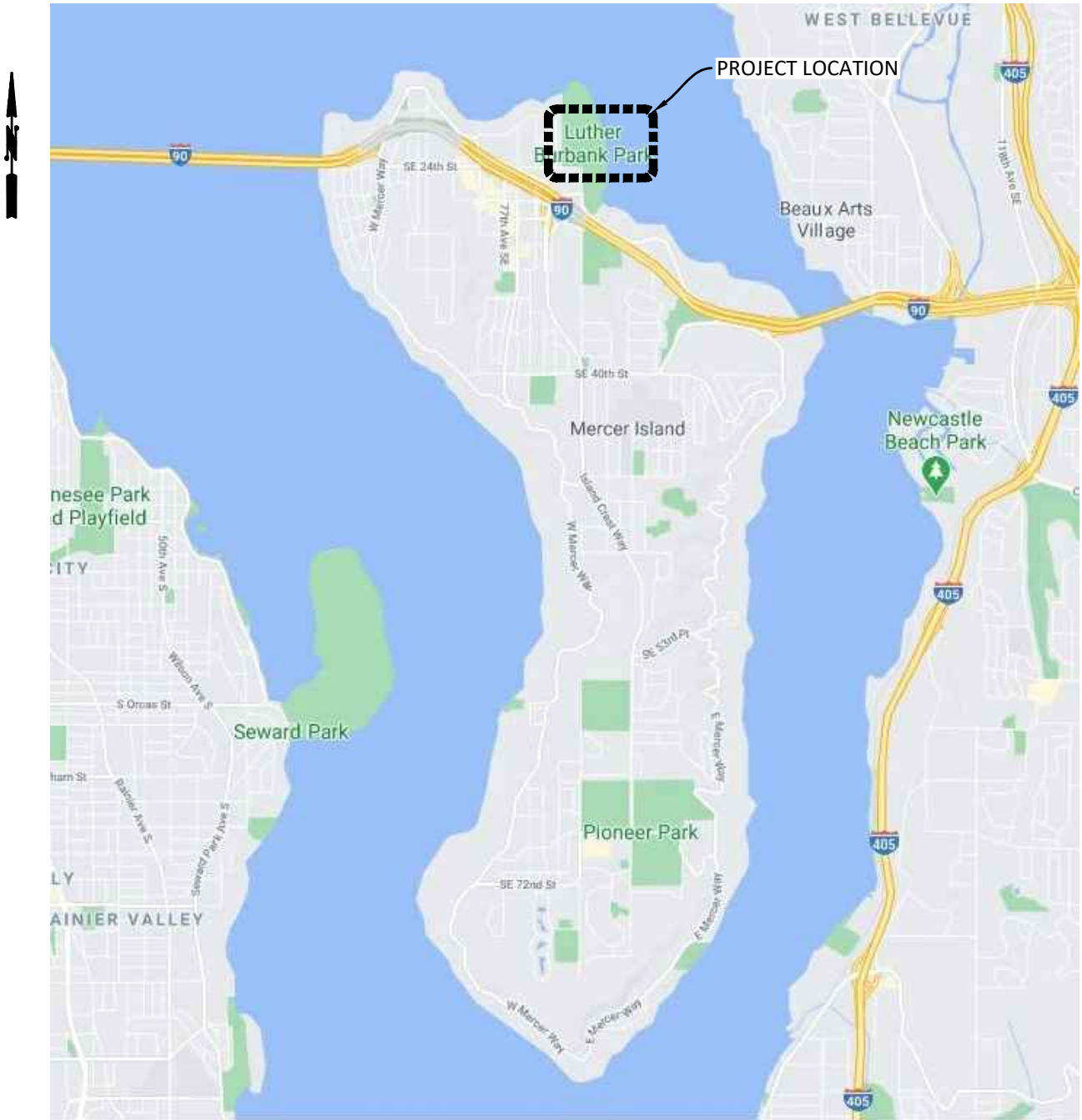
**Conclusion**

This design is feasible and appropriate for the location. It meets the needs of a wide range of park users. The regional draw of this park makes funding partnerships attractive to public and private sources. The Parks and Recreation Commission unanimously endorses the design for continued development and further recommends that the design process be given the flexibility for modifications needed to support the shoreline variance application.

# LUTHER BURBANK PARK DOCK RENOVATION AND WATERFRONT IMPROVEMENTS

## CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT

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VICINITY MAP

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2	G-001 Project General Notes
3	G-010 Existing Conditions Site Plan
4	G-020 Site Improvements Key Plan
5	G-021 Composite Site Plan (Uplands)
6	D-010 Demolition and TESC Plan
7	D-011 TESC Details
8	T-001 Temporary Access & Staging Plan
9	C-010 Storm Drain - Enlarged Plan
10	C-011 Storm Drain Details
11	C-020 Grading Plan
12	C-021 Grading Cross-Sections
13	CU-010 Intake & Pumping Facilities - Overall Site Plan
14	CU-011 Intake & Pumping Facilities - Equipment Plan and Section
15	CU-012 Intake & Pumping Facilities - Details
16	CM-010 Materials Plan
17	L-010 Planting Plan
18	L-011 Plant Schedule
19	S-001 Structural Notes
20	S-010 Pier Improvement Plan
21	S-011 Enlarged Pier Plan
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23	S-020 Overwater Stair Details
24	AS-010 Architectural Site Plan
25	AD-021 Selective Demolition - First Floor Plan
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28	AD-031 Selective Demolition - Building Section
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38	P-001 Plumbing Legend, Abbreviations, and General Notes
39	P-002 Plumbing Schedules
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42	P-010 Plumbing Underground Plan
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47	ED-011 Selective Demo - First Floor Plan - Lighting
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50	E-022 Second Floor Plan - Lighting
51	E-031 First Floor Plan - Electrical
52	E-032 Second Floor Plan - Electrical



PRIME CONSULTANT



1601 5th Avenue, Suite 1600  
Seattle, WA 98101  
206.622.5822  
www.kpff.com

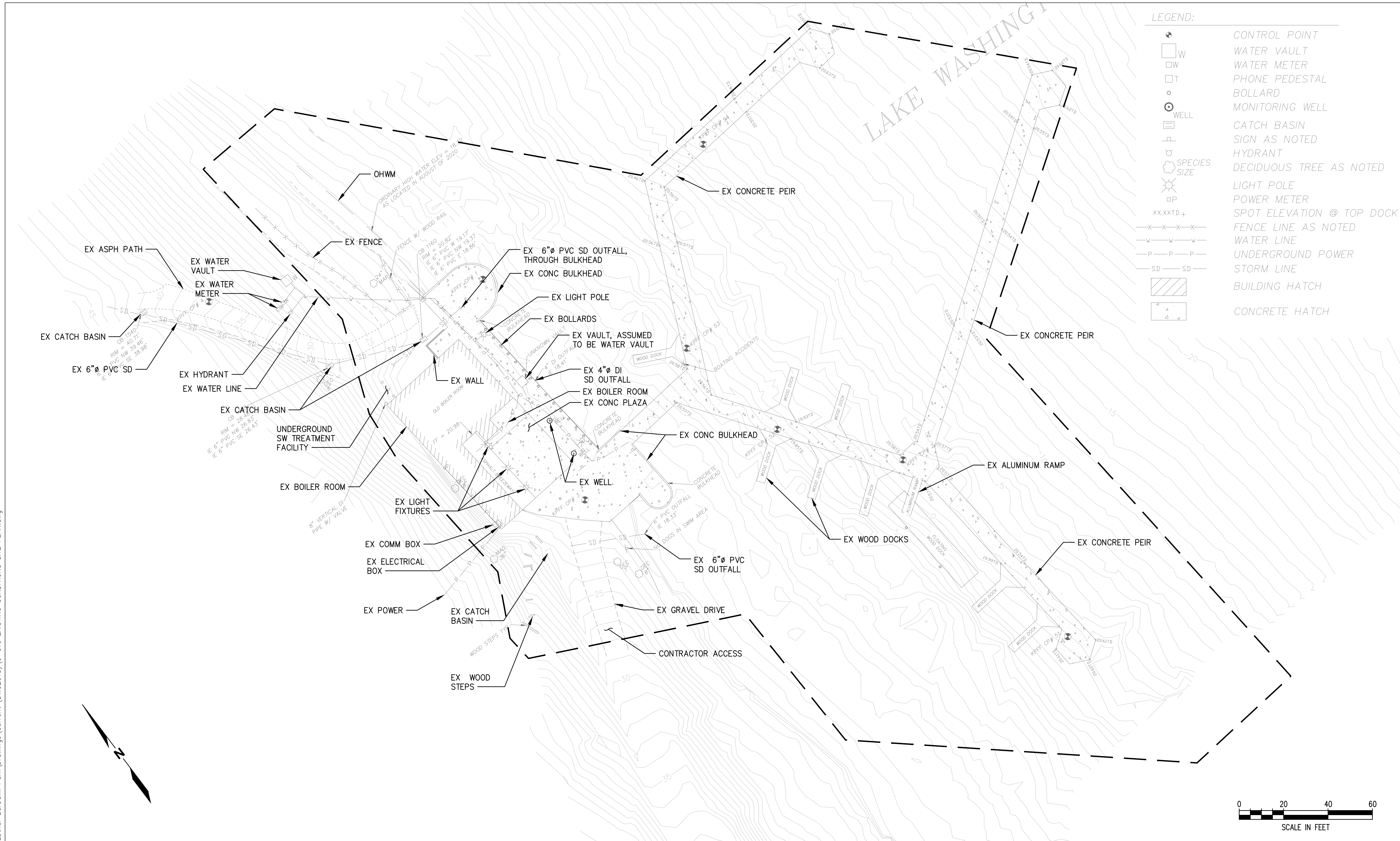
PROJECT ADDRESS

2040 84TH AVE SE  
MERCER ISLAND, WA 98040

OWNER

CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT  
9611 SE 36TH STREET  
MERCER ISLAND, WA 98040  
PROJECT CONTACT: PAUL WEST  
(206) 677-1028  
paul.west@mercerisland.gov





NO.	DATE	BY	REVISION

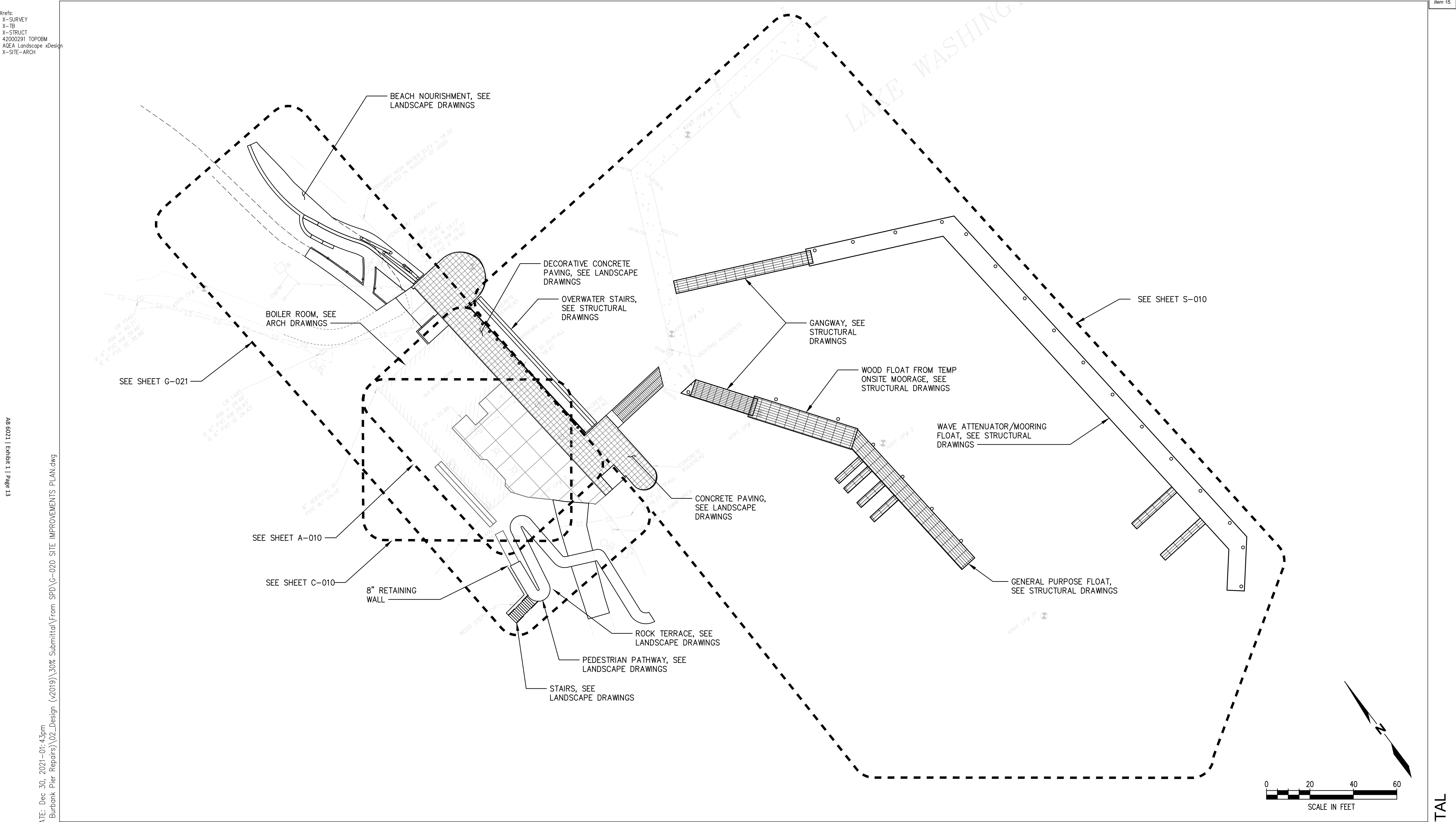


LUTHER BURBANK PARK PIER REPAIR  
CITY OF MERCER ISLAND

## EXISTING CONDITIONS SITE PLAN

DRAWN:JTB	PROJECT NO.:20000291
DESIGN:	SCALE:
CHECKED:SS	DATE: 9.14.21
DRAWING NO. <b>G-010</b>	
SHEET NO.1	OF 7





AB 6021 | Exhibit 1 | Page 13

CAD USER: haojis PLOT DATE: Dec 30, 2021-01:43pm  
PATH: V:\2000291 (Luther Burbank Pier Repairs)\02\_Design (v2019)\30% Submittal\From SPD\G-020 SITE IMPROVEMENTS PLAN.dwg

**kpff**  
1601 5th Avenue, Suite 1600  
Seattle, WA 98101  
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NO.	DATE	BY	REVISION



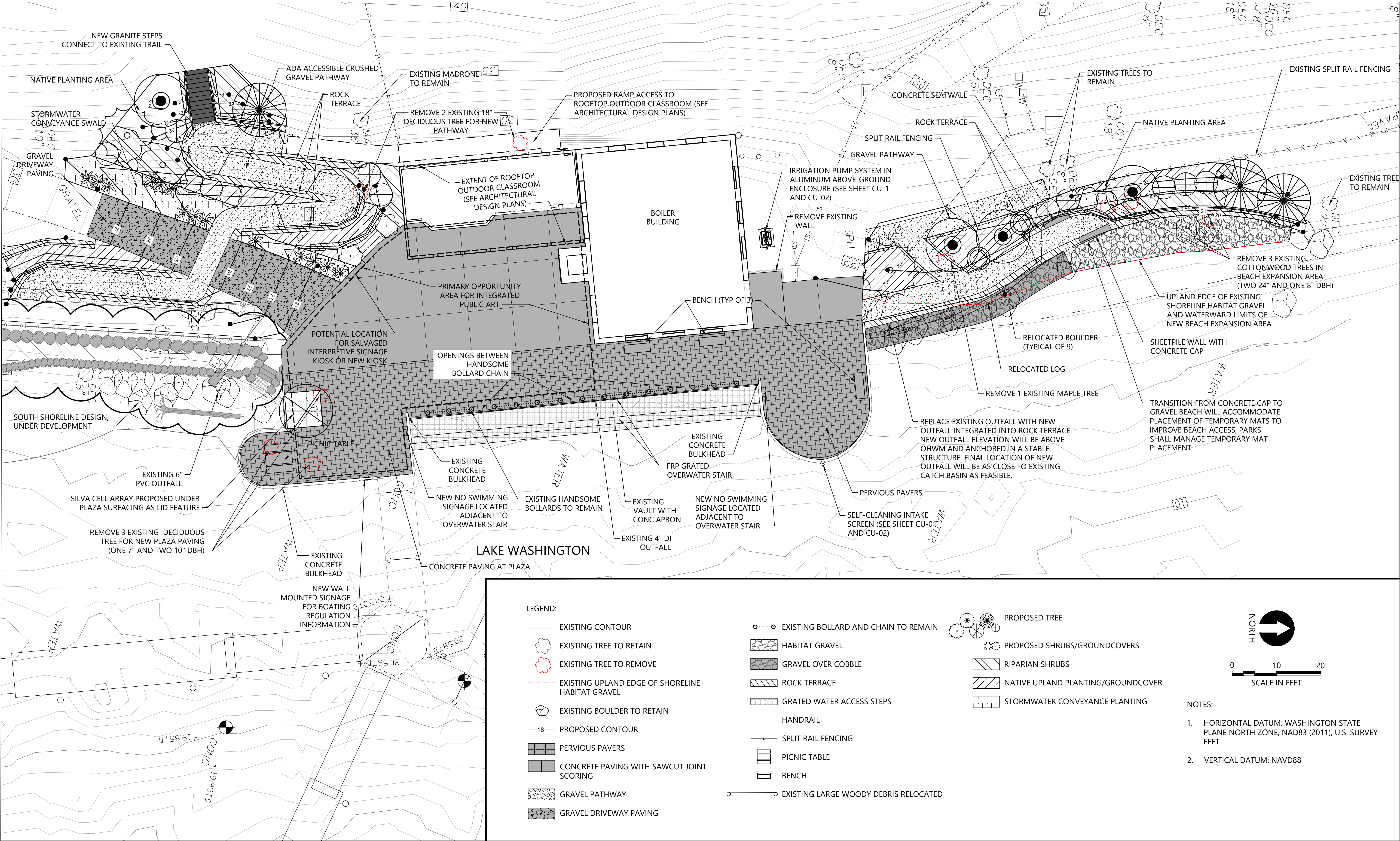
LUTHER BURBANK PARK PIER REPAIR  
CITY OF MERCER ISLAND

SITE IMPROVEMENTS PLAN

DRAWN:JTB	PROJECT NO.:20000291
DESIGN:	SCALE:
CHECKED:SS	DATE: 9.14.21
DRAWING NO.	G-020
SHEET NO.2	OF 7

30% SUBMITTAL





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NO.	DATE	BY	REVISION

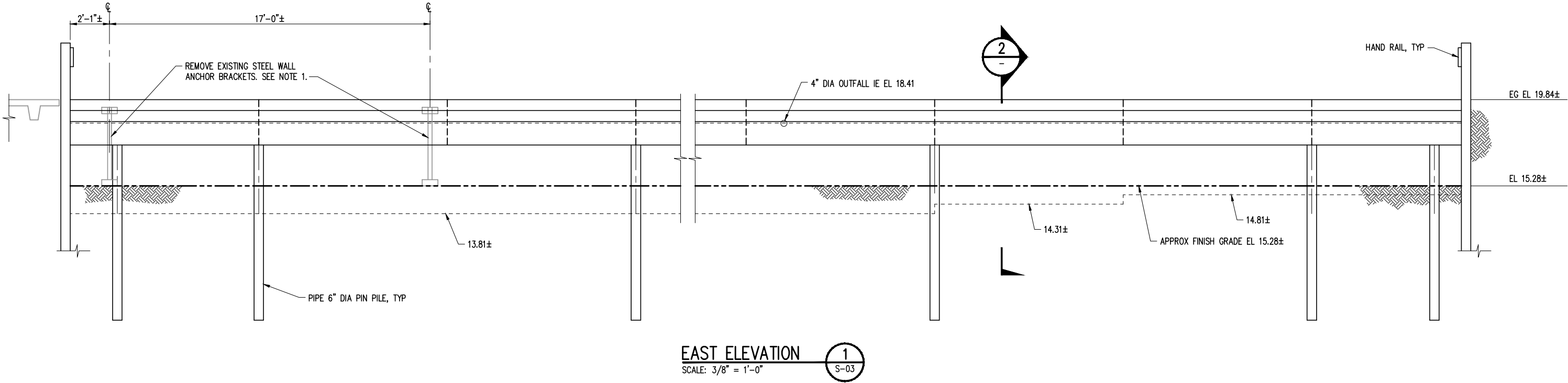
**LUTHER BURBANK PARK PIER REPAIR**  
CITY OF MERCER ISLAND

**COMPOSITE SITE PLAN**

DRAWN: TG/CW	PROJECT NO.: 2000291
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: 09/08/2021
DRAWING NO.	<b>G-021</b>
SHEET NO. 5	OF 52

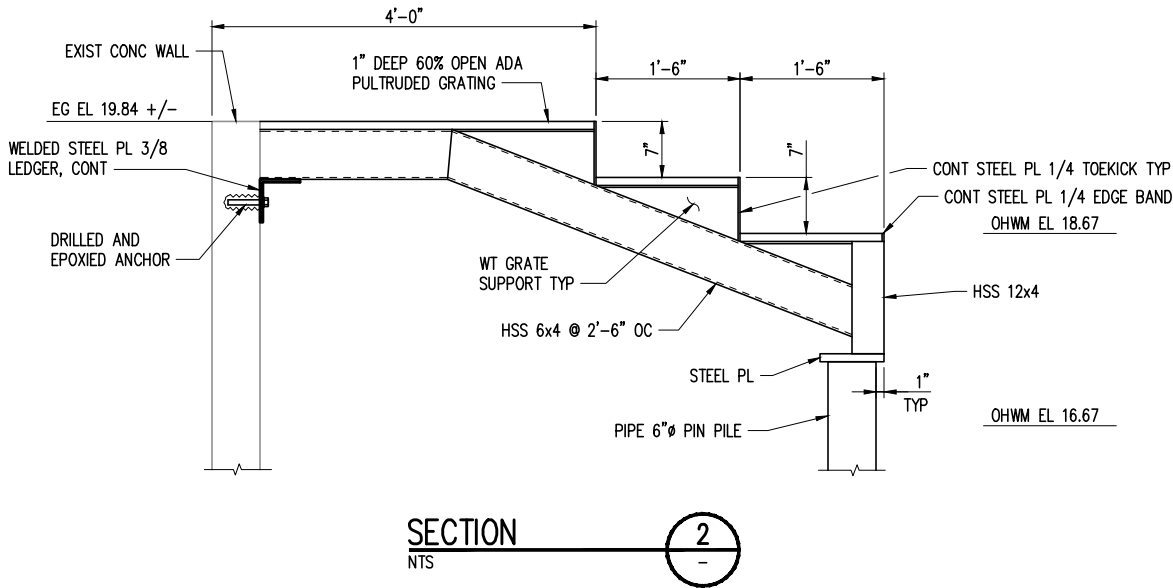
30% SUBMITTAL





NOTES:

1. BRACKETS ARE ATTACHED TO WALL W/ (3) 5/8"Ø STEEL BOLTS. REMOVE BRACKET AND CUT AND GRIND BOLTS FLUSH TO WALL SURFACE.



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NO.	DATE	BY	REVISION



LUTHER BURBANK PARK PIER REPAIR  
CITY OF MERCER ISLAND

OVERWATER STAIR DETAILS

DRAWN: SQ	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	S-020
SHEET NO.	## OF ##

PROPERTY & LAND USE INFORMATION

LOCATION: LUTHER BURBANK PARK  
2040 8TH AVENUE

PROPERTY OWNER: CITY OF MERCER ISLAND

LEGAL DESCRIPTION: 6L 6 LESS THE S 30 FT DEEDED TO KC  
FOR RD UNDER AUD FILE NO 1092750

APN: 0624059014  
ZONING: R-15  
PARCEL SIZE: 995,182 SF (22.86 ACRES)

LAND USE INFORMATION

19.02.010 USES PERMITTED IN SINGLE-FAMILY ZONE R-15  
A.6 - PUBLIC PARKS PERMITTED  
A. ACCESS TO LOCAL AND/OR ARTERIAL THOROUGHFARES  
SHALL BE REASONABLY PROVIDED.  
B. OUTDOOR LIGHTING SHALL BE LOCATED TO MINIMIZE GLARE  
UPON ABUTTING PROPERTY AND STREETS.  
C. MAJOR STRUCTURES, BALLFIELDS AND SPORT COURTS SHALL  
BE LOCATED AT LEAST 20 FEET FROM ANY ABUTTING PROPERTY.  
D. IF A PERMIT IS REQUIRED FOR A PROPOSED IMPROVEMENT,  
A PLOT, LANDSCAPE AND BUILDING PLAN SHOWING COMPLIANCE  
WITH THESE CONDITIONS SHALL BE FILED WITH THE CITY  
DEVELOPMENT SERVICES GROUP (DSG) FOR ITS APPROVAL.

CURRENT USE IS "STORAGE ACCESSORY TO PARK"

19.07.110 SHORELINE MASTER PROGRAM  
B.1 - LEGAL NONCONFORMING USES & STRUCTURES MAY CONTINUE  
C.1 - SITE IS IN URBAN PARK ENVIRONMENT  
GOVERNMENT SERVICES, PUBLIC FACILITIES, PARKS &  
OPEN SPACE PERMITTED (TABLE A)  
E.1 - SHORELAND DEVELOPMENT STANDARDS LANDWARD OF OHWM:  
SETBACK FOR ALL STRUCTURES & PARKING: 25' FROM OHWM  
MAXIMUM IMPERVIOUS SURFACE COVERAGE: 10% BETWEEN 0' & 25' FROM OHWM  
30% BETWEEN 25' & 50' FROM OHWM  
ORDINARY HIGH WATER MARK IS 18'-6"

BUILDING CODE INFORMATION

APPLICABLE CODE: 2018 INTERNATIONAL BUILDING CODE W/  
W/ WASHINGTON STATE AMMENDMENTS  
2018 INTERNATIONAL EXISTING BUILDING CODE W/  
W/ WASHINGTON STATE AMMENDMENTS

CONSTRUCTION TYPE: CURRENT STRUCTURE IS TYPE IIB, NON-SPRINKLED  
CHAPTER 6 NONCOMBUSTIBLE CONSTRUCTION  
PRIMARY FRAME: NO RATING REQUIRED  
BEARING WALLS: NO RATING REQUIRED  
FLOOR STRUCTURE: NO RATING REQUIRED  
ROOF STRUCTURE: NO RATING REQUIRED

OCCUPANCY TYPE: CURRENT OCCUPANCY IS S-1 STORAGE  
CHAPTER 3 NEW OUTDOOR CLASSROOM OCCUPANCY: B  
SPACE USED FOR ASSEMBLY WITH OCCUPANT LOAD LESS THAN 50

HEIGHTS & AREAS: EXISTING BUILDING HEIGHTS & AREAS:  
CHAPTER 5 BOILER BUILDING: (1) STORY, 24' HIGH, 1600 SF  
CONCESSIONS BUILDING: (1) STORY, 8'-2" HIGH, 835 SF  
W/ NEW OUTDOOR CLASSROOM: (2) STORIES, 12'-8" HIGH, 1670 SF  
ALLOWABLE HEIGHTS & AREAS  
TYPE IIB CONSTRUCTION, NON-SPRINKLED, B&S OCCUPANCY:  
(2) STORIES, 55' HIGH, 17,500 SF PER STORY  
NON-SEPARATED OCCUPANCIES PERMITTED PER IBC SECTION 508.3

OCCUPANT LOADS: CURRENT OCCUPANT LOAD (STORAGE): 1600 SF/300 = (6) OCCUPANTS  
TABLE 1004.1.2 (1) EXIT REQUIRED  
NO CHANGE TO EXISTING BOILER BUILDING  
NEW OUTDOOR CLASSROOM: 835 SF/20 = (42) OCCUPANTS  
(1) EXIT REQUIRED

ACCESSIBILITY: BATHROOMS & CONCESSION TO BE REMODELED FOR ACCESSIBILITY  
CHAPTER 11, ANSI A117.1 ACCESSIBLE ROUTE FROM PARKING AREA TO BUILDING SITE TO BE  
PROVIDED BY PATH NORTH OF BUILDING SITE  
ACCESSIBLE ROUTE TO BE PROVIDED FROM GRADE AT BATHROOMS  
TO NEW OUTDOOR CLASSROOM

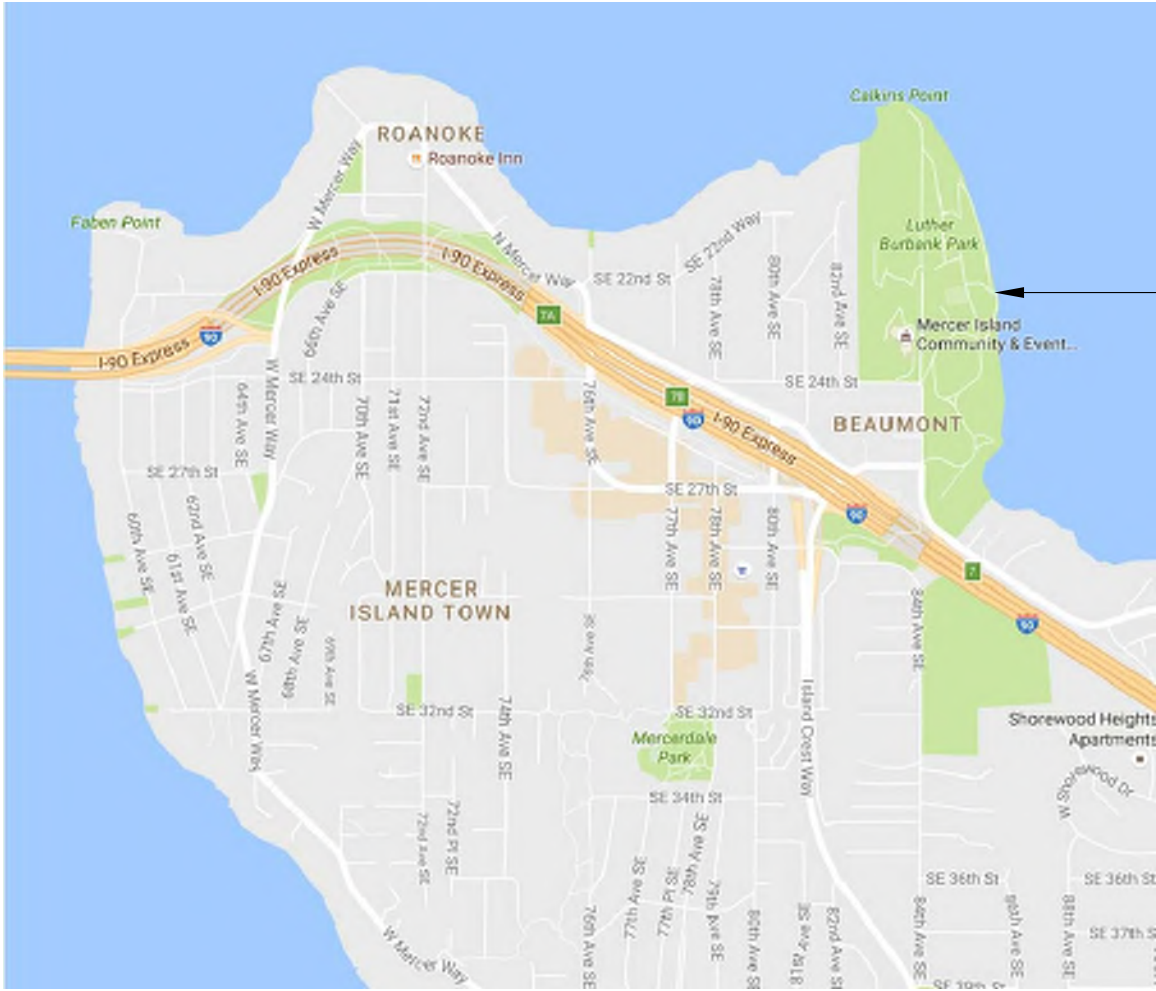
OCCUPANCY CHANGE: IEBG REQUIRES THE REMEDY OF UNSAFE CONDITIONS PRIOR TO  
CHANGE OF USE OR OCCUPANCY OF HISTORIC BUILDING.  
SEISMIC MITIGATION INCLUDING REINFORCING THE TOWER, SECURING  
MASONRY VENEER, AND SHORING LATERAL FORCES WILL BE PART OF  
PROJECT FUNDED AND PERFORMED SEPARATELY FROM THIS PROJECT.  
THE SEISMIC MITIGATION WILL BE EXISTING CONDITIONS WHEN THIS  
PROJECT IS BUILT.

DRAWING INDEX

TI PROJECT INFORMATION  
A-010 SITE PLAN  
AD-021 SELECTIVE DEMOLITION FIRST FLOOR RCP  
AD-022 SELECTIVE DEMOLITION FIRST FLOOR RCP  
AD-023 SELECTIVE DEMOLITION SECOND FLOOR RCP  
AD-031 SELECTIVE DEMOLITION BUILDING SECTION  
AD-041 SELECTIVE DEMOLITION BUILDING ELEVATION  
AD-042 SELECTIVE DEMOLITION BUILDING ELEVATION  
A-021 FIRST FLOOR PLAN  
A-022 FIRST FLOOR RCP  
A-023 2ND FLOOR PLAN  
A-024 2ND FLOOR RCP  
A-031 BUILDING SECTIONS  
A-041 BUILDING ELEVATIONS  
A-042 BUILDING ELEVATIONS

P-001 PLUMBING LEGEND, ABBREVIATIONS & GENERAL NOTES  
P-002 PLUMBING SCHEDULES  
PD-011 PLUMBING FIRST FLOOR DEMO PLAN  
PD-012 PLUMBING SECOND FLOOR DEMO PLAN  
P-010 PLUMBING UNDERGROUND PLAN  
P-011 PLUMBING FIRST FLOOR PLAN  
P-012 PLUMBING THIRD FLOOR PLAN

E-001 LEGEND - ELECTRICAL  
E-010 SITE PLAN - ELECTRICAL  
ED-011 SELECTIVE DEMO FIRST FLOOR PLAN - LIGHTING  
ED-012 SELECTIVE DEMO FIRST FLOOR PLAN - POWER  
E-021 FIRST FLOOR PLAN - LIGHTING  
E-022 SECOND FLOOR PLAN - LIGHTING  
E-031 FIRST FLOOR PLAN - ELECTRICAL  
E-032 2ND FLOOR PLAN - ELECTRICAL



PROJECT LOCATION  
IN LUTHER BURBANK  
PARK

LOCATION PLAN 1  
NO SCALE

PROJECT DESCRIPTION

\* NEW SECOND FLOOR OUTDOOR CLASSROOM ON (E) ROOF  
\* NEW DECK/RAMP ACCESS TO OUTDOOR CLASSROOM  
\* RENOVATION OF (E) TOILET ROOMS  
\* RENOVATION OF (E) CONCESSION AREA IN BATHROOM BUILDING  
\* BUILDING ELECTRICAL SERVICE, PANELS & DISTRIBUTION

PROJECT DIRECTORY

OWNER  
CITY OF MERCER ISLAND  
PARKS & RECREATION DEPARTMENT  
2040 84TH AVENUE SE  
MERCER ISLAND WA 98040  
CONTACT: PAUL WEST  
206.215.1833 (T)

TEAM LEAD  
KPFF CONSULTING ENGINEERS  
1601 FIFTH AVENUE, SUITE 1600  
SEATTLE WA 98101  
CONTACT: ANDY BENNET  
206.926.0544 (T)

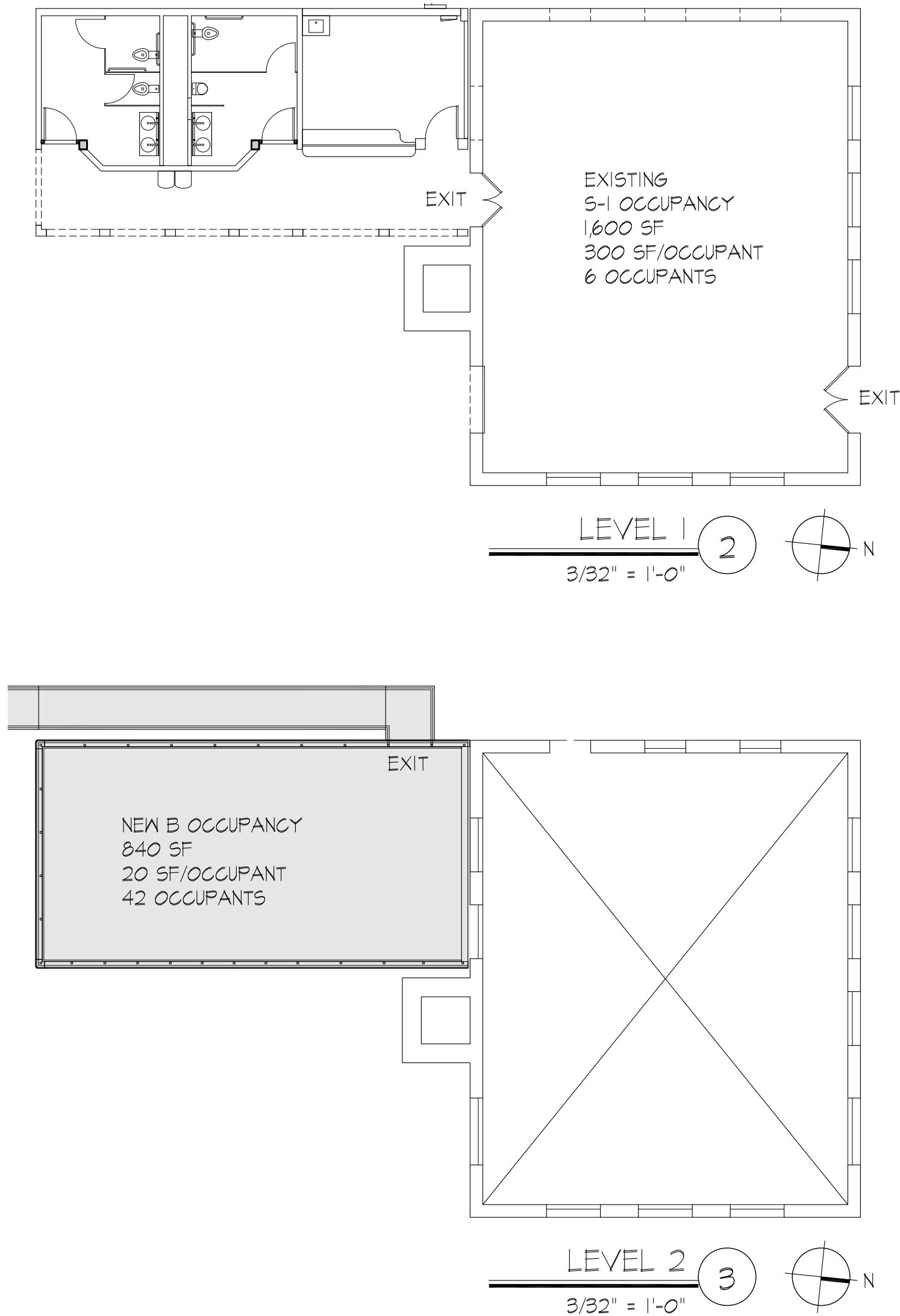
ARCHITECT  
CARDINAL ARCHITECTURE PC  
1326 5TH AVENUE, SUITE 440  
SEATTLE WA 98101  
CONTACT: JIM CARY  
206.624.2365 (T)

STRUCTURAL ENGINEER  
SSF ENGINEERS  
2124 THIRD AVENUE, SUITE 100  
SEATTLE WA 98121  
CONTACT: GREG COONS  
206.443.6212 (T)

MECHANICAL ENGINEER  
FSI ENGINEERS  
1001 ALASKAN WAY, SUITE 200  
SEATTLE WA 98104  
CONTACT: OLA JARVEGREN  
206.622.3321 (T)

ELECTRICAL ENGINEER  
TFAB ENGINEERS  
1200 WESTLAKE AVENUE N, SUITE 509  
SEATTLE WA 98109  
CONTACT: KEVIN MARTELLE  
206.285.1228 (T)

COST ESTIMATOR  
DCN COST MANAGEMENT  
815 FIRST AVENUE  
SEATTLE WA 98104  
CONTACT: TRISH DREM  
206.259.2990 (T)



PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS  
2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

CARDINAL  
ARCHITECTURE PC

1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

#2119  
23 JULY 2021

PROJECT  
INFORMATION

T1



PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS

2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

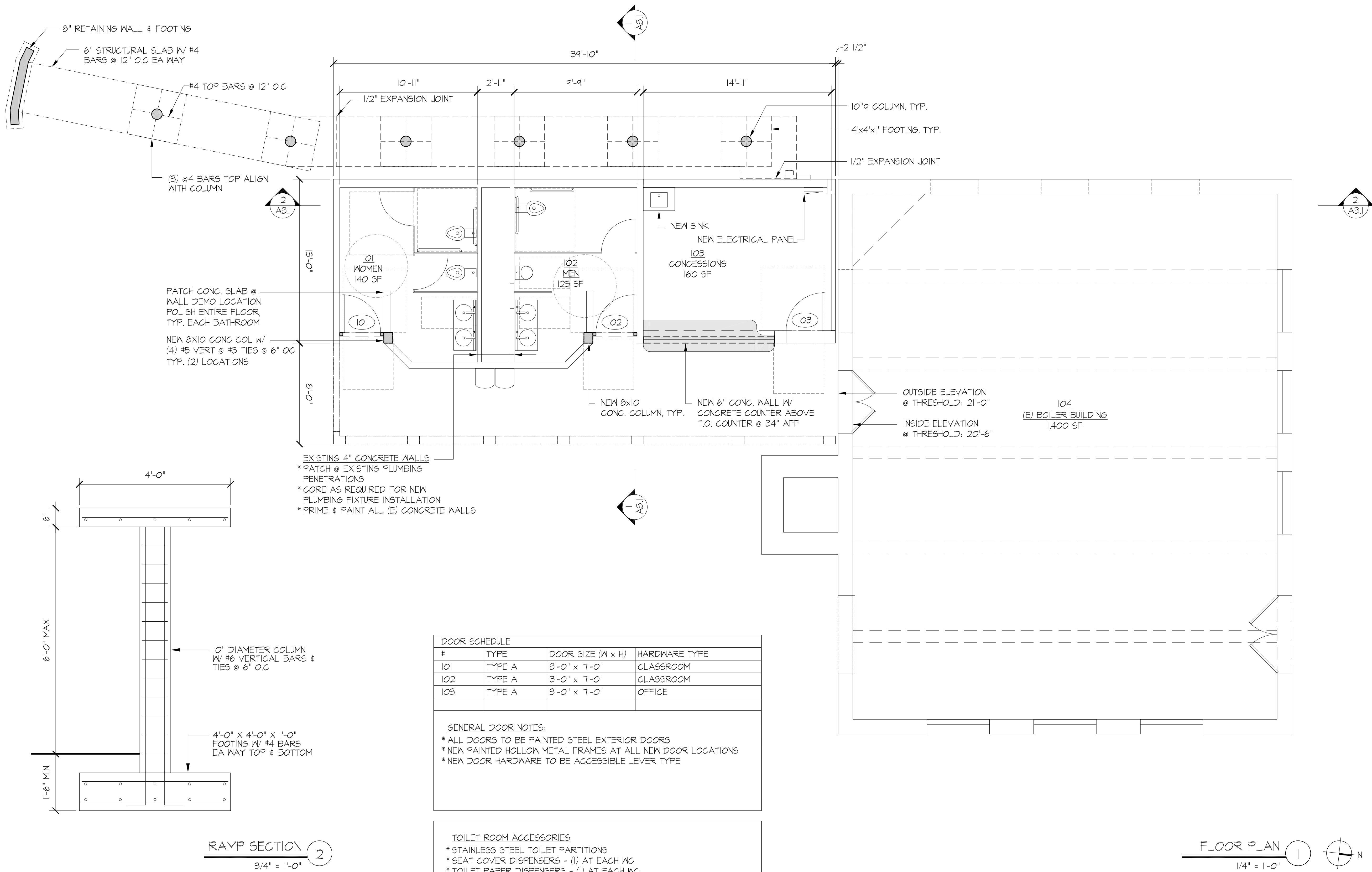


1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

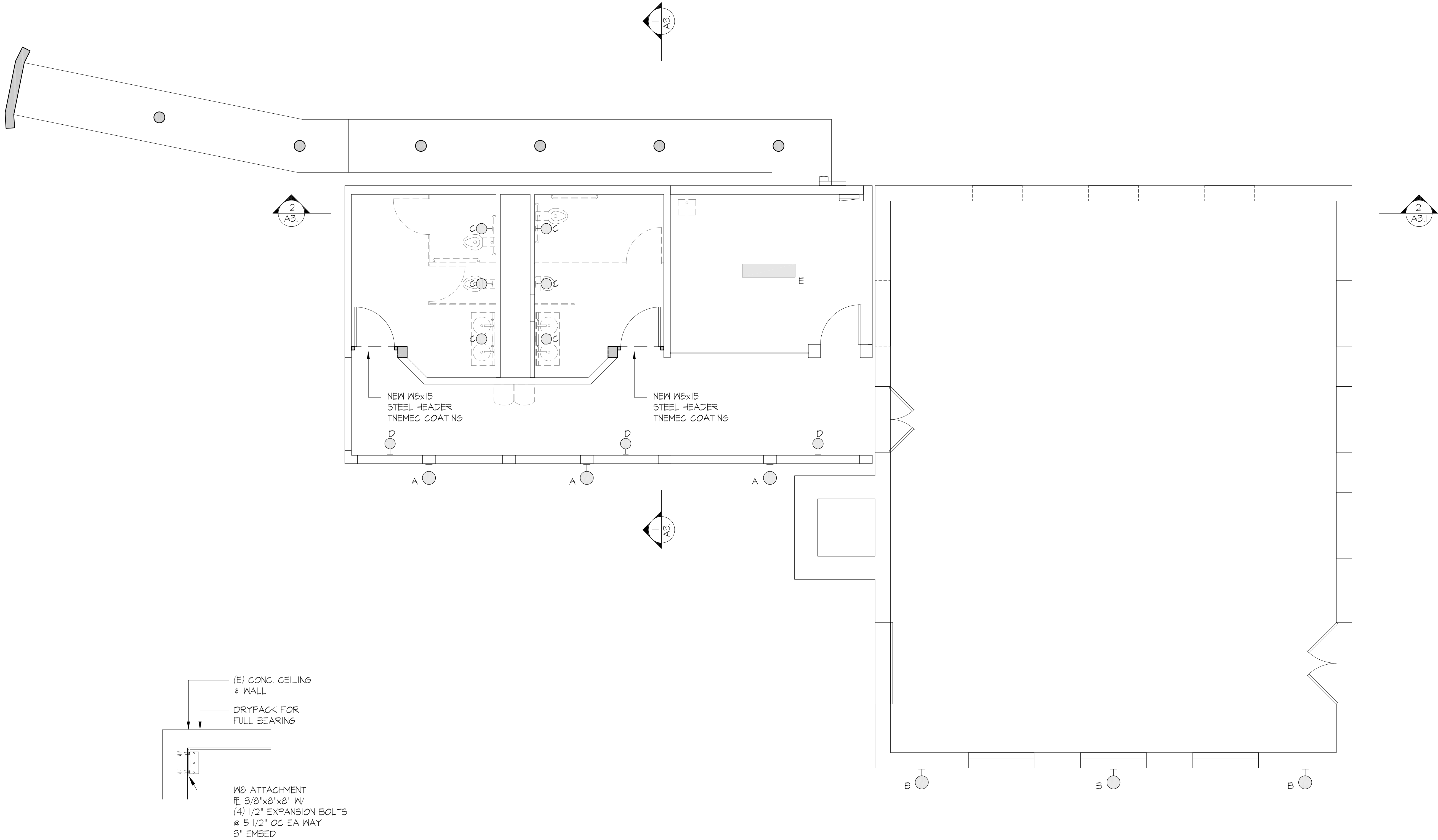
#2119  
23 JULY 2021

FIRST FLOOR PLAN

A-021



LIGHTING SCHEDULE						
#	TYPE	PRODUCT	FINISH	SHADE	LAMP	NOTES
A	TROY RLM HEAVY DUTY ALUMINUM SHADE	TROY RH16LED122TBB-C-FGWC				
B	WE-EF SURFACE MOUNTED LUMINAIRES	WE-EF RLS410 131-9604 LED-3/6/100 MA-2100K				
C	A-LIGHT 2' LONG LED WALL MOUNTED FIXTURE	A-LIGHT 03, 1" DROP LENSE				
D	WALL PACK LED LIGHT FIXTURE	LITHONIA TWX				
E	4' SURFACE-MOUNTED LED FIXTURE	LITHONIA BLNP				



DETAIL @ HEADER 2  
3/4" = 1'-0"

FIRST FLOOR RCP 1  
1/4" = 1'-0" N

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	

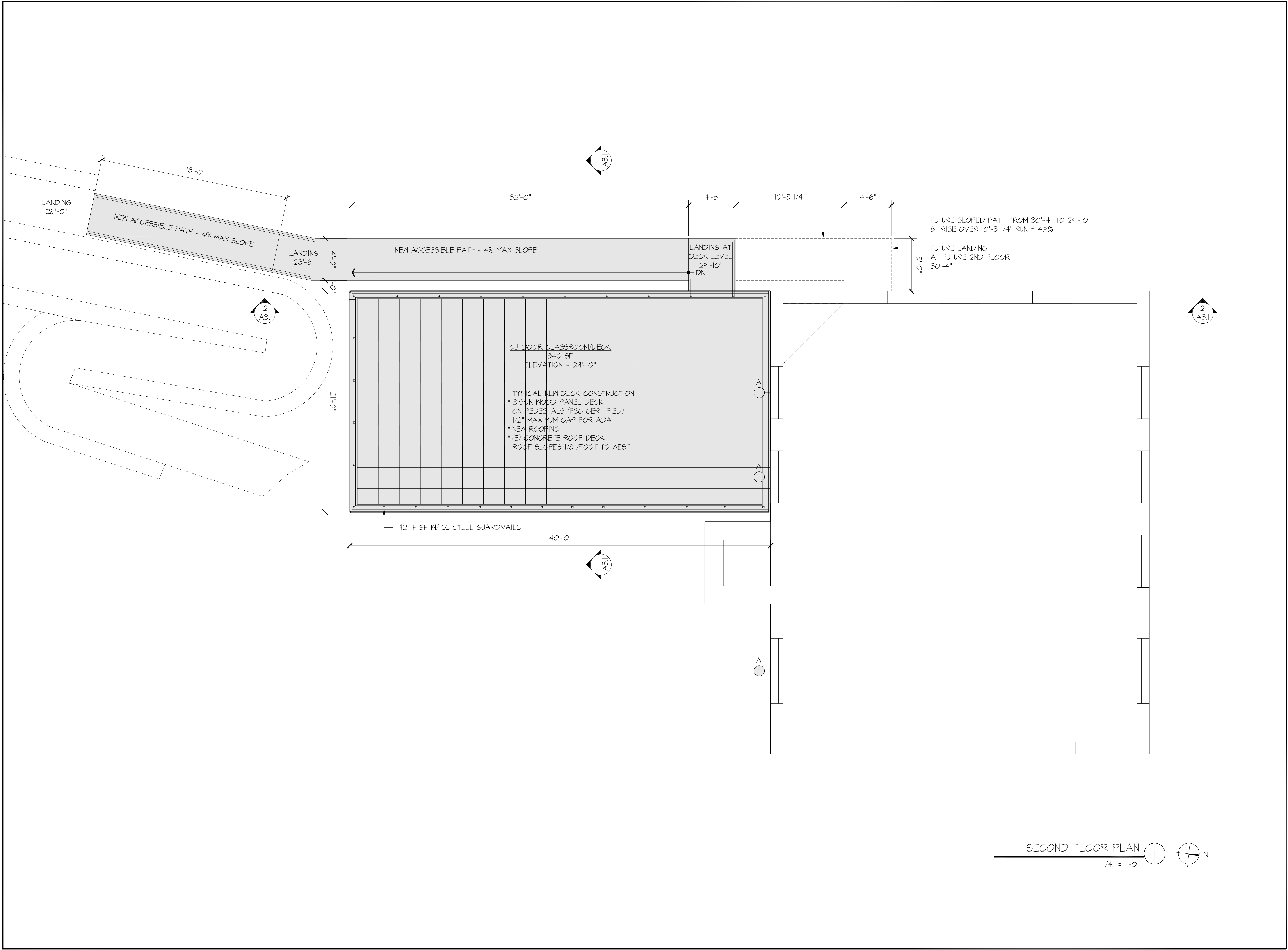
LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS  
2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

CARDINAL  
ARCHITECTURE PC  
1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

#2119  
23 JULY 2021

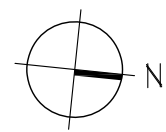
FIRST FLOOR RCP

A-022



SECOND FLOOR PLAN

1/4" = 1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS  
2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

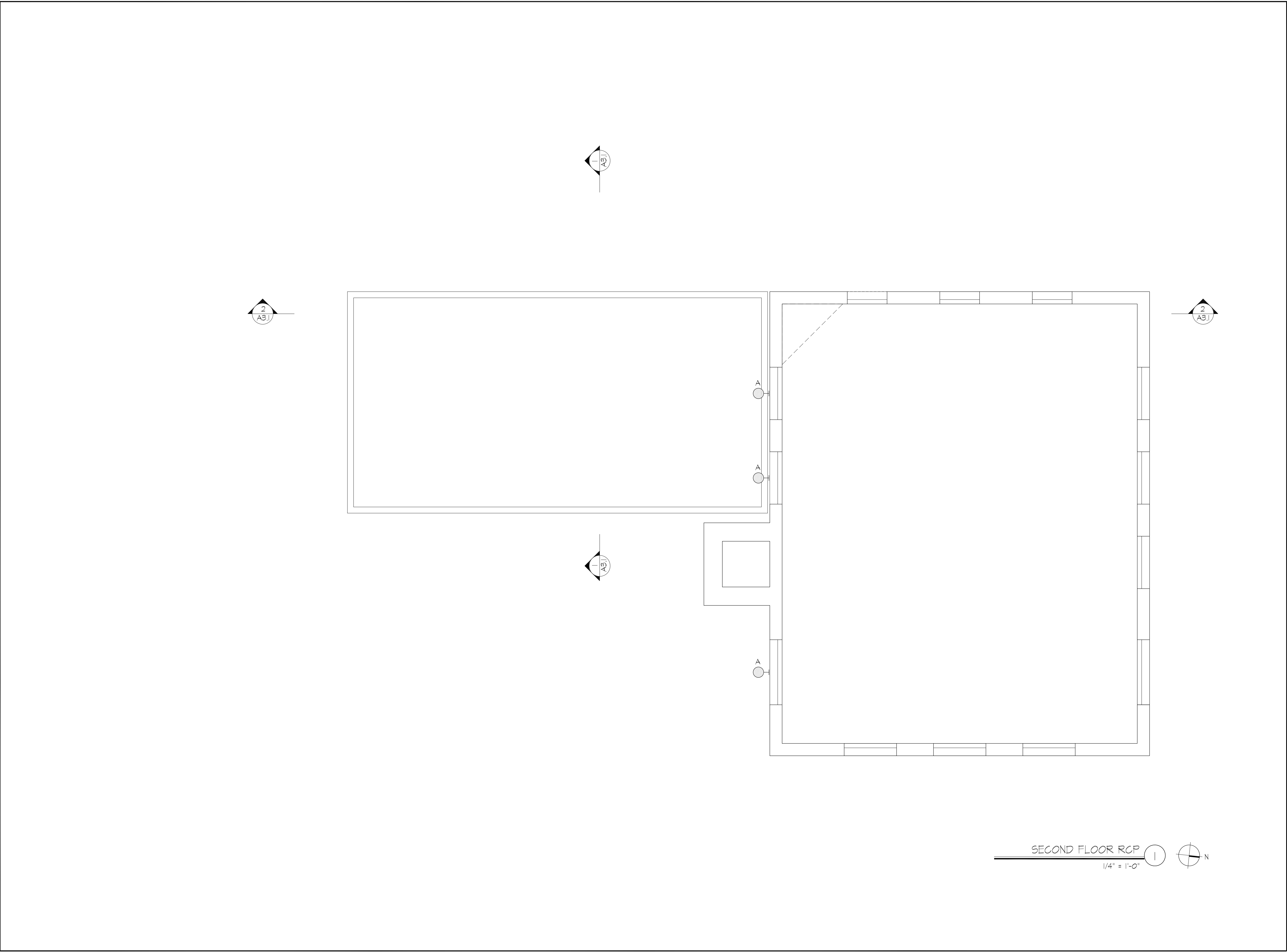
CARDINAL  
ARCHITECTURE PC

1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

#2119  
23 JULY 2021

2ND FLOOR PLAN

A-023



PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS	

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS  
2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

CARDINAL  
ARCHITECTURE PC

1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

#2119  
23 JULY 2021

2ND FLOOR RCP

A-024



PRELIMINARY  
NOT FOR CONSTRUCTION

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS

2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

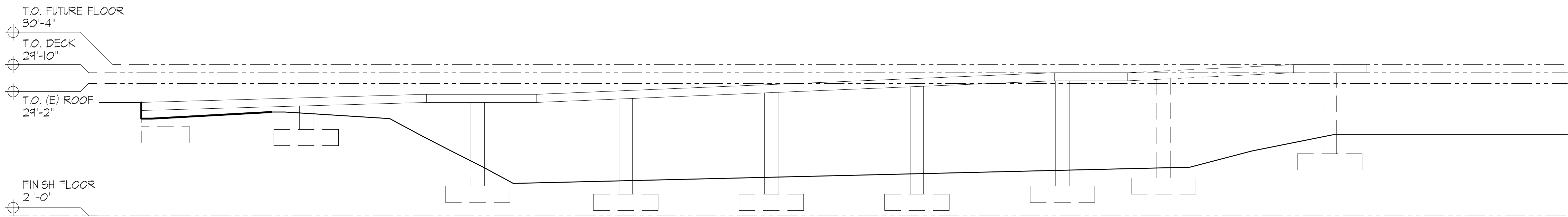


1326 5TH AVENUE #440  
SEATTLE WA 98101  
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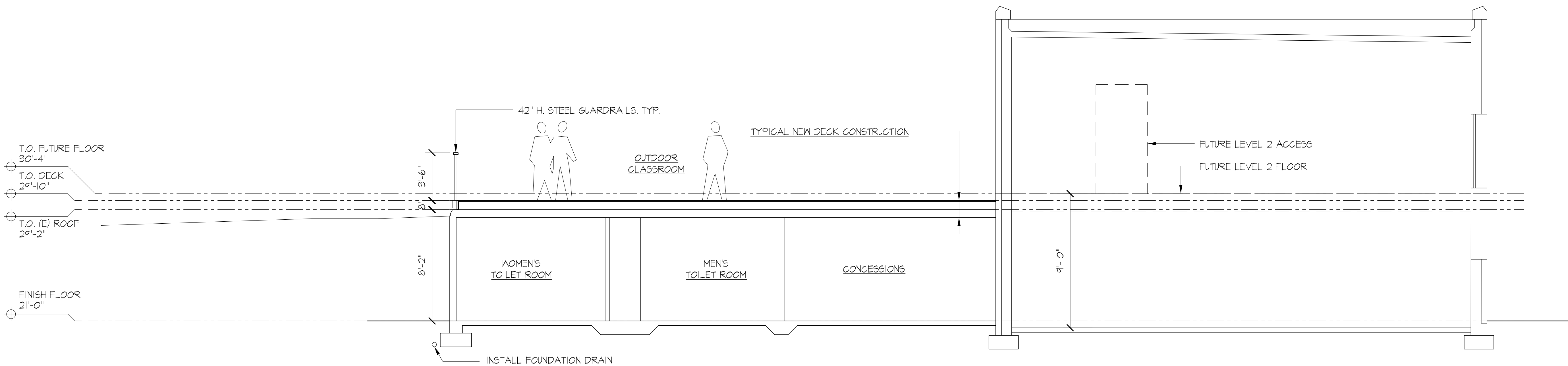
#2119  
23 JULY 2021

BUILDING  
SECTIONS

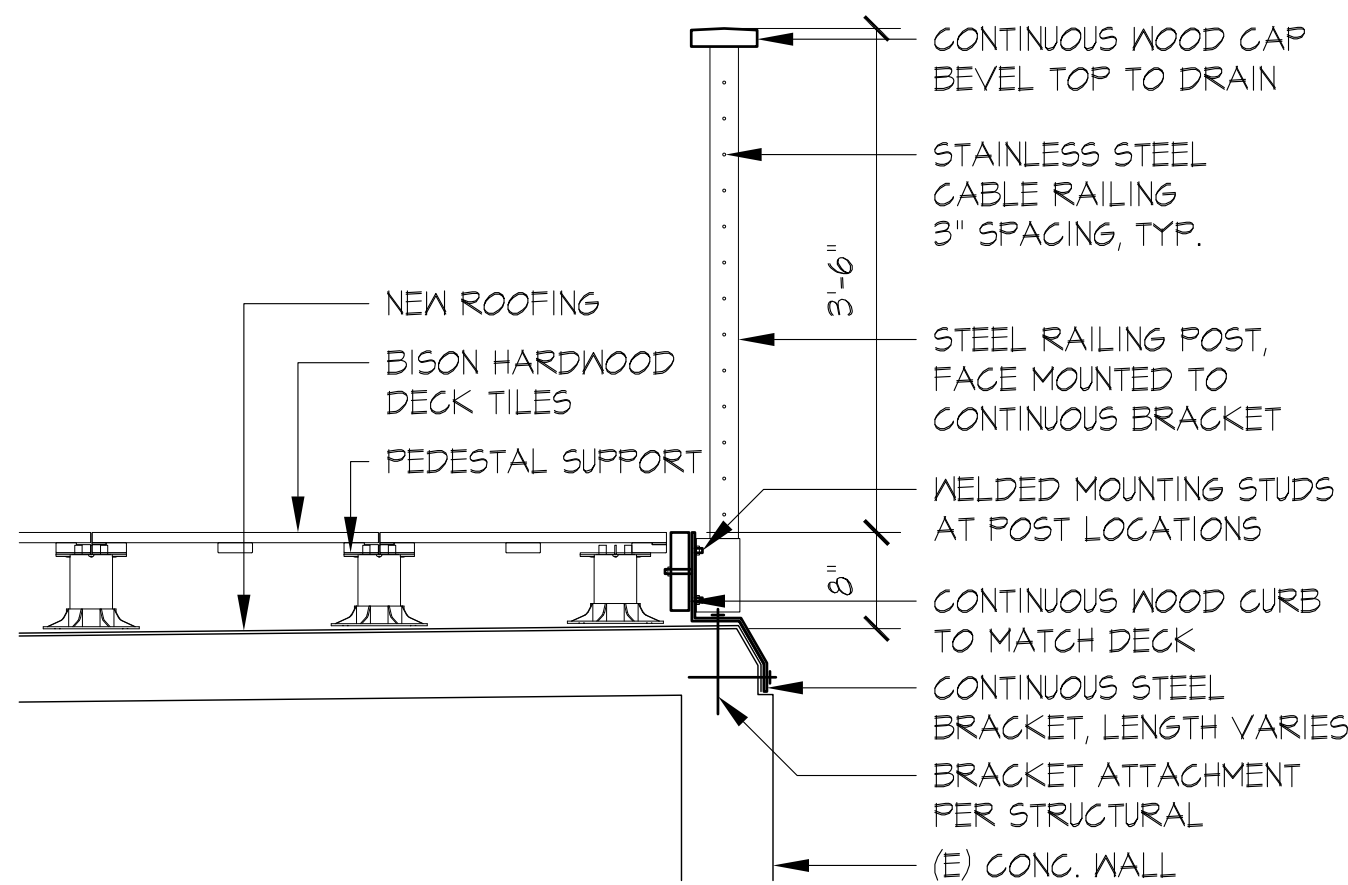
A-031



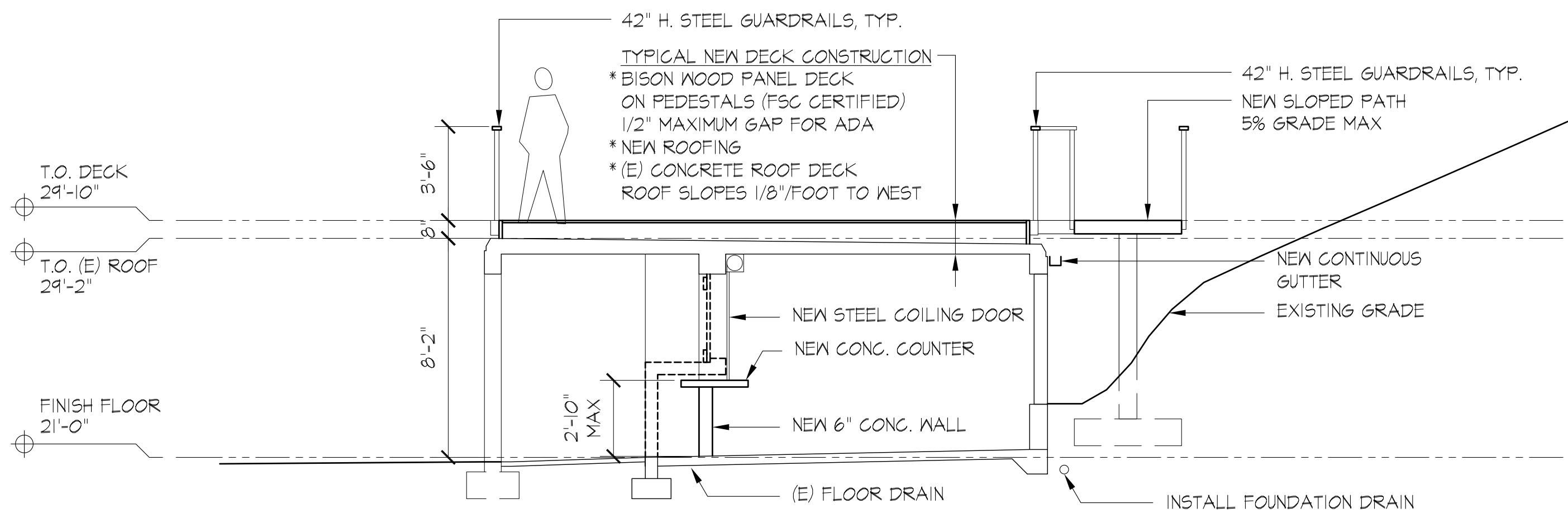
BUILDING SECTION 3  
1/4" = 1'-0" 3



BUILDING SECTION 2  
1/4" = 1'-0" 2



DETAIL @ DECK RAILING  
3/4" = 1'-0" 4



BUILDING SECTION 1  
1/4" = 1'-0" 1

PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS  
2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

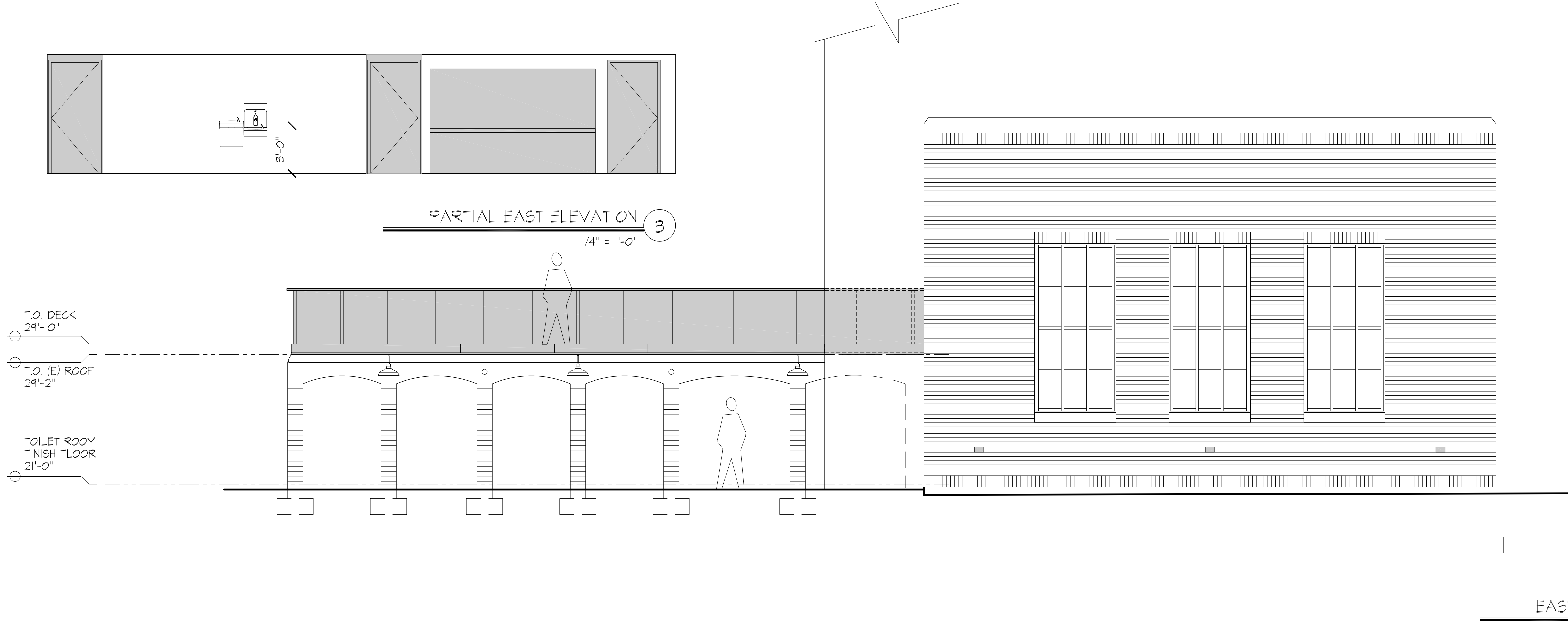
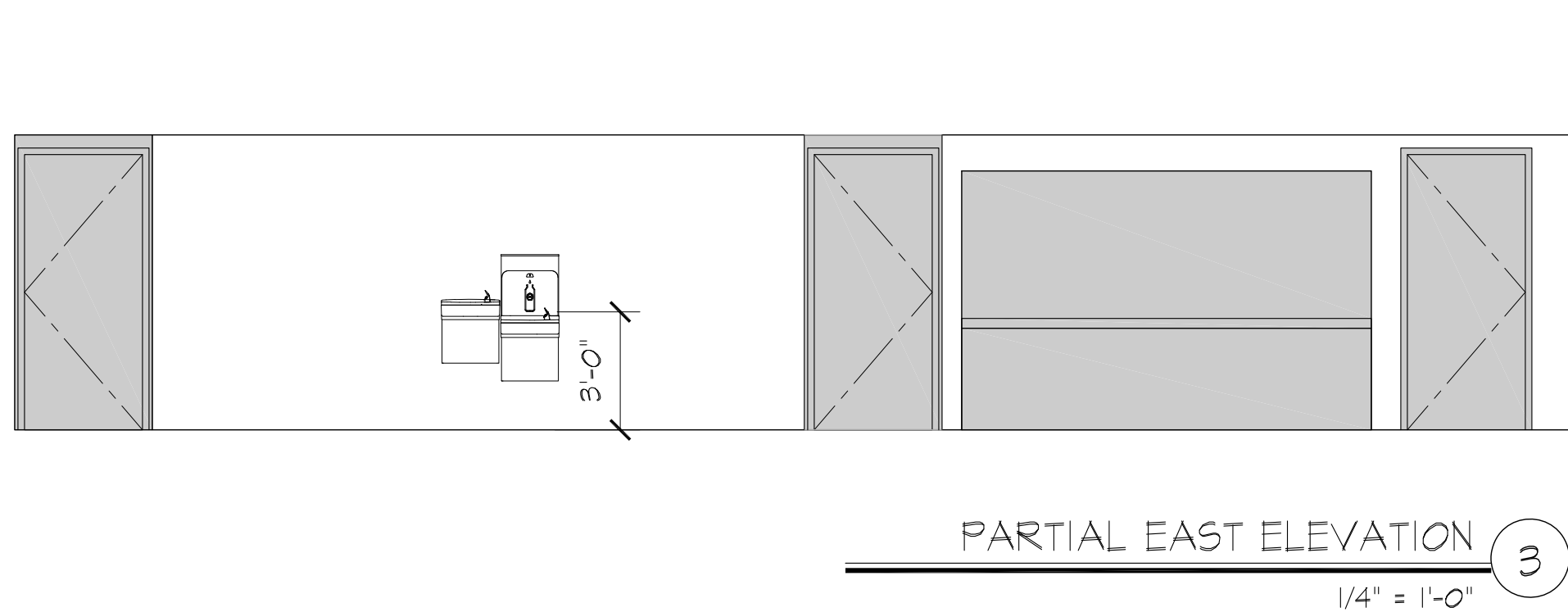
CARDINAL  
ARCHITECTURE PC

1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

#2119  
23 JULY 2021

BUILDING  
ELEVATIONS

A-041



PRELIMINARY  
NOT FOR CONSTRUCTION

REVISIONS

LUTHER BURBANK PARK  
BOILER BUILDING  
RENOVATIONS

2040 84TH AVENUE SE  
MERCER ISLAND, WA 98040

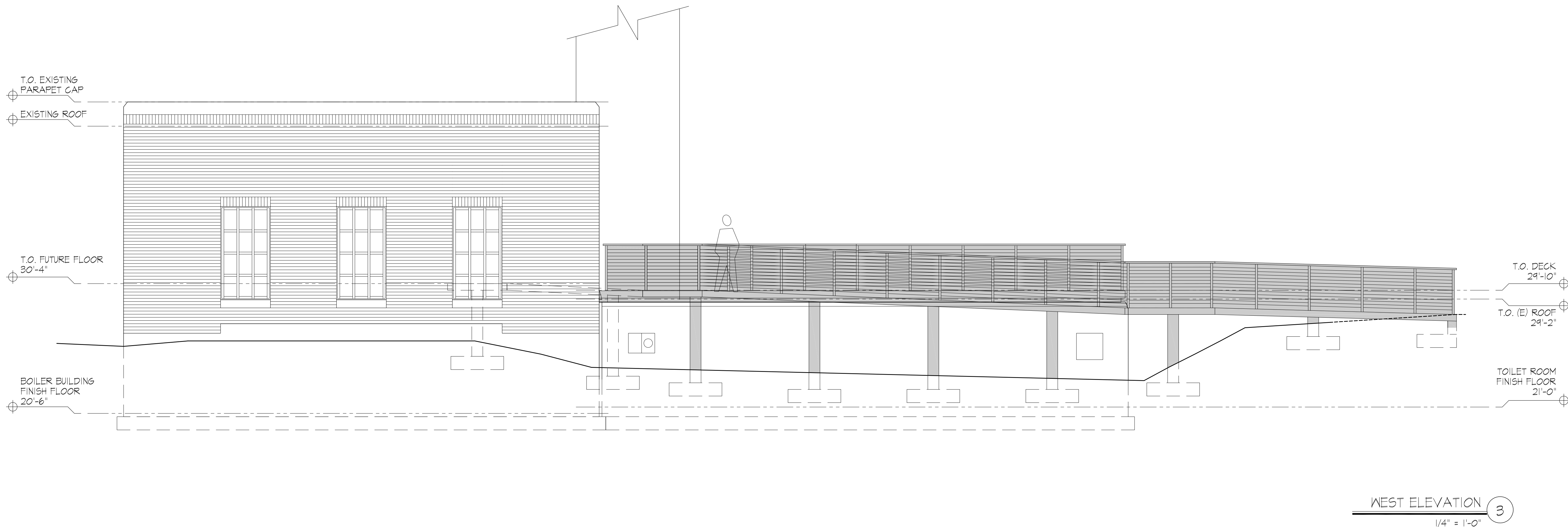
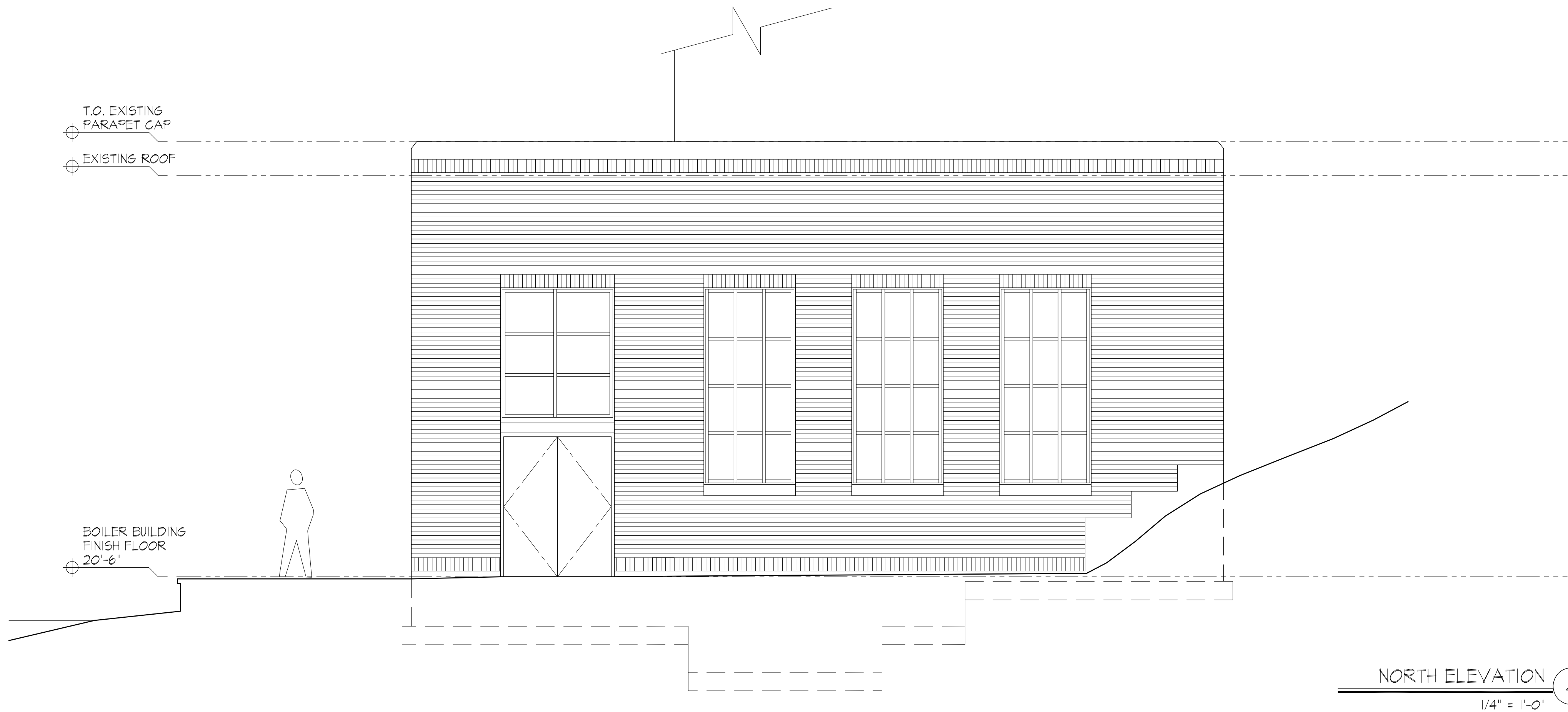
CARDINAL  
ARCHITECTURE PC

1326 5TH AVENUE #440  
SEATTLE WA 98101  
206-624-2365 T

#2119  
23 JULY 2021

BUILDING  
ELEVATIONS

A-042



Project Element	Estimated Contract Cost	Design Contingency	Mobilization	Construction Contingency	MI Sales Tax	Escalation to 2024	Total Probable Cost			
		20.00%	10.00%	10.00%	10.10%	8.36%				
Large (>26') Powerboat Moorage	\$ 304,235	\$ 60,847	\$ 30,424	\$ 30,424	\$ 30,728	\$ 38,177	\$ 494,833			
Small (<26') Powerboat Moorage	\$ 1,071,020	\$ 214,204	\$ 107,102	\$ 107,102	\$ 108,173	\$ 134,395	\$ 1,741,996			
Non-Powered Watercraft Moorage	\$ 210,740	\$ 42,148	\$ 21,074	\$ 21,074	\$ 21,285	\$ 26,444	\$ 342,765			
Waterfront Access Improvements	\$ 37,464	\$ 7,493	\$ 3,746	\$ 3,746	\$ 3,784	\$ 4,701	\$ 60,935			
Stormwater Management Improvements	\$ 317,929	\$ 63,586	\$ 31,793	\$ 31,793	\$ 32,111	\$ 39,895	\$ 517,106			
<b>Non-Eligible Project Elements</b>	<b>\$ 682,713</b>	<b>\$ 53,289</b>	<b>\$ 26,645</b>	<b>\$ 26,645</b>	<b>\$ 26,911</b>	<b>\$ 33,435</b>	<b>\$ 849,638</b>			
<i>Plaza &amp; Landscape Improvements</i>	\$ 113,287	\$ 22,657	\$ 11,329	\$ 11,329	\$ 11,442	\$ 14,216	\$ 184,259			
<i>On-grade ramp to Outdoor Classroom</i>	\$ 83,124	\$ 16,625	\$ 8,312	\$ 8,312	\$ 8,396	\$ 10,431	\$ 135,200			
<b>Building Improvements</b>	<b>\$ 416,267</b>						<b>\$ 416,267</b>	All costs included in base cost		
<i>Outdoor Classroom</i>	\$ 116,136						\$ 116,136	All costs included in base cost		
<i>Access Ramp</i>	\$ 76,993						\$ 76,993	All costs included in base cost		
<i>Other Improvements</i>	\$ 223,137						\$ 223,137	All costs included in base cost		
<i>Irrigation Intake</i>	\$ 29,745	\$ 5,949	\$ 2,975	\$ 2,975	\$ 3,004	\$ 3,733	\$ 48,380			
<i>North Beach Expansion</i>	\$ 15,224	\$ 3,045	\$ 1,522	\$ 1,522	\$ 1,538	\$ 1,910	\$ 24,762			
<i>Site Furnishings</i>	\$ 14,755	\$ 2,951	\$ 1,476	\$ 1,476	\$ 1,490	\$ 1,852	\$ 23,999			
<i>Plantings</i>	\$ 10,311	\$ 2,062	\$ 1,031	\$ 1,031	\$ 1,041	\$ 1,294	\$ 16,771			
Integrated Art @ 1%	\$ 26,241	\$ 5,248	\$ 2,624	\$ 2,624	\$ 2,650	\$ 3,293	\$ 42,681			
<b>Total Project Construction Cost</b>	<b>\$ 2,650,342</b>						<b>\$ 4,049,953</b>			
<b>Total for Outdoor Classroom</b>							<b>\$ 328,330</b>			

**AB 6021 | Exhibit 2**  
**Luther Burbank Park – Detailed Project Overview**

**PHASE 1: BUILDING IMPROVEMENTS**

**1.1 Boiler Building Roof Replacement and Seismic Retrofits (PA0124)**

This project element will replace the roof, stabilize the smokestack, and secure the existing masonry components to the concrete structure of the building. The project will also include an interior structural steel framework to stabilize the building in the event of an earthquake.

*Table 1: Boiler Building Project Costs and Potential Grant Funding Sources*

	<b>Design</b>	<b>Construction</b>
Target Grant Opportunity	Local Communities Program (LCP) WA State Legislative Appropriation	WA State Historical Society Heritage Capital Program (HCP) Grant
Status	Applied 1/28/2022	Application First Stage due 4/14/2022
Grant Award	\$85,000	\$483,600
Match	\$77,300	\$967,200
<b>Total Agreement</b>	<b>\$162,300</b>	<b>\$1,450,800</b>
Spent to Date	0	0
Remaining	0	0

**1.2 Restroom Renovation and Outdoor Classroom**

This project element will renovate the restrooms adjacent to the Boiler Building to make them ADA accessible. The project also includes a new deck on top of the restrooms as a viewing platform and a location for both informal gathering and programs to conduct classes in a waterfront setting. The funding strategy is combined with the Shoreline Access Element of Phase 2.

*Table 2: Restroom Renovation and Outdoor Classroom Project Cost*

<i>Table 3: Concession Stand Project Cost</i>	<b>Design</b>	<b>Construction</b>
Target Grant Opportunity	Two RCO programs: Aquatic Lands Enhancement Account (ALEA), Land & Water Conservation Fund (LWCF) (the two grants match each other)	Same as Design. Grant applications would be for a combined design and construction scope.
Status	Application due 5/3/2022	Same
Grant Award	\$65,000	\$245,000
Match	\$0	\$279,900
<b>Total Agreement</b>	<b>\$65,000</b>	<b>\$524,000</b>

### 1.3 Concession Stand Renovation

This project component is not eligible for grants. The concession stand will be renovated with minor improvements to enable a boating concessionaire to operate classes, camps, and rental programs at this site. The Boiler Building itself does not have an occupancy certification that allows for this type of operation, but a future renovation of the Boiler Building is proposed in 2028 as part of the 2023-2028 Parks CIP, which is schedule for approval the same night.

*Table 3: Concession Stand Project Cost*

	Design	Construction
<b>Budget</b>	<b>\$8,100</b>	<b>\$37,500</b>

## PHASE 2: DOCK AND WATERFRONT IMPROVEMENTS

### 2.1 Small Powerboat Outer Dock (PA0122)

This project element will construct a 10-foot-wide concrete floating dock for small powerboat (26 feet or less) moorage. This element will be designed with wave attenuation capabilities to provide protection for moored boats and to the inner non-motorized small craft dock. The additional design services and permitting for the shoreline variance application is added to the design costs below.

*Table 4: Outer Dock Project Costs and Potential Grant Funding Sources*

	Design	Construction
Target Grant Opportunity	RCO Boating Facilities Program (BFP)	RCO Boating Facilities Program (BFP)
Status	<b>Grant awarded 2019; work underway</b>	Application due 11/1/2022
Grant Award	\$173,000	\$1,000,000
Match	\$58,000	\$742,000
<b>Total Agreement</b>	<b>\$231,000</b>	<b>\$1,742,000</b>
Spent to Date	\$153,060	0
Remaining	\$77,940	0
Additional Design Services	\$22,800	
<b>Total Design Cost</b>	<b>\$253,800</b>	



## 2.2 North Pier Renovation (PAO122A)

This project element will renovate the existing north pier and provide improvements for mooring large (greater than 26 feet) powerboats.

*Table 5: North Pier Project Costs and Potential Grant Funding Sources*

	<b>Design</b>	<b>Construction</b>
Target Grant Opportunity	RCO Boating Infrastructure Grant (BIG)	RCO Boating Infrastructure Grant (BIG)
Status	<b>Grant awarded 2021</b> ; work underway	<b>Grant awarded 2021</b> , construction in 2024
Grant Award	\$53,100	\$326,220
Match	\$17,700	\$188,380
<b>Total Agreement</b>	<b>\$70,800</b>	<b>\$514,600</b>
Spent to Date	\$24,753	0
Remaining	\$46,047	\$514,600

## 2.3 Shoreline Access Element (PAO122B&C)

This project element provides greater recreation access to the shoreline. It includes:

- Inner non-motorized small craft dock
- Overwater stairs
- Cobble beach expansion and access improvements
- Associated ADA access routes for overwater stairs, outdoor classroom and beach facilities
- Plaza improvements
- Landscaping and furnishings
- 1% for the Arts elements

After the 30% design estimate was developed, the need for a shoreline variance and the PRC's recommendation for the overwater stairs safety study were added to the design scope. The additional design services and permitting for the shoreline variance application and overwater stairs studies are included in the design costs below.

*Table 6: Shoreline Access Project Costs and Potential Grant Funding Sources*

	<b>Design</b>	<b>Construction</b>
Target Grant Opportunity	Two RCO programs: Aquatic Lands Enhancement Account (ALEA), Land & Water Conservation Fund (LWCF) (the two grants match each other)	Same as Design. Grant applications would be for a combined design and construction scope.
Status	Application due 5/3/2022	Same
Grant Award	\$330,900	\$359,100
Match	\$0	\$600,900
<b>Total Agreement</b>	<b>\$330,900</b>	<b>\$960,000</b>

## 2.4 Drainage and Low Impact Development (LID) Improvements (PA122D)

This project element will provide site drainage, permeable pavement and other low-impact development features integrated with the project. The City received a \$94,200 grant in fall 2021 from the King County Flood Control District for the design of these improvements. This grant requires no matching dollars from the City. The grant funding has yet to be appropriated for this project.

*Table 7: Drainage and LID Project Costs and Potential Grant Funding Sources*

	Design	Construction
Target Grant Opportunity	King County Flood Control Sub-regional Opportunity Fund (SROF)	King County Flood Control Sub-regional Opportunity Fund (SROF)
Status	<b>Grant awarded Q4 2021;</b> work starting in 2022	Application due September 2022 for 2023 grant
Grant Award	\$94,200	\$537,800
Match	0	0
<b>Total Agreement</b>	<b>\$94,200</b>	<b>\$537,800</b>
Spent to Date	0	0
Remaining	\$94,200	0

## 2.5 Lake Water Irrigation and Pump (PA0122E)

This project is not likely to be competitive for grant funding. The lake water irrigation intake and pump will primarily serve Calkins Point and the swim beach. It is sited at the project location for the following reasons:

- It is the only location in the park where electric power runs to the shoreline.
- It is centrally located and can supply water to both the swim beach and Calkins Point.
- The low elevation north of the Boiler Building provides a site for the pump where it can draw water efficiently from the lake.
- The plaza bulkhead is an ideal situation for mounting the irrigation intake screen. It is less likely to clog or get damaged there.

*Table 8: Lake Water Irrigation Intake Project Cost*

	Design	Construction
<b>Total Budget</b>	<b>\$5,900</b>	<b>\$50,300</b>



Note: Existing trees located in foreground of rendering have been removed from rendering to allow viewer to see proposed design elements.

Publish Date: 02/24/22  
Filepath: \\FUJI\Anchor\Projects\City of Mercer Island\KPFF\Luther Burbank LBDR\Rendering\Graphics\InDesign\Luther Burbank Renderings.indd



**Luther Burbank Park Docks and Adjacent Waterfront  
Proposed Conditions**

Luther Burbank Park Pier Repair  
City of Mercer Island





Publish Date: 02/24/22  
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**Luther Burbank Park Docks and Adjacent Waterfront  
Proposed Conditions**

Luther Burbank Park Pier Repair  
City of Mercer Island



## BUSINESS OF THE CITY COUNCIL CITY OF MERCER ISLAND

**AB 6020**  
**March 1, 2022**  
**Regular Business**

### AGENDA BILL INFORMATION

<b>TITLE:</b>	AB 6020: COVID-19 Utility Relief Grant Program Overview	<input checked="" type="checkbox"/> Discussion Only
<b>RECOMMENDED ACTION:</b>	Receive presentation and provide feedback on proposed grant program.	<input type="checkbox"/> Action Needed: <input type="checkbox"/> Motion <input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution

<b>DEPARTMENT:</b>	Finance
<b>STAFF:</b>	Matt Mornick, Finance Director LaJuan Tuttle, Deputy Finance Director Merrill Thomas-Schadt, Sr. Management Analyst
<b>COUNCIL LIAISON:</b>	n/a
<b>EXHIBITS:</b>	1. Draft Utility Relief Grant Program Overview 2. Draft Utility Relief Grant Program Application
<b>CITY COUNCIL PRIORITY:</b>	2. Articulate, confirm, and communicate a vision for effective and efficient city services. Stabilize the organization, optimize resources, and develop a long-term plan for fiscal sustainability.

**AMOUNT OF EXPENDITURE** \$ n/a

**AMOUNT BUDGETED** \$ n/a

**APPROPRIATION REQUIRED** \$ n/a

### SUMMARY

The purpose of this agenda bill is to provide an overview of a potential use of American Rescue Plan Act (ARPA) funds to assist Mercer Island utility customers who have fallen behind on payments to their water/sewer accounts as a result of economic hardships due to the ongoing COVID-19 pandemic.

- The impacts of the pandemic have resulted in a significant number of unpaid and overdue account balances for City of Mercer Island utility customers.
- Currently there are a total of 148 water/sewer accounts with a combined past due balance of approximately \$276,000.
- The City implemented a flexible payment plan for utility customers in September 2021 to coincide with the end of the Washington State utility shutoff moratorium. Customers with past due accounts are notified monthly of the availability of this program, only four customers have signed up.
- Under the American Rescue Plan Act (ARPA), *assistance to households or populations facing negative economic impacts* is recognized as a qualified use of local fiscal recovery funds.
- On this basis, staff developed the framework for a COVID-19 Utility Relief Grant program, which is similar to other city programs.

- Staff are recommending implementation of the grant program ahead of resuming utility shutoffs and late fees on May 1 to assist customers in need. Although this is not a YFS program, the YFS and Utility Team will coordinate on emergency assistance programs to the extent that confidentiality policies allow.
- The staff team is seeking consensus feedback and direction from the City Council on this proposed grant program. Staff will incorporate the feedback and return with a final grant program recommendation at a future meeting for final review and approval by the City Council.

### AMERICAN RESCUE PLAN ACT

The American Rescue Plan Act (ARPA) is a Federal economic stimulus package signed into law on March 11, 2021 in response to the economic and public safety impacts of the COVID-19 pandemic. The \$1.9 trillion legislation includes \$19.53 billion to cities and towns with less than 50,000 residents to aid in their response and recovery from the pandemic. A separate pool of \$45.6 billion was set aside for metropolitan cities with populations over 50,000.

On June 8, Washington's Office of Financial Management (OFM) announced ARPA allocation amounts for Non-entitlement Unit Cities (communities with under 50,000 residents), along with specific instructions to acknowledge the desire for and facilitate the transfer of ARPA funds. The OFM confirmed the City of Mercer Island will receive \$7.23 million in Coronavirus State and Local Fiscal Recovery Funds (SLFRF). The first tranche of \$3,616,084 arrived in late June of 2021. The second half of the City's allocation is scheduled to be provided June of 2022.

### ARPA Allocation To-Date

Of the \$3.6 M received to date, the City Council has committed \$2,972,000 to the following:

Description (\$ in thousands)	Agenda Bill	Budget Year	Expenditure Adjustment
Parks Deferred Maintenance Plan	<a href="#">AB 5914</a>	2021	\$200
PPE supplies for pandemic response	<a href="#">AB 5954</a>	2022	25
City Hall safety upgrades - Phase 1	<a href="#">AB 5954</a>	2022	250
Legal services specific to pandemic response	<a href="#">AB 5961</a>	2021	40
		2022	40
Senior Management Analyst - Administration of ARPA Grant program	<a href="#">AB 5961</a>	2021	34
		2022	68
Staffing to restart recreation programs	<a href="#">AB 5954</a>	2022	416
Transfer to YFS Fund - pandemic response to address social, emotional, and mental health needs.	<a href="#">AB 5961</a>	2021	118
		2022	872
GIS Utility Network Data Upgrade	<a href="#">AB 6012</a>	2022	110
Accelerate Utility infrastructure projects	<a href="#">AB 6014</a>	2022	799
<b>Total</b>			<b>\$2,972</b>

### Program Overview

Staff developed the framework for a potential grant program modeled after those offered by neighboring communities and based on the anticipated need on Mercer Island (see Exhibit 1). Details include:

- Grant funds will be a one-time award, applied directly to Mercer Island utility residential customer accounts. Residents who pay for utility service to a landlord or a third-party billing agency (in the case



of some large apartment buildings) will not be eligible for the program. Only customers who have a past-due utility account directly with the City, as either an owner or tenant, and meet other program criteria may be eligible.

- Only amounts accrued from March 1, 2020, through September 30, 2021 (the period of the state-wide utility moratorium) are eligible for the grant program.
- A household may be eligible if it meets all the following criteria:
  - Holds a water/sewer utility account with the City of Mercer Island.
  - Has a household income between 0-100% of the King County area medium income (see Exhibit 2).
  - Has experienced an economic hardship or loss of income due to the COVID-19 pandemic resulting in past due utility bills. Examples of eligible hardships can be found in Exhibit 2.
- Applicants will provide income information on the program application and supporting documentation such as paystubs, bank statements, letter from employers or an unemployment benefit statement.
- Applicants will self-attest to their hardship relating to COVID-19 on the program application.
- The City of Mercer Island may authorize up to \$2,000 per eligible household to assist residential water/sewer utility customers, depending on the past-due balance on the account during the eligibility period. The City will continue to offer flexible payment plans in addition to the grant assistance program.

Although this grant program is separate from the YFS emergency assistance program, the staff teams will continue to coordinate to the extent allowed by confidentiality policies.

#### Estimated Financial Need

It is challenging to determine the exact number of accounts eligible for relief and the total outstanding balance which may be covered by ARPA funds. Currently, there are a total of 148 accounts with a past due balance of approximately \$276,000 that may be eligible for relief under the program's guidelines.

Ongoing outreach to establish flexible payment plans began in September 2021, coinciding with the end of the Washington State utility shutoff moratorium. Information regarding the availability of payment plans is mailed monthly to those customers with accounts more than 180 days past due. To date, four flexible payment plans have been established.

The City has not issued late fees or initiated water service shut-offs for past-due accounts since March 2020. Staff is intending to resume water shut-offs and late fees on May 1, 2022 and anticipates there will be added urgency for both payment plans and outside assistance for payment of past-due amounts. The ARPA Grant Relief program will create another option for those customers impacted by the pandemic.

#### **ARPA Guidelines**

According to the Department of Treasury's Interim Final Rule on ARPA, expenditure category 2.20 allows for "assistance to households or populations facing negative economic impacts due to COVID-19. This includes food assistance, rent, mortgage, or utility assistance," among others. The guidance stated, "In assessing whether a household or population experienced economic harm as a result of the pandemic, a recipient may presume that a household or population that experienced unemployment or increased food or housing insecurity or is low-or-moderate income experienced economic impacts from the pandemic."

On January 6, 2022, the Department of Treasury issued their Final Rule, to take effect on April 1, 2022, clarifying many components of the guidance in response to feedback to the Interim Rule. The Final Rule

states: “To simplify the administration of determining which households and populations recipients may presume to have been impacted, the final rule adopts a definition of low- and moderate- income based on thresholds established and used in other federal programs.”

*Low income* is defined as:

- Income at or below 185% of the Federal Poverty Guidelines for the size of its household based on the most recently published poverty guidelines by the Department of Health and Human Services (DHHS), or
- Income at or below 40% of the Area Median Income for its county and size of household based on the most recently published data by the Department of Housing and Urban Development (HUD).

*Moderate income* is defined as:

- Income at or below 300% of the Federal Poverty Guidelines for the size of its household based on the most recently published poverty guidelines by DHHS, or
- Income at or below 65% of the Area Median Income for its county and size of household based on the most recently published data by HUD.

By defining low- and moderate-income levels, the Final Rule sought to reduce administrative burden of recipients by providing clarity on which specific households could be presumed to be impacted by the pandemic. The Final Rule goes on to state that “recipients can also identify and serve other classes of households that experienced negative economic impacts or disproportionate impacts from the pandemic; recipients can identify these classes based on their income levels, including above the levels defined as low and moderate income in the final rule.” As such, staff believes that the King County Median income levels as published by HUD are a qualified measure of income that meet the intent of the Final Rule.

Staff are aware that Washington State may include additional resources for utility assistance. The proposed 2022 Supplemental Budget provides for a \$100 million grant program administered by the Department of Commerce to address utility arrearages. The Legislature will pass the budget in March 2022; staff will continue to track developments of this program.

## **NEXT STEPS**

Staff are seeking consensus feedback and direction from the City Council on this proposed grant program. Staff will incorporate the feedback and return with a final grant program recommendation at a future meeting for final review and approval by the City Council.

If an ARPA Grant Program is approved, Utility Billing staff will work on a communications and outreach plan to reach potentially eligible households. The program will be administered by the City’s designated ARPA coordinator, in collaboration with the Finance and Utility Billing teams and YFS.

## **RECOMMENDED ACTION**

Receive presentation and provide feedback.



## CITY OF MERCER ISLAND | FINANCE DEPARTMENT

9611 SE 36th Street | Mercer Island, WA 98040-3732

(206) 275-7602 | (206) 275-7787 fax | [www.mercerisland.gov](http://www.mercerisland.gov)

### ARPA UTILITY RELIEF GRANT PROGRAM

#### Background

On March 18, 2020, Governor Inslee called on public utilities in Washington State to ensure the health and safety of their employees and the public by suspending utility disconnections for nonpayment during the COVID-19 pandemic; waiving late fees and offering customer payment plans for customers who are economically impacted by the emergency.

The statewide moratorium on utility late fees and service disconnects due to non-payment expired on September 30, 2021. The City of Mercer Island elected to continue to waive late fees and service disconnects due to non-payment for an additional 180 days, after the end of the Statewide moratorium.

The American Rescue Plan Act is a Federal economic stimulus package signed into law on March 11, 2021, in response to the economic and public safety impacts of the COVID-19 Pandemic. The \$1.9 trillion legislation includes \$19.53 billion to cities and towns with less than 50,000 residents to aid in their response and recovery from the Pandemic. A separate pool of \$45.6 billion was set aside for metropolitan cities with populations over 50,000.

On June 8, Washington's Office of Financial Management (OFM) announced ARPA allocation amounts for Non-entitlement Unit Cities (communities with under 50,000 residents), along with specific instructions to acknowledge the desire for and facilitate the transfer of ARPA funds. The OFM confirmed the City of Mercer Island will receive \$7.23 million in Coronavirus State and Local Fiscal Recovery Funds (SLFRF).

Federal guidance on allowable uses for ARPA funding includes the allowance for "assistance to households or populations facing negative economic impacts due to COVID-19. This includes food assistance; rent, mortgage, or utility assistance," among others. The ***Mercer Island ARPA Utility Relief Grant Program*** authorizes a one-time award to pay accrued Mercer Island Utility account balances resulting from the economic hardships caused by the pandemic. This policy applies to Water, Sewer, Stormwater, and Emergency Medical Service Utility fees invoiced by the City only<sup>1</sup>.

#### Policy

The economic impact of the COVID 19 pandemic created a large number of past-due utility receivables. This program will address the Washington State utility reopening guidelines as well as providing a new assistance option for Mercer Island utility customers within the guidelines of the ARPA Final Rule. The federal guidelines allow ARPA funds to be used towards utility assistance for bills incurred after March 1, 2020 for those individuals, or class of individuals, who experienced negative economic impacts as a result of the pandemic. The City of Mercer Island is authorizing up to \$2,000 per household to assist the following residential Mercer Island utility customers:

<sup>1</sup> Policy does **not** apply to utility fees assessed by Puget Sound Energy, Recology, Comcast or any other public or private utility district not operated by the City.

1. Assistance is for residential water/sewer utility customers only.
2. Applicant's name must appear on utility account as the owner or tenant.
3. Customer will provide income verification documentation with completed application.
4. Applicants are eligible to receive assistance from the ARPA funds only one time.
5. Utility account balances accrued from 3/1/2020-9/30/2021 are eligible for relief.
6. Program award dollar amount will be determined based on past-due balance accrued during the eligibility period with a maximum cap of \$2,000 per household.

**Additional Resources**

- The Mercer Island Flexible Payment Plan.
- The City's Utility Bill Reduction Program is available to income-qualified households, providing access to discounted utility rates. More info available on the City's [website](#).
- The Mercer Island Youth and Family Services [Family Assistance](#) program serves Mercer Island resident who are experiencing financial hardship, including assistance with rent and utility services.
- Additional information regarding utility assistance through Puget Sound Energy can be found at [www.pse.com/assistance](http://www.pse.com/assistance).

## King County Area Median Income Table

Household income between 0-100% of King County area median income (AMI) in the last 60 days.

FY 2021 King County Area Median Income Limits								
# Persons in Household	1	2	3	4	5	6	7	8
Low <b>(40%)</b> Income Limit	32,400	37,040	41,680	46,280	50,000	53,720	57,400	61,120
Moderate <b>(65%)</b> Income Limit	52,650	60,190	67,730	72,205	81,250	87,295	93,275	99,320
Eligible <b>(100%)</b> Income Limit	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750



# CITY OF MERCER ISLAND, WASHINGTON

## Application for Covid-19 Utility Relief Grant

The following information is given voluntarily by the applicant undersigned for the Covid-19 utility relief grant program.

- PLEASE PRINT AND FILL IN ALL AREAS COMPLETELY -

### Section 1 – Applicant Information

First and Last name:

Service address:

Mailing address:

I receive a Utility Bill in my or my landlord's name: ☐ Yes ☐ No

Utility Account Number (required) (from your last Utility Bill):

### Section 2 – Program Eligibility

Completion of this section and submission of required documents will determine eligibility level. Your household may be eligible if you meet the following conditions:

1. Water/Sewer utility account with the City of Mercer Island
2. Household income between 0-100% of King County area median income (Appendix A Table 1)
3. Place mark beside the applicable cause of economic hardship if you or a person in your household has experienced a loss of income due to the COVID-19 pandemic (Section 3)

Adjusted gross income from the previous 60 days for all household members: \$

Do you or any other Adult Household Member have any current income from any source? ☐ No ☐ Yes

If Yes, enter the monthly amount received based on current income at time of application. If unsure of exact monthly amount, enter your best estimate. Answer 'No' for sources that have been terminated, even if they were received in the past.

Source of Income	Receiving income from source?	If yes, monthly amount from source (round to nearest dollar)
Earned income (i.e., employment income)	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Unemployment Insurance	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Supplemental Security Income (SSI)	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Social Security Disability Insurance (SSDI)	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
VA Service-Connected Disability	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
VA Non-Service-Connected Disability Pension	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Private disability insurance	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Worker's Compensation	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Temporary Assistance for Needy Families (TANF)	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
General Assistance (GA)	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Retirement Income from Social Security	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Pension or retirement income from a former job	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Child support	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Alimony or other spousal support	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
Other source If yes, specify source:	<input type="checkbox"/> No <input type="checkbox"/> Yes	\$
<b>Total monthly income from all sources</b>		<b>\$</b>



### Section 3 - Financial Hardship and Housing Instability due to COVID-19

Check as many boxes as appropriate:

- ☐ Been laid off
- ☐ Place of employment has closed
- ☐ Have experienced a reduction in hours of work
- ☐ You incurred significant costs directly or indirectly to COVID-19 (PPE, childcare, internet, alternative transportation)
- ☐ You or a member of your household has been diagnosed with COVID-19 or are experiencing symptoms of COVID-19 and seeking a medical diagnosis
- ☐ You are providing care for a family member or a member of your household who has been diagnosed with COVID-19
- ☐ Must stay home to care for children due to closure of day care and/or school
- ☐ Lost child or spousal support
- ☐ Not been able to work or missed hours due to contracting COVID-19
- ☐ Unable to find work due to COVID-19
- ☐ Unwilling/unable to participate in previous employment due to high risk of severe illness from COVID-19
- ☐ Without the assistance provided by this program, I would become homeless or am currently homeless
- ☐ Other:

This is a non-exhaustive list of financial hardship related to COVID-19. Circumstances not listed above will require additional review before considered for assistance.

### Section 4 – Household Demographics

**How many people currently live in your household?**

Starting with yourself, list the name and birth date of everyone currently living in your household.

Name	Birth Date

**How long have you lived in Mercer Island?**

**If less than one year, when did you move to Mercer Island?**

### Section 5 – Signature

*I, the undersigned, do hereby declare and certify under penalty of perjury, that I have read and understood all of the program guidelines provided on this application, and that all of the information provided by me on this application or in support thereof is true to the best of my knowledge. I understand that any attempt to falsify my information will result in my disqualification from the program for this year. I further declare and certify under penalty of perjury that my income status remains the same as presented on my documentation.*

**Applicant Name (printed):**

**Phone Number:**

**Applicant Signature:** \_\_\_\_\_

**Date:**

**PLEASE RETURN COMPLETED FORM TO:**

City of Mercer Island Finance Department  
Attn: Merrill Thomas-Schadt  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

**QUESTIONS? PLEASE CONTACT:**

Finance Department  
206-275-7602

## Appendix A Income Eligibility

### King County Area Median Income (Table 1)

FY 2021 King County Area Median Income Limits								
# Persons in Household	1	2	3	4	5	6	7	8
Low <b>(40%)</b> Income Limit	32,400	37,040	41,680	46,280	50,000	53,720	57,400	61,120
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Eligible <b>(100%)</b> Income Limit	81,000	92,600	104,150	115,700	125,000	134,250	143,500	152,750

Data is for year 2021 from provided by Treasury [SLFRF-LMI-Tool](#) and the [HUD Income Limit Query Tool](#).

### Income via Verified Program Eligibility (Table 2)

Additional Income Eligible Programs*	
Children's Health Insurance Program (CHIP)	
Childcare Subsidies through the Child Care and development Fund Program (CCDF)	
Medicaid Eligible	
National Housing Trust und (HTF) or Home Investment Partnership Program (HOME)	
Temporary Assistance for Needy Families (TANF)	
Supplemental Nutrition Assistance Program (SNAP)	
Free & Reduced-Price Lunch (NSLP) or School Breakfast Programs (SBP)	
Medicare Part D low-income subsidies	
Supplemental Security Income (SSI)	
Head Start/Early Head Start	
Special Supplemental Nutrition Program for Women, Infants, Children (WIC)	
Section 8 Voucher program	
Low-Income Home Energy Assistance Program (LIHEAP)	
<b>*Documentation of program enrollment/eligibility required.</b>	



# 2022 PLANNING SCHEDULE

Item 17.

Please email the City Manager & City Clerk when an agenda item is added, moved, or removed.

NOTE - Regular Meetings begin at 5:00 pm from June 16, 2020, through December 31, 2022.  
Items are not listed in any particular order. Agenda items & meeting dates are subject to change.

MARCH 1, 2022		DD	FN	CA	Clerk	CM
ABSENCES:		2/18	2/21	2/21	2/22	2/22
ITEM TYPE   TIME   TOPIC				STAFF		
STUDY SESSION						
30	AB 6024: 2022 Community Survey Review			Ali Spietz/Mason Luvera		
CONSENT AGENDA						
--	AB 6033: January 28, 2022 Payroll Certification			Ali Spietz		
--	AB 6016: February 11, 2022 Payroll Certification			Ali Spietz		
--	AB 6022: Open Space Conservancy Trust Annual Report			Jason Kintner/Sam Harb		
--	AB 6025: 2022 Street Related Utility Improvements Bid Award			Jason Kintner/Clint Morris		
--	AB 6028: 2020 Roadside Shoulder Improvements, WMW Phase 2 Project Closeout			Jason Kintner/Clint Morris		
--	AB 6029: Countywide Planning Policies Ratification (Resolution No. 1620)			Jeff Thomas/Adam Zack		
--	AB 6030: WRIA 8 Interlocal Agreement Addendum			Jason Kintner		
--	AB 6031: Enterprise Financial Management System Purchase			Matt Mornick/LaJuan Tuttle		
--	AB 6023: PROS Plan Adoption (Resolution No. 1618)			Jessi Bon/Jason Kintner		
REGULAR BUSINESS						
30	AB 6032: Board & Commission Vacancies Appointments (Resolution No. 1619)			Mayor Nice/Deputy Mayor Rosenbaum/Andrea Larson		
45	AB 6020: COVID-19 Utility Relief Program			Matt Mornick/Merrill Thomas-Schadt		
45	AB 6019: Development Code Amendment ZTR21-005 Noise and Residential Exterior Lighting Standards (Ord. No. 22C-02 First Reading)			Jeff Thomas /Alison Van Gorp/Adam Zack		
30	AB 6021: Luther Burbank Docks and Waterfront Project 30% Design Recommendation			Jason Kintner/Paul West		
EXECUTIVE SESSION						
	Executive Session to discuss with legal counsel pending or potential litigation pursuant to RCW 42.30.110(1)(i)					

MARCH 15, 2022		DD	FN	CA	Clerk	CM
ABSENCES:		3/4	3/7	3/7	3/8	3/8
ITEM TYPE   TIME   TOPIC				STAFF		
STUDY SESSION						
60	AB xxxx: Island Crest Way Corridor Safety Study – Recommendations & Prioritization			Jason Kintner/Patrick Yamashita/Lia Klein		
SPECIAL BUSINESS						
CONSENT AGENDA						
--	AB 6026: 2019 Arterial and Residential Street Overlays Project Closeout			Jason Kintner/Clint Morris		
	AB 6027: 2020 Arterial and Residential Street Overlays Project Closeout			Jason Kintner/Clint Morris		

**REGULAR BUSINESS**

30	AB xxxx: 2022 Financial, Single, & Accountability Audit Exit Conference	LaJuan Tuttle/SAO Staff
45	AB xxxx: Comprehensive Plan 2024 Periodic Update: Scope / Schedule / Public Participation Plan	Jeff Thomas/Adam Zack
45	AB xxxx: Town Center Code Amendments (Third Reading)	Jeff Thomas/Sarah Bluvus

**EXECUTIVE SESSION****MARCH 26, 2022 – PLANNING SESSION**

ABSENCES:

DD  
3/14FN  
3/16CA  
3/16Clerk  
3/17CM  
3/17**ITEM TYPE | TIME | TOPIC****STAFF**

TBD

**APRIL 5, 2022**

ABSENCES:

DD  
3/25FN  
3/28CA  
3/28Clerk  
3/29CM  
3/29**ITEM TYPE | TIME | TOPIC****STAFF****STUDY SESSION**

60	AB xxxx: Town Center Parking Study Presentation 1 (Project kick-off, review of stakeholder engagement plan) <b>TENTATIVE</b>	Sarah Bluvus/Jason Kintner/ Jeff Thomas/Ed Holmes
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**SPECIAL BUSINESS****CONSENT AGENDA**

--	AB xxxx: Sexual Assault Awareness Month, Proclamation No. xxx	Mayor Nice/Andrea Larson
--	AB xxxx: Water Meter Replacement Program Bid Award	Jason Kintner/Allen Hunter
--	AB xxxx: 76th Avenue SE Mid-Block Crosswalk Bid Award	Jason Kintner/Lia Klein
--	AB xxxx: 2020 WMW Pedestrian Crossings Project Closeout	Jason Kintner/Clint Morris
--	AB xxxx: 2021 Arterial and Residential Street Overlays Project Closeout	Jason Kintner/Clint Morris
--	AB xxxx: 2021 EMW Landslide Repair Project Closeout	Jason Kintner/Clint Morris
--	AB xxxx: ARCH Housing Trust Fund Project Approval	Jeff Thomas/Alison Van Gorp
--	AB xxxx: EMW 5400 to 6000 Blocks Water System Improvements Project Closeout	Jason Kintner/Rona Lin
--	AB xxxx: 2020 Water System Improvements (SE 34th St & 78th Ave SE) Project Closeout	Jason Kintner/Rona Lin
--	AB xxxx: 2021 Water System Improvements (82nd Ave SE & SE 24th St) Project Closeout	Jason Kintner/Rona Lin
--	AB xxxx: City Hall Lobby Renovation Bid Award	Jason Kintner/Jaime Page
	AB xxxx: Resolutions to Apply for RCO ALEA and LWCF grant funding programs for Luther Burbank Docks and Waterfront	Jason Kintner/Paul West
	AB xxxx: Resolution to Apply for Washington State Historical Society Heritage Capital Funding for Boiler Building Phase 1 project	Jason Kintner/Paul West

**REGULAR BUSINESS**

30	AB xxxx: Outdoor Lighting Code Amendments (Second Reading)	Jeff Thomas/Alison Van Gorp/Adam Zack
30	AB xxxx: ADA Transition Plan Adoption	Jason Kintner/Patrick Yamashita/Lia Klein

**EXECUTIVE SESSION****APRIL 19, 2022****ABSENCES:****DD**  
**4/8****FN**  
**4/11****CA**  
**4/11****Clerk**  
**4/12****CM**  
**4/12****ITEM TYPE | TIME | TOPIC****STAFF****STUDY SESSION**

45 AB xxxx: Climate Action Plan – Goals and Actions

Jason Kintner/Ross Freeman

**SPECIAL BUSINESS****CONSENT AGENDA**

-- AB xxxx: 2022 Water System Improvements (Madrona Crest East)

Jason Kintner/Rona Lin

AB xxxx: Earth Day/Week Proclamation

Jason Kintner/Ross Freeman

**REGULAR BUSINESS**30 AB xxxx: Review and Approve the 2022-2023 City Council Priorities and Confirm Work Plan  
(Tentative)

Jessi Bon

15 AB xxxx: City Council Rules of Procedure Amendments (Res. No. xxxx) (Tentative)

Jessi Bon/Andrea Larson

45 AB xxxx: Island Crest Way Corridor Safety Study – Recommendations &amp; Prioritization

Jason Kintner/Patrick  
Yamashita/Lia Klein30 AB xxxx: Interlocal Agreement with the Mercer Island School District for Field  
Maintenance (Tentative)

Jason Kintner

30 AB xxxx: Fiscal Year 2021 Year-End Financial Status Update

Matt Mornick/ Ben  
Schumacher

30 AB xxxx: Luther Burbank Park Boiler Building Heritage Capital Grant Resolution

Jason Kintner/Paul West

30 AB xxxx Special Event Sponsorship Policy (Tentative)

Ryan Daly/Katie Herzog

**EXECUTIVE SESSION****APRIL 21, 2022 (SPECIAL MEETING)****ABSENCES:****DD****FN****CA****Clerk****CM****ITEM TYPE | TIME | TOPIC****STAFF****JOINT MEETING WITH MERCER ISLAND SCHOOL BOARD****MAY 3, 2022****ABSENCES:****DD**  
**4/22****FN**  
**4/25****CA**  
**4/25****Clerk**  
**4/26****CM**  
**4/26****ITEM TYPE | TIME | TOPIC****STAFF****STUDY SESSION****SPECIAL BUSINESS****CONSENT AGENDA**

--	AB xxxx: Affordable Housing Week, Proclamation No. xxx	Mayor Nice/Andrea Lar	Item 17.
--	AB xxxx: 77th Ave SE & Sunset Hwy Intersection Improvements Bid Award	Jason Kintner/Lia Klein	
--	AB xxxx: Luther Burbank Park Tennis Courts – Budget amendment	Jason Kintner/Paul West	
--	AB xxxx: 2022 Arterial and Residential Street Overlays Bid Award	Jason Kintner/Clint Morris	
--	AB xxxx: Accept Easements for Stormwater Capital Projects	Jason Kintner/Patrick Yamashita/Fred Gu	
<b>REGULAR BUSINESS</b>			
45	AB xxxx: 2023-2028 Six-Year Transportation Improvement Program (TIP) Review (public hearing)	Matt Mornick/Patrick Yamashita	
45	AB xxxx: Permit Types and Noticing Code Amendments (First Reading)	Jeff Thomas/Alison Van Gorp/Adam Zack	
15	AB xxxx: Healthy Youth Initiative Update	Ali Spietz/Tambi Cork	
<b>EXECUTIVE SESSION</b>			

MAY 17, 2022		DD	FN	CA	Clerk	CM
ABSENCES:		5/6	5/9	5/9	5/10	5/10
ITEM TYPE   TIME   TOPIC				STAFF		
STUDY SESSION						
SPECIAL BUSINESS						
CONSENT AGENDA						
REGULAR BUSINESS						
30	AB xxxx: First Quarter 2022 Financial Status Update & 2021-2022 Budget Amendments			Matt Mornick/Ben Schumacher		
30	AB xxxx: Arts Council Presentation			Jason Kintner/Ryan Daly/Sarah Bluvas		
30	AB xxxx: Transportation Impact Fee Rate Update (First Reading) (Tentative)			Jeff Thomas/Alison Van Gorp		
30	AB xxxx: Parks Impact Fee Rate Update (First Reading) (Tentative)			Jeff Thomas/Alison Van Gorp		
EXECUTIVE SESSION						