



Memorandum

To: Planning Commission

From: Beckye Frey, Senior Planner 425-556-2750

Date: January 22, 2020

Subject: **Briefing on Growth Management Act, Urban Growth boundaries, growth allocations, and the Comprehensive Plan periodic review cycle**

BRIEFING PURPOSE:

On January 8, 2020, the Planning Commission requested a briefing with an overview of the Washington State Growth Management Act (GMA), urban growth boundaries and developments just outside of Redmond, growth allocations, and the periodic review cycle for the Comprehensive Plan updates. For this briefing we have kept the discussion very general, and in the context of the projects to come over the next few years. Staff can prepare more detailed presentations on any of these topics if additional information and discussion would be helpful.

WASHINGTON STATE GROWTH MANAGEMENT ACT

The Legislature adopted the Growth Management Act in 1990 to manage and direct growth to urban areas where public facilities and services can be provided most efficiently, to protect rural character, to protect critical areas and to conserve natural resource lands.

Regional coordination between counties and cities is emphasized in the GMA. Counties adopt county-wide planning policies to guide comprehensive plan development. The policies must include guidance for designation of urban growth areas (UGAs) outside of which urban development will not occur.

In the Puget Sound region, the Puget Sound Regional Council (PSRC) was created to make decisions about transportation, growth management, and economic development at the regional level. The elected leaders of King, Pierce, Snohomish and Kitsap counties, the region's cities and towns, port districts, transit agencies, and tribes direct PSRC's work. PSRC develops a regional growth plan and adopts Multi-County Planning Policies to guide growth and development in a regional context. The Counties then adopt Countywide Planning Policies that are more detailed and tailored to each county to implement the regional plan and policies. The Counties and Cities then develop their individual Comprehensive Plans and implementing ordinances in a manner that is consistent with the adopted regional documents.

URBAN GROWTH BOUNDARIES:

Under the GMA, Urban Growth Areas have been established to contain urban growth. Outside of UGAs, urban scale of development is not allowed. A UGA boundary may include some areas that are not yet incorporated; these are areas for potential annexation. There are a few unincorporated areas within the Redmond UGA (see attached map). A UGA boundary may be amended in accordance with specific criteria established in the GMA, but only after reasonable measures have been undertaken to increase density has occurred. (The GMA gives authority for UGA boundaries to Counties and holds the Counties accountable to the UGA requirements.)

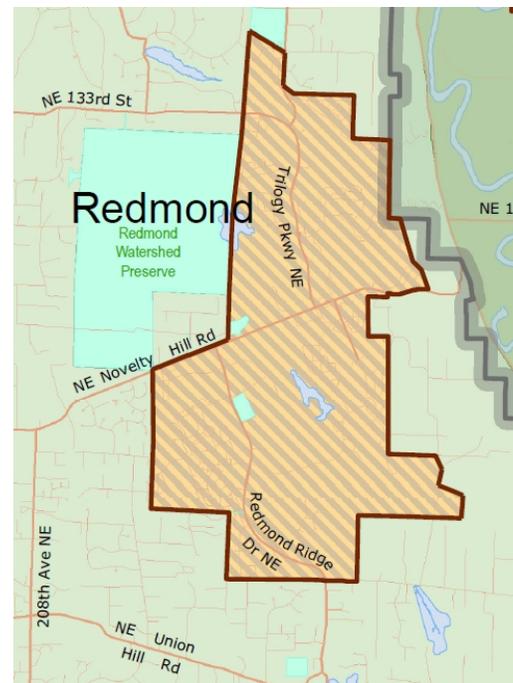
Development Occurring Outside of UGA

There are some rural communities that provide a level of density that is similar to a UGA that were established prior to the GMA (smaller lots and/or services). These areas are typically Limited Areas of More Intensive Rural Development, which are extremely limited under the GMA. While these areas allow infill on vacant lots and some limited redevelopment, the boundaries may not be amended.

The GMA also allows for the creation of new, fully contained communities if a County has adopted that tool. A "[new fully contained community](#)" is a development outside of an existing UGA which is characterized by urban densities, and provides a mix of uses (jobs, housing, and services).

King County allows for new fully contained communities under the [Urban Planned Development \(UPD\) provisions](#). The Bear Creek UPD contains the Trilogy, Redmond Ridge, and Redmond Ridge East developments. These are unincorporated UGAs, and so have urban scale lot sizes and have commercial services. The Bear Creek UPD areas are essentially built out, and the development agreements are expiring, so King County is in the process of updating the Bear Creek Community Plan and rezoning the UPD parcels to preserve their current conditions.

Bear Creek UPD



GROWTH ALLOCATIONS:

Under the GMA, the state Office of Financial Management (OFM) begins the growth forecasting by preparing a range of possible population growth for Washington counties (low, mid, high) based on birth rates, death rate, in-migration, and out-migration as well as known development. County officials are responsible for selecting a 20-year GMA planning target from within the range of high and low prepared by OFM. County officials select the county planning target; then

within each county, population planning targets for cities, towns, and unincorporated areas are developed among all affected local jurisdictions as part of the city and county planning process.

In the Puget Sound region, the Puget Sound Regional Council (PSRC) was created to make decisions about transportation, growth management, and economic development at the regional level. The elected leaders of King, Pierce, Snohomish and Kitsap counties, the region's cities and towns, port districts, transit agencies, and tribes direct PSRC's work. PSRC is tasked with reviewing the OFM growth ranges, adopting the regional growth policies and projections, and allocating projected growth throughout the region. PSRC is preparing for the next periodic review cycle, and has issued a [draft Vision 2050 Plan](#) with updated regional growth strategies that includes growth targets by area types. For example, the Multi-County Planning Policies, Regional Growth Strategy #7 is for 65% of the region's population growth and 75% of the region's employment growth to be located in regional growth centers and within walking distance of high capacity transit.

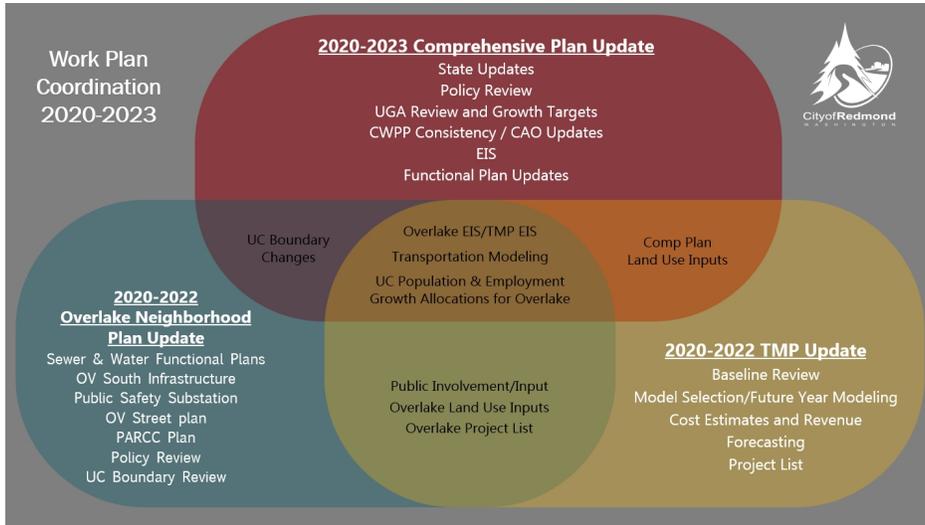
King County is currently developing the allocations for the county communities based on the draft Vision 2050 plan. City staff have been working with the County, providing data on vacant and existing development, zoning district allowed uses, existing capacity for growth (vacant land and potentially redevelopable land), and land that is not suited for development or permanently dedicated as open space. The preliminary allocations will be released this Spring, with review of draft findings completed by late Spring or early Summer.

Once we have confirmed growth allocations for the City, we will compare existing capacity and allocations and determine what, if any, changes will be needed to accommodate the projected growth. This analysis will be incorporated into several projects, including the Overlake Neighborhood Plan update, the Transportation Master Plan Update, and the periodic review of the Comprehensive Plan.

PERIODIC REVIEW CYCLE FOR COMPREHENSIVE PLAN UPDATES:

The Growth Management Act sets out a timeline for a periodic review and update of Comprehensive Plans and their implementing regulations. This timing has varied over the years, but it is currently required every eight (8) years. The next review deadline is July 2023. The growth allocations are one of the first required elements for the periodic review, and once the allocations have been determined the periodic review will begin. Staff has begun the initial planning stages for this project, and will formally kick off the Periodic Review later this year.

The work required to update the Transportation Master Plan and the Overlake Neighborhood Plan will be extensive, and will have significant impacts on the other elements, so staff is planning those projects as "phase one" of the periodic review. A combined public engagement plans is being developed, which reflects how the projects overlap (see diagram below) and the remaining periodic review update work will be completed in phase two. These efforts will also be coordinated with the Housing Master Plan, which will be occurring at the same time.



Coordinated Projects	2020				2021				2022				2023			
	Q1	Q2	Q3	Q4												
Comprehensive Plan Update																
Housing Master Plan																
Overlake Neighborhood Plan																
Transportation Master Plan																

Please contact Beckye Frey (bfrey@redmond.gov, 425-556-2750) with comments or questions.

Attachment A: King County Community Service Areas - Bear Creek / Sammamish Area Map