

# **ACCESSIBLE EDUCATION ON DESIGN**

# AGENDA

- Growth Management Act
- Comprehensive Planning
- Land Use
- Zoning
- Density
- Gentrification & Displacement
- Green Infrastructure
- Placemaking

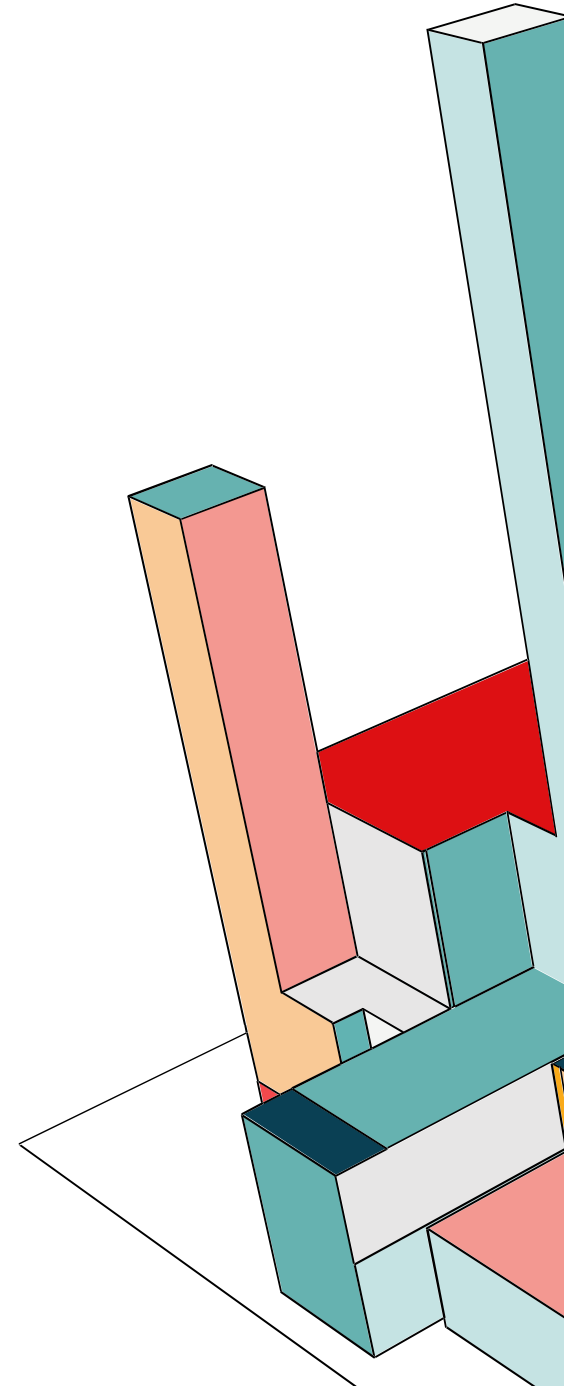
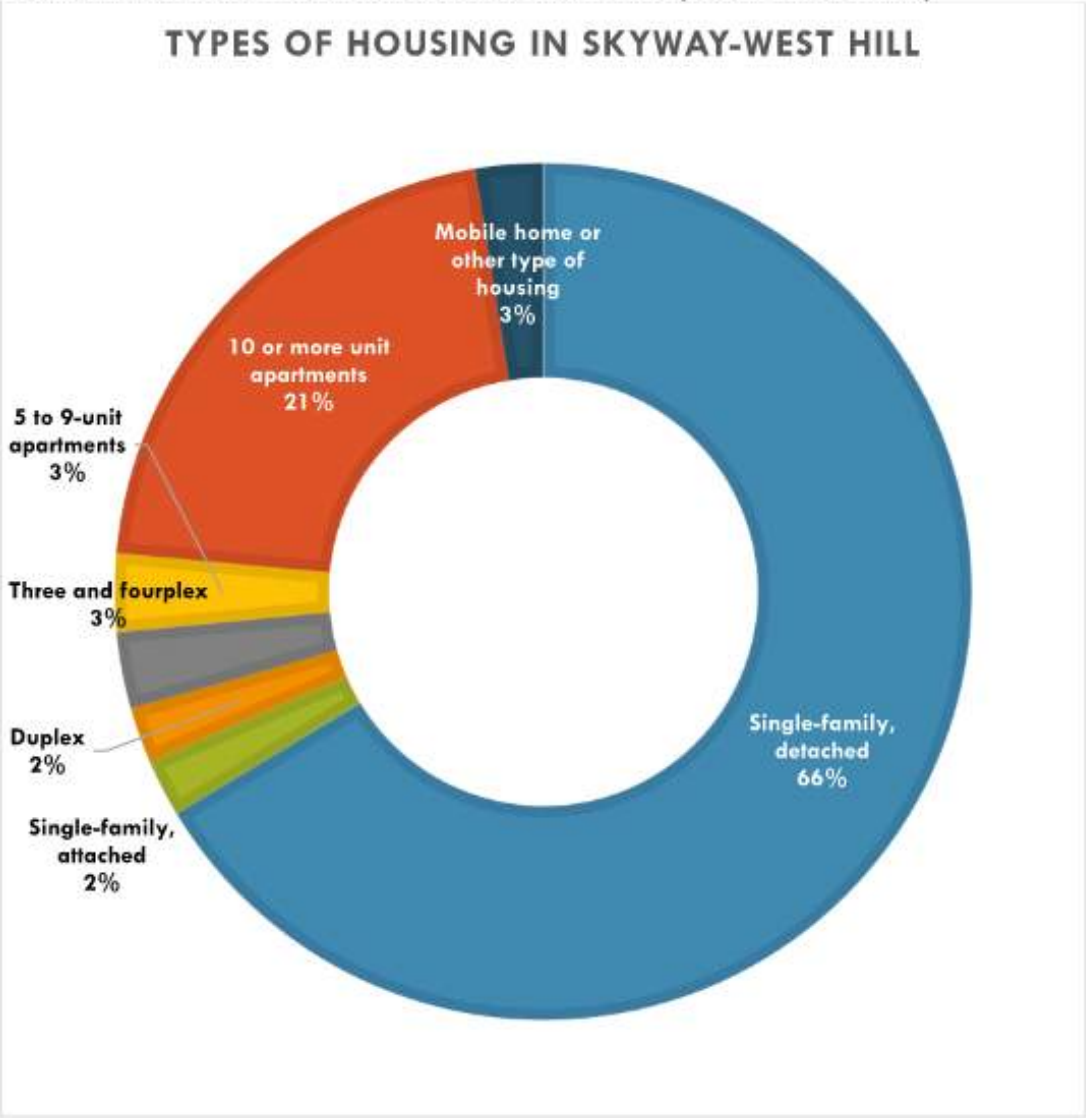


FIGURE 4: TYPES OF HOUSING IN SKYWAY-WEST HILL (2020 ACS 5-YEAR)

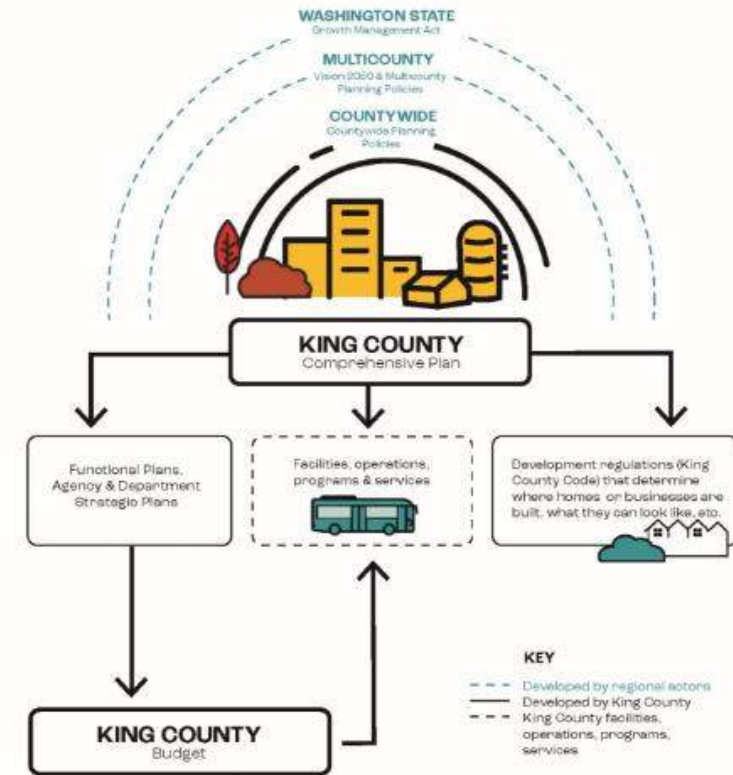


# GROWTH MANAGEMENT ACT

How policy influences communities.

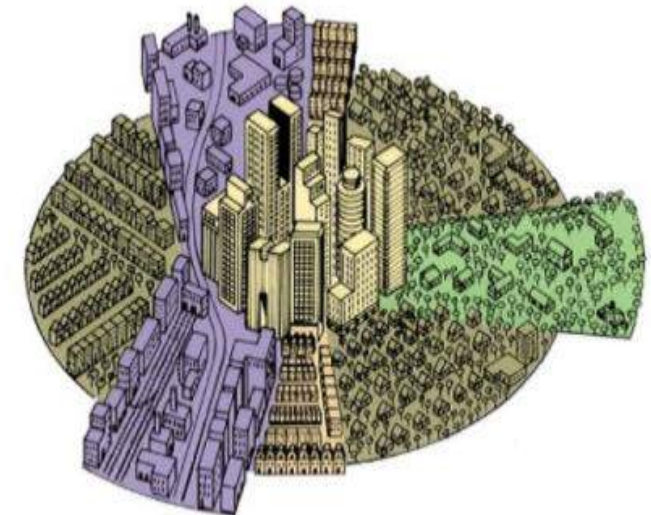
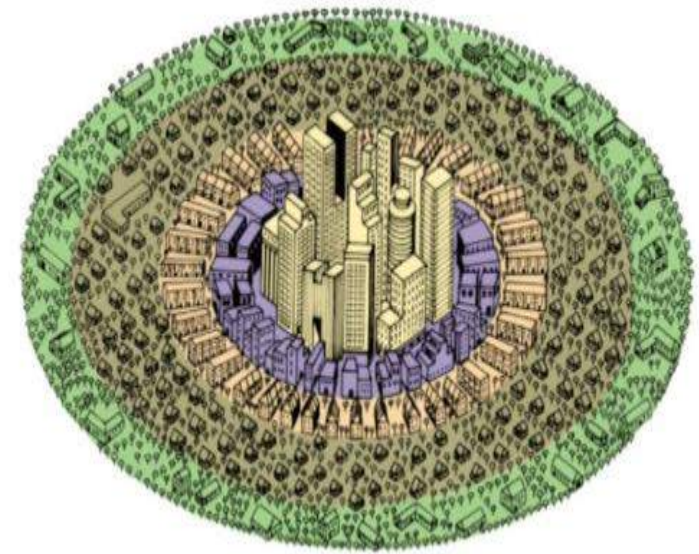
# GROWTH MANAGEMENT ACT (GMA)

- First adopted in 1990; amended in 2021.
- Requires fast-growing cities and counties (King County) to develop a comprehensive plan to manage their population growth.
- Holds cities and counties accountable:
  - Clark, King, Kitsap, Pierce, Snohomish, Thurston, and Whatcom counties also have to submit Buildable Lands reports that look back at actual development to determine if cities and counties have designated adequate amounts of residential, commercial, and industrial lands to meet the growth needs incorporated in their comprehensive plans

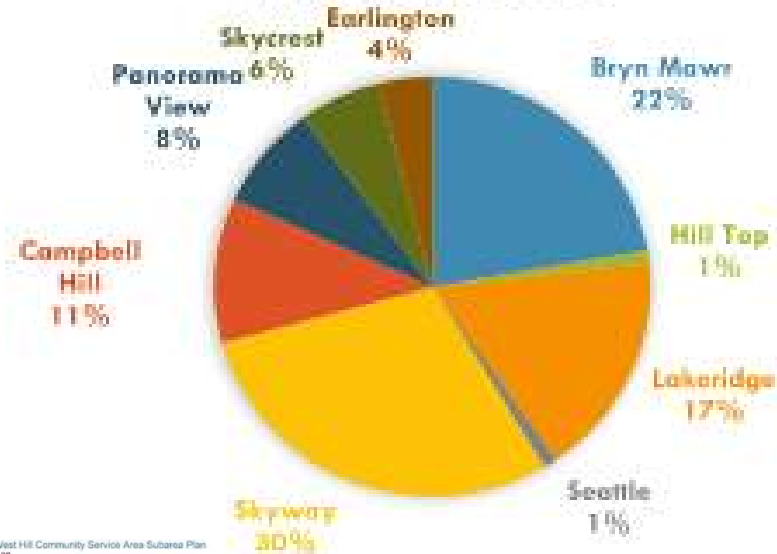


# GMA GOALS (RCW 36.70A.020)

- Urban growth. Encourage development in urban areas.
- Reduce Sprawl. Reduce the inappropriate conversion of undeveloped land.
- **Transportation**. Encourage efficient multimodal transportation systems.
- **Housing**. Plan for and accommodate housing affordable to all economic segments.
- **Economic development**. Encourage economic development throughout the state.
- **Property rights**. Private property shall not be taken for public use without just compensation having been made.
- **Permits**. Applications should be processed in a timely and fair manner.
- **Natural resource industries**. Maintain and enhance natural resource-based industries.
- **Open space and recreation**. Retain open space, enhance recreational opportunities.
- **Environment**. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.
- **Citizen participation and coordination**. Encourage the involvement of citizens.
- **Public facilities and services**. Ensure that those public facilities and services necessary to support development shall be adequate.
- **Historic preservation**. Identify and encourage preservation.
- **Climate change and resiliency**. Ensure that comprehensive plans, development regulations, and regional policies, plans, & strategies adapt to & mitigate the effects of a changing climate.



## PARTICIPATION BY NEIGHBORHOOD



# COMPREHENSIVE PLANNING

How communities influence their communities.

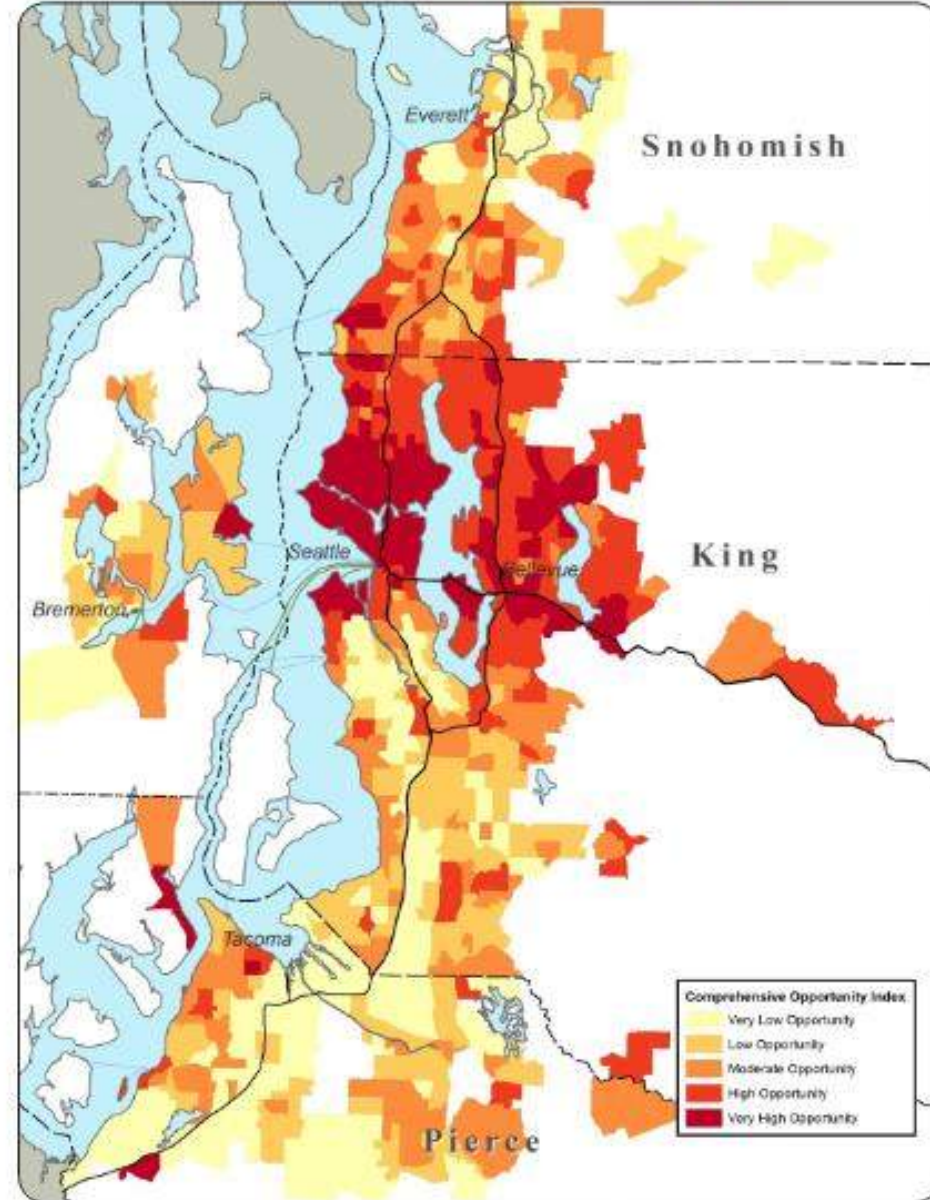


# COMPREHENSIVE PLANNING

- First approved in 1958; updated in 2024.
- The central Puget Sound region is growing. Since 2020, the region has grown by 130 people a day. By 2050, the region is expected to have nearly 6 million people and 3 million jobs.
- The Comprehensive Plan is a key policy document that guides how to plan for and how to accommodate the growth and development in unincorporated King County over the next 20 years. It guides County decisions and services such as:
  - where homes, offices, or stores can be built;
  - how roads, buildings and trees contribute to the look and feel of neighborhoods;
  - protection of working farms and forests;
  - access to clean water, clean air, and a healthy environment; and
  - investments in regional services, such as transit, sewers, and parks.
- In 2024, the County completed a once-every-ten-years update to the Comprehensive Plan.

<https://kingcounty.gov/en/dept/executive/governance-leadership/performance-strategy-budget/regional-planning/king-county-comprehensive-plan>

Figure 14 Comprehensive Opportunity Map for the Central Puget Sound Region



Source: Equity, Opportunity, and Sustainability in the Central Puget Sound Region  
Kirwan Institute and Puget Sound Regional Council Report May 2012

# COMPREHENSIVE PLANNING



## 2024 King County Comprehensive Plan FAQ

### What is the King County Comprehensive Plan?



The Comprehensive Plan is the County's primary policy document.

It guides how and where growth and development in King County over the next 20 years.



### What was the focus of the 2024 Update?

The 2024 Update was rooted in the County's goal to make King County a welcoming community where every person can thrive, with a focus on:



### What areas of King County are affected?



### Why does King County do a Comprehensive Plan?

King County is required to review and update the Plan at least once every ten years to ensure we meet the goals and requirements of the Washington State Growth Management Act. These updates are an opportunity to make major policy changes that address our community's long-term needs and advance the County's goals.



### What was the Timeline?

Jan. – June 2022  
Scope of Work

July 2022 – Mid 2023  
Executive Public Review Draft

Mid 2023 – Dec. 2023  
Executive Recommended Plan

Jan. 2024 – Dec. 2024  
Council Review, Amendment & Adoption

More info  
[KingCounty.gov/CompPlan](https://kingcounty.gov/CompPlan)





# COMPREHENSIVE PLANNING

- Community Outreach, Vision, and Guiding Principals
- Community Description
- Land Use
- Housing and Human Services
- Parks, Open Space, and Cultural Resources
- Transportation
- Services and Utilities
- Economic Development
- Implementation



## SKYWAY-WEST HILL COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan  
December 2022





# ZONING

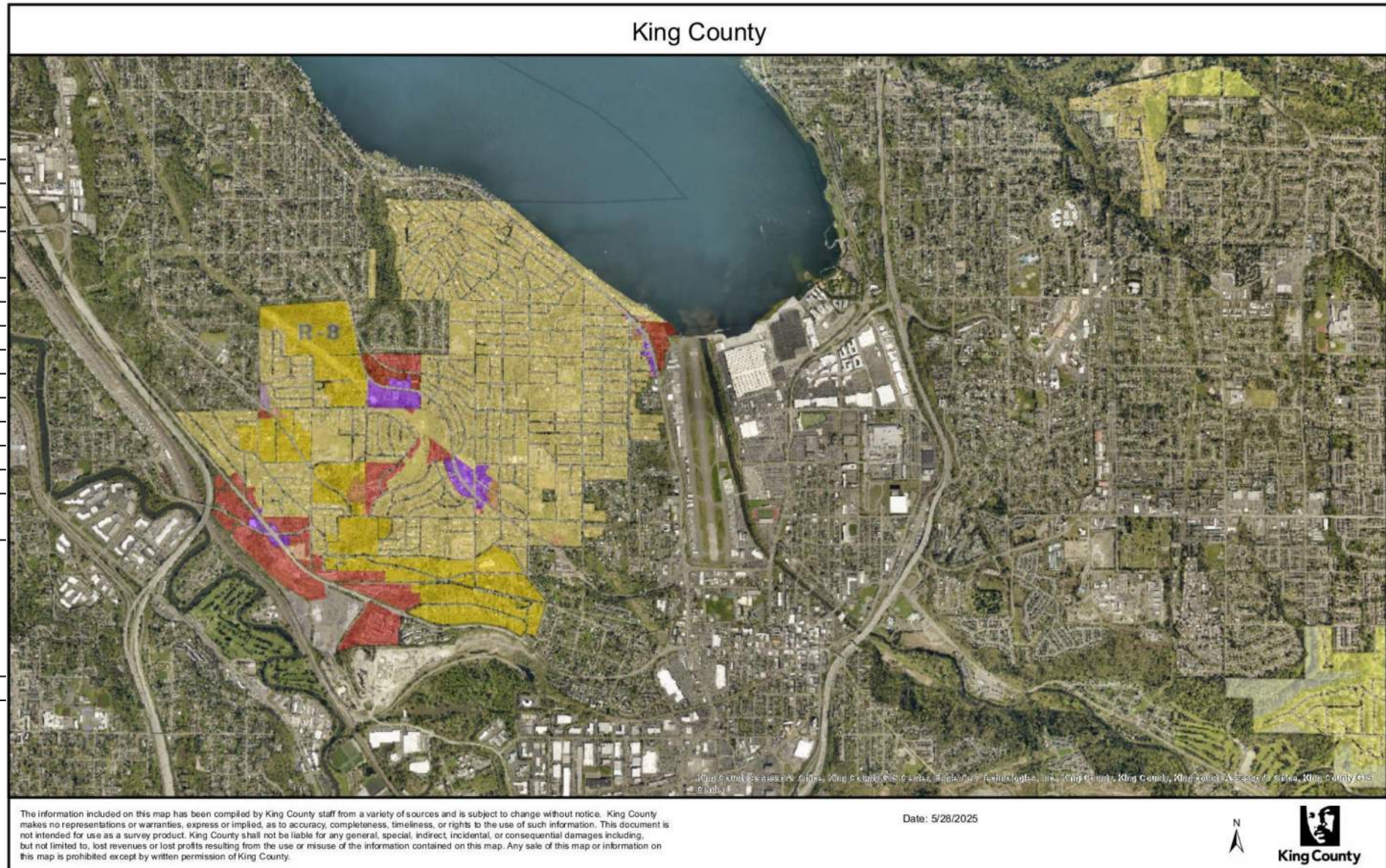
Planning practice of dividing land within a jurisdiction into regulated zones.



# ZONING

## ZONING CLASSIFICATIONS

Agricultural
Forest
Mineral
Rural Area
Urban Reserve
Urban Residential
Neighborhood Business
Community Business
Regional Business
Office
Industrial
Regional Use
Property-specific development standards
Special District Overlay
Potential Zone
Interim Zone







# **LAND USE**

Use allowed on the land.



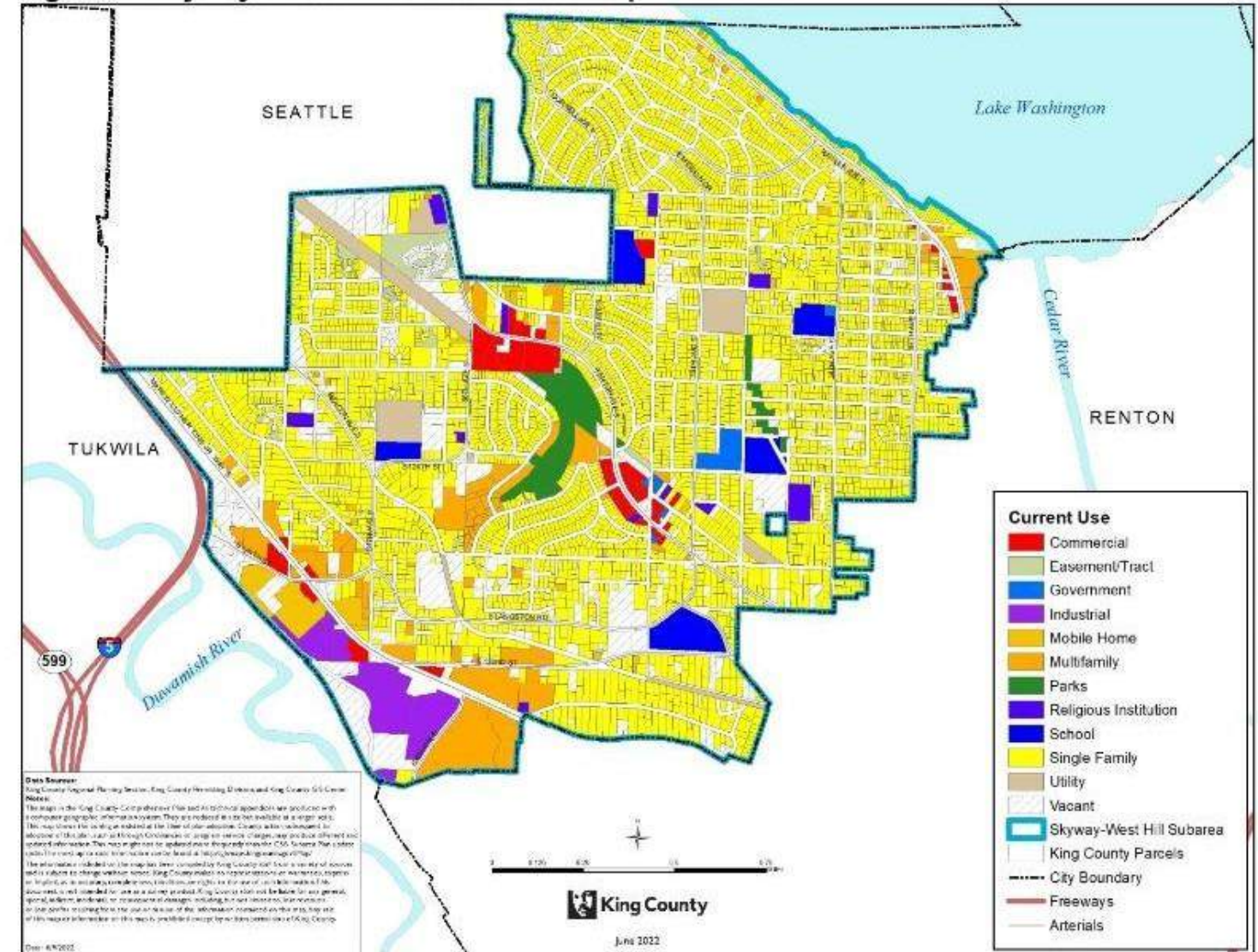
# LAND USE

SPECIFIC LAND USE	A	F	M	RA	UR	R-1	R-4 - R- 8	R12- R- 48	NB	CB	RB	O	I
<b>HOUSING TYPES:</b>													
Single Detached Residence	P17	P2		P	P	P	P	P	P16				
Duplex				C4	C4	P	P12	P12	P3	P3	P3	P3	
Houseplex				C4	C4	P	P	P	P3	P3	P3	P3	
Townhouse				C4	C4	P	P	P	P3	P3	P3	P3	
Apartment				C4	C4		P	P	P3	P3	P3	P3	
Manufactured Home Community				S13			P	P					
Cottage Housing							P15	P15					
Congregate Residence				C6	C6	C6	C6	P10	P11	P11	P11	P11	
Senior Assisted Housing					P4	P4	P	P	P3	P3	P3	P3	
<b>ACCESSORY USES:</b>													
Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	P7	
Home Occupation	P18	P18		P18	P18	P18	P18	P18	P18	P18	P18	P18	
Home Industry	C			C	C	C	C						

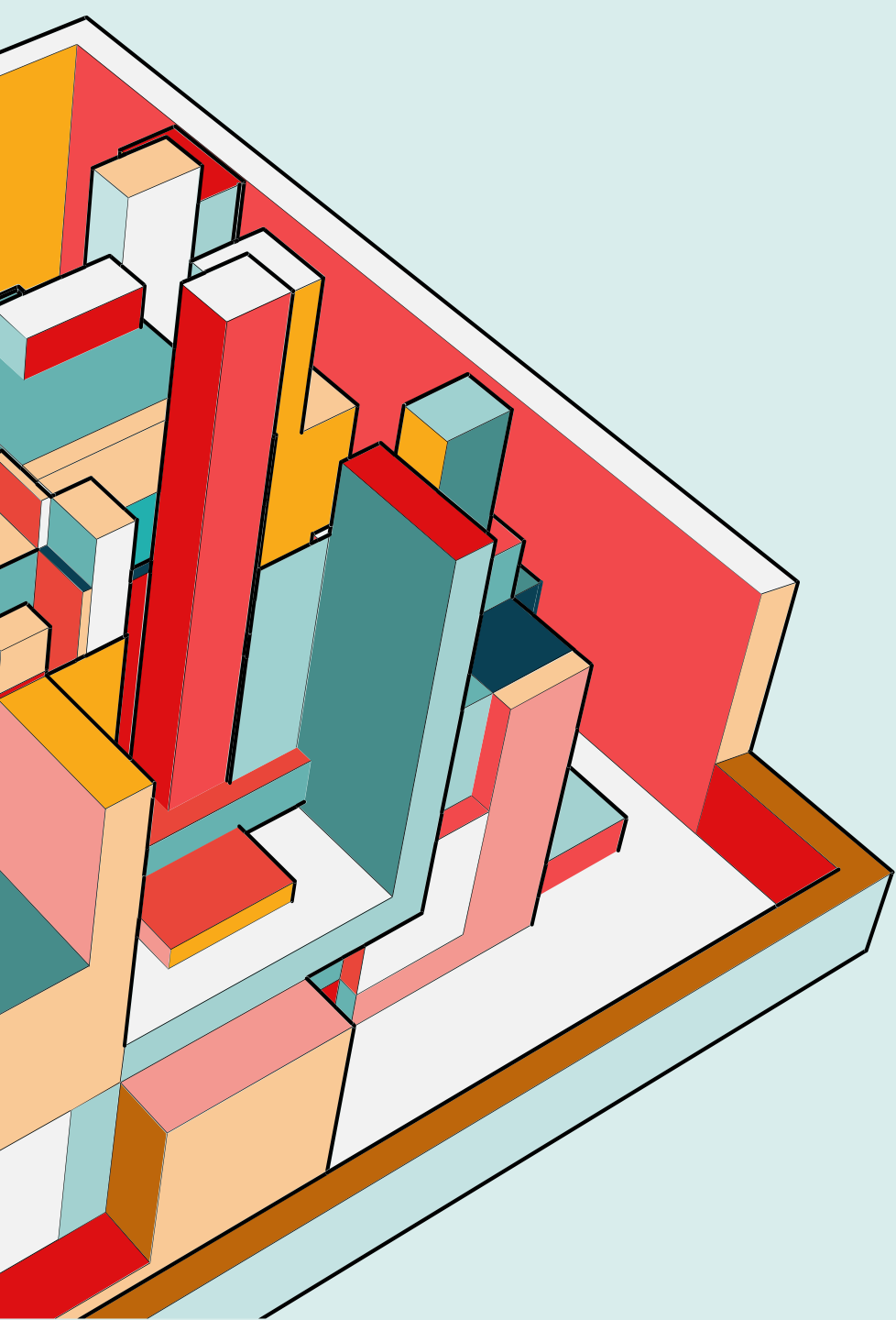


# LAND USE

Figure 1. Skyway-West Hill Current Uses Map







# DENSITY

Description of the level of people, jobs, housing units, and floor area of buildings for example.

# DENSITY

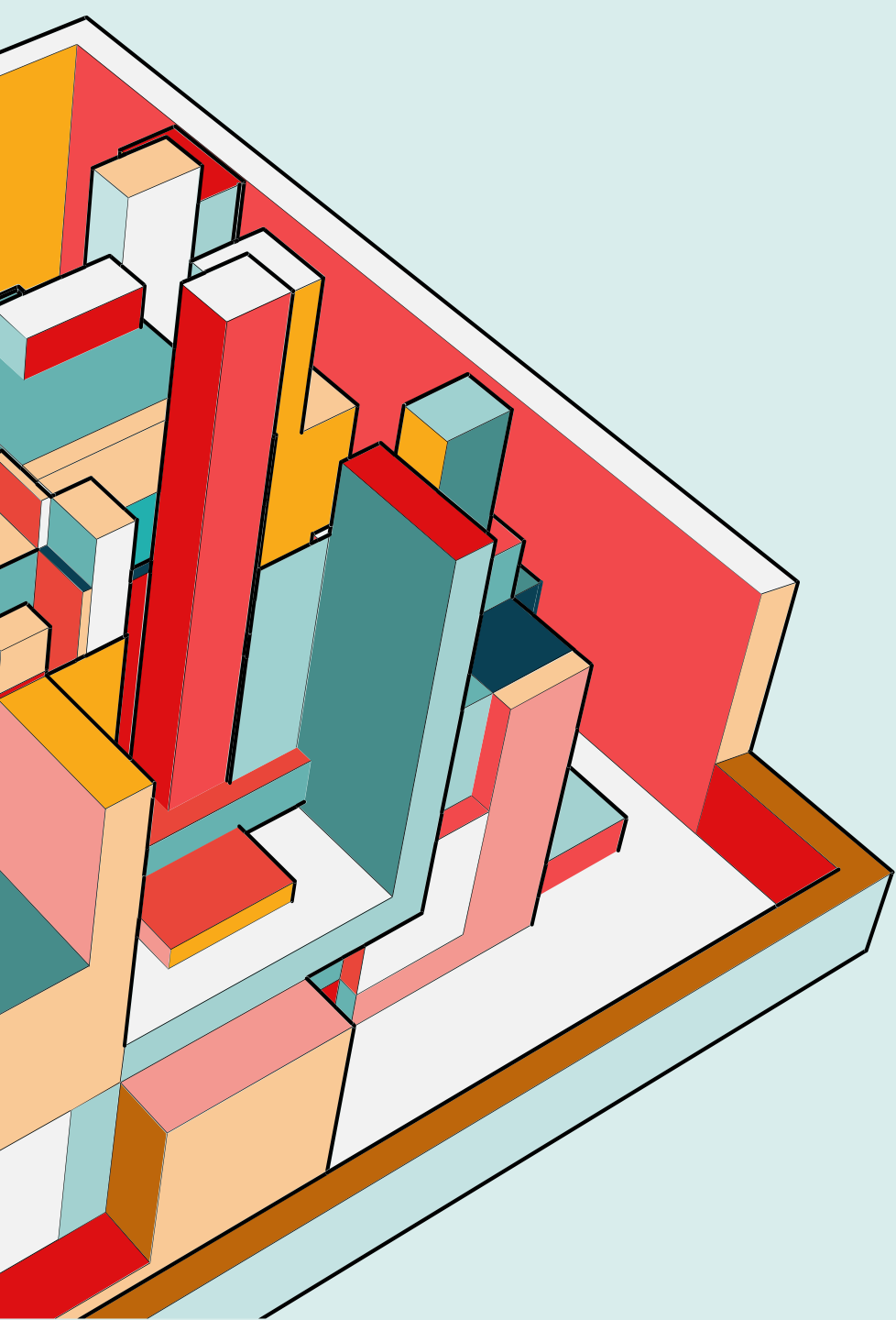
## Density Benefits

- More amenities and resources in your neighborhood
- More transportation options
- More neighbors
- Lower rents and home costs
- More funding opportunities
- Reuse of underutilized land



Credit: Opticos



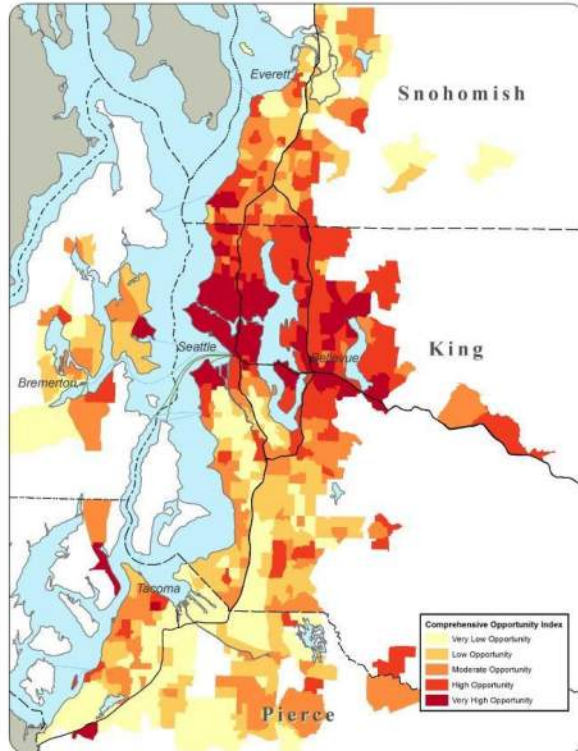


# **GENTRIFICATION & DISPLACEMENT**

# GENTRIFICATION



Figure 14 Comprehensive Opportunity Map  
for the Central Puget Sound Region



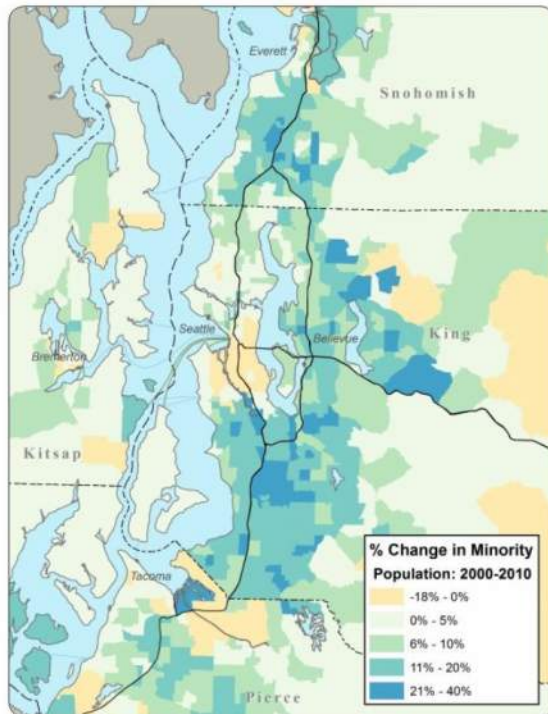
Source: Equity, Opportunity, and Sustainability in the Central Puget Sound Region  
Kirwan Institute and Puget Sound Regional Council Report May 2012

- Redlining
- Restrictive Covenants
- Institutional Racism = Disinvestment in Black Neighborhoods.
- Rapid Growth Increases Housing Demand = Rising Housing Prices in Historically Lower Real Estate Neighborhoods.
- Influx of New Residents = Loss of Cultural Identity

# DISPLACEMENT



**Figure 8** Change in Minority Share of Population 2000-2010



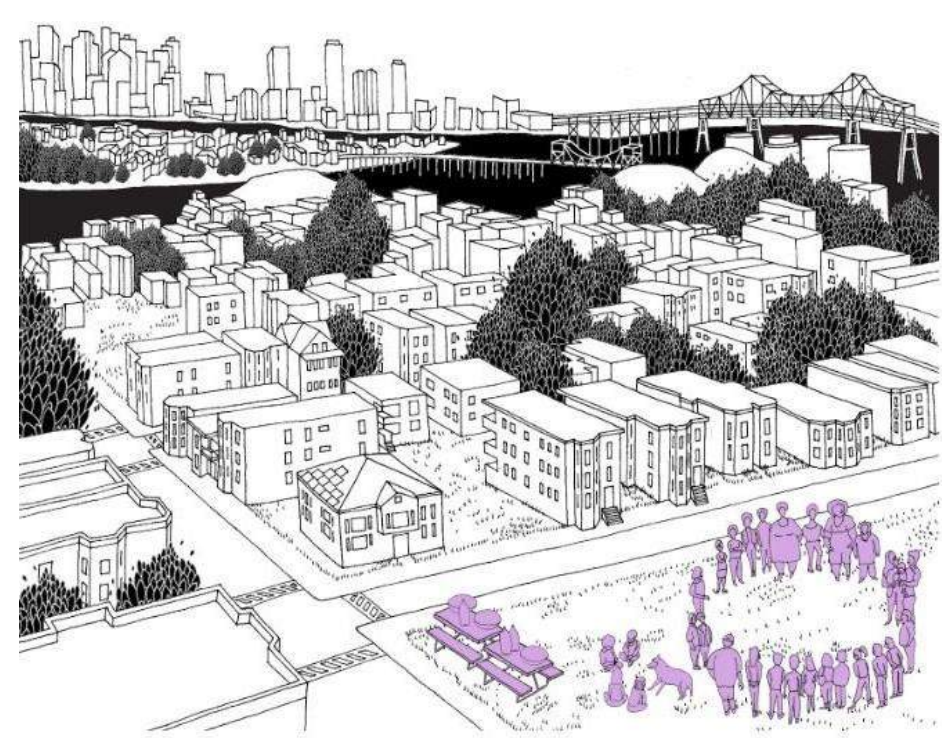
Source: U.S. Census

A trend toward more minority residents of the region living in more communities throughout the region is one indication, at least on a broad geographic scale, that the central Puget Sound region is becoming more integrated. Another way of depicting this trend is shown in the map of demographic change in Figure 8. Blue areas have increasing shares of minorities, yellow areas have decreasing shares. The map clearly shows that across the entire arc of suburbs surrounding the region's

central cities, communities are generally becoming more diverse. However, the map also suggests that a more complex trend may be occurring in Seattle and other central city locations, where the proportional loss of minority residents may reflect displacement of historical communities in areas that have been experiencing gentrification. As well, the figure shows that the trend toward integration has apparently skipped over some neighborhoods, a factor that deserves further research.

- Existing Residents of a Neighborhood are Involuntarily Forced to relocate.
  - direct economic displacement,
  - indirect economic displacement,
  - cultural displacement, and
  - physical displacement.
- Displacement can increase the risk of homelessness and have lasting negative effects on health, education, earnings, and cultural connections.

# ANTI-DISPLACEMENT



Credit: Greater Boston Anti-Displacement Toolkit

- Develop more publicly subsidized affordable housing, especially for households below 60 percent of AMI,
- Increase the development of family-sized housing (three- to five- bedroom units),
- Build culturally specific housing for elders, and
- Invest in community driven development.
- Property Tax Exemptions
- Mandatory Inclusionary Housing
- Tenant Relocation Assistance
- Down Payment Assistance (Covenant Homeownership Program!)
- Community Land Trusts



# GREEN INFRASTRUCTURE



Credit: Mithun, Liberty Bank

# GREEN INFRASTRUCTURE

- Green infrastructure is an adaptable and multi-benefit approach to stormwater management.
  - captures, absorbs, and reduces runoff; filters stormwater; and delivers other environmental, social, and economic benefits
  - Investing in green infrastructure restores wildlife habitat and enhances natural systems while improving the health of residents through greater access to green space.
  - It can improve community safety and provide economic stability by adding green local jobs, reducing infrastructure costs, and decreasing property damage from flooding.

<https://www.epa.gov/green-infrastructure/green-infrastructure-planning-design-and-implementation>





# PLACEMAKING



# WHAT IS PLACEMAKING?

Placemaking inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well being.

<https://www.pps.org/article/what-is-placemaking>





# THE POWER OF COMMUNITY

- The Community is the Expert.
- Create a Place, Not a Design.
- You Can't do it Alone.
- You Can See a lot just by Observing.
- Have a Vision.
- Start with the Petunias.
- Triangulate.
- They Always Say, "It Can't be Done".
- Form Supports Function.
- Money is Not the Issue.
- You are Never Finished

<https://www.pps.org/article/what-is-placemaking>



Visitors at the Skyway Coalition Green Space project event. (Photo: Michael B. Maine)

**THANK YOU**

