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Councilmember Mosqueda King County Comprehensive Plan Priorities

King County is currently in the process of a major update to its [Comprehensive Plan](#), the County's guiding document for growth over the next 20 years. Since beginning the Council discussion in January and engaging with community over the course of 2025, I have heard from community members in unincorporated areas like **Vashon-Maury Island, White Center and North Highline, the South Park "Sliver" and communities across the County**. Across these communities, residents have asked us to advance policies to better support **affordable housing and childcare, workers and small businesses, healthcare and social services, and climate resilience** in the Comprehensive Plan. Based on this direct feedback, my team and I have worked to translate the ideas into detailed planning policy.

The King County Council is set to complete its year-long review of the Executive's proposed Comprehensive Plan and consideration of amendments to reflect community feedback and Council policy priorities. There have been 10 discussions in the Local Services and Land Use Committee, six public hearings held in community, two briefings at the full council, and dozens of individual meetings with community members across the county. The Council will consider final amendments, clarify and enhance language, then take a final vote on the Comprehensive Plan on **December 10th**. You can find more information and sign up for email updates at the County's Comprehensive Plan website [here](#), and see the full review schedule [here](#).

Councilmember Mosqueda Comprehensive Plan Amendments

Increasing Housing Opportunities

- **ADUs:** Request pre-approved Accessory Dwelling Units (ADUs) designs to lower the time and cost it takes to build ADUs
- **Surplus Properties:** Strengthen policies prioritizing affordable housing on publicly-owned surplus properties
- **Homeownership:** Prioritize policies to incentivize housing models like shared-equity coops other ownership models
- **Remove Barriers to Housing Development:** Working with community members to identify and reduce requirements that add time and cost to housing development, such as development standards, parking requirements, upper level setbacks, and setbacks in White Center and Vashon Rural Town, removing requirements for a conditional use permit to locate more than one single detached home on a property

- **Incentivizing Affordability in Market Developments:** Working with several council offices on updating the County’s inclusionary housing policies—the County’s on-site affordable housing incentives and mandatory requirements to enable more affordable housing in new housing development across the county. Further provide incentive by exempting development projects that provide at least a certain percentage of affordable dwelling units at or below 80% AMI from the North Highline Design Standards
- **Reducing Barriers to Shelter and Supportive Housing:** Reduce barriers and strengthen policy supporting emergency shelters, transitional housing, emergency housing, and permanent supportive housing and create work plan to address identified barriers
- **Vashon Middle Housing:** Allow flexibility to create middle housing in areas currently zoned Community Businesses for mix-use housing on Vashon
- **More Tools for Affordable Housing:** Create a work plan to support more affordable housing development in King County (incl. funding, MFTE, SEPA exemption, expedited permitting timelines)
- **Employer-Assisted Housing:** Maintain policies promoting the development of employer-assisted housing opportunities close to employment sites
- **Supporting Innovation:** Extend the Alternative Housing Demonstration project sites to allow for congregate housing on identified sites in Vashon and White Center (one project is under development on Vashon)
- **Allowing for More Housing Options:** Working with community members, identified zoning modifications to allow for more housing options in White Center and Vashon Rural Town
- **Housing Data and Monitoring:** Adding a policy and work plan item to direct stronger housing-specific data and performance measures to direct work on housing monitoring

Combatting Displacement

- **Short-Term Rental Regulations:** Include a work plan item to direct the Executive to develop Short Term Rental Regulations for Council consideration
- **Community Preference:** Expand Community Preference requirements and speed up Community Preference policy for prioritizing affordable housing for those facing displacement in the leasing of new affordable housing
- **Economic Empowerment:** Develop policies that address property tax exemptions and priority hire as anti-displacement strategies as called for in 2021 Anti-Displacement Report
- **Small Business Support:** Support small businesses by updating design standards and size limits that support smaller commercial spaces for new commercial buildings while providing opportunities for small business expansion
- **(More) Small Businesses Support:** Work plan action to establish a Legacy Business Program to support longstanding local businesses, especially in areas with a high risk of

displacement, and creating incentives for new developments to provide space for small businesses on the ground floor

- **Limits on Big Box Stores and Fast-Food Chains:** Creating restrictions on where large corporate chain restaurants and big box stores can be built in unincorporated areas
- **Addressing Rent Gouging:** Add new policy disapproving of algorithmic rent-setting technologies to pave the way for local and state action regulating such technologies
- **Discouraging McMansions:** Creating minimum density requirements in multifamily zones, and protecting agricultural land from non-agricultural estate development

Creating Livable and Accessible Communities

- **Supporting Childcare:** Enable more childcare to be built by removing barriers in the code to allow siting more home-based childcare and childcare facilities
- **New Childcare Incentives:** Create incentives for new development to include childcare facilities on site
- **Neighborhood Cafes:** Allow for neighborhood cafes and corner stores in urban unincorporated areas, as would have been allowed in HB 2252
- **Prohibiting Self-Storage Facilities:** In Urban Unincorporated Areas, prohibit self-storage facilities that take up land that have minimal community benefit like housing and childcare
- **Supporting Healthy Housing:** Add policies promoting non-toxic/red-list free materials in affordable housing
- **Discouraging Vacant and Derelict Properties:** Develop strategies to encourage property owners to utilize or develop derelict property through policy and a proposed work plan item
- **Supporting Animal Rescue:** Remove barriers to support small-scale, non-profit animal rescue shelters and code modifications to create a designation for smaller animal rescue efforts currently not reflected in code
- **Heritage Trail Signage on Vashon:** Updating sign code to allow for small heritage trail signs in public right-of-way
- **Equitable Community Engagement:** Direct accessible, equitable public engagement through additional goals for the Public Participation Code Update Work Plan Action relating to accessibility, in-language communication, community liaisons, and performance measures

Supporting Accessible Healthcare

- **Reduce Conditional Use Requirements for Health and Social Services:** Allow health and social services like childcare and therapeutic services in high density residential zones

- **Support Behavioral and Mental Health Services on Vashon-Maury Island:** Add policies supporting behavioral health services through equitable service delivery that centers culturally informed and inclusive behavioral healthcare
- **Align Health Services with State Code:** Update countywide Hospital zoning to align with Washington State code, allowing for recovery centers consistent with state code (*Note: will clarify scope to confirm this does not expand to new residential areas*)
- **Emergency Transportation on Vashon:** Add policy to support and partner with emergency service providers, the Vashon Airport District, Washington State Ferries, and the community, to provide emergency transportation for Vashon-Maury Island

Advancing Climate Equity and Resilience

- **Climate Resilience Hubs:** Add a policy to encourage the County to explore creating climate resilience hubs in unincorporated King County, and to work with K4C to explore partnership opportunities
- **Green Jobs:** Add a policy centering to identify and promote environmentally beneficial jobs that create living wage career pathways into high demand fields
- **Innovative Wastewater Technologies:** Add a policy requiring the County to support use of innovative green technologies for on-site wastewater management, and encouraging the County to explore options to allow use of technologies such as composting toilets
- **Vashon-Maury Island Water Systems:** Direct the executive to undertake a comprehensive analysis of the health, safety, and sustainability of water systems on Vashon-Maury Island
- **Regenerative Demonstration Project:** Under existing zoning density allowances, provide guidance to build deeply green, regenerative middle housing one a demonstration project site on Vashon.
- **District Stormwater Systems:** Add work plan item to conduct a feasibility study and outline necessary programmatic work for a district-wide detention/stormwater facilities in White Center for new development
- **Support Green Retrofits:** Remove code barriers heat pump installation to enable multifamily cooling retrofits
- **Streamline Stormwater Requirements:** Add Work Plan to require the Executive to review the stormwater design manual and associated regulations for opportunities to streamline them to reduce unnecessary regulatory barriers and process
- **Climate Resilient Landscaping:** Reducing barriers to climate resilient landscaping and updating green stormwater infrastructure requirements