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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 last 9 months, 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 been working to translate the ideas into detailed planning policy.

The Council is currently midway through its review of the Executive's proposed Comprehensive Plan. There have been 10 discussions in the Local Services and Land Use Committee, along with 5 public hearings held in community. Before finalizing the Comprehensive Plan, the Land use Committee will hold another public hearing coming up on **November 19th** with **both in-person and virtual options** provided to give the public the opportunity to comment. The Council will consider final amendments, clarify and enhance language, then take a final vote on the Comprehensive Plan in December. 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](#).

In addition, my team and I are 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. We will be hosting another community forum for Vashon community members to learn more and provide feedback on the inclusionary policies on **November 12 from 12-1:30pm**. We will circulate a sign-up form for folks who are interested in diving deep on inclusionary housing.

If you would like to view the October 8th Comprehensive Plan Community Meeting, you can [watch the recording here](#).

Councilmember Mosqueda Vashon Amendments Included in Committee Striker:

Increasing Housing Opportunities

- **Vashon Middle Housing:** Allow flexibility to create middle housing in areas currently zoned Community Businesses for mixed-use housing on Vashon
- **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:** Remove barriers to housing development, such as requirements for a conditional use permit to locate more than one single detached home on a property
- **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)
- **NEW - Creating More Housing Opportunities (Continued):** Working with community members to identify areas where zoning could be modified to allow for more housing options in Vashon Rural Town
- **NEW - Removing Barriers to Housing (Continued):** Working with community members to identify and reduce requirements that add time and cost to housing development, such as development standards, parking requirements, and setbacks in White Center and Vashon Rural Town
- **NEW - 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
- **NEW - Updating Inclusionary Housing:** Updating countywide on-site affordable housing incentives and mandatory requirements to enable more affordable housing in private, market-rate developments – **Note: CM Mosqueda will hold a separate community meeting for those interested in the inclusionary housing policies.**
- **NEW – Mobile Home Parks:** Refinement to proposed updates to mobile home park regulations in the striking amendment to remove Vashon from this amendment.
- **NEW – Emergency Housing:** Scoping refinement on amendment in striker to remove permitting delay, and thus reduce the cost, of efforts to scale up emergency housing. Recognizing the unique nature of Vashon, it is unlikely that these changes would impact

Vashon, and CM Mosqueda has submitted a striker amendment request to scope this to not include Vashon in this amendment.

Combatting Displacement

- **Short-Term Rental Regulations:** Include a work plan item to direct the Executive to develop Short Term Rental Regulations for Council consideration
- **Economic Empowerment:** Develop policies that address property tax exemptions and priority hire as anti-displacement strategies as called for in 2021 Anti-Displacement Report
- **NEW - Discouraging McMansions:** Creating minimum density requirements in multifamily zones, and protecting agricultural land from non-agricultural estate development
- **NEW - 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 urban unincorporated
- **NEW - 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

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 unincorporated areas, as would have been allowed in HB 2252
- **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
- **NEW - Supporting Animal Rescue (Continued):** Code modifications to create a designation for smaller animal rescue efforts currently not reflected in code
- **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

- **NEW - Heritage Trail Signage on Vashon:** Updating sign code to allow for small heritage trail signs in public right-of-way

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: a technical amendment will correct a drafting error to clarify scope applies to R24-R48 zones*)
- **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
- **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
- **NEW - Climate Resilient Landscaping:** Reducing barriers to climate resilient landscaping and updating green stormwater infrastructure requirements

- **NEW – Regenerative Demonstration Project:** Under existing zoning density allowances, provide guidance to build deeply green, regenerative middle housing one a demonstration project site on Vashon.

What's Next?

I'll be continuing to dig into this policy as we work to address some of the most pressing issues facing our communities: **housing availability and affordability, access to healthcare services of all types, accessible and affordable childcare, and environmental and climate equity.** I am currently working with Central Staff on amendments, including clarifying and technical amendments, and with community members on new amendments to be considered by the Council in December.

There is still plenty of time to weigh in:

- **Vashon-specific Inclusionary Housing Discussion: November 12 from 12-1:30pm. Sign up sheet will be shared soon!**
- **November 19th Public Hearing:** Both in-person or virtual options to provide public comment on the Comprehensive Plan at 11:00 a.m. at the King County Council Chambers (516 3rd Avenue, Room 1001) or via Zoom.
- Email you comments to Teresa.Mosqueda@kingcounty.gov and/or CouncilCompPlan@kingcounty.gov