

---

**Council Meeting Date: June 24, 2020**

**Agenda Item: VII**

---

**KING COUNTY GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM**

**AGENDA TITLE: Urban Growth Capacity Report Briefing**

**PRESENTED BY: Interjurisdictional Team**

**EXECUTIVE SUMMARY**

The Urban Growth Capacity Report is a required component of the Growth Management Act. It is due three years before the Periodic Comprehensive Plan Update, and will be presented for Growth Management Planning Council approval in June 2021. Today, GMPC will be briefed on progress toward completing the report and the schedule for completion.

**PROGRESS BRIEFING**

*Data collection*

King County staff continue to work with staff from each jurisdiction to collect the data necessary to complete the report. The third phase of data collection, focused on calculating an initial capacity estimate for each jurisdiction and reviewing progress toward adopted growth targets and planned densities, is currently underway through early August. Data collection is planned to conclude in early September.

*Technical assumptions*

King County is working to address new GMA requirements for the Urban Growth Capacity Report that require additional documentation or analysis to inform technical assumptions used to calculate development capacity. Staff worked with a consultant to develop and recommend a countywide approach for considering infrastructure availability in identifying developable land, and to recommend an approach for the “market factor” assumption, which assesses whether property is unlikely to develop in the 20 year planning horizon. Work on the market factor will continue through consultant work in the summer and fall of 2020 to support the final capacity calculations.

*Stakeholder process*

In May, King County staff convened the first meeting of a broader stakeholder involvement process for the Urban Growth Capacity Report. The stakeholders represented a variety of parties with interest in or experience with the report, including affordable housing developers and providers, commercial developers, residential developers and realtors, environmental and land use advocacy organizations, as well as staff from the cities of Seattle and Bellevue, Sound Cities Association, King County Office of Equity and Social Justice and Community and Human Services, the state Department of Commerce, and Sound Transit. Stakeholders provided input on the direction of the report, and feedback on a new approach to the market factor technical assumption.

**SCHEDULE**

With the extension of the periodic update of comprehensive plans to 2024, staff are proposing a revised schedule for the Urban Growth Capacity Report, preparing it for GMPC approval in June, 2021. A more detailed schedule follows below.

Date	Action or Topic
Summer 2020	Staff completes data collection
September 30, 2020	GMPC meeting; initial capacity findings
Fall 2020	Staff refines capacity calculations and definitions of target and density achievement with jurisdictions
December 2, 2020	GMPC meeting; update on findings
February, 2021	GMPC meeting; release of the Public Review Draft
Spring 2021	GMPC meeting; consideration of amendments
June, 2021	GMPC meeting; approve Urban Growth Capacity Report

**NEXT STEPS**

Staff will continue to work on data collection, refining technical assumptions, and calculating capacity throughout the summer. GMPC’s next briefing will take place at its September meeting/.

**FOR MORE INFORMATION**

If members and/or their staff are interested in additional detail, please contact Rebeccah Maskin, Demographic Planner, at [rmaskin@kingcounty.gov](mailto:rmaskin@kingcounty.gov) or 206-263-0380.