

PROJECT MEMO



TO:	Lara Thomas	DATE:	June 4, 2024
FROM:	Nicole Stickney Seattle - (206) 267-2425	PROJECT NO.:	2230425.30
		PROJECT NAME:	Duvall 2024 Comprehensive Plan Update
SUBJECT:	April 17, 2024 – Steering Committee Meeting #4 Summary		

On Wednesday, April 17, 2024, AHBL facilitated the fourth meeting of the city's steering committee for the project, which was held via Zoom. The meeting also included a presentation by EConorthwest, represented by Jennifer Cannon and Mackenzie Visser, on the topics of economic development and housing. City Engineer Larissa Grundell was also in attendance, as well as Community Development Director Lara Thomas, and Senior Planner Niomi Montes de Oca. The meeting was recorded.

Meeting Purpose and Topics

Slides produced for the meeting are attached to this memo. We began the meeting with a short introduction and summary of the previous meeting (during which Capital Facilities was discussed). Additionally, we reminded the group of the scheduled Open House event (May 1, 2024), announced the public survey had recently closed. Due to time constraints and because this was the final meeting in a series, no activities were conducted at this meeting.

The meeting purpose was to host a high-level overview of the remaining elements included in the Comprehensive Plan periodic update, which is on-going project in the city of Duvall. The Steering Committee is serving as an important community touchstone for input and direction. The topics covered by AHBL were **Land Use**, and **Environment and Sustainability**. Jennifer Cannon of EConorthwest led the presentation about **Economic Development** and **Housing**. Discussion, questions, and suggestions were also requested.

Findings/Observations

- The first main topic of the evening was the **Land Use Element**. Land use was described as the “head of the octopus” and as such determines many aspects of any comprehensive plan. State requirements mandate certain important components be included in this element and those were reviewed, as well as Duvall specific Land Use Elements. The floor was opened to a question and answer component of the meeting and notably open spaces and the protection of them was a popular topic.
- EConorthwest then presented their work on **Economic Development** and advised the group about current economic conditions. One important change or trend that was highlighted was that Duvall has seen an increase in remote workers - now highlighted at about a third of adults. There was a discussion during the meeting about the current Economic goals in the comprehensive plan and how to update them.
 - The main goal in the discussion was “*be a desirable destination for visitors*” and what that meant in terms of vacation rentals and length of stays.
- Following the EConorthwest presentation was a quick overview of the **Environment and Sustainability** element of the comprehensive plan, which is organized into three themes: resiliency and sustainability, natural environment, and shoreline management. We highlighted the anticipated changes in the new round of comprehensive planning, which are outlined in the slides.



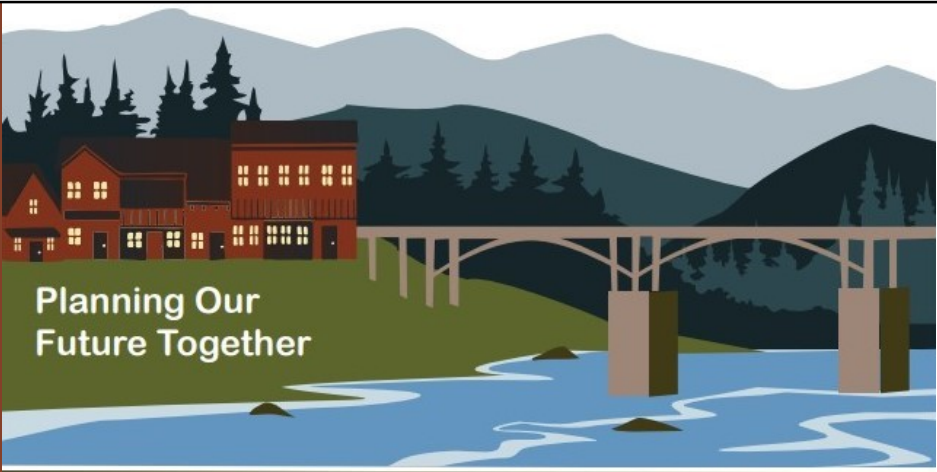
- ECONorthwest provided an explanation regarding the Housing Element. The Housing Action Plan (HAP) as adopted by Duvall in 2023 was discussed, and EcoNorthwest explained that they have used that document in their research and planning work.
 - Some unique conditions unique to Duvall include a high household incomes, larger families and the high proportion of children (versus the rest of King County). This is reflected in larger units and higher housing costs as compared to other towns in the region. Duvall also has more impact fees compared to neighboring communities (also contributing to high prices).
 - Steering Committee members were invited to comment on the existing goals as a way to move the planning process forward.
 - There was a conversation about how Duvall's environmental conditions such as steep slopes impacted neighborhood walkability.
 - Lara Thomas provided an overview of some of the potential future non-residential or affordable residential development opportunities in the more recently built-out Big Rock neighborhood of Duvall.
 - There was discussion about ways to incentivize a more diverse housing stock given market limitations. This included rental housing, Detached ADUs, manufactured homes, and tiny houses.
 - The conversation shifted to the topic of "aging in place" and what that means for different types of housing and its relation to age cohorts and how it makes sense to move forward with priorities.
 - For example, because of high costs, developers have not constructed any ramblers in the city of Duvall in the past many years (many remain available just outside city limits).
 - This contrasts with the needs of young families challenged to afford their first home in any part of the region; perhaps more economical to focus on density in the town core and build multi-story homes targeted towards families.
 - Greater options for cottage style developments that are single story, but smaller and maintain the greenspace and trees that Duvall residents expect could be a suitable option.
 - A very interesting discussion ensued, centered on how complex it is to plan for a community with a diversity of ages, abilities, financial resources, and family sizes.

Next Steps

Lara Thomas explained the steps that would follow completion of the first draft of the Comprehensive Plan, which will include the document being presented to City Council. Lara Thomas also indicated that there was a possibility that another Steering Committee meeting or broader community meeting would be convened to review and add input to various components of the plan, but particularly the transportation element, due to the sheer volume of information being developed. Niomi thanked all of the Steering Committee members and invited them to reach out to stay involved, particularly if they had great interest in certain aspects of the plan and wanted to spearhead community involvement on those elements.

NS/ac

c: Wayne Carlson, Ali Masterson, Allison Conley – AHBL; Niomi Montes de Oca, Larissa Grundell – City of Duvall; Jennifer Cannon – ECONorthwest



Planning Our
Future Together

STEERING
COMMITTEE
MEETING

APRIL 17, 2024

2024 Comprehensive Plan

DUVALL

1

Agenda

- Review “Decide with your Dollars!” results
- Land Use Element Overview
- Economic Development Element Overview
- Environment Element Overview
- Housing Element Overview

Break Times:
6:45
7:30
Wrap up by 8pm

SEE YOU THERE:
Open House
Wednesday
May 1, 2024

*We will share community survey results with the committee prior to this



2

Spend \$100 Activity

DECIDE
WITH
YOUR
DOLLARS!

RESULTS:	First Round	Second Round
New City Hall	21%	22%
Habitat Restoration	21%	29%
Economic Development	17%	15%
Trail Development	11%	10%
Parks	11%	13%
Main Street Improvements (Arts, Signage, Landscaping)	8%	5%
Clean Energy Infrastructure (charging Stations)	5%	3%
Recreation Programs	5%	0%

3

LAND USE

Presented by:
Nicole Stickney



4

What is the purpose of the Land Use Element?

- The **Land Use Element** serves as the cornerstone of the Duvall Comprehensive Plan
- To ensure an adequate supply of land and a desired mix of uses are available to accommodate Duvall’s future growth, and to set a foundation for the successful implementation of the other Comprehensive Plan elements



5

Land Use Element Requirements

(RCW 36.70A.070)

Distribution, location, and extent of land uses: agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, etc.

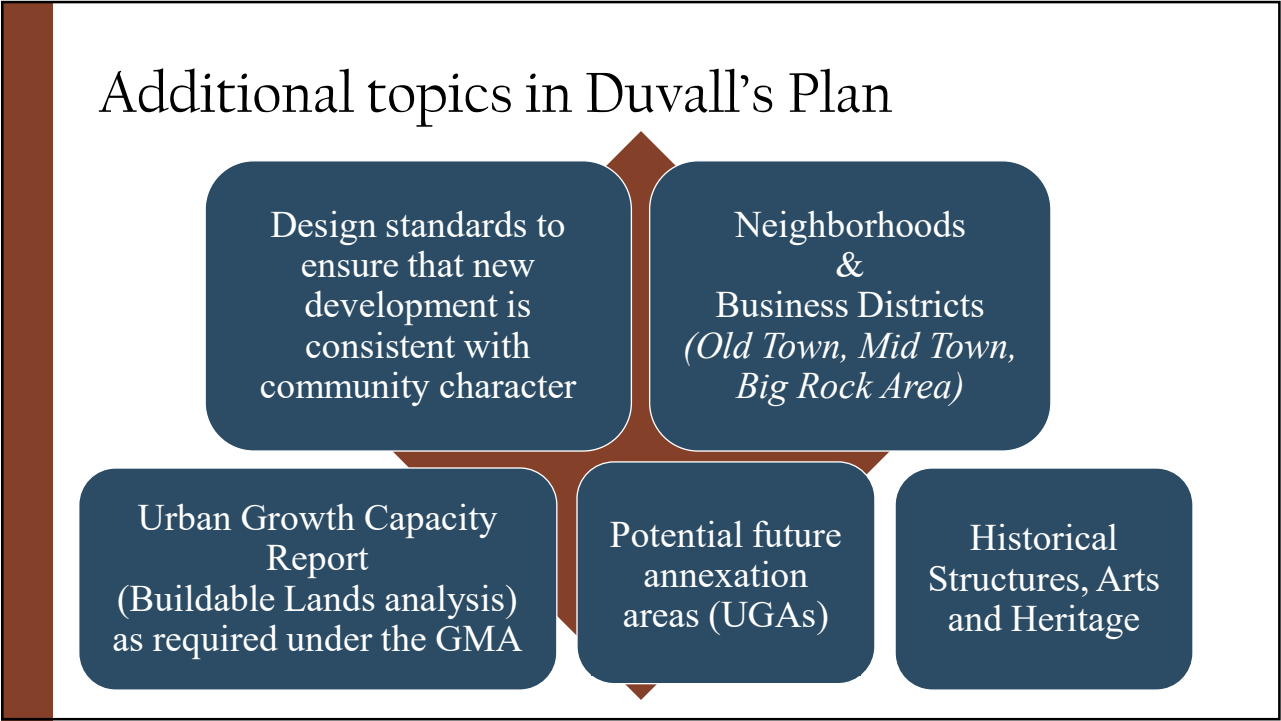
Drainage, flooding, and stormwater runoff within and near the jurisdiction as well as guidance for corrective actions to mitigate or clean discharges to waters of the state

Population densities, building intensities, and estimates of future population growth

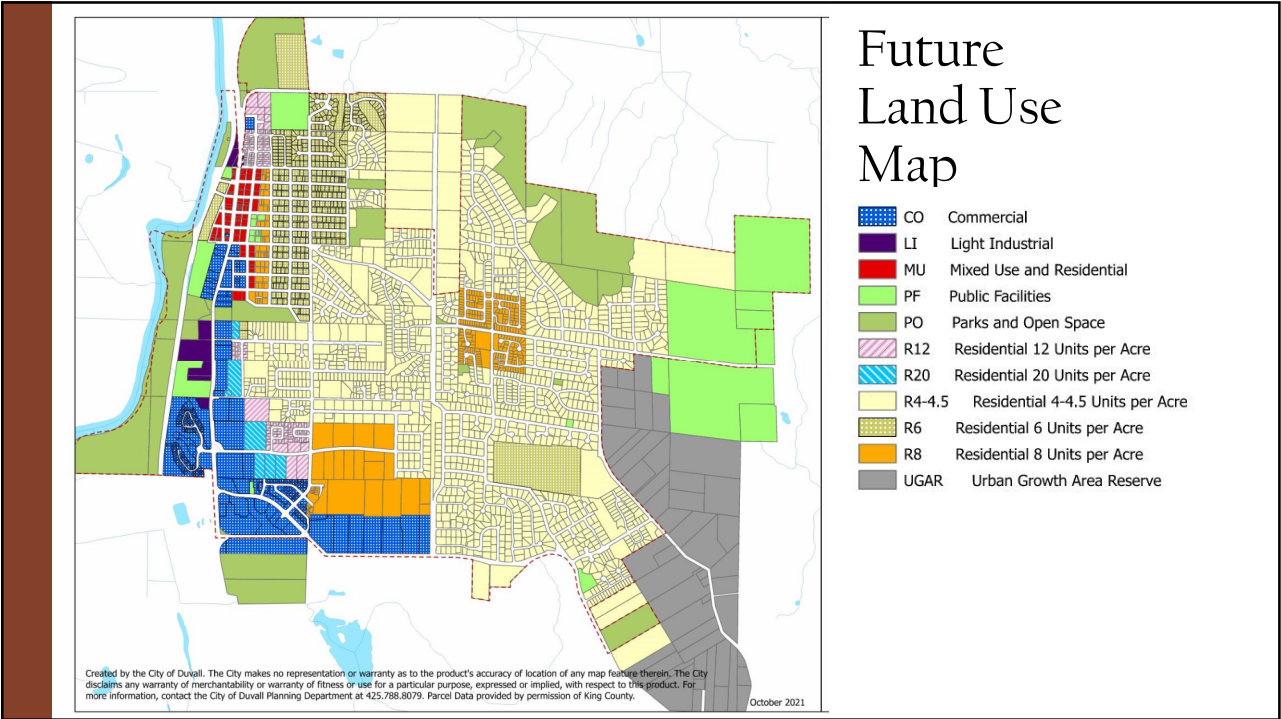
Utilize urban planning approaches promoting physical activity

Protection of the quality and quantity of groundwater used for public water supplies

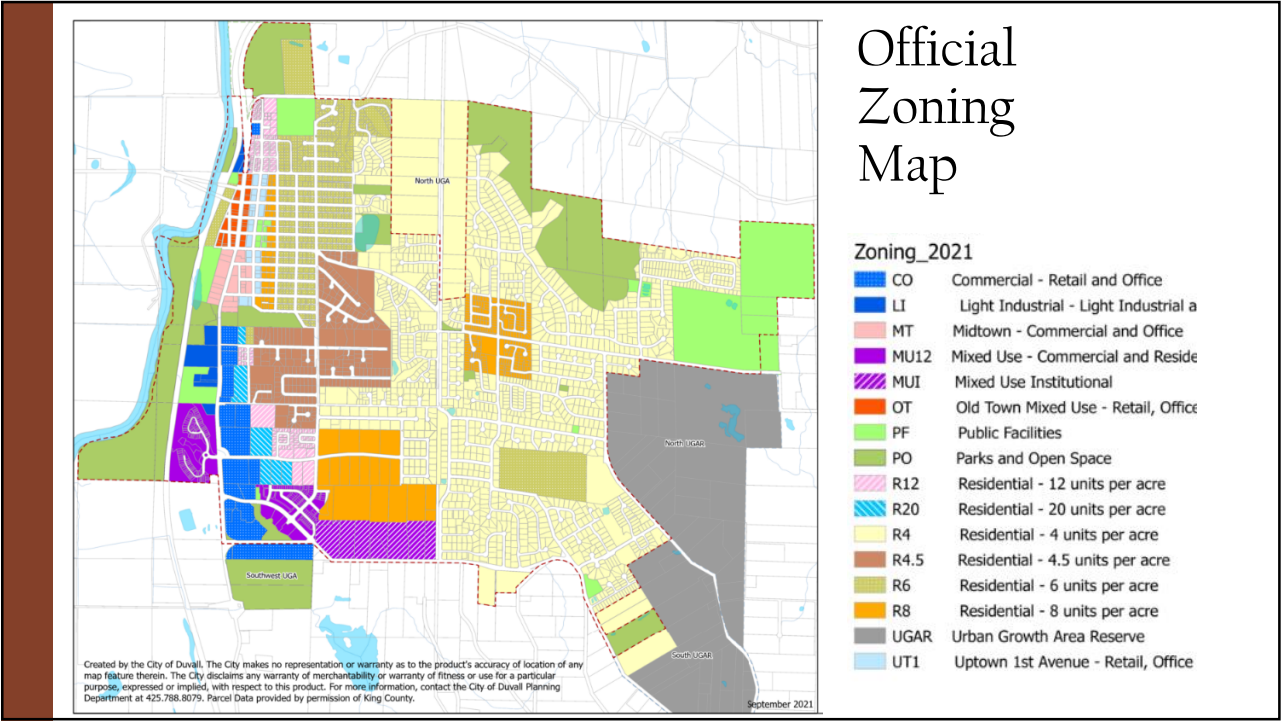
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7



8



9

Anticipated Changes to Goals and Policies

From PSRC's VISION 2050 and King County County-Wide Policies

- Equity (i.e., prioritize services and access to opportunity for underserved populations)
- Anti-displacement (businesses and residents)
- Limit incompatible uses adjacent to industrial uses
- Identify ways to involved marginalized communities in land use decisions

10

LAND USE

Questions and Discussion

11

ECONOMIC
DEVELOPMENT

Presented by:
Jennifer Cannon

 ECONorthwest

12

What's the purpose of the Econ. Dev. Element?

- To provide a roadmap for Duvall's economic vitality and growth to enhance the city's financial future and quality of life
- Address how the community can support prosperity and support growth of existing & new businesses
- Discuss ways to balance and diversify light industrial, commercial, and residential activities
- Promote the revitalization and sustainability of existing businesses in Duvall



13

Facts and Figures

There are over 5 residents to every 1 job (Duvall, 2020)



Duvall's share of workforce-aged adults (18 to 64 years old) has remained steady at 64% of the population over the decade

Median Household Income in 2022: \$169,000 [a 51% increase from 10 years ago]



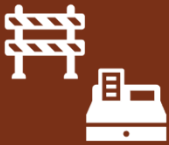


Average commute time: 32 minutes

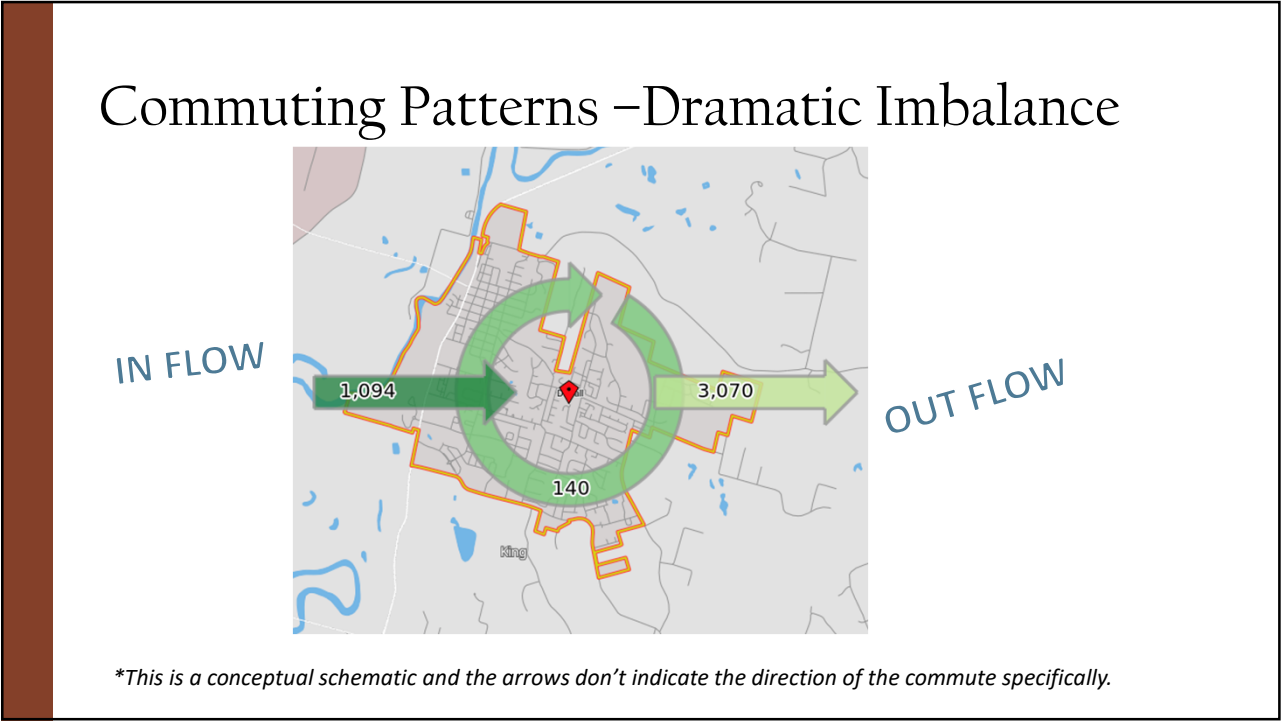
Almost 1/3 of the working population in Duvall does remote work



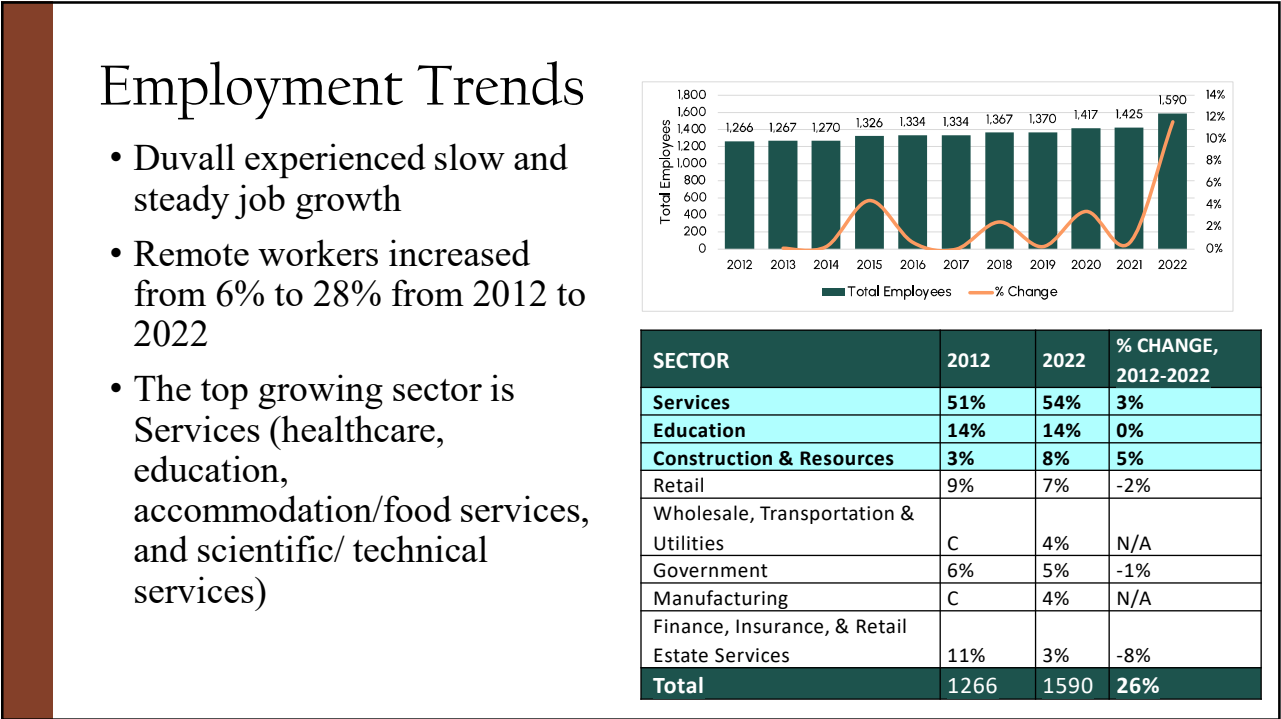
Construction & retail businesses generated 65% of Duvall's total taxable sales



14



15



16

Competitive Position, Economic Opportunities

STRENGTHS AND OPPORTUNITIES	CHALLENGES
- Desirable residential community, strong population growth - Attractive physical setting, great community events - Strong local-serving retail developments - Commercial support needed for residential growth - Commercial and residential uses can co-locate in mixed use developments with attractive pedestrian oriented settings - Information based employment can be remote	- Isolated from population centers and major regional transportation routes - Shortage of high paying professional jobs - Shortage of affordable workforce housing - Lack of regional healthcare and cultural facilities, high-profile tourist destinations and facilities that support visitors, especially lodging - Lower revenues to fund local public services - Service/commercial economy - Most Duvall workers live in other communities

Question: Any comments on the above or anything missing from the list of strengths, opportunities, and challenges?

17

Existing High-Level Economic Goals in Plan

- Maintain & enhance Duvall as a great place to live, work, recreate
 - Be a desirable destination for visitors
 - Provide opportunities in various sectors for a thriving & diverse local economy
 - Enhance Old Town business district
- Maintain local atmosphere and build on local historic and natural assets
 - Foster public-private partnerships
 - Support diverse employment/training promoting business development

Question: Do you agree with the existing goals? What should be added or changed on the existing goals?

18

ECONOMIC
DEVELOPMENT
Questions & Discussion

Question: What economic opportunities should the city prioritize?

19

ENVIRONMENT

Presented by:
Nicole Stickney



20

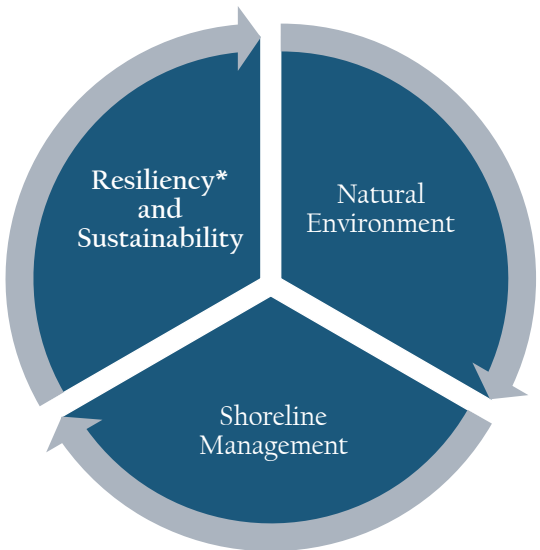
What is the purpose of the Environment & Sustainability Element?

- Prioritize protection of sensitive areas and watershed processes
- Identify the steps the City and the Duvall community should take to ensure a sustainable future, meeting present needs without compromising the needs of future generations
- Accommodate population and job growth in a sustainable manner that avoids negative impacts to sensitive areas and watershed processes



21

Element Organization: Three Themes



22

What is a Watershed Management Approach?

- A systematic process to ensure that future development and management of sensitive areas occurs in a way that **maintains important watershed processes and functions**
 - The movement of water (*surface and below ground*) through wetlands, streams, and other sensitive areas influences water quantity
 - With proper management we can limit flooding along rivers and streams, urban flooding from overflowing stormwater facilities, and stream erosion

23

What are Environmentally Sensitive Areas?

① Geologically Hazardous Areas

② Critical Aquifer Recharge Areas

③ Frequently Flooded Areas

④ Wetlands

⑤ Fish and Wildlife Habitat

Additionally:
Duvall has a
Tree Protection Ordinance

24

12

Anticipated Changes to Goals and Policies

From PSRC's VISION 2050 and King County County-Wide Policies plus GMA changes

- Resiliency discussion and objectives (prepare for natural disasters, climate change, other environmental challenges)
- Wildland-Urban Interface measures
- Environmental Justice (HB 1181)
- Consult with Tribes to inventory and protect Culturally Modified Trees



25

ENVIRONMENT

Questions & Discussion

26

HOUSING

Presented by:
Jennifer Cannon

 **ECO**northwest

27

What is the purpose of the Housing Element?

- Set out strategies to accommodate existing and projected housing needs for all segments of the community over the next 20 years
- Enhance neighborhoods, support the maintenance and improvement of existing housing stock, and guide the development of new housing stock to support a range of income levels, ages, and abilities
- Identify goals and policies providing a framework for meeting short- and long-term housing needs, preferences, and help city meet GMA requirements



28

What's the Housing Action Plan (HAP)?

- HAP (2023) **reviewed** community's housing needs, **evaluated** existing policies, & **summarized** feedback to understand gaps & recommend solutions
- Recommendations:
 - Support increasing the supply of affordable housing for low to moderate income households (80% AMI or lower)
 - Make it easier for households to access housing & stay housed
 - Expand overall housing supply by streamlining housing building process & increase the variety of housing choices
 - Build up resources, collaboration, and public understanding to improve the implementation of housing strategies and establish a permanent source of funding for low-income housing.



Adopted
September 2023

Facts and Figures

Duvall remains a small town, yet over the past two decades it has nearly doubled in size



Duvall has a much higher share of children vs. King County (31% vs. 19% of residents) as well as adults aged 35 to 64



City is becoming more racially and ethnically diverse: in 2012 Persons of Color accounted for 8% of the population; this grew to 27% in 2022



Average household size: 3.14 members (King County: 2.42)



Duvall has a very high rate of homeownerships: fewer than 10% of residents live in rentals



Most of the City's housing stock is single family homes (86%)



Rising Housing Costs

- Housing costs and rental rates have risen dramatically in recent years
- Duvall also has extremely high monthly rents (\$3,244) & large units (1,800 sf vs 1,123 sf in North Bend)
- The median home price in Duvall is \$932,000, rising 206% between 2012 and 2023

The top chart displays the Average Monthly Rent from 2013 to 2024. Duvall, WA (orange line) shows a significant increase, starting around \$2,800 in 2013 and reaching approximately \$4,000 by 2024. Other cities like Snoqualmie, WA (green line) and Woodinville, WA (yellow line) show more moderate increases, ending around \$2,500 and \$2,400 respectively. The bottom chart shows the Median Home Sale Price from 2012 to 2023. Duvall, WA (orange line) shows a sharp rise from about \$400,000 in 2012 to over \$900,000 in 2023. Other cities like Snoqualmie, WA (green line) and Woodinville, WA (yellow line) also show increases, ending around \$1,200,000 and \$1,100,000 respectively.

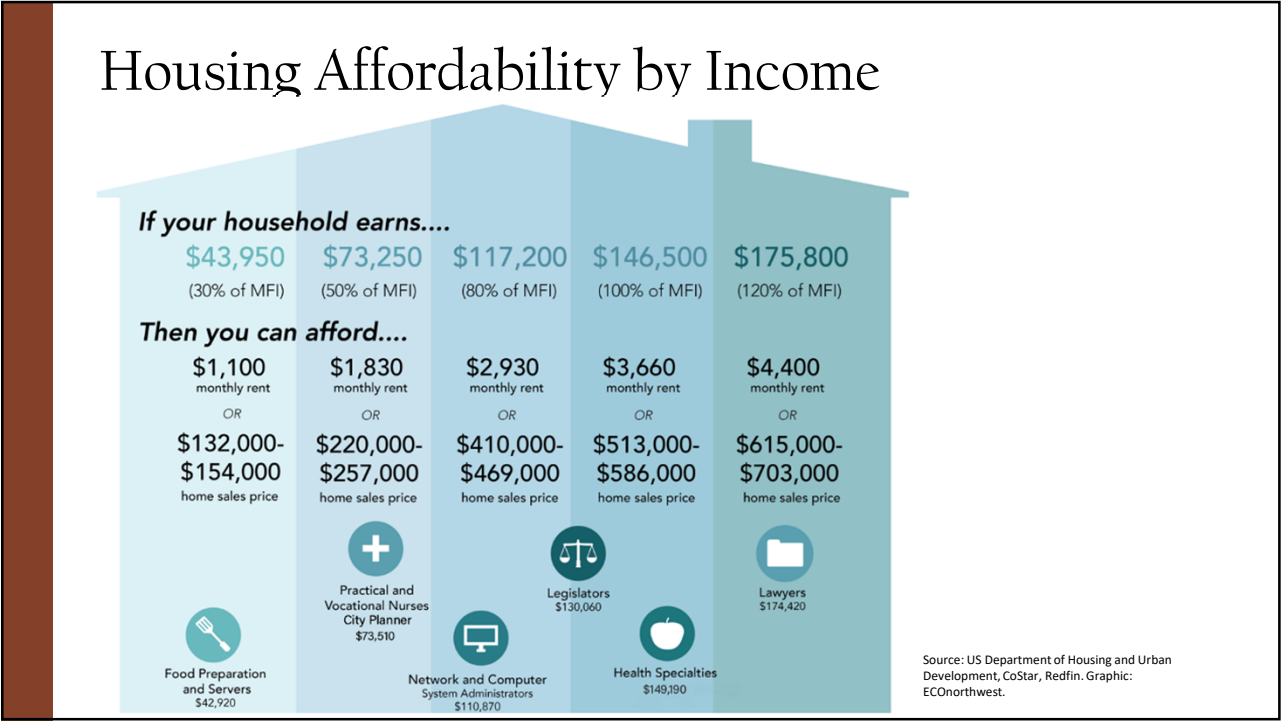
31

Housing Targets and Gaps

- Need to add 890 net units by 2044 to meet the housing target set by King County (total of 3,668 units)
- Means adding 32 units per year (currently building 53 units per year)
- Need to add more affordable housing & housing for diverse incomes

INCOME LEVEL	PERMANENT SUPPORTIVE HOUSING	0 TO 30% AMI	30% TO 50% AMI	50% TO 80% AMI	80% TO 100% AMI	100% TO 120% AMI	Over 120% AMI	TOTAL HOUSING
2019 Housing	0	48	221	75	295	289	1,850	2,778
2044 Goal	141	316	221	341	323	321	2,005	3,668
Net New Need	141	268	0	266	28	32	155	890
Jurisdictional Net New Emergency Housing Needs					170			

32



33

Existing High-Level Housing Goals in Plan

- Preserve, maintain, and enhance existing neighborhood
- Promote high quality design (e.g., new & multifamily)
- Enable a variety of housing types for changing demands & for 20-year growth targets.
- Help meet affordable housing needs (low & moderate-income)

- Permanent and temporary housing provided for residents with disabilities, health care needs, or other special needs.
- Pedestrian-scaled mixed-use development fills a unique and attractive niche in Duvall’s overall housing mix.

Question: Do you agree with the existing goals? What should be added or changed on the existing goals?

34

HOUSING

Questions & Discussion

Questions:

- What types of housing choices would you like to see more of?
- What types of strategies should the city prioritize to help fill the gaps in housing needs?