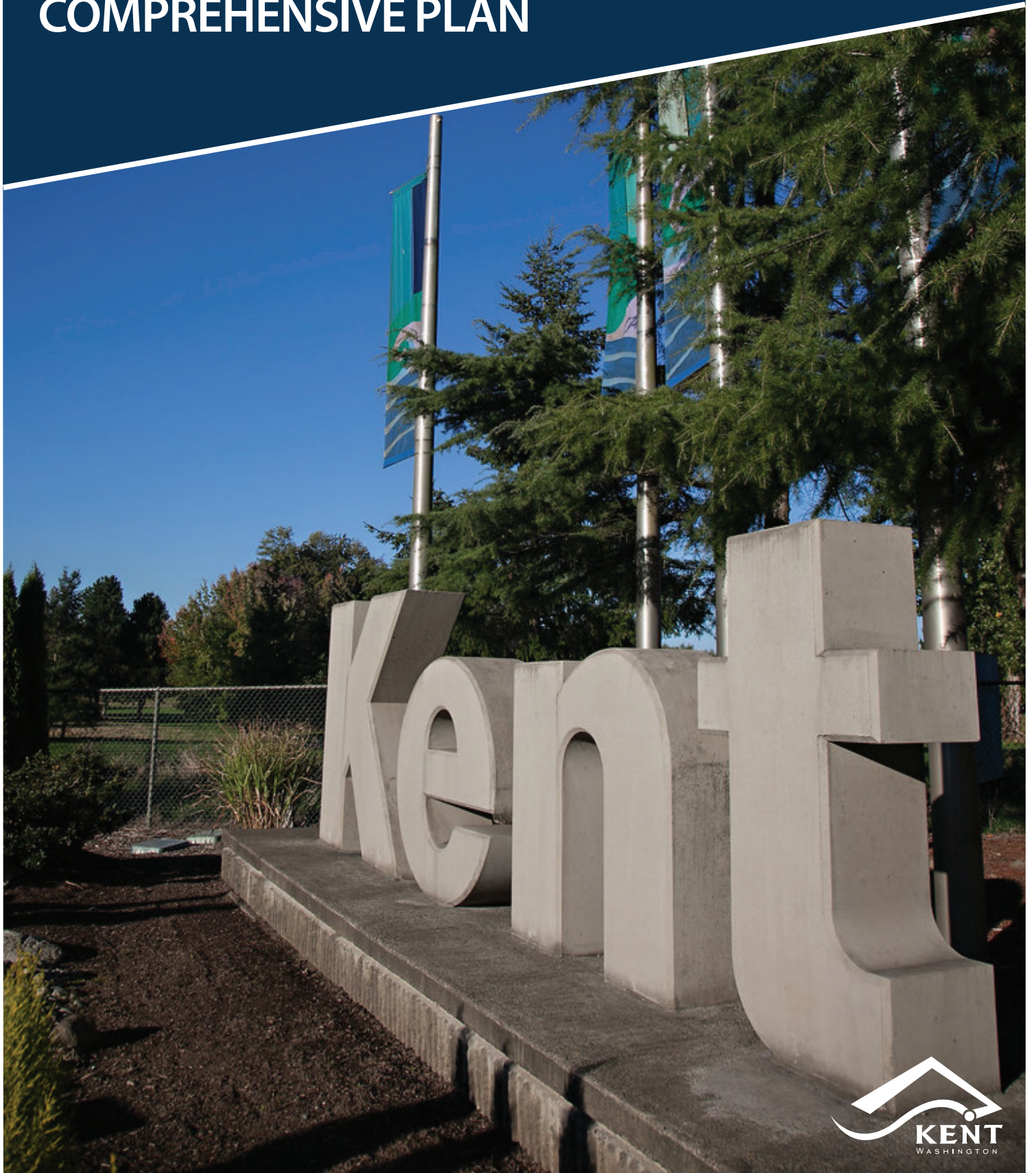


CITY OF KENT

COMPREHENSIVE PLAN



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“Bringing the World Home” is the result of a campaign initiated by the Lodging Tax Advisory Committee to market Kent. The proposed branding and marketing slogan captures the diversity in Kent businesses, trade, school districts and residents.



CHAPTER ONE

KENT PROFILE AND VISION

What you will find in this chapter:

- An introduction to the Plan;
- A description of how the Plan was developed;
- The organization of the Plan;
- Population and employment data; and
- Vision and framework policies.

Purpose Statement:

Introduce the Kent Comprehensive Plan and provide the City’s community profile, context and vision for 2035.

Introduction

Welcome to the Kent Comprehensive Plan (the Plan). Citywide, Kent is Bringing the World Home. What is that place called “home?” The Plan describes the vision for 2035 and provides goals and policies for achieving it through the following:

- Jobs and services
- Economic choices
- Locations for categories of land uses
- Housing
- Parks and recreational opportunities
- System for getting around
- Ways of communicating
- Natural resources
- Utilities you depend on
- Aesthetic values
- Sustainable funding for desired goods and services

The Plan is used by staff, elected officials and others in making decisions regarding funding of capital facilities and projects, implementing development regulations and developing future neighborhood or specific department master plans. Furthermore, the Plan provides to the community and other public agencies a clear expression of the City’s choices for accommodating growth and implementing the vision for 2035.



How the Plan was Developed

The foundation of the Plan is the City of Kent Strategic Plan which was developed by the City Council and describes the vision for Kent in 2025; this vision is carried forward to the year 2035. The Strategic Plan identifies five goals and several objectives for supporting the community values.

The Plan also satisfies the requirements of the State’s Growth Management Act (GMA) (RCW 36.70A) which identifies 13 planning goals that guide development and adoption of local comprehensive plans and development regulations and includes the goals and policies of the Shoreline Management Act. These goals are not prioritized in the GMA. Furthermore, the Puget Sound Regional Council adopted Multicounty Planning Policies (MPPs) as part of VISION 2040. VISION 2040 uses the concept of people, prosperity and planet in presenting the regional strategy for accommodating the 5 million people expected to live in the region by 2040. The MPPs are regional guidelines and principles used in certifying local policies and plans. Consistent with VISION 2040, the City’s comprehensive plan advances a sustainable approach to growth and future development and has been updated based on residential and employment targets that align with VISION 2040. Additionally, as required by the GMA, jurisdictions within King County ratified the King County Countywide Planning Policies (CPPs) as a framework for development of consistent county and city comprehensive plans to meet state and regional goals.

By completing surveys, sending in comments, talking to Kent’s elected officials and participating in workshops and public hearings, residents of Kent and other interested parties also contributed extensively to development of the Kent Comprehensive Plan.



Organization of the Plan

The Plan includes eight elements required by GMA: Land Use, Housing, Capital Facilities, Utilities, Transportation, Economic Development, Shoreline, as well as Parks and Recreation. Kent adds an additional element related to Human Services. Each element identifies its purpose and key issues, describes its systems and includes goals, policies, maps and other graphics to tell its story and manner of achieving the City's vision. References in the element and appendices provide additional analyses and details for the element.

Each element has been deemed consistent with state, regional and countywide goals and policies, other elements in the Plan and the plans of adjacent jurisdictions. Consistency in this context means that the plan is not in conflict with these other plans and policies.

Public Participation



During the preparation of this Comprehensive Plan update there were many opportunities for public involvement. There was a customized Create Kent 2035 web presence and survey launched in August, 2014, at National Night Out. Not only did staff distribute the survey at the numerous National Night Out events but they also advertised the survey through Neighborhood Council e-mail lists, business cards and posters around City Hall, to downtown businesses and the downtown library. Staff also attended service club meetings and other community events to solicit public comments on the update to the Comprehensive Plan.

It was especially fortuitous that the City partnered with Futurewise, El Centro de la Raza, Interlm CDA and OneAmerica on a SpeakOut during Kent Cornucopia Days where over 100 Kent residents participated. Futurewise and partners also translated the survey into

Spanish, Russian, Somali and Vietnamese, as well as compiled the results from over 900 responses to the survey. Additionally, Futurewise and Mother Africa successfully engaged the immigrant and refugee community in four workshops to discuss issues relevant to the participants and to provide training on engaging with public and elected officials. See the Background Report for SpeakOut and Survey results.

The results of the survey indicate that community safety is the overall top priority as well as the most important element of making Kent a better place to live. Beautification, cleanliness and attractiveness placed second in making Kent more livable.

Community Profile

History

Kent's roots stretch back to 1890, the year it was incorporated with a population of 763 people. Kent was a major grower of hops and berries, and at one time, it was considered the Lettuce Capital of the World. Dairy farming was also an important sector of Kent's early economy. In 1899, the first can of Carnation Milk was produced in Kent.

In the 1950's, industrial production began to develop on Kent's valley floor. In 1963, completion of the Howard Hanson Dam, a flood-storage facility, hastened further economic change in the Valley. With the dam, Kent was transformed from a rural community with farm land that was routinely flooded by the Green River each winter into the industrial powerhouse it is today.

Today

From its roots in hops and lettuce farming to today's aerospace and high-tech manufacturing, Kent has come a long way since it was first incorporated. Now a hub of innovation with an official OFM population estimate of 121,400 as of April 1, 2014 (see *Table 1.1*), Kent is a globally connected community. In 2015, Kent celebrates its 125th anniversary. Kent is also part of the fourth largest warehousing and distribution center in the nation, is the sixth largest city in Washington and is the third largest city in King County.

A culturally rich destination, Kent features captivating neighborhoods, award-winning parks, exceptional school districts and nationally accredited police and fire departments. In recent years, Kent has experienced impressive economic growth, and is nationally known as a prime location for manufacturing. By the year 2035, Kent is planning for growth to approximately 54,000 households and 82,000 jobs (see Table 1.2).

The data in this Community Profile highlight population and growth targets, ethnicity, household character and employment. The data will be used in drafting each of the individual elements of the Plan, and additional finer-grained detail also may be incorporated within the individual elements.

TABLE 1.1
POPULATION RANKING

Seattle	640,500
Spokane	212,300
Tacoma	200,900
Vancouver	167,400
Bellevue	134,400
Kent	121,400

Source: April 1, 2014 OFM official estimate

TABLE 1.2
GROWTH FORECASTS

	HOUSEHOLDS	JOBS
PSRC Forecasts 2035	53,549	81,854
2010 Baseline (2010 Census for HH; Jobs are Calculated from PSRC data)	42,793	61,654
Growth Targets 2035 (Countywide Planning Policies, as extended for 2006 - 2035)	10,858 (housing units)	15,648

Ethnicity

Kent is an ethnically diverse community (see Table 1.3). Kent School District students speak over 100 different languages at home (see Table 1.4). This diversity creates a vibrancy that can be seen in small businesses and local cultural festivals.

TABLE 1.3
RACE AND ETHNICITY CHARACTERISTICS

SUBJECT	ESTIMATE	PERCENT
RACE		
Total population	120,964	120,964
One race	113,245	93.6%
Two or more races	7,719	6.4%
One race	113,245	93.6%
White	70,901	58.6%
Black or African American	11,237	9.3%
American Indian and Alaska Native	757	0.6%
Asian	20,197	16.7%
Native Hawaiian and Other Pacific Islander	3,840	3.2%
Some other race	6,313	5.2%
Two or more races	7,719	6.4%
White and Black or African American	1,595	1.3%
White and American Indian and Alaska Native	911	0.8%
White and Asian	1,410	1.2%
Black or African American and American Indian and Alaska Native	85	0.1%
Race alone or in combination with one or more other races		
Total population	120,964	120,964
White	76,526	63.3%
Black or African American	13,976	11.6%
American Indian and Alaska Native	1,968	1.6%
Asian	23,817	19.7%
Native Hawaiian and Other Pacific Islander	5,266	4.4%
Some other race	7,680	6.3%



TABLE 1.3
RACE AND ETHNICITY CHARACTERISTICS (CONT.)

HISPANIC OR LATINO AND RACE		
Total population	120,964	120,964
Hispanic or Latino (of any race)	20,354	16.8%
Mexican	16,594	13.7%
Puerto Rican	383	0.3%
Cuban	177	0.1%
Other Hispanic or Latino	3,200	2.6%
Not Hispanic or Latino	100,610	83.2%
White alone	59,035	48.8%
Black or African American alone	10,886	9.0%
American Indian and Alaska Native alone	728	0.6%
Asian alone	19,981	16.5%
Native Hawaiian and Other Pacific Islander alone	3,840	3.2%
Some other race alone	269	0.2%
Two or more races	5,871	4.9%
Two races including Some other race	289	0.2%
Two races excluding Some other race, and Three or more races	5,582	4.6%

Source: 2010-2012 American Community Survey 3-Year Estimates

For more information on understanding race and Hispanic origin data, please see the Census 2010 Brief entitled, Overview of Race and Hispanic Origin: 2010, issued March 2011

TABLE 1.4
LANGUAGE SPOKEN AT HOME

SUBJECT	ESTIMATE	PERCENT
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	111,120	100%
English only	66,063	59.5%
Language other than English	45,057	40.5%
Speak English less than "very well"	20,955	18.9%
Spanish	14,488	13.0%
Speak English less than "very well"	6,923	6.2%
Other Indo-European languages	11,121	10.0%
Speak English less than "very well"	5,392	4.9%
Asian and Pacific Islander languages	15,726	14.2%
Speak English less than "very well"	7,408	6.7%
Other languages	3,722	3.3%
Speak English less than "very well"	1,232	1.1%

Source: 2010-2012 American Community Survey 3-Year Estimates

Household Character

The age of Kent’s population represents growing families (see Table 1.5). The housing mix is nearly evenly split between single-family and multiple-family housing (see Table 1.6). Almost 84% of those over 25 years of age in Kent have completed their high school education (see Table 1.7). Recent household income statistics show a mean household income level of \$67,853 (see Table 1.8).

TABLE 1.5
AGE OF POPULATION

Under 5 years	8.1%	5 to 9 years	7.0%
10 to 14 years	7.1%	15 to 19 years	7.2%
20 to 24 years	7.8%	25 to 29 years	7.9%
30 to 34 years	7.0%	35 to 39 years	7.3%
40 to 44 years	6.9%	45 to 49 years	7.5%
50 to 54 years	7.0%	55 to 59 years	4.8%
60 to 64 years	4.8%	65 to 69 years	3.6%
70 to 74 years	1.9%	75 to 79 years	1.5%
80 to 84 years	1.2%	85 years and over	1.3%

Source: 2010-2012 American Community Survey 3-Year Estimates

TABLE 1.6
HOUSING MIX

UNITS IN STRUCTURE	
Total Housing Units	44,932
1-unit detached	47.4%
1-unit, attached	5.3%
2 units	1.4%
3 or more units	41.8%
3 or 4 units	5.2%
5 to 9 units	12.1%
10 to 19 units	12.9%
20 or more units	11.7%
Mobile home	3.8%
Boat, RV, Van, Etc.	0.3%

Source: 2010-2012 American Community Survey 3-Year Estimates



TABLE 1.7
EDUCATION

SUBJECT	ESTIMATE	PERCENT
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	31,286	31,286
Nursery school, preschool	1,256	4.0%
Kindergarten	1,586	5.1%
Elementary school (grades 1-8)	13,836	44.2%
High school (grades 9-12)	6,789	21.7%
College or graduate school	7,819	25.0%
EDUCATIONAL ATTAINMENT		
Population 25 years and over	75,934	75,934
Less than 9th grade	6,350	8.4%
9th to 12th grade, no diploma	6,193	8.2%
High school graduate (includes equivalency)	20,136	26.5%
Some college, no degree	17,984	23.7%
Associate's degree	7,062	9.3%
Bachelor's degree	13,317	17.5%
Graduate or professional degree	4,892	6.4%
Percent high school graduate or higher	(X)	83.5%
Percent bachelor's degree or higher	(X)	24.0%

Source: 2010-2012 American Community Survey 3-Year Estimates
An '(X)' means that the estimate is not applicable or not available.

TABLE 1.8
HOUSEHOLD INCOME

SUBJECT	ESTIMATE	PERCENT
INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)		
Total households	41,854	41,854
Less than \$10,000	2,470	5.9%
\$10,000 to \$14,999	1,757	4.2%
\$15,000 to \$24,999	4,706	11.2%
\$25,000 to \$34,999	4,112	9.8%
\$35,000 to \$49,999	5,815	13.9%
\$50,000 to \$74,999	8,134	19.4%
\$75,000 to \$99,999	5,681	13.6%
\$100,000 to \$149,999	6,138	14.7%
\$150,000 to \$199,999	2,095	5.0%
\$200,000 or more	946	2.3%
Median household income (dollars)	55,244	(X)
Mean household income (dollars)	67,853	(X)

Source: 2010-2012 American Community Survey 3-Year Estimates
An '(X)' means that the estimate is not applicable or not available.



Employment

Kent is a regional employment center. The current employment trends and future forecast illustrate the importance of Kent to the economic health of the region (see Table 1.9).

TABLE 1.9
EMPLOYMENT TRENDS (FORECAST BY SECTOR)

SUBJECT	EMPLOYMENT BY YEAR		
	2010	2025	2035
EMPLOYMENT SECTOR			
Manufacturing – Wholesale Trade, Transportation and Utilities (WTU)	29,705	33,069	36,960
Retail – Food Services	9,095	11,036	12,333
Finance, Insurance and Real Estate (FIRE) - Services	16,628	22,529	25,178
Government – Higher Education	3,606	3,934	4,191
Education K-12	2,620	2,949	3,192
Total Employment	61,654	73,517	81,854

Source: Puget Sound Regional Council – April 14, 2014 Land Use Targets developed by counties and municipalities to align with the VISION 2040 regional growth strategy in place as of December 2013.

Vision and Framework Guidance

In preparation for Kent's first comprehensive plan adopted under the State's 1990 Growth Management Act, the Kent City Council in September 1992 passed Resolution No. 1325 which adopted local goals to be used as the policy framework for the Plan. With this update, the Plan uses the following planning guidance in the development of goals and policies in each element. The planning guidance is consistent with the state, regional and countywide goals and policies.

Vision

**Kent is a safe, connected and beautiful city,
culturally vibrant with richly diverse urban centers.**

Urban Growth

Foster a growth pattern that accommodates 20 years of projected population and employment growth in compact, safe and vibrant neighborhoods and jobs centers.

Transportation

Provide a safe, reliable and balanced multimodal transportation system for all users that will support current and projected growth using context-sensitive design.

Public Facilities and Services

Provide a full range of public facilities and services to support the envisioned urban growth pattern in a sustainable manner.

Housing

Encourage diverse housing opportunities that are affordable to all income levels and household needs.

Urban Design

Support an urban design strategy and development pattern that create places that attract people and promote active lifestyles.

Human Services

Invest in the delivery of human services programs which are essential to the community's growth, vitality and health.

Economic Development

Foster businesses that economically and socially enrich neighborhoods, growth centers and the overall community.

Natural Resource Industries

Promote, support and protect natural resource-based industries, such as agricultural industries that provide local access to healthy foods.

Open Space and Recreation

Practice responsible stewardship of parks, significant open spaces, recreational facilities and corridors to provide active and passive recreational opportunities for all persons in the community.

Historic Preservation

Preserve and enhance Kent's cultural, physical and environmental heritage as a means of sustaining vibrant and unique places that are the roots of the community.

Environment

Protect and enhance a sustainable natural environment, including critical areas, endangered species and aquatic habitat, air and water quality and large-scale natural resources.

Property Rights

Protect private property rights from arbitrary and discriminatory actions while considering the public's interest.

Permits

Establish a fair, timely, efficient and predictable permit process.

Community Involvement

Provide for culturally competent and accessible public participation in the development and amendment of City plans and regulatory actions.