



North Highline Subarea Plan Public Review Draft Open Comment Meeting

October 21, 2021

6:00pm -7:30pm

Facilitation Team

King County Staff	
Jacqueline Reid	Department of Local Services (DLS) Subarea Planner
John Taylor	DLS Director
Jim Chan	DLS Permitting Division Director
Ty Peterson	DLS Permitting Product Line Manager - Commercial
Jerry Pionk	DLS Communications Manager
Brent Champaco	DLS Communications Planner
Marissa Alegria	DLS Project/Program Manager
Jesse Kent	DLS Project/Program Manager
Isaac Horwith	Department of Community and Human Services (DCHS) Affordable Housing Policy Analyst
Yasmeen Perez	DCHS Equitable Development Program Manager
Valerie Kendall	DCHS Special Projects Manager

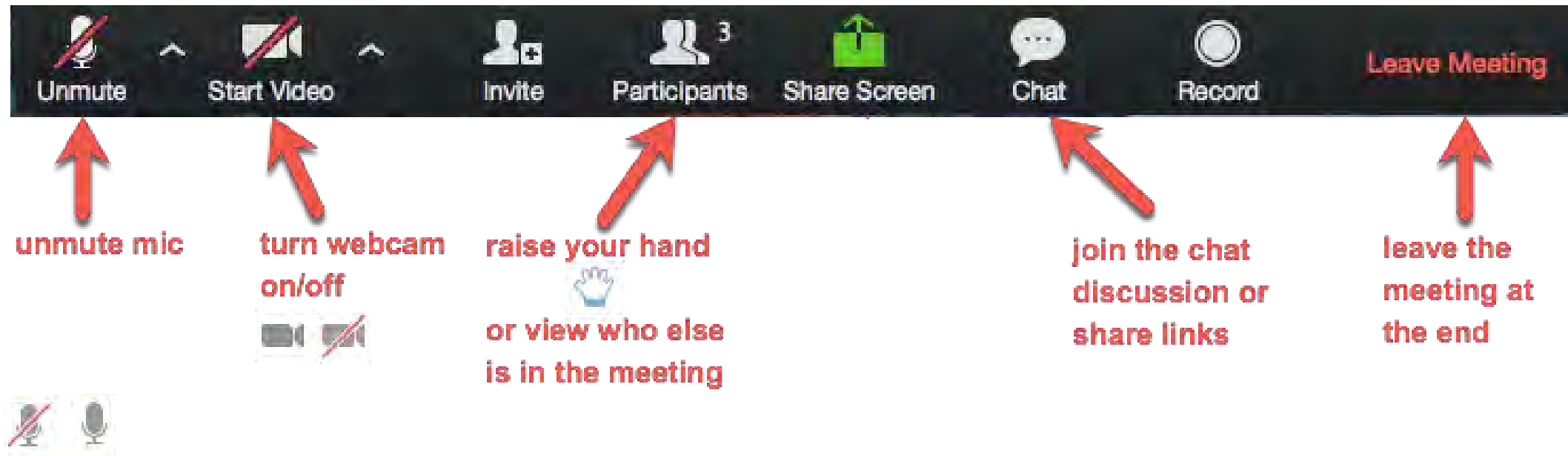


Zoom meetings – reminders

- Everyone is muted to start, but you will be able to unmute during discussion time
- We can see you. *Turn off your video if you don't want to be seen.*
- Be succinct and clear. Use an appropriate volume.
- Spanish interpretation is simultaneous. Please speak slowly.
- The Co-hosts for this meeting are Jacqueline, Jerry, Isaac and Brent. They have administrative control over all meeting functions.
- Chat is open to all participants. Jesse Kent from DLS will be our chat moderator.
- If you need any technical assistance during the meeting send chat to **Jerry_Tech Help** via the Zoom Chat platform.
- Disruptive attendees should be brought to the attention of a co-host. Co-host will put them in a waiting room to address the issue or remove them from the meeting.
- Closed Captioning



How to use Zoom



Jerry Pionk is our Tech Facilitator! Look for **"Jerry_TECH HELP"** in the chat if you are having any issues.



Interpretation

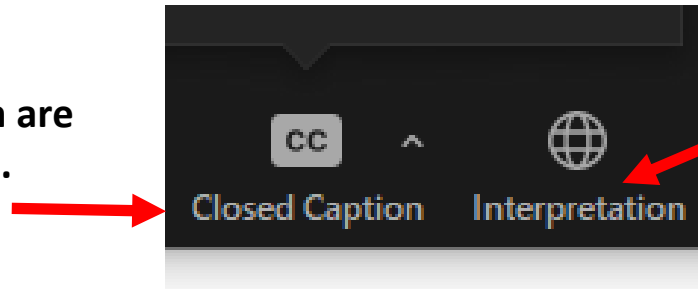
- This meeting is being simultaneously interpreted in Spanish

Our interpreters today are...

Spanish

America Breton
Elena Dopina

- Closed captions in English are available for this meeting.



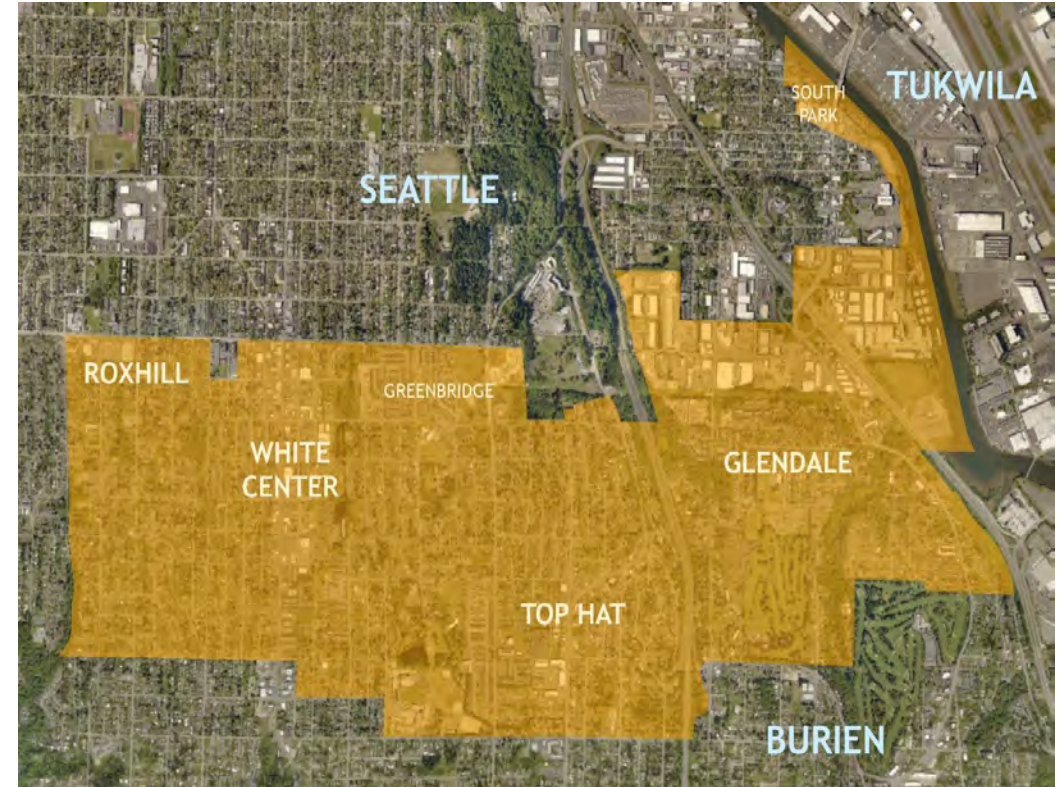
- At the bottom of your screen, in the Zoom tool bar, select "Interpretation" option, and select the language you need for interpretation.
 - For example, Spanish select Spanish, for Somali select Somali, and for Vietnamese select Vietnamese, etc.
 - English speakers should use English channel or off.



Please Introduce Yourself!

In the chat box please share:

- Your Name
- Organization
- Which neighborhood in North Highline you are connected to, and how (e.g., live, work, play)
- How you heard about the meeting



Goals



Share what we heard and how it shaped the draft plan



Listen to community input: Do Proposed Policies and Proposed Land Development Changes Support Community Vision and Priorities? What Needs to Change?



Review where we've been, and future input opportunities

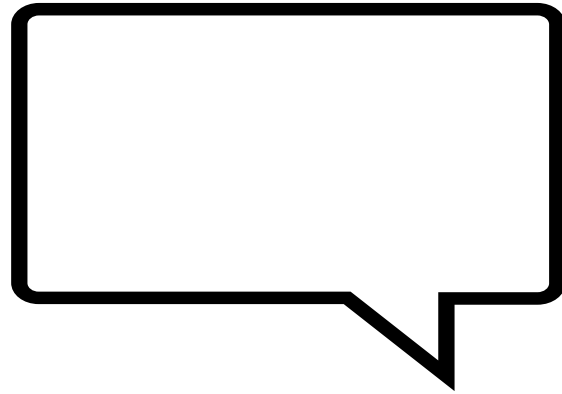


Agenda

- Welcome
- *Initial Comments*
- Context, Timeline and Other Initiatives
- Draft Community Vision Statement, Frequently Raised Topics
- *Comments and Questions*
- Draft Plan Policies: Summary
- *Comments and Questions*
- Draft Map and Development Conditions Summary
- Draft Inclusionary Housing Program Summary
- *Comments and Questions*
- Upcoming Steps/ Send Us Comments
- Closing & Gratitude



Initial Comments?

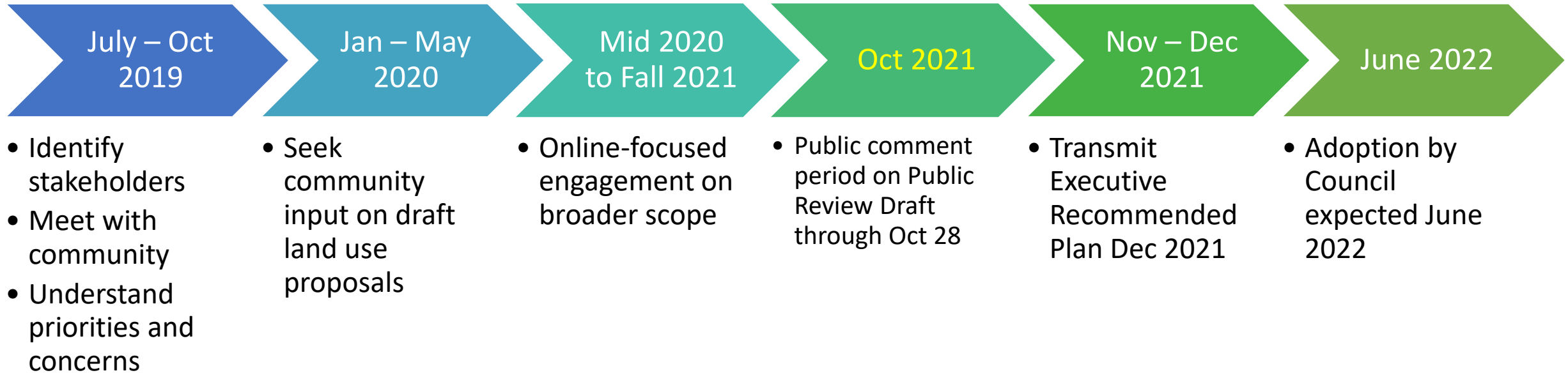


Subarea Planning

- Guides future growth and investments
- Community centered
- Seeks to: “... make real, equitable improvements to the quality of life *for everyone* who lives, works, and plays in North Highline.”



North Highline Subarea Plan Timeline



Other King County Initiatives

- Skyway-West Hill and North Highline Anti-Displacement Strategies Report
 - [Publicinput.com/anti-displacement](https://publicinput.com/anti-displacement)
- Micro-Housing Demonstration Project



Other King County Initiatives

- Draft Inclusionary Housing Ordinance
- North Highline Community Needs List
- Participatory Budgeting
- North Highline Urban Design Standards



Community Frequently Raised Topics in Public Review Draft: 2021

Availability and Affordability of Housing

Support for Small Black, Indigenous and People Of Color-Owned Businesses

Displacement of North Highline Residents

Building Wealth

Programs and Services for Youth

Community Safety



Updated Community Vision Statement

“Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity, inter-generational roots and our ongoing inclusivity of diverse families and individuals, especially those most isolated and vulnerable. We call out race and place-based inequities and are committed to dismantling systems of power, privilege and racial injustice.

With mutual support and respect, we value and live out our brilliance and power through community-led initiatives, creating thoughtful development without displacing longtime residents and small business owners, forming and owning the policies that impact us and building our individual and collective wealth, health and well-being.”

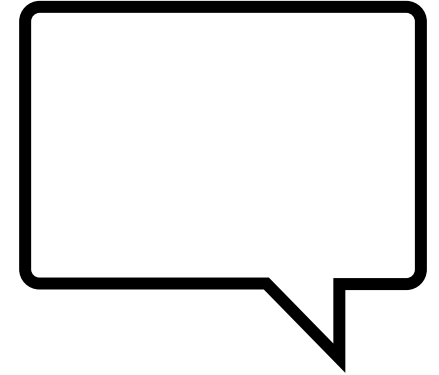


Any Comments or Questions?

Context

- Subarea Planning Purpose and Timeline
- Other Initiatives in North Highline

Draft Community Vision Statement and Frequently-Raised Topics




Up Next:

- Draft Plan: Summary
- Proposed Land Development Changes: Summary and Key Elements
- Draft Inclusionary Housing Program: Summary
- *Comments and Questions*



North Highline Subarea Plan Public Review Draft


2021 Public Review Draft

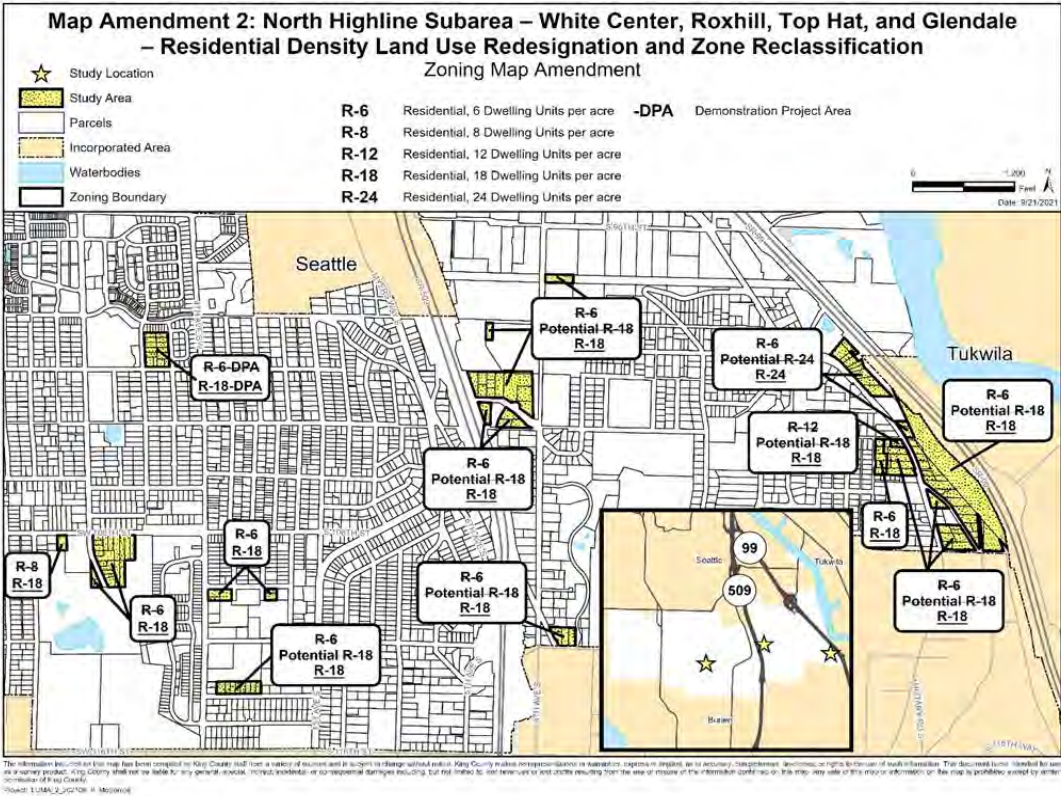


King County

NORTH HIGHLINE
COMMUNITY SERVICE AREA
SUBAREA PLAN

An Element of the King County Comprehensive Plan





Topical Chapters: Introduction, Community Priorities and Policies

- Land Use
- Housing and Human Services
- Parks, Open Space and Cultural Resources
- Transportation
- Utilities and Services
- Economic Development



Policies Support...

- Mitigating and stemming threat of displacement: residential, economic and cultural
- Increasing supply and range of housing near transit and commercial business:
 - Preserving existing housing
 - Public and private development
 - Serving range of income levels, household sizes and lifestyles
- Supporting existing business centers and compatible development



Policies support...

- Protecting and providing spaces for community-desired amenities
- Positive health outcomes and supportive services
- Increasing recreational and cultural opportunities
- Improving human health and environmental conditions
- A safe and encouraging environment for walking, transit use and biking
- Well-planned and adequate utilities and services



Not seeing Policy Response to Priorities?

- Another chapter?
- King County Comprehensive Plan:
 - Scope
 - Consistency
 - Avoiding redundancy
- 20-year Planning versus Action
- An oversight?



Additional Plan Content

- Equity Impact Review
- Performance Metrics
- Land Use, Zoning Map Amendments, Development Conditions

Figure 1: Determinants of Equity Poster²

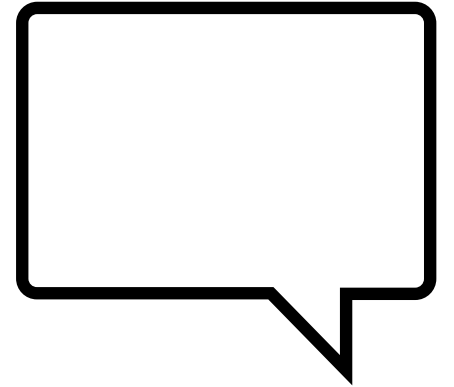


Any Comments or Questions?

Draft Plan Policies Summary

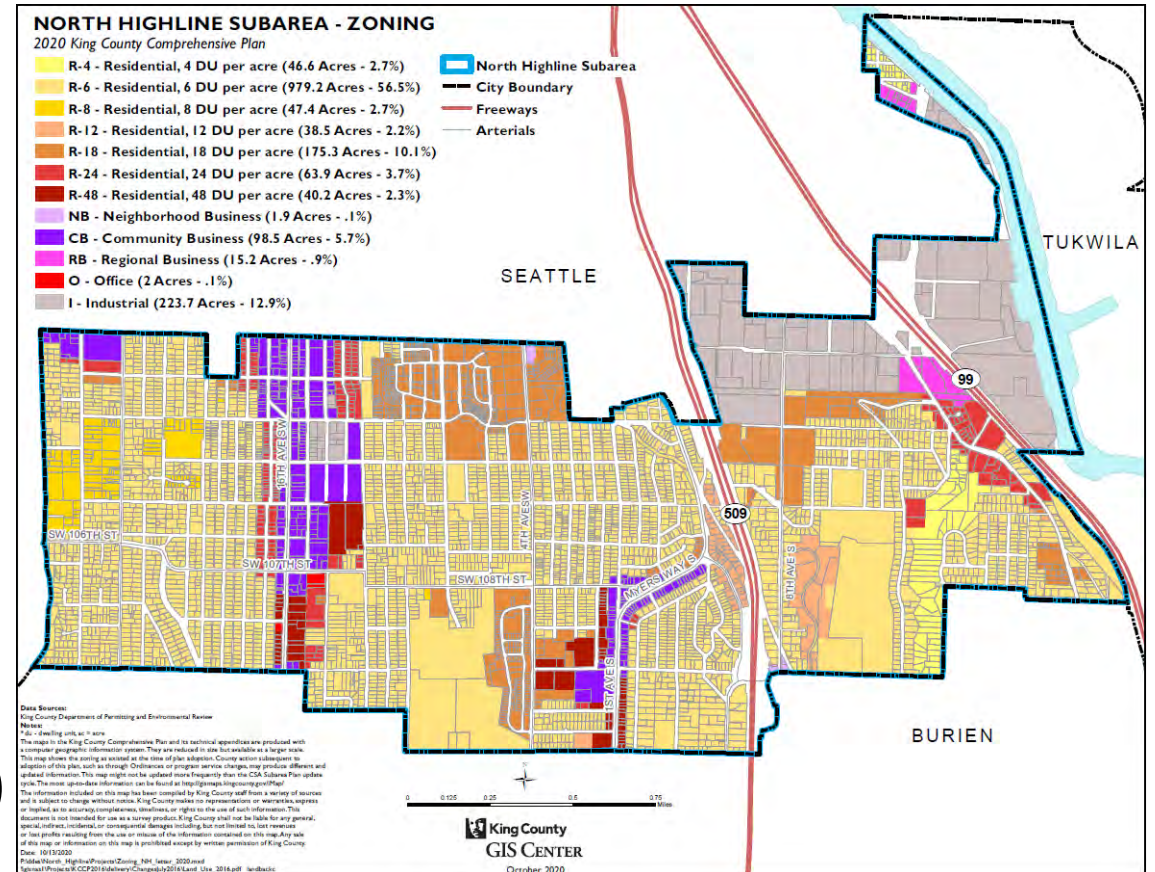
Up Next:

- Proposed Land Development Changes: Summary and Key Elements
- Draft Inclusionary Housing Program: Summary
- Questions and Comments:
 - Do Policies and Proposed Land Development Changes Support Community Vision and Priorities?
 - What Should Change?
- Steps to Council Action/Future Public Input Opportunities
- How to Submit Comments



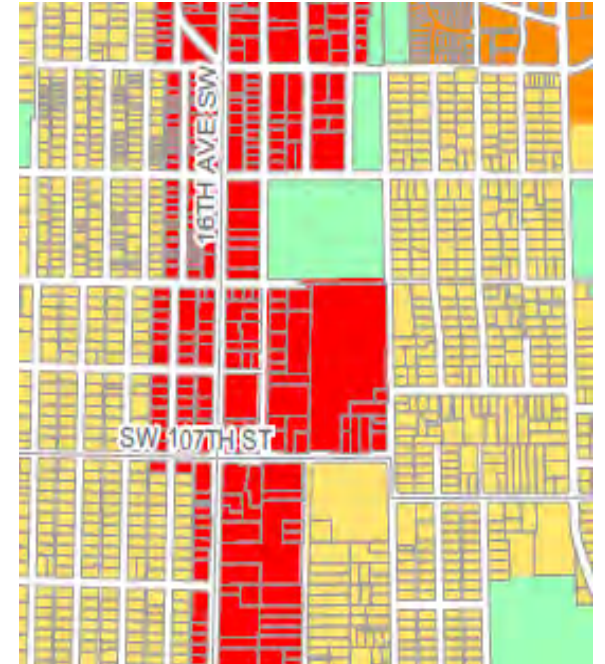
DRAFT Land Use, Zoning Map Amendments, Development Conditions

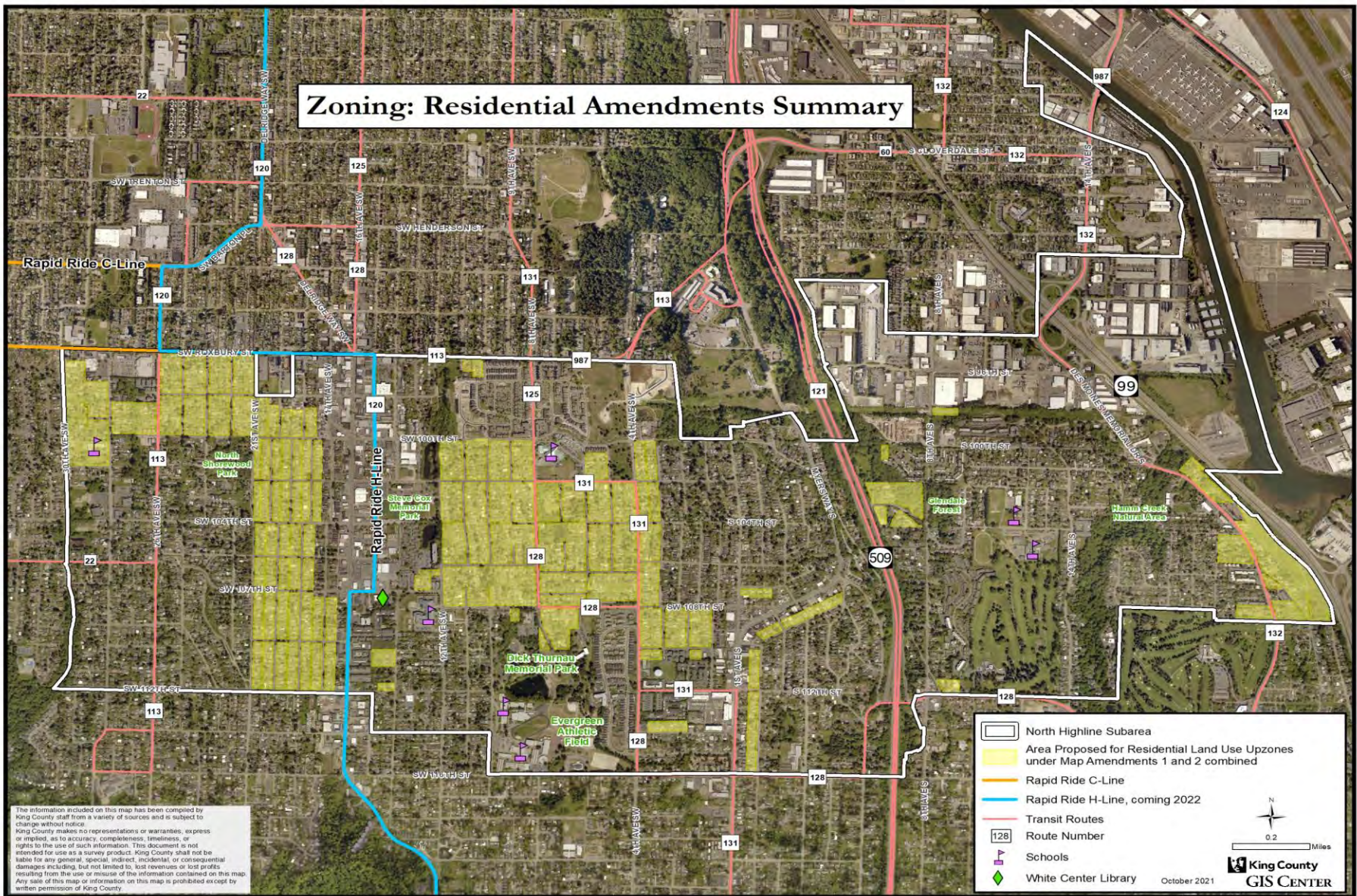
- Community Vision supported by:
 - Permitting “uses”
 - Zoning: location and compatibility of uses
 - Density and “bulk”
- Maps and development conditions (King County Code)



DRAFT: Land Use, Zoning Map Amendments, Development Conditions

- 13 map amendments
- 6 Special District Overlay actions
- 1 new P-suffix
- Density increases near commercial and transit
- Support commercial development and mixed-use, with area of required mixed use
- Industrial rezoned to commercial
- **Support residential compatibility:** with increased density and **with neighboring commercial/industrial**
- **Support retention of downtown White Center character**
- Support pedestrian-oriented development/connectivity between commercial areas and community amenities
- Limit marijuana retail businesses





Housing Type and Density

**Most common existing
building type in R-6**



Single-Family Dwelling

Examples of development in R-12



Duplex
Two Attached Units



Townhouses
Three Attached Units





6 homes per acre (R-6)
Usually one home per lot



18 homes per acre (R-18)
Townhomes or apartments



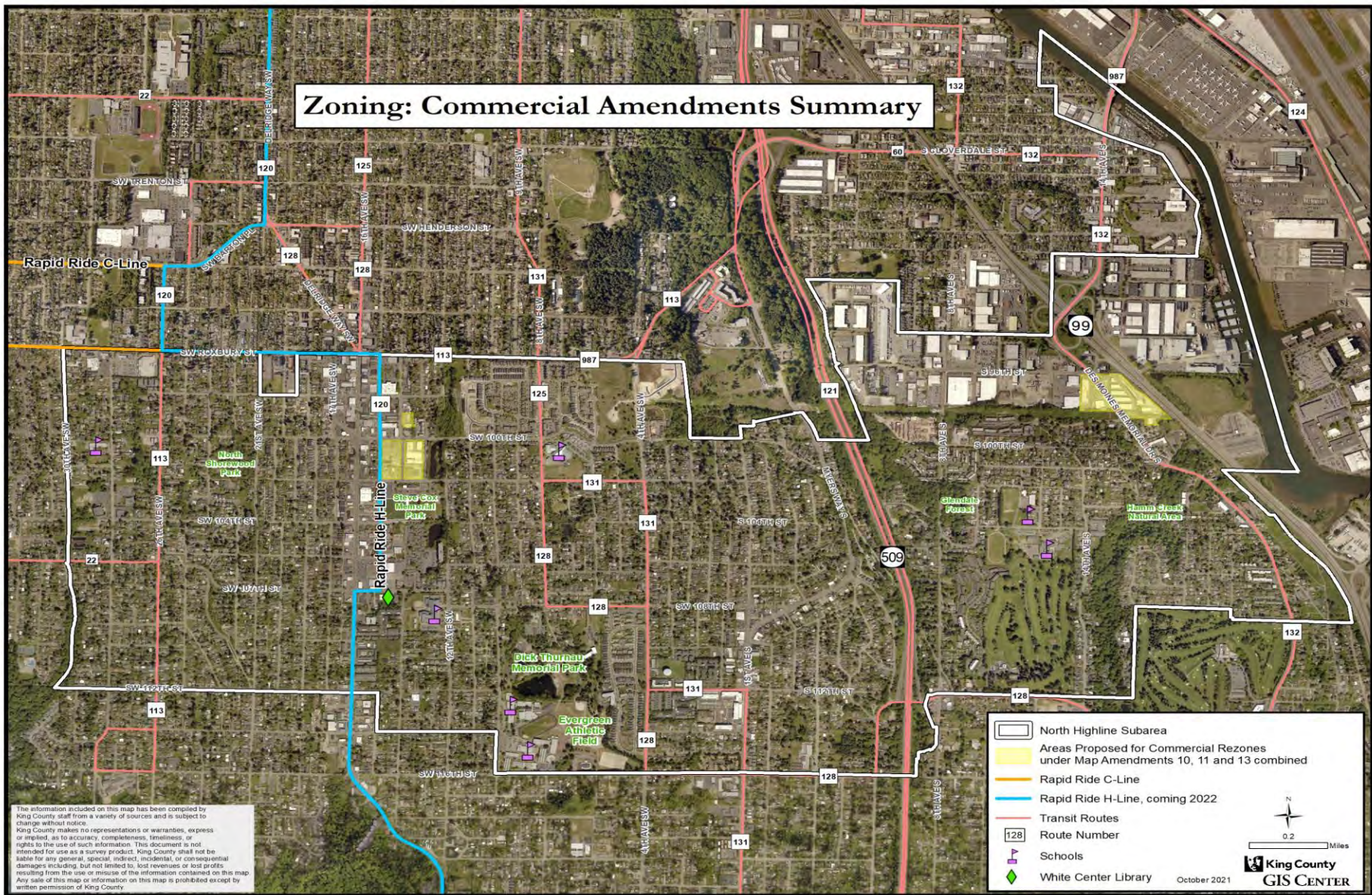
24 homes per acre (R-24)
3 and 4-story apartments



48 homes per acre (R-48)
5 and 6-story apartments

Residential Areas of North Highline





King County
Local Services

Examples of mixed-use (commercial and residential) buildings



2 Stories

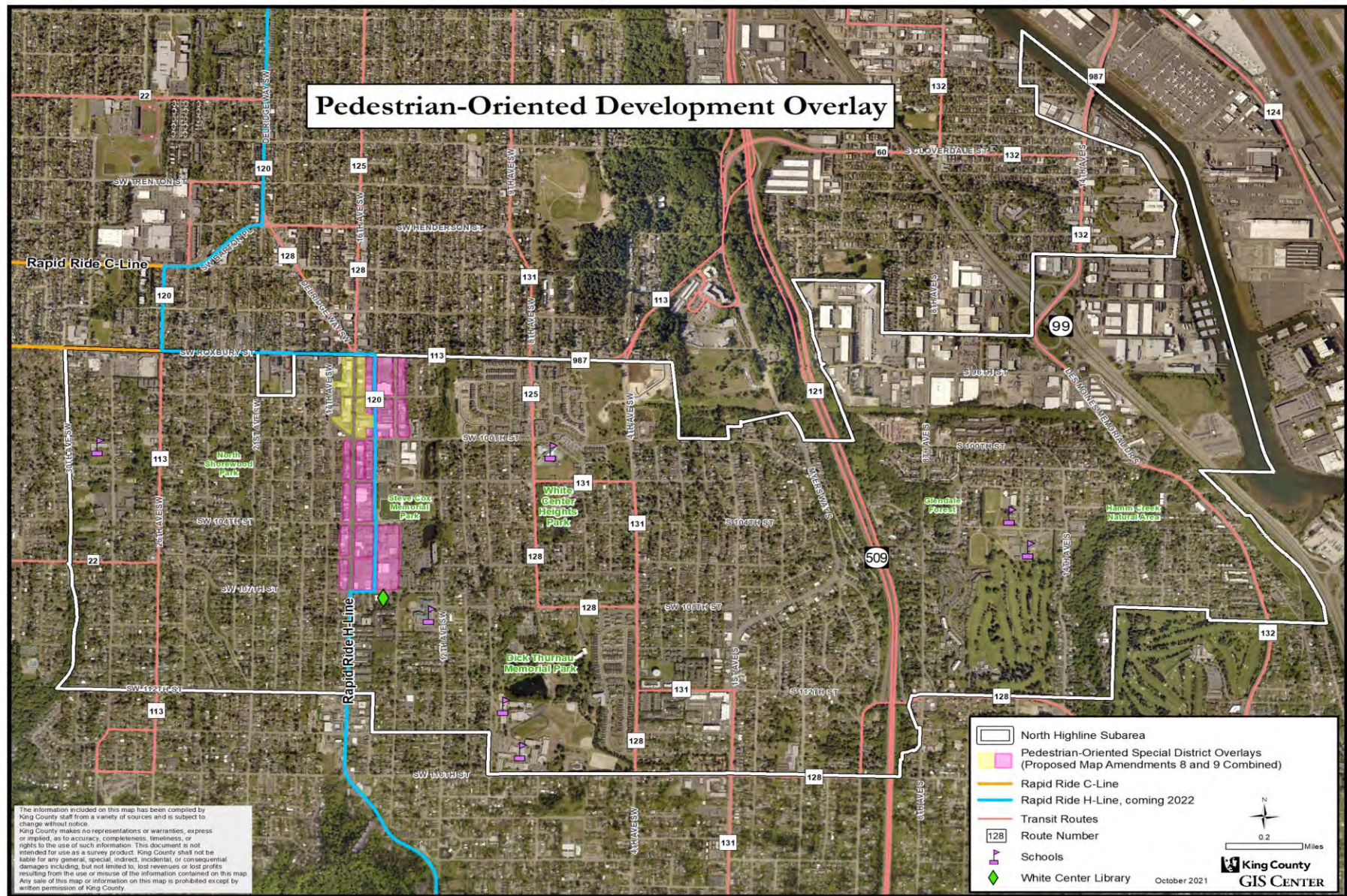


3 Stories

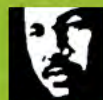


4 Stories



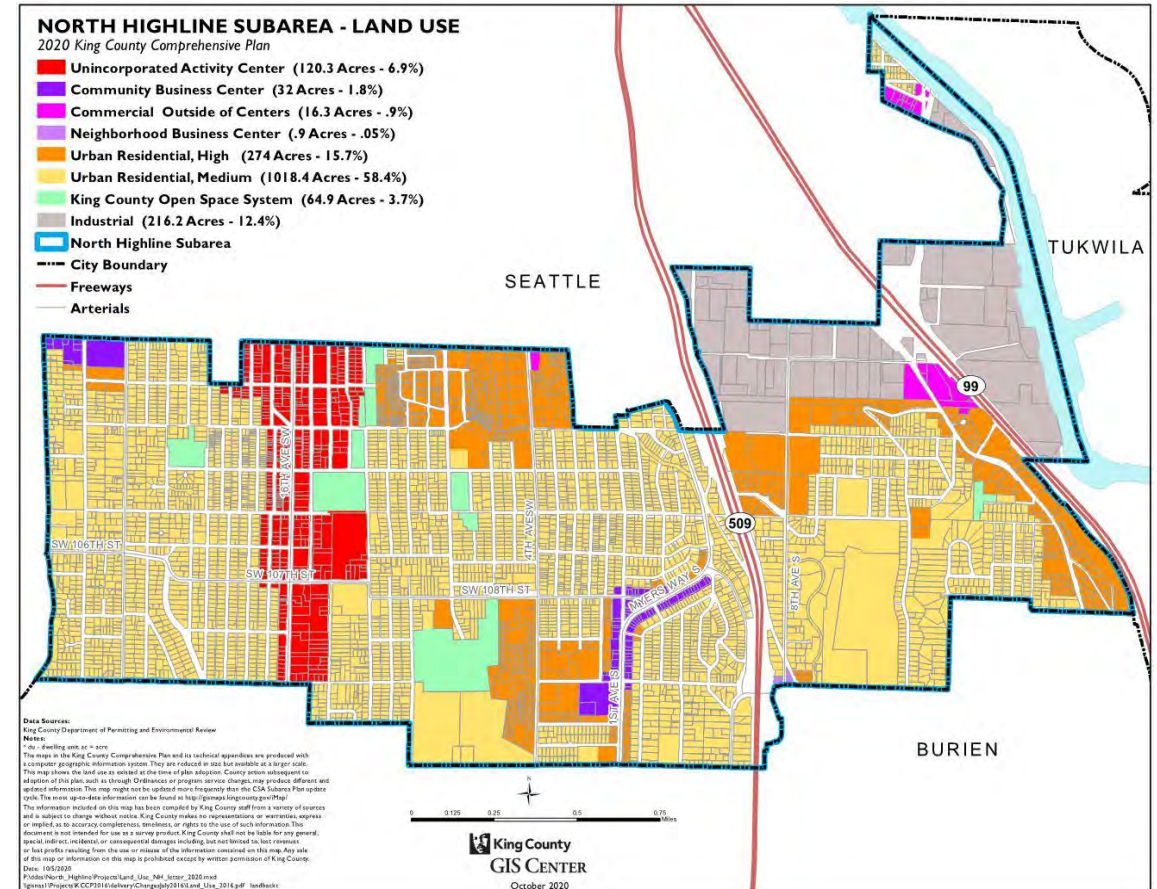


Pedestrian-friendly development



Draft Inclusionary Housing Program

- Three elements:
 - 100% affordable
 - Mandatory
 - Voluntary
- All zones except Industrial
- Density Bonus/Incentives
- Compatibility

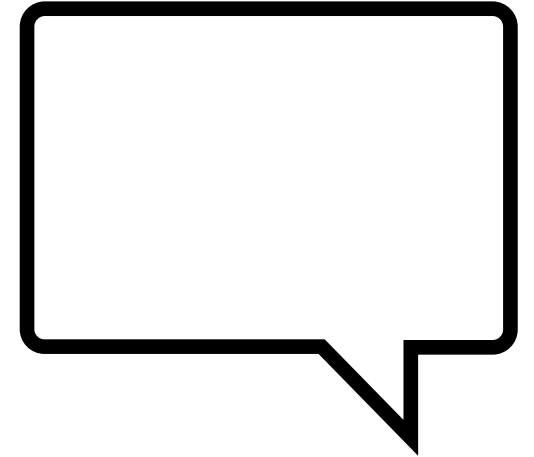


King County
Local Services

Comments and Questions

This is the Community's Plan:

- Do Policies and Proposed Land Development Changes Support Community Vision and Priorities?
- What Needs to Change?



Commenting Options

- US Mail
- Email:
Subareaplanning@kingcounty.gov
- Phone: 206-263-3000
- Survey:
www.publicinput.com/northhighline
(Google Translate)

NH-9 Support the use of urban design standards for nonresidential, multifamily, and mixed-use development in North Highline that enriches the area's urban form and character.

NH-10 Limit and avoid the clustering of legal cannabis businesses in North Highline through planning and policies, store licensing and siting, and related measures to prevent negative community impacts.

Community Amenities
The following policies are proposed to support provision of spaces for community-desired amenities.
Using the scale provided, please indicate whether or not you support these policies.

	I strongly support	I support	I'm neutral	I don't support	I strongly don't support
NH-11 Seek to preserve and enhance community-identified cultural assets when development occurs and work with the community and developers to mitigate the loss of North Highline's unique cultural assets.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
NH-12 Encourage the development of community-identified amenities near commercial centers, frequent transit corridors, and parks and trails through incentives and development requirements.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Do you have any comments about Chapter 3: Land Use?

Your name (optional)

☒ Post Publicly



Upcoming Steps and Public Input

- Public Review Draft comment period through Oct 28 (same for Draft Inclusionary Housing Program)
- Revise based on comments
- Transmit Executive-recommended Subarea Plan to King County Council Dec 2021
- Complete environmental review (public input)
- Council revision, public hearing, action (Jan - June 2022)



Links

Link to Subarea Plan Public Review Draft:

<https://kingcounty.gov/depts/local-services/permits/planning-regulations/subarea-plans/north-highline.aspx>

Link to Anti-Displacement Report: <https://kingcounty.gov/~media/depts/community-human-services/housing-homelessness-community-development/documents/Plans%20and%20Reports/KC-SkywayWHill-NHIn-ant-dsplcmnt-stratrpt.ashx?la=en>

Link to learn about and comment on Draft Inclusionary Housing Ordinance: <https://kingcounty.gov/depts/local-services/permits/planning-regulations/legislation-public-review-comment.aspx>

WCCDA Community Needs List Prioritization Survey: <https://www.surveymonkey.com/r/needslist>

Link to information about the Participatory Budget Process:

<https://kingcounty.gov/elected/executive/constantine/news/release/2021/June/08-community-investment-committee.aspx>

Link to survey for North Highline Urban Design Standards:

<https://www.surveymonkey.com/r/NorthHiglineUDStandards>

Link to King County Permitting website: <https://kingcounty.gov/depts/local-services/permits.aspx>

Survey/comment on Publicinput.com www.publicinput.com/northhighline



THANK YOU FOR PARTICIPATING!

- Please Fill Out Customer Survey
- Contact:
 - Jacqueline Reid, Subarea Planner
jreid@kingcounty.gov

