



## North Highline Subarea Plan Public Review Draft Reader's Guide

Dear North Highline community member:

Thank you for reviewing the 2021 Public Review Draft of the [North Highline Subarea Plan Public Review Draft](#) and the [North Highline Subarea Plan - Land Use and Zoning Map Amendments and Development Conditions](#). The Subarea Plan expresses the community's vision for the future and sets policies that will guide decisions affecting your neighborhood for years to come.

This reader's guide is a summary of the draft subarea plan and map amendments, followed by a glossary of "key terms" found in the subarea plan.

The comment period runs **through Sunday, Dec. 19**. After this date, King County will use what we have heard from the public to update the plan and map amendments. The King County Executive will send the revised plan and amendments to the King County Council early in 2022.

There are several ways to share your thoughts about the plan:

1. **Dynamic web portal:** [www.publicinput.com/NorthHighline](http://www.publicinput.com/NorthHighline) (provides information and allows comments in many languages)
2. **Email:** [SubareaPlanning@kingcounty.gov](mailto:SubareaPlanning@kingcounty.gov). Please make sure that the subject line includes "North Highline."
3. **U.S. Mail:** Jacqueline Reid, King County Permitting Division, 35030 SE Douglas Street Suite 210, Snoqualmie WA 98065-9266
4. **Voicemail:** 206-263-3000

Thank you for taking part in this important process.

To request this information in another format or language, call 206-477-3800 or email [asklocalservices@kingcounty.gov](mailto:asklocalservices@kingcounty.gov).

Para solicitar esta información en Español, llamar al 206-477-3800 o envíe un mensaje de correo electrónico a [asklocalservices@kingcounty.gov](mailto:asklocalservices@kingcounty.gov).

Si aad u weyddiisato inaad ku hesho macluumaadkan Af-Soomaali, fadlan wac 206-206-477-3800 ama iimayl u dir [asklocalservices@kingcounty.gov](mailto:asklocalservices@kingcounty.gov).

Để có các thông tin này bằng tiếng Việt, xin gọi số 206-477-3800 hoặc gửi điện thư đến [asklocalservices@kingcounty.gov](mailto:asklocalservices@kingcounty.gov).

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## Introduction

The North Highline Subarea Plan Public Review Draft begins with an introduction that explains why King County is planning for the future of North Highline, explains the central role of equity and social justice in the plan, and says that “the ultimate goal of the North Highline Subarea Plan is to make real, equitable improvements to the quality of life for everyone who lives, works, and plays in North Highline.”

The introduction describes the planning history of this area. Then it summarizes past community planning efforts, including the 1977 Highline Community Plan and 1981 Area Zoning, and the 1994 White Center Community Action Plan and Area Zoning.

It includes a brief description of the [Community Needs List](#) process that began in 2020—a process that is associated with, but separate from, the Subarea Plan.

The Subarea Plan chapters (except for the Introduction, Vision and Guiding Principles, and Community Description), are arranged as follows:

- Background and context
- Community priorities and needs
- Policies

The introduction section finishes with an explanation of what equity and social justice mean to King County. The county is committed to being:

- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused where needs are greatest and “upstream,” where actions are most effective

## Chapter 1: Vision and Guiding Principles

The community vision and guiding principles were developed based on community input received while we developed the Subarea Plan. The community vision is a forward-looking statement of how the community wants to be over the next 20 years.

### 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.*

This chapter includes the guiding principles that informed and directed the work of developing the Subarea Plan Public Review Draft and provides a brief description of the different phases of community engagement with the North Highline community that were used to develop the draft plan.

## Chapter 2: Community Description

This chapter describes the geography, population, and demographics in North Highline, as well as some of the government agencies and special service districts there. North Highline is an urban unincorporated area of King County, which means that it is not part of any city and King County serves as its local government.

North Highline is a diverse community, with people who are Black, Indigenous, or people of color making up about 61% of the population (compared with about 40% for King County as a whole). The most commonly spoken languages at home after English are Spanish (18%) and Vietnamese (6%).

The chapter then describes the different ways land is being used in the neighborhood—for example: detached, single-family residential; multi-family; and commercial areas.

It highlights several non-governmental organizations that provide services to the community, then describes government agencies that provide services to the community, such as the Southwest Suburban Sewer and Water District, Seattle Public Utilities, North Highline Fire District, and Highline School District.

The chapter briefly discusses annexation, along with some history about a 2012 vote in which North Highline voted *not* to become part of Burien. Today, the area is identified for potential annexation at some time in the future to Seattle.

The chapter ends with an overview of how North Highline fits in regional plans for future growth.

### Chapter 3: Land Use

This chapter explains how the subarea plan is related to the [King County Comprehensive Plan](#), and describes how the Comprehensive Plan land use designations indicate the planned long-term use of an area. Zoning classifications also regulate how a particular property can be used as well as the development regulations that apply to the property.

From King County’s Comprehensive Plan, in 2020 the majority (58%) of North Highline has a land use designation of “urban residential medium,” which allows between 4 and 12 residential dwelling units per acre. The next most common (16%) land use designation in this area is “urban residential high,” which allows 18-48 dwelling units per acre. This is closely followed by the “industrial” land use designation, which covers 12% of the area.

Almost 7% of the land area of North Highline is designated as the “White Center Unincorporated Activity Center.” This is centered around 16th Avenue SW, (the “core” of White Center), and it’s intended to support a range of uses including employment, housing, shopping, services, and leisure-time amenities to meet the needs of the local economy. This mix of uses is intended to include multi-family housing and mixed-use development.

Here are land use priorities that community members told us about:

- Reduce the risks and impacts of residential, economic, and cultural displacement
- Keep housing that is affordable, create more affordable homes, and avoid residential displacement.
- Allow families to stay in North Highline if they wish, without the risk of being driven out by rising costs of housing. Provide future generations with the opportunity to rent and purchase homes in the community, with the ability to build wealth that comes from having housing access and choices.
- Gain housing that supports intergenerational living, is accessible to transit and other community services, and links neighborhoods to community services without the need to rely on cars.
- Value the importance of compatible development, with sensitivity to the impact of new development on established neighborhoods.
- Build beautiful and functional affordable units.
- Thoughtfully design commercial spaces to meet the needs of BIPOC-owned businesses and their customers, supporting a community priority to reduce the risk of cultural displacement.
- Support opportunities for business ownership that will support the community priority to reduce risk of economic displacement while also supporting the generation of wealth.
- Support the ability to access quality, well-paying jobs in all industries.
- Keep and provide amenities in North Highline that can support community gathering, enrich the community’s diverse physical and cultural assets, and support the health and well-being of current and future generations.

The land use chapter identifies how North Highline will grow over the next 20 years in terms of housing and jobs. It finishes by listing 12 proposed policies that are grouped under the headings of Land Use, Residential, Commercial and Industrial, and Community Amenities. The policies, when combined with policies in other chapters, are designed to reduce the threat of displacement, support increasing a range of housing options near transit and commercial business, support existing business centers and compatible development with neighboring areas, and support the provision of spaces for amenities that community members want.

## Chapter 4: Housing and Human Services

The housing and human services chapter describes the profound effect that housing has on quality of life and the economic vitality, and the fact that thoughtful planning decisions have the power to create strong residential neighborhoods that support connected, intergenerational, and diverse communities.

The chapter then discusses the rising cost of housing in the neighborhood and the burden it is placing current residents. People in North Highline who are BIPOC (Black, Indigenous, and Persons of Color) are about twice as likely to be severely cost-burdened as white households, which indicates an increased risk of displacement for households of color.

Here are housing priorities that community members told us about:

- Access to affordable housing.
- Prevention of involuntary displacement.
- Opportunities for current residents and future generations to rent and purchase homes in the community they call home, and to generate wealth.
- More programs that provide opportunities for home ownership, and retention and development of affordable rental units.
- More public investment in affordable housing, especially through support for projects led by community-based organizations, increased rental assistance, and access to home repair funding for low-income households.
- Increased density to support increased housing supply and housing choices, with access to transit and community services, and parking for community members who cannot access transit or use active forms of transportation (such as walking and bicycling).
- Integrate market-based housing and housing supported by public investment into the same communities and developments to support access to opportunity.
- Increase the range of housing options, including intergenerational housing, family-sized units, and culturally-specific housing for elders.
- Leverage the increased land values that come with new infrastructure and transit investments to provide affordable housing.

- Leverage gains in property values to require or encourage developers to create affordable housing when building market-rate housing.

This chapter lists four proposed housing-related policies that support keeping and increasing housing and addressing displacement. A wide range of housing types, including ones that are affordable to community members, can be created through preservation of existing housing and creation of new housing developments.

This is followed by a discussion of how the delivery of human services is critical for creating sustainable communities and supporting environmental justice. Differences in income between people of different races and ethnicities in North Highline, and between households in North Highline, are likely to affect equity in people’s access to healthy food sources and choices.

Here are health and human services priorities that community members told us about:

- Increase access to healthy foods, including a grocery store in Top Hat, community gardens and “p patches,” community kitchens and cooking demonstrations, culturally relevant food, and a farmers market.
- Increase services and programs available for youths.
- Increase adult programs that promote health and wellness.
- Increase after-school programs.
- Increase options for affordable childcare and early childhood education.

The chapter lists two proposed human service-related policies intended to support positive health outcomes and supportive services.

## Chapter 5: Parks, Open Space, and Cultural Resources

This chapter begins with an explanation of how parks and open spaces are managed in unincorporated King County and a description of King County’s park and open space system.

North Highline has six major parks and open space properties, spanning more than 60 acres, and a section of a regional trail.

The chapter describes recreational and cultural services in the area.

Here are parks and open space priorities that community members told us about:

- Increase parks and open spaces available for passive and active recreation.
- Improve accessibility within and to parks and open spaces.
- Provide more safety features.
- Increase amenities such as dog parks, community gardens/P-Patches, playground equipment, and game courts.

- Provide signed walking paths and trails.
- Guard against climate change and reduce its impacts.
- Increase tree canopies to provide relief from the urban heat island effect.
- Increase the use of rain gardens and other green stormwater infrastructure for additional green space and water storage and to protect water quality.
- Increase places to gather, celebrate, and share the rich cultures in North Highline, such as plazas, pocket parks, and community center space.
- Provide more opportunities for recreation, learning, etc. that are culturally relevant.
- Be a place where artists can thrive.

The chapter lists three proposed policies intended to support increased recreational and cultural opportunities and improve human health and environmental conditions.

## Chapter 6: Transportation

This chapter describes how the transportation network has a profound effect on the quality of people’s lives and the economy. It provides access to jobs, education, services, recreation, and other destinations. The chapter explains that well-planned land use patterns and neighborhoods have features like connected street networks, nearby shopping, walking paths, and transit service. As with other urban unincorporated areas, North Highline needs more investment in its transportation system.

The chapter describes the services and facilities managed by the King County Road Services Division, including a short description of unfunded projects identified in the county’s [Transportation Needs Report](#).

Here are transportation priorities that community members told us about:

- Provide access along and to commercial areas in North Highline by walking, bicycling, transit, and active transportation to support the area’s ability to continue to thrive—including its small, independent businesses.
- Improve safe access to schools, parks, and other community amenities for all community members.
- Recognize and accommodate a range of different mobility levels.
- Improve connectivity to walking trails and bike paths.
- Beautify streetscapes.
- Improve lighting to encourage walking and biking.
- Improve access to North Highline from other parts of the region, to support the local economy.
- Improve access by transit to job centers and transit hubs in the region from North Highline, to support access to opportunity and employment choices.



The chapter lists three proposed policies intended to support growth near transit and a safe and encouraging environment for walking, transit use, and biking.

## Chapter 7: Services and Utilities

For any urban community to thrive, it must be adequately supported by a full range of urban utilities and services. These include water and sanitary sewer, stormwater management, solid waste collection and disposal, and fire protection. This chapter identifies service providers in North Highline and also notes that there are still a few areas within North Highline that do not have sewer service. Community members expressed an interest in having these areas connect to the sewer system.

The chapter lists three proposed policies intended to address the need for well-planned and adequate utilities and services.

## Chapter 8: Economic Development

This chapter describes the business community and employment in North Highline and notes that employment growth in this area has outpaced employment growth in King County as a whole.

- In addition to placing a high priority on stemming residential, cultural, and economic displacement, community members told us about the following economic development priorities: Opportunities for current residents, businesses, and future generations to thrive and generate wealth, while honoring and valuing diversity within North Highline and the uniqueness of the community here.
- Provide opportunities for youths to learn job skills.
- Increase access to affordable childcare to support working families.
- Support families seeking work opportunities when English is not their first language.
- Support businesses that can provide family wage jobs in the community.
- Help the community seek funding for, and investments in, infrastructure and amenities that serve North Highline’s well-being as a whole.
- Support households at risk of displacement, whose incomes make investments in their homes out of reach.
- Provide small businesses with access to affordable professional services for education, job training, mentoring, and consultation.

The chapter lists two proposed policies intended to support economic and other community development needs.

## Appendices

The North Highline Subarea Plan Community Review Draft has four appendices. Appendix A is a collection of maps and tables that were used to develop the subarea plan. Appendix B proposes a plan for monitoring the implementation and performance of the subarea plan. This includes five standardized, numeric-based performance metrics that can be tracked over time, and five North Highline-specific qualitative, narrative-based, implementation measures that tell the story of how the community is fulfilling its vision. Appendix C is an equity impact review intended to summarize how the subarea plan was developed and how it might affect residents of North Highline. Appendix D is a summary of the community engagement that was done by King County as we developed the subarea plan.

## Land Use and Zoning Map Amendments

When the North Highline Subarea Plan is sent to the King County Council, it will be accompanied by a set of recommended [Land Use and Zoning Map Amendments, that also include recommended amendments to development conditions contained in the King County Code by applying “Special District Overlays”](#). These are:

### **Map Amendment 1: White Center, Roxhill, Top Hat, and Glendale – Zone Reclassification and Add P-Suffix Condition.**

This amendment allows for higher residential density within the medium density residential areas of North Highline that are close to commercial areas, transit corridors, or areas of high-density residential land uses. This density increase provides additional residential development opportunities. The new P-Suffix (parcel-specific) development condition ensures the new development under this higher density is of a similar height to what is currently allowed for the parcel. This is to support compatible development with adjacent lower-density residential areas.

### **Map Amendment 2: White Center, Roxhill, Top Hat, and Glendale – Residential Density Land Use Redesignation and Zone Reclassification.**

This amendment allows for higher residential density in areas currently zoned for medium density residential development, adjacent to commercial areas, transit corridors, or where high-density residential development is already present.

### **Map Amendment 3: White Center Urban Activity Center – Remove P-Suffix Condition**

This amendment removes an existing P-Suffix (parcel specific) development condition that directs King County to determine the need for a crosswalk on the affected property. The condition is no longer necessary because current King County Code standards, including the

King County Road Design and Construction Standards, evaluate crosswalk needs when properties are developed.

#### **North Highline Map Amendment 4: Glendale – Remove P-Suffix Condition**

This amendment removes an existing P-Suffix (parcel specific) development condition. It requires clustering of development on one parcel to protect undeveloped areas on another parcel. The P-Suffix was placed on the properties based on a development proposal that did not come to fruition. The development condition is no longer necessary because any future development would be reviewed under the current standards of the King County Code.

#### **North Highline Map Amendment 5: White Center and Glendale – Land Use Redesignation to Open Space**

This map amendment changes the land use designation on parcels in White Center and Glendale to reflect that the parcels are part of the King County Open Space System.

#### **North Highline Map Amendment 6: White Center Urban Activity Center – Remove Economic Redevelopment Special District Overlay**

This amendment removes the Economic Redevelopment Special District Overlay from parcels in the core of White Center. The purpose of the Special District Overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within urban areas. The Special District Overlay has not been effective in incentivizing redevelopment within affected area since it was adopted in the 1994 White Center Community Action Plan.

#### **Map Amendment 7: White Center and Top Hat – Remove Commercial/Industrial Special District Overlay**

This amendment removes the Commercial/Industrial Special District Overlay from parcels in the core of White Center and the Top Hat Community Business District. The Special District Overlay is retained on several parcels in the North Highline Subarea. The purpose of the Special District Overlay is to accommodate and support existing commercial and industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized lands. The map amendment removes the Special District Overlay from parcels that are currently developed with residential/mixed-uses and/or that are not suitable for the more expansive commercial and industrial uses permitted by the overlay. Where the Special District Overlay is being retained, it is being reviewed for amendment to consider the uses and conditions that should be supported.

**Map Amendment 8: White Center Unincorporated Activity Center – Add 16th Avenue SW Special District Overlay**

This amendment creates a Special District Overlay for parcels located on 16th Avenue SW in the core of White Center between SW Roxbury Street and SW 100th Street. This Special District Overlay is intended to support retention of the character of the commercial corridor in White Center. It requires that new development be pedestrian-oriented and sized and scaled accordingly. King County is interested in determining whether additional building standards would support retention of the character of the commercial corridor and improve the pedestrian experience of the corridor.

**Map Amendment 9: White Center Unincorporated Activity Center – Add White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay**

This amendment creates a new White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay on parcels in the core of White Center east of the 16th Avenue SW corridor. It adds pedestrian-oriented development standards to encourage walking activity in the neighborhood and seeks to connect the downtown core of White Center with the community amenities of Steve Cox Memorial Park, the White Center Library, and White Center Heights Elementary School. The Special District Overlay takes advantage of the transit routes that run through the White Center Unincorporated Activity Center.

**Map Amendment 10: White Center Unincorporated Activity Center – Zone Reclassification and Add White Center Unincorporated Activity Center Mixed-Use Special District Overlay**

This amendment changes the industrial zoning on parcels in the core of White Center that are not appropriate in size, location or current use for industrial development. A new Special District Overlay requires that all new development be mixed-use (which combines commercial and residential units in a development) and meet certain pedestrian-oriented standards. The Mixed-Use Special District Overlay also includes requirements for pedestrian-oriented development and reduced off-street parking requirements.

**Map Amendment 11: Glendale – Community Business Land Use Redesignation and Zone Reclassification**

This amendment changes the land use designation and zoning on several parcels in Glendale to match the development that is present on the parcels.

**Map Amendment 12: White Center, Roxhill, Top Hat, and Glendale – Add P-Suffix Condition**

This amendment limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would not be allowed to increase beyond the current amount.

### **Map Amendment 13: White Center Industrial to Commercial Business Zone Reclassification**

This amendment changes the zoning on two parcels of land in the core of White Center from Industrial to Commercial Business as they are not appropriate in size, location, or current use for industrial development.

### **Marijuana Producing and Processing Development Condition**

In addition to the 13 map amendments, an amendment is proposed to the existing Economic Redevelopment Special District Overlay in White Center. The amendment responds to a recommendation included in a [King County Marijuana Report](#) to prohibit marijuana producing and processing in the overlay area.

## Plain-language explanations of technical terms used in subarea plans and map amendments

General Terms
<b>Affordable Housing</b> means housing that costs more than 30% of a household's total monthly income.
<b>Annexation</b> means the process of adding an urban unincorporated County area into a city's incorporated boundary.
<b>Area Median Income</b> means the household income for the median – or middle point – of households in a region. This is federal measure used to determine access to services.
<b>BIPOC</b> means black, indigenous, and other people of color.
<b>Community Needs List</b> means the community-created list of services, programs and capital improvement projects that support the community’s vision for their neighborhood.
<b>Community Service Area (CSA) Subarea Plan</b> means a 20-year plan that addresses a wide range of growth management topics in a focused geographic area. Subarea plans include a community vision statement and neighborhood-specific policies that guide decisions for the next 20-years. These plans are part of, and focus and tailor policies within, the County's Comprehensive Plan. There are six rural and five urban CSA planning geographies.
<b>Community Vision Statements</b> are part of a subarea plan and describe the future state of the community after the guiding principles, policies, and land use and zoning changes in the subarea plan have been realized.
<b>Comprehensive Plan</b> means the County's long-range plan for managing future population growth. It addresses land use, housing, transportation, utilities, capital facilities, and other elements, consistent with state law. CSA Subarea Plans are part of the Comprehensive Plan.
<b>Density Incentive</b> means the programs that allow construction projects to have more homes or employment space in exchange for some type of public benefit, such as including affordable housing or protection of open space.
<b>Density</b> means the number of buildings in a geographic area. Density is usually discussed as the number of homes on an acre of land.
<b>Determinants of Equity</b> means the physical and social conditions in the area where people are born, live, and work. These include access to childhood development services, jobs and job training, healthy food, parks and open space, public safety, and more.

<b>General Terms</b>
<p><b>Development Regulation</b> means the locally-adopted laws for zoning, building and construction standards, environmental protections, subdivisions, and more. Development regulations must be consistent with the policies in the Comprehensive Plan and subarea plans.</p>
<p><b>Displacement</b> means the involuntary relocation of current residents or businesses from their current home or commercial space. This can occur due to increased housing or leasing costs, evictions, property sales, or other reasons.</p>
<p><b>Dwelling Unit</b> means a home with one or more rooms that a person would live in, and this usually includes a kitchen and either private or shared bathrooms.</p>
<p><b>Equitable Development</b> is when quality of life outcomes are equitably experienced by the people currently living and working a neighborhood, as well as by new people who are moving in. This usually includes focusing public and private projects, services, and programs on the needs of historically underserved populations.</p>
<p><b>Gentrification</b> is when there is an influx of high-income people renovating or building new homes and businesses in a neighborhood with historical segregation and/or disinvestment, and this can cause displacement.</p>
<p><b>Growth Management Act</b> means the state law under which subarea plans and comprehensive plans, and the implementing development regulations, are created in order to plan for future population growth.</p>
<p><b>Guiding Principles</b> are goal-oriented statements that help define the Community Vision Statement in a subarea plan. They are usually future oriented and frame how the policies of the subarea plan are to be understood and implemented.</p>
<p><b>Inclusionary Zoning</b> means a range of strategies that help build affordable housing as part of new market-rate housing projects. This usually includes incentives, such as density bonuses, in exchange for building affordable units.</p>
<p><b>Incorporated Areas</b> means the land in a city's boundary.</p>
<p><b>Middle Density Housing</b> mean duplexes, townhouses, and small apartment or condominium buildings that are a couple of stories tall. Not included in this are single-family homes and larger apartment or condominium buildings.</p>
<p><b>Mixed-Use Development</b> means buildings that contain both commercial and housing spaces. A common example would be a building with retail stores on the first floor and apartments on the upper floors.</p>

<b>General Terms</b>
<b>Potential Annexation Area</b> means urban unincorporated County land that is affiliated with a city for future annexation.
<b>Transit-Oriented Development</b> means the construction of new housing located near public transit services.
<b>Unincorporated Areas</b> means land in the County's jurisdiction and not within a city's boundary.
<b>Urban Growth Area</b> means the area defined in Comprehensive Plans for where most future homes will be built and jobs will be created. This protects open spaces and farm and forest lands.
<b>Urban Services and Facilities</b> includes sanitary and storm sewer systems, water supply, energy, telecommunications, public safety and emergency services, schools, libraries, and more.



## Land Use and Zoning Terms

**Center** means an area identified a local or regional plan where more housing and jobs will be focused, and are also potential focus areas for public funding, projects, services, and programs. Across the County, there are *regional* and *local* centers and, starting in 2021, there will be locally-identified *countywide* centers.

The Comprehensive Plan includes a number of *local* center types – unincorporated activity center, regional business center, community business center, neighborhood center, and rural neighborhood center. County-identified centers are usually based on the type of zoning and existing development in an area, and they create capacity for accommodating future growth.

The *local* centers identified in the Comprehensive Plan include:

- Higher density developed industrial and commercial areas, and high-density housing, are classified as **unincorporated activity centers** and are intended to be the primary locations in the County for this type of commercial development.
- Midrange-density and mostly retail centers are called **community business centers**.
- Smaller, local centers that mainly offer convenience goods and services to local residents are called **neighborhood business centers**.

Because of existing densities, mixed-use development, and zoning, the **White Center** downtown area of North Highline is currently the only *local* Unincorporated Activity Center (UAC). The **Skyway Business District** and surrounding area is proposed to become a UAC to focus future housing and business activity in the community in this area. Both are also being considered for designation as *Countywide Centers* to allow them to compete for countywide transportation funding.

The **Land Use Map** in the Comprehensive Plan adopts the official land use designation for all properties in unincorporated King County. Land use designations set the general location and scale of the allowed uses of land. These designations include: unincorporated activity center, urban planned development, community business center, commercial outside of centers, neighborhood business center, urban residential high, urban residential medium, urban residential low, rural area, rural towns, rural neighborhood commercial centers, agriculture, forest, mining, king county open space system, greenbelt/urban separator, other parks/wilderness, and industrial.

**Property-Specific Development Standard** means conditions beyond the minimum requirements of the zoning code that apply to one or more properties. These limit the uses on the property or create additional standards for permit approval.

### Land Use and Zoning Terms

**Special District Overlays** allow or require alternative land uses and development standards from the minimum requirements of the zoning code and are usually applied on large set of properties. These expand or alter the standard uses and/or permit standards in zoning code. These are often developed and proposed through larger planning processes, such as subarea plans.

**Zoning** in the King County Code, Title 21A, defines the range of land uses and functions on all properties in unincorporated King County. Zoning classifications implement the Land Use Map designations, and include: agricultural, forest, mineral, rural area, urban reserve, urban residential, neighborhood business, community business, regional business, office, and industrial. Many of these zones have subcategories that identify the allowed housing density for that zone. For example, the urban residential zone has eight subcategories ranging from R-1 (1 home allowed per acre) to R-48 (48 homes allowed per acre).

### Sources:

- King County Department of Local Services Website, accessed 11/6/2021
- King County Comprehensive Plan, Glossary, 7/2020 adopted
- King County Code 2.10.020, Performance, Management and Accountability Definitions, accessed 11/6/2021
- King County Code Title 21A, accessed 11/6/2021
- King County Skyway-West Hill and North Highline Anti-displacement Strategies Report, 9/2021 transmitted
- Puget Sound Regional Council VISION 2050, Glossary, 10/2020 adopted
- City of Seattle Equitable Development Initiative, accessed 11/6/201
- Merriam Webster Online, accessed 11/6/2021