



King County

Skyway-West Hill Subarea Plan – Public Review Draft

Amendments to Land Use and Zoning Maps

2022 update to 2016 King County Comprehensive Plan

September 30, 2021

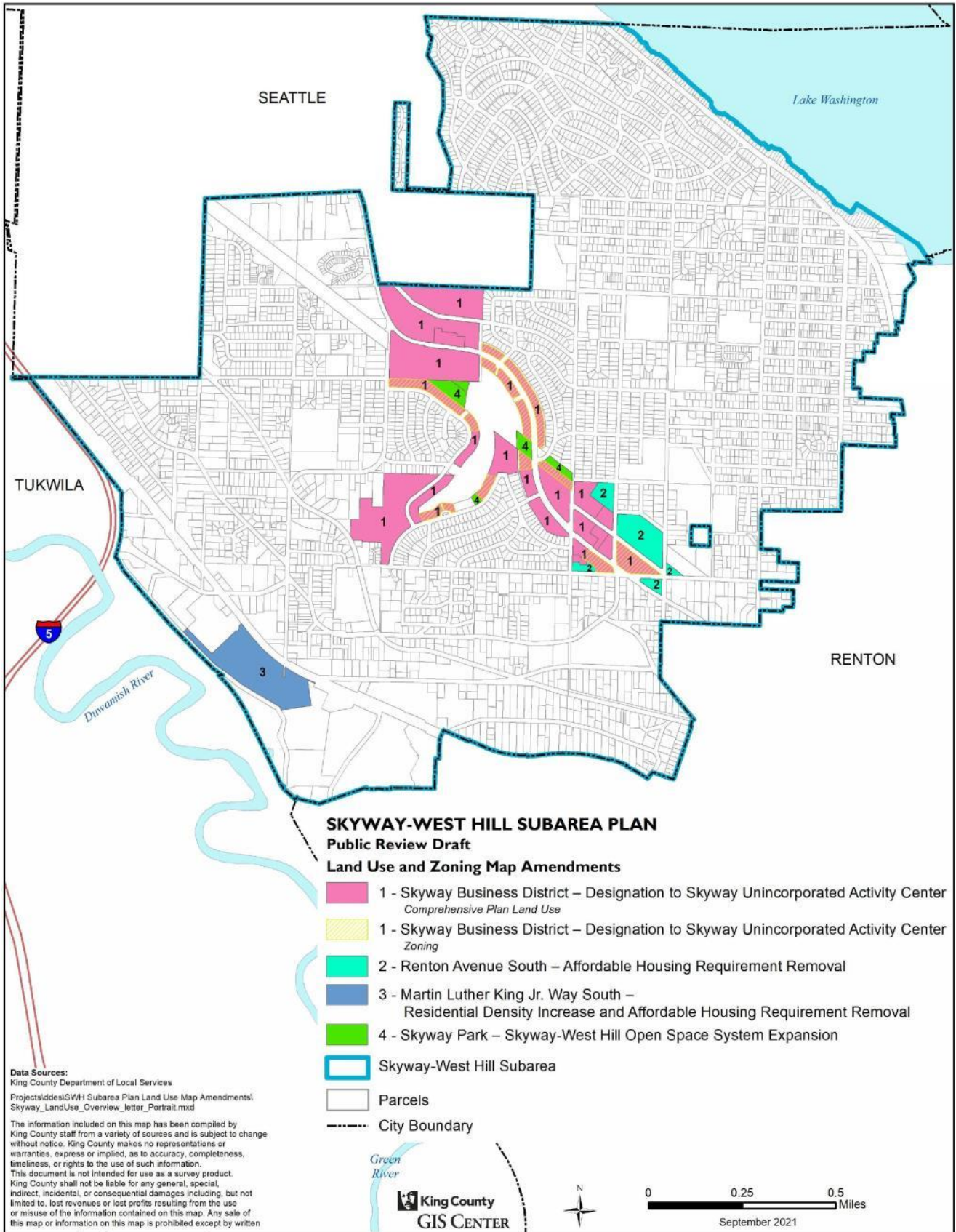


Table of Contents

20		
21		
22	Map Amendment 1: Skyway-West Hill Subarea – Skyway Business District – Designation to Skyway	
23	Unincorporated Activity Center	4
24	Map Amendment 2: Skyway-West Hill Subarea – Renton Avenue South – Affordable Housing	
25	Requirement Removal	11
26	Map Amendment 3: Skyway-West Hill Subarea – Martin Luther King Jr. Way South – Residential Density	
27	Increase and Affordable Housing Requirement Removal.....	13
28	Map Amendment 4: Skyway-West Hill Subarea – Skyway Park – Skyway-West Hill Open Space System	
29	Expansion.....	16
30	Attachment A: Special District Overlay (SDO)	18
31		
32		

Map Amendment 1: Skyway-West Hill Subarea – Skyway Business District – Designation to Skyway Unincorporated Activity Center

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 23	Range 4
Section 11	Township 23	Range 4

LAND USE

1. Amend land use designation from “cb” (Community Business Center) to “uac” (Unincorporated Activity Center) on the following parcels:

0231000005	0232000053	1223049128	7580200200
0231000011	0232000054	1223049149	7580200205
0231000012	0232000070	1223049156	7580200250
0231000014	0232000072	1223049171	7580200255
0231000020	0232000080	1223049185	7580200260
0231000022	0232000100	3969300215	7580200265
0231000025	1223049007	3969300220	7580200267
0231000030	1223049027	7580200120	7580200270
0231000035	1223049032	7580200121	7580200430
0231000040	1223049037	7580200165	7580200431
0232000003	1223049039 (portion)	7580200170	7580200435
0232000010	1223049042 (portion)	7580200175	7580200440
0232000030	1223049058	7580200181	48
0232000035	1223049068	7580200182	
0232000036	1223049111	7580200190	

2. Amend land use designation from “uh” (Urban Residential, High) to “uac” (Unincorporated Activity Center) on the following parcels:

1123049036	1223049042 (portion)	1223049077	1223049130
1123049074	1223049043	1223049102	1223049131
1123049170	1223049044	1223049110	1223049138
1123049192	1223049045	1223049117	1223049145
1223049029	1223049046	1223049119	1223049151
1223049030	1223049047	1223049120	1223049152
1223049034	1223049050	1223049122	1223049157
1223049038	1223049054	1223049127	1223049158
1223049039 (portion)	1223049064	1223049129	1223049159

1223049160	7580200210	7689600974	7689600984
1223049161	7580200215	7689600975	7689600985
1223049162	7580200220	7689600976	7689600986
1223049172	7580200245	7689600977	7689600987
1223049182	7580200481	7689600978	7689600988
1223049186	7689600010	7689600979	7689600989
6669130000	7689600061	7689600980	7689600990
7580200150	7689600080	7689600981	7812801445
7580200155	7689600972	7689600982	7812801510
7580200160	7689600973	7689600983	53

3. Amend land use designation from “um” (Urban Residential, Medium) to “uac” (Unincorporated Activity Center) on the following parcels:

7580200230	7689600155	7812801180	7812801325
7580200235	7689600160	7812801185	7812801330
7580200240	7689600165	7812801190	7812801335
7580200365	7689600170	7812801195	7812801340
7580200370	7689600175	7812801196	7812801345
7580200375	7689600180	7812801205	7812801350
7580200380	7689600185	7812801210	7812801355
7580200385	7812801030	7812801215	7812801360
7580200390	7812801035	7812801220	7812801365
7580200395	7812801040	7812801225	7812801370
7580200400	7812801045	7812801230	7812801375
7580200405	7812801050	7812801235	7812801380
7580200410	7812801055	7812801240	7812801385
7580200415	7812801060	7812801245	7812801390
7580200420	7812801065	7812801250	7812801395
7580200425	7812801070	7812801255	7812801400
7580200445	7812801075	7812801260	7812801405
7580200450	7812801080	7812801265	7812801410
7580200455	7812801085	7812801270	7812801415
7580200460	7812801090	7812801275	7812801420
7580200465	7812801095	7812801280	7812801425
7580200470	7812801100	7812801285	7812801431
7689600085	7812801105	7812801290	7812801436
7689600090	7812801110	7812801295	7812801986
7689600095	7812801115	7812801300	7812801986
7689600100	7812801120	7812801305	58
7689600105	7812801125	7812801310	
7689600110	7812801130	7812801315	
7689600115	7812801135	7812801320	

ZONING

1. On the following parcels:
- Amend the zoning from R-24-P (Urban Residential, 24 dwelling units per acre with a P-suffix Development Condition WH-P11) to CB-P (Community Business with a P-suffix Development Condition WH-P11); and
 - Add a Special District Overlay Special District Overlay SO-050.

0232000003	0232000010
------------	------------

2. On the following parcel:
- Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to CB (Community Business); and
 - Add Special District Overlay SO-050 and P-suffix Development Condition WH-P11.

7812801986

3. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre) on the following parcels:

7689600085	7812801045	7812801130	7812801365
7689600090	7812801050	7812801135	7812801370
7689600095	7812801055	7812801180	7812801375
7689600100	7812801060	7812801185	7812801380
7689600105	7812801065	7812801190	7812801385
7689600110	7812801070	7812801195	7812801390
7689600115	7812801075	7812801196	7812801395
7689600155	7812801080	7812801315	7812801400
7689600160	7812801085	7812801320	7812801405
7689600165	7812801090	7812801325	7812801410
7689600170	7812801095	7812801330	7812801415
7689600175	7812801100	7812801335	7812801420
7689600180	7812801105	7812801340	7812801425
7689600185	7812801110	7812801345	7812801431
7812801030	7812801115	7812801350	7812801436
7812801035	7812801120	7812801355	78
7812801040	7812801125	7812801360	

4. On the following parcels:
- Amend the zoning from R-6-P (Urban Residential, 6-dwelling units per acre with a P-suffix development condition WH-P05) to R-12-P (Urban Residential, 12 dwelling units per acre with a P-suffix development condition WH-P05); and
 - Remove P-suffix Development Condition WH-P05.

7580200365	7580200370	7580200375	7580200380
------------	------------	------------	------------

7580200385	7580200405	7580200425	7580200460
7580200390	7580200410	7580200445	7580200465
7580200395	7580200415	7580200450	7580200470
7580200400	7580200420	7580200455	86

5. Remove P-suffix Development Condition WH-P05 from the following parcels:

7580200230	7580200235	7580200240
------------	------------	------------

6. On the following parcels:

- a. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to NB (Neighborhood Business); and
- b. Add a new Special District Overlay SO-XXX (adopted in Section X of this Ordinance, see Attachment A).

7812801205	7812801235	7812801265	7812801295
7812801210	7812801240	7812801270	7812801300
7812801215	7812801245	7812801275	7812801305
7812801220	7812801250	7812801280	7812801310
7812801225	7812801255	7812801285	97
7812801230	7812801260	7812801290	

Effect: This amendment establishes a new Unincorporated Activity Center in the economic core of Skyway-West Hill where the most development investment and focus should be paid. This area contains frequent transit service, which will support additional business and housing development. In order to effectuate these changes, the following are proposed:

Amends the land use designation from Community Business Center, Urban Residential High, and Urban Residential Medium to Unincorporated Activity Center on parcels in the Skyway Business District, high and medium-residential areas in the vicinity, and surrounding Skyway Park.

Amends the zoning classification from R-24-P to CB-P-SO on parcels adjacent to the Skyway Business District. This is a technical change because the parcels are currently developed with a residential density of about 36 dwelling units per acre and ground floor commercial uses. The current P-suffix development condition WH-P11, limiting the establishment of new marijuana retail uses in the subarea, is retained. This amendment also applies an existing Special District Overlay, SO-050, to provide for high-density, pedestrian -oriented retail and employment uses. This change increases the residential density capacity of the parcels if developed as part of a mixed-use development.

Amends the zoning from R-6 to CB on a vacant parcel located adjacent to the Skyway Business District and located beneath the Seattle City Light powerlines. This amendment applies an existing P-suffix development condition WH-P11 to limit the establishment of new marijuana retail uses and applies an existing Special District Overlay SO-050 to provide for high-density, pedestrian -oriented retail and employment uses. This amendment expands the Skyway Business District and supports economic development opportunities by allowing the affected parcel to be developed in an integrated way with the adjacent CB-zoned parcels; the parcel's location beneath

the powerlines means that it could be developed with facilities to support mixed-use development on adjacent CB-zoned parcels to the southwest, such as surface parking or recreational facilities.

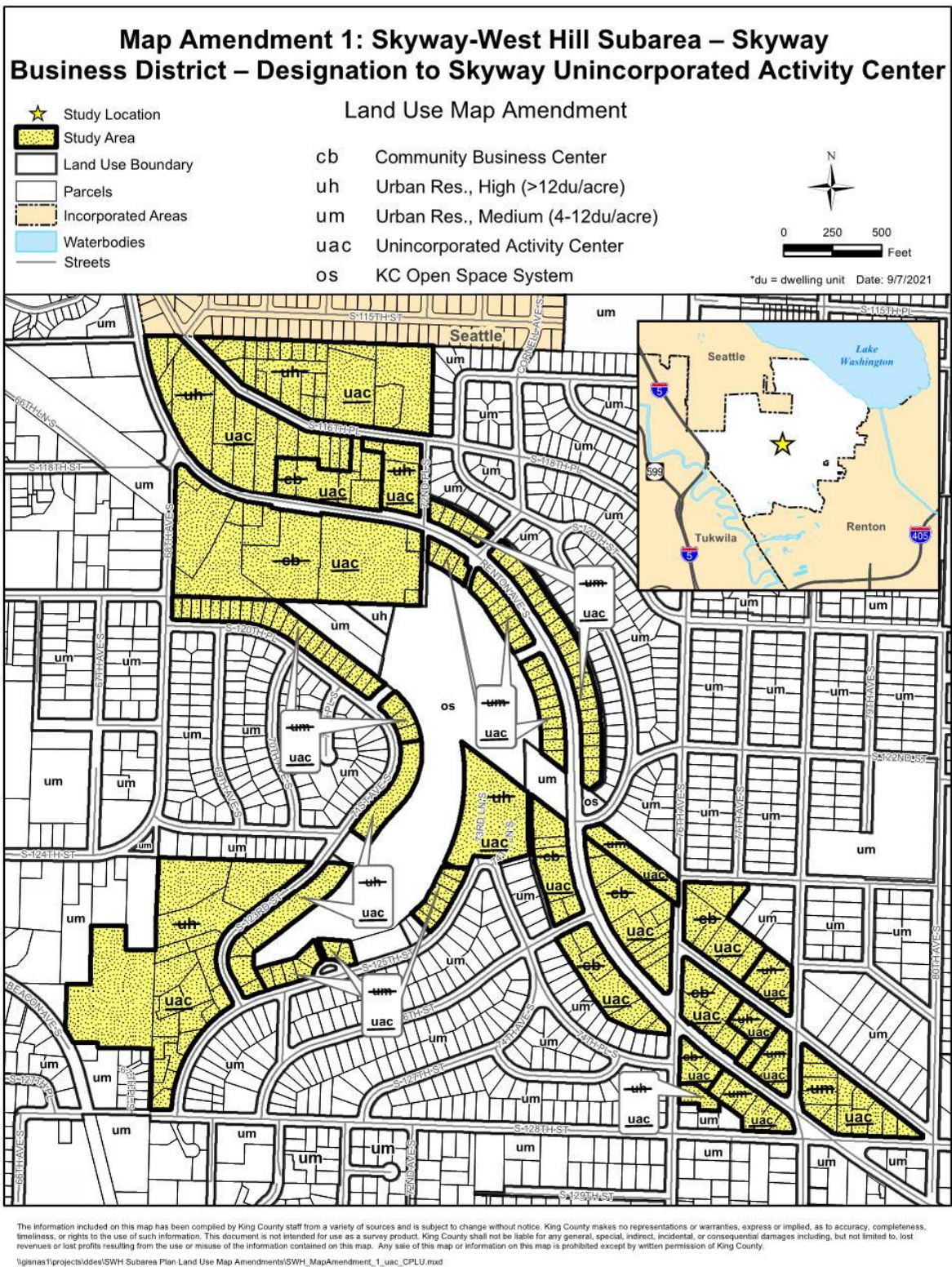
Amends the zoning from R-6 to R-12 on parcels near other high-density residential zones, Skyway Park, and along the east side of Renton Avenue South linking the two ends of the Skyway Business District. This amendment increases the residential capacity of these parcels allowing for a greater density and diversity of housing types within the new Unincorporated Activity Center and in an area with frequent transit service.

Amends the zoning from R-6-P to R-12 on parcels located on either side of Renton Avenue South, north of South 128th Street, and east of the Skyway Business District. This amendment increases the residential capacity of these parcels allowing for a greater density and diversity of housing types within the new Unincorporated Activity Center and in an area with frequent transit service. This amendment also removes P-suffix development condition WH-P05. The p-suffix development condition requires that 20 percent of any new dwelling units developed be reserved for households earning no more than 60 percent of the King County median income. Instead, the parcels will be subject other affordable housing requirements as discussed below.

Amends the zoning from R-12-P to R-12 on parcels located on the north side of Renton Avenue South and west of 78th Avenue South by removing P-suffix development condition WH-P05 requiring provision of affordable housing with new development. P-suffix development condition WH-P05 requires that 20 percent of any new dwelling units developed be reserved for households earning no more than 60 percent of the King County median income. Instead, the parcels will be subject other affordable housing requirements as discussed below.

Amends the zoning from R-6 to NB on parcels on the west side of Renton Avenue South between the two ends of the Skyway Business District. This amendment also applies new Micro-Enterprise Special District Overlay SO-XXX (adopted in Section X of this ordinance; see Attachment A) to promote small-scale commercial opportunities and provide for pedestrian-oriented retail and service uses. This amendment also allows for a limited range commercial uses while allowing for higher residential density than is currently allowed. These changes provide for a commercial linkage between the two ends of the Skyway Business District and increase the diversity of housing choices within the Unincorporated Activity Center.

NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated implementing map amendments, the County is also evaluating proposed mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the mandatory portion of the inclusionary housing regulations. This would require the provision of affordable housing in a portion of a new development or redevelopment proposal while also offering certain regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.





The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

\\gisnas1\projects\lides\SWH Subarea Plan Land Use Map Amendments\SWH_MapAmendment_1_uaa_Zoning.mxd

Map Amendment 2: Skyway-West Hill Subarea – Renton Avenue South – Affordable Housing Requirement Removal

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 23	Range 4
Section 12	Township 23	Range 4

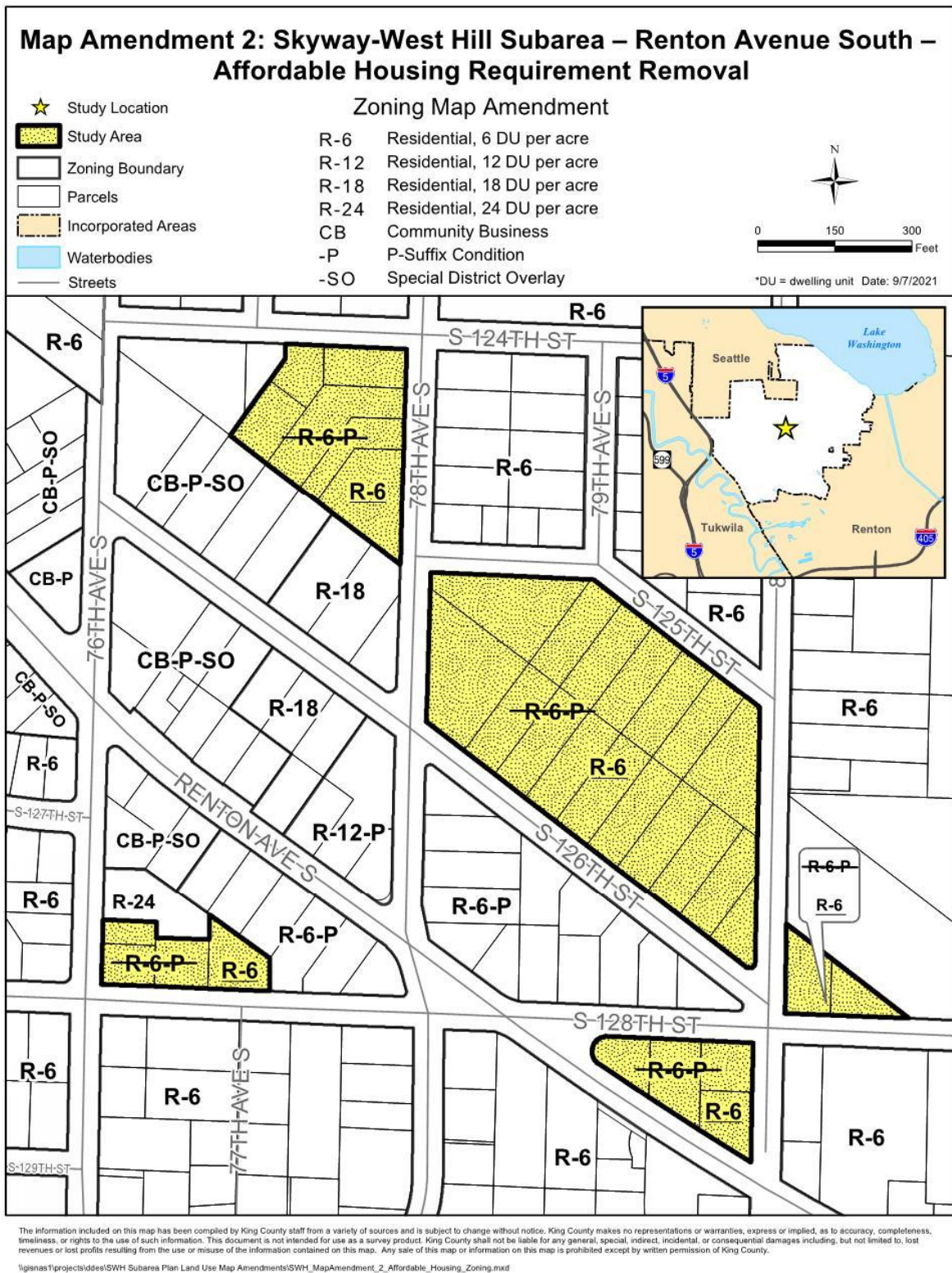
ZONING

1. Remove P-suffix Development Condition WH-P05 from the following parcels:

1223049048	7580200135	7580200305	7580200350
1223049084	7580200140	7580200310	7580200355
2144800070	7580200141	7580200315	7580200475
2144800071	7580200275	7580200320	7580200480
2144800075	7580200280	7580200325	7580200485
2144800081	7580200285	7580200330	7580200486
7580200125	7580200290	7580200335	181
7580200126	7580200295	7580200340	
7580200130	7580200300	7580200345	

Effect: Amends the zoning for medium density residential parcels located to the south and east of the Skyway Business District by removing P-suffix development condition WH-P05. The development condition requires that 20 percent of the dwelling units constructed in a new development be reserved for income qualifying households earning 60 percent or less than the King County Area Median Income. Many of the parcels affected by this amendment are not currently served by a public sewer system; redevelopment of the parcels would require connection to sewer, adding costs to the project. Removal of the affordability requirement makes potential redevelopment more financially feasible. These parcels would still be eligible for other affordable housing incentives in the King County Code.

NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated implementing map amendments, the County is also evaluating proposed mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the voluntary portion of the inclusionary housing regulations. This would incentivize the provision of affordable housing in a portion new development or redevelopment proposals by providing certain regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.



Map Amendment 3: Skyway-West Hill Subarea – Martin Luther King Jr. Way South – Residential Density Increase and Affordable Housing Requirement Removal

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 23	Range 4
------------	-------------	---------

ZONING

1. On the following parcels:
 - a. Amend the zoning from R-24-P-SO (Urban Residential, 24 dwelling units per acre with P-suffix Development Conditions WH-P08 and WH-P09 and a Special District Overlay SO-280) to R-48-P-SO (Urban Residential, 48 dwelling units per acre with P-suffix Development Conditions WH-P08 and WH-P09 and a Special District Overlay SO-280); and
 - b. Remove P-suffix Development Condition WH-P08.

0001400041	2172000540	2172000551	2172000563
1423049048	2172000545	2172000560	2172000605
2172000518			

2. On the following parcels:
 - a. Amend the zoning from R-24-P (Urban Residential, 24 dwelling units per acre with a P-suffix Development Condition WH-P08) to R-48-P (Urban Residential, 48 dwelling units per acre with a P-suffix Development Condition WH-P08); and
 - b. Remove P-suffix Development Condition WH-P08.

0001400007	0001400008	0001400017	2172000515
------------	------------	------------	------------

Effect: Amends the zoning classification from R-24-P-SO to R-48-P-SO, and removes P-suffix development condition WH-P08 from parcels adjacent to and west of Martin Luther King Jr. Way South. The parcels comprise a former industrial site with numerous development challenges. The density increase provides for additional development capacity to make the residential and mixed-use development more financially feasible. P-suffix development condition WH-P08 requires that 20 percent of the dwelling units constructed in a new development be reserved for income qualifying households earning 60 percent or less than the King County Area Median Income. The removal of P-suffix development condition WH-P08 is needed to make redevelopment of these parcels more financially feasible. These parcels would still be eligible for affordable housing incentives in the King County Code. No residential dwellings exist on the parcels at this time, so no residents will be directly displaced by development of this site. The parcels with frontage on Martin Luther King Jr. Way South are also subject to P-suffix development condition WH-P09 and Special District Overlay SO-280. P-suffix development condition WH-P09 requires pedestrian-oriented development standards for new construction. Special District Overlay SO-280 requires mixed-use development. Both P-suffix development condition WH-P09 and Special District Overlay SO-280 will remain in effect. Some parcels that do not have SO-280 applied to them are also upzoned from R-24-P to R-48 and will also have P-suffix WH-P08 removed from them.

247 ***NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated***
248 ***implementing map amendments, the County is also evaluating proposed mandatory and voluntary***
249 ***inclusionary housing regulations. As part of this, the area affected by this map amendment is***
250 ***proposed to be included in the voluntary portion of the inclusionary housing regulations. This***
251 ***would incentivize the provision of affordable housing in a portion new development or***
252 ***redevelopment proposals by providing certain regulatory flexibilities such as density increases,***
253 ***reductions in parking requirements, and increases in building height maximums.***
254

255

Map Amendment 4: Skyway-West Hill Subarea – Skyway Park – Skyway-West Hill Open Space System Expansion

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE

Amend Sections, Townships, and Ranges, as follows:

Section 12	Township 23	Range 4
------------	-------------	---------

LAND USE

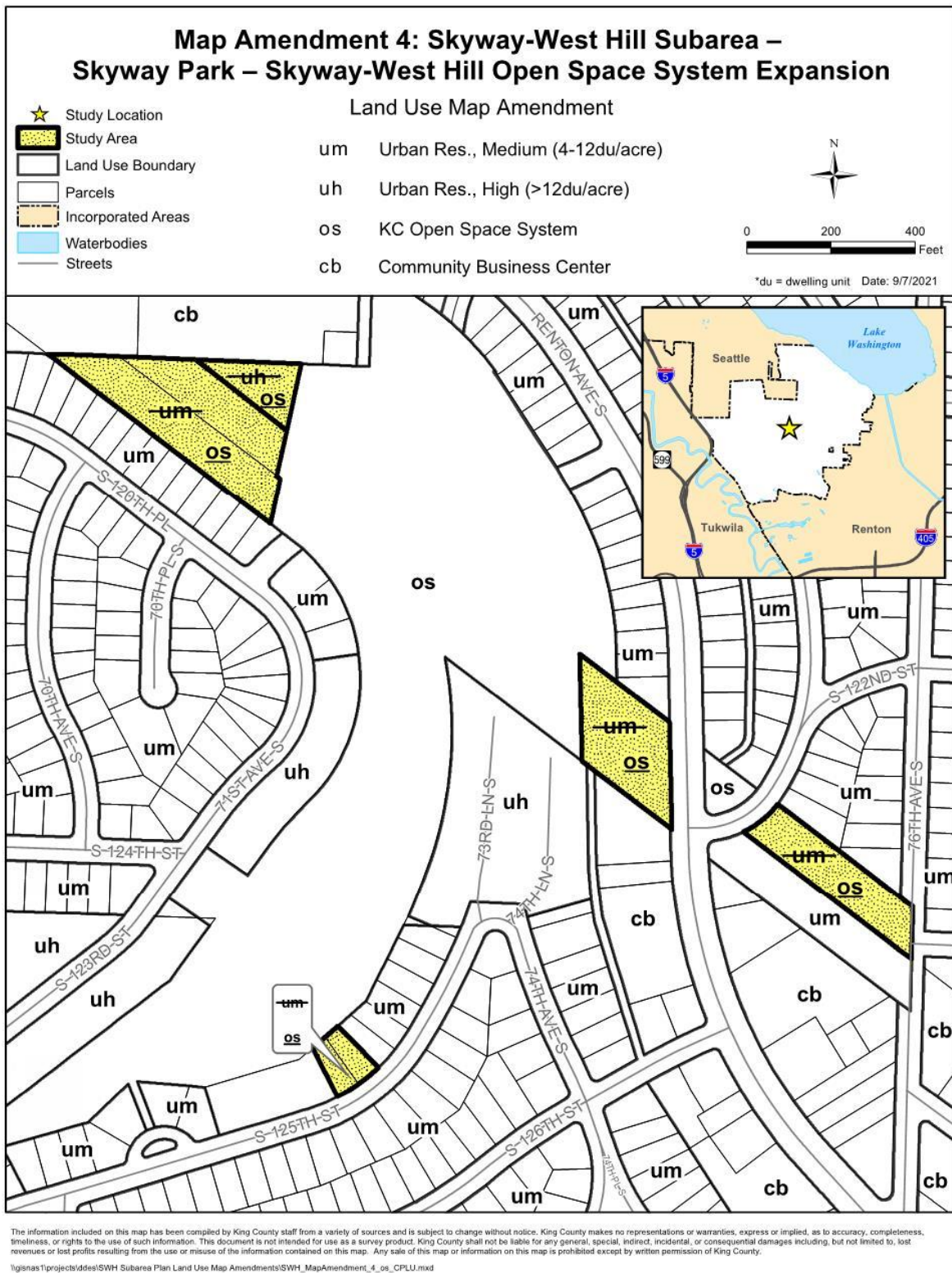
1. Amend the land use designation from “um” (Urban Residential, Medium) to “os” (King County Open Space System) on the following parcels:

7689600145	7812801987	7812801988	7812801989
7689600146			

2. Amend the land use designation from “uh” (Urban Residential, High) to “os” (King County Open Space System) on the following parcel:

7812801975

Effect: Amends the land use designation from Urban Residential, Medium and Urban Residential, High to King County Open Space System on parcels adjacent to Skyway Park and the Skyway Business District. These parcels were acquired, or are actively being acquired (expected to be completed by transmittal of the proposed map amendments), by the Department of Natural Resources and Parks to be included in the King County Park and Open Space System. This amendment indicates the long-range use of the parcels for park, recreation, or open space.



Attachment A: Special District Overlay (SDO)

The following special district overlay language will be proposed as amendments to the King County Code. The language is shown in legislative format as follows:

Underlines for new language added to the code

~~((Strikeouts))~~ for language to be removed from the code

SDO FOR MAP AMENDMENT 1: SKYWAY-WEST HILL SUBAREA – SKYWAY BUSINESS DISTRICT – DESIGNATION TO SKYWAY UNINCORPORATED ACTIVITY CENTER

Text of new Special District Overlay SO-XXX (adopted in Section X of this Ordinance)

SECTION X. NEW SECTION. There is hereby added to K.C.C. chapter 21A.38 a new section to read as follows:

A. The purpose of the micro-enterprise special district overlay is to promote small-scale commercial opportunities and provide for pedestrian-oriented retail and service commercial areas that complement and link to nearby community business zones. The special district overlay shall only be established in areas designated as a center on the adopted Urban Centers map of the King County Comprehensive Plan and zoned NB or O.

B. In addition to the development standards in this title, the following development standards shall also apply to commercial development within the special district overlay. Where a conflict exists, the standards in this section shall apply:

1. No commercial space shall be larger than seven hundred and fifty square feet in size.

2. Parking shall comply with the standards of K.C.C. Chapter 21A.18, except that:

a. required off-street parking and access shall be to rear or side of building; and

b. on-street parking within two hundred and fifty feet of the site may be counted toward the off-street parking requirement for the commercial uses.

3. Permitted uses shall be those uses permitted in the underlying zone, excluding the following:

a. Automotive repair;

b. Automotive service;

c. Gasoline service stations;

d. Uses with drive-through facilities;

e. Vector waste receiving facility;

f. Self-service storage;

g. Cemetery, columbarium, or mausoleum;

h. Automobile parking, unless accessory to a permitted primary use occurring on the property; and

i. Interim recycling facility;

4. In addition to the uses permitted in the underlying zone, the following uses shall also be permitted:

a. Apparel and accessory stores;

b. Furniture and home furnishings stores;

c. Used goods: antiques/secondhand shops; and

d. Jewelry stores.