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**King County**

**North Highline Subarea Plan – Public Review Draft**

**Amendments to Land Use and Zoning Maps**

**2022 update to 2016 King County Comprehensive Plan**

September 30, 2021

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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 4	Township 23N	Range 4E
Section 5	Township 23N	Range 4E
Section 6	Township 23N	Range 4E
Section 8	Township 23N	Range 4E

### ZONING

1. On the following parcels:
  - a. Amend the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre); and
  - b. add P-Suffix development condition NH-PXX:

"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."

0123039011	0123039045	0123039114	0123039117
0123039153	0123039156	0123039184	0123039187
0123039188	0123039189	0123039190	0123039191
0123039195	0123039204	0123039207	0123039212
0123039213	0123039214	0123039215	0123039216
0123039217	0123039219	0123039236	0123039239
0123039240	0123039246	0123039248	0123039254
0123039269	0123039270	0123039285	0123039286
0123039288	0123039289	0123039303	0123039304
0123039310	0123039313	0123039314	0123039315
0123039316	0123039325	0123039333	0123039336
0123039337	0123039341	0123039342	0123039350
0123039351	0123039352	0123039356	0123039357
0123039358	0123039364	0123039365	0123039377
0123039378	0123039379	0123039384	0123039393
0123039405	0123039410	0123039421	0123039432
0123039440	0123039445	0123039467	0123039475
0123039484	0123039485	0123039490	0123039515
0123039573	0123039603	0123039606	0123039608
0123039632	0123039633	0623049010	0623049020
0623049022	0623049059	0623049061	0623049074

0623049083	0623049084	0623049093	0623049094
0623049107	0623049116	0623049120	0623049121
0623049122	0623049123	0623049124	0623049125
0623049126	0623049127	0623049129	0623049131
0623049132	0623049133	0623049134	0623049135
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0623049145	0623049146	0623049149	0623049151
0623049152	0623049153	0623049158	0623049159
0623049160	0623049161	0623049162	0623049165
0623049166	0623049168	0623049169	0623049170
0623049171	0623049174	0623049175	0623049177
0623049178	0623049179	0623049181	0623049184
0623049185	0623049186	0623049187	0623049189
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0623049214	0623049216	0623049217	0623049221
0623049222	0623049223	0623049224	0623049225
0623049227	0623049228	0623049230	0623049231
0623049232	0623049234	0623049240	0623049242
0623049243	0623049244	0623049245	0623049247
0623049248	0623049249	0623049252	0623049253
0623049254	0623049258	0623049259	0623049263
0623049265	0623049267	0623049270	0623049272
0623049273	0623049276	0623049278	0623049279
0623049291	0623049295	0623049299	0623049300
0623049301	0623049302	0623049303	0623049304
0623049305	0623049306	0623049308	0623049309
0623049310	0623049311	0623049312	0623049313
0623049314	0623049317	0623049318	0623049319
0623049320	0623049321	0623049322	0623049323
0623049324	0623049329	0623049330	0623049331
0623049332	0623049333	0623049336	0623049338
0623049340	0623049341	0623049342	0623049346
0623049347	0623049348	0623049349	0623049354
0623049355	0623049359	0623049360	0623049362
0623049363	0623049365	0623049370	0623049371
0623049376	0623049377	0623049378	0623049380
0623049381	0623049382	0623049383	0623049384
0623049385	0623049386	0623049389	0623049390
0623049391	0623049394	0623049395	0623049396
0623049399	0623049400	0623049401	0623049404



0623049407	0623049408	0623049409	0623049410
062304TRCT	0795000140	0795000150	0795000160
0795000170	0795000180	0795000190	0795000225
0795000230	0795000233	0795000235	0795001600
0795001605	0795001610	0795001615	0795001620
0795001625	0795001630	0795001635	0795001640
0795001645	0795001650	0795001655	0795001660
0795001670	0795001675	0795001700	0795001701
0795001710	0795001720	0795001730	0796000129
0796000130	0796000140	0796000150	0796000160
0796000170	0796000180	0796000190	0796000200
0796000205	0796000220	0796000230	0796000235
0796000240	0796000251	1041000005	1041000010
1041000025	1041000036	1041000039	1041000046
1041000051	1041000056	1041000065	1041000070
1041000075	1041000080	1041000085	1041000090
1041000095	1041000100	1721800010	1721800011
1721800025	1721800035	1721800045	1721800055
1721800060	1721800070	1721800085	1721800105
1721800110	1721800135	1721800140	1721800145
1721800150	1721800155	1721800160	1721800170
1721800180	1721800190	1721800200	1721800205
1721800215	1721800225	1721800240	1721800245
1721800251	1721800255	1721800265	1721800275
1721800280	1721800290	1721800295	1721800300
1721800305	1721800315	1721800325	1721800335
1721800340	1721800350	1721800360	1721800370
1721800380	2414600365	2414600366	2414600370
2414600371	2414600375	2414600376	2414600380
2414600381	2414600385	2414600386	2414600390
2414600391	2414600395	2414600400	2414600401
2414600405	2414600406	2414600410	2414600411
2853600130	2853600135	2853600145	2853600150
2853600151	2853600152	2853600153	2853600155
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2853600170	2853600172	2853600173	2853600174
2853600175	2853600176	2853600185	2853600187
2853600188	2853600191	2853600200	2853600201
2853600203	2853600210	285360TR-X	2899200005
2899200010	2899200015	2899200020	2899200025
2899200030	2899200035	2899200040	2899200045
2899200050	2899200055	2899200060	2899200065
2899200070	2899200080	2899200081	2899200090

2899200095	2899200100	2899200105	2899200106
2899200115	2899200120	2899200125	2899200129
2899200130	2899200140	2899200142	2899200145
2899200155	2899200160	2899200165	2899200170
2899200171	2899200180	2899200185	2899200190
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3163600070	3163600075	3163600076	3163600085
3163600090	3163600095	3163600100	3163600105
3163600110	3163600115	3163600120	3163600125
3163600130	3163600135	3163600145	3163600150
3163600155	3163600160	3163600165	3163600169
3163600170	3163600180	3163600190	3163600195
3163600200	3163600205	3163600215	3163600220
3163600230	3163600235	3163600240	3163600245
3163600250	3163600260	3163600261	3163600266
3163600271	3163600280	3163600285	3163600290
3163600295	3163600300	3163600305	3163600310
3163600315	3163600325	3163600330	3163600335
3163600340	3163600345	3163600350	3163600355
3163600360	3163600365	3163600375	3550800005
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3550800070	3550800075	3550800080	3550800081
3550800090	3550800095	3550800100	5147000005
5147000010	5147000015	5147000020	5147000025
5147000030	5147000035	5147000040	5147000045
5147000050	5147000055	5147000060	5147000065
5147000070	5147000075	5147000080	5147000085
5147000090	5147000095	5147000100	5147000105
5147000110	5147000115	5147000120	5147000125
5147000130	5147000136	5147000140	5147000145
5147000150	5147000155	5147000160	5147000165
5147000170	5147000175	5147600005	5147600010
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5147600095	5147600100	5147600105	5147600110
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5148200025	5148200030	5148200035	5148200040
5148200045	5148200050	5148200055	5148200060
5148200065	5148200070	5148200075	5148200080
5148200085	5148200090	5148200095	5148200100
5148200105	5357200076	5357200080	5357200081
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6303400085	6303400090	6303400095	6303400100
6303400101	6303400102	6303400110	6303400115
6303400119	6303400121	6303400125	6303400135
6303400140	6303400145	6303400150	6303400155
6303400160	6303400165	6303400170	6303400175
6303400420	6303400425	6303400430	6303400435
6303400440	6303400445	6303400450	6303400455
6303400460	6303400465	6303400470	6303400475
6303400480	6303400481	6303400485	6303400490
6303400495	6303400500	6303400505	6303400510
6303400515	6303400520	6303400525	6303400530
6303400535	6303400540	6303400545	6303400550
6303400555	6303400560	6303400566	6303400570
6303400575	6303400580	6303400585	6303400590
6303400595	6303400600	6303400605	6303400610
6303400615	6303400620	6303400625	6303400630
6303400635	6303400636	6303400645	6303400650
6303400655	6303400660	6303400665	6303400670
6303400675	6303400680	6303400685	6303400690
6303400694	6303400695	6303400705	6303400710
6303400715	6303400720	6303400725	6303400730
6303400735	6303400740	6303400745	6303400750
6303400755	6303400760	6303400765	6303400770
6303400775	6303400785	6303400790	6303400795
6303400800	6303400805	6303400810	6303400815
6303400820	6303400825	6303400827	6303400835
6303400840	6303400845	6303400850	6303400855
6303400860	6303400865	6303400870	6303400875
6303400880	6303400895	6303400900	6303400905
6303400907	6303400910	6303400920	6303400925
6303400930	6303400935	6303400940	6303401000
6303401005	6303401010	6303401015	6303401020
6303401025	6303401030	6303401035	6303401040
6303401045	6303401050	6303401110	6303401115

6303401120	6303401125	6303401130	6303401135
6303401140	6303401145	6303401150	6303401155
6303401160	6303401165	6303401170	6303401175
6303401180	6303401185	6303401190	6303401195
6303401196	6303401200	6303401205	6303401210
6303401220	6303401225	6303401230	6303401235
6303401240	6303401245	6303401250	6303401255
6303401260	6303401265	6303401270	6303401275
6303401280	6303401285	6303401290	6303401294
6303401295	6303401305	6303401310	6303401315
6303401320	6303401325	6303401330	6303401335
6303401340	6303401345	6303401350	6303401355
6303401360	6303401365	6303401370	6303401372
6303401375	6303401385	6303401386	6303401395
6303401400	6303401405	6303401407	6303401410
6303401420	6303401425	6303401430	6303401435
6883800005	6883800010	6883800015	6883800020
6883800025	6883800030	6883800035	6883800040
6883800045	6883800050	6883800055	6883800060
6883800065	6883800070	6883800075	6883800080
6883800085	6883800090	6883800095	6883800100
6883800105	7262200020	7262200030	7262200031
7262200032	7262200040	7262200041	7262200042
7262200050	7262200051	7262200052	7262200055
7262200060	7262200065	7262200066	7262200067
7262200070	7262200075	7262200076	7262200080
7262200081	7262200085	7262200090	7262200092
7262200094	7262200095	7262200096	7262200100
7262200101	7262200102	7262200106	7262200110
7262200115	7262200118	7262200119	7262200120
7262200125	7262200126	7262200127	7262200128
726220TRCT	7973201975	7973202074	7973202080
7973202085	7973202090	7973202093	7973202096
7973202105	7973202115	7973202120	7973202125
7973202130	7973202140	7973202145	7973202150
7973202160	7973202165	7973202170	7973202175
7973202185	7973202190	7973202195	7973202200
7973202205	7973202207	7973202210	7973202220
7973202225	7973202230	7973202235	7973202240
7973202245	7973202250	7973202255	7973202260
7973202265	7973202270	7973202275	7973202280
7973202281	7973202295	7973202300	7973202304
7973202305	7973202315	7973202320	7973202323

7973202325	7973202335	7973202340	7973202345
7973202350	7973202355	7973202360	7973202365
7973202366	7973202375	7973202380	8143600005
8143600010	8143600015	8143600020	8143600021
8143600030	8143600034	8143600035	8143600045
8143600050	8947000005	8947000010	8947000015
8947000020	8947000025	8947000030	9290200005
9290200010	9290200015	9290200020	9290200025
9290200030	9290200035	9290200040	

2. On the following parcels:

- a. Amend the zoning classification from R-6 Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential, 12 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre); and
- b. add P-Suffix development condition NH-PXX:

"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."

6303400350	6303400355	6303400356	6303400370
6303400375	6303400380	6303400780	

3. On the following parcels:

- a. Amend the zoning classification from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area) to R-12-DPA (Urban Residential, 12 dwelling units per acre, Demonstration Project Area); and
- b. add P-Suffix development condition NH-PXX:

"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."

0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
2414600010	2414600011	2414600015	2414600016
2414600020	2414600021	2414600025	2414600026
2414600027	2414600030	2414600031	2414600035
2414600036	2414600040	2414600044	2414600045
2414600050	2414600052	2895800040	2895800050
2895800060	2895800070	2895800080	2895800090
2895800100	2898600005	2898600010	2898600015
2898600020	2898600025	2898600030	2898600035
2898600045	2898600050	2898600053	2898600055
2898600065	2898600073	2898600075	2898600085
2898600086	2898600095	2898600100	2898600115
2898600120	2898600125	2898600130	2898600140
2898600150	2898600160	2898600165	2898600166

2898600175	2898600180	2898600190	2898600195
2898600205	2898600210	2898600215	2898600220
2898600230	2898600235	2898600240	2898600245
2898600250	5269200005	5269200010	5269200015
5269200020	5269200025	5269200030	5269200040
5269200045	5269200050	5269200055	5269200060
5269200065	5269200070	5269200075	5269200080
5269200085	5269200090	5269200095	5269200100
5269200105	5269200110	5269200115	5269200120
5269200125	5269200130	5269200135	5269200140
5269200149	5269200150		

**Effect:** Amends the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre) on parcels that are adjacent to White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, and Greenbridge to allow 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 development condition ensures the new development under this higher density is of a similar scale for base heights to what is currently allowed for the parcels to support compatible development with adjacent lower-density residential areas. These amendments do not affect the application of an existing Demonstration Project Area (DPA) on parcels denoted with "DPA".

**NOTE:** Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is also evaluating proposed mandatory and voluntary inclusionary housing regulations.

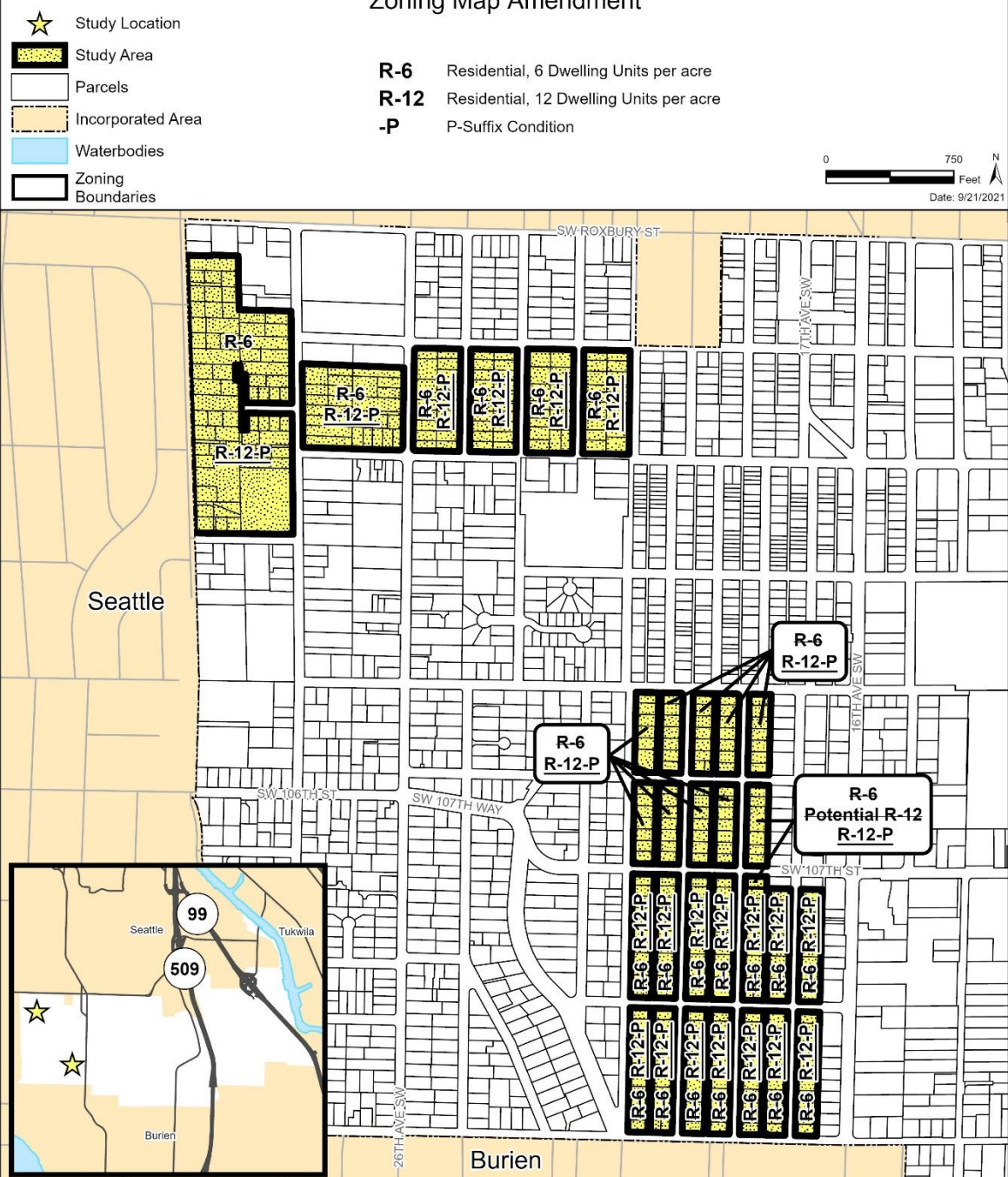
As part of this, the White Center Unincorporated Activity Center portions the area affected by this map amendment is proposed to be included in the mandatory portion of the inclusionary housing regulations. This would require the provision of affordable housing in a portion of a new development or redevelopment proposal while also offering certain regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.

Additionally, all other portions 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 1: North Highline Subarea - White Center, Roxhill, Top Hat, and Glendale – Zone Reclassification and Add P-Suffix Condition

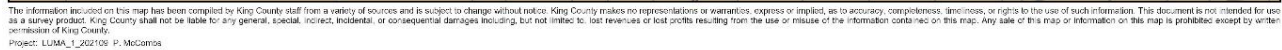
## Zoning Map Amendment



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Project: LUMA\_1\_202109 P. McCombs

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

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

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 4	Township 23N	Range 4E
Section 5	Township 23N	Range 4E
Section 6	Township 23N	Range 4E
Section 7	Township 23N	Range 4E

**LAND USE**

1. Amend the land use designation from “um” (Urban Residential, Medium) to “uh” (Urban Residential, High) on the following parcels:

0123039003	0123039044	0123039048	0123039067
0123039068	0123039069	0123039070	0123039071
0123039072	0123039076	0123039077	0123039078
0123039097	0123039102	0123039103	0123039108
0123039115	0123039119	0123039122	0123039125
0123039128	0123039130	0123039131	0123039132
0123039138	0123039139	0123039141	0123039142
0123039151	0123039154	0123039160	0123039161
0123039164	0123039178	0123039180	0123039181
0123039182	0123039183	0123039186	0123039192
0123039193	0123039194	0123039197	0123039198
0123039199	0123039202	0123039203	0123039205
0123039206	0123039208	0123039209	0123039210
0123039218	0123039223	0123039224	0123039225
0123039227	0123039228	0123039229	0123039231
0123039232	0123039234	0123039235	0123039237
0123039238	0123039241	0123039243	0123039251
0123039258	0123039264	0123039274	0123039276
0123039277	0123039278	0123039279	0123039283
0123039293	0123039295	0123039297	0123039307
0123039318	0123039327	0123039329	0123039339
0123039343	0123039353	0123039370	0123039371
0123039372	0123039373	0123039398	0123039419

0123039446	0123039459	0123039460	0123039476
0123039480	0123039486	0123039493	0123039522
0123039604	0123039612	0123039628	0123039629
0123039635	0123039636	0123039637	0123039641
0123039656	012303TRCT	0623049025	0623049069
0623049073	0623049099	0623049102	0623049103
0623049108	0623049137	0623049157	0623049298
0623049307	0623049315	0623049339	0623049353
0623049366	0623049367	0623049368	0623049369
0623049372	0623049374	0623049388	3004800245
3004800255	3004800320	3004800326	3004800355
3004800365	7211400005	7211400015	7211400025
7211400030	7211400035	7211400040	7211400045
7211400050	7211400051	7211400055	7211400060
7211400061	7211400065	7211400075	7211400095
7211400100	7211400125	7211400135	7211400155
7211400160	7211400195	7211400200	7211400205
7211400210	7211400215	7211400220	7211400225
7211400230	7211400235	7211400245	7211400255
7211400265	7211400280	7211400295	7211400315
7211400316	7211400335	7211400350	7211400365
7211400375	7211400385	7211400395	7211400401
7211400415	7211400425	7211400435	7211400450
7211400455	7211400475	7211400485	7211400490
7211400505	7211400506	7211400507	7211400508
7211400525	7211400535	7211400545	7211400550
7211400560	7211400565	7211400575	7211400576
7211400577	7211400589	7211400590	7211400605
7211400615	7211400625	7211400635	7211400645
7211400655	7211400660	7211400665	7211400670
7211400680	7211400685	7211400708	7211400709
7211400710	7211400711	7211400725	7211400735
7211400745	7211400760	7211400768	7211400770
7211400795	7211400805	7211400810	7211400814
7211400815	7211400825	7211400826	7211400827
7211400828	7211401445	7211401455	7211401465
7211401475	7211401485	7211401495	7211401505
7211401515	7211401535	7211401545	7211401555
7211401685	7211401695	7211401705	7211401715
7211401720	7211401725	7211401727	7211401730
7211401740	7211401758	7211401759	7211401760
7211401785	7211401788	7211401790	7211401805
7211401810	7211401811	7211401825	7211401835

7211401855	7211401870	7211401885	7211401886
7211401905	7211401915	7211401920	7211401925
7211401940	7211401950	7211401960	7211401975
7211401976	7211401977	7211401990	7211402005
7211402010	7211402020	7211402030	7211402045
7211402055	7211402065	7211402075	7211402090
7211402105	7211402115	7211402130	7211402135
7211402150	7211402165	7211402175	7211402185
7211402205	7211402220	7211402245	7211402255
7211402275	7211402285	7211402295	7211402305
7211402315	7211402325	7211402335	7211402345
7211402355	7211402365	7211402375	7211402385
7973200605	7973200610	7973200615	7973200620
7973200680	7973200685	7973200690	7973200705
7973200710	7973201690	7973201695	7973201700
7973201705	7973201710	7973201715	7973201720
7973201725	7973201730	7973201735	7973201740
7973201745	7973201750	7973201755	

**ZONING**

1. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0123039003	0123039044	0123039048	0123039068
0123039070	0123039071	0123039076	0123039077
0123039078	0123039097	0123039102	0123039103
0123039108	0123039115	0123039119	0123039122
0123039125	0123039128	0123039130	0123039131
0123039132	0123039138	0123039139	0123039141
0123039142	0123039154	0123039160	0123039161
0123039164	0123039178	0123039180	0123039181
0123039182	0123039183	0123039186	0123039192
0123039193	0123039194	0123039197	0123039198
0123039199	0123039202	0123039203	0123039205
0123039206	0123039208	0123039209	0123039210
0123039218	0123039225	0123039228	0123039229
0123039231	0123039232	0123039235	0123039237
0123039238	0123039243	0123039258	0123039264
0123039274	0123039276	0123039277	0123039278
0123039279	0123039283	0123039293	0123039295
0123039297	0123039307	0123039318	0123039327
0123039329	0123039339	0123039343	0123039370
0123039371	0123039372	0123039373	0123039398

0123039419	0123039446	0123039459	0123039460
0123039476	0123039480	0123039486	0123039493
0123039522	0123039604	0123039612	0123039628
0123039629	0123039635	0123039636	0123039637
0123039656	012303TRCT	0623049025	0623049069
0623049073	0623049099	0623049102	0623049103
0623049108	0623049137	0623049157	0623049307
0623049315	0623049339	0623049353	0623049366
0623049367	0623049368	0623049369	0623049372
0623049374	0623049388	3004800245	3004800255
3163600385	3163600390	3163600445	3163600447
3163600460	5357200004	5357200012	5357200016
5357200025	5357200030	7211400005	7211400015
7211400025	7211400030	7211400035	7211400040
7211400045	7211400050	7211400051	7211400055
7211400060	7211400061	7211400065	7211400075
7211400095	7211400100	7211400125	7211400135
7211400155	7211400160	7211400195	7211400200
7211400205	7211400210	7211400215	7211400220
7211400225	7211400230	7211400235	7211400245
7211400255	7211400265	7211400280	7211400295
7211400315	7211400316	7211400335	7211400350
7211400365	7211400375	7211400385	7211400395
7211400401	7211400415	7211400425	7211400435
7211400450	7211400455	7211400475	7211400508
7211400525	7211400535	7211400545	7211400550
7211400560	7211400565	7211400575	7211400576
7211400577	7211400589	7211400590	7211400605
7211400615	7211400625	7211400635	7211400645
7211400655	7211400660	7211400665	7211400670
7211401685	7211401695	7211401705	7211401715
7211401720	7211401725	7211401727	7211401730
7211401740	7211401758	7211401759	7211401760
7211401785	7211401788	7211401790	7211401805
7211401810	7211401811	7211401825	7211401835
7211401855	7211401870	7211401885	7211401886
7211401905	7211401915	7211401920	7211401925
7211401940	7211401950	7211401960	7211401975
7211401976	7211401977	7211401990	7211402005
7211402010	7211402020	7211402030	7211402045
7211402055	7211402065	7211402075	7211402090
7211402105	7211402115	7211402130	7211402135
7211402150	7211402165	7211402175	7211402185

7211402205	7211402220	7211402245	7211402255
7211402275	7211402285	7211402295	7211402305
7211402315	7211402325	7211402335	7211402345
7211402355	7211402365	7211402375	7211402385

2. Amend the zoning from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on the following parcels:

0123039067	0123039069	0123039072	0123039151
3004800320	3004800326	7211400485	7211400490
7211400505	7211400506	7211400507	7211400680
7211400685	7211400708	7211400709	7211400710
7211400711	7973201690	7973201695	7973201700
7973201705	7973201710	7973201715	7973201720
7973201725	7973201730	7973201735	7973201740
7973201745	7973201750	7973201755	

3. Amend the zoning from R-6-DPA Potential R-12 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 12 dwelling units per acre), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on the following parcels:

0123039223	0123039224	0123039227	0123039234
0123039241	0123039251	3004800355	3004800365
7211400725	7211400735	7211400745	7211400760

4. Amend the zoning from R-6-Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 12 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

7211400768	7211400770	7211400795	7211400805
7211400810	7211400814	7211400815	7211400825
7211400826	7211400827	7211400828	7211401445
7211401455	7211401465	7211401475	7211401485
7211401495	7211401505	7211401515	7211401535
7211401545	7211401555		

5. Amend the zoning from R-6-Potential R-18 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0423049006	0423049012	0423049031	0423049045
0423049060	0423049061	0423049062	0423049067
0423049071	0423049072	0423049103	0423049109
0423049112	0423049115	0423049116	0423049122
0423049125	0423049130 (portion)	0423049156	0423049165

0423049178	0423049185	0423049191	0423049192
0423049196	0523049015	0523049028 (portion)	0523049051
0523049062	0523049070	0523049104	0523049170
0523049175	0523049185	0523049191	0523049207
0523049220	0523049245	0523049250	0523049251
0797000100	0797000102	0797000105	0797000110
5357200011	5357200015	5357200026	5357200031
5624200632	5624201250 (portion)	7800400005	7800400006
7800400009	7800400015	7800400020	7800400030
7800400035	7907600007	7907600020	7907600025
7907600030	7907600035	7907600040	7907600045
7907600050			

6. Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0123039353	0123039641	0623049298
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7. Amend the zoning from R-12 (Urban Residential, 12 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcel:

5357200005
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8. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to R-24 (Urban Residential, 24 dwelling units per acre) on the following parcels:

0423049054	0423049149	0423049152	3451000375
3451000380	3451000405	3451000406	3451000459
3451000472	3451000474	5624200757	5624200758
5624200759	5624200760	5624200761	5624200762
5624200763	5624200772	5624200971	

9. Amend the zoning from R-6-Potential R-24 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 24 dwelling units per acre), to R-24 (Urban Residential, 24 dwelling units per acre) on the following parcels:

3451000055 (portion)	3451000165	3451000180	3451000181
3451000191	3451000192	7973200605	7973200610
7973200615	7973200620	7973200680	7973200685
7973200690	7973200705	7973200710	

**Effect:** Amends the land use designation from “um” (Urban Residential, Medium) to “uh” (Urban Residential, High) on parcels that are adjacent to commercial areas, transit corridors, or areas of high-density residential land uses adjacent to SW Roxbury Street in Roxhill, east of the 16<sup>th</sup> Ave SW corridor, adjacent to SW Roxbury Street in Greenbridge, south of Greenbridge, north of Dick Thurnau Memorial Park and in Glendale. All of these same parcels are having their zoning classification increase to a higher density as well. The amendments support higher residential

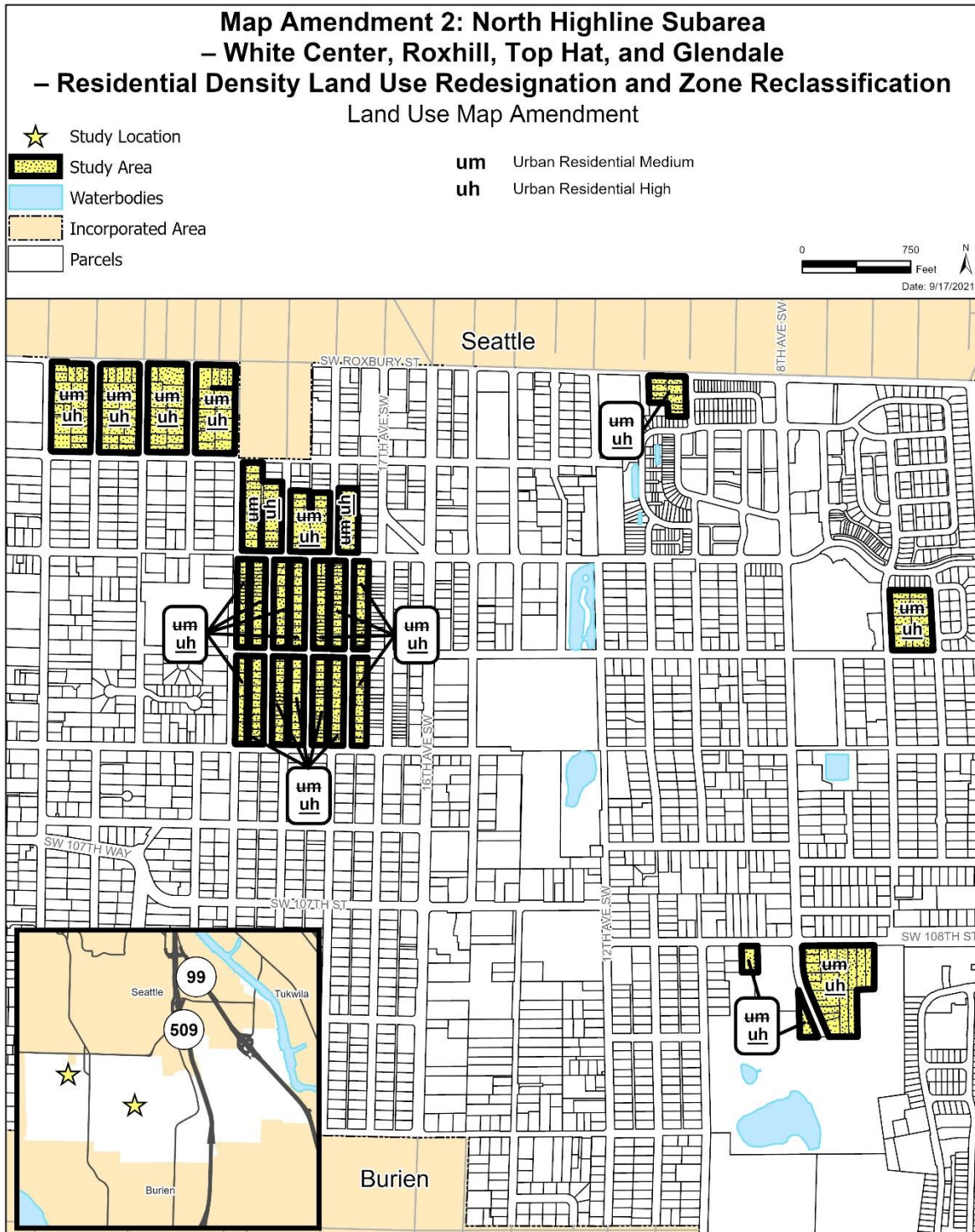
density in areas close to services or where high density residential development already exists. For all parcels with potential zoning that were identified in past plans, that potential zoning is now enacted as the new base zoning in this map amendment. These amendments do not affect the application of an existing Demonstration Project Area (DPA) on parcels denoted with “DPA”.

***NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is also evaluating proposed mandatory and voluntary inclusionary housing regulations.***

***As part of this, the White Center Unincorporated Activity Center portions 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.***

***Additionally, all other portions 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.***



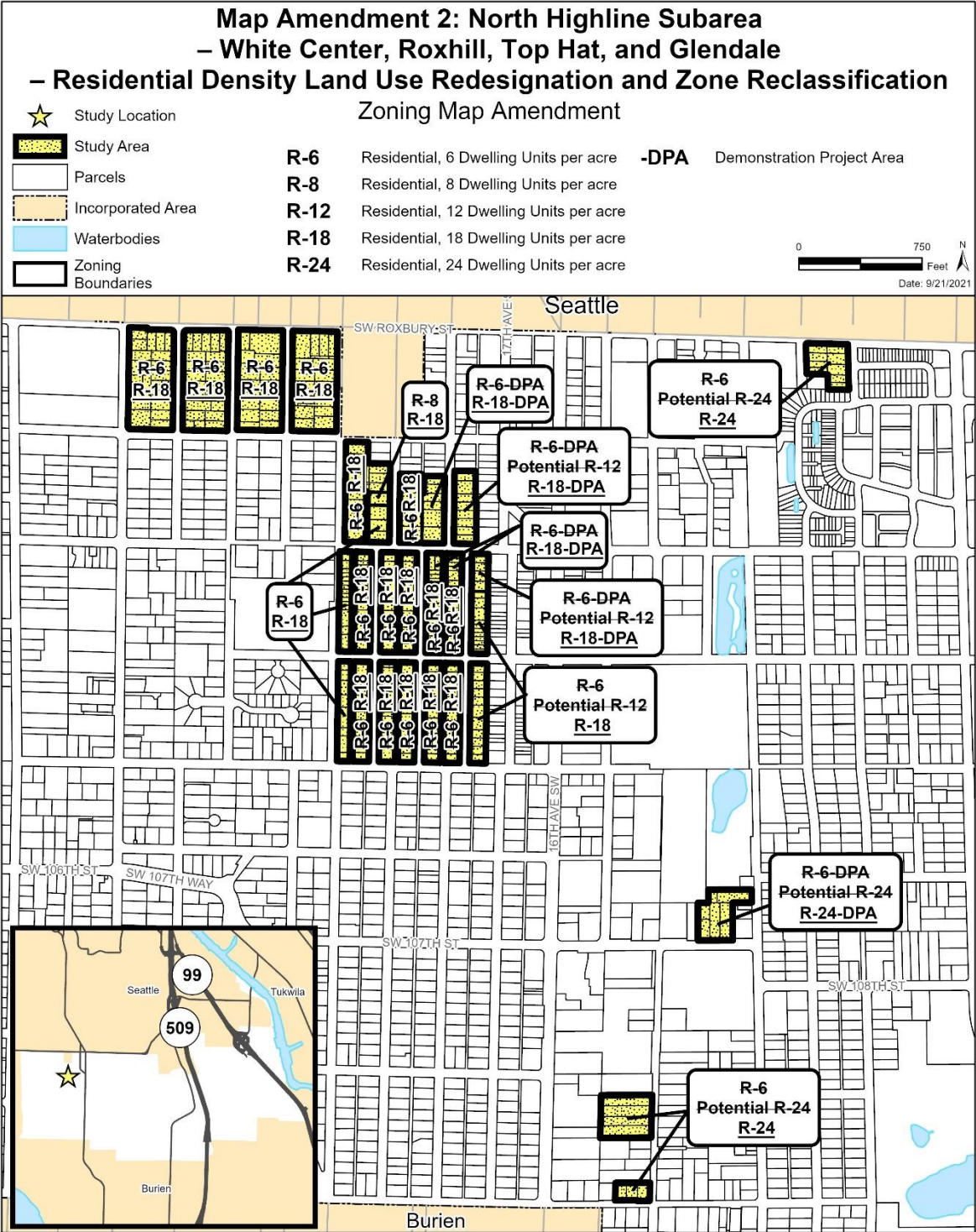


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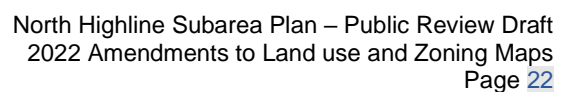
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## Map Amendment 3: North Highline Subarea – White Center Urban Activity Center – Remove P-Suffix Condition

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Sections, Townships, and Ranges as follows:

Section 6	Township 23N	Range 4E
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### ZONING

1. Remove P-Suffix Development Condition HL-P08 from the following parcel:

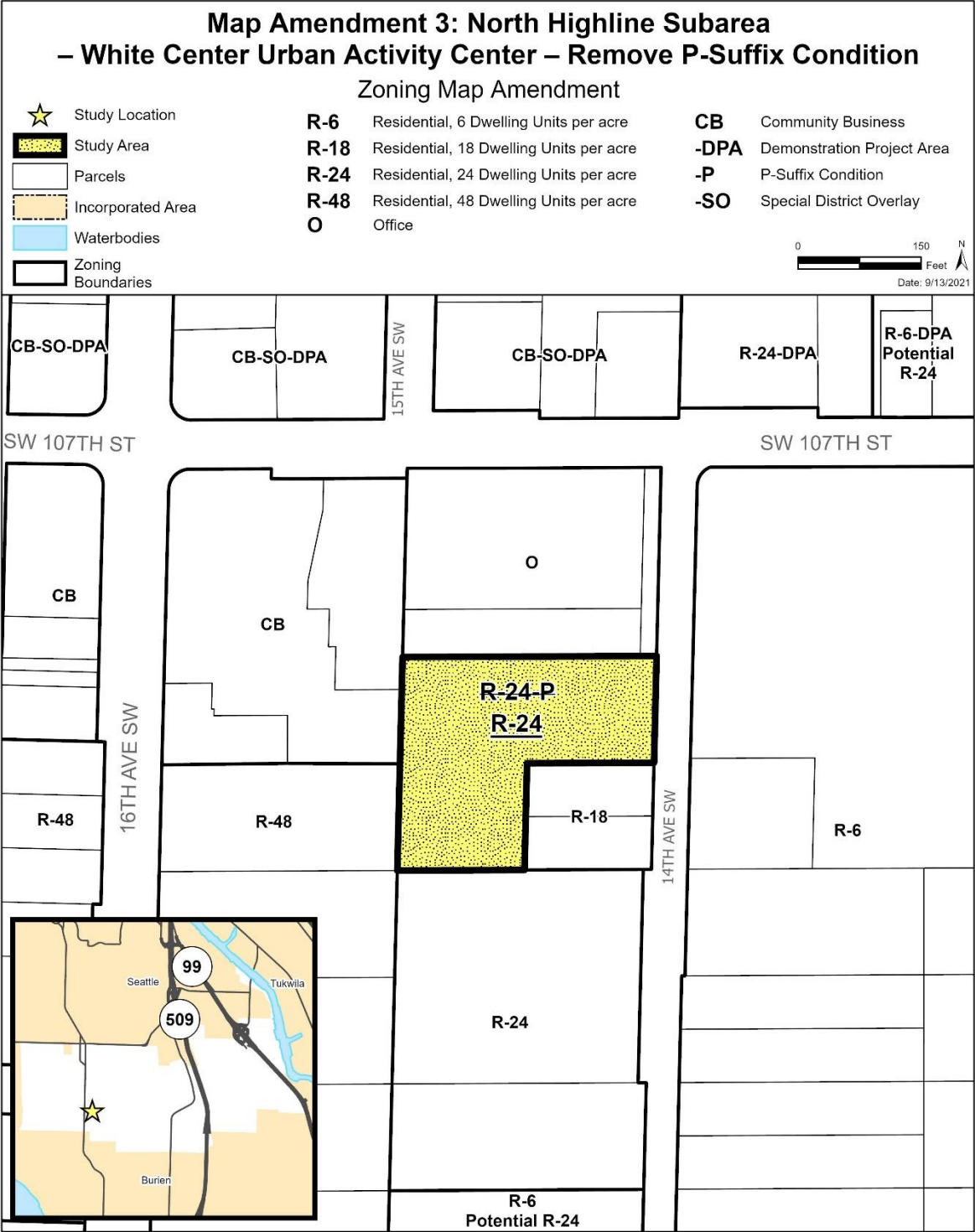
3451000305 (portion)
----------------------

2. Repeal HL-P08 from the Zoning Atlas.

**Effect:** Repeals a 1997 P-Suffix Development Condition HL-P08 that applies to a portion of one parcel currently developed with apartment homes in White Center Urban Activity Center. The P-Suffix Development Condition directs the County to determine the need for a crosswalk on the property. The P-Suffix Development 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.

**NOTE:** Concurrent with consideration of the North Highline 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.





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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 5	Township 23N	Range 4E
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### ZONING

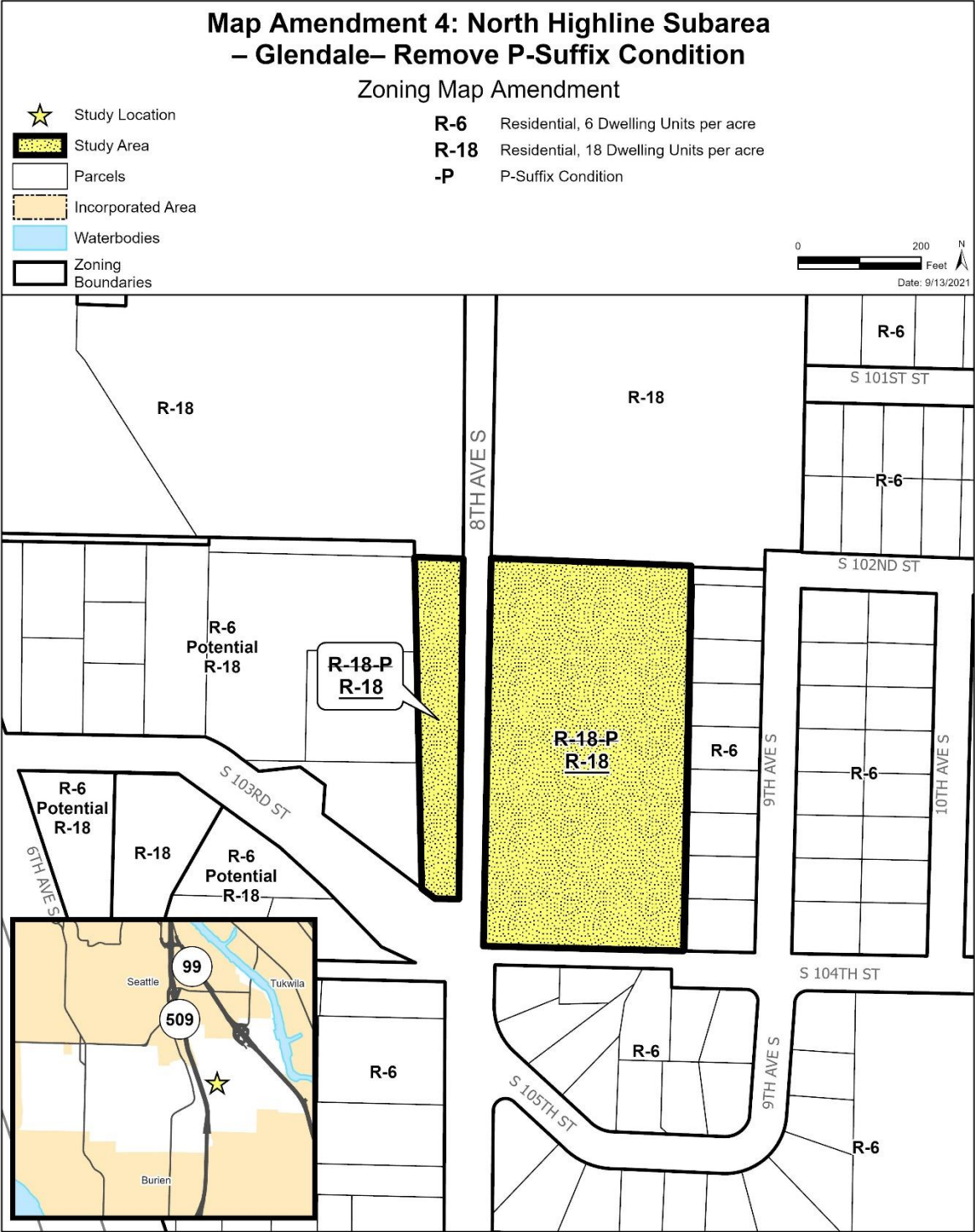
1. Remove P-Suffix Development Condition HL-P09 from the following parcels:

0523049028 (portion)	0523049203
----------------------	------------

2. Repeal HL-P09 from the Zoning Atlas.

**Effect:** Repeals a 1997 P-Suffix Development Condition HL-P09 that applies to a portion of two parcels separated by a public right-of-way in White Center. The P-Suffix Development Condition requires clustering of development on one parcel to protect undeveloped areas on the other parcel. The P-Suffix was placed on the properties in 1997 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.

**NOTE:** Concurrent with consideration of the North Highline 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.



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

### AMENDMENT TO THE KING COUNTY LAND USE MAP

Amend Sections, Townships, and Ranges as follows:

Section 4	Township 23N	Range 4E
Section 6	Township 23N	Range 4E

### LAND USE

1. Change land use designation on the following parcels from “um” (Urban Residential, Medium) to “os” (Open Space).

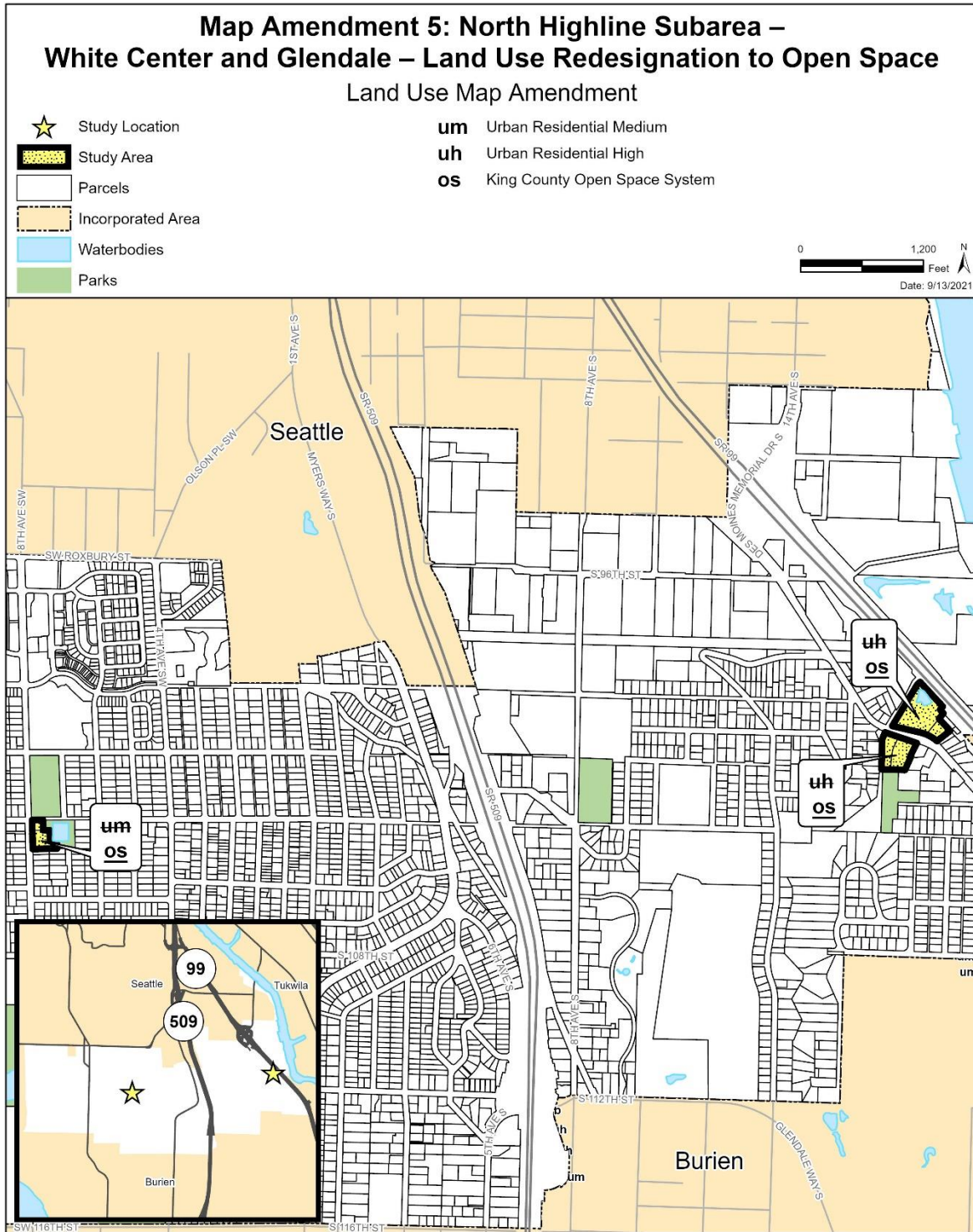
0623049132	0623049195
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2. Change land use designation on the following parcels from “uh” (Urban Residential, High) to “os” (Open Space).

5624200750	5624200762	5624200771	0423049074 (portion)
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**Effect:** Amends the land use designation on two parcels in White Center from “um” (Urban Residential, Medium) to “os” (Open Space) to reflect that the parcels are now part of the King County Open Space System. Amends the land use designation on three parcels, and a portion of one parcel in Glendale from “uh” (Urban Residential, High) to “os” (Open Space) to reflect that the parcels are part of the King County Open Space System.





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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 6	Township 23N	Range 4E

### ZONING

1. Remove Economic Development Special District Overlay SO-090 from the following parcels:

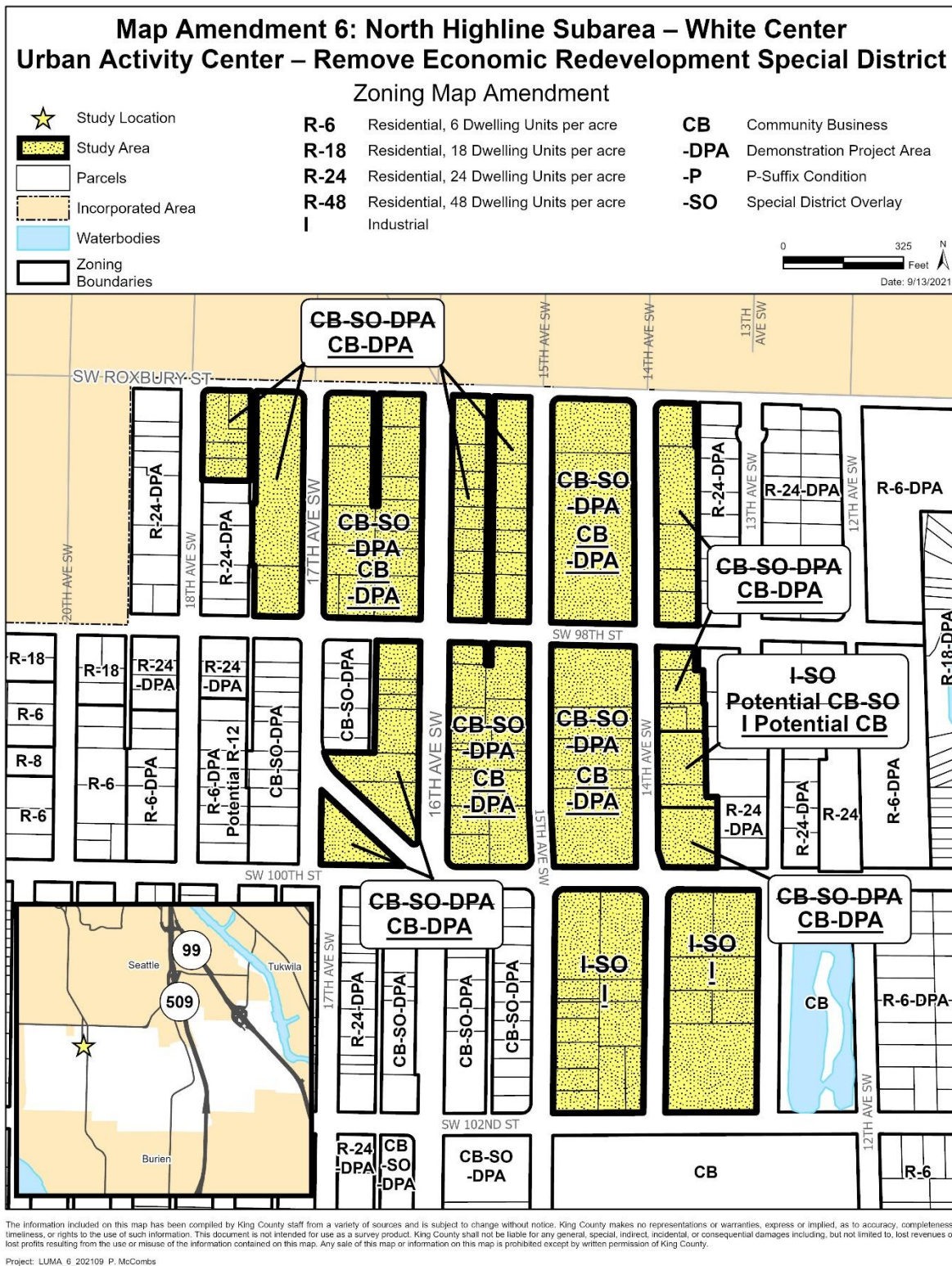
0123039001	0123039100	0123039104	0123039105
0123039112	0123039120	0123039146	0123039221
0123039271	0123039389	0123039521	0623049006
0623049044	0623049143	0623049163	0623049172
0623049173	0623049183	0623049191	0623049208
0623049209	0623049215	0623049226	0623049285
0623049286	0623049293	0623049379	0623049412
0623049413	2195100005	2195100025	2195100040
2195100060	2195100090	2195100205	3004800445
3004800455	3004800460	3004800465	3004800505
3107400005	3107400008	3107400035	3107400040
3107400060	3107400095	3107400110	3107400135
3107400145	3107400165	3203800005	3203800035
3203800105	3203800120	3203800130	3203800135
3203800140	3203800145	3203800155	3203800165
3203800170	3203800175	3203800178	3203800180
3203800181	3203800195	3203800210	3203800215
3203800225	7973202435	7973202450	7973202455
7973202465	7973202505	7973202530	7973202540
7973202555	7973202556	7973202560	7973202565
7973202570	7973202575	7973202580	7973202585
7973202586	7973202600	7973202610	7973202615
8801700010	8801700020		

**Effect:** Removes Economic Redevelopment Special District Overlay SO-090 from parcels within the White Center Unincorporated Activity Center. This change does not affect the underlying zoning. (CB (Commercial Business) and I (Industrial), where applicable, and an existing DPA (Demonstration Project Area), where applicable.) The affected parcels will be labeled CB-DPA in

place of CB-SO-DPA, except in two instances on parcels east of 14<sup>th</sup> Avenue SW and north of SW 100<sup>th</sup> Street; in these two cases the parcels will be labeled I-Potential CB, in place of I-SO-DPA Potential CB-SO.

This mapped area is the only location where Special District Overlay SO-090 is applied. 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. The Special District Overlay includes provisions such as building bulk requirements, parking standards, and pedestrian-oriented development standards. A subset of parcels included in Map Amendment 6 are included in the 16<sup>th</sup> Avenue SW Special District Overlay SO-XXX (see Attachment A) in the White Center Unincorporated Activity Center in Map Amendment 8, which includes building bulk requirements, parking standards, and pedestrian-oriented development standards. Another subset of parcels that are included in Map Amendment 6 are included in the White Center Pedestrian-Oriented Special District Overlay SO-XXX (See Attachment A) in the White Center Unincorporated Activity Center in Map Amendment 9, which includes pedestrian-oriented development standards and parking standards.

*NOTE: Concurrent with consideration of the North Highline 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.*



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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 6	Township 23N	Range 4E
Section 7	Township 23N	Range 4E
Section 8	Township 23N	Range 4E

### ZONING

1. Remove Commercial/Industrial Special District Overlay SO-100 from the following parcels zoned CB-SO (Commercial Business, Special District Overlay):

0723049182	0723049182 (portion)	0723049183 (portion)	0796000010
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2. Remove Commercial/Industrial Special District Overlay SO-100 from the following parcels zoned CB-SO-DPA (Commercial Business, Special District Overlay, with Demonstration Project Area):

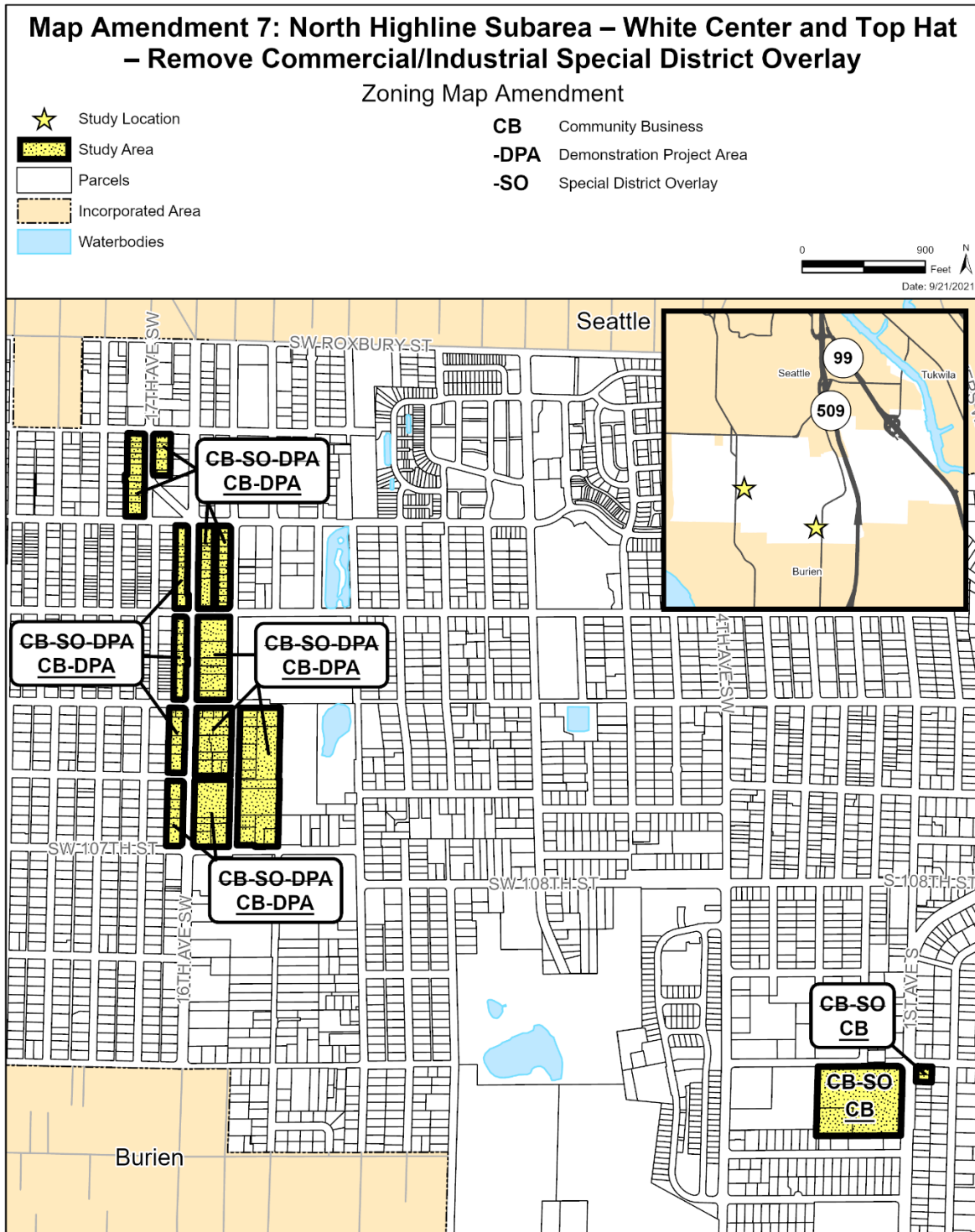
0123039220	0123039244	0123039250	0123039252
0123039257	3004800375	3004800380	3004800385
3004800390	3004800392	3004800395	3004800410
3004800415	3004800425	3004800430	3004800440
3451000004	3451000010	3451000015	3451000020
3451000035	3451000038	3451000039	3451000041
3451000042	3451000043	3451000044	3451000045
3451000085	3451000087	3451000088	3451000099
3451000105	3451000106	3451000120	3451000125
3451000130	3451000143	3451000147	3451000149
3451000200	3451000205	3451000206	3451000207
3451000209	3451000210	3451000220	3451000228
6303400250	6303400260	6303400265	6303400270
6303400275	6303400276	6303400316	6303400325
6303400330	6303400335	6303400340	7211401085
7211401105	7211401140	7211401145	7211401160
7211401175	7211401345	7211401355	7211401375
7211401395	7211401404	7211401405	7973202635
7973202645	7973202646	7973202650	7973202655
7973202660	7973202665	7973202685	7973202686
7973202690	7973202695	7973202700	7973202705

7973202710	7973202712	7973202715	7973202720
7973202725	7973202730	7973202800	7973202820
7973202830	7973202835	7973202845	7973202870

**Effect:** Removes Commercial/Industrial Special District Overlay SO-100 from parcels within the White Center Unincorporated Activity 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, adopted in 1994, 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. Commercial and industrial uses allowed under the underlying zoning will apply on parcels where the Special District Overlay is removed. The overlay will continue to apply to other parcels within the Top Hat Community Business Center and on parcels in the vicinity of SW 112th Street and 16<sup>th</sup> Avenue SW in White Center. The Special District Overlay is also proposed for amendment in Section X of this Ordinance (see Attachment A) to capture the uses and conditions that should be supported on parcels retained within the Special District Overlay. These amendments do not affect the application of an existing Demonstration Project Area (DPA) on parcels denoted with “DPA”.

**NOTE:** Concurrent with consideration of the North Highline 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.





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Project: LUMA\_7\_202109 P. McCombs

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409

## Map Amendment 8: North Highline Subarea – White Center Unincorporated Activity Center – Add 16th Avenue SW Special District Overlay

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 6	Township 23N	Range 4E

### ZONING

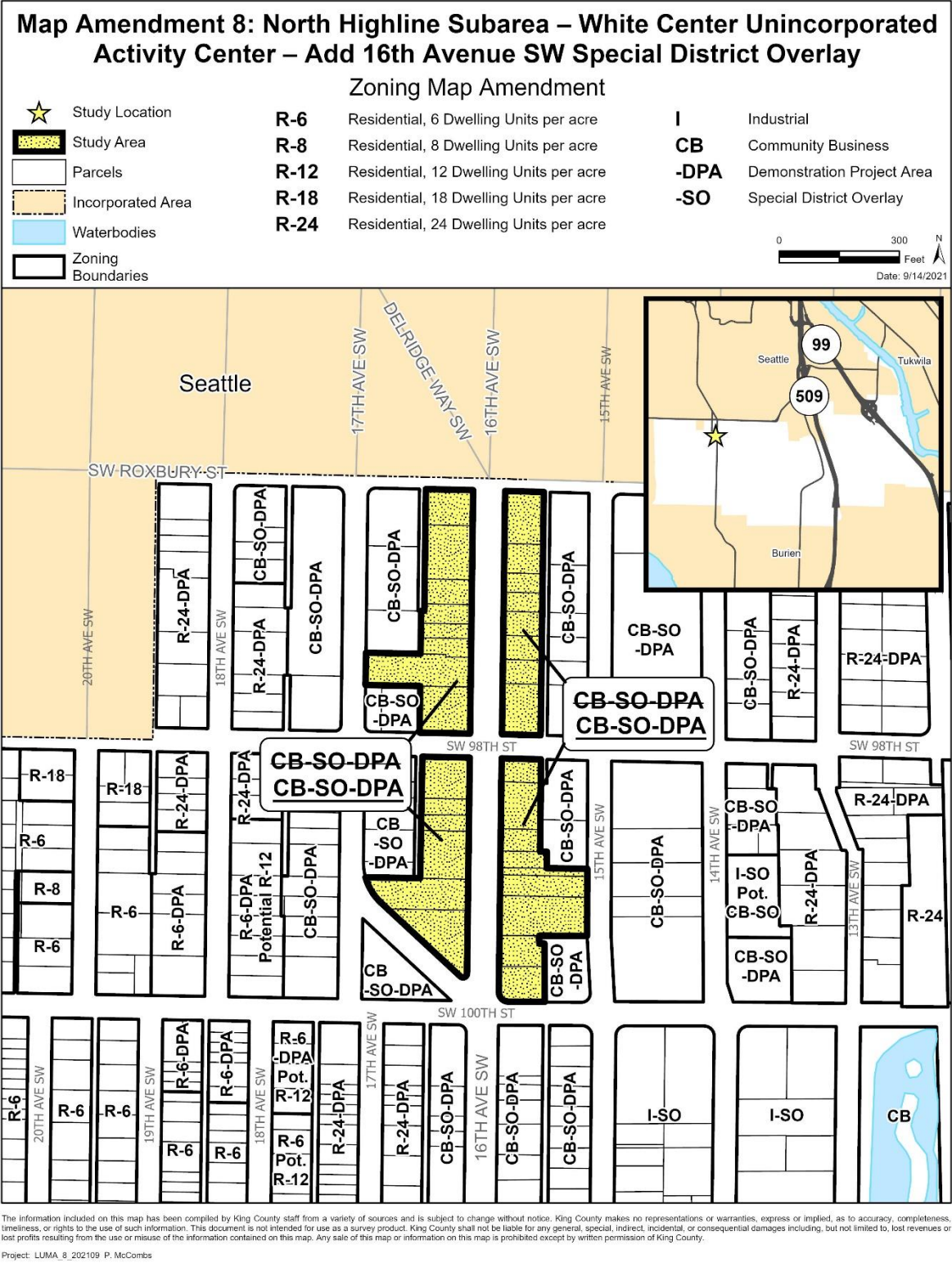
1. Add 16<sup>th</sup> Avenue SW Special District Overlay SO-XXX (adopted in Section X of this Ordinance; see Attachment A) to the following parcels:

0123039001	0123039100	0123039105	0123039112
0123039120	0123039146	0123039389	0623049163
0623049172	0623049173	0623049183	0623049209
0623049285	0623049293	0623049413	3004800445
3004800455	3004800460	3004800465	3107400135
3107400145	3107400165	3203800155	3203800165
3203800170	3203800175	3203800178	3203800180
3203800181	3203800195	3203800215	

**Effect:** Creates a Special District Overlay for parcels located on 16<sup>th</sup> Avenue SW in the White Center Unincorporated Activity Center between SW Roxbury Street and SW 100<sup>th</sup> Street. This new Special District Overlay includes building bulk standards, parking standards, and pedestrian-oriented development standards for buildings with frontage on 16<sup>th</sup> Avenue SW. The intent is to support retention of the character of the commercial corridor and to improve the pedestrian experience of the corridor. The parcels in this map amendment are included in Map Amendment 6, which removes the Economic Development Special District Overlay SO-090 from the parcels. These amendments do not affect the application of an existing Demonstration Project Area (DPA) on the affected parcels.

**NOTE:** Concurrent with consideration of the North Highline 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.





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Project: LUMA\_8\_202109 P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 6	Township 23N	Range 4E

**ZONING**

1. Add White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay SO-XXX (adopted in Section X of this Ordinance; see Attachment A) to the following parcels:

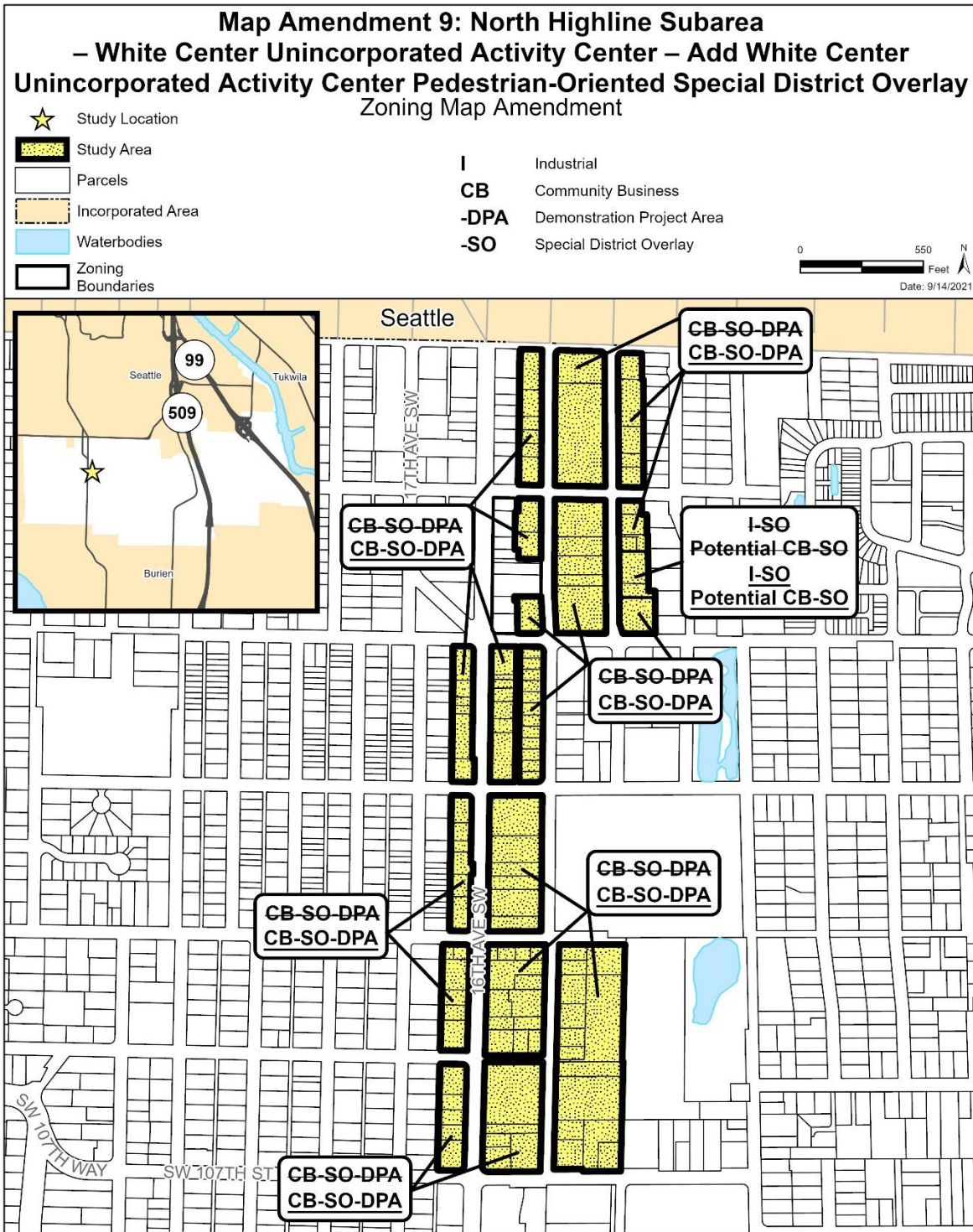
0623049006	0623049044	0623049143	0623049191
0623049208	0623049215	0623049226	0623049286
0623049379	0623049412	2195100005	2195100025
2195100040	2195100060	2195100090	2195100205
3203800005	3203800035	3203800105	3203800120
3203800130	3203800135	3203800140	3203800145
3203800210	3203800225	3451000004	3451000010
3451000015	3451000020	3451000035	3451000038
3451000039	3451000041	3451000042	3451000043
3451000044	3451000045	3451000085	3451000087
3451000088	3451000099	3451000105	3451000106
3451000120	3451000125	3451000130	3451000143
3451000147	3451000149	3451000200	3451000205
3451000206	3451000207	3451000209	3451000210
3451000220	3451000228	6303400250	6303400260
6303400265	6303400270	6303400275	6303400276
6303400316	6303400325	6303400330	6303400335
6303400340	7211401085	7211401105	7211401140
7211401145	7211401160	7211401175	7211401345
7211401355	7211401375	7211401395	7211401404
7211401405	7973202635	7973202645	7973202646
7973202650	7973202655	7973202660	7973202665
7973202685	7973202686	7973202690	7973202695
7973202700	7973202705	7973202710	7973202712
7973202715	7973202720	7973202725	7973202730
7973202800	7973202820	7973202830	7973202835
7973202845	7973202870	8801700010	8801700020

**Effect:** Creates a new White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay SO-XXX (see Attachment A) on parcels in the White Center Unincorporated Activity Center east of the 16<sup>th</sup> Avenue SW corridor. The affected parcels are currently labeled CB-SO-DPA, or in two cases (east of 14<sup>th</sup> Avenue SW and north of SW 100<sup>th</sup> Street) I-SO Potential CB-SO (Industrial with a Special District Overlay Potential Community Business with a Special District Overlay). With this map amendment the underlying zoning, and the labeling on the map will not change, but the parcels will have the new Special District Overlay SO-XXX under this map amendment, in place of the Economic Redevelopment Special District Overlay SO-090 which is removed from the parcels under Map Amendment 6. These amendments do not affect the application of an existing Demonstration Project Area (DPA) on parcels denoted with “DPA”.

The White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay SO-XXX 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.

Many of the pedestrian-oriented development standards included Economic Redevelopment Special District Overlay SO-090 are included in this new White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay SO-XXX.

**NOTE:** Concurrent with consideration of the North Highline 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.



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Project: LUMA\_9\_202109 P. McCombs



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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 6	Township 23N	Range 4E
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**ZONING**

1. On the following parcels:

- a. Amend the zoning classification from I-SO (Industrial with a Special District Overlay SO-090) to CB (Community Business); and
- b. Add White Center Unincorporated Activity Center Mixed-Use Special District Overlay SO-XXX (adopted in Section X of this Ordinance; see Attachment A).

7973202435	7973202450	7973202455	7973202465
7973202505	7973202530	7973202540	7973202555
7973202556	7973202560	7973202565	7973202570
7973202575	7973202580	7973202585	7973202586
7973202600	7973202610	7973202615	

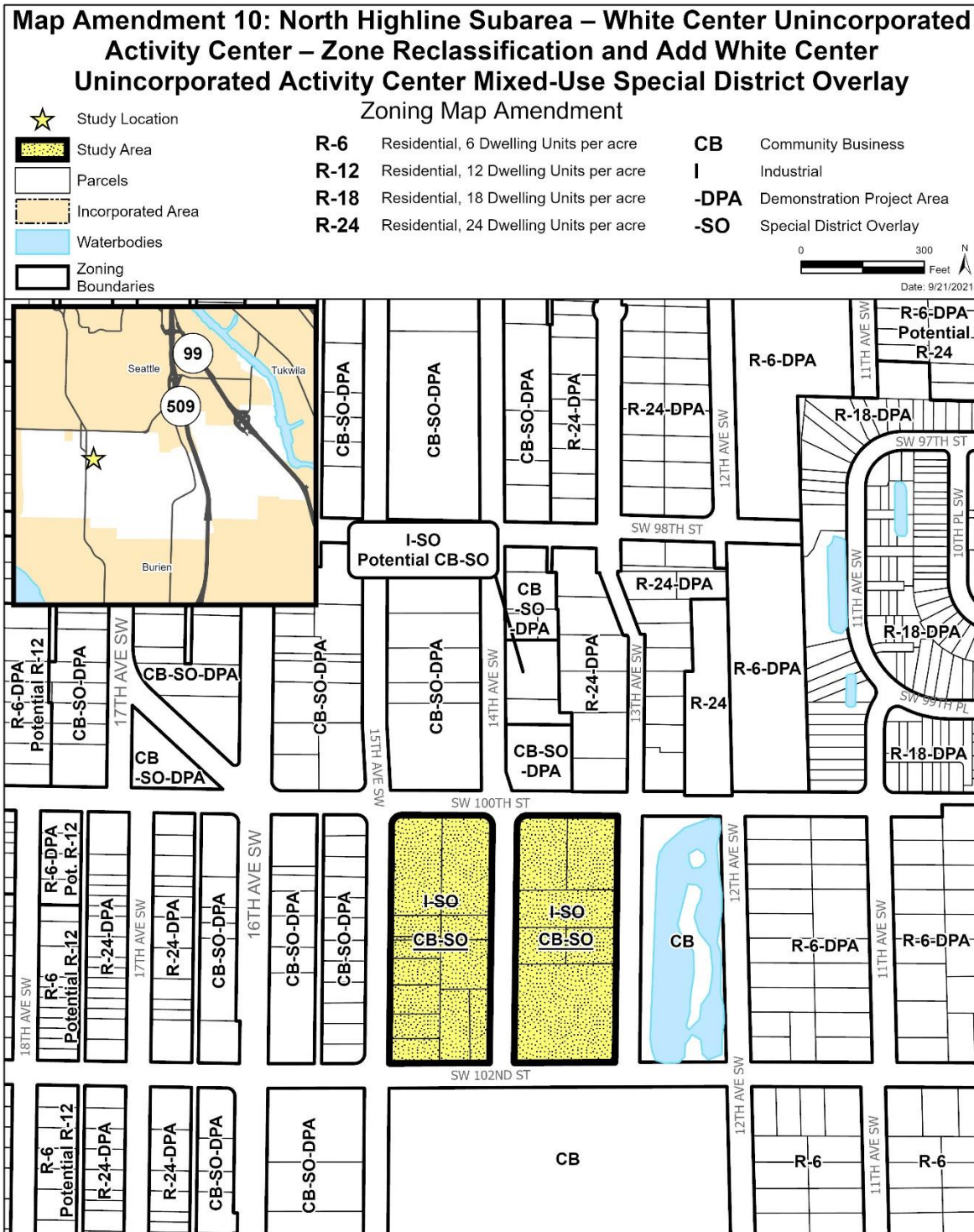
**Effect:** Amends the zoning classification from I-SO (Industrial with a Special District Overlay SO-090) to CB (Community Business) on parcels in the White Center Unincorporated Activity Center that are not appropriate in size, location or current use for industrial development.

A new White Center Unincorporated Activity Center Mixed-Use Special District Overlay SO-XXX (see Attachment A) is added to parcels bounded by SW 100 Street, 15<sup>th</sup> Avenue SW, 17<sup>th</sup> Avenue SW, and SW 102<sup>nd</sup> Street. The parcels in Map Amendment 10 with the White Center Unincorporated Activity Center Mixed-Use Special District Overlay SO-XXX are parcels that are included in Map Amendment 6, which removes the Economic Redevelopment Special District Overlay SO-090 from parcels in the North Highline Subarea.

The new Special District Overlay requires that all new development be mixed-use and meet certain pedestrian-oriented standards. The Mixed-Use Special District Overlay also includes requirements for pedestrian-oriented development and a reduced off-street parking requirement.

**NOTE:** Concurrent with consideration of the North Highline 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.





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Project: LUMA\_10\_202109 P. McCombs

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## Map Amendment 11: North Highline Subarea – Glendale – Community Business Land Use Redesignation and Zone Reclassification

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 4	Township 23N	Range 4E
Section 5	Township 23N	Range 4E

### LAND USE

1. Amend the land use designation from “co” (Commercial Outside of Centers) to “cb” (Community Business Center) on the following parcels:

5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

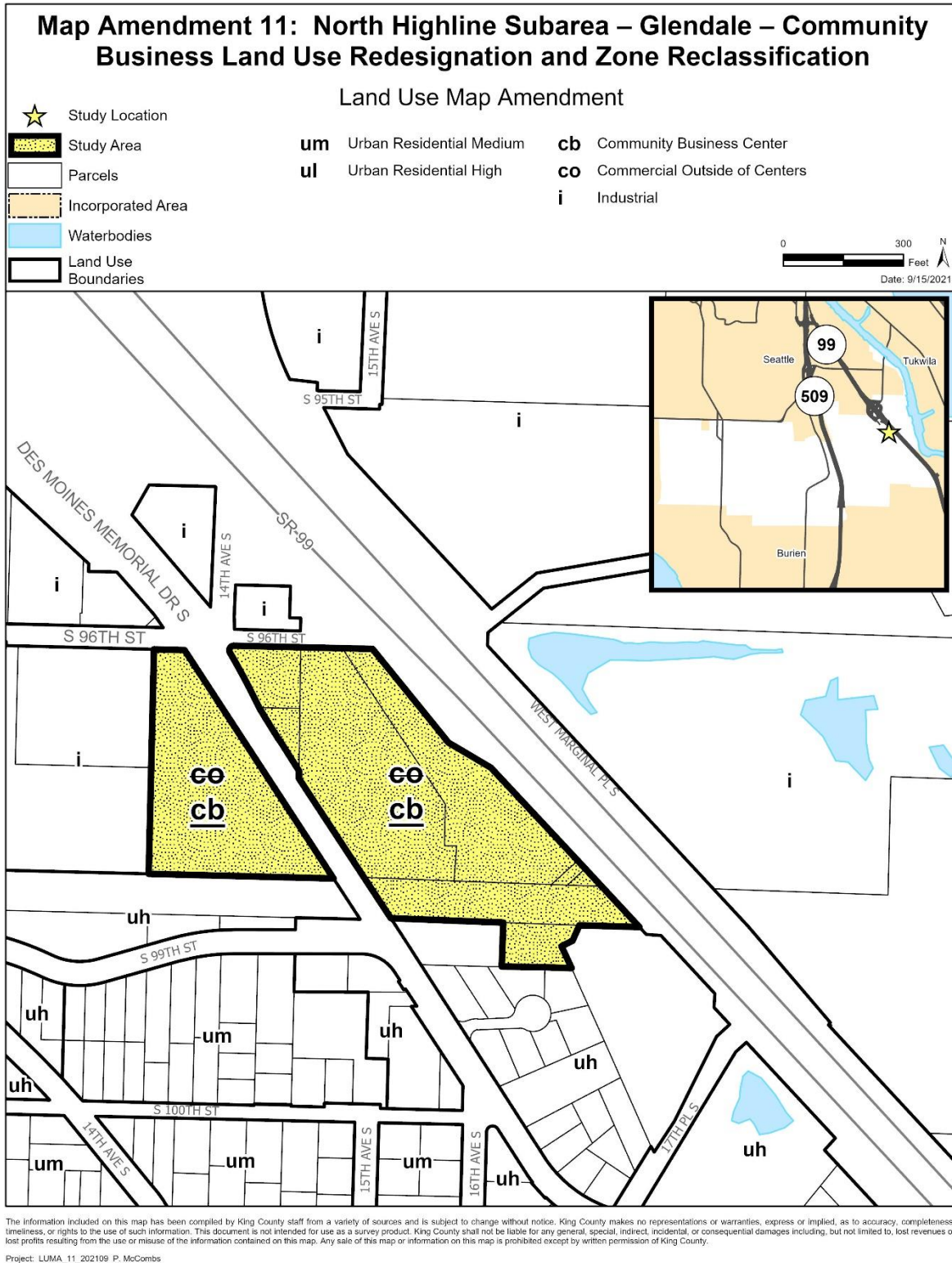
### ZONING

1. Amend the zoning from RB (Regional Business) to CB (Community Business) on the following parcels:

5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

**Effect:** Amends the land use designation from “co” (Commercial Outside of Center) to “cb” (Community Business Center) and amends the zoning on the same parcels from RB (Regional Business) to CB (Community Business) on parcels in Glendale, east and west of Des Moines Memorial Drive S and north of S 99<sup>th</sup> Street. The development on the parcels more closely matches the King County Comprehensive Plan standards for “cb” and “CB”.

**NOTE:** Concurrent with consideration of the North Highline 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.



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Project: LUMA, 11 202109 P. McCombs

## Map Amendment 12: North Highline Subarea – White Center, Roxhill, Top Hat, and Glendale – Add P-Suffix Condition

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 4	Township 23N	Range 4E
Section 5	Township 23N	Range 4E
Section 6	Township 23N	Range 4E
Section 7	Township 23N	Range 4E
Section 8	Township 23N	Range 4E
Section 32	Township 24N	Range 4E

### ZONING

1. Add P-Suffix development condition NH-PXX to the following parcels zoned CB (Commercial Business):

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

0123039121	0123039481	0123039482	0123039520
0123039620	2853600005	3451000230	3451000234
3451000290	3451000486	3451000487	6303400975
6303400980	6303400981	6303400982	6303400986
6303401055	7262200005	7262200010	7262200011
7973202385	7973202900 (portion)		

2. Add P-Suffix development condition NH-PXX to the following parcels zoned CB-SO (Commercial Business, Special District Overlay):

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

0523049034	0623049048	0623049079	0623049111
0623049154 (portion)	0623049200	0623049219	0623049220
0623049356	0723049182 (portion)	0723049183 (portion)	0723049550
0795000005	0795000010	0795000020	0795000025
0795000030	0795000035	0795000040	0795000045
0795000050	0795000060	0795000075	0795000080
0795000090	0795000095	0795000100	0795000105



0795000110	0795000115	0795000125	0795000130
0795000135	0795000245	0795000250	0795000255
0795000260	0795000270	0795000280	0795000285
0795000290	0795000295	0795000300	0795000305
0795001505	0795001510	0795001515	0795001525
0795001530	0795001535	0795001540	0795001541
0795001545	0795001550	0795001560	0795001575
0795001580	0795001585	0795001590	0795001735
0795001745	0795001750	0795001751	0795001760
0795001770	0795001776	0795001785	0795001795
0795001800	0795001805	0796000005	0796000010
0892000040	0892000041	0892000042	0623049089 (portion)
0892000043	0892000050	1721801935	

3. Add P-Suffix development condition NH-PXX to the following parcels zoned CB-SO-DPA (Commercial Business, Special District Overlay with Demonstration Project Area):

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

0123039220	0123039244	0123039250	0123039252
0123039257	3004800375	3004800380	3004800385
3004800390	3004800392	3004800395	3004800410
3004800415	3004800425	3004800430	3004800440
3451000004	3451000010	3451000015	3451000020
3451000035	3451000038	3451000039	3451000041
3451000042	3451000043	3451000044	3451000045
3451000085	3451000087	3451000088	3451000099
3451000105	3451000106	3451000120	3451000125
3451000130	3451000143	3451000147	3451000149
3451000200	3451000205	3451000206	3451000207
3451000209	3451000210	3451000220	3451000228
6303400250	6303400260	6303400265	6303400270
6303400275	6303400276	6303400316	6303400325
6303400330	6303400335	6303400340	7211401085
7211401105	7211401140	7211401145	7211401160
7211401175	7211401345	7211401355	7211401375
7211401395	7211401404	7211401405	7973202635
7973202645	7973202646	7973202650	7973202655
7973202660	7973202665	7973202685	7973202686
7973202690	7973202695	7973202700	7973202705
7973202710	7973202712	7973202715	7973202720
7973202725	7973202730	7973202800	7973202820

7973202830	7973202835	7973202845	7973202870
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4. Add P-Suffix development condition NH-PXX to the following parcels zoned CB-SO-DPA (Commercial Business, Special District Overlay with Demonstration Project Area):

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

0123039001	0123039100	0123039104	0123039105
0123039112	0123039120	0123039146	0123039221
0123039271	0123039389	0123039521	0623049006
0623049044	0623049143	0623049163	0623049172
0623049173	0623049183	0623049191	0623049208
0623049209	0623049226	0623049285	0623049293
0623049379	0623049412	0623049413	2195100005
2195100025	2195100040	2195100060	2195100090
2195100205	3004800445	3004800455	3004800460
3004800465	3004800505	3107400005	3107400008
3107400035	3107400040	3107400060	3107400095
3107400110	3107400135	3107400145	3107400165
3203800005	3203800035	3203800105	3203800120
3203800130	3203800135	3203800140	3203800145
3203800155	3203800165	3203800170	3203800175
3203800178	3203800180	3203800181	3203800195
3203800210	3203800215	3203800225	8801700010
8801700020			

5. Add P-Suffix development condition NH-PXX to the following parcels zoned RB (Regional Business):

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

2185000895	2185001045	2185001075	2185001105
2185001107	2185001130	2185001140	2185001240
2185001245	2185001250	2185001270	2185001275
5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

**Effect:** Creates a development condition that 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

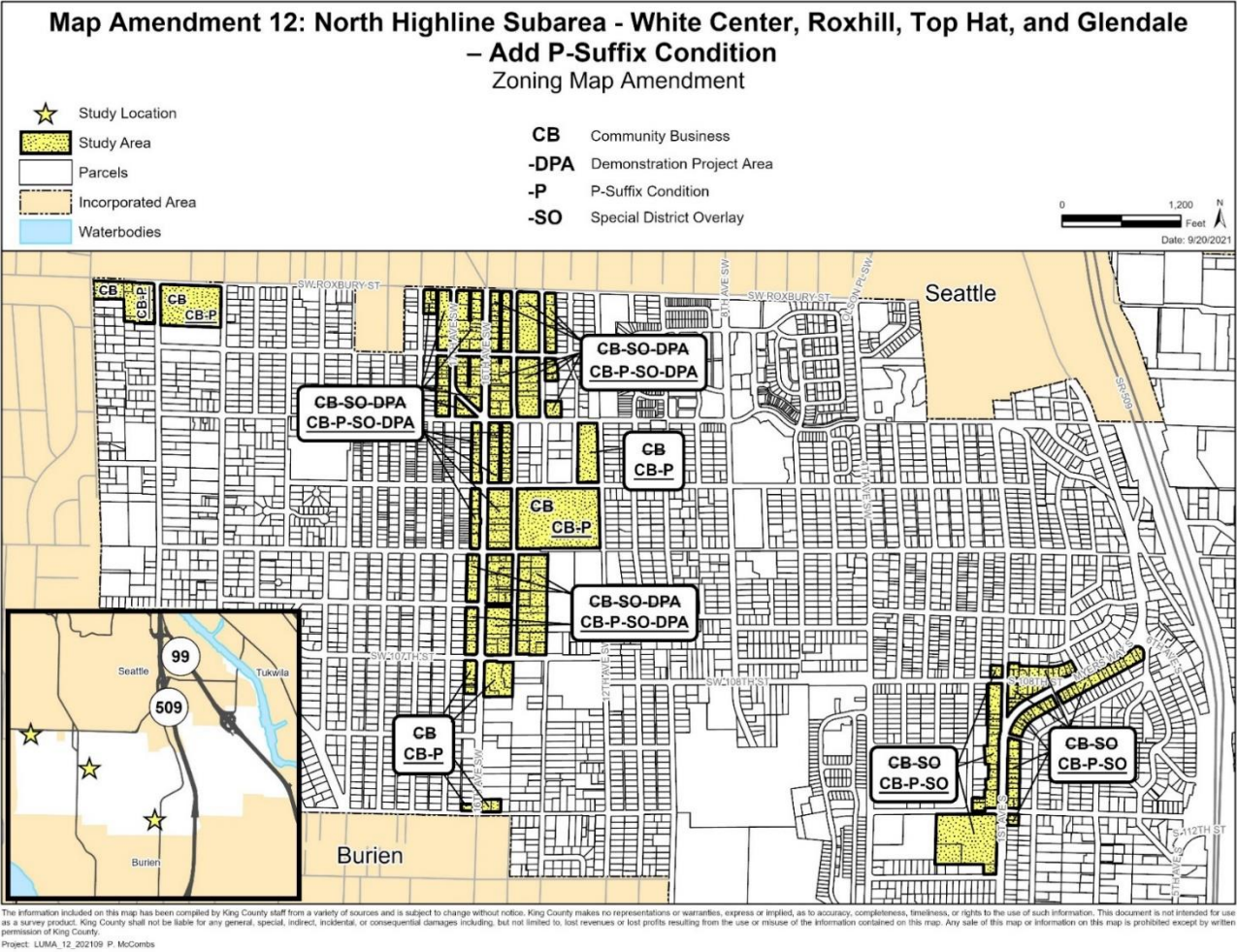
current amount. This change implements recommendations from the King County Marijuana Report in [Proposed Motion 2019-0012](#). This amendment is related to, but not dependent on, an amendment to SDO-090 (see Attachment A) prohibits marijuana producing and processing on parcels in the White Center Unincorporated Activity Center. This amendment does not affect the application of an existing Demonstration Project Area on parcels denoted with “DPA”.

***NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is also evaluating proposed mandatory and voluntary inclusionary housing regulations.***

***As part of this, the White Center Unincorporated Activity Center portions 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.***

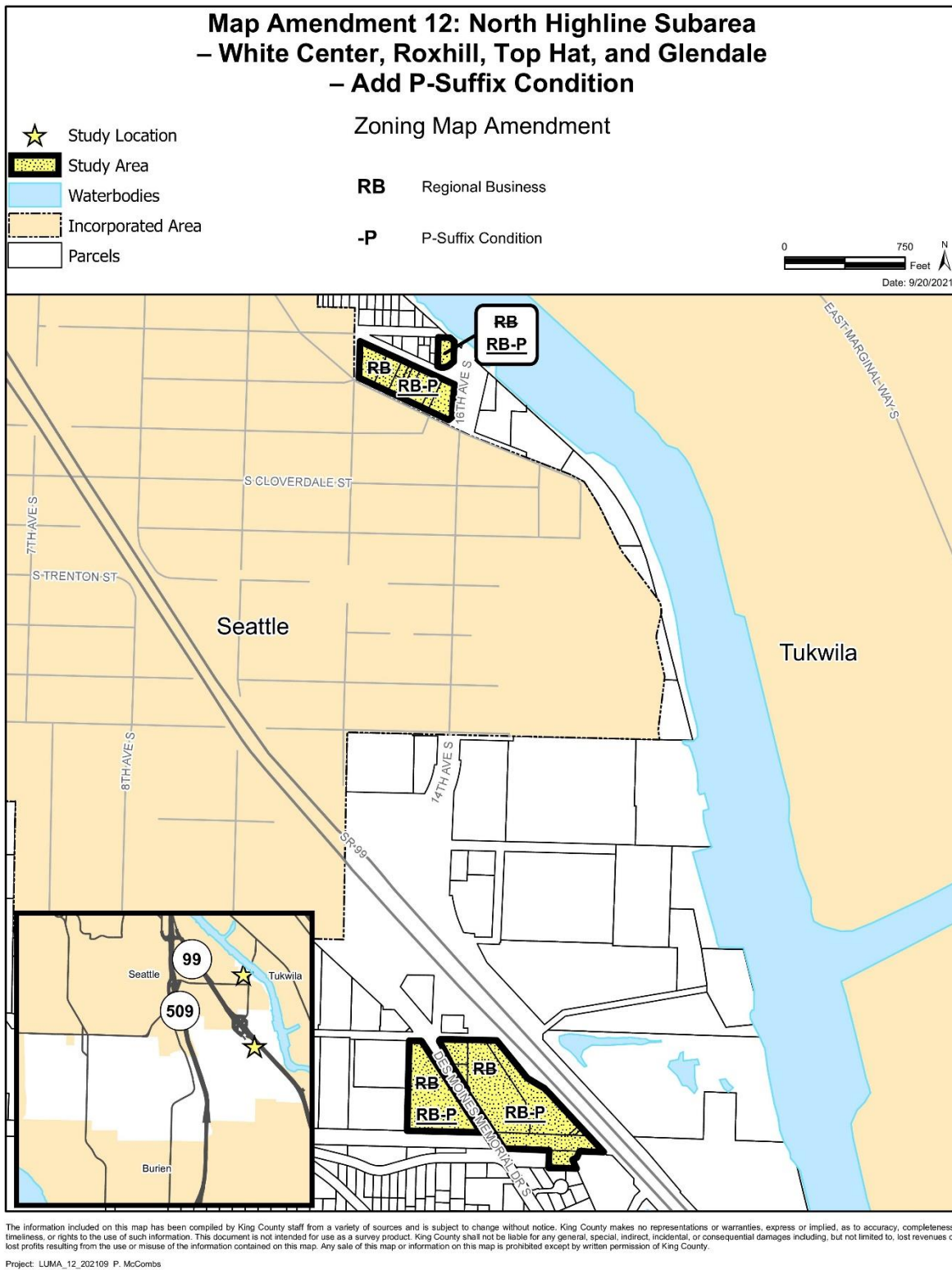
***Additionally, all other portions the area affected by this map amendment is proposed to be included in the voluntary portion of the inclusionary housing regulations. This would incentivize the provision of affordable housing in a portion new development or redevelopment proposals by providing certain regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.***

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## Map Amendment 13: North Highline Subarea – White Center Industrial to Commercial Business Zone Reclassification

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 6	Township 23N	Range 4E
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### ZONING

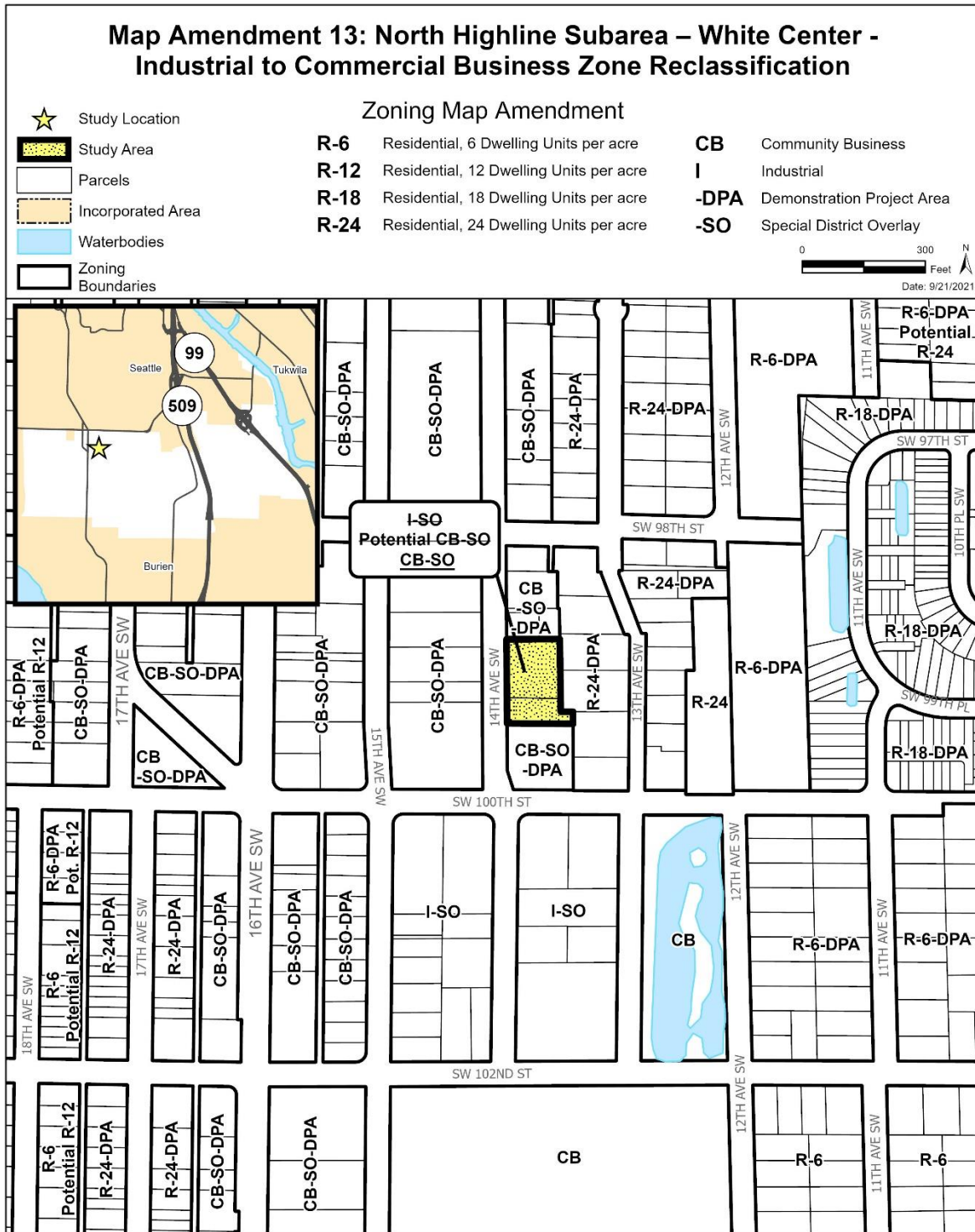
1. Amend the zoning classification from I-SO Potential CB-SO (Industrial with a Special District Overlay, Potential Community Business with a Special District Overlay) to CB-SO (Community Business with a Special District Overlay) on the following parcels:

0623049215	0623049215
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**Effect:** Amends the zoning classification from I-SO Potential CB-SO (Industrial with a Special District Overlay, Potential Community Business with a Special District Overlay) to CB-SO (Community Business with a Special District Overlay) on parcels in the White Center Unincorporated Activity Center that are not appropriate in size, location or current use for industrial development.

The parcels are included in Map Amendment 6, which removes the Economic Redevelopment Special District Overlay SO-090 from parcels in the North Highline Subarea. The parcels are included in Map Amendment 9 which creates a new White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay.

**NOTE:** Concurrent with consideration of the North Highline 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.



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Project: LUMA\_13\_202109 P. McCombs

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## Attachment A: Special District Overlays (SDOs)

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 6: NORTH HIGHLINE SUBAREA – WHITE CENTER URBAN ACTIVITY CENTER – REMOVE ECONOMIC REDEVELOPMENT SPECIAL DISTRICT OVERLAY

Text of repealed Special District Overlay SO-090 (adopted in Section ~~X~~ of this Ordinance)

SECTION X. Ordinance 11351, Section 1, as amended, and K.C.C. 21A.38.090 are hereby repealed.

~~———((A. The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial/industrial lands within urban areas.~~

~~———B. The economic redevelopment special district overlay shall only be designated through the area zoning process; located in areas designated within a community, subarea or neighborhood plan as an activity center; and zoned CB, RB, O, or I.~~

~~———C. The standards of this title and other county codes shall be applicable to development within the economic redevelopment special district overlay except as follows:~~

~~———1. Commercial or industrial uses that exist within an area as of the effective date of legislation applying the economic redevelopment special district overlay, but that are not otherwise permitted by the zoning, shall be considered permitted uses upon only the lots that they occupied as of that date.~~

~~———2. The minimum parking requirements of this title shall be reduced as follows:~~

~~———a. The parking stall requirements are reduced 100 percent provided that:~~

~~———(1) the square footage of any enlargement or replacement of an existing building does not in total exceed 125 percent of the square footage of the existing building;~~

~~———(2) any new mixed use development provides a minimum of two stories of residences above the ground-floor level commercial;~~

~~———(3) the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved to urban standards as a capital improvement project, that accommodates on-street parking; and~~

~~———(4) there is no net decrease in existing off-street parking space.~~

~~———b. the parking stall requirements for commercial and retail uses are reduced 50 percent if:~~

~~———(1) the square footage of any enlargement or replacement of an existing building in total exceeds 125 percent of the square footage of the existing building;~~

~~———(2) the height of the enlarged or replacement building does not exceed the base height of the zone in which it is located;~~

~~———(3) the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved as a capital improvement project, that accommodates on-street parking; and~~

~~————— (4) there is no net decrease in existing off-street parking spaces, unless it exceeds the minimum requirements of subsection C.2.b.~~

~~————— 3. The building height limits of this title shall be waived, provided that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.~~

~~————— 4. Signage shall be limited to that allowed within the CB zone.~~

~~————— 5. The roadway improvements of the King County code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the county.~~

~~————— 6. On I-zoned lands that are designated in the comprehensive plan as unincorporated activity centers, conditional use permits shall not be issued where the resulting impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable commercial and residential areas.~~

~~————— D. For properties that have frontage on pedestrian street(s) or routes as designated in an applicable plan or area zoning process, the following conditions shall apply:~~

~~————— 1. Main building entrances shall be oriented to the pedestrian street. If multiple pedestrian streets front on the building, each pedestrian street shall have a similar main building entrance;~~

~~————— 2. At the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-way;~~

~~————— 3. Building facades shall comprise at least 75% of the total pedestrian street frontage for a property, and if applicable, at least 75% of the total pedestrian route frontage for a property;~~

~~————— 4. Minimum side setbacks of the underlying zoning are waived;~~

~~————— 5. Building facades of ground floor retail, general business service, and professional office land uses, that front onto a pedestrian street or route shall include windows and overhead protection;~~

~~————— 6. Building facades, along a pedestrian street or route, that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and~~

~~————— 7. Vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.))~~

**SDO FOR MAP AMENDMENT 7: NORTH HIGHLINE SUBAREA – WHITE CENTER AND TOP HAT – REMOVE COMMERCIAL/INDUSTRIAL SPECIAL DISTRICT OVERLAY**

*Text of amended Special District Overlay SO-100 (adopted in Section X of this Ordinance). This amendment is related to Map Amendment 7, which removes certain commercial and industrial parcels from the Special District Overlay. Some parcels not affected by the map amendment would still be subject the SDO. Some changes to the SDO may be proposed so that the SDO is more fitting for these remaining parcels . However, more time is needed to evaluate the appropriate changes. Given that, these changes are still in flux. The existing, unchanged code language is included below for reference; input on how/whether to update this language is welcome during the Public Review Draft.*

**SECTION X.** Ordinance 11567, Section 1, as amended, and K.C.C. 21A.38.100 are hereby amended to read as follows:

A. The purpose of the commercial/industrial special district overlay is to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

B. The commercial/industrial special district overlay shall be designated only through the area zoning process and applied to areas substantially developed with a mix of commercial and light industrial uses and zoned CB, RB, O or I.

C. The standards of this title and other county codes shall be applicable to development within the commercial/industrial special district overlay except as follows:

1. Legally established commercial or industrial uses that exist within an area as of the effective date of legislation applying the commercial/industrial special district overlay, but that are not otherwise permitted by the zoning, shall be considered permitted uses upon only the lots that they occupied as of that date.

2. Permitted uses shall include those of the base and I zone, with the exception of the following:

- a. any use permitted in the I zone requiring a conditional use permit;
- b. auction houses;
- c. livestock sales;
- d. SIC Industry Group 201 (meat products);
- e. SIC Industry Group 202 (dairy products);
- f. SIC Industry Group 204 (grain mill products);
- g. SIC Industry Group 207 (fats and oils);
- h. motor vehicle and boat dealers;
- i. SIC Major Group 24 (lumber and wood products, except furniture) except 2431 (millwork) and 2434 (wood kitchen cabinets);
- j. SIC Industry Group 311 (leather tanning and finishing);
- k. SIC Major Group 32 (stone, clay, glass and concrete products);
- l. SIC Industry 3999 (manufacturing industries, not elsewhere classified) dressing of furs, fur stripping and pelts only;
- m. SIC Industry 7534 (tire retreading);
- n. SIC Major Group 02 (agricultural production--livestock and animal specialties);



- 814 o. SIC Industry 2951 (asphalt paving mixtures and blocks);  
 815 p. resource accessory uses;  
 816 q. outdoor storage of equipment or materials occupying more than twenty-five  
 817 percent of the site associated with:  
 818 (1) SIC Major Group 15 (building construction--contractors and operative builders);  
 819 (2) SIC Major Group 16 (heavy construction other than building construction--  
 820 contractors);  
 821 (3) SIC Major Group 17 (construction--special trade contractors); and  
 822 (4) SIC Industry 7312 (outdoor advertising services); and  
 823 r. interim recycling facilities on lots that directly abut properties outside of the district.  
 824 3. Use limitations of the base zone shall not apply to commercial/industrial accessory  
 825 uses.  
 826 4. The minimum parking requirements of this title shall be reduced as follows, except  
 827 that the reductions do not apply to new construction on vacant property or the vacant portions of  
 828 partially-developed property where that construction is not an enlargement or replacement of an  
 829 existing building:  
 830 a. the parking stall requirements are reduced one hundred percent, but only if:  
 831 (1) the square footage of any enlargement or replacement of an existing building  
 832 does not in total exceed one hundred twenty-five percent of the square footage of the existing  
 833 building;  
 834 (2) the building fronts on an existing roadway improved to urban standards or a  
 835 roadway programmed to be improved to urban standards as a capital improvement project, that  
 836 accommodates on-street parking; and  
 837 (3) there is no net decrease in existing off-street parking space; and  
 838 b. the parking stall requirements are reduced fifty percent, but only if:  
 839 (1) the square footage of any enlargement or replacement of an existing building in  
 840 total exceeds one hundred twenty-five percent of the square footage of the existing building;  
 841 (2) the height of the enlarged or replacement building does not exceed the base  
 842 height of the zone in which it is located;  
 843 (3) the building fronts on an existing roadway improved to urban standards or a  
 844 roadway programmed to be improved to urban standards as a capital improvement project, that  
 845 accommodates on-street parking; and  
 846 (4) there is no net decrease in existing off-street parking spaces, unless it exceeds  
 847 the minimum requirements of subsection C.4.b.  
 848 5. The landscaping requirements of this title shall be waived, but only if:  
 849 a. street trees, installed and maintained by the adjacent property owner, shall be substituted  
 850 in lieu of landscaping;  
 851 b.(1) except as otherwise provided in 4.b.(2) of this subsection, any portion of the  
 852 overlay district that directly abuts properties outside of the district shall provide, along those  
 853 portions, a landscape buffer area no less than fifty percent of that required by this title, and  
 854 areas of a lot used for outdoor storage of equipment or materials shall be screened from  
 855 adjacent R zone properties by use of no less than ten feet of Type 1 landscaping or a totally  
 856 view obscuring fence or structure; and  
 857 (2) if required parking for a development proposal is located on properties outside of  
 858 the district that directly abut the site, the landscape buffer required by 6.b.(1) of this subsection

may be placed on the perimeter of the properties on which the parking is located that abut other properties outside of this district.

6. The setback requirements of this title shall be waived, but only if:

a. setback widths along any street that is not an alley forming a boundary of the overlay district shall comply with this title; and

b. any portion of the overlay district that directly abuts properties outside of the district shall provide, along those portions, a setback no less than fifty percent of that required by this title.

7. The building height limits of this title shall be waived, except that the height limit within fifty feet of the perimeter of the overlay district shall be thirty feet.

8. Signage shall be limited to that allowed within the CB zone.

9. The roadway improvements of the King county Code shall be waived, but only if a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the county.

10. The pedestrian circulation requirements of this title shall be waived.

11. The impervious surface and lot coverage requirements of this title shall be waived.

D. For properties that have frontage on a pedestrian street or streets or route or routes as designated in an applicable plan or area zoning process, except for gasoline service stations (SIC 5541) and grocery stores (SIC 5411) that also sell gasoline, the following conditions shall apply:

1. Main building entrances shall be oriented to the pedestrian street;

2. At the ground floor (at grade), buildings shall be located no more than five feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-way;

3. Building facades shall comprise at least seventy-five percent of the total pedestrian street frontage for a property, and if applicable, at least seventy-five percent of the total pedestrian route frontage for a property;

4. Minimum side setbacks of the underlying zoning are waived;

5. Building facades of ground floor retail, general business service, and professional office land uses, that front onto a pedestrian street or route shall include windows and overhead protection;

6. Building facades, along a pedestrian street or route, that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

7. Vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.

**SDO FOR MAP AMENDMENT 8: NORTH HIGHLINE SUBAREA – WHITE CENTER  
UNINCORPORATED ACTIVITY CENTER – ADD 16TH AVENUE SW SPECIAL DISTRICT  
OVERLAY**

*Text of new Special District Overlay SO-XXX (adopted in Section X of this Ordinance). This Special District Overlay is intended to support retention of the character of the commercial corridor in the White Center Unincorporated Activity Center. It requires that new development be pedestrian-oriented and sized and scaled accordingly. However, more time is needed to evaluate the appropriate changes. This includes determining whether additional building standards, including frontage dimensions and/or square footage maximums for ground floor retail space, would encourage retention and creation of small businesses fronting 16th Ave SW. Given that, these changes are still in flux. The current proposed code language is included below for reference; input on how/whether to update this language is welcome during the Public Review Draft.*

**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 White Center Downtown Special District Overlay is to preserve the size, scale and walkability of White Center's downtown core.

B. In addition to the development standards in this title, the following development standards shall also apply to development within the Special District Overlay. Where a conflict exists, the standards in this section shall apply:

1. Building heights shall not exceed forty feet;

2. Main building entrances shall be oriented to the public street;

3. At the ground floor, also known as "at grade," buildings shall be located no more than five feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way;

4. Building facades shall comprise at least seventy-five percent of the total street frontage for a property;

5. Building facades shall include windows and overhead protection for building entrances;

6. Building facades that are without ornamentation or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

7. Vehicle access shall be limited to the rear access alley where such an alley exists; and

8. The minimum parking requirements of this title shall be reduced one hundred percent. If off-street parking is provided, the parking shall be no more than twenty-five percent of the minimum required in K.C.C. chapter 21A.18 and must only be accessible through an alley.

**SDO FOR MAP AMENDMENT 9: NORTH HIGHLINE SUBAREA – WHITE CENTER  
UNINCORPORATED ACTIVITY CENTER – ADD WHITE CENTER UNINCORPORATED  
ACTIVITY CENTER PEDESTRIAN-ORIENTED SPECIAL DISTRICT OVERLAY**

*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 White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay is to require pedestrian-oriented development within the White Center Unincorporated Activity Center.

B. In addition to the development standards in this title, the following development standards shall also apply to development within the Special District Overlay. Where a conflict exists, the standards in this section shall apply:

1. Main building entrances shall be oriented to the public street;

2. At the ground floor, also known as "at grade," buildings shall be located no more than five feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way;

3. Building facades shall comprise at least seventy-five percent of the total street frontage for a property;

4. Building facades shall include windows and overhead protection;

5. Building facades that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted;

6. Vehicle access shall be limited to the rear access alley where such an alley exists; and

7. Off-street parking shall be no less than twenty-five percent and no more than seventy-five percent of the minimum required in K.C.C. chapter 21A.18.

**SDO FOR MAP AMENDMENT 10: NORTH HIGHLINE SUBAREA – WHITE CENTER  
UNINCORPORATED ACTIVITY CENTER – ZONE RECLASSIFICATION AND ADD WHITE  
CENTER UNINCORPORATED ACTIVITY CENTER MIXED-USE SPECIAL DISTRICT  
OVERLAY**

*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 Mixed-Use Special District Overlay is to provide for pedestrian-oriented mixed-use development in the White Center Unincorporated Activity Center.

B. The following development standards shall apply to development within the Special District Overlay:

1. Main building entrances shall be oriented to the public street;

2. At the ground floor, also known as "at grade," buildings shall be located no more than five feet from the sidewalk or sidewalk improvement, but shall not encroach on the public right-of-way;

3. Building facades shall comprise at least seventy-five percent of the total street frontage for a property;

4. Building facades shall include windows and overhead protection;

5. Building facades that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted;

6. Vehicle access shall be limited to the rear access alley where such an alley exists;

7. Off-street parking shall be no less than twenty-five percent and no more than seventy-five percent of the minimum required pursuant in to K.C.C. chapter 21A.18; and

8. Development shall be mixed-use as defined in K.C.C. 21A.06.753.



**SDO FOR NO MAP AMENDMENT: NORTH HIGHLINE SUBAREA – WHITE CENTER  
UNINCORPORATED ACTIVITY CENTER SPECIAL DISTRICT OVERLAY AMENDMENT**

*This amendment to Special District Overlay SO-090 implements recommendations from the King County Marijuana Report in [Proposed Motion 2019-0012](#) to prohibit marijuana producing and processing in the White Center Unincorporated Activity Center. This amendment is related to, but not dependent on, Map Amendment 12, which imposes a new p-suffix on parcels in North Highline to limit the number of marijuana retailers.*

*NOTE: This draft proposed SDO code change is written as an amendment to SO-090 as specifically directed in the Marijuana Report. However, SO-090 is proposed for repeal in Map Amendment 6 and the associated SDO code changes above. The County is still evaluating how to structure this marijuana producing and processing limitation in light of this proposed repeal. Given that, these changes are still in flux and may look different once transmitted to the King County Council.*

**SECTION X.** Ordinance 11351, Section 1, as amended, and K.C.C. 21A.38.090 are hereby amended to read as follows:

A. The purpose of the economic redevelopment special district overlay is to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial/industrial lands within urban areas.

B. The economic redevelopment special district overlay shall only be designated through the area zoning process; located in areas designated within a community, subarea or neighborhood plan as an activity center; and zoned CB, RB, O, or I.

C. The standards of this title and other county codes shall be applicable to development within the economic redevelopment special district overlay except as follows:

1. Commercial or industrial uses that exist within an area as of the effective date of legislation applying the economic redevelopment special district overlay, but that are not otherwise permitted by the zoning, shall be considered permitted uses upon only the lots that they occupied as of that date.

2. The minimum parking requirements of this title shall be reduced as follows:

a. The parking stall requirements are reduced 100 percent provided that:

(1) the square footage of any enlargement or replacement of an existing building does not in total exceed 125 percent of the square footage of the existing building;

(2) any new mixed use development provides a minimum of two stories of residences above the ground-floor level commercial;

(3) the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved to urban standards as a capital improvement project, that accommodates on-street parking; and

(4) there is no net decrease in existing off-street parking space.

b. the parking stall requirements for commercial and retail uses are reduced 50 percent if:

(1) the square footage of any enlargement or replacement of an existing building in total exceeds 125 percent of the square footage of the existing building;

(2) the height of the enlarged or replacement building does not exceed the base height of the zone in which it is located;

(3) the building fronts on an existing roadway improved to urban standards or a roadway programmed to be improved as a capital improvement project, that accommodates on-street parking; and

(4) there is no net decrease in existing off-street parking spaces, unless it exceeds the minimum requirements of subsection C.2.b.

3. The building height limits of this title shall be waived, provided that the height limit within 50 feet of the perimeter of the overlay district shall be 30 feet.

4. Signage shall be limited to that allowed within the CB zone.

5. The roadway improvements of the King County code shall be waived, provided a no-protest agreement to participate in future road improvement districts (RID) is signed by an applicant and recorded with the county.

6. On I zoned lands that are designated in the comprehensive plan as unincorporated activity centers, conditional use permits shall not be issued where the resulting impacts such as noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable commercial and residential areas.

D. For properties that have frontage on pedestrian street(s) or routes as designated in an applicable plan or area zoning process, the following conditions shall apply:

1. main building entrances shall be oriented to the pedestrian street. If multiple pedestrian streets front on the building, each pedestrian street shall have a similar main building entrance;

2. at the ground floor (at grade), buildings shall be located no more than 5 feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-way;

3. building facades shall comprise at least 75% of the total pedestrian street frontage for a property, and if applicable, at least 75% of the total pedestrian route frontage for a property;

4. minimum side setbacks of the underlying zoning are waived;

5. building facades of ground floor retail, general business service, and professional office land uses, that front onto a pedestrian street or route shall include windows and overhead protection;

6. building facades, along a pedestrian street or route, that are without ornamentation, or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

7. vehicle access shall be limited to the rear access alley or rear access street where such an alley or street exists.

E. Marijuana processors as defined in K.C.C. 21A.06.7344 and marijuana producers as defined in 21A.06.7346 are not permitted uses.