

Summary of Proposed Ordinance relating to North Highline Urban Design Strategies Proviso Deliverables 2022

This summary fulfills Washington State Growth Management Act and King County Code (K.C.C.) 20.18.100 requirements for a “plain language summary.”

The King County 2021-2022 Biennial Budget, as amended, includes a provision to conduct a urban design implementation strategies study for the urban unincorporated area of North Highline. This study includes an analysis of the urban form and character of the White Center Unincorporated Activity Center nonresidential, multifamily and mixed-use developments, urban design standards for nonresidential, multifamily and mixed-use developments within North Highline, a community amenity incentive program, and a review of best practices and methods to gather and implement community input. The following is a summary of a draft proposed ordinance addressing the required ordinance creation.

Ordinance Section	King County Code Section	Current Code	Proposed Change	Intent/Rationale
1	n/a	n/a	Findings	Adopts findings to support the ordinance.
2	21A.XX (new chapter)	n/a	Establishes a new chapter in K.C.C. Title 21A.	Reflects creation of new chapter in the zoning code to reflect urban design standards and associated review development review process.
3	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 2 of the ordinance to: <ul style="list-style-type: none"> Establish the purpose of the urban design standards. 	States that the goal ordinance is to establish urban design standards in North Highline for new or substantially improved commercial, multifamily, residential and mixed-use developments.
4	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 2 of the ordinance to: <ul style="list-style-type: none"> Create definitions for the urban design standards. 	Outlines definitions for unique terms used in the new urban design standards.
5	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 2 of the ordinance to: <ul style="list-style-type: none"> Adopts Attachment A to this ordinance, referred to as the “North Highline Urban Design Standards.” 	The North Highline Urban Design Standards are highly graphical in nature, using illustrations and pictures to summarize the aesthetic requirements for new developments. Placing the entire suite of standards within K.C.C. Title 21A would severely limit the ability to convey these graphical components, hence a standalone standards document adopted as an attachment.

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6	21A.XX.XXX (new section)	n/a	<p>Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 2 of the ordinance to:</p> <ul style="list-style-type: none"> • Provide an opportunity for the director to waive or modify application of the standards. • Limits the ability to waive the standards to specific instances. • Establishes a process to waive standards. 	<p>Provides an opportunity for the director to waive or modify standards in the case that a development proposal better meets the intent of these standards as proposed; is an established business within North Highline for five years or more, is a resident of North Highline for five years or more, is a non-profit organization that provides community and human services in North Highline or is in a registered historic place or landmark. The procedure of waiving this standard is established. Limitations to the waivers is established.</p>
7	21A.XX.XXX (new section)	n/a	<p>Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 2 of the ordinance to:</p> <ul style="list-style-type: none"> • Establishes requirements for applying for a development review subject to the design standards. • Establishes requirements for a public input meeting prior to application submittal. • Establishes requirements for a cultural and contextual analysis. • Establishes requirements for a preapplication review. • Establishes a required notice to the community after a complete application submittal. 	<p>To require a public meeting to solicit feedback on the proposed development, in addition to a cultural and contextual analysis, prior to a preapplication meeting. The feedback from the meeting and analysis will be used to establish guideline priorities used as requirements for the development. The intent is to foster developments that fit the context of the community and existing built environment. This will all occur prior to a preapplication meeting.</p> <p>Once a complete application is submitted, community members are notified and given the opportunity to comment on whether the development is addressing the guideline priorities.</p>
8	21A.XX (new chapter)	n/a	<p>Establishes a new chapter in K.C.C. Title 21A.</p>	<p>Reflects creation of new chapter in the zoning code to establish a community amenity incentive program.</p>
9	21A.XX.XXX (new section)	n/a	<p>Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 8 of the ordinance to:</p> <ul style="list-style-type: none"> • Establish a community amenity incentive program for businesses local to North Highline. 	<p>One of the deliverable requirements is to create community amenity incentive program to provide bonuses to developers and property owners in exchange for the voluntary preservation or provision of cultural assets and community amenities. Through public engagement it was found the community amenities are the people themselves and their representative businesses. For this reason, an in lieu fee for a Local Business Support Fund is</p>

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				proposed in exchange for commercial density bonuses.
10	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 8 of the ordinance to: <ul style="list-style-type: none"> Create definitions for the new community amenity incentive program. 	Outlines definitions for unique terms used in the new community amenity incentive program.
11	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 8 of the ordinance to: <ul style="list-style-type: none"> Defines the nature and limits of the develop bonus in exchange for an in lieu fee. 	To incentivize developers to pay an in lieu fee dedicated to a Local Business Support Fund, they will be allowed up to a 150% increase of the base maximum floor/lot ratio square foot density for commercial area. This program excludes areas along 16th Ave SW between SW Roxbury St and SW 100th ST to avoid new building heights several stories above the current urban form. This is to preserve the character of this historic commercial core.
12	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 8 of the ordinance to: <ul style="list-style-type: none"> Establishes a process to determine the in lieu fee rate. 	For this program to have rates that reflect market conditions, a professionally certified commercial appraiser would be commissioned by the developer to conduct a rate study, which is then approved by the Department of Local Services.
13	21A.XX.XXX (new section)	n/a	Add a new section to the new chapter created in K.C.C. Title 21A as established in Section 8 of the ordinance to: <ul style="list-style-type: none"> Establishes rules for allocations of the Local Business Support Fund. 	To guarantee distribution of funds in a timely manner the Department of Local Services has a year to allocate the funds. The Department of Community and Human Services will help guide the best use of funds at the time it is received. This will allow flexibility so that the most appropriate recipient can receive funds at the appropriate time. An example program that would receive funds is Communities of Opportunity. The funds must be allocated within North Highline.
14	20.20.030	Establishes the process and requirements for a preapplication meeting.	Creates the requirement for a preapplication meeting for Type 1 permits that are required to comply with subarea-specific urban design standards.	Currently no Type 1 permits require a preapplication meeting. This includes building permits. Without a preapplication meeting there will be no mechanism for public engagement and feedback. This added requirement enables building permits that must comply with the North Highline Design Standards to require a preapplication meeting.

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15	21A.12.030	Establishes allowed densities and dimensions per zoning type.	Update footnotes to reflect required compliance with the North Highline Urban Design Standards.	The design standards contain requirements that overlap the density and dimension table in 21A.12.030. Updates to the footnotes will give referral to the design standards where applicable.
16	21A.12.040	Establishes allowed densities and dimensions per zoning type.	Update footnotes to reflect required compliance with the North Highline Urban Design Standards.	The design standards contain requirements that overlap the density and dimension table in 21A.12.040. Updates to the footnotes will give referral to the design standards where applicable.
17	n/a	n/a	Severability.	Standard King County severability language.

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