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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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Table of Contents

Map Amendment 1: North Highline Subarea – White Center, Roxhill, Top Hat, and Glendale – Zone
Reclassification and Add P-Suffix Condition 3

Map Amendment 2: North Highline Subarea – White Center, Roxhill, Top Hat, and Glendale – Residential
Density Land Use Redesignation and Zone Reclassification 13

Map Amendment 3: North Highline Subarea – White Center Urban Activity Center – Remove P-Suffix
Condition 23

Map Amendment 4: North Highline Subarea – Glendale – Remove P-Suffix Condition 25

Map Amendment 5: North Highline Subarea – White Center and Glendale – Land Use Redesignation to
Open Space 27

Map Amendment 6: North Highline Subarea – White Center Urban Activity Center – Remove Economic
Redevelopment Special District Overlay 29

Map Amendment 7: North Highline Subarea – White Center and Top Hat – Remove
Commercial/Industrial Special District Overlay 32

Map Amendment 8: North Highline Subarea – White Center Unincorporated Activity Center – Add 16th
Avenue SW Special District Overlay 35

Map Amendment 9: North Highline Subarea – White Center Unincorporated Activity Center – Add White
Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay 37

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
..... 40

Map Amendment 11: North Highline Subarea – Glendale – Community Business Land Use
Redesignation and Zone Reclassification 42

Map Amendment 12: North Highline Subarea – White Center, Roxhill, Top Hat, and Glendale – Add P-
Suffix Condition 45

Map Amendment 13: North Highline Subarea – White Center Industrial to Commercial Business Zone
Reclassification 51

Attachment A: Special District Overlays (SDOs) 53

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

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 51 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 52

53
 54 Amend the following Sections, Townships, and Ranges as follows:
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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

56
 57 **ZONING**
 58

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

63
 64 "Development shall comply with the base height standards of the R-6 zone as prescribed
 65 in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."
 66

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9290200030	9290200035	9290200040	

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2. On the following parcels:
- 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
 - 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	

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3. On the following parcels:
- 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
 - 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."

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5269200149	5269200150		

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88 **Effect:** Amends the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to
89 R-12 (Urban Residential, 12 dwelling units per acre) on parcels that are adjacent to White Center
90 Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community
91 Business Center, and Greenbridge to allow for higher residential density within the medium
92 density residential areas of North Highline that are close to commercial areas, transit corridors, or
93 areas of high-density residential land uses. This density increase provides additional residential
94 development opportunities. The new P-Suffix development condition ensures the new
95 development under this higher density is of a similar scale for base heights to what is currently
96 allowed for the parcels to support compatible development with adjacent lower-density residential
97 areas. These amendments do not affect the application of an existing Demonstration Project Area
98 (DPA) on parcels denoted with "DPA".

99

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

103

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

109

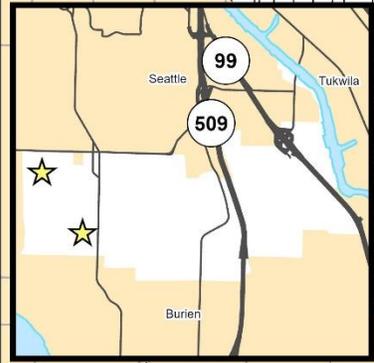
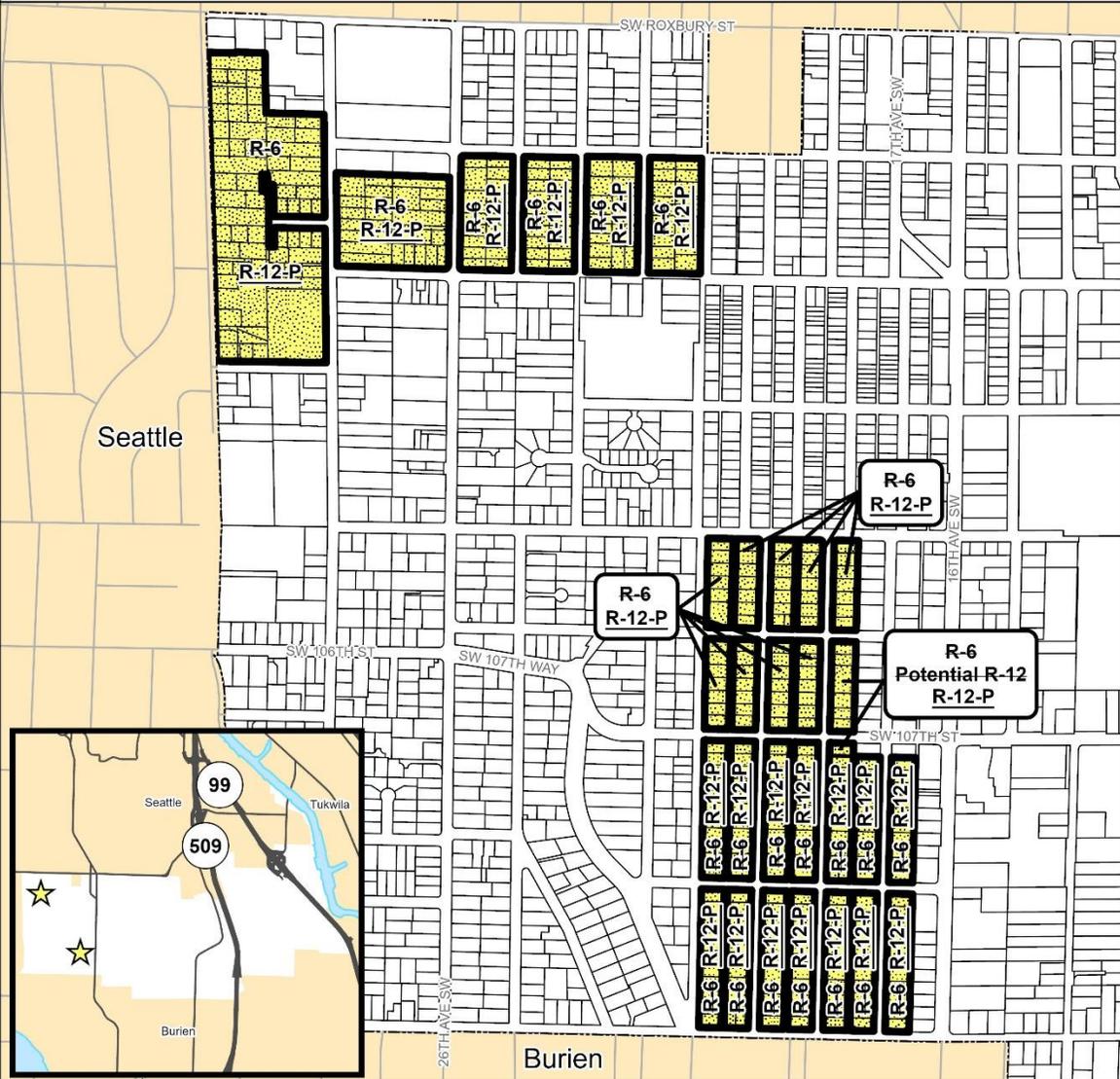
110 **Additionally, all other portions the area affected by this map amendment is proposed to be included**
111 **in the voluntary portion of the inclusionary housing regulations. This would incentivize the**
112 **provision of affordable housing in a portion new development or redevelopment proposals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

115

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

Zoning Map Amendment

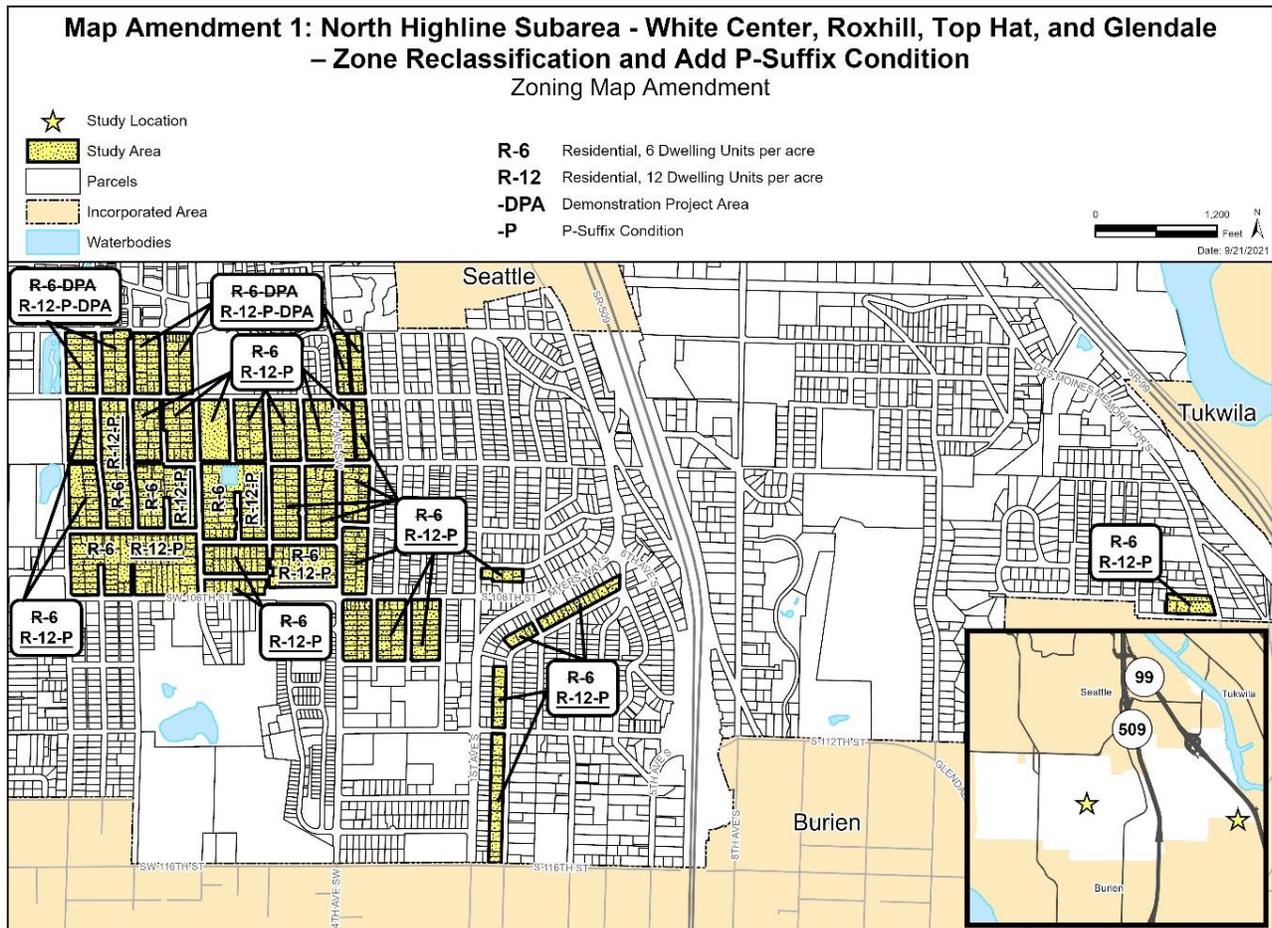
	Study Location		
	Study Area	R-6	Residential, 6 Dwelling Units per acre
	Parcels	R-12	Residential, 12 Dwelling Units per acre
	Incorporated Area	-P	P-Suffix Condition
	Waterbodies		
	Zoning Boundaries		



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Project: LUMA_1_202109 P. McCombs

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Project: LUMA_1_202108 P. McCarron

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

123
 124 AMENDMENT TO THE KING COUNTY COMPREHENSIVE LAND USE MAP and THE KING COUNTY
 125 ZONING ATLAS

127
 128 Amend Sections, Townships, and Ranges as follows:
 129

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

130
 131 **LAND USE**

- 132
 133 1. Amend the land use designation from “um” (Urban Residential, Medium) to “uh” (Urban Residential,
 134 High) on the following parcels:
 135

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	

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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

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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	

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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

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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		

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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			

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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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169

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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173

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	

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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	

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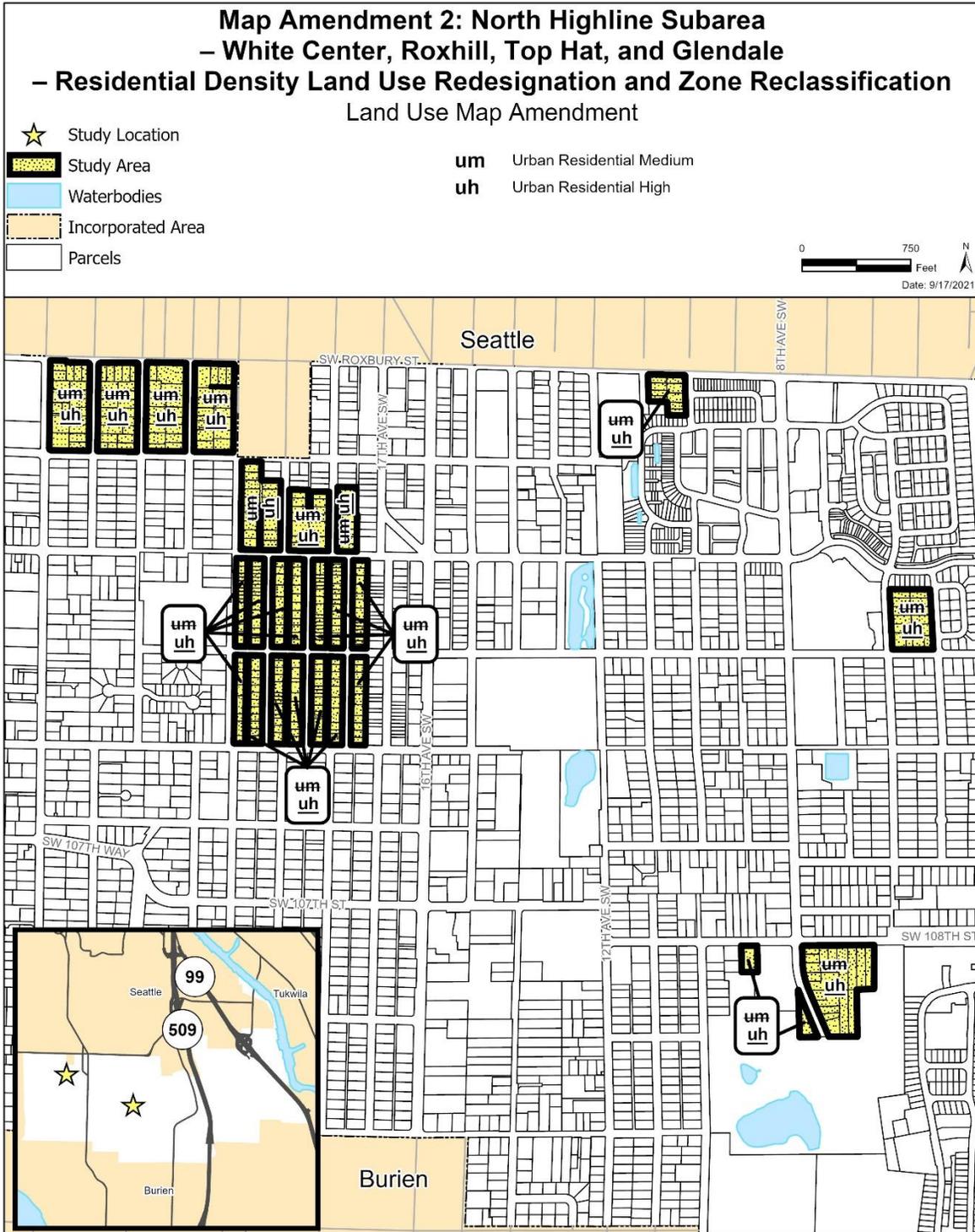
Effect: Amends the land use designation from “um” (Urban Residential, Medium) to “uh” (Urban Residential, High) on parcels that are adjacent to commercial areas, transit corridors, or areas of high-density residential land uses adjacent to SW Roxbury Street in Roxhill, east of the 16th Ave SW corridor, 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

186 density in areas close to services or where high density residential development already exists.
187 For all parcels with potential zoning that were identified in past plans, that potential zoning is now
188 enacted as the new base zoning in this map amendment. These amendments do not affect the
189 application of an existing Demonstration Project Area (DPA) on parcels denoted with “DPA”.
190

191 *NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated*
192 *implementing map amendments, the County is also evaluating proposed mandatory and voluntary*
193 *inclusionary housing regulations.*
194

195 *As part of this, the White Center Unincorporated Activity Center portions the area affected by this*
196 *map amendment is proposed to be included in the mandatory portion of the inclusionary housing*
197 *regulations. This would require the provision of affordable housing in a portion of a new*
198 *development or redevelopment proposal while also offering certain regulatory flexibilities such as*
199 *density increases, reductions in parking requirements, and increases in building height maximums.*
200

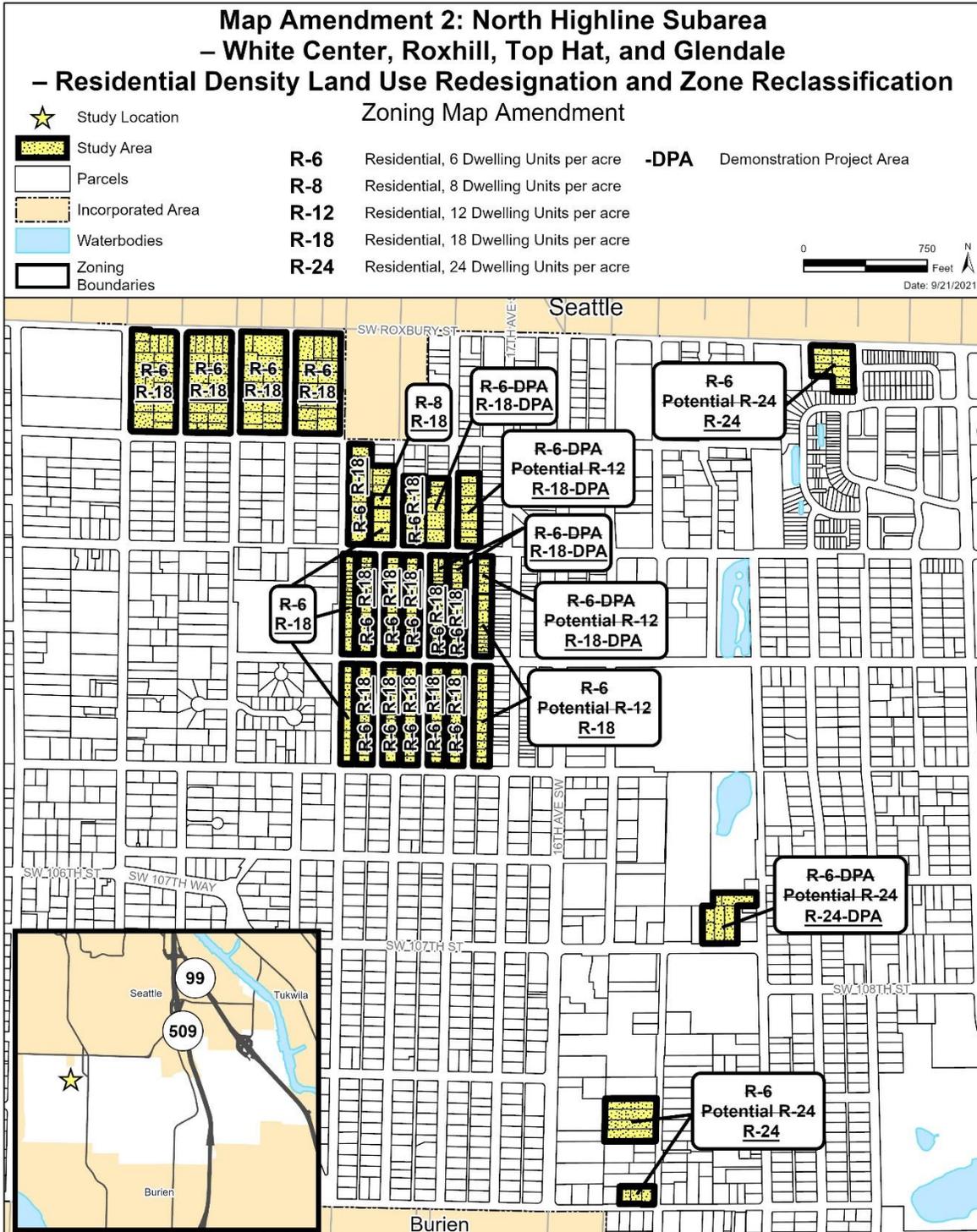
201 *Additionally, all other portions the area affected by this map amendment is proposed to be included*
202 *in the voluntary portion of the inclusionary housing regulations. This would incentivize the*
203 *provision of affordable housing in a portion new development or redevelopment proposals by*
204 *providing certain regulatory flexibilities such as density increases, reductions in parking*
205 *requirements, and increases in building height maximums.*
206



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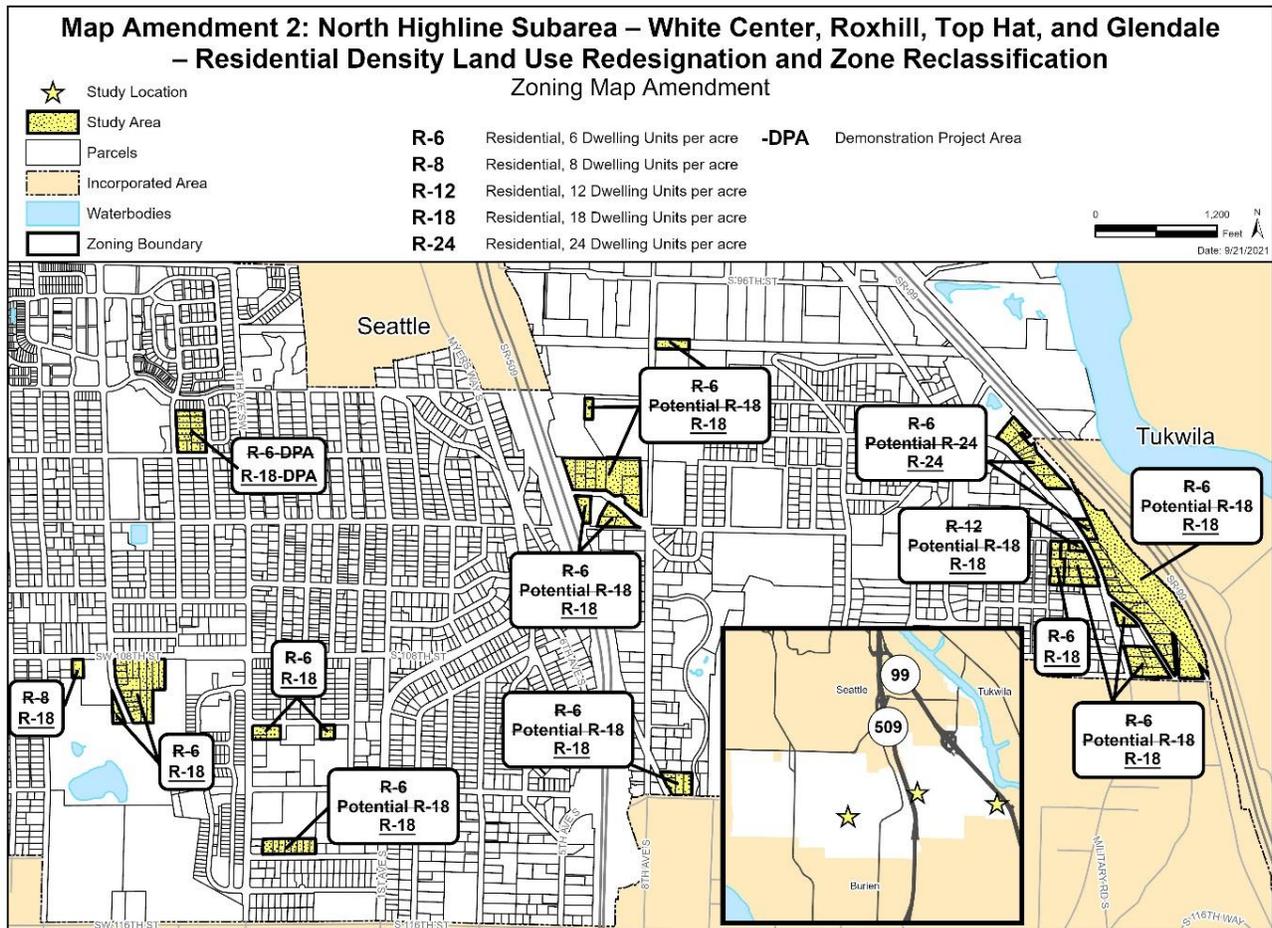
Project: LUMA_2_202109 P. McCombs

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Project: LUMA_2_202109_P. McCombs



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Project: LUMA_202108 P. McCormis

211
212

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

215
216 AMENDMENT TO THE KING COUNTY ZONING ATLAS
217

218
219 Amend Sections, Townships, and Ranges as follows:
220

Section 6	Township 23N	Range 4E
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221
222 **ZONING**

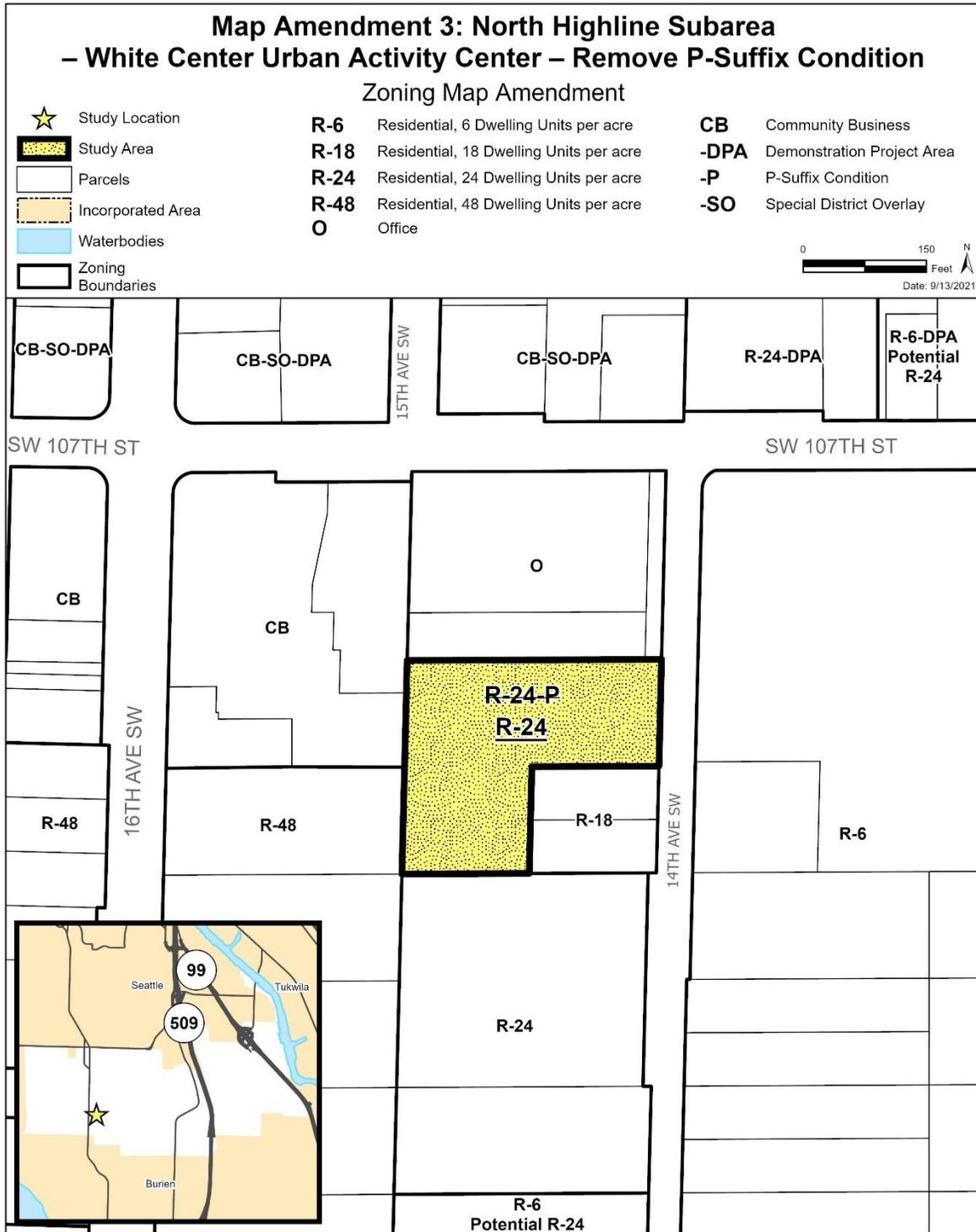
223
224 1. Remove P-Suffix Development Condition HL-P08 from the following parcel:
225

3451000305 (portion)

226
227 2. Repeal HL-P08 from the Zoning Atlas.
228

229 **Effect:** Repeals a 1997 P-Suffix Development Condition HL-P08 that applies to a portion of one
230 parcel currently developed with apartment homes in White Center Urban Activity Center. The P-
231 Suffix Development Condition directs the County to determine the need for a crosswalk on the
232 property. The P-Suffix Development Condition is no longer necessary because current King
233 County Code standards, including the King County Road Design and Construction Standards,
234 evaluate crosswalk needs when properties are developed.
235

236 **NOTE:** Concurrent with consideration of the North Highline Subarea Plan and associated
237 implementing map amendments, the County is also evaluating proposed mandatory and voluntary
238 inclusionary housing regulations. As part of this, the area affected by this map amendment is
239 proposed to be included in the voluntary portion of the inclusionary housing regulations. This
240 would incentivize the provision of affordable housing in a portion new development or
241 redevelopment proposals by providing certain regulatory flexibilities such as density increases,
242 reductions in parking requirements, and increases in building height maximums.
243
244



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Project: LUMA_3_202109 P. McCombs

247 **Map Amendment 4: North Highline Subarea – Glendale – Remove P-Suffix**
248 **Condition**

249
250 AMENDMENT TO THE KING COUNTY ZONING ATLAS
251

252
253 Amend Sections, Townships, and Ranges as follows:
254

Section 5	Township 23N	Range 4E
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255
256
257 **ZONING**

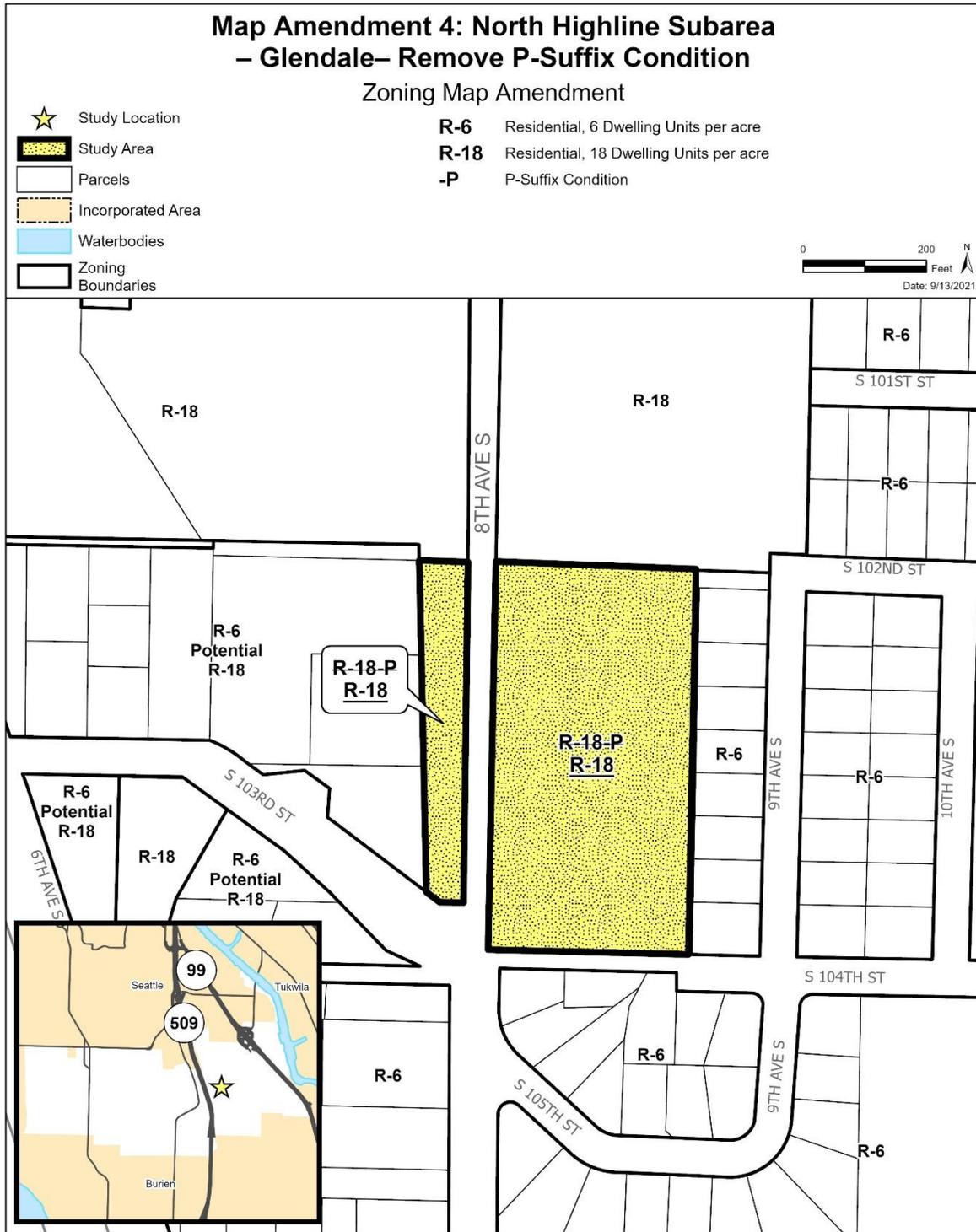
258
259 1. Remove P-Suffix Development Condition HL-P09 from the following parcels:
260

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

261
262
263 2. Repeal HL-P09 from the Zoning Atlas.
264

265 **Effect:** Repeals a 1997 P-Suffix Development Condition HL-P09 that applies to a portion of two
266 parcels separated by a public right-of-way in White Center. The P-Suffix Development Condition
267 requires clustering of development on one parcel to protect undeveloped areas on the other
268 parcel. The P-Suffix was placed on the properties in 1997 based on a development proposal that
269 did not come to fruition. The development condition is no longer necessary because any future
270 development would be reviewed under the current standards of the King County Code.

271
272 **NOTE:** Concurrent with consideration of the North Highline Subarea Plan and associated
273 implementing map amendments, the County is also evaluating proposed mandatory and voluntary
274 inclusionary housing regulations. As part of this, the area affected by this map amendment is
275 proposed to be included in the voluntary portion of the inclusionary housing regulations. This
276 would incentivize the provision of affordable housing in a portion new development or
277 redevelopment proposals by providing certain regulatory flexibilities such as density increases,
278 reductions in parking requirements, and increases in building height maximums.
279
280



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Project: LUMA_4_202109 P. McCombs

281
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283

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

286
 287 AMENDMENT TO THE KING COUNTY LAND USE MAP
 288

289
 290 Amend Sections, Townships, and Ranges as follows:
 291

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

292
 293 **LAND USE**

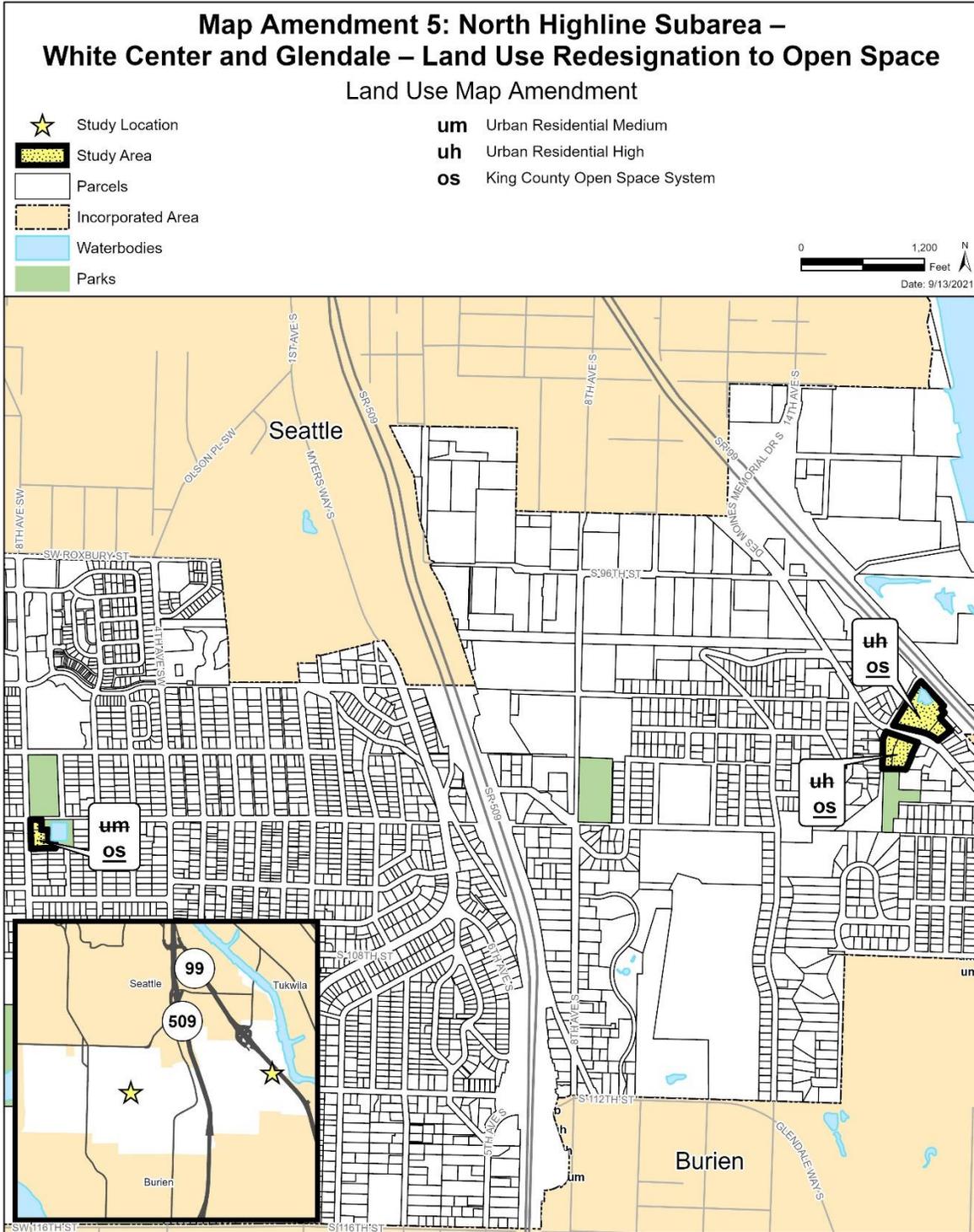
294
 295 1. Change land use designation on the following parcels from “um” (Urban Residential, Medium) to “os”
 296 (Open Space).

0623049132	0623049195
------------	------------

297
 298
 299 2. Change land use designation on the following parcels from “uh” (Urban Residential, High) to “os”
 300 (Open Space).

5624200750	5624200762	5624200771	0423049074 (portion)
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301
 302
 303
 304 **Effect:** Amends the land use designation on two parcels in White Center from “um” (Urban
 305 Residential, Medium) to “os” (Open Space) to reflect that the parcels are now part of the King
 306 County Open Space System. Amends the land use designation on three parcels, and a portion of
 307 one parcel in Glendale from “uh” (Urban Residential, High) to “os” (Open Space) to reflect that the
 308 parcels are part of the King County Open Space System.
 309
 310



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Project: LUMA_5_202109 P. McCombs

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

315
 316 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 317

318
 319 Amend Sections, Townships, and Ranges as follows:
 320

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

321
 322
 323 **ZONING**

324 1. Remove Economic Development Special District Overlay SO-090 from the following parcels:
 325
 326

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		

327
 328
 329 **Effect:** Removes Economic Redevelopment Special District Overlay SO-090 from parcels within
 330 the White Center Unincorporated Activity Center. This change does not affect the underlying
 331 zoning. (CB (Commercial Business) and I (Industrial), where applicable, and an existing DPA
 332 (Demonstration Project Area), where applicable.) The affected parcels will be labeled CB-DPA in

333 place of CB-SO-DPA, except in two instances on parcels east of 14th Avenue SW and north of SW
334 100th Street; in these two cases the parcels will be labeled I-Potential CB, in place of I-SO-DPA
335 Potential CB-SO.
336

337 This mapped area is the only location where Special District Overlay SO-090 is applied. The
338 purpose of the Special District Overlay is to provide incentives for the redevelopment of large
339 existing, underutilized concentrations of commercial and industrial lands within urban areas. The
340 Special District Overlay has not been effective in incentivizing redevelopment within affected area
341 since it was adopted in the 1994 White Center Community Action Plan. The Special District
342 Overlay includes provisions such as building bulk requirements, parking standards, and
343 pedestrian-oriented development standards. A subset of parcels included in Map Amendment 6
344 are included in the 16th Avenue SW Special District Overlay SO-XXX (see Attachment A) in the
345 White Center Unincorporated Activity Center in Map Amendment 8, which includes building bulk
346 requirements, parking standards, and pedestrian-oriented development standards. Another
347 subset of parcels that are included in Map Amendment 6 are included in the White Center
348 Pedestrian-Oriented Special District Overlay SO-XXX (See Attachment A) in the White Center
349 Unincorporated Activity Center in Map Amendment 9, which includes pedestrian-oriented
350 development standards and parking standards.
351

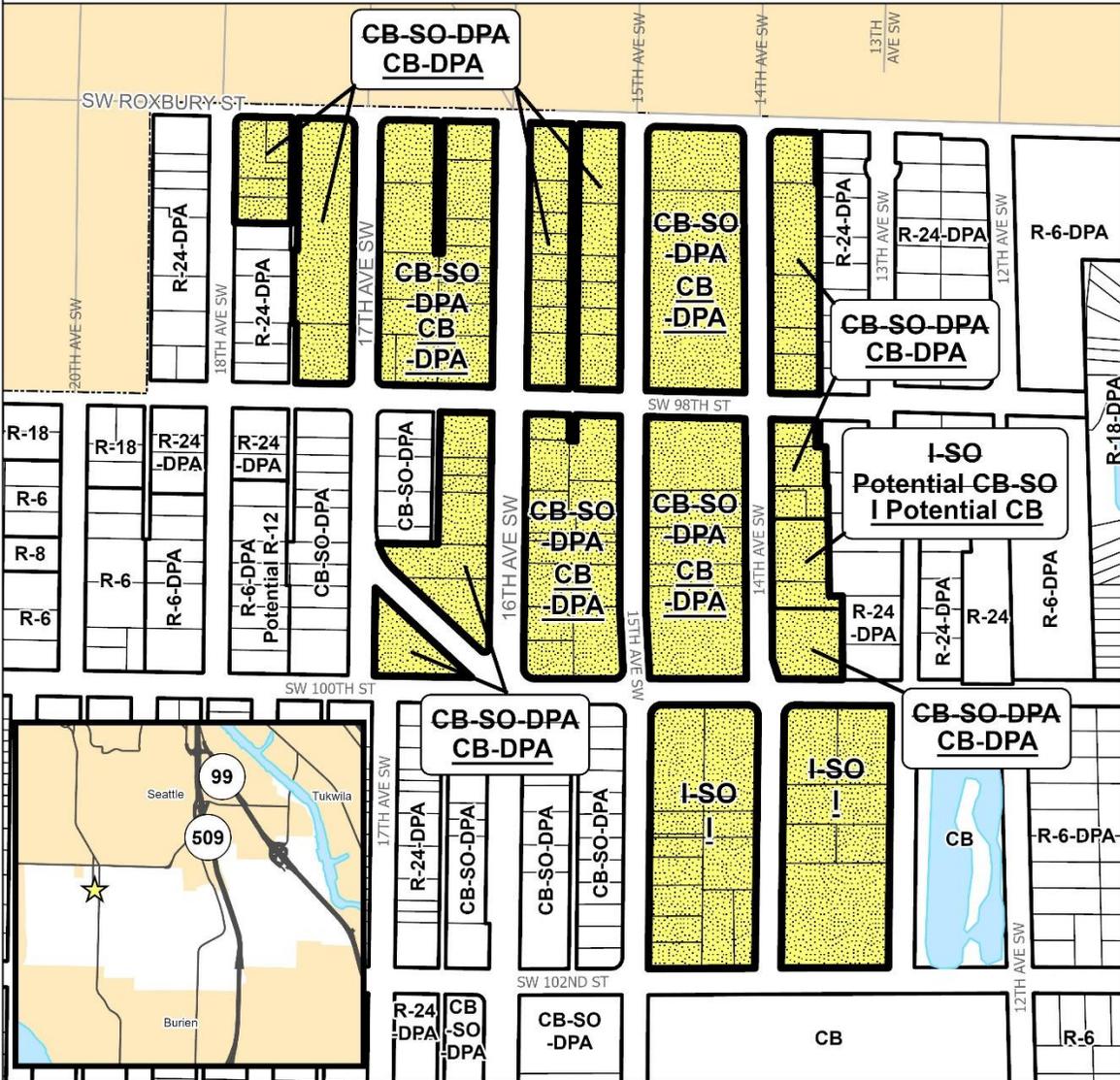
352 *NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated*
353 *implementing map amendments, the County is also evaluating proposed mandatory and voluntary*
354 *inclusionary housing regulations. As part of this, the area affected by this map amendment is*
355 *proposed to be included in the mandatory portion of the inclusionary housing regulations. This*
356 *would require the provision of affordable housing in a portion of a new development or*
357 *redevelopment proposal while also offering certain regulatory flexibilities such as density*
358 *increases, reductions in parking requirements, and increases in building height maximums.*
359
360

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

Zoning Map Amendment

	Study Location	R-6 Residential, 6 Dwelling Units per acre	CB Community Business
	Study Area	R-18 Residential, 18 Dwelling Units per acre	-DPA Demonstration Project Area
	Parcels	R-24 Residential, 24 Dwelling Units per acre	-P P-Suffix Condition
	Incorporated Area	R-48 Residential, 48 Dwelling Units per acre	-SO Special District Overlay
	Waterbodies	I Industrial	
	Zoning Boundaries		

Date: 9/13/2021



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Project: LUMA_6_202109_P_McCombs

361

362

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

365
 366 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 367

368
 369 Amend Sections, Townships, and Ranges as follows:
 370

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

371
 372
 373 **ZONING**

374
 375 1. Remove Commercial/Industrial Special District Overlay SO-100 from the following parcels zoned CB-
 376 SO (Commercial Business, Special District Overlay):
 377

0723049182	0723049182 (portion)	0723049183 (portion)	0796000010
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378
 379 2. Remove Commercial/Industrial Special District Overlay SO-100 from the following parcels zoned CB-
 380 SO-DPA (Commercial Business, Special District Overlay, with Demonstration Project Area):
 381

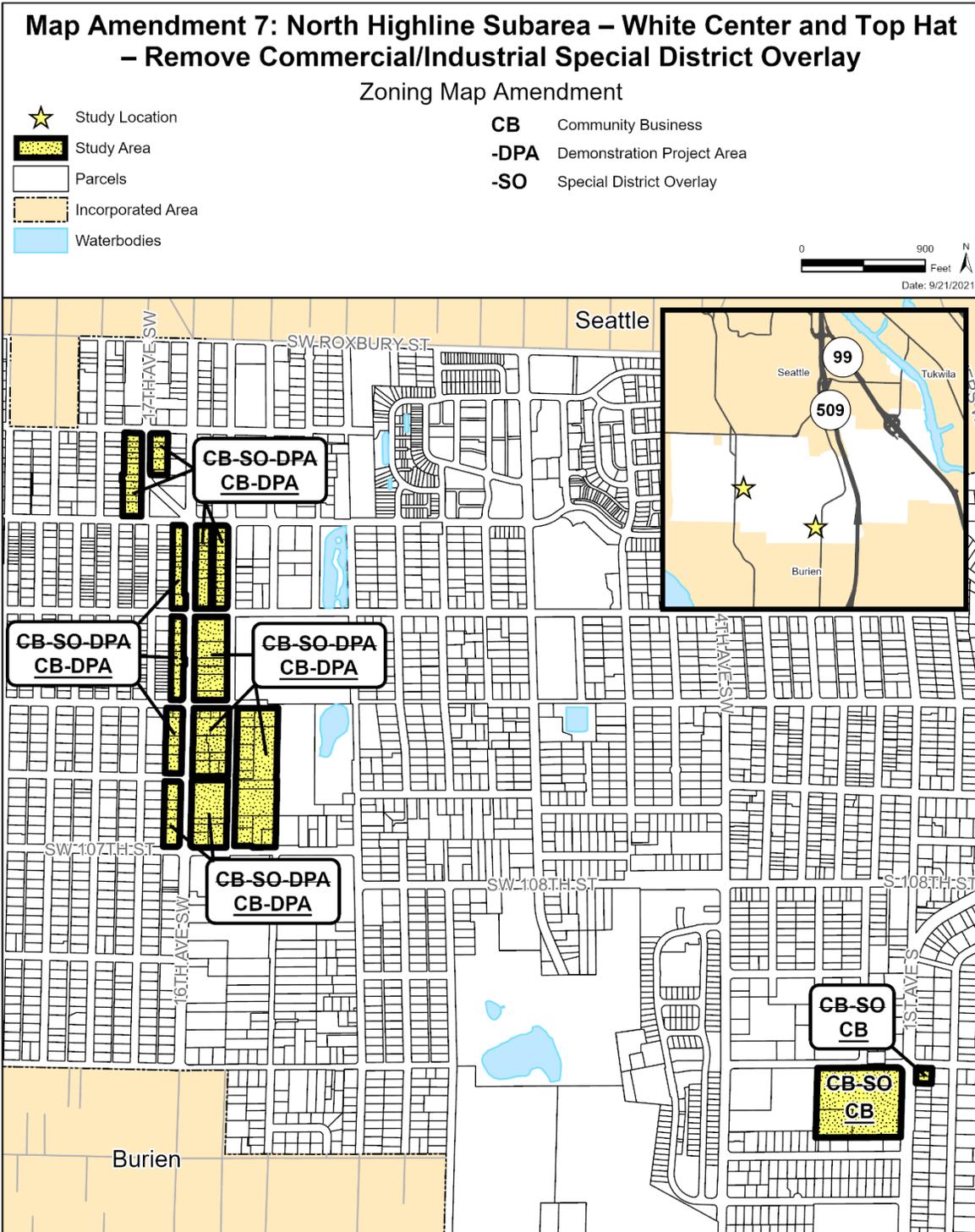
0123039220	0123039244	0123039250	0123039252
0123039257	3004800375	3004800380	3004800385
3004800390	3004800392	3004800395	3004800410
3004800415	3004800425	3004800430	3004800440
3451000004	3451000010	3451000015	3451000020
3451000035	3451000038	3451000039	3451000041
3451000042	3451000043	3451000044	3451000045
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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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 16th 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

408
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410 **Map Amendment 8: North Highline Subarea – White Center Unincorporated**
 411 **Activity Center – Add 16th Avenue SW Special District Overlay**

412
 413 AMENDMENT TO THE KING COUNTY ZONING ATLAS

414
 415
 416 Amend Sections, Townships, and Ranges as follows:
 417

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

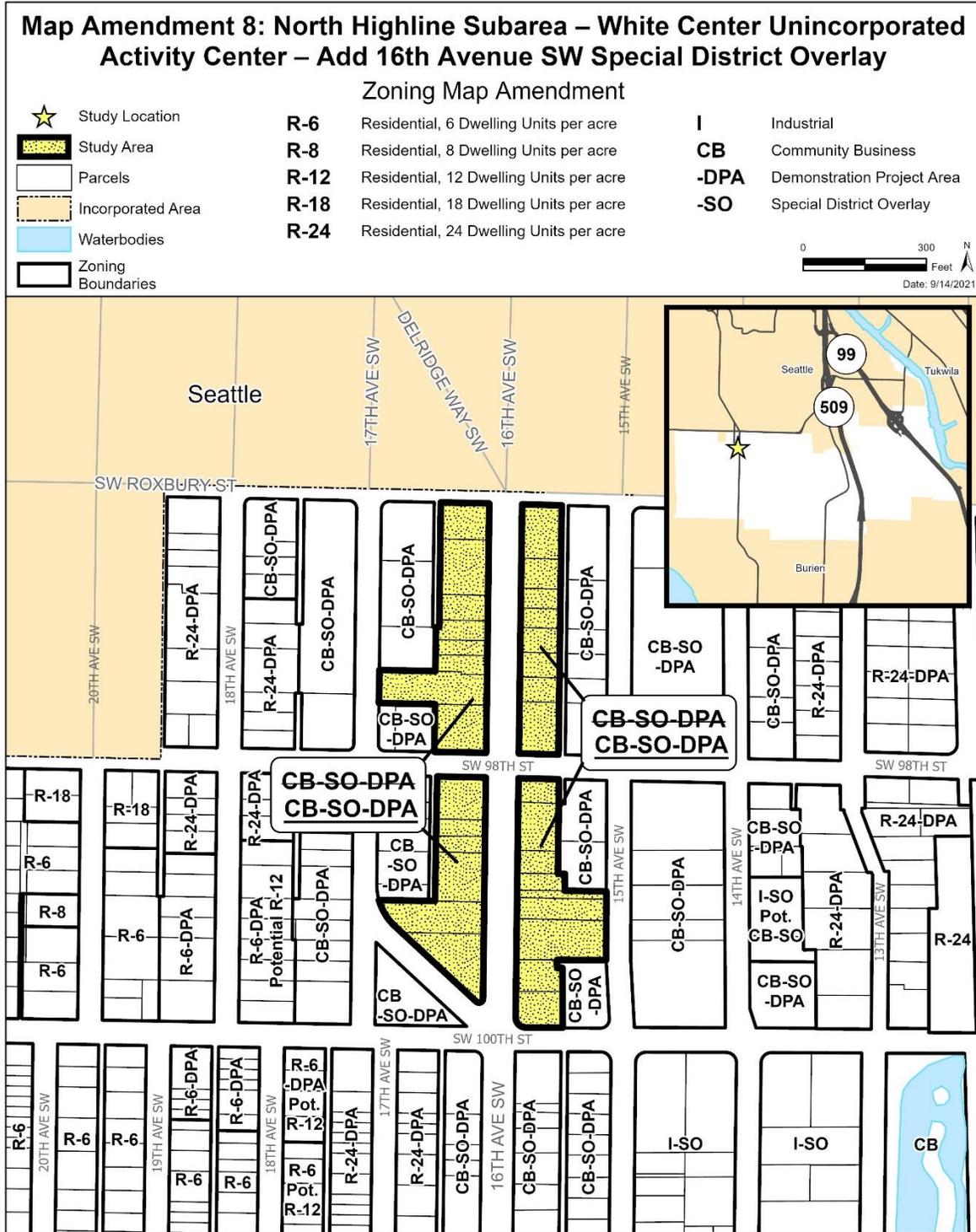
418
 419 **ZONING**

- 420
 421 1. Add 16th Avenue SW Special District Overlay SO-XXX (adopted in Section X of this Ordinance; see
 422 Attachment A) to the following parcels:
 423

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	

424
 425 **Effect:** Creates a Special District Overlay for parcels located on 16th Avenue SW in the White
 426 Center Unincorporated Activity Center between SW Roxbury Street and SW 100th Street. This new
 427 Special District Overlay includes building bulk standards, parking standards, and pedestrian-
 428 oriented development standards for buildings with frontage on 16th Avenue SW. The intent is to
 429 support retention of the character of the commercial corridor and to improve the pedestrian
 430 experience of the corridor. The parcels in this map amendment are included in Map Amendment 6,
 431 which removes the Economic Development Special District Overlay SO-090 from the parcels.
 432 These amendments do not affect the application of an existing Demonstration Project Area (DPA)
 433 on the affected parcels.
 434
 435

436 **NOTE:** Concurrent with consideration of the North Highline Subarea Plan and associated
 437 implementing map amendments, the County is also evaluating proposed mandatory and voluntary
 438 inclusionary housing regulations. As part of this, the area affected by this map amendment is
 439 proposed to be included in the mandatory portion of the inclusionary housing regulations. This
 440 would require the provision of affordable housing in a portion of a new development or
 441 redevelopment proposal while also offering certain regulatory flexibilities such as density
 442 increases, reductions in parking requirements, and increases in building height maximums.
 443
 444



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Project: LUMA_8_202109_P. McCombs

445
446

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

450
 451 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 452

453
 454 Amend Sections, Townships, and Ranges as follows:
 455

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

456
 457 **ZONING**
 458

- 459 1. Add White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay SO-XXX
 460 (adopted in Section X of this Ordinance; see Attachment A) to the following parcels:
 461

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

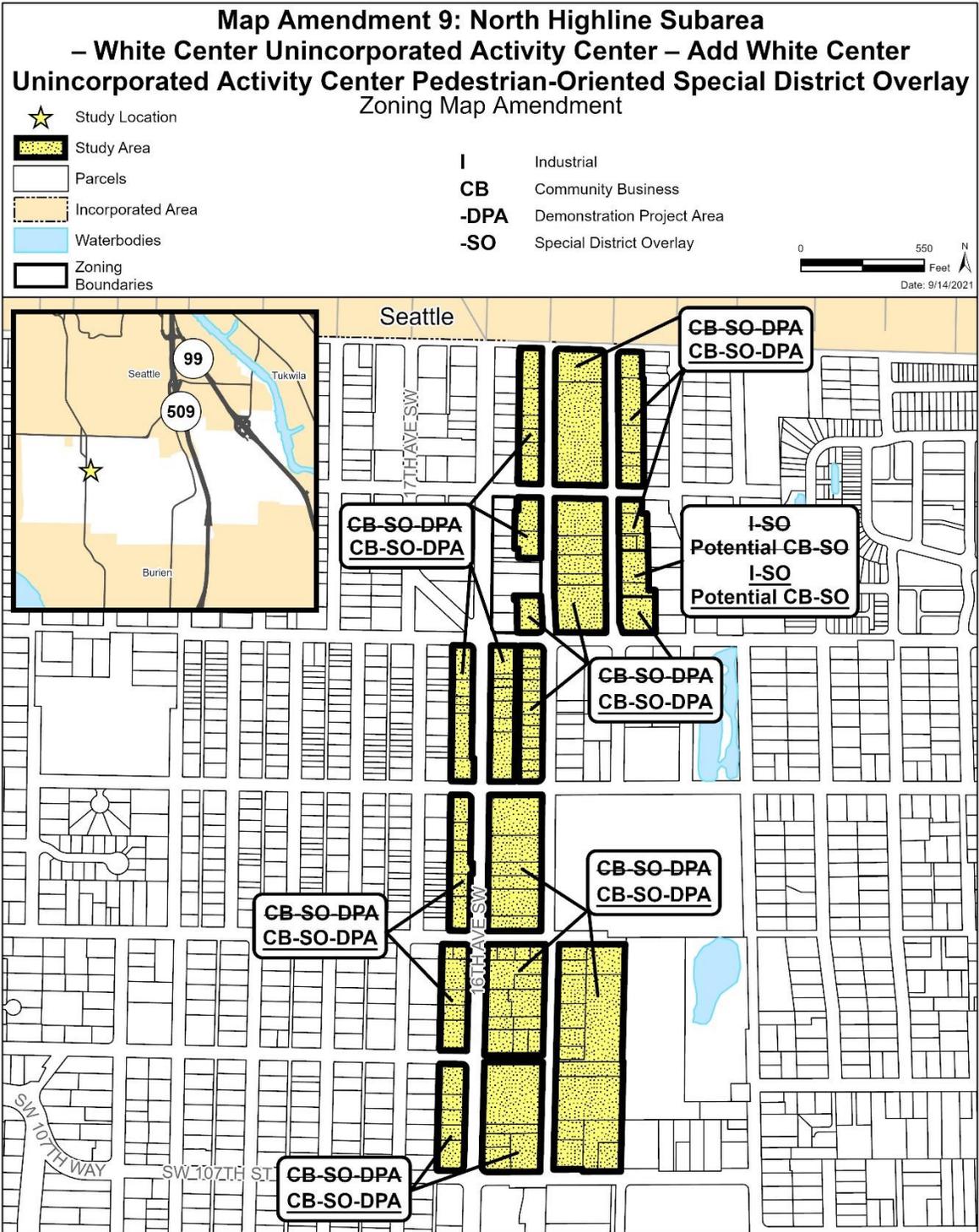
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Effect: Creates a new White Center Unincorporated Activity Center Pedestrian-Oriented Special District Overlay SO-XXX (see Attachment A) on parcels in the White Center Unincorporated Activity Center east of the 16th Avenue SW corridor. The affected parcels are currently labeled CB-SO-DPA, or in two cases (east of 14th Avenue SW and north of SW 100th 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

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495

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

499
500 AMENDMENT TO THE KING COUNTY ZONING ATLAS
501

502
503 Amend Sections, Townships, and Ranges as follows:
504

Section 6	Township 23N	Range 4E
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505
506 **ZONING**

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

510
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513

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

514
515 **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.
517

518
519 **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, 15th Avenue SW, 17th Avenue SW, and SW 102nd 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.**
524

525
526 **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.**
529

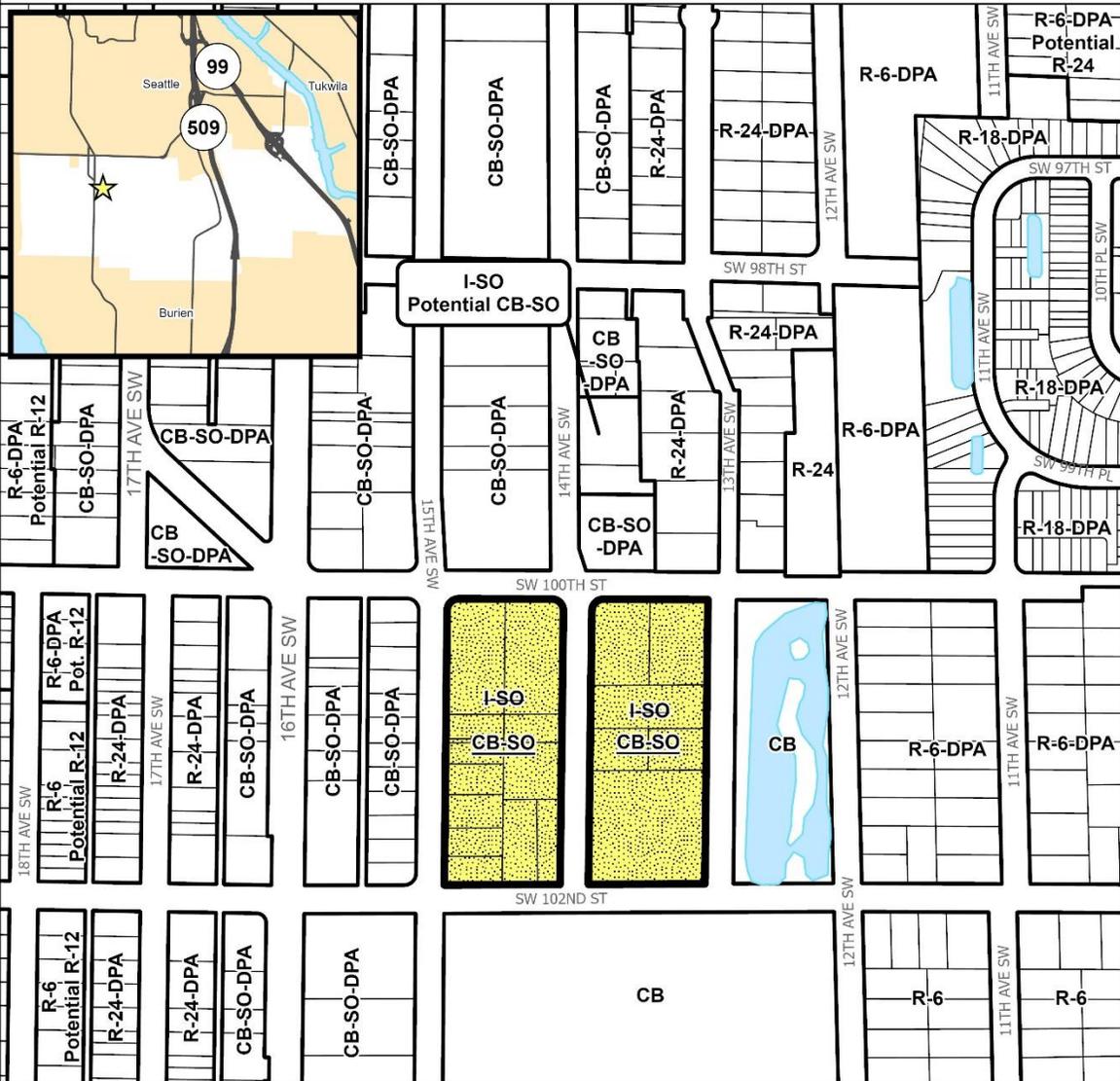
530 **NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is also evaluating proposed mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included 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.**
536

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

Zoning Map Amendment

	Study Location	R-6	Residential, 6 Dwelling Units per acre	CB	Community Business
	Study Area	R-12	Residential, 12 Dwelling Units per acre	I	Industrial
	Parcels	R-18	Residential, 18 Dwelling Units per acre	-DPA	Demonstration Project Area
	Incorporated Area	R-24	Residential, 24 Dwelling Units per acre	-SO	Special District Overlay
	Waterbodies				
	Zoning Boundaries				

0 300 Feet
Date: 9/21/2021



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Project: LUMA_10_202109 P. McCombs

537
538

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

541 AMENDMENT TO THE KING COUNTY ZONING ATLAS

542

543

544 Amend Sections, Townships, and Ranges as follows:

545

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

546

547 **LAND USE**

548

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

551

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

552

553 **ZONING**

554

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

556

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

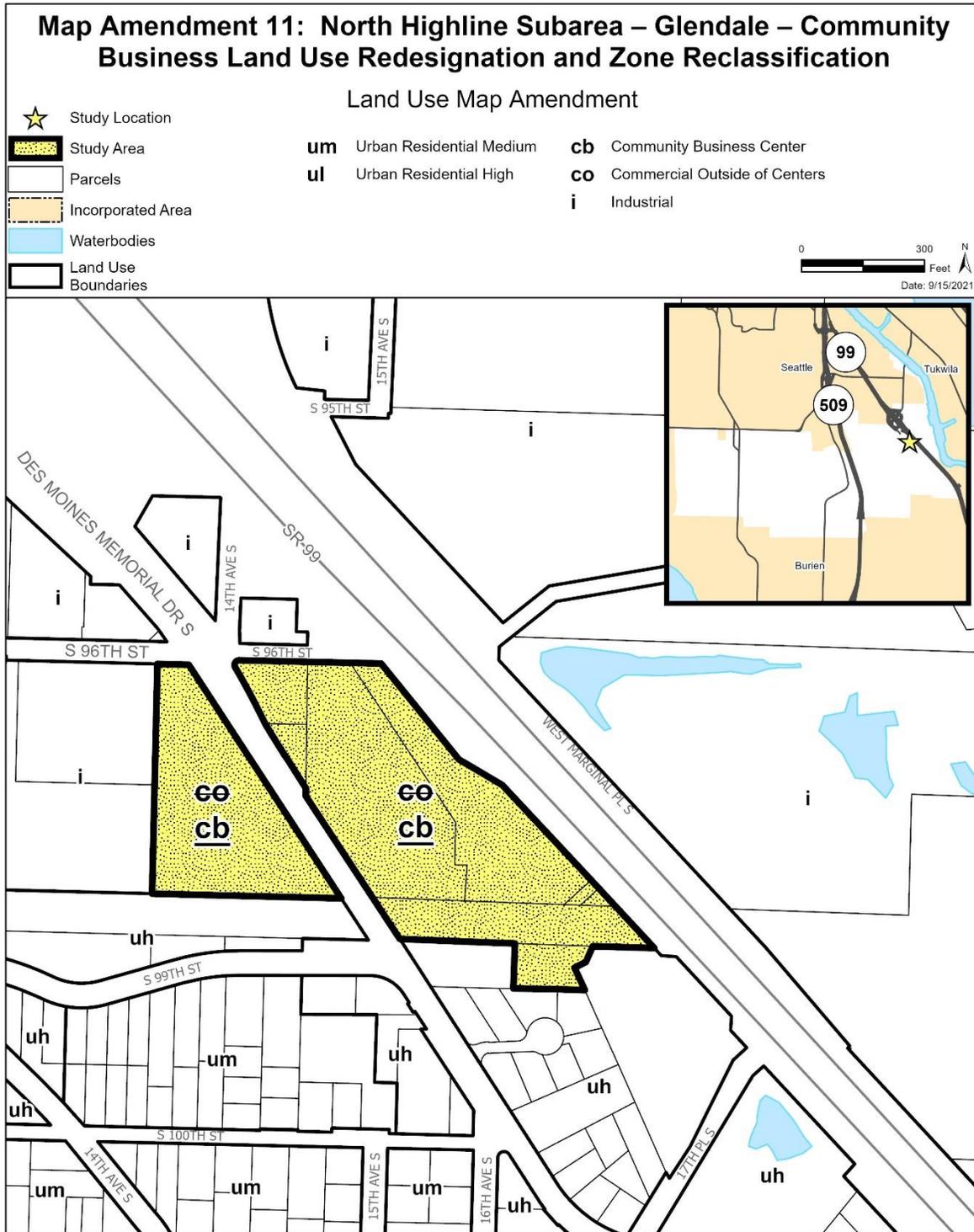
557

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

563

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

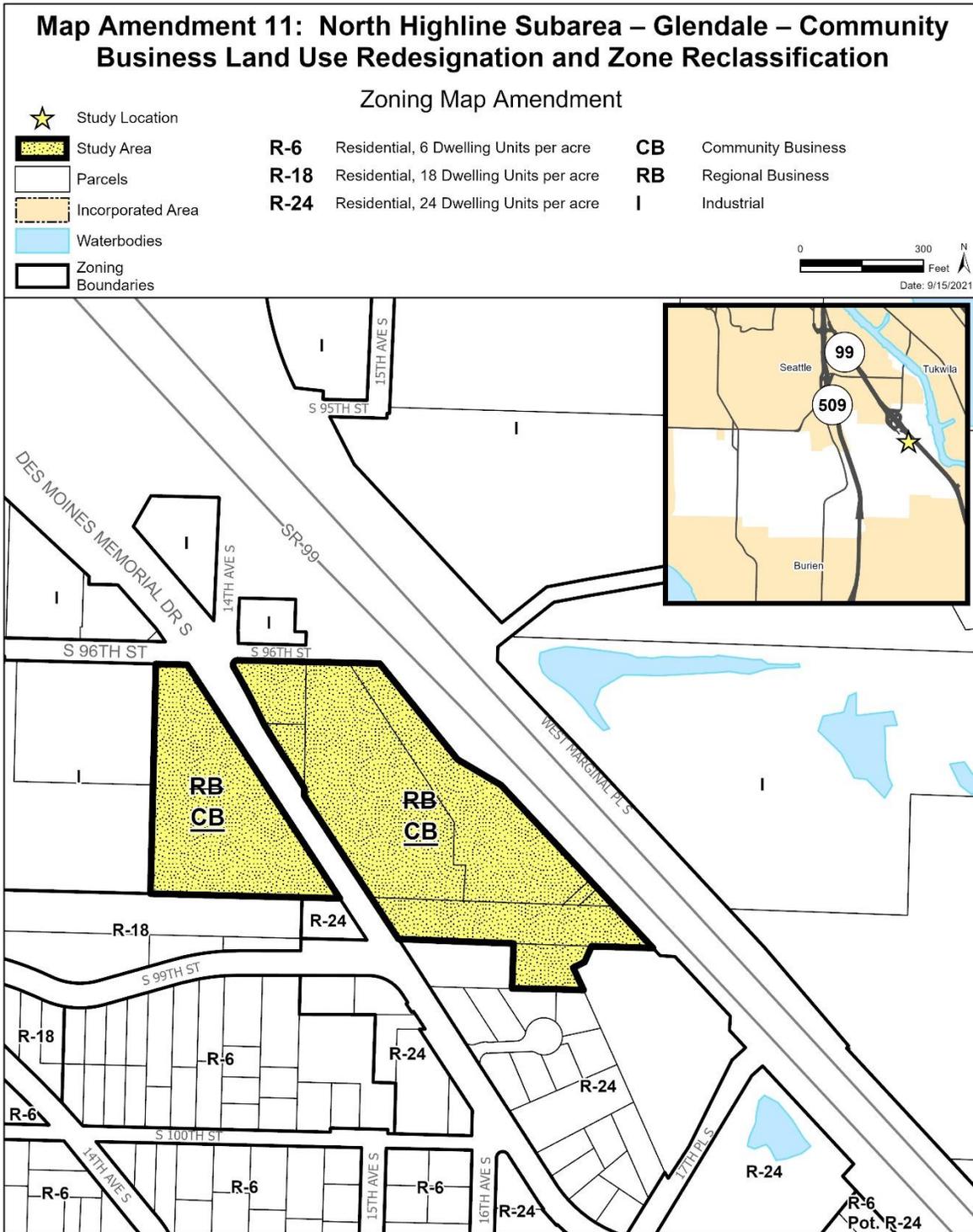
571



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Project: LUMA_11_202109_P. McCombs

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Project: LUMA_11_202109_P. McCombs

574

575

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

578 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 579

580
 581 Amend Sections, Townships, and Ranges as follows:
 582

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

583
 584 **ZONING**

- 585
 586 1. Add P-Suffix development condition NH-PXX to the following parcels zoned CB (Commercial
 587 Business):

588 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
 589 North Highline subarea shall not exceed two. Any marijuana retailers legally established
 590 beyond this limit within the North Highline subarea prior to the adoption of this ordinance
 591 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."
 592

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

- 593
 594 2. Add P-Suffix development condition NH-PXX to the following parcels zoned CB-SO (Commercial
 595 Business, Special District Overlay):

596 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North
 597 Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit
 598 within the North Highline subarea prior to the adoption of this ordinance shall be considered legal
 599 non-conforming pursuant to K.C.C. Chapter 21A.32."
 600

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	

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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			

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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)			

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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

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

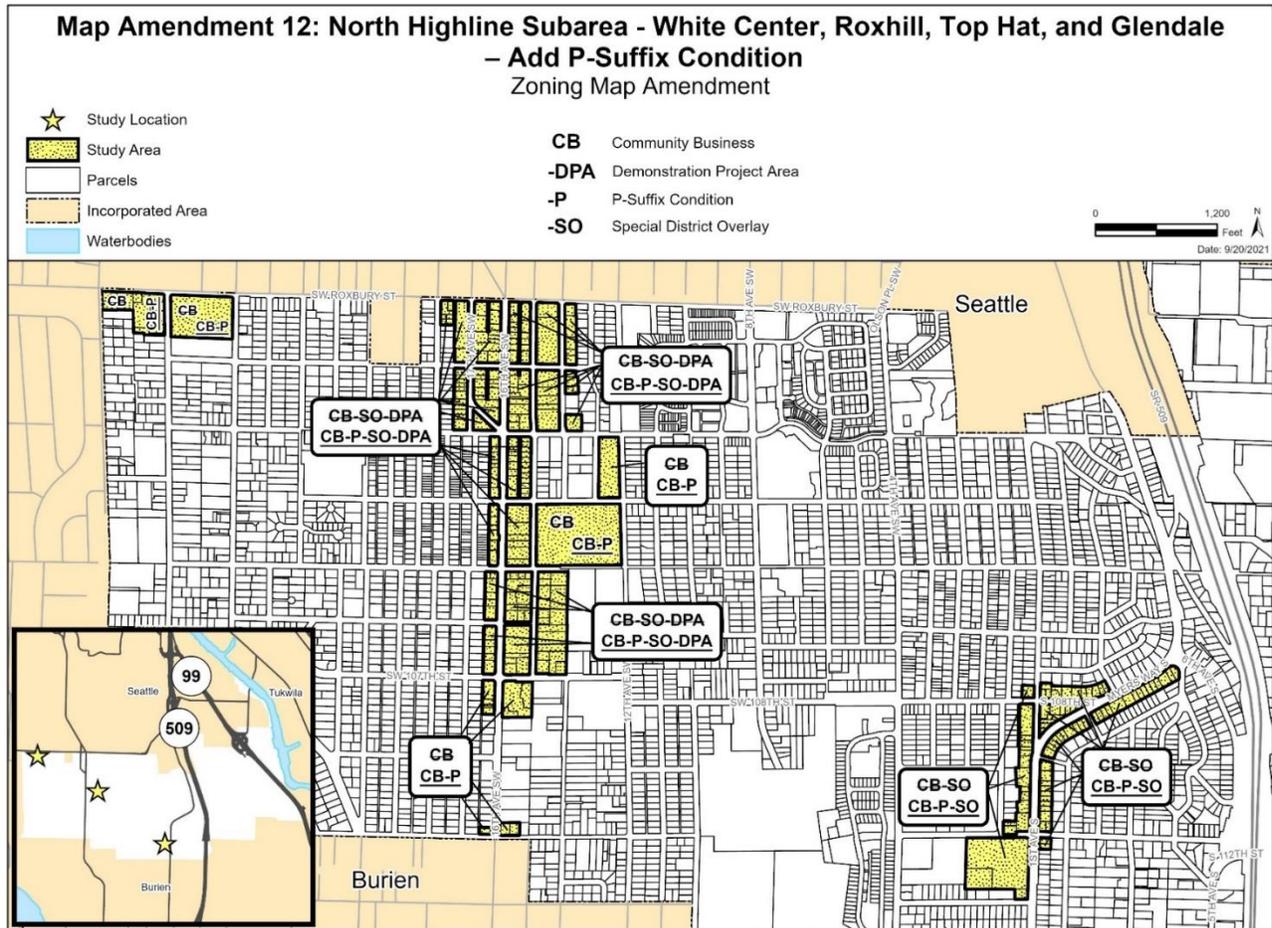
634
635 ***NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated***
636 ***implementing map amendments, the County is also evaluating proposed mandatory and voluntary***
637 ***inclusionary housing regulations.***

638
639 ***As part of this, the White Center Unincorporated Activity Center portions the area affected by this***
640 ***map amendment is proposed to be included in the mandatory portion of the inclusionary housing***
641 ***regulations. This would require the provision of affordable housing in a portion of a new***
642 ***development or redevelopment proposal while also offering certain regulatory flexibilities such as***
643 ***density increases, reductions in parking requirements, and increases in building height maximums.***

644
645 ***Additionally, all other portions the area affected by this map amendment is proposed to be included***
646 ***in the voluntary portion of the inclusionary housing regulations. This would incentivize the***
647 ***provision of affordable housing in a portion new development or redevelopment proposals by***
648 ***providing certain regulatory flexibilities such as density increases, reductions in parking***
649 ***requirements, and increases in building height maximums.***

650

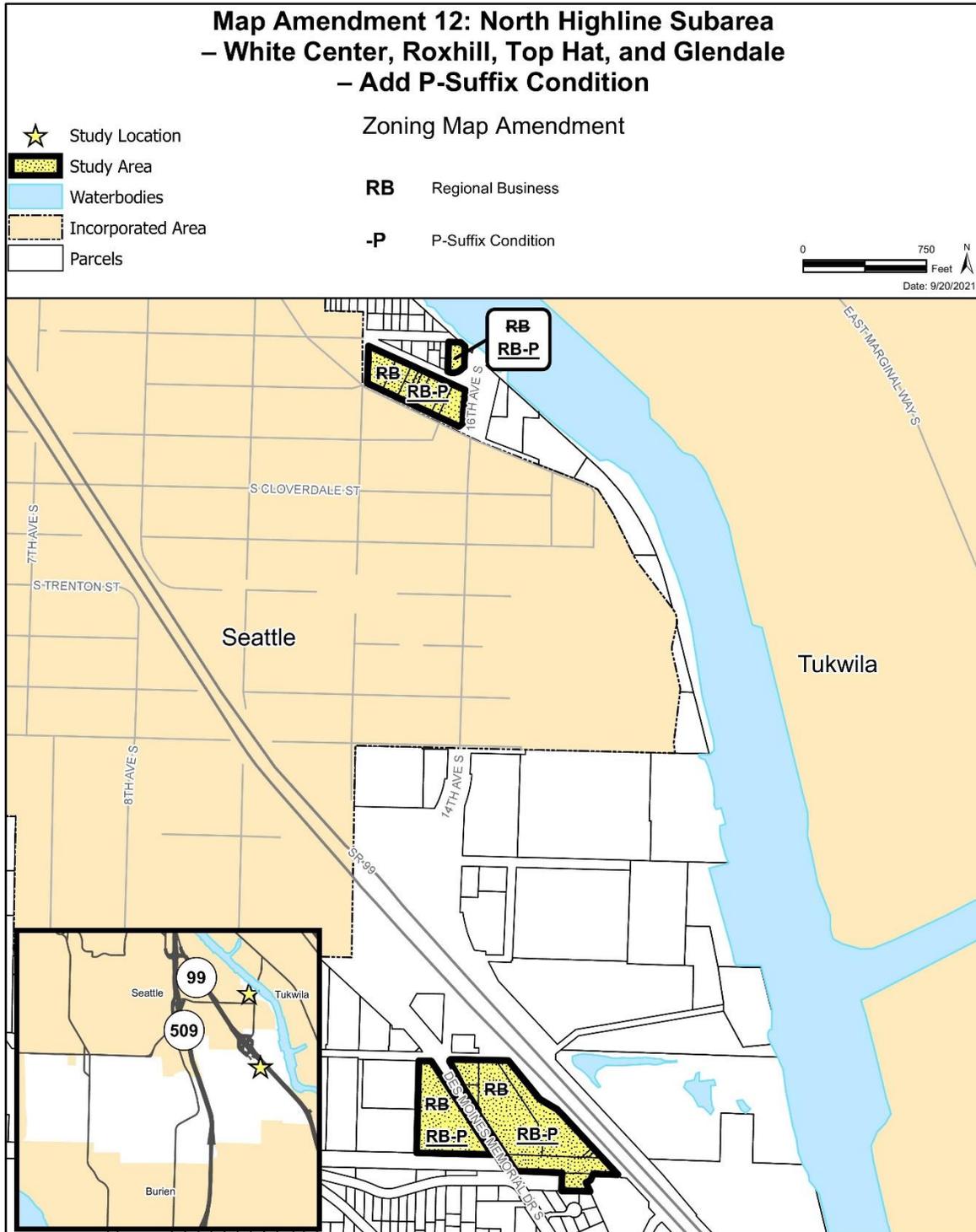
651



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654

655

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

658
659 AMENDMENT TO THE KING COUNTY ZONING ATLAS
660

661
662 Amend the following Sections, Townships, and Ranges as follows:
663

Section 6	Township 23N	Range 4E
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664
665 **ZONING**
666

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

0623049215	0623049215
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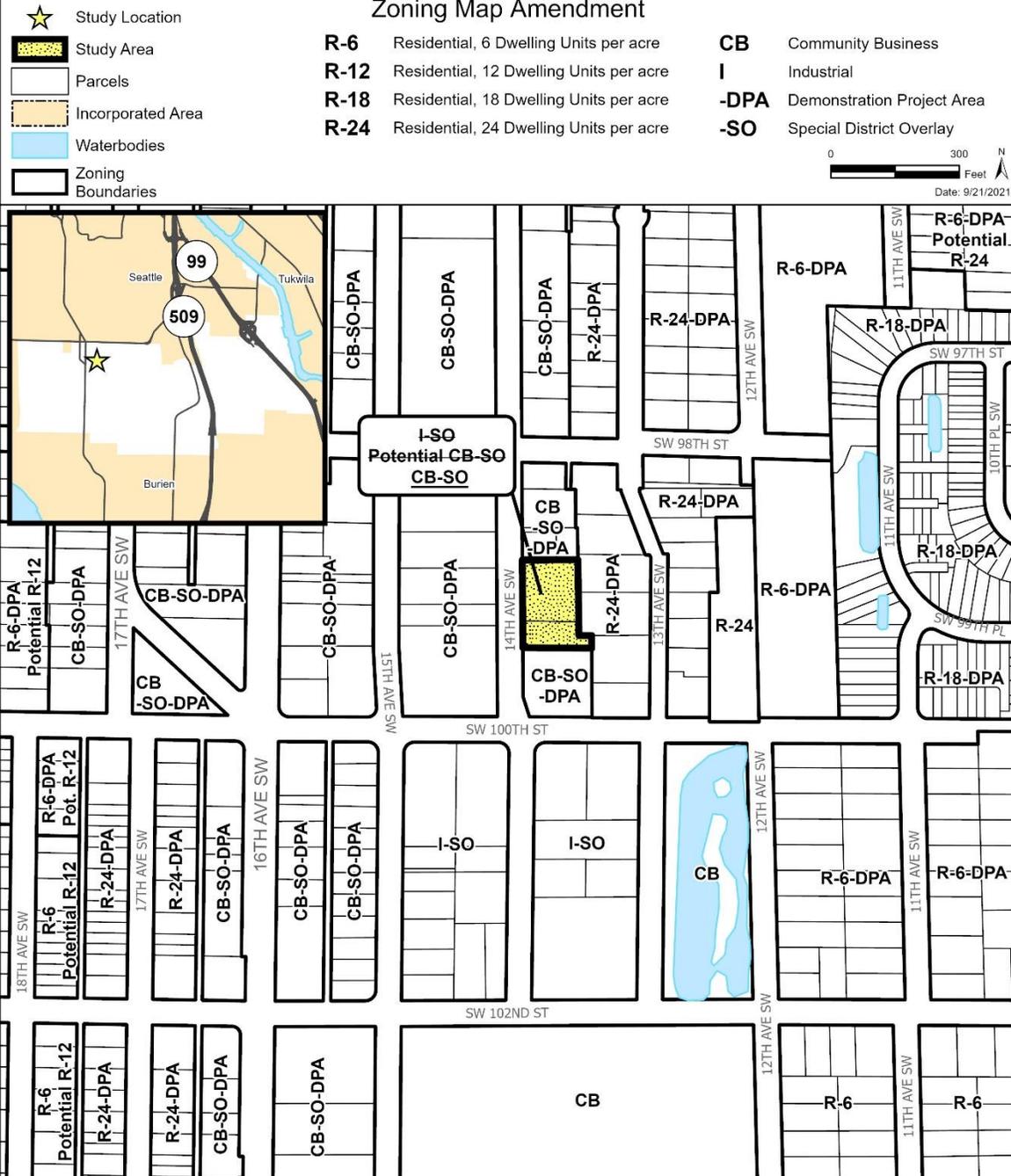
671
672 **Effect:** Amends the zoning classification from I-SO Potential CB-SO (Industrial with a Special
673 District Overlay, Potential Community Business with a Special District Overlay) to CB-SO
674 (Community Business with a Special District Overlay) on parcels in the White Center
675 Unincorporated Activity Center that are not appropriate in size, location or current use for
676 industrial development.

677
678 The parcels are included in Map Amendment 6, which removes the Economic Redevelopment
679 Special District Overlay SO-090 from parcels in the North Highline Subarea. The parcels are
680 included in Map Amendment 9 which creates a new White Center Unincorporated Activity Center
681 Pedestrian-Oriented Special District Overlay.

682
683 **NOTE:** *Concurrent with consideration of the North Highline Subarea Plan and associated*
684 *implementing map amendments, the County is also evaluating proposed mandatory and voluntary*
685 *inclusionary housing regulations. As part of this, the area affected by this map amendment is*
686 *proposed to be included in the mandatory portion of the inclusionary housing regulations. This*
687 *would require the provision of affordable housing in a portion of a new development or*
688 *redevelopment proposal while also offering certain regulatory flexibilities such as density*
689 *increases, reductions in parking requirements, and increases in building height maximums.*

690

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



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Project: LUMA_13_202109 P. McCombs

691

692

693 **Attachment A: Special District Overlays (SDOs)**

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

696 *Underlines for new language added to the code*
697 *~~((Strikeouts))~~ for language to be removed from the code*
698

699 **SDO FOR MAP AMENDMENT 6: NORTH HIGHLINE SUBAREA – WHITE CENTER URBAN**
700 **ACTIVITY CENTER – REMOVE ECONOMIC REDEVELOPMENT SPECIAL DISTRICT**
701 **OVERLAY**
702

703 *Text of repealed Special District Overlay SO-090 (adopted in Section X of this Ordinance)*
704

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

738 ~~————— (4) there is no net decrease in existing off-street parking spaces, unless it exceeds~~
739 ~~the minimum requirements of subsection C.2.b.~~
740 ~~————— 3. The building height limits of this title shall be waived, provided that the height limit~~
741 ~~within 50 feet of the perimeter of the overlay district shall be 30 feet.~~
742 ~~————— 4. Signage shall be limited to that allowed within the CB zone.~~
743 ~~————— 5. The roadway improvements of the King County code shall be waived, provided a no-~~
744 ~~protest agreement to participate in future road improvement districts (RID) is signed by an~~
745 ~~applicant and recorded with the county.~~
746 ~~————— 6. On I zoned lands that are designated in the comprehensive plan as unincorporated~~
747 ~~activity centers, conditional use permits shall not be issued where the resulting impacts such as~~
748 ~~noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable~~
749 ~~commercial and residential areas.~~
750 ~~————— D. For properties that have frontage on pedestrian street(s) or routes as designated in~~
751 ~~an applicable plan or area zoning process, the following conditions shall apply:~~
752 ~~————— 1. Main building entrances shall be oriented to the pedestrian street. If multiple~~
753 ~~pedestrian streets front on the building, each pedestrian street shall have a similar main building~~
754 ~~entrance;~~
755 ~~————— 2. At the ground floor (at grade), buildings shall be located no more than 5 feet from the~~
756 ~~sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-way;~~
757 ~~————— 3. Building facades shall comprise at least 75% of the total pedestrian street frontage~~
758 ~~for a property, and if applicable, at least 75% of the total pedestrian route frontage for a~~
759 ~~property;~~
760 ~~————— 4. Minimum side setbacks of the underlying zoning are waived;~~
761 ~~————— 5. Building facades of ground floor retail, general business service, and professional~~
762 ~~office land uses, that front onto a pedestrian street or route shall include windows and overhead~~
763 ~~protection;~~
764 ~~————— 6. Building facades, along a pedestrian street or route, that are without ornamentation,~~
765 ~~or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and~~
766 ~~————— 7. Vehicle access shall be limited to the rear access alley or rear access street where~~
767 ~~such an alley or street exists.))~~

768 **SDO FOR MAP AMENDMENT 7: NORTH HIGHLINE SUBAREA – WHITE CENTER AND**
 769 **TOP HAT – REMOVE COMMERCIAL/INDUSTRIAL SPECIAL DISTRICT OVERLAY**
 770

771 *Text of amended Special District Overlay SO-100 (adopted in Section X of this Ordinance). This*
 772 *amendment is related to Map Amendment 7, which removes certain commercial and industrial*
 773 *parcels from the Special District Overlay. Some parcels not affected by the map amendment*
 774 *would still be subject the SDO. Some changes to the SDO may be proposed so that the SDO is*
 775 *more fitting for these remaining parcels . However, more time is needed to evaluate the*
 776 *appropriate changes. Given that, these changes are still in flux. The existing, unchanged code*
 777 *language is included below for reference; input on how/whether to update this language is*
 778 *welcome during the Public Review Draft.*
 779

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

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

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

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

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

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

- 798 a. any use permitted in the I zone requiring a conditional use permit;
- 799 b. auction houses;
- 800 c. livestock sales;
- 801 d. SIC Industry Group 201 (meat products);
- 802 e. SIC Industry Group 202 (dairy products);
- 803 f. SIC Industry Group 204 (grain mill products);
- 804 g. SIC Industry Group 207 (fats and oils);
- 805 h. motor vehicle and boat dealers;
- 806 i. SIC Major Group 24 (lumber and wood products, except furniture) except 2431
 807 (millwork) and 2434 (wood kitchen cabinets);
- 808 j. SIC Industry Group 311 (leather tanning and finishing);
- 809 k. SIC Major Group 32 (stone, clay, glass and concrete products);
- 810 l. SIC Industry 3999 (manufacturing industries, not elsewhere classified) dressing of
 811 furs, fur stripping and pelts only;
- 812 m. SIC Industry 7534 (tire retreading);
- 813 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

894

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

898
 899 *Text of new Special District Overlay SO-XXX (adopted in Section X of this Ordinance). This*
 900 *Special District Overlay is intended to support retention of the character of the commercial*
 901 *corridor in the White Center Unincorporated Activity Center. It requires that new development be*
 902 *pedestrian-oriented and sized and scaled accordingly. However, more time is needed to*
 903 *evaluate the appropriate changes. This includes determining whether additional building*
 904 *standards, including frontage dimensions and/or square footage maximums for ground floor*
 905 *retail space, would encourage retention and creation of small businesses fronting 16th Ave SW.*
 906 *Given that, these changes are still in flux. The current proposed code language is included*
 907 *below for reference; input on how/whether to update this language is welcome during the Public*
 908 *Review Draft.*

909
 910 **SECTION X. NEW SECTION.** There is hereby added to K.C.C. chapter 21A.38 a new
 911 section to read as follows:

912 A. The purpose of the White Center Downtown Special District Overlay is to preserve
 913 the size, scale and walkability of White Center’s downtown core.

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

917 1. Building heights shall not exceed forty feet;

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

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

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

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

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

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

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

934

935 **SDO FOR MAP AMENDMENT 9: NORTH HIGHLINE SUBAREA – WHITE CENTER**
936 **UNINCORPORATED ACTIVITY CENTER – ADD WHITE CENTER UNINCORPORATED**
937 **ACTIVITY CENTER PEDESTRIAN-ORIENTED SPECIAL DISTRICT OVERLAY**
938

939 *Text of new Special District Overlay SO-XXX (adopted in Section X of this Ordinance..*
940

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

943 A. The purpose of the White Center Unincorporated Activity Center Pedestrian-Oriented
944 Special District Overlay is to require pedestrian-oriented development within the White Center
945 Unincorporated Activity Center.

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

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

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

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

955 4. Building facades shall include windows and overhead protection;

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

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

960 7. Off-street parking shall be no less than twenty-five percent and no more than
961 seventy-five percent of the minimum required in K.C.C. chapter 21A.18.
962

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

967
968 *Text of new Special District Overlay SO-XXX (adopted in Section X of this Ordinance.)*
969

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

972 A. The purpose of the Mixed-Use Special District Overlay is to provide for pedestrian-
973 oriented mixed-use development in the White Center Unincorporated Activity Center.

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

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

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

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

982 4. Building facades shall include windows and overhead protection;

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

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

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

988 8. Development shall be mixed-use as defined in K.C.C. 21A.06.753.
989

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

992

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

998

999 *NOTE: This draft proposed SDO code change is written as an amendment to SO-090 as*
 1000 *specifically directed in the Marijuana Report. However, SO-090 is proposed for repeal in Map*
 1001 *Amendment 6 and the associated SDO code changes above. The County is still evaluating how*
 1002 *to structure this marijuana producing and processing limitation in light of this proposed repeal.*
 1003 *Given that, these changes are still in flux and may look different once transmitted to the King*
 1004 *County Council.*

1005

1006 **SECTION X.** Ordinance 11351, Section 1, as amended, and K.C.C. 21A.38.090 are
 1007 hereby amended to read as follows:

1008

1009 A. The purpose of the economic redevelopment special district overlay is to provide
 1010 incentives for the redevelopment of large existing, underutilized concentrations of
 1011 commercial/industrial lands within urban areas.

1012

1013 B. The economic redevelopment special district overlay shall only be designated
 1014 through the area zoning process; located in areas designated within a community, subarea or
 1015 neighborhood plan as an activity center; and zoned CB, RB, O, or I.

1016

1017 C. The standards of this title and other county codes shall be applicable to development
 1018 within the economic redevelopment special district overlay except as follows:

1019

1020 1. Commercial or industrial uses that exist within an area as of the effective date of
 1021 legislation applying the economic redevelopment special district overlay, but that are not
 1022 otherwise permitted by the zoning, shall be considered permitted uses upon only the lots that
 1023 they occupied as of that date.

1024

1025 2. The minimum parking requirements of this title shall be reduced as follows:

1026

1027 a. The parking stall requirements are reduced 100 percent provided that:
 1028 (1) the square footage of any enlargement or replacement of an existing building
 1029 does not in total exceed 125 percent of the square footage of the existing building;

1030

1031 (2) any new mixed use development provides a minimum of two stories of
 1032 residences above the ground-floor level commercial;

1033

1034 (3) the building fronts on an existing roadway improved to urban standards or a
 1035 roadway programmed to be improved to urban standards as a capital improvement project, that
 accommodates on-street parking; and

1036

1037 (4) there is no net decrease in existing off-street parking space.

1038

1039 b. the parking stall requirements for commercial and retail uses are reduced 50

1040

1041 percent if:
 1042 (1) the square footage of any enlargement or replacement of an existing building in
 1043 total exceeds 125 percent of the square footage of the existing building;

1044

1045 (2) the height of the enlarged or replacement building does not exceed the base
 1046 height of the zone in which it is located;

1047

1036 (3) the building fronts on an existing roadway improved to urban standards or a
1037 roadway programmed to be improved as a capital improvement project, that accommodates on-
1038 street parking; and

1039 (4) there is no net decrease in existing off-street parking spaces, unless it exceeds
1040 the minimum requirements of subsection C.2.b.

1041 3. The building height limits of this title shall be waived, provided that the height limit
1042 within 50 feet of the perimeter of the overlay district shall be 30 feet.

1043 4. Signage shall be limited to that allowed within the CB zone.

1044 5. The roadway improvements of the King County code shall be waived, provided a
1045 no-protest agreement to participate in future road improvement districts (RID) is signed by an
1046 applicant and recorded with the county.

1047 6. On I zoned lands that are designated in the comprehensive plan as unincorporated
1048 activity centers, conditional use permits shall not be issued where the resulting impacts such as
1049 noise, smoke, odor and glare would be inconsistent with the maintenance of nearby viable
1050 commercial and residential areas.

1051 D. For properties that have frontage on pedestrian street(s) or routes as designated in
1052 an applicable plan or area zoning process, the following conditions shall apply:

1053 1. main building entrances shall be oriented to the pedestrian street. If multiple
1054 pedestrian streets front on the building, each pedestrian street shall have a similar main building
1055 entrance;

1056 2. at the ground floor (at grade), buildings shall be located no more than 5 feet from
1057 the sidewalk or sidewalk improvement, but in no instance shall encroach on the public right-of-
1058 way;

1059 3. building facades shall comprise at least 75% of the total pedestrian street frontage
1060 for a property, and if applicable, at least 75% of the total pedestrian route frontage for a
1061 property;

1062 4. minimum side setbacks of the underlying zoning are waived;

1063 5. building facades of ground floor retail, general business service, and professional
1064 office land uses, that front onto a pedestrian street or route shall include windows and overhead
1065 protection;

1066 6. building facades, along a pedestrian street or route, that are without ornamentation,
1067 or are comprised of uninterrupted glass curtain walls or mirrored glass are not permitted; and

1068 7. vehicle access shall be limited to the rear access alley or rear access street where
1069 such an alley or street exists.

1070 E. Marijuana processors as defined in K.C.C. 21A.06.7344 and marijuana producers as
1071 defined in 21A.06.7346 are not permitted uses.