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King County

2022 Update to the 2016 King County Comprehensive Plan

December 2022

15 ***In Chapter 1 Regional Growth Management Planning, on page 1-24, amend as follows:***

16 **Chapter 11: Community Service Area Subarea Planning**

17 This chapter uses King County's seven Community Service Areas as the framework for its renewed
18 subarea planning program that offers long-range planning services to unincorporated communities. The
19 majority of King County's community plans are no longer in effect as separately adopted plans.⁽⁽⁷⁾⁾ In
20 many cases, however, the plans contain valuable historical information about King County's
21 communities and often provide background for the land uses in effect today. Policies from the
22 community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics
23 of each community and to provide historical context. This chapter will be updated, where appropriate, to
24 reflect the new Community Service Area subarea plans as they are adopted.

25 ((-----

26 ⁷The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway West
27 Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service
28 Area Subarea Plan.))

29

30 ***Renumber the remaining footnotes consecutively and correct any internal references***
31 ***accordingly***

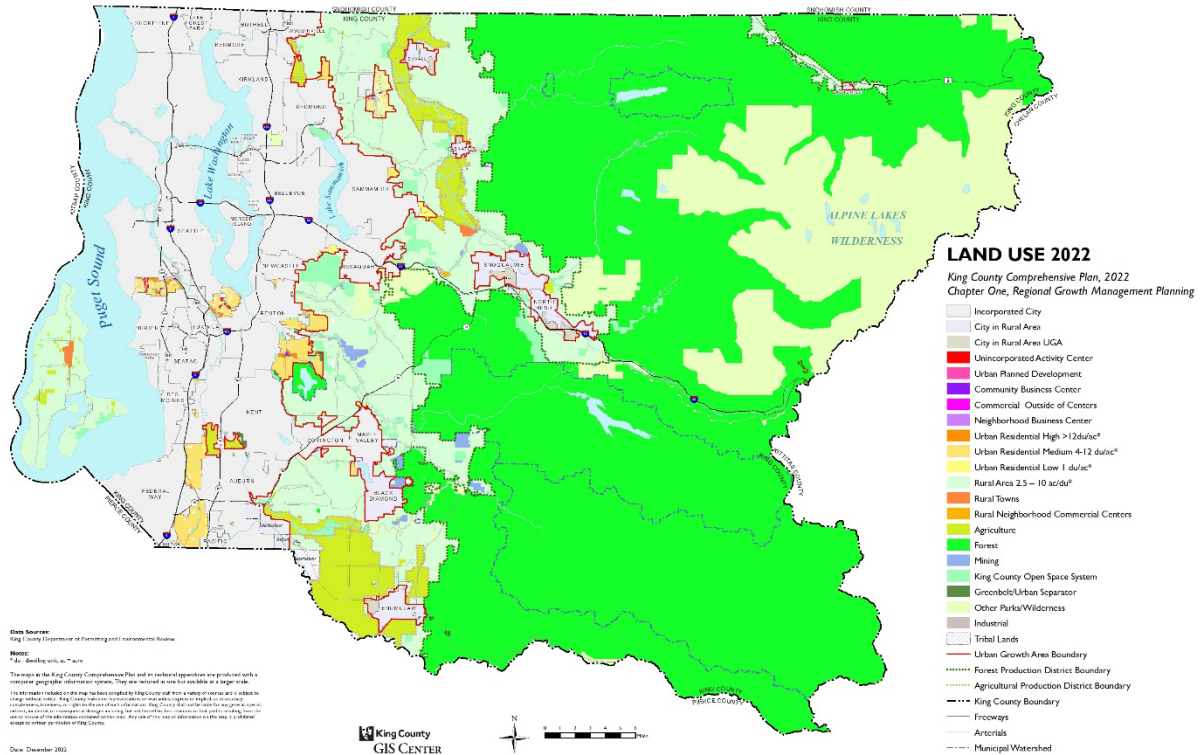
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34 **In Chapter 1 Regional Growth Management Planning, following page 1-26, delete the**
35 **Land Use Map and replace with the following:**

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Land Use Map



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40 **In Chapter 2 Urban Communities, on page 2-15, amend as follows:**

41

42 **U-129 King County supports mixed use developments in community and neighborhood**
43 **business centers, ((the White Center Unincorporated Activity Center)) unincorporated**
44 **activity centers, and in areas designated commercial outside of centers.**

45

46 **In Chapter 2 Urban Communities, on page 2-21, amend as follows:**

47

48 Unincorporated activity centers are the primary locations for commercial and industrial development in urban
49 unincorporated King County. ((Currently,)) **White Center ((is)) and Skyway are** the only designated unincorporated
50 activity centers((, as other such centers are now parts of cities)). The ((White Center Community Action)) North
51 Highline Community Service Area Subarea Plan establishes the size of, and mix of uses allowed in, the White
52 Center Unincorporated Activity Center. The Skyway-West Hill Community Service Area Subarea Plan establishes
53 the size and mix of uses in the Skyway Unincorporated Activity Center.

54

55 ***In Chapter 2 Urban Communities, on page 2-23, amend as follows:***

56

57 ~~((U 155 ——— Development within the designated White Center Unincorporated Activity Center, as~~
58 ~~shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White~~
59 ~~Center Community Action Plan.~~

60

61 ~~U 156 ——— The White Center Community Action Plan establishes the following zoning as~~
62 ~~appropriate within the White Center Unincorporated Activity Center: Urban Residential,~~
63 ~~with a density of twelve to forty eight dwelling units per acre, Neighborhood Business,~~
64 ~~Community Business, Office and Industrial.~~

65

66 ~~U 157 ——— In the White Center Unincorporated Activity Center, existing Industrial uses should be~~
67 ~~zoned and regulated to preserve their use into the future. Conversion of industrial~~
68 ~~properties to other uses shall be strictly limited.~~

69

70 White Center was selected as one of three case study areas for study as part of the King County Land Use
71 Transportation Air Quality and Health project, also known as HealthScape. Information from the study showed
72 the types of changes in an area's urban form and transportation system that can lead to an increase in public health.
73 These results have been used to guide development in the White Center area and to prioritize capital expenditures,
74 such as the construction of the 98th Street Connector, which is a pedestrian walkway between Greenbridge and the
75 commercial area of White Center.))

76

77 ***In Chapter 2 Urban Communities, on page 2-24, amend as follows:***

78

79 ~~U 158~~ ~~((In the White Center Unincorporated Activity Center, n))~~ **New major residential,**
80 **commercial, and mixed-use developments in unincorporated activity centers** should
81 include low impact design features and should promote public health by increasing
82 opportunities for physical activity in daily life. The development should include: safe
83 walkways and bicycle facilities for all ages and abilities with access to commercial areas,
84 schools, and community facilities; trails; and pocket parks.

85

86 **2. Community Business Centers**

87 Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to
88 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are
89 easily accessible by motor vehicles or public transportation, walking or bicycling. Community business centers
90 should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle
91 access. As shown on the Urban Centers map at the end of this chapter, these centers include Fairwood, Roxhill(~~(~~
92 ~~Skyway)), Glendale and Top Hat.~~

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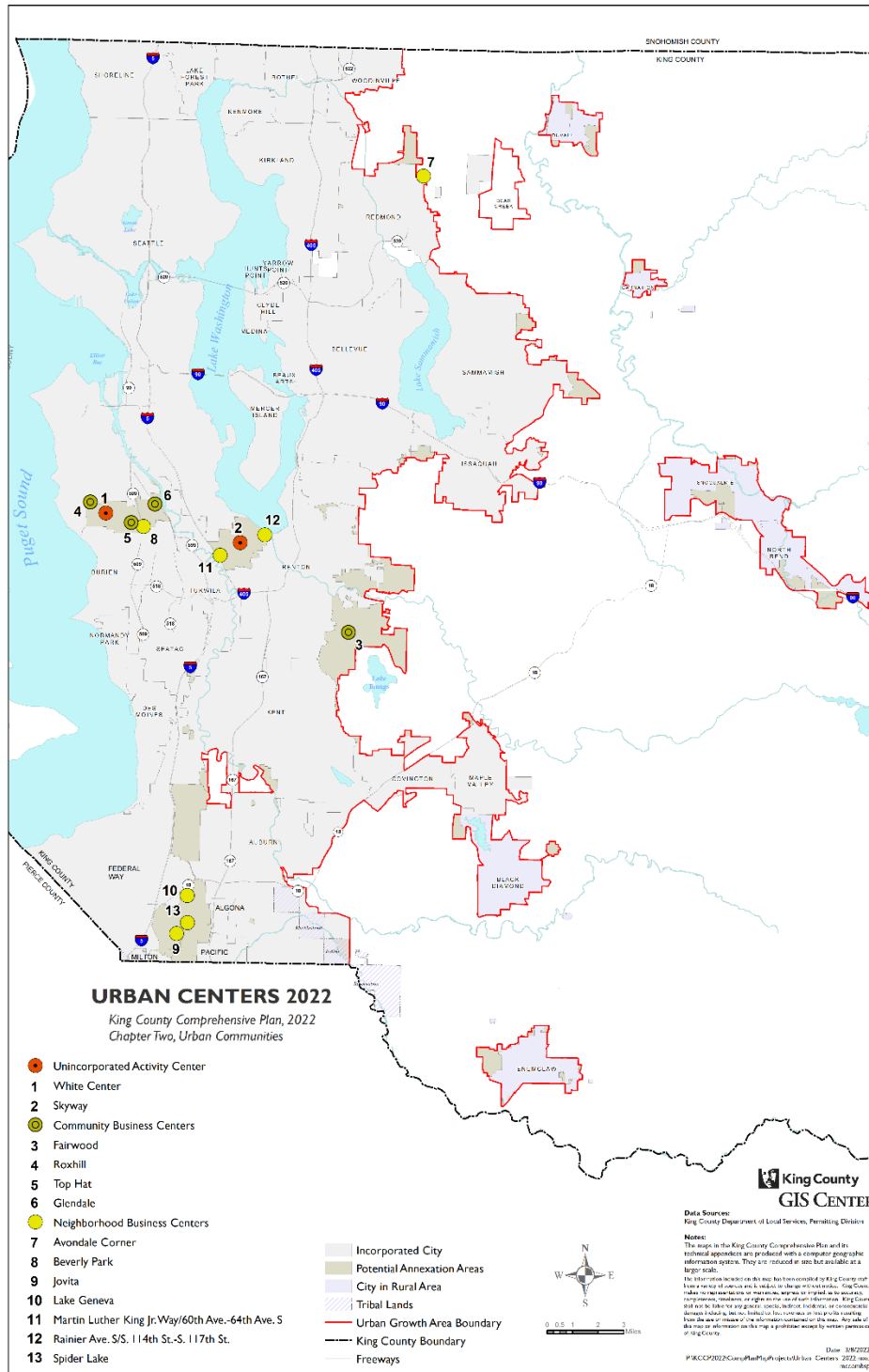
In Chapter 2 Urban Communities, on page 2-25, amend as follows:

Neighborhood business centers are shopping areas offering convenience goods and services to local residents. Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian and bicycle access.

As shown on the Urban Centers map at the end of this chapter, King County has ~~((eight))~~ seven of these centers, including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave.-64th Ave. S, Rainier Ave. S./S. 114th St.-S. 117th St., and Spider Lake ~~((, and Unincorporated South Park))~~.

In Chapter 2 Urban Communities, following the Potential Annexation Areas map after page 2-39, delete the Urban Centers and replace with the following:

Urban Centers Map



In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:

- 113
114
115 **CP-100** King County shall implement a Community Service Area subarea planning program.
116 This program includes the following components for the development and
117 implementation of each subarea plan:
- 118 a. A subarea plan shall be adopted for each of the six rural Community Service
119 Areas and five large urban Potential Annexation Areas consistent with the
120 scheduled established in the Comprehensive Plan and King County Code
121 Title 20. Each subarea plan shall be streamlined to be focused on locally-
122 specific policies that address long-range community needs.
 - 123 b. The County shall adopt and update on an ongoing basis, a list of services,
124 programs, facilities, and capital improvements that are identified by the
125 community for each geography, known as a community needs list, to
126 implement the vision and policies in the subarea plan and other County
127 plans and to build on the strengths and assets of the community.
 - 128 c. The County should dedicate resources toward implementation of the
129 subarea plans and community needs lists in coordination with each
130 community so the highest priorities are addressed where the needs are
131 greatest.
 - 132 ((e)) d. Implementation of each subarea plan and community needs list shall be
133 monitored on an ongoing basis via established performance metrics.
 - 134 ((d)) e. Community engagement for development, review, amendment, adoption,
135 and implementation of each subarea plan shall use the Office of Equity and
136 Social Justice’s equity toolkit.
 - 137 ((e)) f. The King County Council shall have an established role in the Community
138 Service Area subarea planning process, including in the development,
139 review, amendment, adoption, and monitoring the implementation of each
140 subarea plan and community needs list.

141
142 ((This policy applies going forward with the subarea plans, starting with the North Highline subarea geography. The
143 Skyway West Hill PAA was under development prior to adoption of this policy. The County adopted a Phase 1
144 Land Use Strategy that includes a focus on land use, planning and the built environment, in July 2020 and the
145 Executive continues to work with the community on the CSA Subarea Plan. To the extent possible, the County will
146 follow this policy for the Skyway West Hill Subarea Plan.))

149 **In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:**

150

151 **Schedule of Community Service Area Subarea Plans**

Planning	Adoption	Geography	Other Planning
((2018-21¹))	((June 2022))	((Skyway-West Hill PAA))	
((2019-21²))	((June 2022))	((North Highline PAA))	
2021- ((22)) 23 ¹	((June)) December 2023	Snoqualmie Valley/NE King CSA	
2022-23	June 2024	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update
2023-24	June 2025	Greater Maple Valley/Cedar CSA	
2024-25	June 2026	Fairwood PAA	
2025-26	June 2027	Bear Creek/Sammamish CSA	
2026-27	June 2028	Southeast King County CSA	Potential Midpoint Update
2027-28	June 2029	Four Creeks/Tiger Mountain CSA	
2028-29	June 2030	East Renton PAA	
2029-30	June 2031	Federal Way PAA	
2030-31	June 2032	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update
<u>TBD²</u>	<u>TBD</u>	<u>Vashon-Maury Island CSA</u>	
<u>TBD</u>	<u>TBD</u>	<u>Skyway-West Hill PAA</u>	
<u>TBD</u>	<u>TBD</u>	<u>North Highline PAA</u>	

152 Note: Planning for each geography is anticipated to take eighteen months, beginning in July and ending the
153 following December. After transmittal of the plan to the Council on the first business day of January, review is
154 anticipated to last six months with adoption anticipated to occur in June.

155 ~~((1. The Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan, adopted in 2020 is
156 only a portion of the subarea plan anticipated by this schedule, accounting for the longer plan development timeline.
157 2. The plan development timeline for the North Highline Community Service Area Subarea Plan reflects changes
158 made in the 2020 Comprehensive Plan update.))~~

159 1. The Snoqualmie Valley/NE King CSA planning process began in later in 2021 than earlier anticipated.
160 Therefore, the schedule was adjusted to provide necessary time for community engagement and plan development.
161 The Council will continue to have six months for review, refinement, and adoption from July to December 2023.
162 2. The Vashon-Maury Island, Skyway-West Hill, and North Highline subarea plans have been adopted and will be
163 updated following completion of the other Community Service Area Subarea Plans. The timelines for these updates
164 will be determined in future updates to the King County Comprehensive Plan as noted on page 11-7.

165

166 **In Chapter 11 Community Service Area Planning, on page 11-6, amend as follows:**

167

<p>((Highline Subarea Plan: Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.))</p>	<p>((West King County GSA — North Highline))</p>
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169 **In Chapter 11 Community Service Area Planning, starting on page 11-7, amend as follows:**

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171
172 Although the majority of the community plans are no longer in effect as separately adopted plans,((¹)) in
173 many cases the published plan documents contain valuable historical information about King County's
174 communities and other information that provides background for the policies listed below and for the
175 portions of the local pre-Growth Management Act area zoning that remain in effect. The only separately
176 adopted community plan from these previous planning efforts currently in effect is the Fall City Subarea
177 Plan.

178

179 The following sections of this chapter will be updated, as appropriate, to reflect the new Community
180 Service Area subarea plans as they are adopted. The subarea plans that have been adopted under the new
181 subarea planning framework include: the Vashon-Maury Island Community Service Area Subarea Plan,
182 the Skyway-West Hill Community Service Area Subarea Plan, and the North Highline Community
183 Service Area Subarea Plan.

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187 ¹The plans currently in effect are the West Hill Community Plan, the Skyway-West Hill Land Use Strategy (Phase 1 of the Skyway-West
188 Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service
189 Area Subarea Plan)).

190

191 **Renumber the remaining footnotes consecutively and correct any internal references**
192 **accordingly**

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194

195 ***In Chapter 11 Community Service Area Planning, on page 11-40, amend as follows:***

196

197 ((The West Hill Community Plan and White Center Community Plan, applying to portions of the original Highline
198 Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center in 1994). They
199 were prepared in conformance with the Growth Management Act (GMA) and are already incorporated as part of
200 the 1994 King County Comprehensive Plan.))

201

202 ***In Chapter 11 Community Service Area Planning, starting on page 11-41, amend as***
203 ***follows:***

204

205 **C. North Highline Potential Annexation Areas**

206 ((Highline has one of the longest histories of any community planning area. Between its original adoption in 1976
207 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline
208 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for
209 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and
210 SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions
211 of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has
212 grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the
213 unincorporated area population. Because the majority of the area has now transitioned into cities, none of the
214 Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in
215 1994 as part of the comprehensive plan but published separately.

216

217 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the
218 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.))

219

220 **Plan History**

221 The history of prior plans for the North Highline subarea is as follows:

222

223 • 1976 SeaTac Communities Plan. The adoption of the SeaTac Communities Plan pre-dated adoption of the
224 Growth Management Act.

225 • 1977 Highline Community Plan and 1981 Area Zoning. In 1977, King County adopted the Highline
226 Community Plan,⁵ which covered a large area of then-unincorporated King County that today includes the
227 Cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the currently unincorporated
228 North Highline neighborhoods of White Center and Glendale. The plan was supplemented in 1981 by an
229 Area Zoning Plan,⁶ which implemented zoning consistent with the land use policies of the Highline
230 Community Plan.

- 231 • 1994 White Center Community Action Plan and Area Zoning. In 1994, King County augmented the
232 Highline Community Plan with the adoption of the White Center Community Action Plan and Area
233 Zoning (Action Plan),⁷ a community planning document that implemented new zoning for White Center,
234 in addition to establishing goals in the areas of health and human services, economic and community
235 development, and environmental protection. The Action Plan was designed as a six- to ten-year plan for the
236 area and incorporated as part of the 1994 King County Comprehensive Plan.⁸

237 In December 2022, the County adopted the North Highline Community Service Area Subarea Plan, which replaces
238 the policies in the 1994 White Center Community Action Plan. The 2022 subarea plan (bound as a separate
239 document) is adopted as an element of the King County Comprehensive Plan.

240

241 **Vision and Guiding Principles**

242

243 North Highline Vision

244

245 Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity,
246 intergenerational roots, and our ongoing inclusivity of diverse families and individuals, especially those most
247 isolated and vulnerable. We call out race and place-based inequities and are committed to dismantling systems of
248 power, privilege, and racial injustice. With mutual support and respect, we value and live out our brilliance and
249 power through community-led initiatives, creating thoughtful development without displacing longtime residents
250 and small business owners, forming and owning the policies that impact us, and building our individual and
251 collective wealth, health, and well-being.

252

253 Guiding Principles

254

255 The following guiding principles support the community vision and were used by the County to inform and direct
256 the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and
257 work with the community on the Subarea Plan, drawing from other community-led or focused efforts in North
258 Highline. They express the community's sentiments around a range of community issues discussed during the
259 planning process.

260 a. We are proud of our community and continue to share our collective history with others and to invest in
261 this place, our home for current residents and their future generations.

262 b. We support community investments and programs that reduce the risks and mitigate the impacts, of
263 residential, economic, and cultural displacement.

264 c. We live in thoughtfully designed housing and commercial spaces where inter-generational households and
265 legacy businesses can stay and where affordability and ownership are realized.

266 d. We support a thriving and equitable economy, with racially and ethnically diverse, community-minded
267 small business owners, entrepreneurs, and employers.

268 e. We support residents, especially children, youths, and young adults, with services and resources they and

- 269 their families need to succeed.
- 270 f. We promote the development of community-desired amenities to improve aesthetics, enrich the
- 271 community's diverse physical and cultural assets, and support gathering together as a community.
- 272 g. We support regulations and investments that result in a safe, secure, and healthy community and
- 273 compatible development.
- 274 h. We support residents growing their work interests, skills, and wages.
- 275 i. We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking
- 276 and biking trails.
- 277 j. We can access jobs and amenities in the region and in our community without relying on automobiles.

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279 ⁵ [Ordinance 3530](#)

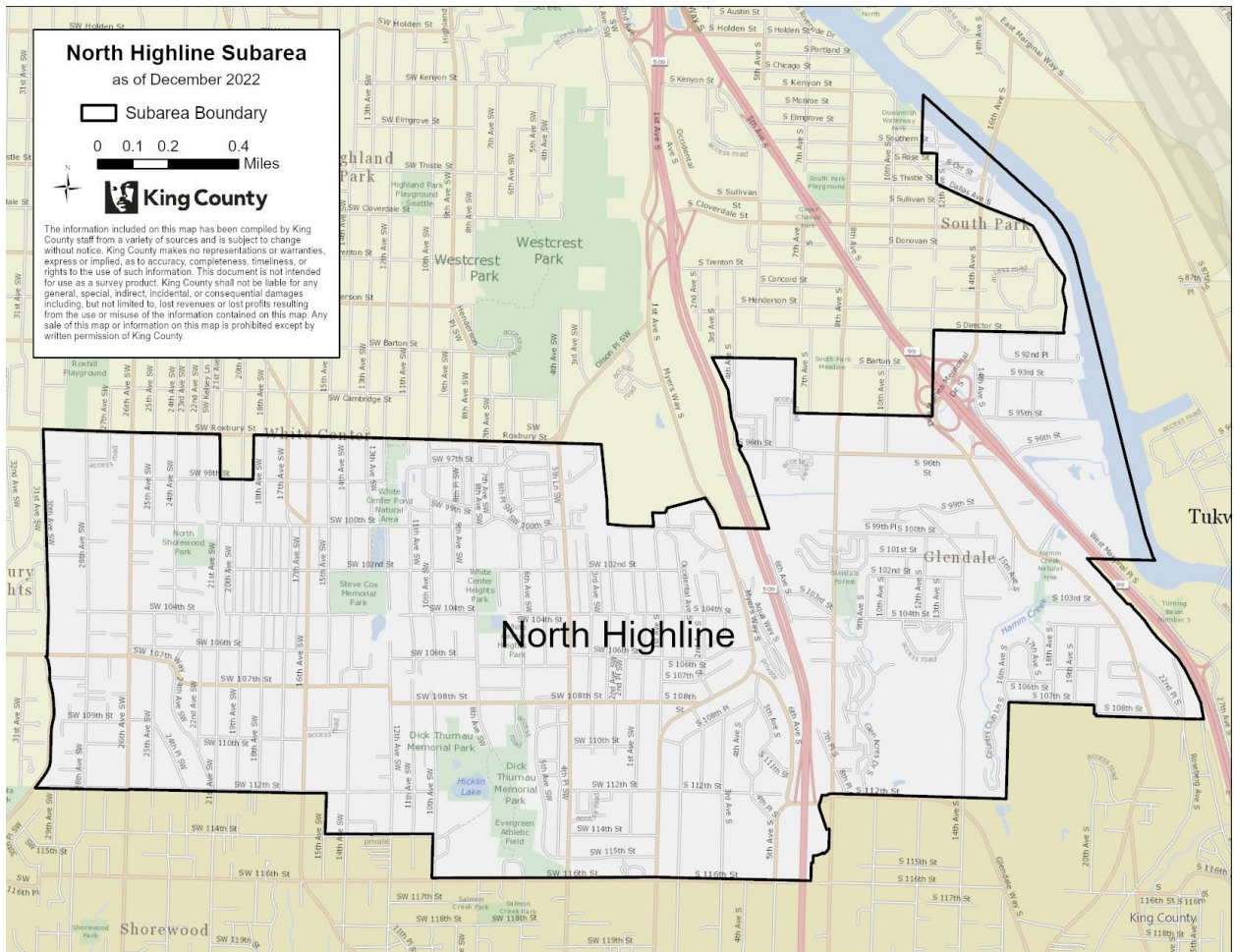
280 ⁶ [Ordinance 5453](#)

281 ⁷ [Ordinance 11568](#)

282 ⁸ [Ordinance 13273](#) removed references to community plans, including the Highline Community Plan, which in effect

283 repealed the Community Plan; however, the Action Plan remained active.

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D. Skyway-West Hill Potential Annexation Area

Plan History

The history of prior plans for the subarea is as follows:

- **1994 West Hill Community Plan.** The West Hill Community Plan was adopted by King County in 1993~~((, and as such was))~~. While prepared in conformance with the Growth Management Act ~~((and incorporated as part of))~~ it predated the adoption of the 1994 King County Comprehensive Plan.
- **Community-led Skyway-West Hill Action Plan.** In 2014 and 2015, the County ~~((adopted Motion 14221 and 14351, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing))~~ provided technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of ~~((a local))~~ the Skyway-West Hill Action Plan, ~~((which))~~ or SWAP. The SWAP was proposed ~~((to be))~~ as an addendum to the existing Community Plan as part of the 2016 Comprehensive Plan update~~((The))~~, but the County ultimately did not adopt the ~~((Action Plan in 2016,))~~ SWAP. Instead, ~~((as))~~ the County ~~((also))~~, reinitiated its Subarea Planning Program~~((The County has))~~, and committed to work with the community to complete a Community Service Area Subarea Plan ~~((that includes a review of the Action Plan and an update the Community Plan))~~.
- **Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway West Hill Subarea Plan.** ~~((A process to develop the Community Service Area Subarea Plan was initiated in 2018.))~~ As part of the 2020 Comprehensive Plan update, the County adopted a Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan, that outlined the potential policy and implementation steps for land use development in Skyway-West Hill. The Land Use Strategy called for the County to continue working with the community to develop the Skyway-West Hill Community Service Area Subarea Plan.

~~((A))~~ In December 2022, the County adopted the Skyway-West Hill Community Service Area Subarea Plan ~~((that))~~, which replaces the West Hill Community Plan ~~((is expected to be adopted in 2022))~~ and the Land Use Strategy. ~~((The Subarea Plan will be developed based on a scope of work developed with the community.))~~ The 2022 subarea plan (bound as a separate document) is adopted as an element of the King County Comprehensive Plan.

Vision & Guiding Principles

Skyway-West Hill Vision

322 Skyway-West Hill will grow into a vibrant, walkable neighborhood where housing is affordable and local,
323 community-based businesses are thriving. Skyway-West Hill will be an ethnically diverse and civically engaged
324 community where the collective voice, wisdom, and expertise of its residents and business owners are vital in
325 ongoing civic decision-making.

326

327 Guiding Principles

328

329 The following guiding principles support the community vision and were used by the County to inform and direct
330 the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and
331 work with the community on the Subarea Plan, drawing from prior community planning efforts, such as the
332 Skyway-West Hill Action Plan, and other community conversations. They express the community's sentiments
333 around a range of community issues discussed during the planning process.

334 a. Support community health by providing opportunities to access fresh foods, as well as routes and trails for
335 walking and bicycling.

336 b. Create healthy connected neighborhoods where residents have safe and adequate means to connect with
337 their neighbors, schools, community services and programs, and local businesses.

338 c. Encourage equitable development by promoting access to a variety of housing choices, incentivizing the
339 creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating
340 neighborhood character.

341 d. Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to
342 succeed and jobs for area residents.

343 e. Protect existing and create new affordable housing that focuses on preventing displacement and providing
344 options and opportunities for Skyway-West Hill residents to remain in their community.

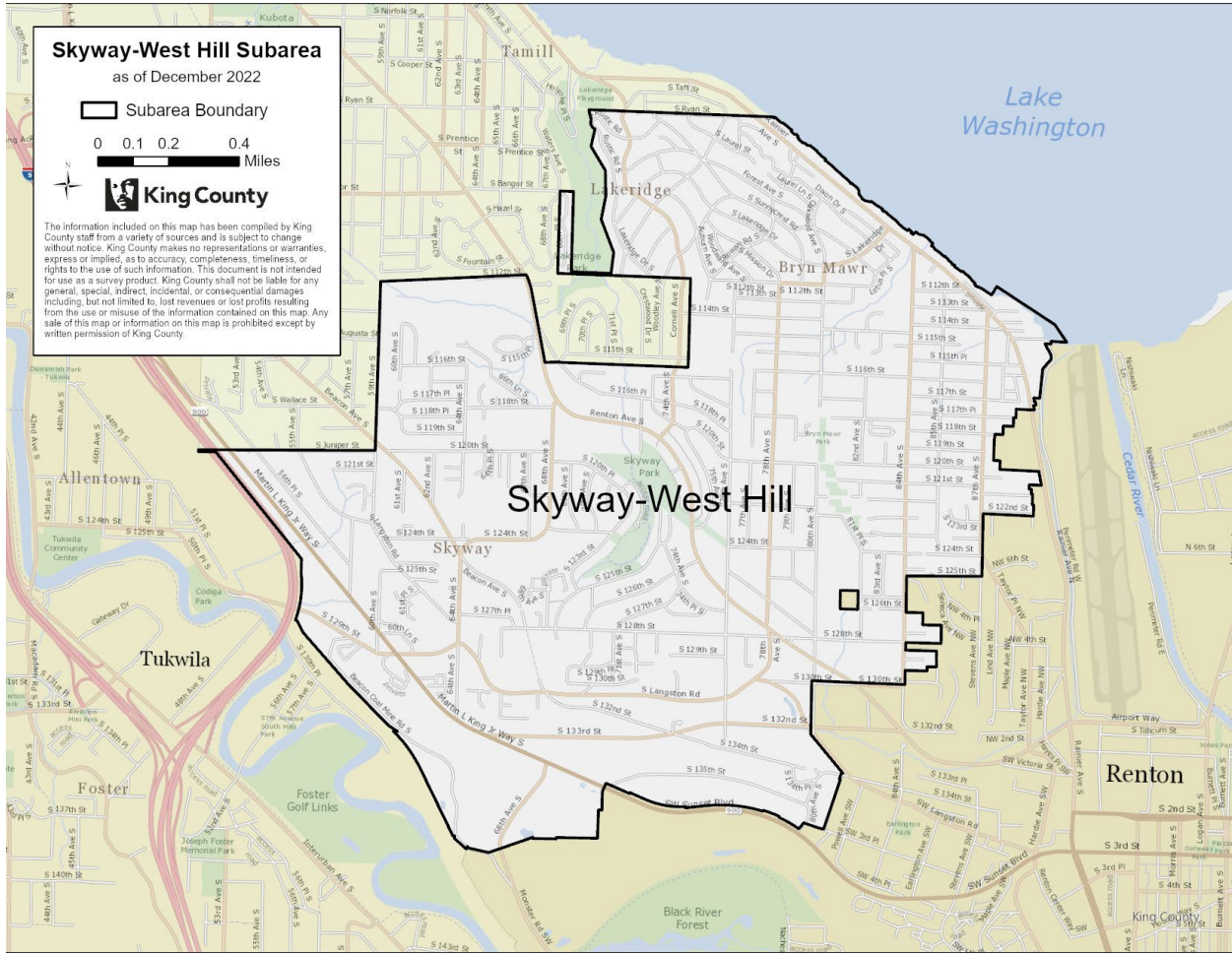
345 f. Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary
346 for all its residents to thrive and enjoy a high quality of life.

347 g. Ensure Skyway-West Hill's youth are thriving and engaged in local decision-making so they can advocate
348 for and receive the services and resources they and their families need to succeed.

349 h. Promote the development of community-desired amenities and enrich the community's diverse physical
350 and cultural assets.

351 i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of
352 equity and social justice.

353 j. Protect and enhance the existing character of the community's residential neighborhoods and enhance
354 connections between these areas and business districts.



355
356

357 **In Chapter 12 Implementation, Amendments and Evaluation, on page 12-10, amend as**
 358 **follows:**
 359

Comprehensive Plan Land Use Designations	Zoning Classifications*
Unincorporated Activity Center ((= White Center)) <u>(ac)</u>	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center <u>(cb)</u>	NB, CB, O
Neighborhood Business Center <u>(nb)</u>	NB, O
Commercial Outside of Centers <u>(co)</u>	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development <u>(upd)</u>	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High <u>(uh)</u>	R-18, R-24, R-48
Urban Residential, Medium <u>(um)</u>	R-4, R-6, R-8, R-12
Urban Residential, Low <u>(ul)</u>	R-1
Urban Growth Areas for Cities in Rural Area <u>(rx)</u>	UR The following two zones were in place in the North Bend Urban Growth Area when the comprehensive plan was adopted in 1994: I, RB
Rural Town <u>(rt)</u>	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center <u>(rn)</u>	NB
Rural Area <u>(ra)</u>	RA-2.5, RA-5, RA-10, RA-20
Industrial <u>(i)</u>	I
Forestry <u>(f)</u>	F, M
Agriculture <u>(ag)</u>	A-10, A-35
Mining <u>(m)</u>	M
Greenbelt/Urban Separator <u>(gb)</u>	R-1
King County Open Space System <u>(os)</u>	All zones
Other Parks/Wilderness <u>(op)</u>	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

Abbreviation	Zoning Classifications
A	Agricultural (10 or 35 acre minimum lot area)
F	Forest (80 acre minimum lot area)
M	Mineral
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)
UR	Urban Reserve
R	Urban Residential (base density in dwelling units per acre)
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

360