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King County

2022 Update to the 2016 King County Comprehensive Plan, ~~as adopted by Ordinance 18427, and as amended by Ordinance 18623 Ordinance 18810, Ordinance 19034, and Ordinance 19146~~

~~March-December~~ 2022

17 *In Chapter 1 Regional Growth Management Planning, in the footnote, on page 1-24,*
18 *amend as follows:*

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

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22 majority of King County's community plans are no longer in effect as separately adopted plans.^(?)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

28 ((-----

29 [?]((The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway-
30 West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community
31 Service Area Subarea Plan:))

32

33 ***Renumber the remaining footnotes consecutively and correct any internal references***
34 ***accordingly***

35

36 *In Chapter 1 Regional Growth Management Planning, following page 1-26, delete the*

37 *Land Use Map and replace with the following:*

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Land Use Map

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

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

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

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

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

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

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

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

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

79

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

81

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

88

89 **2. Community Business Centers**

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

96

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

98

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

104

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

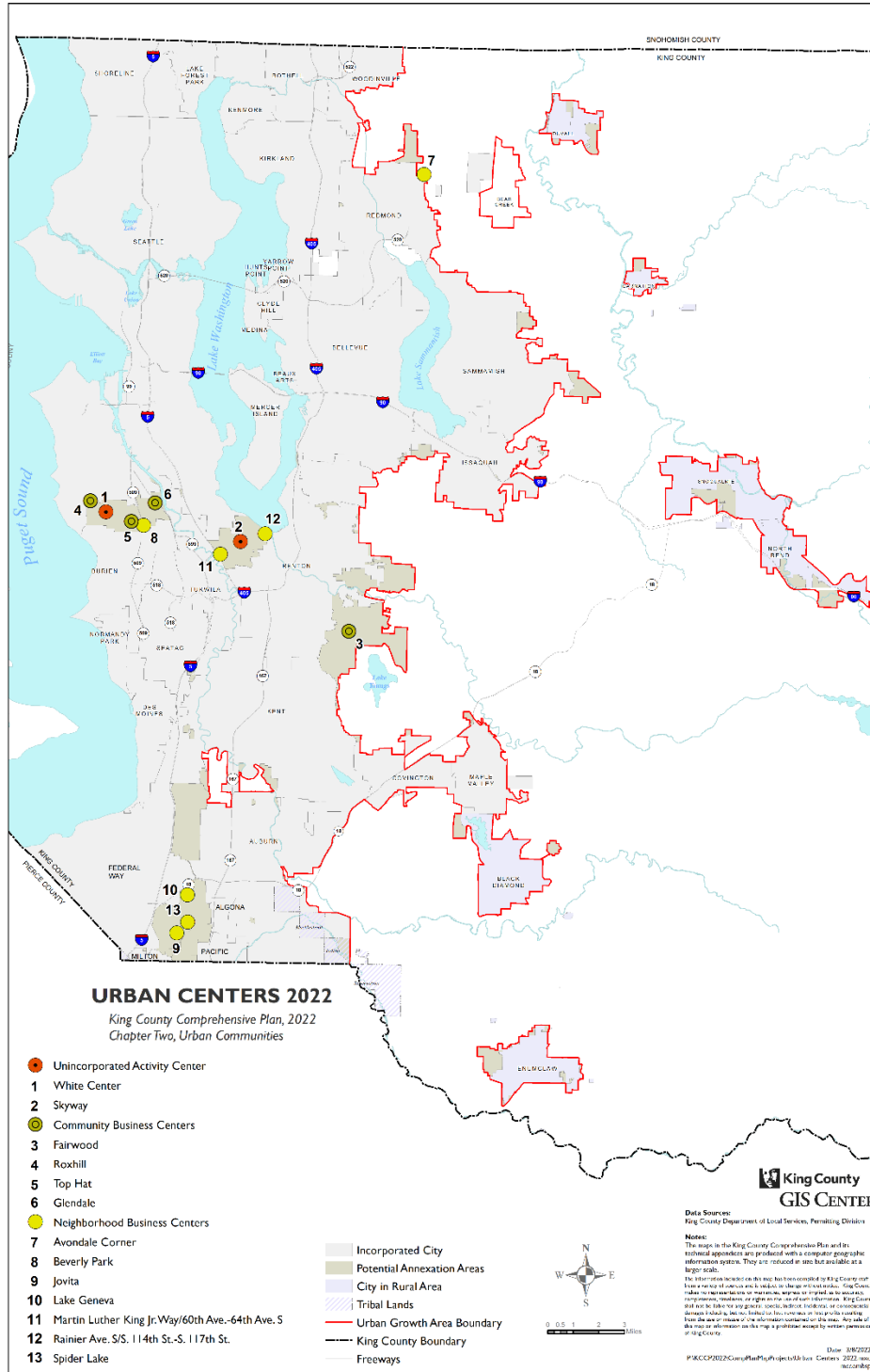
108

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

111

112

Urban Centers Map



113

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

115

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

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

148
149 ***In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:***

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

<u>Planning</u>	<u>Adoption</u>	<u>Geography</u>	<u>Other Planning</u>
((2018-21¹))	((June 2022))	((Skyway West Hill PAA))	
((2019-21²))	((June 2022))	((North Highline PAA))	
<u>2021-((22))23¹</u>	((June)) December 2023	<u>Snoqualmie Valley/NE King CSA</u>	
<u>2022-23</u>	<u>June 2024</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<u>2023-24</u>	<u>June 2025</u>	<u>Greater Maple Valley/Cedar CSA</u>	
<u>2024-25</u>	<u>June 2026</u>	<u>Fairwood PAA</u>	
<u>2025-26</u>	<u>June 2027</u>	<u>Bear Creek/Sammamish CSA</u>	
<u>2026-27</u>	<u>June 2028</u>	<u>Southeast King County CSA</u>	<u>Potential Midpoint Update</u>
<u>2027-28</u>	<u>June 2029</u>	<u>Four Creeks/Tiger Mountain CSA</u>	
<u>2028-29</u>	<u>June 2030</u>	<u>East Renton PAA</u>	
<u>2029-30</u>	<u>June 2031</u>	<u>Federal Way PAA</u>	
<u>2030-31</u>	<u>June 2032</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<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

Schedule of Community Service Area Subarea Plans

Planning	Adoption	Geography	Other Planning
2018 ((21¹)) 22	((June)) December 2022	Skyway West Hill PAA	
2019 ((21²)) 22	((June)) December 2022	North Highline PAA	
2021-22	June 2023	Snoqualmie Valley/NE King CSA	
2022-23	June 2024	No Subarea Plan	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	No Subarea Plan	Eight Year Comp. Plan Update

166

Note: ((P)) ~~Except for Skyway West Hill and North Highline, planning for each geography is anticipated to take eighteen months, beginning in July and ending the following December. After transmittal of the plan to the Council on the first business day of January, review is anticipated to last six months with adoption anticipated to occur in June.~~

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

175

In Chapter 11 Community Service Area Planning, on page 11-56, amend as follows:

176

<p>((Highline Subarea Plan:</p> <p>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</p>	<p>((West King County CSA — North Highline))</p>
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its residents; and have included outreach with the local community in their development.)

177

178 ***In Chapter 11 Community Service Area Planning, in the footnote, starting on page 11-7,***
179 ***amend as follows:***

180

181 Although the majority of the community plans are no longer in effect as separately adopted plans.^(†) in
182 many cases the published plan documents contain valuable historical information about King County's
183 communities and other information that provides background for the policies listed below and for the
184 portions of the local pre-Growth Management Act area zoning that remain in effect. The only separately
185 adopted community plan from these previous planning efforts currently in effect is the Fall City Subarea
186 Plan.

187

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

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194 ((-----

195

196 [†]((The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway
197 West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community
198 Service Area Subarea Plan)).

199

200 ***Renumber the remaining footnotes consecutively and correct any internal references***
201 ***accordingly***

202

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

204

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

209

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

212

213 **C. North Highline ~~and White Center~~ Potential Annexation Areas**

214 ((Highline has one of the longest histories of any community planning area. Between its original adoption in 1976
215 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline
216 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for
217 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and
218 SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions
219 of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has
220 grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the
221 unincorporated area population. Because the majority of the area has now transitioned into cities, none of the
222 Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in
223 1994 as part of the comprehensive plan but published separately.

224

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

227

228 **Plan History**

229 ~~In 2018, the North Highline Community Service Area Subarea Plan process began. The plan was adopted in~~
230 ~~December 2022.~~The history of prior plans for the North Highline subarea is as follows:

231

- 232 • 1976 SeaTac Communities Plan. The adoption of the SeaTac Communities Plan pre-dated adoption of the
233 Growth Management Act.
- 234 • 1977 Highline Community Plan and 1981 Area Zoning. In 1977, King County adopted the Highline
235 Community Plan,⁺⁵ which covered a large area of then-unincorporated King County that today includes
236 the Cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the currently unincorporated
237 North Highline neighborhoods of White Center and Glendale. The plan was supplemented in 1981 by an
238 Area Zoning Plan,⁻⁶ which implemented zoning consistent with the land use policies of the Highline
239 Community Plan.
- 240 • 1994 White Center Community Action Plan and Area Zoning. In 1994, King County augmented the
241 Highline Community Plan with the adoption of the White Center Community Action Plan and Area
242 Zoning (Action Plan),⁻⁷ a ~~wide-ranging~~ community planning document that implemented new zoning for
243 White Center, in addition to establishing goals in the areas of health and human services, economic and

244 community development, and environmental protection. The Action Plan was designed as a six- to ten-year
245 plan for the area ~~and it was prepared in conformance with the Growth Management Act~~ and incorporated
246 as part of the 1994 King County Comprehensive Plan.^{4,8}

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

250

251 **Vision and Guiding Principles**

252

253 Community-North Highline Vision

254

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

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

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271 _____

272 ⁴Ordinance 3530

273 ²Ordinance 5453

274 ³Ordinance 11568

275 ⁴Ordinance 13273 removed references to community plans, including the Highline Community Plan,
276 which in effect repealed the Community Plan; however, the Action Plan remained active.

277 Guiding Principles

278

279 The following guiding principles support the community vision and were used by the County to inform and direct
280 the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and

281 ~~work with the community on the Subarea Plan, drawing from other community-led or focused efforts in North~~
282 ~~Highline. They express the community's sentiments around a range of community issues discussed during the~~
283 ~~planning process.~~

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

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

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

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

292 ~~e. We support residents, especially children, youths, and young adults, with services and resources they and~~
293 ~~their families need to succeed.~~

294 ~~f. We promote the development of community-desired amenities to improve aesthetics, enrich the~~
295 ~~community's diverse physical and cultural assets, and support gathering together as a community.~~

296 ~~g. We support regulations and investments that result in a safe, secure, and healthy community and~~
297 ~~compatible development.~~

298 ~~h. We support residents growing their work interests, skills, and wages.~~

299 ~~i. We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking~~
300 ~~and biking trails.~~

301 ~~j. We can access jobs and amenities in the region and in our community without relying on automobiles.~~

302 ~~The following guiding principles support the community vision and informed and directed the development of the~~
303 ~~Subarea Plan:~~

304 ~~• We are proud of our community and continue to share our collective history with others and to invest in~~
305 ~~this place, our home away from home for current residents and their future generations.~~

306 ~~• We support community investments and programs that reduce the risks, and mitigate the impacts, of~~
307 ~~residential, economic, and cultural displacement.~~

308 ~~• We live in thoughtfully designed housing and commercial spaces where inter-generational households and~~
309 ~~legacy businesses can stay and where affordability and ownership are realized.~~

310 ~~• We support a thriving and equitable economy, with ethnically diverse, community-minded, small business~~
311 ~~owners, entrepreneurs, and employers.~~

312 ~~• We support residents, especially children, youth, and young adults, with services and resources they and~~
313 ~~their families need to succeed.~~

314 ~~• We promote the development of community desired amenities to improve aesthetics, enrich the~~
315 ~~community's diverse physical and cultural assets, and support gathering together as a community.~~

316 ~~• We support regulations and investments that result in a safe, secure, and healthy community and~~
317 ~~compatible development.~~

318 ~~• We support residents growing their work interests, skills, and wages.~~

319 ~~We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and~~
320 ~~biking trails.-----~~

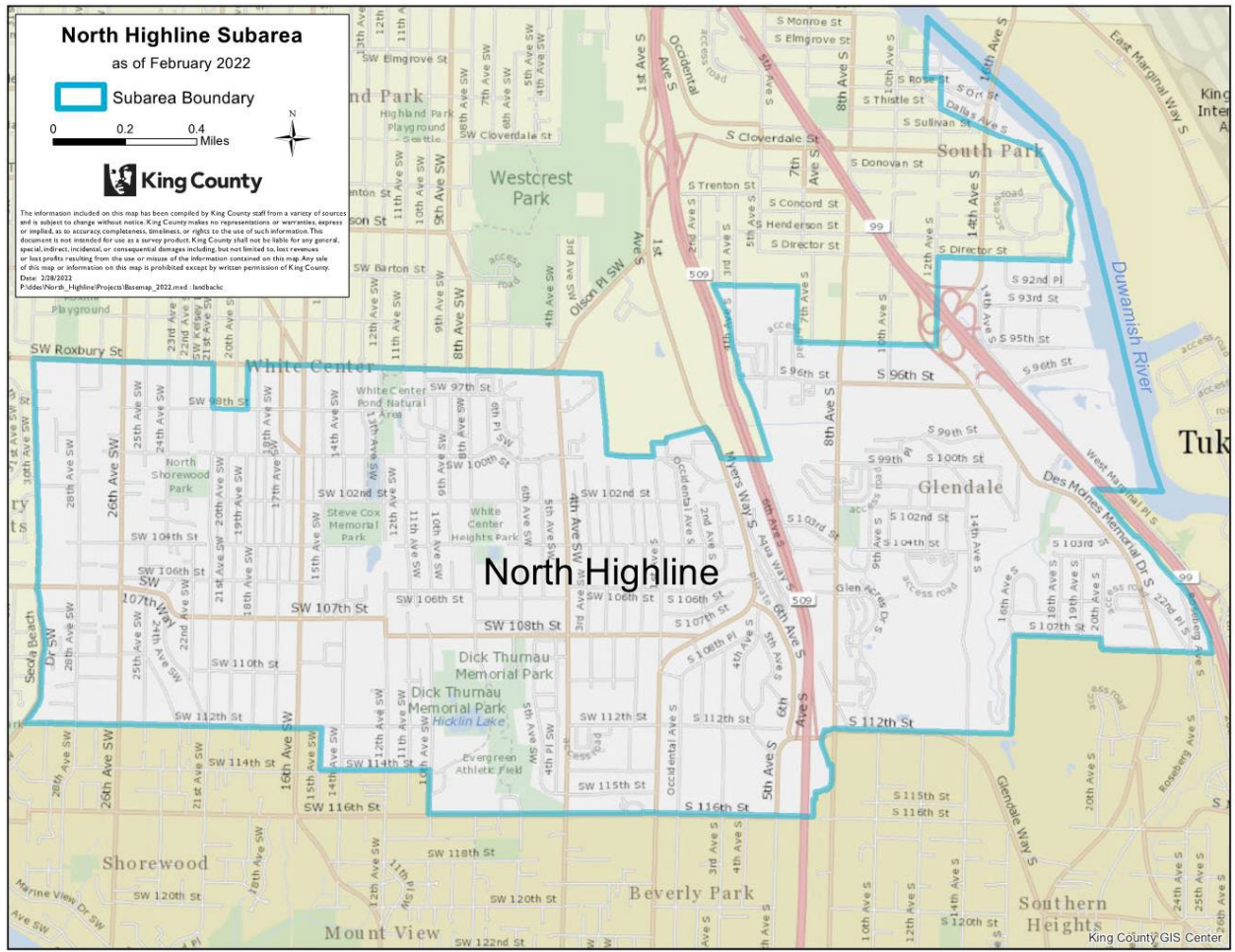
321 ⁵ Ordinance 3530

322 ⁶ Ordinance 5453

323 ⁷ Ordinance 11568

324 ⁸ Ordinance 13273 removed references to community plans, including the Highline Community Plan, which in effect
325 repealed the Community Plan; however, the Action Plan remained active.

326



328

329

D. Skyway-West Hill Potential Annexation Area

331

Plan History

333

In 2018, the Skyway West Hill Community Service Area Subarea Plan process began. The plan was adopted in December 2022. The history of prior plans for the subarea is as follows:

336

- 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)) County's first Growth Management Act compliant Comprehensive Plan, which was adopted in 1994.

340

- 341 • Community-led Skyway-West Hill Action Plan. In 2014 and 2015, the County (~~adopted Motion 14221~~
342 ~~and 14351, which called for a comprehensive update to the West Hill Community Plan. Around this same~~
343 ~~time, the County was also providing~~) provided technical assistance to a community-led effort to update
344 some elements of the Community Plan. This community-led effort resulted in the development of (~~a~~
345 ~~local~~) the Skyway-West Hill Action Plan, (~~which~~) or SWAP. The SWAP was proposed (~~to be~~) as an
346 addendum to the existing Community Plan as part of the 2016 Comprehensive Plan update(~~The~~), but
347 the County ultimately did not adopt the (~~Action Plan in 2016,~~) SWAP. Instead, (~~as~~) the County (~~also~~),
348 as part of its ~~reinitiated its Subarea Planning Program(~~The County has~~), and committed to work with the~~
349 ~~community to (~~complete a Community Service Area Subarea Plan (~~that includes a review of the Action~~~~~~
350 ~~Plan and an~~) update the Community Plan).
351 • Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway West Hill Subarea Plan. (~~A process to~~
352 ~~develop the Community Service Area Subarea Plan was initiated in 2018.~~) As part of the 2020
353 Comprehensive Plan update, the County adopted a Land Use Strategy, Phase 1 of the Skyway-West Hill
354 Subarea Plan, that outlined the potential policy and implementation steps for land use development in
355 Skyway-West Hill. The Land Use Strategy called for the County to continue working with the community
356 to develop the Skyway-West Hill Community Service Area Subarea Plan ~~to replace the West Hill~~
357 ~~Community Plan and incorporate the Land Use Strategy.~~
358
359 ((A)) In December 2022, the County adopted the Skyway-West Hill Community Service Area Subarea Plan (~~that~~),
360 which replaces the West Hill Community Plan (~~is expected to be adopted in 2022~~) and the Land Use Strategy.
361 (~~The Subarea Plan will be developed based on a scope of work developed with the community.~~) The 2022 subarea
362 plan (bound as a separate document) is adopted as an element of the King County Comprehensive Plan.
363

364 **Vision & Guiding Principles**

365 Community-Skyway-West Hill Vision

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

370 Skyway West Hill will grow into a vibrant, walkable, neighborhood where housing is affordable and local,
371 community based businesses are thriving. Skyway West Hill will be an ethnically diverse and civically engaged
372 community where the collective voice, wisdom, and expertise of its residents and business owners are vital in
373 ongoing civic decision-making.
374
375
376

377 Guiding Principles

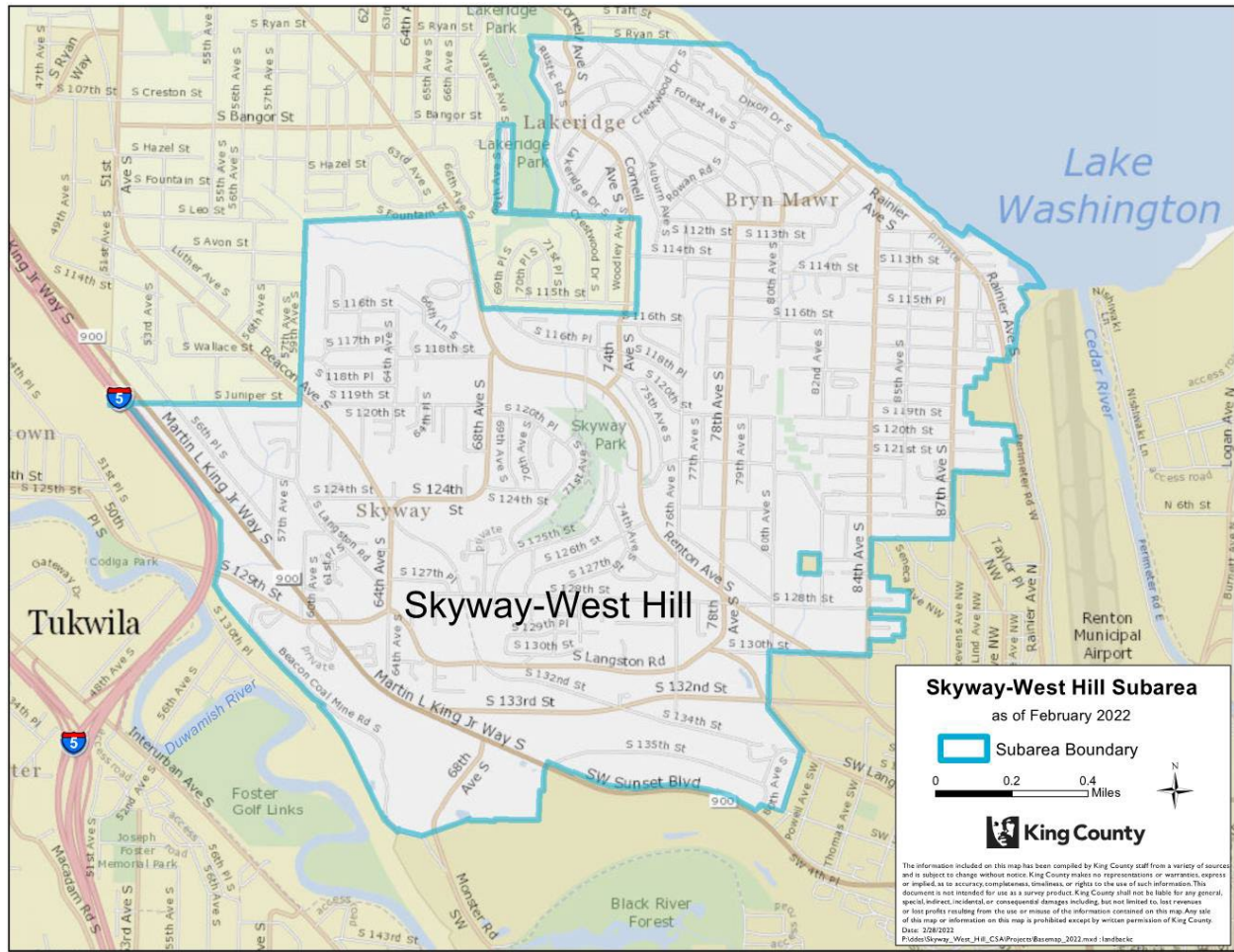
378
379 The following guiding principles support the community vision and were used by the County to inform and direct
380 the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and
381 work with the community on the Subarea Plan, drawing from prior community planning efforts, such as the
382 Skyway-West Hill Action Plan, and other community conversations. They express the community's sentiments
383 around a range of community issues discussed during the planning process.

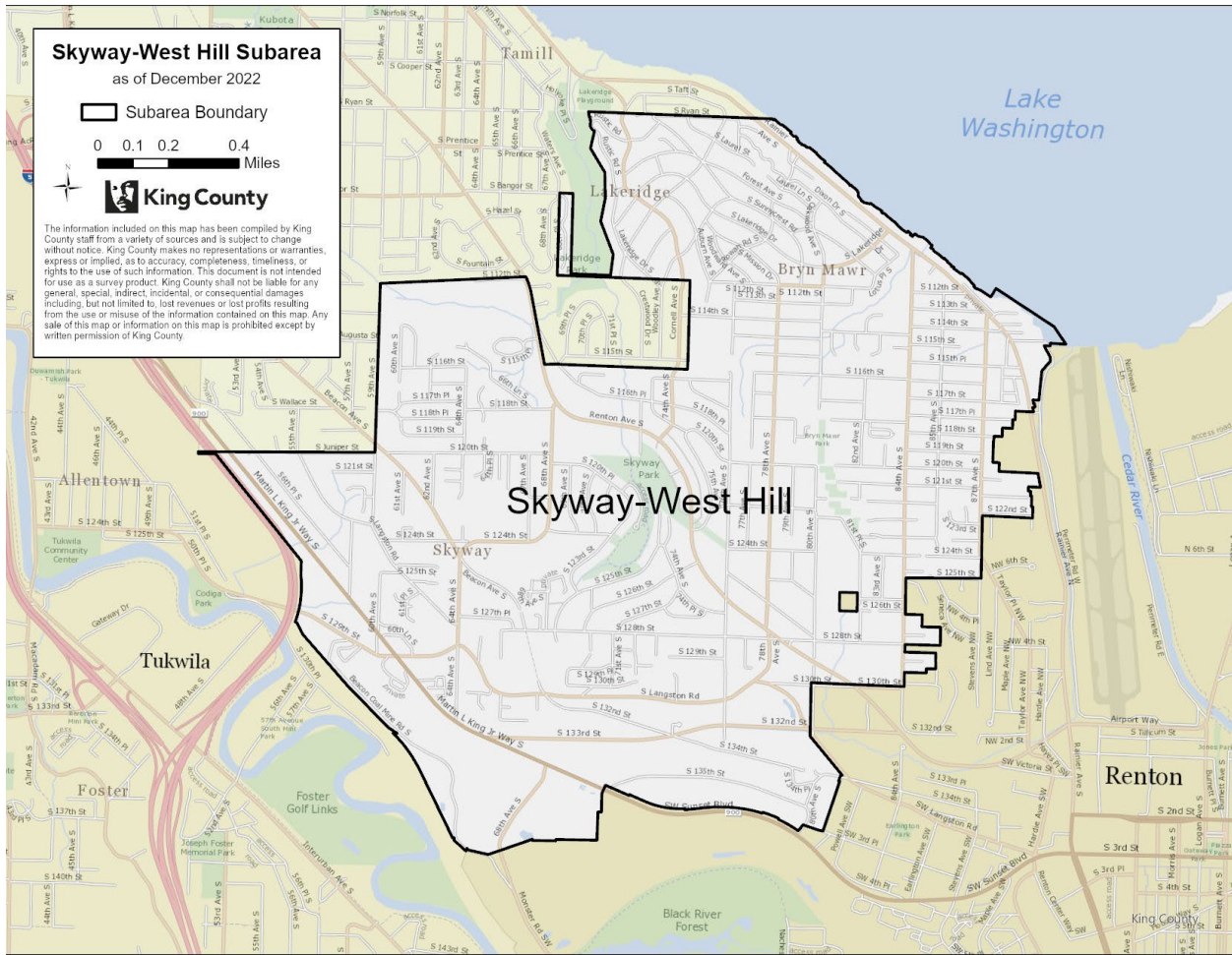
- 384 a. Support community health by providing opportunities to access fresh foods, as well as routes and trails for
385 walking and bicycling.
- 386 b. Create healthy connected neighborhoods where residents have safe and adequate means to connect with
387 their neighbors, schools, community services and programs, and local businesses.
- 388 c. Encourage equitable development by promoting access to a variety of housing choices, incentivizing the
389 creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating
390 neighborhood character.
- 391 d. Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to
392 succeed and jobs for area residents.
- 393 e. Protect existing and create new affordable housing that focuses on preventing displacement and providing
394 options and opportunities for Skyway-West Hill residents to remain in their community.
- 395 f. Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary
396 for all its residents to thrive and enjoy a high quality of life.
- 397 g. Ensure Skyway-West Hill's youth are thriving and engaged in local decision-making so they can advocate
398 for and receive the services and resources they and their families need to succeed.
- 399 h. Promote the development of community-desired amenities and enrich the community's diverse physical
400 and cultural assets.
- 401 i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of
402 equity and social justice.
- 403 j. Protect and enhance the existing character of the community's residential neighborhoods and enhance
404 connections between these areas and business districts.

405 The following guiding principles support the community vision and were used to inform and direct the development
406 of the Subarea Plan. The guiding principles were developed over several years of dialogue and work with the
407 community on the subarea plan, drawing from prior community planning efforts and other community
408 conversations. They are intended to express the community's sentiments.

- 409 • Support community health by providing opportunities to access fresh foods, as well as routes and trails for
410 walking and bicycling.

- 411 • ~~Create healthy connected neighborhoods where residents have safe and adequate means to connect with~~
412 their neighbors, schools, community services and programs, and local businesses.
- 413 • ~~Encourage equitable development by promoting access to a variety of housing choices, incentivizing the~~
414 creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating
415 neighborhood character.
- 416 • ~~Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to~~
417 succeed and jobs for area residents.
- 418 • ~~Protect existing and create new affordable housing that focuses on preventing displacement and providing~~
419 options and opportunities for Skyway West Hill residents to remain in their community.
- 420 • ~~Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary~~
421 for all its residents to thrive and enjoy a high quality of life.
- 422 • ~~Ensure Skyway West Hill's youth are thriving and engaged in local decision making so they can advocate~~
423 for and receive the services and resources they and their families need to succeed.
- 424 • ~~Promote the development of community desired amenities and enrich the community's diverse physical~~
425 and cultural assets.
- 426 • ~~Inform all policies, regulations, and County actions affecting Skyway West Hill with the principles of~~
427 equity and social justice.
- 428 • ~~Protect and enhance the existing character of the community's residential neighborhoods and enhance~~
429 connections between these areas and business districts.





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433 **In Chapter 12 Implementation, Amendments and Evaluation, on page 12-10, amend as**
 434 **follows:**
 435

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

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