

12/10/24

North Highline Urban Design
Standards
(PO)

[J. Ngo]

Sponsor: Mosqueda

Proposed No.: 2023-0440.2

1 **AMENDMENT TO STRIKING AMENDMENT S1 TO PROPOSED ORDINANCE**

2 **2023-0440, VERSION 2**

3 On page 228, after line 4947, insert:

4 " NEW SECTION. SECTION 136. There is hereby added to K.C.C. chapter
5 21A.06 a new section to read as follows:

6 Mobile vendor: a business that sells food, drinks, goods, or merchandise from a
7 motor vehicle, cart, trailer, tent, or table, that is capable of being set up and taken down in
8 one day, is readily movable, and would not qualify as a structure under K.C.C.
9 21A.06.1255."

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11 Renumber the remaining sections and subsections consecutively and correct any internal
12 references accordingly.

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14 On page 409, strike lines 8140 through 8149, and insert:

15 "1. All new buildings or substantial improvements to developments in the CB,
16 NB, RB, O, R-12, R-18, R-24, and R-48 zones; and

17 2. Modification to any existing building that affects its exterior appearance in the

18 White Center unincorporated activity center land use designation, except for single

19 detached dwelling units. When only exterior appearance modifications are proposed, only
20 portions of the building being modified shall be subject to the design standards that are
21 applicable to that change.

22 C. The following are exempt from the North Highline urban design standards:

23 1. New or substantially improved residential-only development with less than
24 ten dwellings;

25 2. Developments with a minimum of twenty percent of units affordable to
26 households at or below seventy percent AMI; and

27 3. Mobile vendors, regardless of the amount of time present on a site."

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29 On page 425, strike lines 8356 through 8357, and insert:

30 "A. The provisions of this section shall apply to projects subject to the North
31 Highline urban design standards under K.C.C. 21A.60.010.B.1., as recodified by this
32 ordinance.

33 B. A preapplication conference, in accordance with K.C.C. 20.20.030, is required
34 ~~((for all projects subject to the North Highline urban design standards))~~. The applicant
35 shall"

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37 On page 425, line 8363, after "subsection" strike "A.3" and insert "~~((A.3.))~~ B.3."

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39 On page 427, at the beginning of line 8407, strike "B." and insert "~~((B.))~~ C."

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41 On page 428, line 8418, after "subsection" strike "A." and insert "~~((A.))~~ B."

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43 On page 428, at the beginning of line 8426, strike "C." and insert "~~(C.)~~ D."

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45 On page 428, at the beginning of line 8429, strike "D." and insert "~~(D.)~~ E."

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47 On page 429, at the beginning line 8444, strike "E." and insert "~~(E.)~~ F."

48

49 **EFFECT prepared by J. Ngo:** Revises the applicability section of the North Highline
50 urban design standards as follows:

- 51 - Changes the requirement from “new and substantially improved development” to
- 52 “new buildings and substantial improvements to developments” to use defined
- 53 terms in K.C.C. chapter 21A.06.
- 54 - Adds a provision stating that when exterior modifications are proposed, only the
- 55 portions of the building being modified are subject to the design standards.
- 56 - Exempts mobile vendors from meeting the design standards.
- 57 - Adds a definition of mobile vendors.
- 58 - Limits the pre-application and community meeting requirements to new buildings
- 59 and substantially improvements to developments.