



King County

ADDENDUM

to Existing Environmental Documents

for the 2022 Amendments to

the King County Comprehensive Plan

Department of Local Services – Permitting Division

September 2022

Prepared in Compliance with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C, Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Revised SEPA Guidelines, Effective April 4, 1984
And
King County Code Chapter 20.44

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Fact Sheet

Project Title and Description:	<p>2022 update to the 2016 King County Comprehensive Plan (2022 Update) including:</p> <ul style="list-style-type: none">• Amendments to the text and maps 2016 King County Comprehensive Plan related to the Skyway-West Hill and North Highline Subarea Plans,• The Skyway-West Hill and North Highline Community Service Area Subarea Plans,• Land use designation and zoning classification amendments affecting the two subareas listed above, as well as one parcel in the Fall City Rural Town and on parcel in a Rural Neighborhood Commercial Center near the City of Maple Valley, and• A proposed Ordinance adopting the Skyway-West Hill and North Highline Community Service Area Subarea Plans, and including a new inclusionary housing regulations and other related changes to development regulations.
Name and Address of Proponent	<p>Kevin LeClair, Strategic Planning Manager King County Department of Local Services – Permitting Division 919 SW Grady Way, Suite 300 Renton WA 98057 206-477-2717 kevin.leclair@kingcounty.gov</p>
Proposed date for Implementation	<p>The effective date is established during County Council adoption. Typically, the effective date will be within a month of adoption.</p>
Name and Address of Lead Agency Responsible Officials:	<p>Ty Peterson SEPA Responsible Official for Permitting 919 SW Grady Way, Suite 300 Renton, WA 98057 (206) 477-0449</p>
List of Permits and Approvals:	<p>Adoption by Metropolitan King County Council</p>
Authors and Contributors:	<p>Department of Local Services – Permitting in consultation with the Performance Strategy and Budget’s Office of Regional Planning</p>
Date of Issuance:	<p>October 7, 2022</p>

Public Meetings: A public hearing on proposed Ordinance No. 2022-0162 before the Metropolitan King County Council is planned for on November 22, 2022. The public hearing is planned to be held at the King County Courthouse, 516 3rd Avenue, Room 1001, Seattle, Washington. The hearing will also be available remotely to comply with the Washington State Governor's Declaration 20-28, as amended, regarding the Open Public Meetings Act. Information on the public hearing and how to submit public comment can be found at this website:
https://www.kingcounty.gov/council/committees/full_council.aspx.

Agency Action and projected date for action: Adoption by Metropolitan King County Council is scheduled to occur by December 6, 2022

Subsequent Environmental Review: Some of the potential amendments will require supplemental environmental review prior to adoption.

Location of Background Data & Supporting Documents: The SEPA DS, Addendum and related documents are available on the King County website(s) at:
<https://kingcounty.gov/depts/local-services/permits/public-notices.aspx>
<https://kingcounty.gov/depts/local-services/permits/planning-regulations/2022-executive-recommended-plan.aspx>
<https://kingcounty.gov/depts/local-services/permits/planning-regulations/subarea-plans.aspx>

Overview of the Environmental Review Process

The Growth Management Act, adopted by the Washington State Legislature in 1990, established an overall framework for cooperative and coordinated planning in Washington State. It requires counties and cities to work together to plan for orderly development. In 1994, King County complied with the Growth Management Act through its adoption of Countywide Planning Policies and the King County Comprehensive Plan (Comprehensive Plan or Plan).

The Comprehensive Plan, and its supporting documents, is the long-range guiding policy document for all land use and development regulations in unincorporated King County, and for countywide regional services such as transit, solid waste, wastewater treatment, parks, trails, and open space. The function of the Countywide Planning Policies is to provide policy guidance for the orderly development of King County and its cities while the Comprehensive Plan outlines an overall vision for King County and the region. The Comprehensive Plan offers policy direction related to urban land use, rural land use, natural resource lands, housing and human services, the natural environment, shorelines, facilities and services, transportation, parks and recreation, cultural resources, energy and communications, community planning, and implementation.

The Growth Management Act requires that all proposed amendments to a comprehensive plan be considered no more than once a year and that they are considered concurrently so that the cumulative effect of various proposals are considered as one consolidated package. Every ten years the urban growth area must be reviewed for adequate countywide capacity.

Under King County regulations, small routine or technical changes can be made to the Comprehensive Plan every year, but large changes including policy amendments and the urban growth area boundary amendments can be made only once every four years. A major update occurred in 2000. The 2004 update was the second major update and the first mandated review of the capacity of the urban growth area. A third major update was adopted in 2008. A fourth major update was adopted in 2012; this was the statutory update required under the State Growth Management Act. This was also the first update following the adoption of VISION 2040 – the central Puget Sound region's four-county regional growth plan. VISION 2040 contains the Multicounty Planning Policies which, similar to the Countywide Planning Policies, provide policy guidance for the coordinated and orderly development of King County and its cities. Also in 2012, the Countywide Planning Policies were updated to be consistent with the Multicounty Planning Policies. The fifth and sixth major updates were adopted in 2016 and 2020, respectively. Then, in October 2020, VISION 2050 was adopted as an update to the multi-county growth policies. Then, the 2021 Countywide Planning Policies were adopted in April 2022.

The 2022 Comprehensive Plan update is a limited scope "annual amendment" and subject to the rules for annual amendments, under the Growth Management Act. King County's next statutory update is required in 2024.

The State Environmental Policy Act (SEPA), as codified in Chapter 43.21C Revised Code of Washington, and rules as adopted in King County Code Chapter 20.44, guide the environmental review of the amendments to the King County Comprehensive Plan. Under King County Code Chapter 20.44, implementation of SEPA is the responsibility of the Executive branch. SEPA is intended to ensure that

environmental values are considered during decision-making by state and local agencies.¹ SEPA procedures require agencies to identify and evaluate whether the proposed project or action will have probable significant adverse environmental impacts, and where appropriate, to develop mitigation measures that will reduce adverse environmental impacts.² Proposals with impacts are subject to the County's SEPA substantive authority to approve, deny, or approve with conditions to mitigate the impacts.³

Mitigation is the avoidance, minimization, rectification, compensation, reduction, or elimination of adverse impacts to built and natural elements of the environment. Mitigation required under existing local, state, and federal rules may not be sufficient to avoid, minimize, or compensate for significant impacts. It may also be possible to work cooperatively with the proponent to make changes to the proposal that will reduce and eliminate the significant adverse impacts.⁴

Updates to Comprehensive Plans are considered a "non-project action" under SEPA. A nonproject action environmental review is prepared for planning decisions that provide the basis for later project review.⁵ If the nonproject action is a comprehensive plan or similar proposal that will govern future project development, the probable impacts need to be considered of the future development that would be allowed.⁶ The degree of detail in an environmental review must be commensurate with the importance of the environmental impacts.⁷

To comply with the State Environmental Policy Act, in 1994 King County issued environmental impact statements (EISs) for the Countywide Planning Policies and Comprehensive Plan. King County issued addenda to the Comprehensive Plan EIS in 1995, 1996, 1997, and 1998. In 2000, King County issued a Supplemental EIS for the Comprehensive Plan.

Environmental review for the 2004 Comprehensive Plan included review of all existing environmental documents and issuance of an Addendum, which adopted existing environmental documents and assessed the environmental effects associated with the Executive Recommended Plan dated March 1, 2004.

Environmental review for the 2008 review of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2008 and the amendments approved by the King County Council Growth Management and Unincorporated Areas Committee.

Environmental review for the 2012 update of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2012, the amendments approved by the King County Council Transportation, Environment, and Economy Committee, and items preserved by

¹ *State Environmental Policy Act Handbook*. Washington State Department of Ecology. Updated 2018. Page 1.

² Washington Administrative Code, 197-11-794, -782, -752, -330. *State Environmental Policy Act Handbook*. Page 6.

³ King County Code, 20.44.080.

⁴ *State Environmental Policy Act Handbook*. Page 21.

⁵ *Ibid.* Page 46.

⁶ *Ibid.* Page 64.

⁷ *Ibid.* Page 135.

the County Council in the Public Hearing Notice when the Plan was considered for adoption by the full Council.

Environmental review for the 2016 update of the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated March 1, 2016, the amendments approved by the King County Council Transportation, Environment, and Economy Committee, and items preserved by the County Council in the Public Hearing Notice for when the Plan was considered for adoption by the full Council.

Environmental review for the 2020 update to the Comprehensive Plan occurred through the issuance of an Addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, dated September 30, 2020. The King County Council Mobility and Environment Committee issued multiple amendments to the Executive Recommended Plan in June and July of 2020. An updated Addendum to the existing environmental documents was issued on July 6, 2020. The Addendum found that the 2020 Comprehensive Plan update fit within the range of past environmental reviews and did not substantially change the analysis of significant impacts and alternatives in the environmental documents.

Environmental Review of Amendments Included in the Council Action

Summary of Proposal

The proposal is an update of the King County Comprehensive Plan and the review is conducted per the provisions in Chapter 43.21c, Revised Code of Washington and King County Code 20.44. The update includes amendments and additions to the text, maps, and policies of the Comprehensive Plan, Community Service Subarea Plan for the Skyway-West Hill and North Highline subarea, amendments to land use designations and zoning classifications for these two subareas and two additional parcels outside of the subareas, and amendments to the development regulations and King County Code, which implement the Comprehensive Plan.

1. Non-Substantive Amendments

The update includes updates to maps for consistency with the proposed Land Use Map Amendments. Amendments have also been made to remove footnotes referring to past planning processes that are now completed with this update. These changes are non-substantive amendments intended to increase internal consistency and readability of the Plan and the implementing regulations. These changes are anticipated to have no probable significant adverse environmental impacts.

Individual Comprehensive Plan Chapter Amendments

The following analysis considers the effects of amendments to the Plan and development regulations that are substantive in nature.

2. Chapter 2: Urban Communities

Proposal

The following amendments are proposed:

- Amends two policies to remove reference to White Center Unincorporated Activity Center as the only unincorporated activity center designated in the Comprehensive Plan.
- Removes three policies regarding the White Center Unincorporated Activity Center.
- Amends text in the chapter for consistency about urban center designations.

Background

With the majority of King County residents living and working in the urban area, this chapter includes policies that guide urban development with the goal of creating healthy, sustainable communities. This chapter contains text and policies regarding development of Urban Communities, as well as planning in the Potential Annexation Areas.

Analysis

The amendment updates policy to consistent with the new designation of the Skyway Unincorporated Activity Center. This amendment is not likely to change the range of uses or the amount of commercial or residential development expected within the designated urban centers. New, or significantly redeveloped residential development within the unincorporated activity centers will be required to include a percentage of affordable housing units to comply with the inclusionary housing regulations discussed later. These amendments are not anticipated to have significant adverse environmental impacts and will comply with all existing environmental regulations and standards.

3. Chapter 11: Community Service Area Subarea Planning

Proposal

The following amendments are proposed:

- Amends the policy describing the components of the Community Service Area subarea planning program by adding sub-bullet directing the county to provide resources for implementation of subarea plans and community needs list priorities.
- Amends text to reflect the completion of work on the Skyway-West Hill Subarea Plan that was in progress during the 2020 Update of the Comprehensive Plan.
- Amends the Schedule of Community Service Subarea Plan to reflect adoption of the 2022 Update to the Comprehensive Plan and the Skyway-West Hill and North Highline Subarea Plans.
- Amends text to include planning histories, visions and guiding principles, maps for the Skyway-West Hill and North Highline subareas of the West King County Community Service Areas.

Background

King County's community plans are no longer in effect as separately adopted plans. In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the Bear Creek, East Sammamish, Northshore, Newcastle, Soos Creek, Tahoma/Raven Heights, Enumclaw, and Snoqualmie Valley Community Plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to provide historical context. In general, these policies will be retained until such time as the community plan is updated around the geography of the Community Service Areas subarea planning program.

In 2016, King County reinstated its Community Service Area subarea planning program. The subarea planning approach was subsequently revised in 2018 through Motion 15142 which adopted the Subarea Plan Restructure, and through Ordinance 18810, which adopted to the 2018 Comprehensive Plan. Then, in 2020, the subarea planning approach was revised again through Ordinance 19146, which adopted the 2020 Update to the Comprehensive Plan. The 2020 program revisions broadened the scope of the program and included enhanced community engagement centered around equity and social justice, a renewed focus on performance metrics, a clarified the role of the King County Council, and directed the creation of a Community Needs List for each Community Service Area geography. The 2020 Update also revised the timeline for subarea plan development to include 18 months for plan development with the community and six months for plan review and adoption with the King County Council. The overall timeline from plan initiation to adoption remained at 24 months.

Analysis

The scope of the subarea planning program includes close collaboration with community and allows for integration of County provided services across multiple topic areas. The subarea planning program seeks to make positive impact on the lives and livelihoods of the people and businesses in the subarea by establishing community vision and subarea-specific policies that are consistent with Comprehensive Plan and prioritize the needs of the local community.

The amendments included in this proposal to do not change the scope of the subarea planning program or the overall planning schedule adopted in 2020. The amendments are anticipated to improve implementation of the policies in the comprehensive plan, subarea plans, and delivery of the community needs list. The amendments are not likely to cause any significant adverse environmental impact.

The other amendments are minor and reflective of changes and decision made in other parts of the Plan. These changes are anticipated to have no probable significant adverse environmental impacts.

4. Chapter 12: Implementation, Amendments and Evaluation

Proposal

The following amendment is proposed:

- Amend the Land Use Designations and Zoning Classifications table to remove reference to White Center as the only unincorporated activity center.

Background

This chapter describes how the policies should be implemented and monitored, major actions that will occur to implement the plan, the process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle from the four-year cycle and discusses the role of zoning in the planning process. This chapter contains text and policies regarding comprehensive plan Amendments, Review and Evaluation, Relationship to Other Implementing King County Codes, and the Comprehensive Plan Workplan.

Analysis

This amendment is technical in nature and does not change the range of allowed zoning classifications in the unincorporated activity center land use designation. This amendment is anticipated to have no probable significant adverse environmental impacts.

Map Amendments

5. Map Amendment 1: Skyway-West Hill Subarea – Skyway Business District – Designation to Skyway Unincorporated Activity Center

Proposal

This amendment establishes a new Unincorporated Activity Center in the economic core of Skyway-West Hill. It amends the land use designation from Community Business Center, Urban Residential High, and Urban Residential Medium to Unincorporated Activity Center on parcels in the Skyway Business District, high and medium-residential areas in the vicinity, and surrounding Skyway Park.

The following zoning amendments are also proposed:

- Amends the zoning classification from R-24-P to CB-P-SO on parcels adjacent to the Skyway Business District.
- Amends the zoning from R-6 to CB on a vacant parcel located adjacent to the Skyway Business District and located beneath the Seattle City Light powerlines.
- Amends the zoning from R-6 to R-12 on parcels near other high-density residential zones, and along the east side of Renton Avenue South linking the two ends of the Skyway Business District.
- Amends the zoning from R-6-P to R-12 on parcels located on either side of Renton Avenue South, north of South 128th Street, south of South 124th Street, and east of the Skyway Business District.
- Amends the zoning from R-12-P to R-12 on parcels located on the north side of Renton Avenue South and west of 78th Avenue South by removing P-suffix development condition WH-P05 requiring provision of affordable housing with new development.
- Amends the zoning from R-6 to NB on parcels on the west side of Renton Avenue South between the two ends of the Skyway Business District and establishes a new Skyway Microenterprise Special District Overlay to promote small-scale commercial opportunities and to provide for pedestrian-oriented retail and service uses.

This amendment retains P-suffix development condition WH-P11, limiting the establishment of new marijuana retail uses in the subarea, and expands Special District Overlay SO-050, requiring pedestrian-oriented retail and employment uses.

NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated implementing map amendments, the County proposes 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.

Analysis

This amendment changes the comprehensive plan land use designation of Skyway Business District and proximate high and medium-density residential areas. The unincorporated activity center designation indicates the long-term goal of focusing development and investment in this area subarea. The unincorporated activity center land use designation is associated with the mandatory affordable housing requirements in the proposed Ordinance adopting these amendments. The requirement for affordability is accompanied by allowances to exceed the base density in the zone to offset some of the cost of providing the affordable housing units. The amendment of the land use designation is anticipated to have no probable significant environmental impact. The allowance to exceed the base density is discussed in a later section of this addendum.

This amendment changes the zoning on 108 parcels cover about 20 acres. The amendment from R-6 to R-12, NB, and CB would increase the allowed maximum impervious surface from 70 percent to 85 percent. If developed to the allowed maximum, the impervious surface could total up to 17 acres. Much of the affected area is already developed, however no inventory of existing impervious surface exists. New development would be required to comply with current storm and surface water construction standards.

This amendment increases the zoned capacity for residential dwelling units on the parcels going from R-6 to R-12, NB, and CB. This increase in capacity may result in increased traffic and parking in the vicinity of the affected areas. New development would be required to comply with current road design and construction standards, as well as parking requirements.

This amendment is anticipated to have no probable significant adverse environmental impacts.

6. Map Amendment 2: Skyway-West Hill Subarea – Martin Luther King Jr. Way South – Residential Density Increase

Proposal

Amends the zoning classification from R-24-P-SO to R-48-P-SO and from R-24-P to R-48-P of parcels adjacent to and west of Martin Luther King Jr. Way South. The parcels comprise a former industrial site with numerous development challenges.

The parcels with frontage on Martin Luther King Jr. Way South are also subject to P-suffix development condition WH-P09 and Special District Overlay SO-280. P-suffix development condition WH-P09 requires pedestrian-oriented development standards for new construction. Special District Overlay SO-280 requires mixed-use development. Both P-suffix development condition WH-P09 and Special District Overlay SO-280 will remain in effect.

NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated implementing map amendments, the County is also proposing mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the voluntary portion of the inclusionary housing regulations. This would incentivize the provision of affordable housing in a portion of new development or redevelopment proposals by providing certain regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.

Analysis

This amendment would increase the allowed maximum impervious surface from 85 percent to 90 percent on 13 parcels with a total land area of about 19 acres. If developed to the allowed maximum, the impervious surface could total as high as 17 acres. The current amount of impervious surface of these parcels has not been measured. New development would be required to comply with current storm and surface water construction standards.

This amendment increases the zoned capacity for residential dwelling units on the affected parcels. This increase in capacity may result in increased traffic and the need for parking on the affected parcels in the vicinity. New development would be required to comply with current road design and construction standards, as well as parking requirements.

This amendment is anticipated to have environmental impacts. These impacts are consistent with the impacts anticipated by the prior environmental documents and analysis adopted with this addendum.

7. Map Amendment 3: Skyway-West Hill Subarea – Skyway Park – Skyway-West Hill Open Space System Expansion

Proposal

Amends the land use designation from Urban Residential, Medium and Urban Residential, High to King County Open Space System on parcels adjacent to Skyway Park and the Skyway Business District.

Analysis

This amendment changes the land use designation on parcels owned by the Department of Natural Resources and Parks for inclusion in the King County Parks and Open Space System.

This amendment is anticipated to have no probable significant adverse environmental impacts.

8. Map Amendment 4: North Highline Subarea – White Center, Roxhill, Top Hat, and Glendale – Residential Zone Reclassification for Residential Density Increase and Add Building Height P-Suffix Condition

Proposal

Amends the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre) on parcels in the White Center, Roxhill, Top Hat and Glendale areas of North Highline.

This amendment applies a P-Suffix development condition requiring that new development under the higher density follows the same height requirements that apply to R-6 (Urban Residential, 6 dwelling units per acre) in K.C.C. 21A.12.030.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is also proposing mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the voluntary portion of the inclusionary housing regulations. This would incentivize the provision of

affordable housing in a portion of new development or redevelopment proposals by providing certain regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.

Analysis

This amendment will allow higher residential density within medium density residential areas that are close to commercial areas, transit corridors, or areas of high-density residential land uses. This amendment provides additional residential development opportunities to increase housing supply and types of housing units, while supporting compatibility of new development with the scale of existing housing.

This amendment would increase the allowed maximum impervious surface from 70 percent to 85 percent on 1084 parcels with a total land area of about 225 acres. If developed to the allowed maximum, the impervious surface could total as high as about 195 acres.

This amendment increases the zoned capacity for residential dwelling units on the affected parcels. This increase in capacity may result in increased traffic and the need for parking on the affected parcels in the vicinity. New development would be required to comply with current road design and construction standards, as well as parking requirements.

This amendment is anticipated to have environmental impacts. These impacts are consistent with the impacts anticipated by the prior environmental documents and analysis adopted with this addendum.

9. Map Amendment 5: North Highline Subarea – White Center, Roxhill, Top Hat, and Glendale – Residential Land Use Redesignation and Residential Zone Reclassification for Residential Density Increase

Proposal

Amends the land use designation from Urban Residential, Medium to Urban Residential, High on parcels in Glendale along 20th Avenue South, south of South 104th Street in proximity to transit, on parcels adjacent to White Center Unincorporated Activity Center, on parcels adjacent to Roxhill Community Business Center, on parcels in the vicinity of the area designated Commercial Outside of Center in Greenbridge, and on parcels in proximity to transit at the north end of Dick Thurnau Memorial Park.

The following zoning amendments are also proposed:

- Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on parcels adjacent to White Center Unincorporated Activity Center, on parcels adjacent to Roxhill and Top Hat Community Business Centers, on parcels in proximity to transit at the north end of Dick Thurnau Memorial Park and on parcels in Glendale along or in proximity to Des Moines Memorial Drive South and in proximity to transit.
- 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 parcels adjacent to White Center Unincorporated Activity Center.
- 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 parcels in proximity to Top Hat Community Business Center, on parcels adjacent to Beverly Park Neighborhood Business Center in Glendale and on parcels in Glendale along or in proximity to Des Moines Memorial Drive South and in proximity to transit.

- 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 parcels in Glendale in proximity to transit along Des Moines Memorial Drive South, south of South 100th Street, and in White Center on Southwest 107th Street and on 12th Ave Southwest in proximity to transit.
- 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) adjacent to White Center Unincorporated Activity Center on 18th Avenue Southwest and Southwest 100th Street, and in the vicinity of 6th Avenue Southwest and Southwest 102nd Street in the vicinity of the area designated Commercial Outside of Center in Greenbridge.
- 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 18th Avenue Southwest between SW 98th Street and Southwest 102nd Street adjacent to White Center Unincorporated Activity Center.
- Amend the zoning from R-6-DPA Potential R-24 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 24 dwelling units per acre), to R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area) on parcels in the vicinity of the area designated Commercial Outside of Center in Greenbridge south of Southwest Roxbury Street and on parcels north of the White Center Library along or in proximity to a transit route, and adjacent to high density residential development.
- Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on parcels in proximity to White Center Unincorporated Activity Center and on a parcel in proximity to transit at the north end of Dick Thurnau Memorial Park.
- Amend the zoning from R-12 (Urban Residential, 12 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on a parcel in Glendale on the corner of Des Moines Memorial Drive South and South 104th Street in proximity to transit.
- Amend the zoning from R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area), to R-48-DPA (Urban Residential, 48 dwelling units per acre, Demonstration Project Area) on parcels north of the White Center Library along a transit route, and adjacent to high density residential development.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is also proposing mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the voluntary portion of the inclusionary housing regulations. This would incentivize the provision of affordable housing in a portion of new development or redevelopment proposals by providing certain

regulatory flexibilities such as density increases, reductions in parking requirements, and increases in building height maximums.

Analysis

This amendment increases the residential density to provide additional residential development opportunities to increase housing supply and types of housing units.

This amendment increases the allowed maximum impervious surface to either 85 percent or 90 percent on the 416 parcels affected by this amendment, depending on the proposed zoning classification. If developed to the allowed maximum, the impervious surface could total as high as about 68 acres. The current amount of impervious surface of these parcels has not been measured.

This amendment increases the zoned capacity for residential dwelling units on the affected parcels. This increase in capacity may result in increased traffic and the need for parking on the affected parcels in the vicinity. New development would be required to comply with current road design and construction standards, as well as parking requirements.

This amendment is anticipated to have environmental impacts. These impacts are consistent with the impacts anticipated by the prior environmental documents and analysis adopted with this addendum.

10. Map Amendment 6: North Highline Subarea – White Center – Remove Crosswalk P-Suffix Condition

Proposal

Removes P-Suffix development condition HL-P08 that applies to a portion of one parcel currently developed with apartment homes in the White Center Unincorporated Activity Center, on 14th Ave Southwest south of Southwest 107th Street. The P-Suffix development condition directs the County to determine the need for a crosswalk on the property.

Analysis

The P-Suffix development condition is no longer necessary because current King County Code standards, including the King County Road Design and Construction Standards, evaluate crosswalk needs when properties are developed.

This amendment is anticipated to have no probable significant adverse environmental impacts.

11. Map Amendment 7: North Highline Subarea – White Center – Remove Development Timing and Density P-Suffix Condition

Proposal

Removal of a 1997 P-Suffix development condition HL-P09 that applies to a portion of two parcels separated by a public right-of-way in Glendale on 8th Avenue South and south of South 102nd St. The P-Suffix development condition requires clustering of development on one parcel to protect undeveloped areas on the other parcel.

Analysis

The P-Suffix was placed on the properties in 1997 based on a development proposal that did not come to fruition. The development condition is no longer necessary because any future development would be reviewed under the current standards of the King County Code.

This amendment is anticipated to have no probable significant adverse environmental impacts.

12. Map Amendment 8: North Highline Subarea – White Center and Glendale– Urban High Residential Land Use Redesignation to Open Space

Proposal

Amends the land use designation from Urban Residential, High to Open Space on several parcels in Glendale on Des Moines Memorial Drive South, south of 17th Place South, in proximity of Hamm Creek Natural Area.

Amends the land use designation from Urban Residential, Medium to Open Space on a couple of parcels adjacent to White Center Heights Park.

Analysis

This amendment changes the land use designation on parcels owned by the Department of Natural Resources and Parks for inclusion in the King County Parks and Open Space System.

This amendment is anticipated to have no probable significant adverse environmental impacts.

13. Map Amendment 9: North Highline Subarea – Top Hat – Remove North Highline Commercial and Industrial Special District Overlay; and Add Marijuana Retail P-Suffix Condition

Proposal

Removes Commercial and Industrial Special District Overlay SO-100 from Community Business-zoned parcels in Top Hat located along 1st Avenue South between Southwest 112th Street and Southwest 114th Street and on the corner of 1st Avenue South and South 112th Street. SO-100 is a commercial and industrial special district overlay that was adopted in the 1994 White Center Community Action Plan.

Establishes a new P-Suffix development condition limiting the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

Analysis

This amendment removes a Special District Overlay development condition that was intended to accommodate and support existing commercial and industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

This amendment reduces the allowed maximum impervious surface on the affected parcels. Under the currently allowed maximum impervious surface code, the impervious surface could total as high as 7.5 acres. With the proposed map amendment, if developed to the allowed maximum, the impervious surface

could total as high as 6.4 acres. The current amount of impervious surface of these parcels has not been measured.

This amendment is anticipated to have no probable significant adverse environmental impacts.

14. Map Amendment 10: North Highline Subarea – White Center – Remove Economic Redevelopment Special District Overlay; and Add North Highline Commercial and Industrial Special District Overlay

Proposal

Removes Economic Redevelopment Special District Overlay SO-90, from Industrial-zoned parcels located in White Center between 14th Avenue Southwest and 15th Avenue Southwest and Southwest-100th Street and Southwest 102nd Street. SO-90 was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center.

Adds Commercial and Industrial Special District Overlay SO-100 to the parcels. SO-100 was adopted to accommodate and support existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas.

Analysis

Special District Overlay SO-90 is proposed to be removed from all parcels in North Highline because it has been ineffective in encouraging redevelopment.

The addition of Special District Overlay SO-100 will prohibit industrial uses that are inconsistent near residential areas. SO-100 includes provisions for pedestrian-oriented features that complement the affected parcels' location within White Center.

This amendment is anticipated to have no probable significant adverse environmental impacts.

15. Map Amendment 11: North Highline Subarea – Glendale – Commercial Outside of Centers Land Use Redesignation to Community Business Center and Regional Business Zone Reclassification to Community Business; and Add Marijuana Retail P-Suffix Condition

Proposal

Amends the land use designation from Commercial Outside of Center to Community Business Center creating an urban center and amends the zoning on the same parcels from RB (Regional Business) to CB (Community Business) on parcels in Glendale, east and west of Des Moines Memorial Drive South and north of South 99th Street.

Applies a new P-Suffix development condition that limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

Analysis

This amendment applies a land use designation and zoning classification that more closely matches the developed conditions on the affected parcels.

This amendment reduces the allowed maximum impervious surface. Under the current Regional Business-zoning, the allowed maximum impervious surface is 90 percent. Under the proposed Community Business zone, the allowed maximum impervious surface requirement is 85 percent. Under the existing zoning, if developed to the allowed maximum, the impervious surface could total as high as 10.3 acres. With the proposed map amendment, if developed to the allowed maximum, the impervious surface could total as high as 9.8 acres. The current amount of impervious surface of these parcels has not been measured.

This amendment is anticipated to have no probable significant adverse environmental impacts.

16. Map Amendment 12: North Highline Subarea – White Center, Roxhill, Top Hat, and South Park – Add Marijuana Retail P-Suffix Condition

Proposal

Applies a P-Suffix development condition to parcels in South Park along South Orr Street, in White Center along Southwest 102nd Street between 12th Avenue Southwest and 15th Avenue Southwest, and along 16th Avenue Southwest south of Southwest 107th Street, in Roxhill along Southwest Roxbury Street and 28th Avenue Southwest, north of Southwest 98th Street, and in Top Hat along 1st Avenue South and Meyers Way South, south of South 107th Street. The P-Suffix development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

Analysis

This amendment does not change the zoning classification of the affected parcels, but limits the potential uses of the affected parcels.

This amendment is anticipated to have no probable significant adverse environmental impacts.

17. Map Amendment 13: North Highline Subarea – White Center – Industrial Zone Reclassification to Community Business; Remove Economic Redevelopment Special District Overlay; Add White Center Pedestrian Oriented Special District Overlay; and Add Marijuana Retail P-Suffix Condition

Proposal

Amends the zoning classification from I-SO Potential CB-SO (Industrial with a Special District Overlay, Potential Community Business with a Special District Overlay) to CB-SO (Community Business with a Special District Overlay) on two parcels in White Center on 14th Avenue Southwest south of Southwest 98th Street.

Removes Economic Redevelopment Special District Overlay SO-090 that provides incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center.

Adds a new White Center Pedestrian-Oriented Special District Overlay requiring pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. The Special District Overlay addresses orientation of building entrances, building facades, vehicle access and off-street parking. It also prohibits production and processing of marijuana products.

Applies a new P-Suffix development condition that limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is proposing 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.

Analysis

This amendment changes the zoning classification of two parcels that, because of their size and location, are more suitable for Community Business zoning where mixed-use, commercial development is allowed.

This amendment proposes zoning that allows for residential development, as part of a mixed-use development. The current zoning would not allow residential development. If the property were to redevelop under the proposed zoning, it may add to the number of residential dwelling units in the subareas.

This amendment is anticipated to have no probable significant adverse environmental impacts.

18. Map Amendment 14: North Highline Subarea – White Center – Industrial Zone Reclassification to Community Business; Remove Economic Redevelopment Special District Overlay; Add White Center Pedestrian Oriented Special District Overlay; Add Marijuana Retail P-Suffix Condition; and Add Mixed-Use P-Suffix Development Condition

Proposal

Amends the zoning classification from I-SO (Industrial with a Special District Overlay SO-090) to CB-SO (Community Business with a new Special District Overlay) on parcels in White Center between 14th Avenue Southwest and 15th Avenue Southwest south of Southwest 100th Street.

Removes Economic Redevelopment Special District Overlay SO-090 that incentivizes the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center.

Adds a new White Center Pedestrian-Oriented Special District Overlay requiring pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. The Special District Overlay addresses orientation of building entrances, building facades, vehicle access and off-street parking. It also prohibits production and processing of marijuana products.

Applies a new P-Suffix development condition that limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

Analysis

Adds a new P-Suffix development condition requiring mixed-use development on the affected to increase housing supply.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is proposing 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.

Analysis

The Community Business zone permits a range of commercial uses, whereas the previous Industrial zone permitted manufacturing and industrial uses. The result is that future uses would be more compatible with the surrounding commercial and residential uses in the vicinity. The parcels are adjacent to high-capacity transit provided by the Rapid Ride H Line, and Steve Cox Memorial Park. The parcels are near commercial services and community amenities.

This amendment proposes zoning that allows for residential development, as part of a mixed-use development. The current zoning would not allow residential development. If the property were to redevelop under the proposed zoning, it will add to the number of residential dwelling units in the subarea.

This amendment is anticipated to have no probable significant adverse environmental impacts.

19. Map Amendment 15: North Highline Subarea – White Center – Remove Economic Redevelopment Special District Overlay; Add White Center Pedestrian Oriented Special District Overlay; and Add Marijuana Retail P-Suffix Condition

Proposal

Amends the zoning by removing Economic Redevelopment Special District Overlay SO-090 from numerous parcels within the White Center Unincorporated Activity Center. SO-090 incentivizes the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center.

Adds a new White Center Pedestrian-Oriented Special District Overlay requiring pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. The Special District Overlay addresses orientation of building entrances, building facades, vehicle access and off-street parking. It also prohibits production and processing of marijuana products.

Applies a new P-Suffix development condition that limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is proposing 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.

Analysis

This amendment removes an older Special District Overlay that has proved ineffective at encouraging redevelopment. This amendment adds a new Special District Overlay that requires pedestrian oriented design of new buildings and prohibits marijuana production and processing. This amendment restricts the establishment of new marijuana retail uses in the subarea. This amendment does not change the underlying zoning.

This amendment is anticipated to have no probable significant adverse environmental impacts.

20. Map Amendment 16: North Highline Subarea – White Center – Remove Commercial/Industrial Special District Overlay; Add White Center Pedestrian Oriented Special District Overlay; and Add Marijuana Retail P-Suffix Condition

Proposal

Amends the zoning atlas to remove the Commercial/Industrial Special District Overlay SO-100 from parcels in the White Center Unincorporated Activity Center located between Southwest 98th Street and Southwest 107th Street, between 14th Avenue Southwest and 18th Avenue Southwest.

Adds a new White Center Pedestrian-Oriented Special District Overlay requiring pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. The Special District Overlay addresses orientation of building entrances, building facades, vehicle access and off-street parking. It also prohibits production and processing of marijuana products.

Applies a new P-Suffix development condition that limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is proposing 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.

Analysis

This amendment retains the existing zoning classification of the affected parcels. Special District Overlay SO-100's purpose is to accommodate and support existing commercial and industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized lands. The Special District Overlay allowed a limited number of industrial uses in the Community Business zone. Upon adoption these uses will no longer be permitted on the affected parcels.

This amendment would reduce the allowed maximum impervious surface on the affected parcels by removing Special District Overlay SO-100, which waives the impervious surface code requirements. This amendment will require that the maximum impervious surface follow the requirement for the Community Business zone, which is 85 percent. If developed to the allowed maximum, the impervious surface could total as high as 26.9 acres without the proposed map amendment. With the proposed map amendment, if developed to the allowed maximum, the impervious surface could total as high as 22.9 acres. The current amount of impervious surface of these parcels has not been measured.

This amendment adds a new Special District Overlay that requires pedestrian oriented design of new buildings and prohibits marijuana production and processing. This amendment restricts the establishment of new marijuana retail uses in the subarea.

This amendment is anticipated to have no probable significant adverse environmental impacts.

21. Map Amendment 17: North Highline Subarea – White Center – Remove Economic Redevelopment Special District Overlay; Add White Center Pedestrian Oriented Special District Overlay; Add Height, Setback and Commercial Space P-Suffix Condition; and Add Marijuana Retail P-Suffix Condition

Proposal

Amends the zoning atlas to remove the Economic Redevelopment Special District Overlay SO-090 from parcels with frontage on 16th Avenue Southwest between Southwest Roxbury Street and Southwest 100th Street within the White Center Unincorporated Activity Center. SO-090 incentivizes the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center.

Adds a new White Center Pedestrian-Oriented Special District Overlay requiring pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. The Special District Overlay addresses orientation of building entrances, building facades, vehicle access and off-street parking. It also prohibits production and processing of marijuana products.

Adds a new P-Suffix development condition limiting the building height on the affected parcels to 55 feet, with a requirement that floors above the second story be set back 10 feet.

Applies a new P-Suffix development condition that limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and will be regulated as non-conforming uses.

NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is proposing 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.

Analysis

This amendment retains the existing zoning classification, therefore the allowed uses and residential densities with a mixed-use development do not change. Special District Overlay SO-090 is being removed because it has been ineffective at encouraging redevelopment.

This amendment adds a new Special District Overlay that requires pedestrian oriented design of new buildings and prohibits marijuana production and processing. This amendment restricts the establishment of new marijuana retail uses in the subarea.

This amendment is anticipated to have no probable significant adverse environmental impacts.

22. Map Amendment 18: Skyway-West Hill Subarea – P-Suffix Development Condition Amendment for Existing Mobile Home Parks

Proposal

Amends existing P-suffix development condition WH-P10 to specify that any redevelopment of the affected parcels shall also require an analysis of equity impacts using the County’s equity impact review tool, in addition to an agreement approved by the King County Council, which includes provisions for notification to residents, relocation assistance and right to return options for displaced residents.

Analysis

This amendment maintains the limited the uses of the affected parcels, approval by the Council, and provisions for resident notification, relocation assistance and right to return options for displaced residents.

This amendment is anticipated to have no probable significant adverse environmental impacts.

23. Map Amendment 19: Fall City – Business District – Community Business Special District Overlay Expansion

Proposal

Amends the zoning classification from I (Industrial) to CB (Community Business) on one parcel adjacent to the existing Fall City business district.

Removes existing P-suffix development condition FC-P02, which directs that the parcel have I (Industrial) zoning, limits the allowed uses to only on-site storage as it existed in 2000 when the Fall City Subarea Plan was adopted (storage for items such as boats, trailers, or tractors), and, if the ownership changes, limits the uses to only those allowed under Neighborhood Business zoning.

Adds Special District Overlay SO-260, the Fall City Business District Special District Overlay, allowing commercial development in Fall City to occur with on-site septic systems until such time as an alternative wastewater system is available.

Analysis

This amendment creates consistency with existing uses on the property and allows it to join rest of the Fall City Rural Town community business area. The ownership changed in 2018; and the Neighborhood Business uses are already in place.

This amendment is anticipated to have no probable significant adverse environmental impacts.

24. Map Amendment 20: Maple Valley Rural Neighborhood Commercial Center – Remove Split Parcel Status

Proposal

Amends split land use designation and split zoning classification on this parcel. The entire parcel would have a Rural Neighborhood Commercial Center land use designation and a Neighborhood Business zoning classification.

Removes existing P-suffix Development Condition TR-P22 which limits the building to a maximum of 2,500 square feet.

Analysis

This amendment establishes a consistent land use designation and zoning classification on the affected parcel. The current King County Zoning Code, in King County Code Title 21A, has dimensional standards such as minimum property line setbacks, impervious surface coverage limits, and other development conditions that will guide the size of the development, consistent with how other similar properties are regulated.

This amendment is anticipated to have no probable significant adverse environmental impacts.

Skyway-West Hill Community Service Area Subarea Plan and North Highline Community Service Area Subarea Plan

Two separate Community Service Area Subarea Plans are proposed for the Skyway-West Hill and North Highline subarea of the West King County Community Service Area. The versions analyzed here have had some substantive changes from the Executive Recommended Plans transmitted to Council in March 2022.

Proposal

Subarea plans express and document each communities' vision for the future of their neighborhood and establish subarea-specific policies that support that vision. Each subarea plan includes the following:

- Executive Summary – A brief description of the contents of the subarea plan to orient the reader to the rest of the document
- Introduction – Explanation of purpose of the plan and community planning history for the subarea
- Community Outreach, Vision, and Guiding Principles – Summary of community engagement, community vision statement, and the principles that guided the development of the plan
- Community Description – History, demographics, and current conditions of the subarea
- Land use – Description of current land use and zoning of the subarea, description of community's land use priorities, general land use policies, residential land use policies, commercial/industrial land use policies, and community amenity land use policies.
- Housing and human services – Description of current housing conditions of the subarea, discussion of housing affordability, the community's housing priorities, and housing policies. Description of current health and human services conditions in the subarea, the community's health and human services priorities, and health and human services policies.
- Parks, Open Space, and Cultural Resources – Description of the current parks and open space conditions in the subarea, a summary of nearby regional trails, a description of the community's parks, open space, and cultural resource priorities, and parks, open space, and cultural resource policies.
- Transportation – Description of the current operational framework of the subarea's road network, a summary of the locally available transit services, a description of the community's transportation priorities, and transportation policies.
- Services and utilities – Description of the current water and sewer providers in the subarea, a description of the community's utilities and services priorities, and utilities and services policies
- Economic development – Description of the current employment conditions of the subarea, a description of the community's economic development priorities, and economic development policies
- Implementation – Description of quantitative and qualitative measures of subarea performance, as well as summary of near-term actions being taken to assist the community in realizing its vision
- Subarea Plan Appendices A through D include: A. Supporting Maps and Tables, B. Subarea Plan Monitoring, C. Equity Impact Review, and D. Community Engagement Summary

Analysis

Under the Growth Management Act, Subarea Plans are elements of the Comprehensive Plan. King County initiated a Community Service Area Subarea Planning Program in 2016, and since that time the Vashon-Maury Island Subarea Plan was developed and adopted. As part of the 2020 update, a Skyway-West Hill Land Use Strategy was developed and adopted. Also included as part of the 2020 update, the Community Service Subarea Plan program was restructured to include a broader range of community priorities, increase its focus on equitable engagement, and ensure coordination with the Councilmember's office representing the community service area being planned for.

The following subarea plan chapters contain policies that will guide King County’s decision making and investments in each of the subareas:

- Land Use – The land use policies in each of the two subarea plans are organized around four categories of general, residential, commercial and industrial, and community amenities. The general policies address implementation of the plan, anti-displacement, community engagement, equitable development, and, in Skyway-West Hill, establishment of the Skyway Unincorporated Activity Center. These policies direct the County to continue to work with each community to implement policies, regulations, and programs that help fulfill their vision. The residential policies encourage residential densities where there is convenient access to shopping, services, and transportation facilities. The commercial and industrial policies seek to encourage job and business development in the various commercial areas while protecting existing business. The community amenities policies focus on working with each community to have them identify amenities and assets to preserve and enhance. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts.
- Housing and Human Services – The housing and human services policies are organized into two subsections. The housing policies focus on expanding the diversity of housing choices, evaluating and implementing tools and strategies that will increase the supply of affordable housing, expanding homeownership opportunities, preventing residential displacement, and promoting safe and healthy housing conditions. These policies encourage or necessitate increasing the number of dwelling units allowed within the subareas to increase the supply of and diversity of housing options while counteracting the cost of compliance with anti-displacement measures. It is unknown at this time whether or not these policies will encourage the type of residential development the community has expressed as a priority. If they are successful, is anticipated that the policies will lead to increased traffic, parking, and needs for services. The County and other service providers have plans and programs in place to address these impacts as development occurs. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts. The human services policies direct the County to improve access to healthy, affordable, and culturally relevant foods through various means; and to partner with the school districts and other community-based organizations to address health, social and human service, and educational needs to improve outcomes for all residents. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts.
- Parks, Open Space, and Cultural Resources – The policies in these chapters direct the County to enhance current park and open space assets in the community, work to improve tree canopy coverage, deliver facilities and programs that enrich the community, such as community buildings and spaces, regional trails, and recreational, cultural, and educational programs. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts.
- Transportation – The transportation policies focus on enhancing the active transportation network to connect with transit facilities and key community destinations and providing convenient and safe transit opportunities. In Skyway-West Hill, a policy is proposed that encourages the County to work with the Washington State Department of Transportation to support improvements to State Route 900. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts.
- Services and Utilities – The services and utilities policies speak to the efficient use of land and coordination with neighboring jurisdictions, encouraging water and sewer extensions during

development, and partnering with the community and service providers to address aging and failing on-site sewer systems. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts.

- Economic Development – The economic development policies support the retention and growth of locally owned businesses and expanding access to programs and services to assist small businesses. The Skyway-West Hill Subarea Plan includes a policy supporting the development of the individual identities of Skyway’s business districts. The implementation of these policies is anticipated to have no probable significant adverse environmental impacts.

The subarea plans were developed over several years with a robust community engagement effort. The engagement sought to build community capacity, create opportunities for meaningful input, and facilitate participation by residents and businesses who have not typically participated in the community planning process. The subarea plans will be implemented through the County’s land use and zoning maps, application of development regulations, budget decisions, programs and services, and the Community Needs List program. The goal of the subarea plans is to make real, equitable improvements to the quality of life for everyone who lives and works and plays in the unincorporated area covered by the plan. Adoption of the subarea plans is not anticipated to have significant adverse environmental impacts.

Code Amendments

In addition to the discussion of the land use and zoning map amendments noted above, the following amendments to the King County Code are proposed to adopt and implement the 2022 Update

- Adoption of findings and code amendments that document the 2022 update as an annual update to the Comprehensive Plan and include the Skyway-West Hill and North Highline Subarea Plans as elements of the Comprehensive Plan
- Amending King County Code Title 21 to establish a new inclusionary housing program that will apply within the Skyway-West Hill and North Highline subareas of unincorporated King County. The key elements of the program include:
 - Mandatory affordable housing requirements within the White Center Unincorporated Activity Center and the proposed Skyway Unincorporated Activity Center and voluntary affordable housing incentives outside of the unincorporated activity centers
 - Establishment of the following maximum residential densities that may be used when calculating the allowed number of dwelling units.
 - 150% of the base residential density when providing a minimum percentage of affordable units at one of the following affordability levels:
 - Owner-occupied units at 80% AMI requires 30% of the units be affordable
 - A combination of 80% AMI owner-occupied or 60% AMI renter-occupied units requires 25% of the units be affordable
 - Renter-occupied units at 60% AMI requires 20% of the units be affordable
 - Renter-occupied units at 50% AMI requires 15% of the units be affordable

- 200% of the base residential density when all of the residential units meet prescribed affordability levels
 - Owner-occupied units at 80% AMI
 - Renter-occupied units at 60% AMI
 - A combination of owner-occupied units at 80% AMI and renter-occupied units at 60% AMI
 - Revision of how the Transfer of Development Rights program in King County Code Chapter 21A.37 may be used within the Skyway-West Hill and North Highline subareas, as follows:
 - Outside of the Skyway and White Center Unincorporated Activity Centers, the maximum residential density may be increased by an additional 50%, for a total of 200% of the base density, provided the first 150% of the allowed residential units meet the affordability requires outline above.
 - Removal of the ability to use the Residential Density Incentive provision in King County Code Chapter 21A.34 within the Skyway-West Hill and North Highline subareas
 - Additional building height allowances to accommodate the higher number of dwelling units while requiring additional building setbacks of portions of the buildings that exceed the base height.
 - Reduction of minimum parking requirements for developments complying with the new inclusionary housing program; and
 - Establishment of a community preference policy that requires plan to provide preference to housing applicant current or past connections to the Skyway-West Hill and North Highline subareas
- Amending King County Code Title 21A related to the map amendments described above by establishing or revising Special District Overlays as follows:
 - Revises the purpose, geographic applicability, and development standards for SO-100, the North Highline Commercial and Industrial Special District Overlay
 - Establishes a new Skyway-West Hill Microenterprise Special District Overlay to promote small-scale commercial opportunities linking the two ends of the Skyway Business District
 - Establishes a new North Highline Pedestrian-oriented Special District Overlay to improve the pedestrian experience in the central core of the White Center Unincorporated Activity Center

Analysis

These code amendments implement, through the King County Code, the amendments to the King County Comprehensive Plan, the Skyway-West Hill and North Highline Subarea Plans and their subarea-specific policies, and the map amendments contained in Attachment D to the proposed ordinance. The changes are all consistent with the Comprehensive Plan and further implement the policy amendments described in previous sections. Their environmental effects are described below:

- The amendments to the King County Code repealing past plans and adopting the new Skyway-West Hill and North Highline Subarea Plan as elements of the King County Comprehensive Plan are anticipated to have no significant adverse environmental impact.

- Attachment D to the proposed Ordinance contains amends the official land use designation and zoning classifications.

King County Council Conceptual Changes to the July 26, 2022 Striking Amendment to Ordinance 2022-0162

The changes described below are conceptual in nature and are included for analysis purposes to determine if any of the concepts being considered by the King County Council increase the anticipate impacts associated with the 2022 Update. These concepts are still under consideration and have not been approved by the King County Council as of the writing of this Addendum. They may be changed through future Council deliberations. If future changes increase anticipated impacts, this Addendum may be amended.

25. Comprehensive Plan

- Updates to dates in in-text maps.
- Changes to references to “active” subarea plans.
- Updates to Skyway-West Hill and North Highline Subarea Plan text in the Comprehensive Plan for consistency with the respective subarea plans.
- Adding abbreviation in land use designation table in Chapter 12.

Analysis

These changes are generally technical in nature and do not increase anticipated impacts associated with the proposed 2022 Update.

26. Map Amendments

- Numerous technical corrections have been made to the proposed map amendments.
- No substantive changes to the Skyway-West Hill and North Highline map amendment.
- No substantive changes to the Fall City map amendment.
- No substantive changes to the Maple Valley rural area map amendment.

Analysis

No substantive changes are being considered. Therefore, no additional impacts are anticipated associated with the proposed 2022 Update.

27. Skyway-West Hill and North Highline Subarea Plans

- No major or substantive policy changes are being considered. Some changes to the verbs in the policies. The underlying intent and impact of the policies is unchanged.
- A new implementation chapter has been added that includes the subarea plan monitoring appendix along with a description of map amendments, P-suffix and Special District Overlay development conditions, and other actions planned for by the County to implement the subarea plan policies.
- Appendix B – Subarea Plan Monitoring has been removed and relocated into the new implementation chapter.

Analysis

These amendment concepts improve the readability and usability of the subarea plans. The changes do not increase the anticipated impacts associated with the 2022 Update.

28. Ordinance Adopting Comprehensive Plan Amendments, Subarea Plans, and Development Regulations, including inclusionary housing regulations.

- Changes and additions to the ordinance findings.
- No substantive changes to the proposed Special District Overlays.
- Some changes to date references related to the subarea plans.

Analysis

These changes to the ordinance do not increase the anticipated impacts associated with the 2022 Update.

29. Inclusionary Housing Regulations in the Proposed Ordinance

- Some of the definitions in the proposed new chapter of 21A have been moved to the Technical Terms and Land Use Definitions chapter of K.C.C. 21A.06.
- Several sections have been reordered.
- A new definition of “community preference” has been added to the ordinance.
- The construction of a single dwelling unit is excluded from requirements.
- Accessory dwelling units are not allowed to be used to comply with affordable housing requirements.
- In the areas where the inclusionary housing regulations are mandatory, the following concepts are being considered:
 - A development may use Transfer of Development Rights (TDR) credits to increase the maximum density from 150% up to 200% of the base density.
 - Language included in the Executive Recommended Ordinance regarding 100% affordable units has been included again.
 - Addition of a lower affordability bracket with a lower density bonus.
- In the areas where the inclusionary housing regulations are voluntary, the following concepts are being considered:
 - Include language included in Executive Recommended Ordinance allowing the use of TDR credits to achieve 150% of base density without providing affordable housing when developments include 9 or fewer dwelling units.
 - Include language included in Executive Recommended Ordinance allowing use of Affordable Housing Pilot Project for an additional 50% density bonus.
 - Addition of a lower affordability bracket with a lower density bonus.
- Studio units will only count for ½ of a dwelling unit when calculating affordable units needed to comply with standards.
- Allowing for a higher percentage of residential square footage in mixed-use developments.

- Allowing for a higher floor area ratio for mixed-use developments in commercial zoning classifications.
- Waiving the requirement for a parking demand study to reduce parking requirements below the proposed one space per dwelling unit in developments complying with the affordable housing requirements.
- Clarification of requirement to record covenant prior to issuance of the certificate of occupancy.
- Adds requirement stating that inclusionary housing purposes are being met for owner-occupied units.
- Adds a reporting requirement into the covenant.
- Removal of the cap of 40% of the dwelling units participating in the “community preference” program.
- Addition of a requirement for reporting on appeals to the tenant selection process within the final community preference and affirmative marketing report.
- Several concepts related to alternative compliance are being considered, as follows:
 - Allowance for off-site construction or fee-in-lieu.
 - Addition of 3 criteria to be met for alternative compliance: equal or better affordable housing, same type of housing constructed off-site as would have been on-site, and there is no option to provide zero housing units on-site.
 - Additional ability to modify dimensional standards in order to ensure projects are buildable.
 - Includes a compliance sequencing to ensure consistent methodology for evaluating alternative compliance.
 - Specifies that in-lieu fee calculation procedures will be developed by public rule.
- The following performance monitoring provisions are being considered:
 - A report must be made to the King County Council every 2 years. An online dashboard approach is possible.
 - The regulations will need to be analyzed and updated concurrent with major updates to the King County Comprehensive Plan, which is currently every 8 years, but will be every 10 years upon adoption of the 2024 Comprehensive Plan Update.

Analysis

Many of the concepts being considered by the King County Council are modifications of the structure and format of the ordinance to make it more understandable and enforceable by County planners. These changes do not change the potential impact associated with the implementation of the regulation, but rather make them more useable by the development community. The Council is also re-introducing concepts that were initially included in the Executive’s Recommended proposed Ordinance. These impacts were considered as part of the SEPA analysis of impacts and are consistent with the overall growth and development projects included in the King County Comprehensive Plan, Countywide Planning Policies, and VISION 2050. Nothing within these conceptual changes is expected to increase the environmental impact associated with the 2022 Update beyond what has been evaluated to date.

Conclusion

The 2022 Update to the 2016 King County Comprehensive Plan includes:

- Amendments to the 2016 King County Comprehensive Plan,
- The Skyway-West Hill and North Highline Community Service Subarea Plans,
- Legislation amending King County Code (K.C.C.) 20.12 and 21A regarding these plans, and
- Associated land use and zoning map amendments that implement the development regulations and the policies in the subarea plans.

The proposed legislation also includes new affordable housing requirements for the urban unincorporated areas of Skyway-West Hill and North Highline. Approval of this proposed legislation will support King County's service delivery to the urban unincorporated communities of Skyway-West Hill and North Highline with the adoption of subarea-specific policies and the land use and zoning map amendments that will guide growth, development, and investments in these areas for the next 20 years. This proposed legislation also includes an amendment to King County's Zoning Atlas for a single parcel in the Fall City Rural Town and an amendment to the King County Comprehensive Plan Land Use Designation and Zoning Atlas for a parcel located in the rural area outside of Maple Valley.

The analyses of the 2022 Update included a review of existing environmental documents extending back to the initial Environmental Impact Statement associated with the 1994 King County Comprehensive Plan and subsequent supplements and addendums prepared for successive updates to the King County Comprehensive Plan, as well as the King County's Countywide Planning Policies and the Puget Sound Regional Council's Vision 2050. This review found that the subarea plans and associated map amendments were developed within the overall framework of the King County Comprehensive Plan, the King County Code, and King County's Countywide Planning Policies, and regional plans for growth and development. The amount and scale of development that is anticipated as a result of the 2022 Update, while potentially significant, is within the range of anticipated impacts associated with the County's Comprehensive Plan land use designations and overarching policy direction to encourage growth and development into the urban growth area. The proposed amendments to the land use designations and zoning classifications, along with the new inclusionary housing regulations, are similar in scale to housing and job growth that were already anticipated under current codes and regulations.

The 2022 Update is a nonproject action and does not authorize any development to occur. Project level impacts that may be expected through the implementation of the proposed zoning classifications and development regulations will be addressed at the time of development and will be subject to all federal, state and local regulations and standards.

Other Items in Hearing Notice

The hearing notice includes potential modifications that might be included within the Striker or individual line amendments. These include specific topic area changes, as well as notification that items such as those related to the adopted scope or items considered in earlier stages of the process may be included. The Council will consider in its deliberations how any changes or mitigations based on these fall within the range of impacts analyzed in the Addendum and previous environmental reviews.

Appendix A: Distribution List

State of Washington

Department of Ecology – SEPA Unit
Department of Fish and Wildlife
Department of Archaeology
Department of Commerce
Department of Transportation

Tribal Entities

Snoqualmie Tribe
Muckleshoot Tribe
Tulalip Tribe
Suquamish Tribe
Puyallup Tribe

Regional Agencies

Puget Sound Regional Council

King County

King County Executive
King County Council
Office of the Prosecuting Attorney
Department of Housing and Community Development
Department of Local Services – Directors Office, Permitting Division, and Roads Division
Department of Natural Resources and Parks
Seattle King County Department of Public Health

**Department of Local Services
Permitting Division**



King County