



**Policy I-207 Analysis of
Proposed Amendments to Comprehensive Plan**

March 2022

OVERVIEW

King County Comprehensive Plan policy I-207 requires an analysis of proposed changes to the Comprehensive Plan – this includes new policies, amendments to policies, and deletion of policies. Other substantive changes, such as major rewrites to text or major amendments to workplan items, are also analyzed. Policy I-207 reads as follows:

- I-207 Proposed amendments to the King County Comprehensive Plan, including the Land Use Map, shall be considered by the King County Council only once each calendar year in accordance with the State Growth Management Act and so that the cumulative effect of the proposals can be determined. All proposed Comprehensive Plan amendments should include the following analysis:**
- a. **Rationale:** a detailed statement of what is proposed to be changed and why;
 - b. **Effect:** a statement detailing the anticipated outcome of the change on the: geographic area affected, populations affected, and environment;
 - c. **Compliance:** a statement confirming compliance with the:
 1. **Growth Management Act, including statutory references where applicable;**
 2. **Countywide Planning Policies, including policy references where applicable;**
 3. **King County Strategic Plan, including policy, objective or strategy references where applicable;**
 and
 - d. **Public Review:** an indication that the proposed policy amendment was included in the executive's public review draft or a statement of the public review process used to solicit comments on the proposal.

This requirement is further codified in the King County Code and at 20.18.030.D, which states:

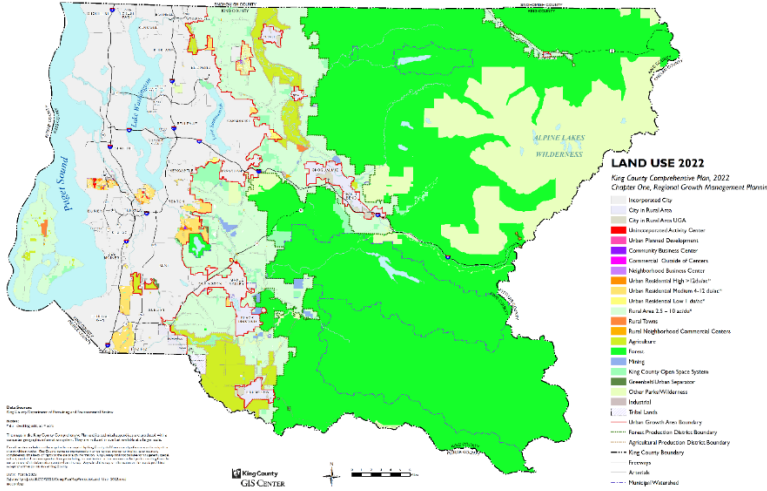
....The executive's recommendations for changes to policies, text and maps shall include the elements listed in Comprehensive Plan policy I-207 and analysis of their financial costs and public benefits, any of which may be included in environmental review documents....

The provisions of the Code expand the analysis to address the financial costs and public benefits. Given the high-level and long-term nature of the Comprehensive Plan policies, as well as the more detailed analysis conducted when policies are implemented through projects, programs or other enactments, the level of analysis is general. This analysis is shown in the "B. Effect" column of the subsequent table. Shown below and on the following pages is an analysis of the proposed changes to policies and other substantive amendments in the 2022 Executive Recommended Plan. Changes are listed by components of the plan. Changes to text typically include a page number for reference, and changes to policy typically show the policy number for reference. Note that the discussion of rationale and effect are complementary and should be read together as, combined, they best explain the amendments. Note that

the exact formatting of the text in the table below is simplified for readability; the exact formatting is found in Attachment A to Proposed Ordinance 2022-XXXX, which shows the amendments to the Comprehensive Plan.

ANALYSIS

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
All Chapters – Edits shown in Comprehensive Plan Amendments document				
Updates to maps.	Updates to maps for consistency with proposed land use, zoning, and urban centers	Ensures consistency with proposed map amendments.	Consistency is required.	Yes, in Public Review Draft (PRD) released for comment.
Updates to policy and section numbers.	Policy and section numbering and renumbering to reflect additions or deletions.	Non-substantive edits.	Yes.	Yes, in PRD.
Text and grammatical fixes.	Minor updates to text for clarity and grammar. Note that all substantive edits to text shown in full below.	Provides a higher quality and clearer document for readers.	Yes.	Yes, primarily in PRD. A few additional edits added in Executive Rec. Plan.

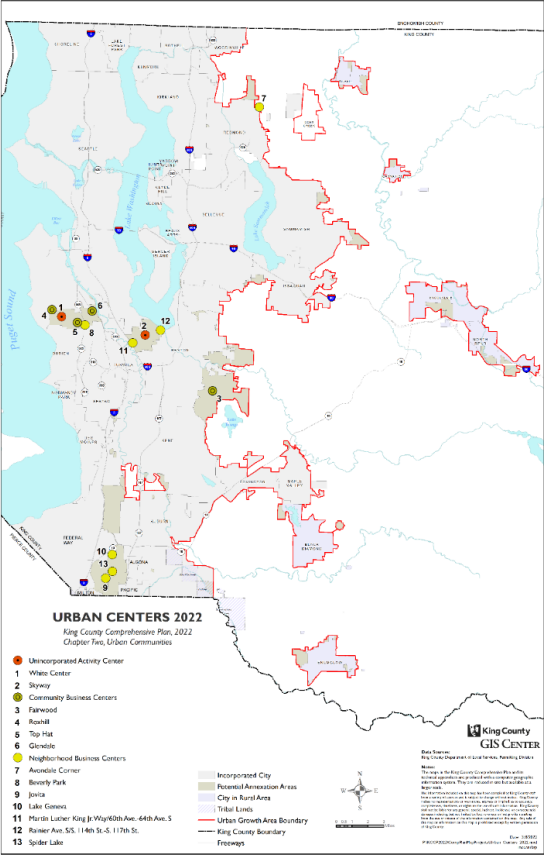
Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
Chapter 1 Regional Growth Management Planning				
<p>In Chapter 1 Regional Growth Management Planning, in the footnote, on page 1-24, amend as follows:</p> <p>⁷ ((The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon Maury Island Community Service Area Subarea Plan.))</p>	<p>Removes a footnote that was added for clarity during transition to new subarea planning scope. With adoption of Skyway-West Hill and North Highline Subarea Plans, this footnote is no longer necessary.</p>	<p>Clarity and consistency in the document.</p>	<p>Consistency in required.</p>	<p>N/A</p>
<p>In Chapter 1 Regional Growth Management Planning, following page 1-26, delete the Land Use Map and replace with the following:</p> <p style="text-align: center;">Land Use Map</p>  <p>The map displays a complex network of land use zones. Key features include the Alpine Lakes Wilderness area in the north, the Puget Sound coastline to the west, and various urban and commercial centers throughout the county. The legend provides a key for the different colors and patterns used on the map to represent these various land use types.</p>	<p>With adoption of Skyway-West Hill and North Highline Subarea Plans and associated land use map amendments, the land use designations</p>	<p>Provides consistency and accuracy of land use designations.</p>	<p>Yes</p>	<p>N/A</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
Chapter 2 Urban Communities				
<p><i>In Chapter 2 Urban Communities, on page 2-15, amend as follows:</i></p> <p>U-129 King County supports mixed use developments in community and neighborhood business centers, ((the White Center Unincorporated Activity Center)) <u>unincorporated activity centers</u>, and in areas designated commercial outside of centers.</p>	<p>With adoption of the Skyway-West Hill Subarea Plan and associated land use map amendments, White Center is no longer the only unincorporated activity center.</p>	<p>Provides consistency and accuracy of land use designations and urban centers.</p>	<p>Yes</p>	<p>N/A</p>
<p><i>In Chapter 2 Urban Communities, on page 2-21, amend as follows:</i></p> <p>Unincorporated activity centers are <u>one of</u> the primary locations for commercial and industrial development in urban unincorporated King County. ((Currently,)) White Center ((is)) <u>and Skyway are</u> the only designated unincorporated activity centers ((, as other such centers are now parts of cities)). The ((White Center Community Action)) <u>North Highline Community Service Area Subarea Plan</u> establishes the size of, and mix of uses allowed in, the White Center Unincorporated Activity Center. <u>The Skyway-West Hill Community Service Area Subarea Plan establishes the size and mix of uses in the Skyway Unincorporated Activity Center.</u></p>	<p>With adoption of the Skyway-West Hill Subarea Plan and associated land use map amendments, White Center is no longer the only unincorporated activity center.</p>	<p>Provides consistency and accuracy of land use designations.</p>	<p>Yes</p>	<p>N/A</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>In Chapter 2 Urban Communities, on page 2-23, amend as follows:</p> <p>((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.</p> <p>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.</p> <p>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.</p> <p>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.))</p>	<p>With adoption of the North Highline Subarea Plan, subarea specific policies related to the White Center Unincorporated Activity Center are now contained within Subarea Plan.</p> <p>The narrative of this section has been updated with current information about North Highline and White Center in the Community Description chapter of the North Highline Subarea Plan.</p>	<p>Transfers the subarea specific policies to the subarea plan.</p>	<p>Yes</p>	<p>N/A</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p><i>In Chapter 2 Urban Communities, on page 2-24, amend as follows:</i></p> <p>U 158 ((In the White Center Unincorporated Activity Center, n)) <u>New major residential, commercial, and mixed-use developments in unincorporated activity centers</u> should include low impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle facilities for all ages and abilities with access to commercial areas, schools, and community facilities; trails; and pocket parks.</p> <p>2. Community Business Centers</p> <p>Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are easily accessible by motor vehicles or public transportation, walking or bicycling. Community business centers should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle access. As shown on the Urban Centers map at the end of this chapter, these centers include Fairwood, Roxhill((-Skyway)), <u>Glendale</u> and Top Hat.</p>	<p>With adoption of the Skyway-West Hill Subarea Plan and associated land use map amendments, White Center is no longer the only unincorporated activity center. This amendment removes reference to White Center Unincorporated Activity Center and clarifies that certain design features should be included in commercial and mixed-use developments, in addition to residential developments.</p> <p>Text amendment removes reference to Skyway as Community Business Center and adds reference to the new Glendale Community Business Center.</p>	<p>This amendment provides clarity and consistency with the urban center designations on the land use designation map and expands the types of land use categories in unincorporated activity centers where low impact and public health features should be included.</p>	<p>Yes.</p>	<p>N/A</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p><i>In Chapter 2 Urban Communities, on page 2-25, amend as follows:</i></p> <p>Neighborhood business centers are shopping areas offering convenience goods and services to local residents. Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian and bicycle access.</p> <p>As shown on the Urban Centers map at the end of this chapter, King County has ((eight)) <u>seven</u> of these centers, including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave.-64th Ave. S, Rainier Ave. S./S. 114th St.-S. 117th St., <u>and</u> Spider Lake (, and Unincorporated South Park).</p>	<p>This amendment is a technical correction. The Unincorporated South Park had been listed as a Neighborhood Business Center. The only area within the South Park neighborhood within unincorporated King County has a land use designations of Commercial Outside of Center, Urban Residential, Medium Density, and Industrial.</p>	<p>Provides clarity and consistency between the land use designation map and the text.</p>	<p>Yes</p>	<p>N/A</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>In Chapter 2 Urban Communities, following the Potential Annexation Areas map after page 2-39, delete the Urban Centers and replace with the following:</p> <p style="text-align: center;">Urban Centers Map</p>  <p>URBAN CENTERS 2022 King County Comprehensive Plan, 2022 Chapter Two, Urban Communities</p> <ul style="list-style-type: none"> ● Unincorporated Activity Center 1 Urban Center 2 Skyway ● Community Business Centers 3 Fairwood 4 Rainier 5 Top Hat 6 Glendale ● Neighborhood Business Centers 7 Accordia Corner 8 Beverly Park 9 Jovita 10 Lake Geneva 11 Martin Luther King Jr. Hwy/60th Ave. 64th Ave. S 12 Rainier Ave. S, 114th St.-S, 173rd St. 13 Spiker Lake <p>King County GIS CENTER</p>	<p>Updates the Urban Centers Map for consistency with the land use designations adopted as part of the Skyway-West Hill and North Highline Subarea Plan.</p>	<p>Provides clarity and consistency between the land use designation map and the Urban Centers Map.</p>	<p>Yes</p>	<p>N/A</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
Chapter 11 Community Service Area Planning				

<p><i>In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:</i></p> <p>CP-100 King County shall implement a Community Service Area subarea planning program. This program includes the following components for the development and implementation of each subarea plan:</p> <ul style="list-style-type: none"> a. A subarea plan shall be adopted for each of the six rural Community Service Areas and five large urban Potential Annexation Areas consistent with the scheduled established in the Comprehensive Plan and King County Code Title 20. Each subarea plan shall be streamlined to be focused on locally-specific policies that address long-range community needs. b. The County shall adopt and update on an ongoing basis, a list of services, programs, facilities, and capital improvements that are identified by the community for each geography, known as a community needs list, to implement the vision and policies in the subarea plan and other County plans and to build on the strengths and assets of the community. c. <u>The County should dedicate resources toward implementation of the subarea plans and community needs lists in coordination with each community so the highest priorities are addressed where the needs are greatest.</u> ((e)) d. Implementation of each subarea plan and community needs list shall be monitored on an ongoing basis via established performance metrics. 	<p>Amends the policy direction of the subarea plans and community needs lists to encourage dedicating resources toward the implementation of the plans and the needs list to help communities implement the vision and policies within each subarea plan.</p>	<p>Provides additional direction to the County regarding the implementation of subarea plans and community needs lists, in that they should be used to guide investment decisions towards programs, services, and capital improvements to the areas where needs are greatest.</p>	<p>Yes</p>	<p>Amendment based on community input on the Skyway-West Hill and North Highline Subarea Plan PRDs.</p>
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<p>((d)) e. Community engagement for development, review, amendment, adoption, and implementation of each subarea plan shall use the Office of Equity and Social Justice’s equity toolkit.</p> <p>((e)) f. The King County Council shall have an established role in the Community Service Area subarea planning process, including in the development, review, amendment, adoption, and monitoring the implementation of each subarea plan and community needs list.</p> <p>((This policy applies going forward with the subarea plans, starting with the North Highline subarea geography. The Skyway West Hill PAA was under development prior to adoption of this policy. The County adopted a Phase 1 Land Use Strategy that includes a focus on land use, planning and the built environment, in July 2020 and the Executive continues to work with the community on the CSA Subarea Plan. To the extent possible, the County will follow this policy for the Skyway West Hill Subarea Plan.))</p>	<p>Text amendment removes reference to the Skyway-West Hill Land Use Strategy that being repealed by this ordinance.</p>			
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In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:

Schedule of Community Service Area Subarea Plans

Planning	Adoption	Geography	Other Planning
2018- ((24 ⁺)) 22	((June)) December 2022	Skyway-West Hill PAA	
2019- ((24 ²)) 22	((June)) December 2022	North Highline PAA	
2021-22	June 2023	Snoqualmie Valley/NE King CSA	
2022-23	June 2024	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update
2023-24	June 2025	Greater Maple Valley/Cedar CSA	
2024-25	June 2026	Fairwood PAA	
2025-26	June 2027	Bear Creek/Sammamish CSA	
2026-27	June 2028	Southeast King County CSA	Potential Midpoint Update
2027-28	June 2029	Four Creeks/Tiger Mountain CSA	
2028-29	June 2030	East Renton PAA	
2029-30	June 2031	Federal Way PAA	

Updates schedule of Community Service Area Subarea Plans.

Provides accuracy regarding the planning process and adoption schedule for the Skyway-West Hill and North Highline Subarea Plans.

Yes.

N/A

Executive Proposed Policy Amendment				Rationale	Effect	Compliance	Review
2030-31	June 2032	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update				
<p>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.</p> <p>((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.</p> <p>2. The plan development timeline for the North Highline Community Service Area Subarea Plan reflects changes made in the 2020 Comprehensive Plan update.))</p>							

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review		
<p><i>In Chapter 11 Community Service Area Planning, on page 11-5, amend as follows:</i></p> <table border="1" data-bbox="130 370 932 850"> <tr> <td data-bbox="130 376 525 844"> <p>((Highline Subarea Plan: Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.))</p> </td> <td data-bbox="533 376 932 844"> <p>((West King County CSA — North Highline))</p> </td> </tr> </table>	<p>((Highline Subarea Plan: Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.))</p>	<p>((West King County CSA — North Highline))</p>	<p>With adoption of the North Highline Subarea Plan this direction from Motion 14531 has been satisfied and can be removed.</p>	<p>This direction has been satisfied.</p>	<p>Yes.</p>	<p>N/A</p>
<p>((Highline Subarea Plan: Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.))</p>	<p>((West King County CSA — North Highline))</p>					
<p><i>In Chapter 11 Community Service Area Planning, in the footnote, on page 11-7, amend as follows:</i></p> <p>¹ ((The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon Maury Island Community Service Area Subarea Plan)).</p>	<p>Removes a footnote that was added for clarity during transition to new subarea planning scope. With adoption of Skyway-West Hill and North Highline Subarea Plans, this footnote is no longer necessary.</p>	<p>Clarity and consistency in the document.</p>	<p>Consistency in required.</p>	<p>N/A</p>		

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p><i>In Chapter 11 Community Service Area Planning, on page 11-40, amend as follows:</i></p> <p>((The West Hill Community Plan and White Center Community Plan, applying to portions of the original Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already incorporated as part of the 1994 King County Comprehensive Plan.))</p>	<p>With adoption of the Skyway-West Hill and North Highline Subarea Plans, this removes references to community plans that are being repealed by this ordinance.</p>	<p>Clarity and consistency in the document.</p>	<p>Yes</p>	<p>N/A</p>

<p><i>In Chapter 11 Community Service Area Planning, starting on page 11-41, amend as follows:</i></p> <p>C. North Highline and White Center Potential Annexation Areas</p> <p>((Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the unincorporated area population. Because the majority of the area has now transitioned into cities, none of the Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in 1994 as part of the comprehensive plan but published separately.</p> <p>The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.))</p> <p>Plan History</p>	<p>Updates to chapter to match previously adopted format for Vashon-Maury Island Subarea Plan description that was added in 2017.</p> <p>This amendment includes planning history, community vision, and guiding principles for Skyway-West Hill and North Highline. Each subarea section is followed by a map of the subarea</p>	<p>Provides consistent information for each subarea plan. The ordinance in 2017 identified that this was the appropriate level of detail for the Comprehensive Plan for each subarea plan.</p>	<p>Yes.</p>	<p>The text of the amendment was included in the PRD of the subarea plans and was finalized through public comment.</p>
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In 2018, the North Highline 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:

- **1976 SeaTac Communities Plan.** The adoption of the SeaTac Communities Plan pre-dated adoption of the Growth Management Act.
- **1977 Highline Community Plan and 1981 Area Zoning.** In 1977, King County adopted the Highline Community Plan,¹ which covered a large area of then-unincorporated King County that today includes the Cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the currently unincorporated North Highline neighborhoods of White Center and Glendale. The plan was supplemented in 1981 by an Area Zoning Plan,² which implemented zoning consistent with the land use policies of the Highline Community Plan.
- **1994 White Center Community Action Plan and Area Zoning.** In 1994, King County augmented the Highline Community Plan with the adoption of the White Center Community Action Plan and Area Zoning (Action Plan),³ a wide-ranging community planning document that implemented new zoning for White Center, in addition to establishing goals in the areas of health and human services, economic and community development, and environmental protection. The Action Plan was designed as a six-to ten-year plan for the area and it was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.⁴

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

Vision and Guiding Principles

Community Vision

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

¹[Ordinance 3530](#)
²[Ordinance 5453](#)
³[Ordinance 11568](#)
⁴[Ordinance 13273](#) removed references to community plans, including the Highline Community Plan, which in effect repealed the Community Plan; however, the Action Plan remained active.
Guiding Principles

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

<ul style="list-style-type: none">• <u>We are proud of our community and continue to share our collective history with others and to invest in this place, our home away from home for current residents and their future generations.</u>• <u>We support community investments and programs that reduce the risks, and mitigate the impacts, of residential, economic, and cultural displacement.</u>• <u>We live in thoughtfully designed housing and commercial spaces where inter-generational households and legacy businesses can stay and where affordability and ownership are realized.</u>• <u>We support a thriving and equitable economy, with ethnically diverse, community-minded, small business owners, entrepreneurs, and employers.</u>• <u>We support residents, especially children, youth, and young adults, with services and resources they and their families need to succeed.</u>• <u>We promote the development of community-desired amenities to improve aesthetics, enrich the community’s diverse physical and cultural assets, and support gathering together as a community.</u>• <u>We support regulations and investments that result in a safe, secure, and healthy community and compatible development.</u>• <u>We support residents growing their work interests, skills, and wages.</u>• <u>We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.</u>				
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D. Skyway-West Hill Potential Annexation Area

Plan History

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:

- 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.
- Community-led Skyway-West Hill Action Plan. In 2014 and 2015, the County (~~(adopted Motion 14221 and 14351, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing)~~) provided technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of (~~(a local)~~) the Skyway-West Hill Action Plan, ((which)) or SWAP. The SWAP was proposed ((to be)) as an addendum to the existing Community Plan as part of the 2016 Comprehensive Plan update((-The)), but the County ultimately did not adopt the ((Action Plan in 2016,)) SWAP. Instead, ((as)) the County ((also)), as part of its reinitiated its Subarea Planning Program((-The County has)), committed to work with the community to ((complete a Community Service

<p>Area Subarea Plan that includes a review of the Action Plan and an)) update the Community Plan.</p> <ul style="list-style-type: none"> • <u>Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway West Hill Subarea Plan.</u> ((A process to develop the Community Service Area Subarea Plan was initiated in 2018.)) As part of the 2020 Plan update, the County adopted a Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan, that outlined the potential policy and implementation steps for land use development in Skyway-West Hill. <u>The Land Use Strategy called for the County to continue working with the community to develop the Skyway-West Hill Community Service Area Subarea Plan to replace the West Hill Community Plan and incorporate the Land Use Strategy.</u> <p>((A)) <u>In December 2022, the County adopted the Skyway-West Hill Community Service Area Subarea Plan ((that)), which replaces the West Hill Community Plan ((is expected to be adopted in 2022)) and the Land Use Strategy. ((The Subarea Plan will be developed based on a scope of work developed with the community.))</u> <u>The 2022 subarea plan (bound as a separate document) is adopted as an element of the King County Comprehensive Plan.</u></p> <p>Vision & Guiding Principles</p> <p><u>Community Vision</u></p> <p><u>Skyway-West Hill will grow into a vibrant, walkable, neighborhood where housing is affordable and local, community-based businesses are thriving.</u></p> <p><u>Skyway-West Hill will be an ethnically diverse and civically engaged</u></p>				
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community where the collective voice, wisdom, and expertise of its residents and business owners are vital in ongoing civic decision-making.

Guiding Principles

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

- Support community health by providing opportunities to access fresh foods, as well as routes and trails for walking and bicycling.
- Create healthy connected neighborhoods where residents have safe and adequate means to connect with their neighbors, schools, community services and programs, and local businesses.
- Encourage equitable development by promoting access to a variety of housing choices, incentivizing the creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating neighborhood character.
- Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to succeed and jobs for area residents.
- Protect existing and create new affordable housing that focuses on preventing displacement and providing options and opportunities for Skyway-West Hill residents to remain in their community.

<ul style="list-style-type: none">• <u>Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary for all its residents to thrive and enjoy a high quality of life.</u>• <u>Ensure Skyway-West Hill's youth are thriving and engaged in local decision-making so they can advocate for and receive the services and resources they and their families need to succeed.</u>• <u>Promote the development of community-desired amenities and enrich the community's diverse physical and cultural assets.</u>• <u>Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.</u>• <u>Protect and enhance the existing character of the community's residential neighborhoods and enhance connections between these areas and business districts.</u> <p><i>(note: the following subarea map is added into the Comprehensive Plan)</i></p>				
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Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>Skyway-West Hill Subarea as of February 2022</p> <p>Subarea Boundary</p> <p>0 0.2 0.4 Miles</p> <p>King County</p> <p><small>The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to the accuracy, completeness, timeliness, or quality of the information. This information is intended for use as a general guide. KING COUNTY SHALL NOT BE LIABLE for any errors, omissions, or consequences arising therefrom. No warranty is made by King County for any profits resulting from the use or misuse of the information contained on this map. For use of this map or information on this map, a published survey by a licensed surveyor in King County. Date: 10/20/2021. LandUseMap_Maps_001_CSAProjectBoundary_2022.mxd.mxd</small></p>				

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
Chapter 12 Implementation, Amendments and Evaluation				

<p>In Chapter 12 Implementation, Amendments and Evaluation, on page 12-10, amend as follows:</p>		<p>Adoption of the Skyway-West Hill Subarea Plan creates an additional unincorporated activity center. This amendment removes reference to White Center as the only unincorporated activity center.</p>	<p>This amendment does not change the range of allowed zoning classifications in the unincorporated activity center.</p>	<p>Yes</p>	<p>N/A</p>
<p>Comprehensive Plan Land Use Designations</p>	<p>Zoning Classifications*</p>				
Unincorporated Activity Center ((- White Center))	R-12, R-18, R-24, R-48, NB, CB, O, I	<p>Adoption of the Skyway-West Hill Subarea Plan creates an additional unincorporated activity center. This amendment removes reference to White Center as the only unincorporated activity center.</p>	<p>This amendment does not change the range of allowed zoning classifications in the unincorporated activity center.</p>	<p>Yes</p>	<p>N/A</p>
Community Business Center	NB, CB, O				
Neighborhood Business Center	NB, O				
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted				
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I				
Urban Residential, High	R-18, R-24, R-48				
Urban Residential, Medium	R-4, R-6, R-8, R-12				
Urban Residential, Low	R-1				
Urban Growth Areas for Cities in Rural Area	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	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	NB				
Rural Area	RA-2.5, RA-5, RA-10, RA-20				
Industrial	I				
Forestry	F, M				
Agriculture	A-10, A-35				
Mining	M				
Greenbelt/Urban Separator	R-1				
King County Open Space System	All zones				
Other Parks/Wilderness	All zones				
<p>* 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.</p>					
<p>Abbreviation</p>	<p>Zoning Classifications</p>				
A	Agricultural (10 or 35 acre minimum lot area)				
F	Forest (80 acre minimum lot area)				
M	Mineral	<p>Adoption of the Skyway-West Hill Subarea Plan creates an additional unincorporated activity center. This amendment removes reference to White Center as the only unincorporated activity center.</p>	<p>This amendment does not change the range of allowed zoning classifications in the unincorporated activity center.</p>	<p>Yes</p>	<p>N/A</p>

Executive Proposed Policy Amendment		Rationale	Effect	Compliance	Review
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				
Skyway West Hill Community Service Area Subarea Plan					
<p>((SWH-4)) <u>SWH-1 Prioritize achieving community-identified equitable development outcomes that serve the needs of all Skyway-West Hill residents and businesses through tools and strategies that ((support the creation of new affordable housing and preservation of existing units,)) prevent residential, economic, and cultural displacement.</u></p>		<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy to emphasize King County's commitment to ensuring that new development considers the needs of current residents and businesses, especially those at risk of displacement.</p>	<p>No immediate impact. This policy creates support for continuing evaluation of displacement risks and consider tools and strategies to address displacement risks.</p>	<p>Same as above.</p>	<p>Yes, revised from the PRD based on community input.</p>
<p><u>SWH-2 Support accessible engagement opportunities for Skyway-West Hill residents and businesses during the development review process in ways that build community capacity create opportunities for public input to inform applicable permitting decisions, and help new development to be consistent with the community's vision, through means such as community meetings, public noticing requirements, and permit submittal requirements.</u></p>		<p>New policy supports community engagement in the development review process, so residents feel connected to their community as it grows and develops.</p>	<p>No immediate impact. This policy provides support for continuing to work with subarea residents and businesses on ways to engage in the development review process as it impacts the subarea.</p>	<p>Same as above.</p>	<p>Yes, revised from the PRD based on community input.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>FP-4 To bolster the retail activity at the Skyway Business District, this center shall continue to be the major Community Business Center in West Hill. Residential, retail, office, and mixed use should be focused on infill sites and sites with redevelopment or reuse opportunities.</p> <p><u>SWH-3 Skyway Business District and the adjacent high-density residential areas should be designated as an Unincorporated Activity Center to serve as the physical, economic, and cultural center of Skyway-West Hill.</u></p>	<p>Updated language to reflect new Unincorporated Activity Center designation of the Skyway Business District and surrounding areas and focus of these areas for development and investment.</p>	<p>This policy amends the land use designation from Community Business Center, Urban High Density Residential, Urban Medium Density Residential to create the new Skyway Unincorporated Activity Center.</p>	<p>The policies in the Subarea Plan address land use issues, which is a required element for planning under state law. The policies promote urban development inside this urban area of the County, and address residential and non-residential uses.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>SWH-7 King County shall retain the Community Business Center designation for the Skyway Business District to protect opportunities for commercial activity and encourage siting of new businesses.</p> <p><u>SWH-3 Skyway Business District and the adjacent high-density residential areas should be designated as an Unincorporated Activity Center to serve as the physical, economic, and cultural center of Skyway-West Hill.</u></p>	<p>Updated language to reflect new Unincorporated Activity Center designation of the Skyway Business District and surrounding areas and focus of these areas for development and investment.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-4)) SWH-4 Focus residential density near business districts and major corridors to provide convenient access to shops, services and amenities, and transit options.</p>	<p>Renumbers policy from Skyway-West Hill Land Use Strategy that reinforces policy U-125 to focus proposed density increases in planning area.</p>	<p>Zoning changes that would increase potential density are proposed in certain areas. The result could be development of new residential dwelling units in these areas.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>FP-2 New development should protect and improve established character and predominant single family pattern of West Hill's neighborhoods.</p> <p><u>SWH-5 Support new development in residential neighborhoods is consistent with the community's vision, particularly affordable homes/rentals, homeownership opportunities for first time and moderate-income families, economically and racially diverse neighborhoods, and vibrant communities.</u></p>	<p>Updated subarea specific policy to guide new development to refer to the community's vision when proposing new development for what types of housing products the community has envisioned.</p>	<p>This policy does not change the development regulations that apply to new residential and mixed-use development, but may guide developers in understanding the community's priorities in term of housing product types and affordability.</p>	<p>Same as above.</p>	<p>Yes, revised from the PRD based on community input.</p>
<p>FP-6 All new development should reflect the character of the neighborhood.</p> <p><u>SWH-5 Support new development in residential neighborhoods is consistent with the community's vision, particularly affordable homes/rentals, homeownership opportunities for first time and moderate-income families, economically and racially diverse neighborhoods, and vibrant communities.</u></p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>SWH-2 Maintain existing land use patterns in residential neighborhoods and ensure new development in residential neighborhoods is compatible with existing community character.</p> <p>SWH-5 Support new development in residential neighborhoods is consistent with the community’s vision, particularly affordable homes/rentals, homeownership opportunities for first time and moderate-income families, economically and racially diverse neighborhoods, and vibrant communities.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>
<p>FP-4 To bolster the retail activity at the Skyway Business District, this center shall continue to be the major Community Business Center in West Hill. Residential, retail, office, and mixed use should be focused on infill sites and sites with redevelopment or reuse opportunities.</p> <p><u>SWH 6 The Skyway Business District should retain its Community Business zoning classification to support local economic opportunity, a diverse mix of businesses, and encourage siting of new businesses.</u></p>	<p>Updated language to reflect retention of Community Business Center designation and expansion of business opportunities in Skyway Business District.</p>	<p>The Skyway Business District will continue to be the major commercial area for Skyway-West Hill.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>WH-17 The Skyway Business District is designated as a Community Business Center and expansion of the business district is limited to areas zoned for those uses through the West Hill Community Plan and Area Zoning.</p> <p><u>SWH 6 The Skyway Business District should retain its Community Business zoning classification to support local economic opportunity, a diverse mix of businesses, and encourage siting of new businesses.</u></p>	<p>Reinforces the designation of the Skyway Business District as the major commercial center of Skyway-West Hill.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>WH-19 The Skyway Business District should continue to be the major Community Business Center in West Hill. Residential, retail, office, and mixed use should be focused on infill sites and sites with redevelopment or reuse opportunities.</p> <p><u>SWH 6 The Skyway Business District should retain its Community Business zoning classification to support local economic opportunity, a diverse mix of businesses, and encourage siting of new businesses.</u></p>	<p>Reinforces the designation of the Skyway Business District as the major commercial center of Skyway-West Hill. Edited to remove references to specific land uses and development sites.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>SWH-13 Maintain the Community Business Center designation for the Skyway Business District to protect opportunities for commercial activity and encourage siting of new businesses.</p> <p><u>SWH 6 The Skyway Business District should retain its Community Business zoning classification to support local economic opportunity, a diverse mix of businesses, and encourage siting of new businesses.</u></p>	<p>Reinforces the designation of the Skyway Business District as the major commercial center of Skyway-West Hill</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>FP-5 New office, retail, commercial, and mixed use development within the Skyway Business District should promote the use of the streets and public places to achieve visual continuity and encourage pedestrian mobility.</p> <p><u>SWH-7 Support development in the Skyway Business District that can provide residents and visitors an opportunity to walk, gather and meet through an emphasis on the pedestrian environment.</u></p>	<p>Reinforces the County's commitment to pedestrian-oriented development within the Skyway Business District.</p>	<p>Special District Overlay (SO) 050 will continue to apply to the Skyway Business District.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>WH-22A Commercial buildings within the Skyway Business District should directly front on either the sidewalks along streets or public spaces such as plazas, arcades or parks. Shops should not orient to parking lots.</p> <p>SWH-7 Support development in the Skyway Business District that can provide residents and visitors an opportunity to walk, gather and meet through an emphasis on the pedestrian environment.</p>	<p>Reinforces the County's commitment to pedestrian-oriented development within the Skyway Business District.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>WH-35 To assure safe pedestrian movement and vehicular circulation in the Skyway Business District, the West Hill Plan establishes a pedestrian-oriented commercial development Special District Overlay in the business district.</p> <p>SWH-7 Support development in the Skyway Business District that can provide residents and visitors an opportunity to walk, gather and meet through an emphasis on the pedestrian environment.</p>	<p>Reinforces the County's commitment to pedestrian-oriented development within the Skyway Business District.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-15)) SWH-7 Support development in the Skyway Business District that can provide residents and visitors an opportunity to walk, gather and meet through an emphasis on the pedestrian environment.</p>	<p>Maintains and renumbers policy from the Skyway-West Hill Land Use Strategy.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-17)) SWH-8 Prioritize pedestrian corridors in the Skyway Business District by incentivizing development that establishes connections between and through commercial lots, establishing connections to Skyway Park, and locating parking facilities on the rear or side of buildings with screening.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-16)) SWH-9 Establish a Skyway Business District identity, including consideration of urban design standards, mixed-use buildings with a mixture of small and medium-sized ground floor retail, ((siting)) buildings sited adjacent to sidewalks with pedestrian scale lighting, and high-quality landscaping and public spaces.</p>	<p>Rennumbers and revises policy from the Skyway-West Hill Land Use Strategy</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>((SWH-14)) SWH-10 Evaluate properties adjacent to the Skyway Business District for reclassification to Community Business to increase commercial capacity and create a more vibrant business district.</p>	<p>Renumbers policy from the Skyway-West Hill Land Use Strategy. Confirms willingness to evaluation potential expansions to the Skyway Business District if it will result in a more vibrant business district.</p>	<p>Policy makes no change in zoning or development regulations.</p>	<p>Same as above.</p>	<p>Yes, in PRD.</p>
<p>SWH-11 <u>Support development of microenterprises in a pedestrian-oriented, commercial and mixed-use corridor between the two nodes of the Skyway Business District.</u></p>	<p>New policy supports establishment of a Skyway microenterprise special district overlay in the Skyway Unincorporated Activity Center.</p>	<p>Support adoption of special district overlay establishing commercial use regulations and limits on commercial floor areas to create a zone for small business incubation and local entrepreneurship.</p>	<p>Same as above.</p>	<p>Yes, in PRD.</p>
<p>WH-16 The existing business centers located along Martin Luther King Jr. Way between 60th Avenue South and 64th Avenue South and along Rainier Avenue South between South 114th Street and South 117th Street are designated as Neighborhood Business Centers and expansion of the business centers is limited to areas zoned for those uses through the West Hill Community Plan and Area Zoning.</p> <p>SWH-12 <u>Maintain the Neighborhood Business Centers designation for the Martin Luther King Jr. Way S and Rainier Ave S commercial areas.</u></p>	<p>Generally consistent with Comp Plan Policy U-165 except expansion of centers shall only be permitted through a subarea study.</p>	<p>The Martin Luther King Jr. Way South and Rainier Avenue commercial areas will continue be designated as Neighborhood Business Centers and serve their local areas.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>((SWH-18)) SWH-12 Maintain the Neighborhood Business Centers designation for the Martin Luther King Jr. Way S and Rainier Ave S commercial areas.</p>	<p>Renumber policy from the Skyway-West Hill Land Use Strategy.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD.</p>
<p>((SWH-19)) SWH-13 Support the redevelopment of the Martin Luther King Jr. Way S and Rainer Ave S Business Districts into <u>((an)) attractive pedestrian-friendly environments that reflect the diverse needs of the community while protecting existing businesses in the district as new commercial development occurs.</u></p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy that supports new development that builds a pedestrian friendly environment, while also considering retention of existing businesses.</p>	<p>The Martin Luther King Jr. Way S and Rainier Ave S business districts will remain subject to pedestrian oriented development standards in P-suffix development conditions WH-P07 and WH-P06, respectively.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>
<p>((SWH-20)) SWH-14 Support and maintain employment opportunities and local economic activity in existing industrial areas near Martin Luther King Jr. Way S through zoning and other regulatory tools.</p>	<p>Renumbers policy from Skyway-West Hill Land Use Strategy to reflect retention of industrial zoning.</p>	<p>No effect on existing industrially zoned properties.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-12)) SWH-15 <u>Limit and avoid the clustering of legal ((marijuana)) cannabis businesses ((and address)) in Skyway-West Hill through planning and policies, store licensing and siting, and related measures to prevent negative community impacts ((associated with those uses)).</u></p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy to support regulation of cannabis businesses.</p>	<p>Existing P-suffix development condition WH-P11, limiting cannabis retail in the subarea will remain.</p>	<p>Same as above.</p>	<p>Yes, in PRD.</p>
<p>((SWH-24)) SWH-16 ((Encourage)) <u>Support</u> the development of community-identified amenities near commercial centers, frequent transit corridors, and parks and trails through incentives and development requirements.</p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy to support development of community-identified amenities. Policy reflects community's desire to ensure that new development provides amenities that are accessible to the public.</p>	<p>No immediate impact; creates policy foundation for future legislation.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>((SWH-22 Seek to preserve)) SWH-17 Preserve and enhance community-identified cultural assets ((during development review and, when necessary,)) <u>when development occurs and</u> work with the community and developers to mitigate the loss of cultural assets.</p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy. Policy reflects community's desire to engage in the development process to help identify and protect cultural assets.</p>	<p>No immediate impact; creates policy foundation for future legislation.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-3)) <u>SWH-18 Provide for a wide range of residential zones, densities and housing types to continue to promote access to diverse housing choices for residents at</u> ((every income level, age, household size, and lifestyle)) <u>a variety of income levels, ages, household sizes, and lifestyles to address the unique population and housing needs of Skyway-West Hill.</u></p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy. Policy reflects community's desire to encourage a variety of housing types developed within the neighborhood that are tailored to the needs of the community.</p>	<p>No effect on existing zoning in areas where residential or mixed-use development is permitted.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-5 Address residential displacement risks associated with new development through strategies that slow or prevent the loss of affordable housing, particularly for low- and moderate-income families.))</p> <p><u>SWH-19 Consider and implement range of mandatory and voluntary strategies to preserve existing units, increase the supply of new affordable housing, support home ownership opportunities, and reduce the risk of involuntary residential displacement in Skyway-West Hill, through tools such as:</u></p> <ul style="list-style-type: none"> <u>a. Inclusionary zoning;</u> <u>b. Tenant relocation assistance;</u> <u>c. Right to return and/or community preference;</u> <u>d. Community land trusts and other models of permanently affordable, shared-equity homeownership;</u> <u>e. Down payment assistance;</u> <u>f. Property tax exemption;</u> <u>g. Redevelopment assistance; and</u> <u>h. Funding equitable, community-driven affordable housing.</u> 	<p>Replaces policy from the Skyway-West Hill Land Use Strategy with a new policy supporting defining tools and strategies that are recommended in the Skyway-West Hill and North Highline Anti-displacement Report.</p>	<p>New inclusionary housing regulations will require affordable housing in new residential and mixed-use developments within the Skyway and White Center Unincorporated Activity Centers. The inclusionary housing regulations also provide voluntary incentives for developers to provide affordable housing in other areas outside of the Skyway and White Center Unincorporated Activity Centers.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p><u>SWH-20 Require or incentivize residential development in Skyway-West Hill to provide family size units and rental units that are affordable to low- and extremely low-income households.</u></p>	<p>New policy supporting regulations that tailor affordable housing regulations to favor creation of larger, family size units and units that can be rented by low and extremely low income households. recommended in the Skyway-West Hill and North Highline Anti-displacement Report.</p>	<p>New inclusionary housing regulations will apply to the Skyway-West Hill and North Highline subareas. The regulations provide incentives for developers to provide larger units and units affordable to lower income households.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>WH-54 The County should increase marketing of existing home repair and maintenance programs and services. New assistance programs may be specifically tailored to meet other housing related needs of the community, such as yard maintenance assistance for the elderly.</p> <p><u>SWH-21 Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties, or potentially prevent declining conditions, so residents can choose to remain in their homes in Skyway-West Hill.</u></p>	<p>Consistent with policy from the 1994 West Hill Community Plan promoting home repair and maintenance assistance programs.</p>	<p>No immediate impact. This policy encourages promotion of existing programs that provide assistance.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>WH-55 King County, local community organizations and volunteer groups should provide professional/technical staff to assist income-eligible residents of West Hill with repairing, remodeling or maintaining their homes. Technical assistance should include free design, drawing production and construction services.</p> <p><u>SWH-21 Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties, or potentially prevent declining conditions, so residents can choose to remain in their homes in Skyway-West Hill.</u></p>	<p>Consistent with policy from the 1994 West Hill Community Plan promoting home repair and maintenance assistance programs.</p>	<p>No immediate impact. This policy encourages promotion of existing programs that provide assistance.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>WH-56 King County should establish a community education program to enable its elderly residents to become better informed about available County housing assistance/repair programs, and affordable and reliable chore services by private parties.</p> <p><u>SWH-21 Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties, or potentially prevent declining conditions, so residents can choose to remain in their homes in Skyway-West Hill.</u></p>	<p>Consistent with policy from the 1994 West Hill Community Plan promoting home repair and maintenance assistance programs.</p>	<p>No immediate impact. This policy encourages promotion of existing programs that provide assistance.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-8)) SWH-21 Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties, or potentially prevent declining conditions, so residents can choose to remain in their homes in Skyway-West Hill.</p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy to promote strategies that assist area residents with home repair and maintenance.</p>	<p>No immediate impact. This policy encourages promotion of existing programs that provide assistance.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>((SWH-6)) <u>SWH-22</u> Preserve existing mobile home parks and require that any proposal to redevelop an existing mobile home park include evaluation and mitigation of residential displacement impacts.</p>	<p>Renumbers existing policy from Skyway-West Hill Land Use Strategy focused on preservation of manufactured home communities.</p>	<p>No immediate impact to existing manufactured home communities, which will be preserved. Policy creates foundation for future legislation related to residential displacement mitigation</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-24 Prioritize and support)) <u>SWH-23</u> Support access to healthy, affordable, and culturally relevant foods for all residents <u>throughout Skyway-West Hill</u> by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens.</p>	<p>Renumbers and revises policy from Skyway-West Hill Land Use Strategy that supports access to healthy, affordable, and culturally relevant food and identifies several retail outlets the community has identified as a need.</p>	<p>No immediate impact. The policy does not create any new regulations.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>FP-11 Convenient and necessary health and human services should be provided to meet the needs of West Hill residents and improve their quality of life.</p> <p><u>SWH-24 Partner with Renton School District, community-based organizations, and other health and human service agencies to provide healthcare (physical and mental), social and human services, early education, and childcare to improve outcomes for residents of all ages, students, and their families, especially where needs are greatest.</u></p>	<p>Replaces policy from the 1994 West Hill Community Plan encouraging King County to work with locally based community organizations to ensure programs and services that address health and human service needs are reaching community members in need.</p>	<p>No immediate impact. The policy does not create any new regulations. It supports ongoing partnerships with community organizations.</p>		

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>WH-52 Established community organizations should work together to ensure adequate and consistent solutions to crime, drug and gang-related problems. If unresolved, these problems could further threaten the safety, security and quality of life of this community</p> <p><u>SWH-24 Partner with Renton School District, community-based organizations, and other health and human service agencies to provide healthcare (physical and mental), social and human services, early education, and childcare to improve outcomes for residents of all ages, students, and their families, especially where needs are greatest.</u></p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>
<p>SWH-25 Highlight Skyway Park as a major community amenity through enhanced physical connections and views to the park.</p>	<p>Retains existing policy from Skyway-West Hill Land Use Strategy. The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources.</p>	<p>No immediate impact. Policy encourages the County and developers to consider access and views to the park when considering capital investments.</p>	<p>Same as above.</p>	<p>Yes, in PRD.</p>
<p>SWH-26 Work with Skyway-West Hill residents, businesses, and other community organizations in Skyway-West Hill to identify and implement opportunities for planting trees and installing green infrastructure to reduce the urban heat island and improve water and air quality.</p>	<p>New policy providing basis for King County to work with residents, businesses, and other community organizations to enhance tree canopy and green infrastructure.</p>	<p>No immediate impact. This policy provides support for future development of programs that enhance the urban tree canopy and green infrastructure of Skyway-West Hill.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>
<p>(FP-10) SWH-27 Parks, open space, and recreational and cultural facilities should reasonably provide for the existing and future needs of the (West Hill's residents) <u>Skyway-West Hill community</u>. These facilities should be readily accessible to residents and within close proximity to residential (development) <u>and mixed-use developments</u>.</p>	<p>Renumbers and revises policy from the 1994 West Hill Community Plan to emphasize the importance of providing parks, open space and recreational and cultural facilities near where people live.</p>	<p>No immediate impact on the provision of parks, open space, and cultural facilities within the community.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>WH-38A A multi-purpose trail should be provided along the City of Seattle transmission lines corridor.</p> <p><u>SWH-28 Support development of additional public trails in Skyway-West Hill to connect with Regional Trails, Seattle trails, and other locations.</u></p>	<p>Replaces policy from the 1994 West Hill Community Plan that continues to support creation of public trails in the community that connect to the broader regional trail network.</p>	<p>No immediate impact on the ability of the County to develop additional public trails in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>WH-47 Properties which provide views of the mountains or Lake Washington should be acquired for public parks and open space.</p> <p><u>SWH-29 Acquire land for parks, open spaces, and environmental protection in Skyway-West Hill, including prioritizing properties that provide views of the mountains or Lake Washington.</u></p>	<p>Replaces policy from the 1994 West Hill Community Plan that continues to direct acquisition of park and open space properties, with an emphasis on properties providing views of surrounding natural features.</p>	<p>No immediate impact. The policy supports ongoing programs and investments to acquire park and open space lands in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>Yes, in PRD.</p>
<p>WH-53 King County should help fund a community center which can provide a variety of needed services in the West Hill community. Some recommended services include but are not limited to the following: parent and youth counseling, drug/alcohol/job counseling, child care, free legal services, and elderly/handicapped assistance and van service. Additionally, the community center can hold indoor arts and cultural events and community outreach activities.</p> <p><u>SWH-30 Support development of a Skyway-West Hill Community Center as a place for community enrichment.</u></p>	<p>Replaces policy from the 1994 West Hill Community Plan encouraging support for development of a Skyway-West Hill Community Center.</p>	<p>The County is currently supporting development of a Skyway-Wet Hill Community Center.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p><u>SWH-31 Partner with community organizations and public agencies to increase capacity building and funding, share technical expertise, and leverage County-owned parks facilities to support the delivery of parks improvements and recreational, cultural, and educational programs in Skyway-West Hill.</u></p>	<p>New policy provides policy framework for King County to partner with community organizations and public agencies to provide technical expertise and services to ensure parks and recreational programs are being provided to Skyway-West Hill.</p>	<p>No immediate impact. The policy supports ongoing partnership and educational programs to provide services and programs.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p>FP-7 To encourage pedestrian-friendly environments in West Hill, all new development should be accessible to pedestrians.</p> <p><u>SWH-32 Promote a pedestrian-oriented environment, build on the existing street system, and improve access to other travel options such as transit and bicycling through new commercial and mixed-use development in the Skyway Unincorporated Activity Center and Skyway-West Hill’s neighborhood business centers and County projects.</u></p>	<p>Replaces policy from the 1994 West Hill Community Plan promoting pedestrian oriented development and investment within the Skyway Unincorporated Activity Center, including the Skyway Business District and other business districts.</p>	<p>Special District Overlay (SO) 050 will continue to apply to the Skyway Business District. The Martin Luther King Jr. Way S and Rainier Ave S business districts will remain subject to pedestrian oriented development standards in P-suffix development conditions WH-P07 and WH-P06, respectively.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>FP-9 New development and County projects should promote a pedestrian-oriented environment, build on the existing street system and improve other travel options such as transit access and bicycling.</p> <p><u>SWH-32 Promote a pedestrian-oriented environment, build on the existing street system, and improve access to other travel options such as transit and bicycling through new commercial and mixed-use development in the Skyway Unincorporated Activity Center and Skyway-West Hill’s neighborhood business centers and County projects.</u></p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-23)) <u>SWH-33 Prioritize safe and inviting walking and bicycling ((connections)) throughout Skyway-West Hill to connect residents to transit ((-business districts, and major destinations)) facilities, the Skyway Business District, neighborhood business districts, and other major destinations, such as Skyway Park, the Skyway Library, schools, and high-density residential and mixed-use developments.</u></p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy providing emphasis on safe and inviting walking and bicycling facilities and key community destinations.</p>	<p>No immediate impact. The policy does not create new regulations.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p><u>SWH-34 Public transit service should provide convenient, safe access to commercial areas, jobs, and community amenities in Skyway-West Hill and to surrounding city transit hubs so that Skyway-West Hill’s residents are able to participate in the region’s economy and access amenities regardless of their age, socioeconomic status, or abilities.</u></p>	<p>New policy directing that the County should provide convenient, safe and accessible transit service to Skyway-West Hill.</p>	<p>Policy supports existing transit service and consideration of future service needs.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD</p>
<p><u>SWH-35 Work closely with Washington State Department of Transportation to support improvements the State Route 900 corridor for the safety of the area residents and the traveling public, operational functionality, and enhancement for active transportation users.</u></p>	<p>Creates policy framework supporting King County to work with the Washington State Department of Transportation on the planning and implementation of enhancements to the State Route 900 corridor in Skyway-West Hill.</p>	<p>Policy supports ongoing coordination and collaboration between King County and the Washington State Department of Transportation.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-8)) <u>SWH-36 Promote the efficient use of land by providing the necessary urban utilities and services through a coordinated and logical approach, including coordination with ((the City of Renton for planned)) neighboring cities for future annexation.</u></p>	<p>Renumbers and revises policy from Skyway-West Hill Land Use Strategy that promotes coordination with neighboring cities to ensure services and utilities.</p>	<p>No immediate impact. Policy does not direct any new regulations.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>
<p>WH-48 The entire West Hill area shall be served by public sewer and water service.</p> <p><u>SWH-37 Partner with the Skyway-West Hill community, Skyway Water & Sewer District, City of Renton, King County Water District #125, and Seattle Public Utilities to address aging and failing on-site sewage systems by identifying the most appropriate wastewater treatment options, such as conversion to sewer or decentralized options, that protect public health and support the community’s housing and equity goals.</u></p>	<p>Replaces policy from the 1994 West Hill Community Plan with policy creating policy framework for partnerships between King County and utility service providers toward reduction of private, on-site sewage systems.</p>	<p>No immediate impact. Policy supports future partnerships between King County and utility service providers.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>

Executive Proposed Policy Amendment	Rationale	Effect	Compliance	Review
<p><u>SWH-38 Encourage developers proposing to extend water or sewer service to facilitate new residential, commercial, or mixed-use development in Skyway-West Hill to work with surrounding property owners to provide reasonable access to public utilities.</u></p>	<p>Creates policy framework for encouraging private developers to extend water and sewer services in ways that facilitate connections to public water and sewer systems for existing residents.</p>	<p>No immediate impact. No new regulations required.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>((SWH-9)) <u>SWH-39 Work with the community to support and develop the individual identities of Skyway's business districts through street treatments, gateway landmarks, murals, and other defining features.</u></p>	<p>Renumbers and revises policy from the Skyway-West Hill Land Use Strategy. Policy creates framework for King County to work Skyway-West Hill on business district identities.</p>	<p>No immediate impact. No new regulations required.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>SWH-10 Improve and strengthen Skyway's business districts by strengthening development standards, providing support to business owners, and supporting establishment of an action group, association, or chamber.</p> <p><u>SWH-40 Support retention of long-term locally owned businesses in Skyway-West Hill and encourage development of new locally owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.</u></p>	<p>Replaces policy from the Skyway-West Hill Land Use Strategy supporting retention of and creation of new locally owned business.</p>	<p>No immediate impact. No new regulations required.</p>	<p>Same as above.</p>	<p>Yes, revised from PRD based on community input.</p>

<p>SWH-11 Encourage, incentivize and reduce barriers to smaller-scale commercial development that provide residents with convenient access to a range of services and amenities, that support local business ownership, that provide opportunities for local employment through job training and recruiting offices, and prevent displacement of existing businesses.</p>	<p>Skyway-West Hill's business districts allow for a range of uses and smaller scale opportunities are created in new Skyway microenterprise special district overlay.</p>	<p>Removal of this policy will not change the range of services and amenities in Skyway's commercial areas.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>FP-1 To retain and enhance unique physical character and visual identity of West Hill, and to ensure valuable views and natural features are protected and enhanced, new development should be sited in relation to the natural features of the site and its surroundings.</p>	<p>The King County Code regulates building site design.</p>	<p>Removal of this policy will not have an effect on the siting of buildings as they relate to views and natural features because the King County Code does not contain such regulations.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>FP-3 To promote efficient use of land, utilities and services at the lowest possible cost, residential development, infill or redevelopment opportunities shall develop at urban densities supporting a diversity of housing types and densities.</p>	<p>The King County Code regulates permitted housing types and densities.</p>	<p>Removal of this policy will not have an effect on permitted housing types and densities within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>FP-8 The West Hill Community Council and the Skyway Commercial Club fully support the creation of a Countywide Design Review Program.</p>	<p>The referenced organizations no longer exist. Creating a design review program is not a King County priority nor are there adequate resources to establish a Design Review Commission or administer such a program.</p>	<p>Removal of this policy will not have an effect on King County's interest in creating a Design Review Program.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-1 The West Hill Plan recognizes the following neighborhoods: a. Bryn Mawr b. Lakeridge c. Skyway d. Skyway Business District e. Campbell Hill f. Earlington g. Panorama View</p>	<p>King County does not recognize formal geographic boundaries of neighborhoods.</p>	<p>Removal of this policy will have no effect on the neighborhoods within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-2 Natural features of West Hill such as open space, natural vegetation, lowlands, hillsides, steep and gradual slopes, unique view points and scenic view corridors should be protected by regulations controlling actions within the public right-of-way and specific development standards for abutting property.</p>	<p>Protection of natural features, with the exception of viewpoints and scenic view corridors, which are not regulated by King County, are regulated through multiple sections of King County Code.</p>	<p>Removal of this policy will not have an effect on protection of natural features in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-3 The following view corridors are recognized and should not be adversely affected by new development:</p> <p>a. Seattle skyline view from the Lakeridge bluff above Rainier Avenue South.</p> <p>b. Lake Washington view down Crestwood Dr. South, 84th and 87th Avenue South, and Lakeridge Dr. South.</p> <p>c. Mount Rainier view down 76th Avenue South, between South 128th Street, South Langston Road, and Renton Avenue South within the southern portion of the Skyway center.</p> <p>d. Sweeping views of Renton and Tukwila from the visually prominent bluff above South Langston Road between 64th and 64th Avenue South.</p>	<p>Regulating private views for individual parcels is beyond the scope of King County's administrative capacity. The Comprehensive Plan contains no policy or language calling for the protection of private views from residential areas that are outside of designated shorelines, parks, natural areas, or Scenic and Recreational Highways.</p>	<p>Removal of this policy will not have an effect on the minimization of impacts on scenic views because the King County Code does not contain such regulations.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-4 New development should minimize impact to views of Mount Rainier, the Cascades', Seattle's skyline, Lake Washington, and scenic vistas of Renton and Tukwila. The following factors should be considered in site design:</p> <p>a. Setbacks for residential development should reflect topography to keep desirable panoramic views open;</p> <p>b. New development located on slopes of hills should be scaled down with respect to height and mass so as not to destroy or restrict identified valuable vistas or viewpoints from above;</p> <p>c. New development on downhill side of streets should relate to the ground visually and functionally, so they do not create useless space underneath and undesirable views from below;</p> <p>d. Street layout, street trees and plantings should reflect topography to help accent views from right-of-ways or public spaces; and</p> <p>e. Building heights on lowlands adjacent to Lake Washington or near Fenton and Tukwila should be restricted to prevent blockage of</p>	<p>Regulating private views for individual parcels is beyond the scope of King County's administrative capacity. The Comprehensive Plan contains no policy or language calling for the protection of private views from residential areas that are outside of designated shorelines, parks, natural areas, or Scenic and Recreational Highways.</p>	<p>Removal of this policy will not have an effect on the minimization of impacts on scenic views because the King County Code does not contain such regulations.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>views and loss of the sense of contact with the waterfront and areas adjacent to West Hill's residential neighborhoods.</p>				
<p>WH 5 New development should be located to preserve view corridors and streetscape. Site plans for new commercial and multifamily development should include elevations of surrounding structures and a diagram displaying the relationship of the proposal to topography, view corridors and surrounding uses.</p>	<p>Regulating private views for individual parcels is beyond the scope of King County's administrative capacity. The Comprehensive Plan contains no policy or language calling for the protection of private views from residential areas that are outside of designated shorelines, parks, natural areas, or Scenic and Recreational Highways.</p>	<p>Removal of this policy will not have an effect on the preserving view corridors because the King County Code does not contain such regulations.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH 6 Major entrances to the West Hill area and its neighborhoods should be identified and defined with signs, pavement markings and landscaping. This plan proposes four main "entrance points" or "gateways" to the West Hill area.</p> <p>a. Entrance into Campbell Hill neighborhood off Interstate 5 along Martin Luther King Jr. Way.</p> <p>b. Entrance into Earlington neighborhood along Martin Luther King Jr. Way north of Sunset Boulevard in Renton.</p> <p>c. Entrance into Lakeridge neighborhood along Rainier Avenue South and 88th Avenue South if it were continued.</p> <p>d. Entrance into Skyway neighborhood along Renton Avenue South near 68th Avenue South</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Economic Development and Transportation.</p>	<p>Removal of this policy will not have an effect on the identification of entrance points to the West Hill area. King County does not administer such a program.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-7 New development, in-fill or redevelopment opportunities for residential uses shall be allowed and encouraged in all neighborhoods of West Hill.</p>	<p>King County Code regulates permitted land uses in Skyway-West Hill, and does not differentiate between new development, infill, or redevelopment.</p>	<p>Removal of this policy will have no effect on permitted land uses within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-8 Residential uses within the West Hill area should be developed at urban densities supporting a diversity of housing types and densities, where public utilities, services and facilities are provided and where the land is suitable for development.</p>	<p>The King County Code regulates permitted densities.</p>	<p>Removal of this policy will not have an effect on permitted densities within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-9 Infill development or redevelopment in developed neighborhoods should continue at the existing density. New developments in these areas should seek to achieve 5 to 6 units per acre to efficiently use the land.</p>	<p>The King County Code regulates permitted densities.</p>	<p>Removal of this policy will not have an effect on permitted densities within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-10 Neighborhoods comprised of vacant and underdeveloped land should develop at 7-8 homes per acre provided views, significant vegetation and the neighborhood character are protected and preserved.</p>	<p>The King County Code regulates permitted housing types and densities and does not differentiate between vacant/underdeveloped land and other land.</p>	<p>Removal of this policy will not have an effect on permitted densities within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-11 Opportunities for multifamily residential development should range from 12 to 48 homes per acre, be associated with offices and services, and be confined to areas designated for multifamily development by the West Hill Community Plan.</p>	<p>The King County Comprehensive Plan establishes residential land use designations, and the King County Code regulates permitted densities.</p>	<p>Removal of this policy will not have an effect on permitted densities or locations for multifamily housing within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-12 Elderly housing projects are encouraged near existing business centers on Renton Avenue South, Martin Luther King Jr. Way, and Rainier Avenue South at a density of up to 60 homes per acre.</p>	<p>The King County Comprehensive Plan does not prioritize housing for elderly or seniors on a site-specific basis.</p>	<p>Removal of this policy will not have an effect on the King County Code's density incentives or permitted densities or locations for senior housing.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-13 The West Hill Community Plan supports rezones to allow for senior and special needs assisted housing when compatible in scale and appearance with surrounding uses.</p>	<p>The King County Comprehensive Plan does not prioritize housing for elderly or seniors on a site-specific basis.</p>	<p>Removal of this policy will not have an effect on the King County Code's density incentives or permitted densities or locations for senior housing.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-14 New development should be compatible with existing character of adjacent areas, and should be accessible to surrounding residential neighborhoods and business areas.</p>	<p>Neighborhood compatibility is addressed on a site-specific basis in the Skyway-West Hill Land Use Plan.</p>	<p>Removal of this policy will not have an effect on the compatibility of new development with its surrounding neighborhood.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-15 New commercial and industrial development should encourage compact development, a pedestrian friendly environment, improve circulation, and promote a good transition with adjacent residential areas.</p>	<p>Pedestrian-oriented special district overlays are applied to specific commercial districts within Skyway-West Hill.</p>	<p>Removal of this policy will not have an effect on development patterns within Skyway-Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-18 The office/research park area south of Martin Luther King Jr. Way should be developed in a manner which maintains the stability and scenic value of the steep slopes and enhances the entrance to Renton's business park.</p>	<p>The King County Code regulates environmentally sensitive areas such as steep slopes but does not address scenic value. Compatibility with the City of Renton will be addressed through a Joint Planning Agreement.</p>	<p>Removal of this policy will not have an effect on the development conditions for the office/research park area south of Martin Luther King Jr. Way.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-20 Entry points to the Skyway Business District should be identified and defined with landscaping, signs or pavement markings. The suggested entry point locations for this center are shown on the Proposed Entry Points map.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Economic Development and Transportation.</p>	<p>Removal of this policy will not have an effect on the identification of entrance points to the Skyway Business District. King County does not administer such a program.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-21 All infill sites and sites with potential for redevelopment should seek to provide a mix of uses (retail or office and residential). Retail and office uses are encouraged on the ground floor with residential units above.</p>	<p>The King County Comprehensive Plan regulates land use and the King County Code regulates permitted building type in unincorporated King County. The Code does not differentiate between infill sites, sites with potential for redevelopment, and all other sites.</p>	<p>Removal of this policy will not have an effect on what type of development, including mixed-use, is allowed within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-22 To reduce walking distance between buildings, costs of development, traffic problems, and disruption of pedestrian circulation, buildings should be arranged on commercial sites to ensure compact centers and public spaces with access to public transit facilities.</p>	<p>The King County Code regulates the siting of commercial buildings. Special District Overlay SO-050 encourages pedestrian-oriented development and is applied to specific commercial areas within Skyway-West Hill.</p>	<p>Removal of this policy will not have an effect on the siting of buildings on commercial sites in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-23 Public amenities such as neighborhood parks and other public recreation facilities as well as human services such as day care should be provided in the Skyway Business District.</p>	<p>Policy encourages specific uses within the Skyway Business District that are currently permitted.</p>	<p>Removal of this policy will not affect the ability of public recreation facilities and human services to locate in the Skyway Business District.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-24 Commercial and multifamily development within the Skyway Business District shall be subject to site plan review and those properties adjacent to the Skyway Park should meet the following goals: a. provide defined pedestrian accesses and circulation corridors between the sites and Skyway Park; b. provide area lighting fixtures along the fronting street or property lines adjoining Skyway Park; c. provide landscaping within and along property lines;</p>	<p>The King County Code regulates site plan reviews and landscaping.</p>	<p>Removal of this policy will not have an effect on development conditions within the Skyway Business District.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>d. and provide landscaped parking lots in the rear or side of buildings.</p>				
<p>WH-25 The following public projects should be pursued for the Skyway Business District:</p> <p>a. new curb and gutter along Renton Avenue South with coordinated, joint access to businesses and parking areas;</p> <p>b. continuous wide sidewalks so that uses such as restaurants, cafes and shop displays can directly abut these sidewalks to create a pedestrian environment;</p> <p>c. a new entrance point and additional parking for Skyway Park;</p> <p>d. high quality landscaping; and</p> <p>e. street signage and frequent cross-walks.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources, and Transportation.</p>	<p>Removal of this policy will not affect the implementation of these projects, which would fall to private development, the Road Services division of the Department of Local Services, or the Department of Natural Resources and Parks.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-26 To promote economic development and activities to enhance the Skyway Business District, business owners should consider the formation of a business improvement area (BIA). Potential goals of the BIA are to:</p> <p>a. create attractive entryways to the business district;</p> <p>b. establish a new entryway to Skyway Park from the southern node of the business district;</p> <p>c. contribute to the establishment of a community center and the provision of social and health services at the center; and</p> <p>d. purchase and maintain litter bins for the business district.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Economic Development.</p>	<p>Removal of this policy will not affect the ability of business owners to form a BIA.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-27 The West Hill Community Council and the Skyway Commercial Club recommend that if a Design Review Program pilot project is established by the King County Council, the West Hill Community will be considered a pilot for the program.</p>	<p>A Design Review pilot program was not established.</p>	<p>No effect.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-28 The Department of Development and Environmental Services (DDES) shall notify the West Hill Community Council and the Skyway Community Club of subdivision and rezone applications and all State Environmental Policy Act (SEPA) determinations.</p>	<p>Individuals and organizations may request direct notification of development applications by township / section / range by contacting the DLS/Permitting Division's customer service office.</p>	<p>Removal of this policy will not have an effect on the ability of community residents to receive notice of subdivision and rezone applications and SEPA determinations.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-29 Single family homes should be sited away from major arterials (Martin Luther King Jr. Way) to avoid traffic and noise problems.</p>	<p>The King County Code regulates street setbacks for single family homes.</p>	<p>Removal of this policy will have no effect on regulations concerning the siting of single family homes on major arterials within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-30 Multifamily residential development is encouraged to include the following: a. Parking lots are located at the side or rear of structures; b. Sidewalks or walkways between parking areas, building entrances, bus stops, recreation facilities, and whenever possible, coordination with external sidewalks and access to adjacent uses beyond the site; c. Recreational, service and laundry areas are within established sight zones to increase safety; d. Desirable sun exposure of common areas; and e. Variation of building facades, form and siting.</p>	<p>The King County Code regulates design standards for apartment and townhouse development in all unincorporated areas.</p>	<p>Removal of this policy will not have an effect on design standards for multifamily residential development in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-31 All new roadways in West Hill should maintain and improve the existing street grid pattern. Cul de sac and "dead end" streets should be discouraged, unless providing pass-through to pedestrians or bicycles.</p>	<p>The King County Comprehensive Plan directs policy related to Transportation. Street layout is further guided by King County's Road Design and Construction Manual.</p>	<p>Removal of this policy will not have an effect on the future street grid pattern of Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-32 On all new residential streets, sidewalks should be provided. The pedestrian routes identified on the Potential Pedestrian improvements map should be provided on existing residential streets. Street trees or planting strips should also be provided in residential areas.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Transportation.</p>	<p>Removal of this policy will not have an effect on the provision of sidewalks in residential neighborhoods in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-33 Opportunity for additional access to Skyway Park should be examined through all new development and redevelopment.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources.</p>	<p>Removal of this policy will not have an effect on efforts to increase access to Skyway Park.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-34 To increase pedestrian safety and mobility along Renton Avenue South and within the Skyway Business District: a. clearly post reduced speed signs at entrances to business district; b. upgrade the center's traffic signal system to include pedestrian-operated walk lights; c. discourage the use of South 132nd Street between Renton Avenue South and Martin Luther King Jr. Way as a shortcut to I-5; and d. improve transit to the Skyway Business District.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Transportation.</p>	<p>Removal of this policy will have no effect on pedestrian safety and mobility infrastructure along Renton Avenue South and within the Skyway Business District.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH 36 Parking areas should be encouraged in the rear or side of the commercial buildings, under buildings, or in shared facilities.</p>	<p>The King County Code regulates parking. Special District Overlay SO-050 is applied to specific areas in Skyway-West Hill and requires off-street parking in rear or side of commercial buildings.</p>	<p>Removal of this policy will not have an effect on the siting of parking areas.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH 37 Existing entrances to parking lots within the Skyway Business District should be delineated with landscaping, pavement markings or signs. Enhancements such as screen covering the existing gutters or permanent underground drainage systems should be used to improve the entrances to parking areas along Rainier Avenue South.</p>	<p>The King County Code regulates landscaping on commercial properties in Skyway-West Hill. If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Transportation.</p>	<p>Removal of this policy will have no effect on commercial property landscaping regulations within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH 38 A series of bicycle routes and safety improvements providing circulation within West Hill and linking existing routes outside the planning area should be considered. Some examples are:</p> <ul style="list-style-type: none"> a. improve connection to Beacon Avenue South across Martin Luther King Jr. Way; b. improve connection to Beacon Coal Mine Road; c. establish access to Green River/Duwamish Trail system and Interurban Trail; d. improve shoulders on Martin Luther King Jr. Way to allow safe bicycle access; e. establish east-west connection along South Langston Road from South 129th Street at 64th Avenue South or along South 133rd Street—South 132nd Street from Martin Luther King Jr. Way to Renton Avenue South; 	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Transportation.</p>	<p>Removal of this policy will not affect the County's capital projects related to bicycle routes and safety improvements.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>f. —develop safe crossing facilities to Airport Way and Lake Washington signed loop; and g. — improve signage for existing bicycle routes</p>				
<p>WH 39 Street trees or planting improvements should be required for all residential development. Trees should be placed along all the property lines facing the streets outside of utility or road right-of-way easements. New trees and planting should be selected from the King County approved list.</p>	<p>The King County Code regulates landscaping in all unincorporated areas, including residential subdivisions in the urban growth area.</p>	<p>Removal of this policy will not have an effect on landscaping standards for residential developments within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH 40 The main walkway from Renton Avenue South to the Skyway Park entrance should be improved to include landscaping and improved signage.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources</p>	<p>Removal of this policy will not have an effect on the entrance to Skyway Park.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH 41 Improvements to existing parking lots directly fronting onto Renton Avenue South should be encouraged to improve the appearance, landscape quality and access and circulation systems of the Skyway Business District by: a. providing a landscaped planting strip between parking lots and sidewalk locations to screen views of cars; and b. repairing or replacing broken curbs, replacing damaged trees, and removing debris.</p>	<p>The King County Code regulates landscaping and off-street parking in all unincorporated areas. If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources</p>	<p>Removal of this policy will not have an effect on landscaping and off-street parking standards for commercial developments within Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-42 Public recreational facilities such as trails, swimming pools, ballfields, and tennis courts should be given high priority when allocating funds for public improvements.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources</p>	<p>Removal of this policy will not have an effect on public recreational facilities in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-43 King County, the Renton School District and local user groups should coordinate the development and maintenance of recreational facilities to ensure funds are focused on projects the community see the greatest need for, and to share maintenance responsibilities.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources</p>	<p>Removal of this policy will not have an effect on the development and maintenance of recreational facilities in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-44 The Skyway Park should be considered for new arts and cultural activities.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources</p>	<p>Removal of this policy will not have an effect on arts and cultural activities in Skyway Park.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-45 The King County Arts Commission should help develop and implement cooperative agreements with the cities, the Renton School District, Skyway Library, and community groups for promoting and sponsoring community arts and cultural projects and activities in the area.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources.</p>	<p>Removal of this policy will not have an effect on community arts and cultural projects and activities in Skyway Park.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-46 The informal trail through Bryn Mawr Park should be improved and publicly maintained and connections to neighborhood street should be established.</p>	<p>If determined a community priority, this action would happen through programs, projects, and investments identified through the Community Needs List process (Ordinance 19146). The King County Comprehensive Plan directs policy related to Parks, Open Space, and Cultural Resources.</p>	<p>Removal of this policy will not have an effect on the informal trail through Bryn Mawr Park.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-49 To define better and logical service boundaries, encourage water systems to upgrade and to adequately meet the needs of the immediate future, the West Hill Plan supports the consolidation of water purveyors in the West Hill area consistent with the Coordinated Water System Plan for the area.</p>	<p>The King County Comprehensive Plan directs policy related to Services, Facilities, and Utilities.</p>	<p>Removal of this policy will not have an effect on the consolidation of water purveyors in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>WH-50 The drainage basins which comprise the West Hill planning area should be evaluated for retention/detention facility needs to correct existing and future storm water runoff problems. Skyway Park shall not be considered for the siting of retention/detention facilities.</p>	<p>Pursuant to the Community Service Area Subarea Planning Program the King County Comprehensive Plan directs policy related to Services, Facilities, and Utilities.</p>	<p>Removal of this policy will not have an effect on drainage basins in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>

<p>WH-51 Curbside recycling services should be available to all residents, and litter disposal facilities should be provided throughout the Skyway Business District.</p>	<p>Pursuant to the Community Service Area Subarea Planning Program, the King County Comprehensive Plan directs policy related to recycling in both the Services, Facilities, and Utilities chapter and the Urban Communities chapter.</p>	<p>Removal of this policy will not have an effect on curbside recycling services in Skyway-West Hill.</p>	<p>Same as above.</p>	<p>N/A</p>
<p>North Highline Community Service Area Subarea Plan</p>				
<p><u>NH-1 Prioritize achieving community-identified equitable development outcomes that serve the needs of all North Highline residents and businesses through tools and strategies that prevent residential, economic, and cultural displacement.</u></p>	<p>Policy emphasizes King County’s commitment to ensuring that new development considers the needs of current residents and businesses, especially those at risk of displacement.</p>	<p>No immediate impact. This policy creates support for continuing evaluation of displacement risks and consider tools and strategies to address displacement risks.</p>	<p>The policies in the Subarea Plan address land use issues, which is a required element for planning under state law. The policies promote urban development inside this urban area of the County, and address residential and non-residential uses.</p>	<p>Yes, in PRD</p>

<p><u>NH-2 Support accessible engagement opportunities for North Highline residents and businesses during the development review process in ways that build community capacity, create opportunities for public input to inform applicable permitting decisions, and help new development to be consistent with the community's vision, through means such as community meetings, public noticing requirements, and permit submittal requirements.</u></p>	<p>Policy supports community engagement in the development review process, so residents feel connected to their community as it grows and develops.</p>	<p>No immediate impact. This policy provides support for continuing to work with subarea residents and businesses on ways to engage in the development review process as it impacts the subarea.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p>HHS-1 Metropolitan King County Government should assist local nonprofit organizations in identifying and applying for Community Development Block Grant and private funding sources in order to address the community development needs of low and moderate income residents of White Center.</p> <p><u>NH-3 Partner with community organizations and agencies in identifying and applying for funding sources to address community development needs in North Highline, with a focus on meeting the needs of underrepresented North Highline community members to support equitable development.</u></p>	<p>Policy supports assistance in securing funding, especially when the projects will benefit community members that have not historically benefited from development. The 1994 White Center Community Plan policy HHS-1 identified that King County government should assist local nonprofit organizations in identifying and applying for Community Development Block Grant and private funding sources in order to address the community development needs of low and moderate income residents of White Center. The new policy broadens the scope of groups to work with, broadens the geographic area and broadens the funding sources that the policy is targeting.</p>	<p>No immediate impact. This policy provides support for partnering with organizations to seek and apply for funding to support development in the subarea that serves the community in a way that furthers equitable development.</p>		<p>Yes, in PRD, and modified based on community input.</p>

<p><u>NH-4 Focus housing and jobs growth in North Highline’s urban centers in White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, Glendale Community Business Center, and Beverly Park Neighborhood Business Center where there is access to frequent transit service, commercial services, and community amenities.</u></p>	<p>Reinforces policy to focus proposed density increases in urban centers. A new area is included as an urban center: Glendale Community Business Center.</p>	<p>This policy supports designation of a new urban center in North Highline.</p>	<p>Same as above.</p>	<p>Policy is new subsequent to PRD issuance for improved clarity on role of urban centers in North Highline.</p>
<p>ECD-13 New small lot single family development (6-8 dwelling units per acre) is encouraged as infill development within existing residential neighborhoods. Potential sites should be within one-quarter mile to an existing or planned public park, open space or school and transit route.</p> <p><u>NH-5 Focus medium-density housing development in proximity to transit stops, and close to commercial services in White Center Unincorporated Activity Center, Roxhill and Top Hat Community Business Centers and Greenbridge Neighborhood Business Center to increase the supply and type of housing in North Highline, in a way that is compatible with surrounding homes.</u></p>	<p>Policy supports interest to increase housing supply and type to help stem residential displacement risk.</p>	<p>No immediate impact. Upzones will increase density in residential areas that are within “walksheds” of transit stops and in proximity to commercial services. This will increase opportunities to build “missing middle” homes that are generally less expensive than single family detached housing. Heights of new development will be limited to support for compatibility with existing development. Inclusionary Housing provisions may increase the resultant density of housing in these areas above the levels included in the rezone.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance for clarity on where the policy applies..</p>

<p>ECD-14 New multifamily development (12-18 dwelling units per acre) is encouraged as infill development on lands in or near the Top Hat and Roxhill community business centers. Potential sites should be within one-quarter mile of a current or planned transit route.</p> <p><u>NH-6 Utilize high-density residential zoning in and adjacent to White Center Unincorporated Activity Center, Roxhill, Top Hat and Glendale Community Business Centers, and Beverly Park Neighborhood Business Center, to increase the supply and type of housing throughout North Highline, with a focus on locating high residential densities near high-capacity or other frequent service transit corridors.</u></p>	<p>Policy supports interest to increase housing supply and type to help stem residential displacement risk. Reinforces policy U-125 to focus proposed density increases in planning area, and policy U-</p>	<p>No immediate impact. Upzones will increase density in residential areas that are within “walksheds” of frequent service transit stops and in proximity to commercial services. This may include areas within urban centers or in close proximity to the urban centers. Areas proposed for higher density upzones will mainly increase density to 18 dwelling units per acre, which is generally the zone where small apartment buildings are located. In several areas the upzones will increase density to 18, 24 or 48 dwelling units per acre. Inclusionary Housing provisions may increase the resultant density of housing in these areas above the levels included in the rezone.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance for clarity on where the policy applies and the link to transit service.</p>
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<p>ECD-15 New multifamily development (24-48 dwelling units per acre) is encouraged as infill development on lands near the urban village and as part of a mixed-use development within the designated Urban Village boundary.</p> <p><u>NH-7 Focus a mix of commercial and mixed-use development in the White Center Unincorporated Activity Center and Roxhill Community Business Center, served by high-capacity transit, and the Top Hat and Glendale Community Business Centers, and Beverly Park Neighborhood Business Center, which are served by frequent transit service.</u></p>	<p>Policy supports interest to increase housing supply and type to help stem residential displacement risk, and to improve safety by having residences co-locate with commercial areas to provide more “eyes-on-the-street”. Supports community interest to have thriving commercial areas to support locally-owned businesses. Reinforces King County Comprehensive Plan policy in the Urban Communities chapter to support mixed use development in urban centers and to locate new commercial and office development in urban centers.</p>	<p>No immediate impact. Reinforces the role of urban centers in North Highline as focus for growth. Also adds new urban center – Community Business Center – in Glendale.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance for clarity on where the policy applies and the link to transit service. .</p>
<p><u>NH-8 Preserve the small size and scale of existing businesses along 16th Avenue SW between SW Roxbury Street and SW 100th Street to support the corridor’s thriving small, locally owned business community. Limit the scale of buildings in the corridor to define the boundaries of White Center’s historic core while supporting development of increased residential units.</u></p>	<p>Policy supports retaining the look and feel of a two-block section of White Center’s commercial core, when redevelopment occurs. It also supports the community-identified interests to increase availability of housing, and co-locating housing and business to provide more “eyes-on-the street” and a customer base.</p>	<p>No immediate impact. Provides policy basis for zoning code amendments and development regulations that support redevelopment to retain small business spaces and a building bulk that is more restrictive than allowed under current code.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance, based on community input.</p>

<p><u>NH-9 Support creation of commercial spaces in the White Center Unincorporated Activity Center that meet locally owned business needs, from micro-enterprises seeking physical premises to existing small, medium, and large businesses wishing to stay and grow in North Highline.</u></p>	<p>Policy supports providing commercial space for new businesses, and for existing businesses to grow into to help stem risk of economic displacement.</p>	<p>No immediate impact. Provides policy basis for a new P Suffix that limits the size of groundfloor commercial spaces in the core of White Center’s commercial area. Also provides policy basis for retaining an industrial-zoned block in White Center, that otherwise would be a prime location for mixed-use development.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance based on community input.</p>
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<p><u>NH-10 Create a walkable environment in the White Center Unincorporated Activity Center that connects housing, businesses, and community amenities while accommodating an adequate supply of parking that supports a range of access needs.</u></p>	<p>Policy supports redevelopment of the commercial core of White Center in a way that supports businesses and encourages residential development. Includes community interest in providing adequate parking for community members and visitors to the community that cannot rely on transit or non-motorized modes of transport.</p>	<p>No immediate impact. Provides policy basis for a new White Center Pedestrian-Oriented Special District Overlay (SDO) in White Center’s commercial core that links businesses, residential areas and amenities in an area that is served by frequent transit, including the new RapidRide H Line. An existing SDO (SO-90) is proposed for repeal. Provisions in SO-90 that support improving the pedestrian experience in the commercial core carry forward in the new SDO. Generally, off-street parking provisions in the new SDO are less restrictive than those included in SO-90. This is to acknowledge that businesses need parking spaces for those that require access by automobile, and that with increased residential development in the commercial core, with reduced off-street parking requirements, there will be competition for on-street parking spaces.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance based on community input.</p>
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<p><u>NH-11 Support and maintain employment opportunities and local economic activity in existing industrial areas in Glendale and South Park through zoning and other regulatory tools.</u></p>	<p>Policy acknowledges that the industries in these two areas provide employment opportunities and reinforces that they are subject to development regulations that govern industrial uses and operations.</p>	<p>No immediate impact.</p>	<p>Same as above.</p>	<p>Yes, in PRD</p>
<p><u>NH-12 In the White Center Unincorporated Activity Center, provide Industrial-zoned land that can support manufacturing and other jobs close to and compatible with existing and new residential uses.</u></p>	<p>Policy acknowledges the community-identified interest that retaining industrial-zoned land in White Center provides benefits by providing job opportunities in manufacturing and other uses close to residential uses and in proximity to the RapidRide H Line. It acknowledges that with co-location there is a need for the industrial uses to be compatible with nearly residential uses.</p>	<p>No immediate impact. An existing SDO (SO 100) is renamed commercial and industrial uses, is amended to provide additional limits on uses that are compatible with residential uses, and its area of application is expanded to include the White Center industrial-zoned area. Additionally, SO-100 is amended for compatibility with provisions in the new Pedestrian-Oriented SDO that applies to areas adjacent to the White Center industrial-zoned area.</p>	<p>Same as above</p>	<p>New since issuance of PRD based on community input.</p>
<p><u>NH-13 Support the use of urban design standards for nonresidential, multifamily, and mixed-use development in North Highline that enrich the area’s urban form and character.</u></p>	<p>Policy acknowledges the interest in incorporating design features into new nonresidential, multifamily, and mixed-use development in North Highline.</p>	<p>No immediate impact. Provides policy support for design standards that are being developed for application in nonresidential, multifamily, and mixed-use development in North Highline.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>

<p><u>NH-14 Limit and avoid the clustering of legal cannabis businesses in North Highline through planning and policies, store licensing and siting, and related measures to prevent negative community impacts.</u></p>	<p>Policy supports the regulation of cannabis businesses.</p>	<p>P-suffix condition is added to parcels zoned Regional Business and Commercial Business to limit the number of marijuana retail operations in North Highline. The new White Center Pedestrian-Oriented SDO prohibits marijuana production and processing uses in the area covered by the SDO.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>
<p><u>NH-15 Seek to preserve and enhance community-identified cultural assets in North Highline when development occurs, and work with the community and developers to identify and mitigate the loss of North Highline's unique cultural assets.</u></p>	<p>Policy reflects community's desire to engage in the development process to help identify and protect cultural assets.</p>	<p>No immediate impact; creates policy foundation for future legislation.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>
<p><u>NH-16 Support the development of community-identified amenities near commercial centers, frequent transit corridors, and parks and trails through incentives and development requirements.</u></p>	<p>Policy reflects community's desire to engage in the development process to help identify and protect cultural assets.</p>	<p>No immediate impact; creates policy foundation for future legislation.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>
<p><u>NH-17 Provide for a wide range of residential zones, densities, and housing types to continue to promote access to diverse housing choices for residents at a variety of income levels, ages, household sizes, and lifestyles to address the unique population and housing needs of North Highline.</u></p>	<p>Policy reflects community's desire to encourage a variety of housing types developed within the neighborhood that are tailored to the needs of the community.</p>	<p>No effect on existing zoning in areas where residential or mixed-use development is permitted.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>

<p><u>NH-18 Consider and implement a range of mandatory and voluntary strategies to preserve existing units, increase the supply of new affordable housing, support home ownership opportunities, and reduce the risk of involuntary residential displacement in North Highline, through tools such as:</u></p> <ul style="list-style-type: none"> a. <u>Inclusionary zoning</u> b. <u>Tenant relocation assistance</u> c. <u>Right to return and/or community preference</u> d. <u>Community land trusts and other models of permanently affordable, shared equity homeownership</u> e. <u>Down payment assistance</u> f. <u>Property tax exemption</u> g. <u>Redevelopment assistance</u> h. <u>Funding equitable, community-driven affordable housing</u> 	<p>Policy supports defining tools and strategies that are recommended in the Skyway-West Hill and North Highline Anti-displacement Report.</p>	<p>New inclusionary housing regulations will require affordable housing in new residential and mixed-use developments within the Skyway and White Center Unincorporated Activity Centers. The inclusionary housing regulations also provide voluntary incentives for developers to provide affordable housing in other areas outside of the Skyway and White Center Unincorporated Activity Centers.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>
<p><u>NH-19 Require or incentivize residential development in North Highline to provide family-size units, affordable culturally-specific housing for elders, and rental units that are affordable to low- and extremely low-income households.</u></p>	<p>Policy supporting regulations that tailor affordable housing regulations to favor creation of larger, family size units, culturally-specific housing for elders, and units that can be rented by low and extremely low income households. recommended in the Skyway-West Hill and North Highline Anti-displacement Report</p>	<p>New inclusionary housing regulations will apply to the Skyway-West Hill and North Highline subareas. The regulations provide incentives for developers to provide larger units and units affordable to lower income households.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>
<p><u>NH-20 Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties, or potentially prevent declining conditions, so residents can choose to remain in their homes in North Highline.</u></p>	<p>Policy promotes home repair and maintenance assistance programs.</p>	<p>No immediate impact. This policy encourages promotion of existing programs that provide assistance.</p>	<p>Same as above</p>	<p>Yes, in PRD, with modification to include the intention of the policy.</p>

<p><u>NH-21 Support access to healthy, affordable, and culturally relevant foods for all residents throughout North Highline by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens.</u></p>	<p>Policy supports access to healthy, affordable, and culturally relevant food and identifies several outlets that could help support access to healthy foods.</p>	<p>No immediate impact. The policy does not create any new regulations.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>
<p><u>NH-22 Partner with Highline School District, community-based organizations, and other health and human service agencies to provide healthcare (physical and behavioral), social and human services, early education, and childcare to improve outcomes for residents of all ages, students, and their families, especially where needs are greatest.</u></p>	<p>Policy supports work with locally based community organizations to ensure programs and services that address health and human service needs are reaching community members in need.</p>	<p>No immediate impact. The policy does not create any new regulations. It supports ongoing partnerships with community organizations.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance to expand the range of agencies the County will partner with and to broaden the range of services included in partnership work.</p>
<p><u>NH-23 Work with North Highline residents, businesses, and other community organizations to identify and implement opportunities for planting trees and installing green infrastructure to reduce the urban heat island and improve water and air quality.</u></p>	<p>Policy provides basis for King County to work with residents, businesses, and other community organizations to enhance tree canopy and green infrastructure.</p>	<p>No immediate impact. This policy provides support for future development of programs that enhance the urban tree canopy and green infrastructure of North Highline</p>	<p>Same as above</p>	<p>Yes, in PRD</p>

<p><u>NH-24 Support existing and new gathering spaces and support providing additional accessible recreational opportunities and culturally appropriate gathering spaces for communities in North Highline, such as new community buildings, plazas, open spaces, regional trails, local parks, and pocket parks.</u></p>	<p>Policy emphasizes the importance of supporting existing and providing new gathering spaces and recreation opportunities in North Highline parks, open space and recreational and cultural facilities near where people live.</p>	<p>No immediate impact on the provision of parks, open space, and cultural facilities within the community.</p>	<p>Same as above</p>	<p>Yes, in PRD with modification based on community input.</p>
<p><u>NH-25 Partner with community organizations and public agencies to increase capacity building and funding, share technical expertise, and leverage County-owned parks facilities to support the delivery of park improvements and recreational, cultural, and educational programs in North Highline.</u></p>	<p>Policy provides direction to King County to partner with community organizations and public agencies to provide technical expertise and services to ensure parks improvements, recreational, cultural and educational programs are being provided to North Highline.</p>	<p>No immediate impact. The policy supports ongoing partnership and educational programs to provide services and programs.</p>	<p>Same as above</p>	<p>Yes, in PRD with modification based on community input.</p>
<p><u>NH-26 Promote a pedestrian-oriented environment, build on the existing street system, and improve access to other travel options such as transit and bicycling through new commercial and mixed-use development in the White Center Unincorporated Activity Center and in other commercial areas in North Highline.</u></p>	<p>Policy promotes pedestrian oriented development and investment within the White Center Unincorporated Activity Center, and other commercial areas in North Highline.</p>	<p>New White Center Pedestrian Oriented SDO will apply in a large part of the White Center Unincorporated Activity Center. Existing SO-100 Commercial and Industrial Overlay applies to several parcels in White Center adjacent to the area covered by the new SDO, and to several parcels in Top Hat. The SDO has includes provisions that support a pedestrian-oriented environment.</p>	<p>Same as above</p>	<p>Yes, in PRD</p>

<p>ECD-9 King County should encourage non-motorized travel within neighborhoods and between residential areas and schools, recreational facilities and shopping areas. County right-of-way not currently developed with a roadway should be used, where needed, to further these non-motorized connections. King County should work with nearby residents to ensure that such connections are designed and maintained to be safe, convenient and attractive.</p> <p><u>NH-27 Prioritize safe and inviting walking, bicycling, and rolling throughout North Highline to connect residents to transit facilities, commercial areas, local parks and open spaces, schools, and other local destinations.</u></p>	<p>Policy provides emphasis on safe and inviting walking, biking and rolling to connect residents to community amenities, transit and services.</p>	<p>No immediate impact. The policy does not create new regulations</p>	<p>Same as above</p>	<p>Yes, in PRD with modification based on community input.</p>
<p>ECD-7 King County should work to increase fixed route transit service frequency, extend routes, establish new routes, "demand responsive services" and new transit facilities in order to connect the White Center planning area to downtown Seattle, Burien, SeaTac and area Park and Ride lots.</p> <p><u>NH-28 Public transit service should provide convenient, safe access to commercial areas, jobs and community amenities in North Highline and to surrounding city transit hubs so that residents are able to participate in North Highline's and the region's economy and access North Highline's and the region's amenities regardless of their age, socioeconomic status, or abilities.</u></p>	<p>Policy directing that the County should provide convenient, safe and accessible transit service to North Highline.</p>	<p>Policy supports existing transit service and consideration of future service needs.</p>	<p>Same as above</p>	<p>Yes, in PRD with modification based on community input.</p>
<p><u>NH-29 Promote the efficient use of land by providing the necessary urban utilities and services through a coordinated and logical approach, including coordination with neighboring cities for future annexation.</u></p>	<p>Policy promotes coordination with neighboring cities to ensure provision of services and utilities.</p>	<p>No immediate impact. Policy does not direct any new regulations.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance with respect to who the County will coordinate with.</p>

<p><u>NH-30 Encourage developers proposing to extend water or sewer service for new residential, commercial, or mixed-use development in North Highline to work with surrounding property owners to provide reasonable access to public utilities.</u></p>	<p>Policy creates framework for encouraging private developers to extend water and sewer services in ways that facilitate connections to public water and sewer systems for existing residents.</p>	<p>No immediate impact. No additional regulatory requirements are proposed.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance for clarity.</p>
<p><u>NH-31 Partner with the North Highline community to address unsewered areas between Southwest Suburban Sewer District, Valley View Sewer District, and Seattle Public Utilities to address aging and failing on-site sewage systems by identifying the most appropriate wastewater treatment options, such as conversion to sewer or decentralized options, that protect public health and support the community's housing and equity goals.</u></p>	<p>Policy creates framework for partnerships between King County and utility service providers toward reduction of private, on-site sewage systems.</p>	<p>No immediate impact. Policy supports future partnerships between King County and utility service providers.</p>	<p>Same as above</p>	<p>Policy language modified subsequent to PRD issuance to include additional agency.</p>
<p><u>NH-32 Support retention of long-term locally-owned businesses in North Highline and encourage development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.</u></p>	<p>Policy creates framework for County support of legacy and new locally-owned businesses by supporting improved access to commercial ownership, and improved access funding to support expansion of businesses This is a community-identified priority to help stem economic and cultural displacement in North Highline.</p>	<p>No immediate impact. No new regulations required.</p>	<p>Same as above</p>	<p>Yes, in PRD. Modified and expanded based on community input.</p>

<p><u>NH-33 Partner with community-based organizations and other agencies to provide culturally appropriate technical assistance to the North Highline small business community in areas such as commercial leasing, commercial land purchase, applying for grants and loans, and business financing and accounting.</u></p>	<p>Policy creates framework to provide technical assistance in partnership with the community-based organizations and other agencies to support the success of the small business community in North Highline. This is a community-identified priority to help stem economic and cultural displacement in North Highline.</p>	<p>No immediate impact. No new regulations required.</p>	<p>Same as above</p>	<p>Yes, in PRD. Modified and expanded based on community input.</p>
<p>ECD-1 Commercial, office and industrial areas should be compact rather than extending in strip developments along arterials. The boundaries of these areas are defined by the land use planning map and area zoning. Rezoning lands outside of the boundaries for additional commercial, office or industrial uses is inconsistent with the intent of this plan. Existing commercial, office and industrial uses outside of the designated business area boundaries, are recognized by this plan and may continue, consistent with the area zoning.</p>	<p>The King County Comprehensive Plan directs policy related to zoning for commercial, office and industrial areas in Urban communities.</p>	<p>Removal of this policy will not have an effect on zoning for commercial, office and industrial areas in North Highline.</p>	<p>Same as above</p>	<p>N/A</p>

<p>ECD-2 The commercial, office, and industrial zoned lands in the White Center Urban Village and the Salmon Creek and Top Hat Community Business areas meet the following criteria and should be included within the Economic Redevelopment Special District Overlay or Commercial/Industrial Special District Overlay:</p> <p>a. The property is within a designated unincorporated, community or neighborhood activity center as established through the community plan process;</p> <p>b. The property has been determined to be underutilized or vacant through the community plan process;</p> <p>c. The property, at the time of building occupancy, is within one-quarter mile of an existing or planned transit route that provides service beyond AM and PM peak hours.</p>	<p>The Salmon Creek Community Business area has been annexed to the city of Burien. The White Center Urban Village is not a designated area in the King County Comprehensive Plan. King County Comprehensive Plan Policy designates the White Center Unincorporated Activity Center. The Economic Redevelopment Special District Overlay is being repealed as it has not been successful at spurring redevelopment. Provisions for the Commercial and Industrial Special District Overlay have been amended as they have not been successful at spurring redevelopment.</p>		<p>Same as above</p>	
<p>ECD-3 The White Center business area, centered along 16th Avenue Southwest is recognized as an White Center Urban Village. The boundaries of the urban village are shown on the land use map.</p>	<p>The designation White Center Urban Village no longer exists in the King County Comprehensive Plan. Policies in the Comprehensive Plan cover the White Center Unincorporated Activity Center.</p>	<p>Removal of this policy will not have an impact on land use designation in North Highline.</p>	<p>Same as above</p>	<p>N/A</p>

<p>ECD-4 Industrial designated portions of the White Center Urban Village are located in proximity to commercial and residential areas. King County should encourage full utilization of these industrial areas consistent with the maintenance of high quality commercial residential areas.</p>	<p>New policy NH-12 provides a basis for retention of a portion of White Center for industrial zoning in a portion in proximity to residential areas and area includes application of the Commercial Industrial SDO with provisions to support compatibility with neighboring residential areas.</p>	<p>To support the community-identified goal of providing additional housing and types of housing to help stem displacement, several parcels in the White Center Unincorporated Activity Center that are zoned for industrial uses are rezoned for Commercial Business. One block of parcels that is adjacent to the RapidRide H Line requires mixed use development, to further spur creation of new residential units in the urban center.</p>	<p>Same as above</p>	<p>N/A</p>
<p>ECD-5 The community business centers for White Center are Roxhill, Salmon Creek and Top Hat. The boundaries of the community business centers are shown on the land use map.</p>	<p>King County Comprehensive Plan policy in the Urban Communities chapter designates urban centers in North Highline.</p>	<p>Removal of this policy will not have an impact on land use designation in North Highline.</p>	<p>Same as above</p>	<p>N/A</p>
<p>ECD-6 Consistent with existing countywide policies and in order to accommodate anticipated development and population growth in White Center, transportation improvements shall proceed in the following priority order:</p> <ul style="list-style-type: none"> a. Safety; b. Maintenance; c. Transit support; d. Capacity increases for existing development; and e. Capacity increases for future development. 	<p>King County Comprehensive Plan policy in the Transportation chapter identifies the prioritizing of transportation improvements.</p>	<p>Transportation improvement priorities in North Highline will follow policy direction in the Comprehensive Plan.</p>	<p>Same as above</p>	<p>N/A</p>

ECD-8 King County's Department of Metropolitan Services should develop a plan to improve transit service within the White Center area to identify ways to improve transit circulation within the community and improve access to commercial areas and community service facilities. The recommended actions should be submitted to the Metropolitan King County Council by January 1, 1995.	This was a "point-in-time" action.	Removal of this policy will not impact transit service in North Highline.	Same as above	N/A
ECD-10 Bicycle and pedestrian facilities should be incorporated into all White Center road improvement projects. Special emphasis should be placed on pedestrian and bicycle safety improvements when developing project recommendations or when scheduling maintenance activities.	King County Comprehensive Plan policies in the Transportation chapter and Urban Communities chapter address incorporating improvements that support non-motorized modes of transportation into road improvement projects and provision of safety improvements.	Removal of this policy will not impact improvements to support non-motorized modes of transportation and pedestrian and bicycle safety in North Highline.	Same as above	N/A
ECD-11 King County should ensure adequate pedestrian and bicycle access to support facilities at transit stops and include secure parking for at least one bicycle.	King County Comprehensive Plan policies in the Urban Communities and Transportation chapters address connectivity to transit for pedestrians and cyclists and provision of bicycle infrastructure.	Removal of this policy will not impact provision of pedestrian and bicycle access to transit stops and provision of bicycle facilities.	Same as above	N/A
ECD-12 King County should develop a pedestrian and bicycle circulation plan for the designated urban village and community business centers in White Center during plan implementation.	This was a "point-in-time" action	Removal of this policy will not impact planning for pedestrian and bicycle circulation in North Highline.	Same as above	N/A
EP-1 The cities of Burien, SeaTac, and Normandy Park and King County Surface Water Management Division should prepare and implement the Miller/Salmon/Seola Basin Plan.	This was a "point-in-time" action	Removal of this policy will not impact basin planning in North Highline.	Same as above	N/A

<p>EP-2 King County should provide technical assistance and education to community groups, citizens and local service providers in order to support their efforts to address water quality and environmental concerns. Technical assistance may include:</p> <ul style="list-style-type: none"> a. assistance in applying for Federal, State, local and private grants; b. education on environmental issues; c. information on the proper operation and maintenance of on-site sewage systems; d. education on the proper use, storage and disposal of hazardous material; e. organizing environmental and neighborhood clean ups; and f. organizing habitat remediation efforts. 	<p>The King County Comprehensive Plan includes policy in the Environment chapter on environmental stewardship through education, coordination, and partnership work.</p>	<p>Removal of this policy will not impact delivery of environmental stewardship services in North Highline.</p>	<p>Same as above</p>	<p>N/A</p>
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