

1



King County

2

3

4

5

6

7

8

9           **2022 Update to the 2016 King County Comprehensive Plan, as**  
10          **adopted by Ordinance 18427, and as amended by Ordinance 18623**  
11          **Ordinance 18810, Ordinance 19034, and Ordinance 19146**

12

13

14

15

March 2022

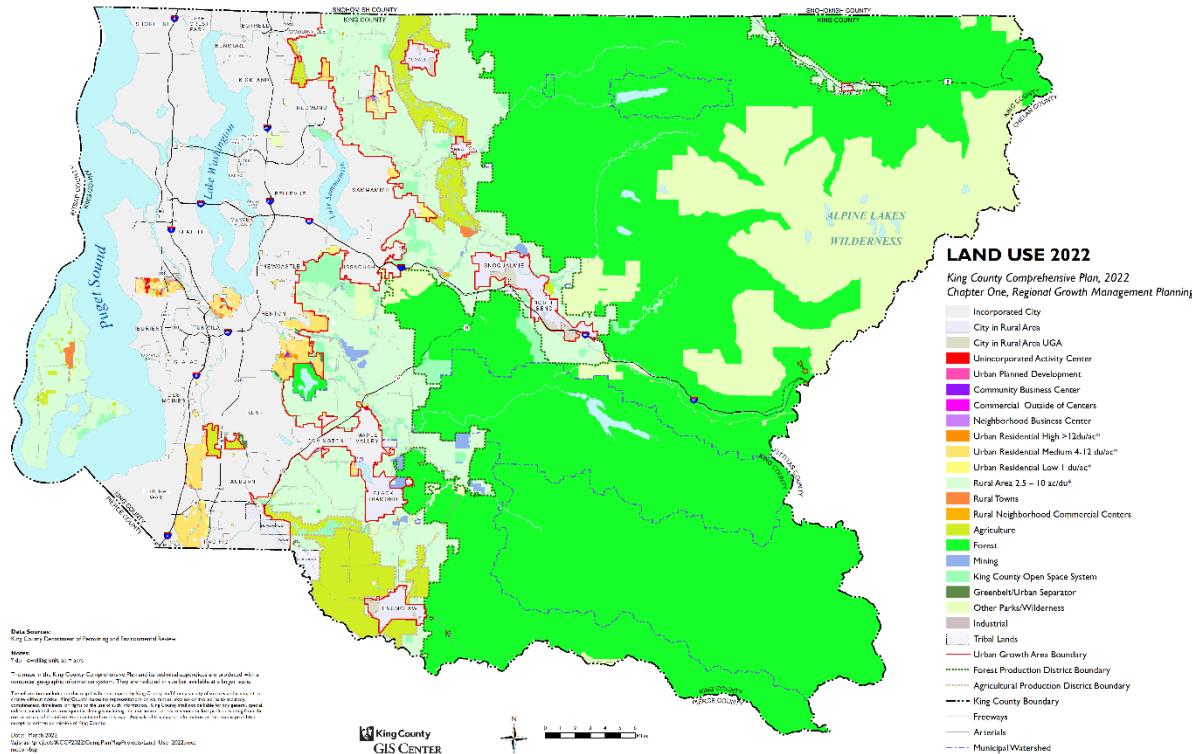
16

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

<sup>7</sup> ((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.))

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

## Land Use Map



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

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

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

37  
38 Unincorporated activity centers are one of the primary locations for commercial and industrial development in  
39 urban unincorporated King County. ((Currently,)) White Center ((is)) and Skyway are the only designated  
40 unincorporated activity centers((, as other such centers are now parts of cities)). The ((White Center Community  
41 Action)) North Highline Community Service Area Subarea Plan establishes the size of, and mix of uses allowed in,  
42 the White Center Unincorporated Activity Center. The Skyway-West Hill Community Service Area Subarea Plan  
43 establishes the size and mix of uses in the Skyway Unincorporated Activity Center.

44

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

46  
47 ~~((U 155) Development within the designated White Center Unincorporated Activity Center, as  
48 shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White  
49 Center Community Action Plan.~~

50

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

55

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

59

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

66

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

68

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

76 **2. Community Business Centers**

77 Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to  
78 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are  
79 easily accessible by motor vehicles or public transportation, walking or bicycling. Community business centers  
80 should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle  
81 access. As shown on the Urban Centers map at the end of this chapter, these centers include Fairwood, Roxhill((,  
82 ~~Skyway~~)), Glendale and Top Hat.

83

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

85

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

91

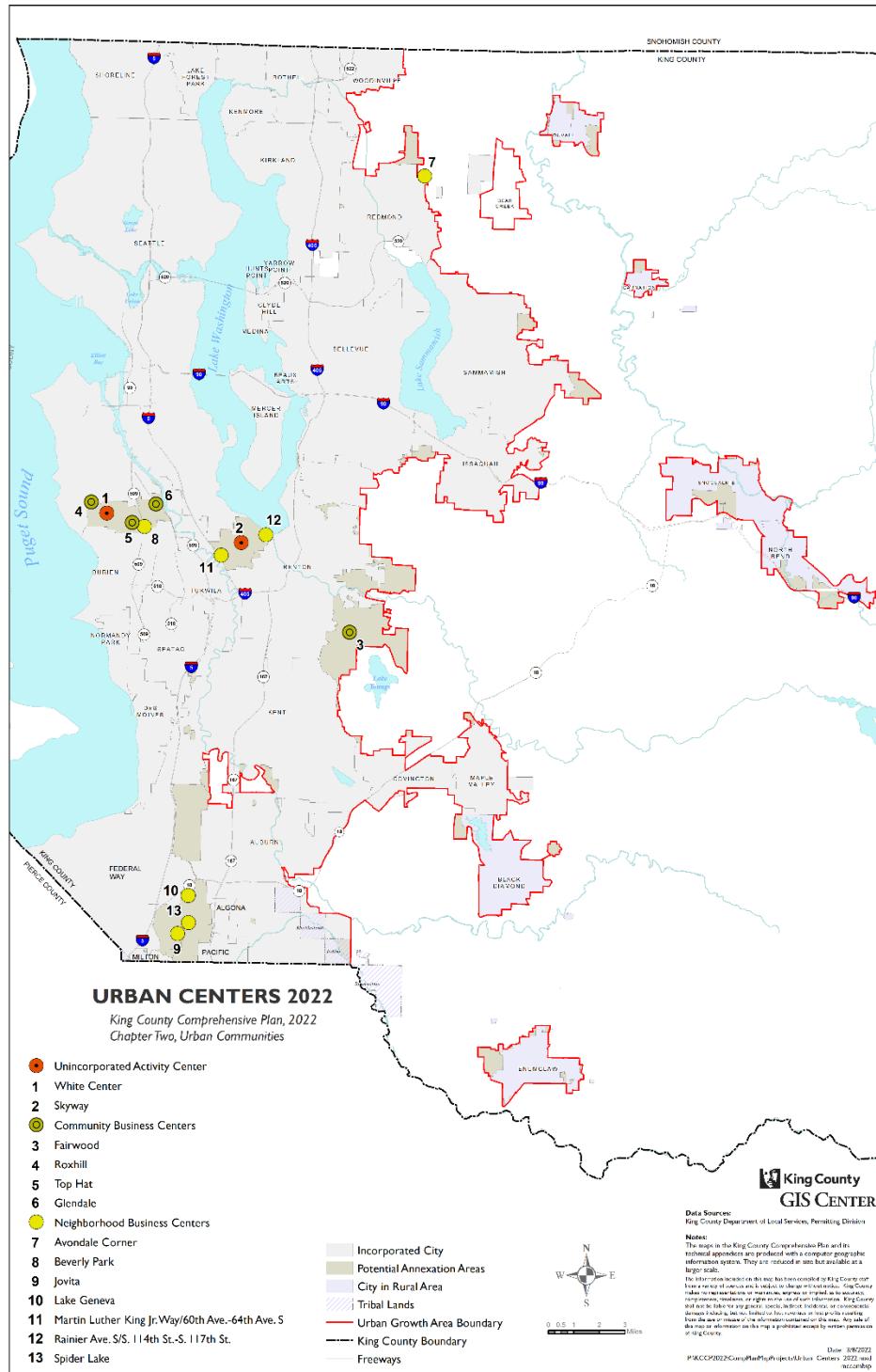
92 As shown on the Urban Centers map at the end of this chapter, King County has ((~~eight~~)) seven of these centers,  
93 including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave.-64th Ave.  
94 S, Rainier Ave. S./S. 114th St.-S. 117th St., and Spider Lake((,~~and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

95

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

98

99 **Urban Centers Map**



100

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

102  
103 **CP-100** King County shall implement a Community Service Area subarea planning program.  
104 This program includes the following components for the development and  
105 implementation of each subarea plan:

106 a. A subarea plan shall be adopted for each of the six rural Community Service  
107 Areas and five large urban Potential Annexation Areas consistent with the  
108 scheduled established in the Comprehensive Plan and King County Code  
109 Title 20. Each subarea plan shall be streamlined to be focused on locally-  
110 specific policies that address long-range community needs.

111 b. The County shall adopt and update on an ongoing basis, a list of services,  
112 programs, facilities, and capital improvements that are identified by the  
113 community for each geography, known as a community needs list, to  
114 implement the vision and policies in the subarea plan and other County  
115 plans and to build on the strengths and assets of the community.

116 c. The County should dedicate resources toward implementation of the  
117 subarea plans and community needs lists in coordination with each  
118 community so the highest priorities are addressed where the needs are  
119 greatest.

120 ((e)) d. Implementation of each subarea plan and community needs list shall be  
121 monitored on an ongoing basis via established performance metrics.

122 ((d)) e. Community engagement for development, review, amendment, adoption,  
123 and implementation of each subarea plan shall use the Office of Equity and  
124 Social Justice's equity toolkit.

125 ((e)) f. The King County Council shall have an established role in the Community  
126 Service Area subarea planning process, including in the development,  
127 review, amendment, adoption, and monitoring the implementation of each  
128 subarea plan and community needs list.

129  
130 ((This policy applies going forward with the subarea plans, starting with the North Highline subarea geography. The  
131 Skyway West Hill PAA was under development prior to adoption of this policy. The County adopted a Phase 1  
132 Land Use Strategy that includes a focus on land use, planning and the built environment, in July 2020 and the  
133 Executive continues to work with the community on the CSA Subarea Plan. To the extent possible, the County will  
134 follow this policy for the Skyway West Hill Subarea Plan.))

135  
136 ***In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:***

137

138

**Schedule of Community Service Area Subarea Plans**

Planning	Adoption	Geography	Other Planning
2018-((21 <sup>1</sup> )) <u>22</u>	((June)) <u>December</u> 2022	Skyway-West Hill PAA	
2019-((21 <sup>2</sup> )) <u>22</u>	((June)) <u>December</u> 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	
2030-31	June 2032	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update

139

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.

143

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

147

148

**In Chapter 11 Community Service Area Planning, on page 11-5, amend as follows:**

149

((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.))	((West King County CSA—North Highline))
---	---

150

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

153

154 <sup>1</sup> ((The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway  
155 West Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon Maury Island Community  
156 Service Area Subarea Plan)).

157

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

159

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

164

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

167

## 168 **C. North Highline and White Center Potential Annexation Areas**

169 ((Highline has one of the longest histories of any community planning area. Between its original adoption in 1976  
170 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline  
171 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for  
172 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and  
173 SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions  
174 of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has  
175 grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the  
176 unincorporated area population. Because the majority of the area has now transitioned into cities, none of the  
177 Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in  
178 1994 as part of the comprehensive plan but published separately.

179

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

182

### 183 **Plan History**

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

186

187     • 1976 SeaTac Communities Plan. The adoption of the SeaTac Communities Plan pre-dated adoption of the  
188     Growth Management Act.

189     • 1977 Highline Community Plan and 1981 Area Zoning. In 1977, King County adopted the Highline  
190     Community Plan,<sup>1</sup> which covered a large area of then-unincorporated King County that today includes the  
191     Cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the currently unincorporated  
192     North Highline neighborhoods of White Center and Glendale. The plan was supplemented in 1981 by an  
193     Area Zoning Plan,<sup>2</sup> which implemented zoning consistent with the land use policies of the Highline  
194     Community Plan.

195     • 1994 White Center Community Action Plan and Area Zoning. In 1994, King County augmented the  
196     Highline Community Plan with the adoption of the White Center Community Action Plan and Area  
197     Zoning (Action Plan),<sup>3</sup> a wide-ranging community planning document that implemented new zoning for  
198     White Center, in addition to establishing goals in the areas of health and human services, economic and  
199     community development, and environmental protection. The Action Plan was designed as a six- to ten-year  
200     plan for the area and it was prepared in conformance with the Growth Management Act and incorporated  
201     as part of the 1994 King County Comprehensive Plan.<sup>4</sup>

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

## 206     **Vision and Guiding Principles**

### 207     Community Vision

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

220     <sup>1</sup>[Ordinance 3530](#)

221     <sup>2</sup>[Ordinance 5453](#)

222     <sup>3</sup>[Ordinance 11568](#)

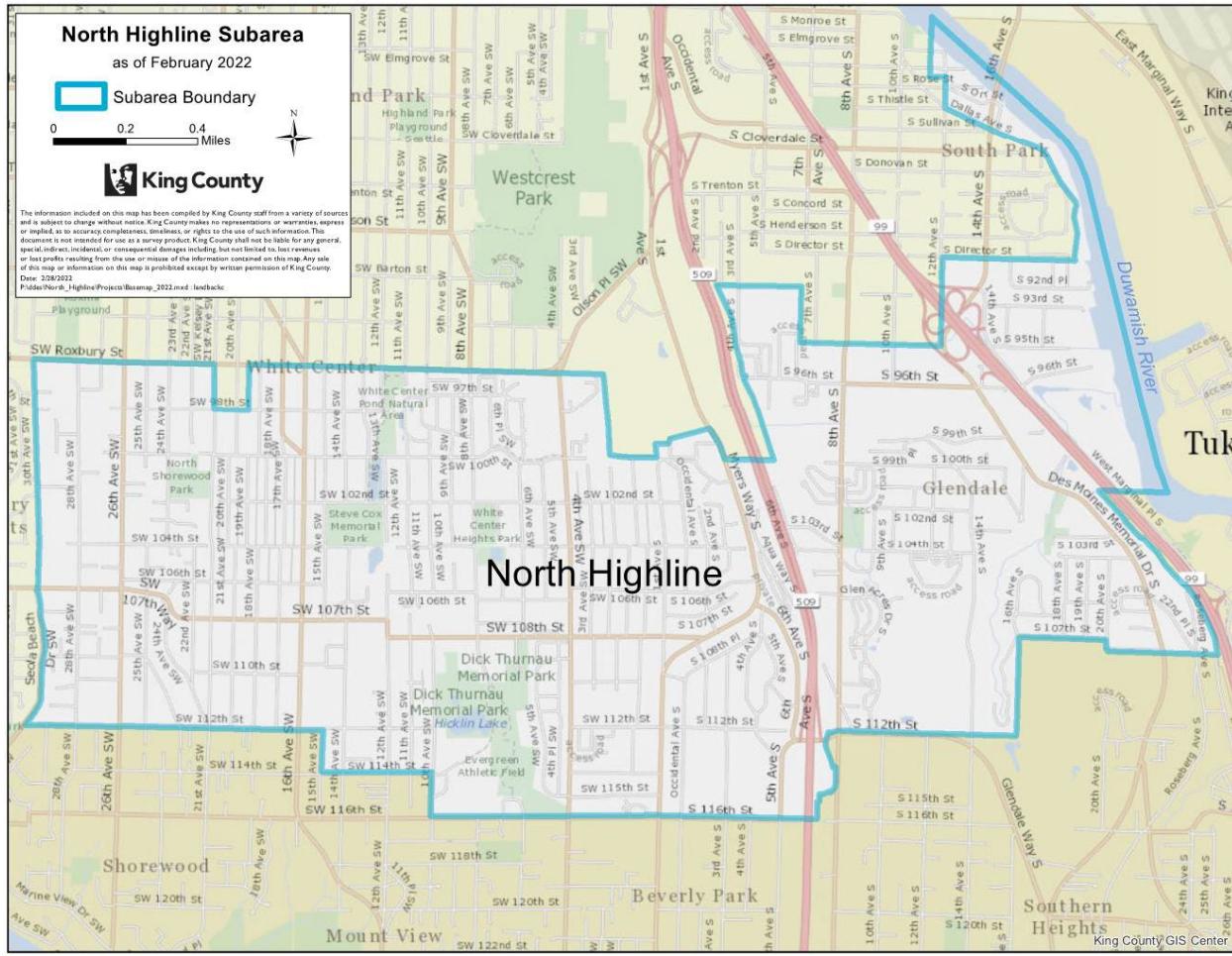
223     <sup>4</sup>[Ordinance 13273](#) removed references to community plans, including the Highline Community Plan,  
224     which in effect repealed the Community Plan; however, the Action Plan remained active.

225 Guiding Principles

226

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

- 229 • We are proud of our community and continue to share our collective history with others and to invest in  
230 this place, our home away from home for current residents and their future generations.
- 231 • We support community investments and programs that reduce the risks, and mitigate the impacts, of  
232 residential, economic, and cultural displacement.
- 233 • We live in thoughtfully designed housing and commercial spaces where inter-generational households and  
234 legacy businesses can stay and where affordability and ownership are realized.
- 235 • We support a thriving and equitable economy, with ethnically diverse, community-minded, small business  
236 owners, entrepreneurs, and employers.
- 237 • We support residents, especially children, youth, and young adults, with services and resources they and  
238 their families need to succeed.
- 239 • We promote the development of community-desired amenities to improve aesthetics, enrich the  
240 community's diverse physical and cultural assets, and support gathering together as a community.
- 241 • We support regulations and investments that result in a safe, secure, and healthy community and  
242 compatible development.
- 243 • We support residents growing their work interests, skills, and wages.
- 244 • We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking  
245 and biking trails.



246

247

## **D. Skyway-West Hill Potential Annexation Area**

249

## Plan History

251

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

254

- **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 predicated 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

262 some elements of the Community Plan. This community-led effort resulted in the development of ((a  
263 ~~local~~) the Skyway-West Hill Action Plan, ((which)) or SWAP. The SWAP was proposed ((to be)) as an  
264 addendum to the existing Community Plan as part of the 2016 Comprehensive Plan update((. The)), but  
265 the County ultimately did not adopt the ((Action Plan in 2016,)) SWAP. Instead, ((as)) the County ((also)),  
266 as part of its reinitiated its Subarea Planning Program((. The County has)), committed to work with the  
267 community to ((complete a Community Service Area Subarea Plan that includes a review of the Action  
268 Plan and an)) update the Community Plan.

269 • **Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway West Hill Subarea Plan.** ((A process to  
270 ~~develop the Community Service Area Subarea Plan was initiated in 2018.~~) As part of the 2020 Plan  
271 update, the County adopted a Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan, that  
272 outlined the potential policy and implementation steps for land use development in Skyway-West Hill. The  
273 Land Use Strategy called for the County to continue working with the community to develop the Skyway-  
274 West Hill Community Service Area Subarea Plan to replace the West Hill Community Plan and  
275 incorporate the Land Use Strategy.

276  
277 ((A)) In December 2022, the County adopted the Skyway-West Hill Community Service Area Subarea Plan ((that)),  
278 which replaces the West Hill Community Plan ((is expected to be adopted in 2022)) and the Land Use Strategy.  
279 ((The Subarea Plan will be developed based on a scope of work developed with the community.)) The 2022 subarea  
280 plan (bound as a separate document) is adopted as an element of the King County Comprehensive Plan.

281

## 282 **Vision & Guiding Principles**

283

### 284 Community Vision

285

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

290

### 291 Guiding Principles

292

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

297

- 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.

299

300

301     • Encourage equitable development by promoting access to a variety of housing choices, incentivizing the  
302       creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating  
303       neighborhood character.

304     • Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to  
305       succeed and jobs for area residents.

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

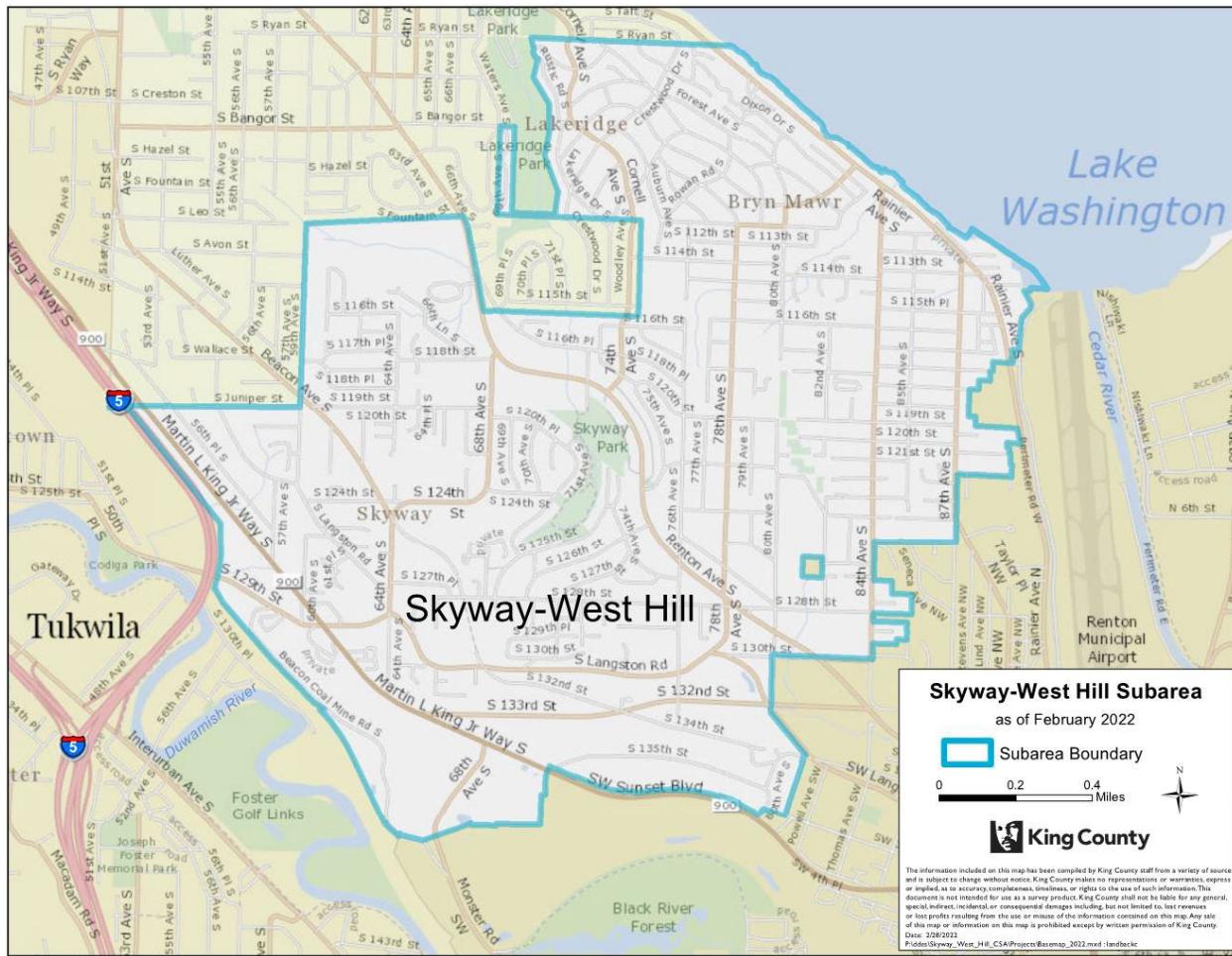
308     • Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary  
309       for all its residents to thrive and enjoy a high quality of life.

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

312     • Promote the development of community-desired amenities and enrich the community's diverse physical  
313       and cultural assets.

314     • Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of  
315       equity and social justice.

316     • Protect and enhance the existing character of the community's residential neighborhoods and enhance  
317       connections between these areas and business districts.



318

319

320 ***In Chapter 12 Implementation, Amendments and Evaluation, on page 12-10, amend as***

321 ***follows:***

322

<b>Comprehensive Plan Land Use Designations</b>	<b>Zoning Classifications*</b>
Unincorporated Activity Center ((White Center))	R-12, R-18, R-24, R-48, NB, CB, O, I
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

\* 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.

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

323