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**King County**

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**Amendments to Land Use and Zoning Maps**

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**2022 update to 2016 King County Comprehensive Plan**

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March 31, 2022

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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 11	Township 23	Range 4
Section 12	Township 23	Range 4
Section 13	Township 23	Range 4

### LAND USE

1. Amend land use designation from “cb” (Community Business Center) to “uac” (Unincorporated Activity Center) on the following parcels:

0231000005	0231000011	0231000012	0231000014
0231000020	0231000022	0231000025	0231000030
0231000035	0231000040	0232000003	0232000010
0232000030	0232000035	0232000036	0232000053
0232000054	0232000070	0232000072	0232000080
0232000100	1223049007	1223049027	1223049032
1223049037	1223049039 (portion)	1223049042 (portion)	1223049058
1223049068	1223049111	1223049128	1223049149
1223049156	1223049171	1223049185	3969300215
3969300220	7580200120	7580200121	7580200165
7580200170	7580200175	7580200181	7580200182
7580200190	7580200200	7580200205	7580200250
7580200255	7580200260	7580200265	7580200267
7580200270	7580200430	7580200431	7580200435
7580200440			

2. Amend land use designation from “uh” (Urban Residential, High) to “uac” (Unincorporated Activity Center) on the following parcels:

1123049036	1123049074	1123049170	1123049192
1223049029	1223049030	1223049034	1223049038
1223049039 (portion)	1223049042 (portion)	1223049043	1223049044
1223049045	1223049046	1223049047	1223049050
1223049054	1223049064	1223049077	1223049102
1223049110	1223049117	1223049119	1223049120
1223049122	1223049127	1223049129	1223049130
1223049131	1223049138	1223049145	1223049151



1223049152	1223049157	1223049158	1223049159
1223049160	1223049161	1223049162	1223049172
1223049182	1223049186	6669130000	7580200150
7580200155	7580200160	7580200210	7580200215
7580200220	7580200245	7580200481	7689600010
7689600061	7689600080	7689600972	7689600973
7689600974	7689600975	7689600976	7689600977
7689600978	7689600979	7689600980	7689600981
7689600982	7689600983	7689600984	7689600985
7689600986	7689600987	7689600988	7689600989
7689600990	7812801445	7812801510	

3. Amend land use designation from “um” (Urban Residential, Medium) to “uac” (Unincorporated Activity Center) on the following parcels:

1223049048	1223049084	2144800070	2144800071
2144800075	2144800081	7580200125	7580200126
7580200130	7580200135	7580200140	7580200141
7580200230	7580200235	7580200240	7580200275
7580200280	7580200285	7580200290	7580200295
7580200300	7580200305	7580200310	7580200315
7580200320	7580200325	7580200330	7580200335
7580200340	7580200345	7580200350	7580200355
7580200365	7580200370	7580200375	7580200380
7580200385	7580200390	7580200395	7580200400
7580200405	7580200410	7580200415	7580200420
7580200425	7580200445	7580200450	7580200455
7580200460	7580200465	7580200470	7580200475
7580200480	7580200485	7580200486	7812801030
7812801035	7812801040	7812801045	7812801050
7812801055	7812801060	7812801065	7812801070
7812801075	7812801080	7812801085	7812801090
7812801095	7812801100	7812801105	7812801110
7812801115	7812801120	7812801125	7812801130
7812801135	7812801180	7812801185	7812801190
7812801195	7812801196	7812801205	7812801210
7812801215	7812801220	7812801225	7812801230
7812801235	7812801240	7812801245	7812801250
7812801255	7812801260	7812801265	7812801270
7812801275	7812801280	7812801285	7812801290
7812801295	7812801300	7812801305	7812801310
7812801986			

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**ZONING**

## 1. On the following parcels:

- a. Amend the zoning from R-24-P (Urban Residential, 24 dwelling units per acre with a P-suffix Development Condition WH-P11) to CB-P (Community Business with a P-suffix Development Condition WH-P11); and
- b. Add Special District Overlay SO-050.

0232000003	0232000010		
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## 2. On the following parcel:

- a. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to CB (Community Business); and
- b. Add Special District Overlay SO-050 and P-suffix Development Condition WH-P11.

7812801986			
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## 3. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre) on the following parcels:

7812801030	7812801035	7812801040	7812801045
7812801050	7812801055	7812801060	7812801065
7812801070	7812801075	7812801080	7812801085
7812801090	7812801095	7812801100	7812801105
7812801110	7812801115	7812801120	7812801125
7812801130	7812801135	7812801180	7812801185
7812801190	7812801195	7812801196	

## 4. On the following parcels:

- a. Amend the zoning from R-6-P (Urban Residential, 6-dwelling units per acre with a P-suffix development condition WH-P05) to R-12-P (Urban Residential, 12 dwelling units per acre with a P-suffix development condition WH-P05); and
- b. Remove P-suffix Development Condition WH-P05.

1223049048	1223049084	2144800070	2144800071
2144800075	2144800081	7580200125	7580200126
7580200130	7580200135	7580200140	7580200141
7580200275	7580200280	7580200285	7580200290
7580200295	7580200300	7580200305	7580200310
7580200315	7580200320	7580200325	7580200330
7580200335	7580200340	7580200345	7580200350
7580200355	7580200365	7580200370	7580200375
7580200380	7580200385	7580200390	7580200395
7580200400	7580200405	7580200410	7580200415
7580200420	7580200425	7580200445	7580200450
7580200455	7580200460	7580200465	7580200470

7580200475	7580200480	7580200485	7580200486
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5. Remove P-suffix Development Condition WH-P05 from the following parcels:

7580200230	7580200235	7580200240	
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6. On the following parcels:

- a. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to NB (Neighborhood Business); and
- b. Add a new Special District Overlay SO-XXX (adopted in Section 13 of this Ordinance)

7812801205	7812801210	7812801215	7812801220
7812801225	7812801230	7812801235	7812801240
7812801245	7812801250	7812801255	7812801260
7812801265	7812801270	7812801275	7812801280
7812801285	7812801290	7812801295	7812801300
7812801305	7812801310		

**Effect:** This amendment establishes a new Unincorporated Activity Center in the economic core of Skyway-West Hill where the most development investment and focus should occur. This area contains frequent transit service, which will support additional business and housing development. In order to effectuate these changes, the following are proposed:

Amends the land use designation from Community Business Center, Urban Residential High, and Urban Residential Medium to Unincorporated Activity Center on parcels in the Skyway Business District, high and medium-residential areas in the vicinity, and surrounding Skyway Park.

Amends the zoning classification from R-24-P to CB-P-SO on parcels adjacent to the Skyway Business District. This is a technical change because the parcels are currently developed with a residential density of about 36 dwelling units per acre and ground floor commercial uses. The current P-suffix development condition WH-P11, limiting the establishment of new marijuana retail uses in the subarea, is retained. This amendment also applies an existing Special District Overlay, SO-050, to provide for high-density, pedestrian -oriented retail and employment uses. This change increases the residential density capacity of the parcels if developed as part of a mixed-use development.

Amends the zoning from R-6 to CB on a vacant parcel located adjacent to the Skyway Business District and located beneath the Seattle City Light powerlines. This amendment applies an existing P-suffix development condition WH-P11 to limit the establishment of new marijuana retail uses and applies an existing Special District Overlay SO-050 to provide for high-density, pedestrian -oriented retail and employment uses. This amendment expands the Skyway Business District and supports economic development opportunities by allowing the affected parcel to be developed in an integrated way with the adjacent CB-zoned parcels; the parcel's location beneath the powerlines means that it could be developed with facilities to support mixed-use development on adjacent CB-zoned parcels to the southwest, such as surface parking or recreational facilities.

Amends the zoning from R-6 to R-12 on parcels near other high-density residential zones, and along the east side of Renton Avenue South linking the two ends of the Skyway Business District. This amendment increases the residential capacity of these parcels allowing for a greater density

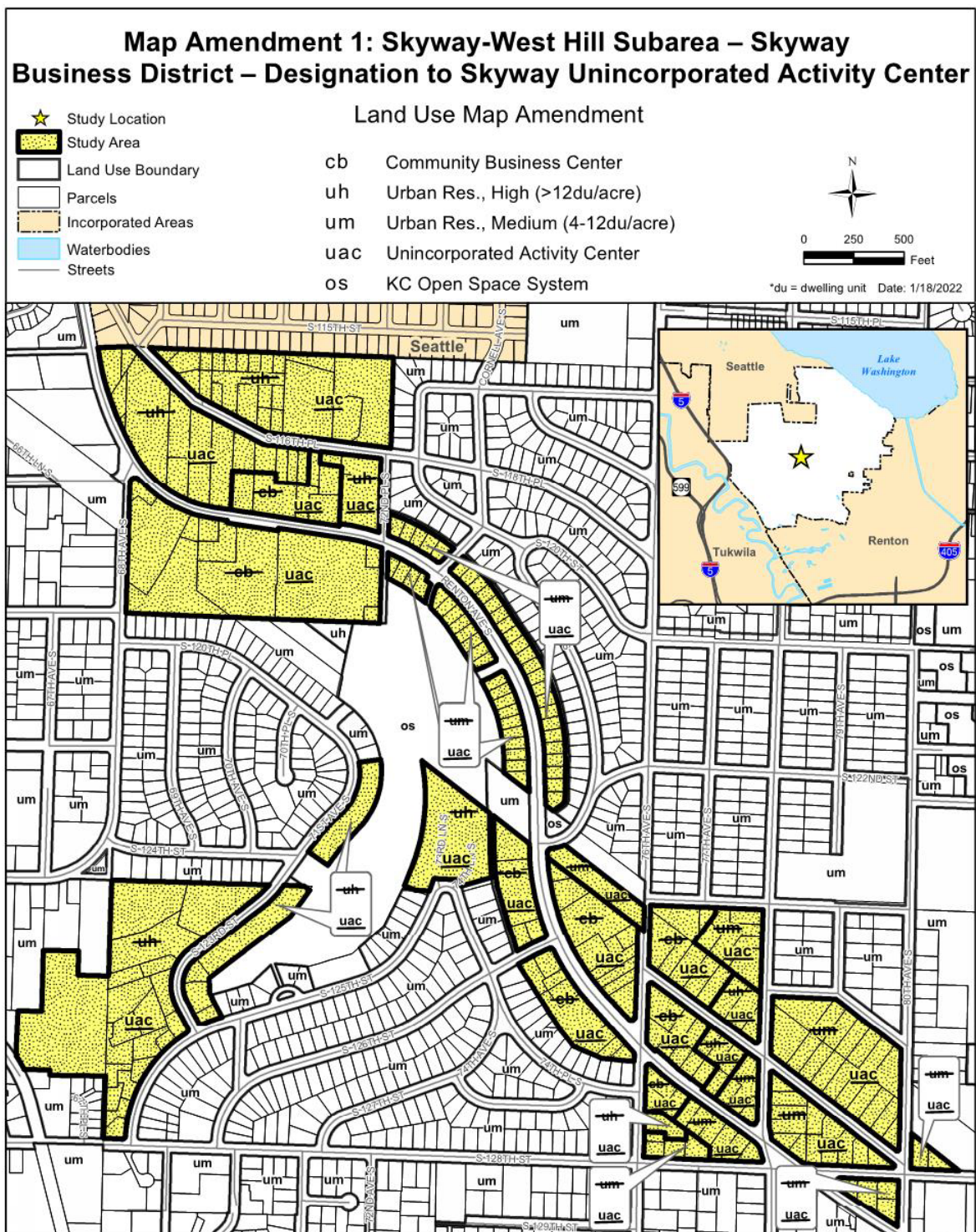
and diversity of housing types within the new Unincorporated Activity Center and in an area with frequent transit service.

Amends the zoning from R-6-P to R-12 on parcels located on either side of Renton Avenue South, north of South 128<sup>th</sup> Street, south of South 124<sup>th</sup> Street, and east of the Skyway Business District. This amendment increases the residential capacity of these parcels allowing for a greater density and diversity of housing types within the new Unincorporated Activity Center and in an area with frequent transit service. This amendment also removes P-suffix development condition WH-P05. The p-suffix development condition requires that 20 percent of any new dwelling units developed be reserved for households earning no more than 60 percent of the King County median income. Instead, the parcels will be subject other affordable housing requirements adopted in Section 15 of this Ordinance.

Amends the zoning from R-12-P to R-12 on parcels located on the north side of Renton Avenue South and west of 78<sup>th</sup> Avenue South by removing P-suffix development condition WH-P05 requiring provision of affordable housing with new development. P-suffix development condition WH-P05 requires that 20 percent of any new dwelling units developed be reserved for households earning no more than 60 percent of the King County median income. Instead, the parcels will be subject to other affordable housing requirements adopted in Section 15 of this Ordinance.

Amends the zoning from R-6 to NB on parcels on the west side of Renton Avenue South between the two ends of the Skyway Business District. This amendment also applies new Skyway Microenterprise Special District Overlay SO-XXX (adopted in Section 13 of this Ordinance) to promote small-scale commercial opportunities and to provide for pedestrian-oriented retail and service uses. This amendment also allows for a limited range commercial uses while allowing for higher residential density than is currently allowed. These changes provide for a commercial linkage between the two ends of the Skyway Business District and increase the diversity of housing choices within the Unincorporated Activity Center.

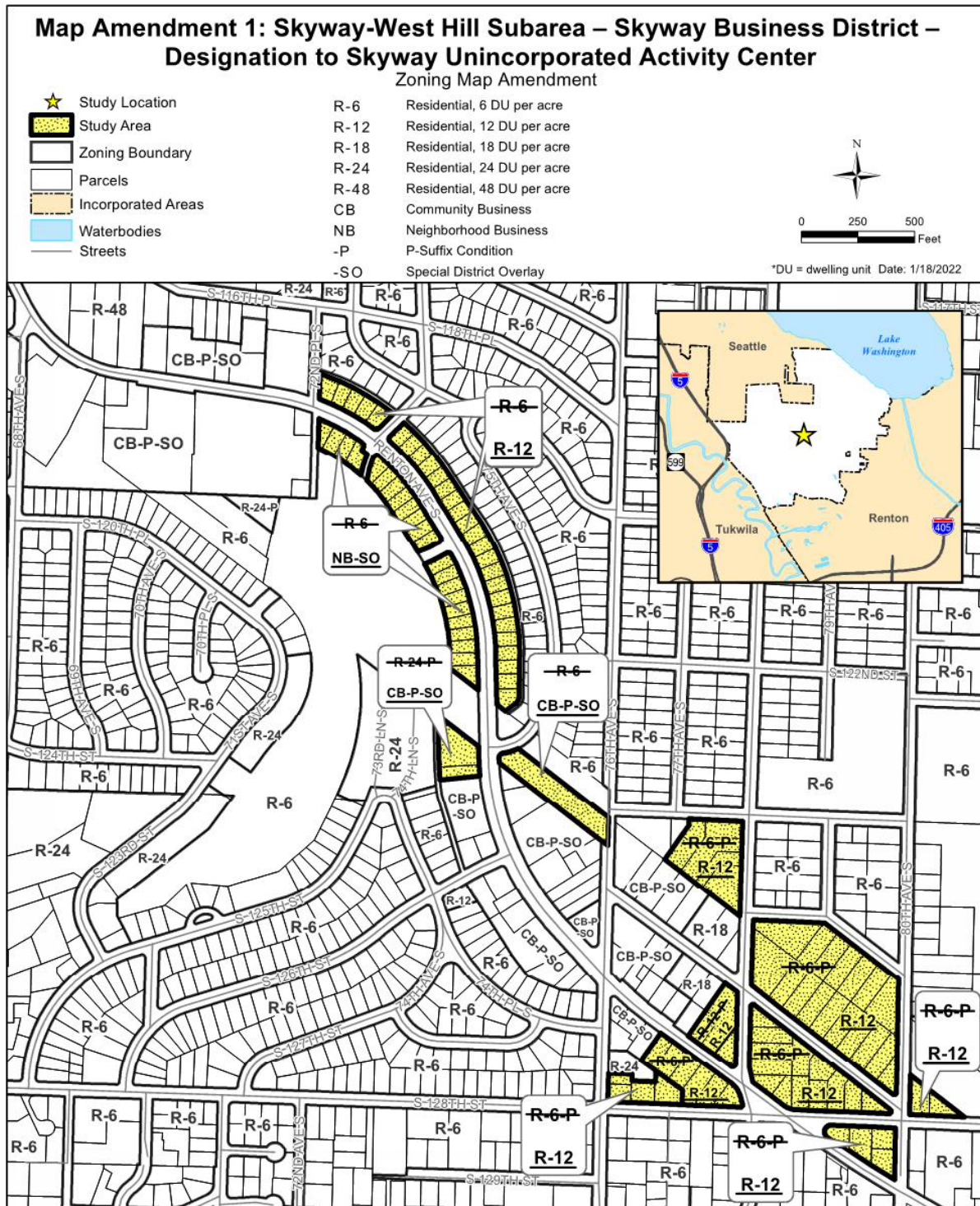
***NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated implementing map amendments, the County is proposing mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the mandatory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



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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 14	Township 23	Range 4
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### ZONING

1. On the following parcels:
  - a. Amend the zoning from R-24-P-SO (Urban Residential, 24 dwelling units per acre with P-suffix Development Conditions WH-P08 and WH-P09 and Special District Overlay SO-280) to R-48-P-SO (Urban Residential, 48 dwelling units per acre with P-suffix Development Conditions WH-P08 and WH-P09 and Special District Overlay SO-280); and

0001400041	1423049048	2172000518	2172000540
2172000545	2172000551	2172000560	2172000563
2172000605			

2. On the following parcels:
  - a. Amend the zoning from R-24-P (Urban Residential, 24 dwelling units per acre with P-suffix Development Condition WH-P08) to R-48-P (Urban Residential, 48 dwelling units per acre with P-suffix Development Condition WH-P08); and

0001400007	0001400008	0001400017	2172000515
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3. Amend P-suffix Development Condition WH-P08 as follows:

“Upon development of new multifamily residential dwellings, at least twenty percent of the residential units developed shall be affordable for income-qualified households making sixty percent or less of the area median income as defined in the King County Consolidated Housing and Community Development Plan, or successor plans, for the life of the project. This shall be recorded by a covenant on the title of the property prior to the issuance of the certificate of occupancy.

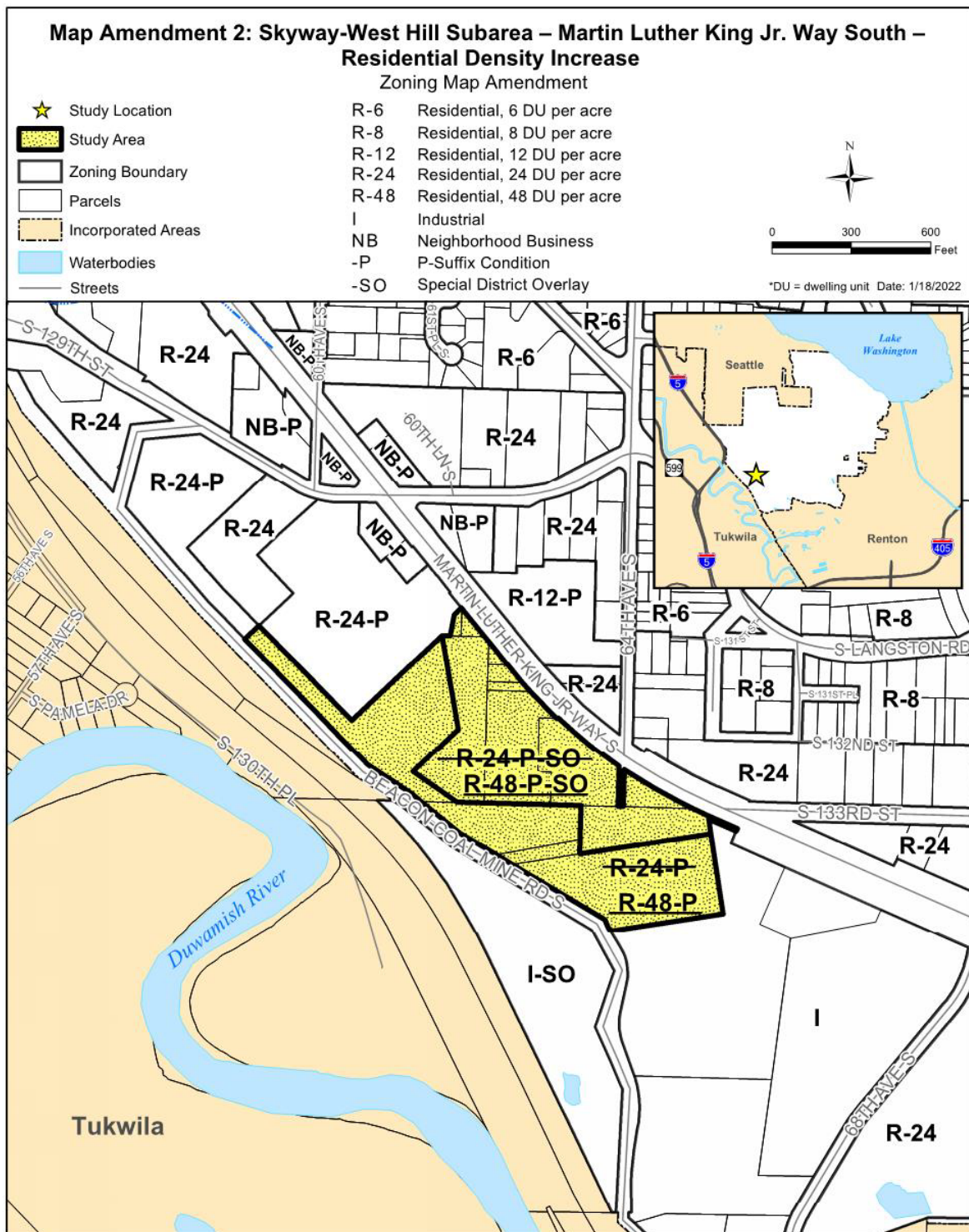
Compliance with this requirement may also be satisfied through compliance with the affordable housing requirements contained in K.C.C. Chapter 21A.XX (the new chapter created in Section 15 of this Ordinance).”

**Effect:** Amends the zoning classification from R-24-P-SO to R-48-P-SO and from R-24-P to R-48-P of parcels adjacent to and west of Martin Luther King Jr. Way South. The parcels comprise a former industrial site with numerous development challenges. The density increase provides for additional development capacity to make the residential and mixed-use development more financially feasible. No residential dwellings exist on the parcels at this time, so no residents will be directly displaced by development of this site. All the parcels are subject to P-suffix development condition WH-P08 that requires at least twenty percent of the newly constructed

dwelling units be made affordable for income-qualified households earning sixty percent or less of the area median income. P-suffix development condition WH-P08 is also being amended to allow compliance with the condition be satisfied with compliance with the affordable housing requirements contained in K.C.C. Chapter 21A.XX (the new chapter created in Section 15 of this Ordinance). The parcels with frontage on Martin Luther King Jr. Way South are also subject to P-suffix development condition WH-P09 and Special District Overlay SO-280. P-suffix development condition WH-P09 requires pedestrian-oriented development standards for new construction. Special District Overlay SO-280 requires mixed-use development. Both P-suffix development condition WH-P09 and Special District Overlay SO-280 will remain in effect.

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





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

### AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges, as follows:

Section 12	Township 23	Range 4
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#### LAND USE

1. Amend the land use designation from “um” (Urban Residential, Medium) to “os” (King County Open Space System) on the following parcels:

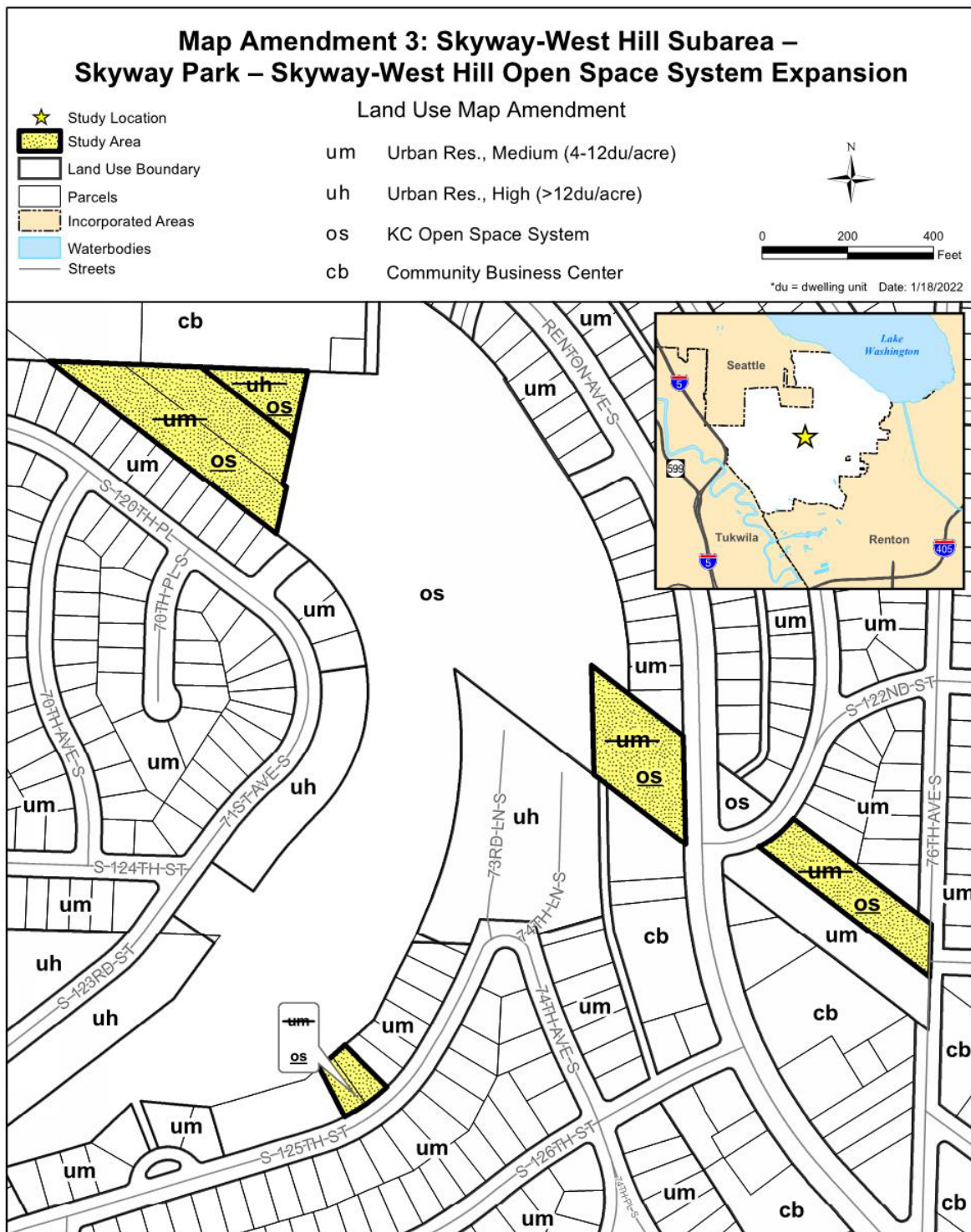
7689600145	7689600146	7812801987	7812801988
7812801989			

2. Amend the land use designation from “uh” (Urban Residential, High) to “os” (King County Open Space System) on the following parcel:

7812801975			
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**Effect:** Amends the land use designation from Urban Residential, Medium and Urban Residential, High to King County Open Space System on parcels adjacent to Skyway Park and the Skyway Business District. These parcels were acquired or are actively being acquired (expected to be completed by adoption of the map amendments), by the Department of Natural Resources and Parks to be included in the King County Park and Open Space System. This amendment indicates the long-range use of the parcels for park, recreation, or open space.

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



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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 8	Township 23	Range 4

**ZONING**

1. On the following parcels:
  - a. Amend the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre); and
  - b. Add P-Suffix development condition NH-PXX:

0123039011	0123039045	0123039114	0123039117
0123039153	0123039156	0123039184	0123039187
0123039188	0123039189	0123039190	0123039191
0123039195	0123039204	0123039207	0123039212
0123039213	0123039214	0123039215	0123039216
0123039217	0123039219	0123039236	0123039239
0123039240	0123039246	0123039248	0123039254
0123039269	0123039270	0123039285	0123039286
0123039288	0123039289	0123039303	0123039304
0123039310	0123039313	0123039314	0123039315
0123039316	0123039325	0123039333	0123039336
0123039337	0123039341	0123039342	0123039350
0123039351	0123039352	0123039356	0123039357
0123039358	0123039364	0123039365	0123039377
0123039378	0123039379	0123039384	0123039393
0123039405	0123039410	0123039421	0123039432
0123039440	0123039445	0123039467	0123039475
0123039484	0123039485	0123039490	0123039515
0123039573	0123039603	0123039606	0123039608
0123039632	0123039633	0623049010	0623049020
0623049022	0623049059	0623049061	0623049074
0623049083	0623049084	0623049093	0623049094
0623049107	0623049116	0623049120	0623049121

0623049122	0623049123	0623049124	0623049125
0623049126	0623049127	0623049129	0623049131
0623049133	0623049134	0623049135	0623049136
0623049138	0623049142	0623049144	0623049145
0623049146	0623049149	0623049151	0623049152
0623049153	0623049158	0623049159	0623049160
0623049161	0623049162	0623049165	0623049166
0623049168	0623049169	0623049170	0623049171
0623049174	0623049175	0623049177	0623049178
0623049179	0623049181	0623049184	0623049185
0623049186	0623049187	0623049189	0623049190
0623049192	0623049196	0623049197	0623049198
0623049201	0623049202	0623049203	0623049205
0623049206	0623049207	0623049210	0623049211
0623049212	0623049213	0623049214	0623049216
0623049217	0623049221	0623049222	0623049223
0623049224	0623049225	0623049227	0623049228
0623049230	0623049231	0623049232	0623049234
0623049240	0623049242	0623049243	0623049244
0623049245	0623049247	0623049248	0623049249
0623049252	0623049253	0623049254	0623049258
0623049259	0623049263	0623049265	0623049267
0623049270	0623049272	0623049273	0623049276
0623049278	0623049279	0623049291	0623049295
0623049299	0623049300	0623049301	0623049302
0623049303	0623049304	0623049305	0623049306
0623049308	0623049309	0623049310	0623049311
0623049312	0623049313	0623049314	0623049317
0623049318	0623049319	0623049320	0623049321
0623049322	0623049323	0623049324	0623049329
0623049330	0623049331	0623049332	0623049333
0623049336	0623049338	0623049340	0623049341
0623049342	0623049346	0623049347	0623049348
0623049349	0623049354	0623049355	0623049359
0623049360	0623049362	0623049363	0623049365
0623049370	0623049371	0623049376	0623049377
0623049378	0623049380	0623049381	0623049382
0623049383	0623049384	0623049385	0623049386
0623049390	0623049391	0623049394	0623049395
0623049396	0623049399	0623049400	0623049401
0623049404	0623049407	0623049408	0623049409
0623049410	062304TRCT	0795000140	0795000150
0795000160	0795000170	0795000180	0795000190

0795000225	0795000230	0795000233	0795000235
0795001600	0795001605	0795001610	0795001615
0795001620	0795001625	0795001630	0795001635
0795001640	0795001645	0795001650	0795001655
0795001660	0795001670	0795001675	0795001700
0795001701	0795001710	0795001720	0795001730
0796000129	0796000130	0796000140	0796000150
0796000160	0796000170	0796000180	0796000190
0796000200	0796000205	0796000220	0796000230
0796000235	0796000240	0796000251	1041000005
1041000010	1041000025	1041000036	1041000039
1041000046	1041000051	1041000056	1041000065
1041000070	1041000075	1041000080	1041000085
1041000090	1041000095	1041000100	1721800010
1721800011	1721800025	1721800035	1721800045
1721800055	1721800060	1721800070	1721800085
1721800105	1721800110	1721800135	1721800140
1721800145	1721800150	1721800155	1721800160
1721800170	1721800180	1721800190	1721800200
1721800205	1721800215	1721800225	1721800240
1721800245	1721800251	1721800255	1721800265
1721800275	1721800280	1721800290	1721800295
1721800300	1721800305	1721800315	1721800325
1721800335	1721800340	1721800350	1721800360
1721800370	1721800380	2414600365	2414600366
2414600370	2414600371	2414600375	2414600376
2414600380	2414600381	2414600385	2414600386
2414600390	2414600391	2414600395	2414600400
2414600401	2414600405	2414600406	2414600410
2414600411	2853600130	2853600135	2853600145
2853600150	2853600151	2853600152	2853600153
2853600155	2853600156	2853600160	2853600161
2853600165	2853600170	2853600172	2853600173
2853600174	2853600175	2853600176	2853600185
2853600187	2853600188	2853600191	2853600200
2853600201	2853600203	2853600210	285360TR-X
2899200005	2899200010	2899200015	2899200020
2899200025	2899200030	2899200035	2899200040
2899200045	2899200050	2899200055	2899200060
2899200065	2899200070	2899200080	2899200081
2899200090	2899200095	2899200100	2899200105
2899200106	2899200115	2899200120	2899200125
2899200129	2899200130	2899200140	2899200142



2899200145	2899200155	2899200160	2899200165
2899200170	2899200171	2899200180	2899200185
2899200190	2899200193	2899200195	2899200196
3163600004	3163600005	3163600015	3163600020
3163600025	3163600029	3163600030	3163600040
3163600045	3163600050	3163600053	3163600055
3163600069	3163600070	3163600075	3163600076
3163600085	3163600090	3163600095	3163600100
3163600105	3163600110	3163600115	3163600120
3163600125	3163600130	3163600135	3163600145
3163600150	3163600155	3163600160	3163600165
3163600169	3163600170	3163600180	3163600190
3163600195	3163600200	3163600205	3163600215
3163600220	3163600230	3163600235	3163600240
3163600245	3163600250	3163600260	3163600261
3163600266	3163600271	3163600280	3163600285
3163600290	3163600295	3163600300	3163600305
3163600310	3163600315	3163600325	3163600330
3163600335	3163600340	3163600345	3163600350
3163600355	3163600360	3163600365	3163600375
3550800005	3550800010	3550800015	3550800020
3550800021	3550800028	3550800029	3550800040
3550800045	3550800050	3550800060	3550800062
3550800065	3550800070	3550800075	3550800080
3550800081	3550800090	3550800095	3550800100
5147000005	5147000010	5147000015	5147000020
5147000025	5147000030	5147000035	5147000040
5147000045	5147000050	5147000055	5147000060
5147000065	5147000070	5147000075	5147000080
5147000085	5147000090	5147000095	5147000100
5147000105	5147000110	5147000115	5147000120
5147000125	5147000130	5147000136	5147000140
5147000145	5147000150	5147000155	5147000160
5147000165	5147000170	5147000175	5147600005
5147600010	5147600015	5147600020	5147600025
5147600030	5147600035	5147600040	5147600045
5147600050	5147600055	5147600060	5147600065
5147600070	5147600075	5147600080	5147600085
5147600090	5147600095	5147600100	5147600105
5147600110	5148200005	5148200010	5148200015
5148200020	5148200025	5148200030	5148200035
5148200040	5148200045	5148200050	5148200055
5148200060	5148200065	5148200070	5148200075

5148200080	5148200085	5148200090	5148200095
5148200100	5148200105	5357200076	5357200080
5357200081	5357200082	6303400005	6303400010
6303400015	6303400020	6303400025	6303400030
6303400039	6303400040	6303400050	6303400055
6303400060	6303400065	6303400070	6303400075
6303400080	6303400085	6303400090	6303400095
6303400100	6303400101	6303400102	6303400110
6303400115	6303400119	6303400121	6303400125
6303400135	6303400140	6303400145	6303400150
6303400155	6303400160	6303400165	6303400170
6303400175	6303400420	6303400425	6303400430
6303400435	6303400440	6303400445	6303400450
6303400455	6303400460	6303400465	6303400470
6303400475	6303400480	6303400481	6303400485
6303400490	6303400495	6303400500	6303400505
6303400510	6303400515	6303400520	6303400525
6303400530	6303400535	6303400540	6303400545
6303400550	6303400555	6303400560	6303400566
6303400570	6303400575	6303400580	6303400585
6303400590	6303400595	6303400600	6303400605
6303400610	6303400615	6303400620	6303400625
6303400630	6303400635	6303400636	6303400645
6303400650	6303400655	6303400660	6303400665
6303400670	6303400675	6303400680	6303400685
6303400690	6303400694	6303400695	6303400705
6303400710	6303400715	6303400720	6303400725
6303400730	6303400735	6303400740	6303400745
6303400750	6303400755	6303400760	6303400765
6303400770	6303400775	6303400785	6303400790
6303400795	6303400800	6303400805	6303400810
6303400815	6303400820	6303400825	6303400827
6303400835	6303400840	6303400845	6303400850
6303400855	6303400860	6303400865	6303400870
6303400875	6303400880	6303400895	6303400900
6303400905	6303400907	6303400910	6303400920
6303400925	6303400930	6303400935	6303400940
6303401000	6303401005	6303401010	6303401015
6303401020	6303401025	6303401030	6303401035
6303401040	6303401045	6303401050	6303401110
6303401115	6303401120	6303401125	6303401130
6303401135	6303401140	6303401145	6303401150
6303401155	6303401160	6303401165	6303401170



6303401175	6303401180	6303401185	6303401190
6303401195	6303401196	6303401200	6303401205
6303401210	6303401220	6303401225	6303401230
6303401235	6303401240	6303401245	6303401250
6303401255	6303401260	6303401265	6303401270
6303401275	6303401280	6303401285	6303401290
6303401294	6303401295	6303401305	6303401310
6303401315	6303401320	6303401325	6303401330
6303401335	6303401340	6303401345	6303401350
6303401355	6303401360	6303401365	6303401370
6303401372	6303401375	6303401385	6303401386
6303401395	6303401400	6303401405	6303401407
6303401410	6303401420	6303401425	6303401430
6303401435	6883800005	6883800010	6883800015
6883800020	6883800025	6883800030	6883800035
6883800040	6883800045	6883800050	6883800055
6883800060	6883800065	6883800070	6883800075
6883800080	6883800085	6883800090	6883800095
6883800100	6883800105	7262200020	7262200030
7262200031	7262200032	7262200040	7262200041
7262200042	7262200050	7262200051	7262200052
7262200055	7262200060	7262200065	7262200066
7262200067	7262200070	7262200075	7262200076
7262200080	7262200081	7262200085	7262200090
7262200092	7262200094	7262200095	7262200096
7262200100	7262200101	7262200102	7262200106
7262200110	7262200115	7262200118	7262200119
7262200120	7262200125	7262200126	7262200127
7262200128	726220TRCT	7973202074	7973202080
7973202085	7973202090	7973202093	7973202096
7973202105	7973202115	7973202120	7973202125
7973202130	7973202140	7973202145	7973202150
7973202160	7973202165	7973202170	7973202175
7973202185	7973202190	7973202195	7973202200
7973202205	7973202207	7973202210	7973202220
7973202225	7973202230	7973202235	7973202240
7973202245	7973202250	7973202255	7973202260
7973202265	7973202270	7973202275	7973202280
7973202281	7973202295	7973202300	7973202304
7973202305	7973202315	7973202320	7973202323
7973202325	7973202335	7973202340	7973202345
7973202350	7973202355	7973202360	7973202365
7973202366	7973202375	7973202380	8143600005

8143600010	8143600015	8143600020	8143600021
8143600030	8143600034	8143600035	8143600045
8143600050	8947000005	8947000010	8947000015
8947000020	8947000025	8947000030	9290200005
9290200010	9290200015	9290200020	9290200025
9290200030	9290200035	9290200040	

P-Suffix Development Condition NH-PXX shall read as follows:

"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."

2. On the following parcels:

- a. Amend the zoning classification from R-6 Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential, 12 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre); and
- b. Add P-Suffix development condition NH-PXX:

6303400350	6303400355	6303400356	6303400370
6303400375	6303400380	6303400780	

P-suffix development condition NH-PXX shall read as follows:

"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."

3. On the following parcels:

- a. Amend the zoning classification from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area) to R-12-P-DPA (Urban Residential, 12 dwelling units per acre, Demonstration Project Area); and
- b. Add P-Suffix development condition NH-PXX:

0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
2414600010	2414600011	2414600015	2414600016
2414600020	2414600021	2414600025	2414600026
2414600027	2414600030	2414600031	2414600035
2414600036	2414600040	2414600044	2414600045
2414600050	2414600052	2895800040	2895800050
2895800060	2895800070	2895800080	2895800090
2895800100	2898600005	2898600010	2898600015
2898600020	2898600025	2898600030	2898600035
2898600045	2898600050	2898600053	2898600055
2898600065	2898600073	2898600075	2898600085
2898600086	2898600095	2898600100	2898600115
2898600120	2898600125	2898600130	2898600140
2898600150	2898600160	2898600165	2898600166

2898600175	2898600180	2898600190	2898600195
2898600205	2898600210	2898600215	2898600220
2898600230	2898600235	2898600240	2898600245
2898600250	5269200005	5269200010	5269200015
5269200020	5269200025	5269200030	5269200040
5269200045	5269200050	5269200055	5269200060
5269200065	5269200070	5269200075	5269200080
5269200085	5269200090	5269200095	5269200100
5269200105	5269200110	5269200115	5269200120
5269200125	5269200130	5269200135	5269200140
5269200149	5269200150		

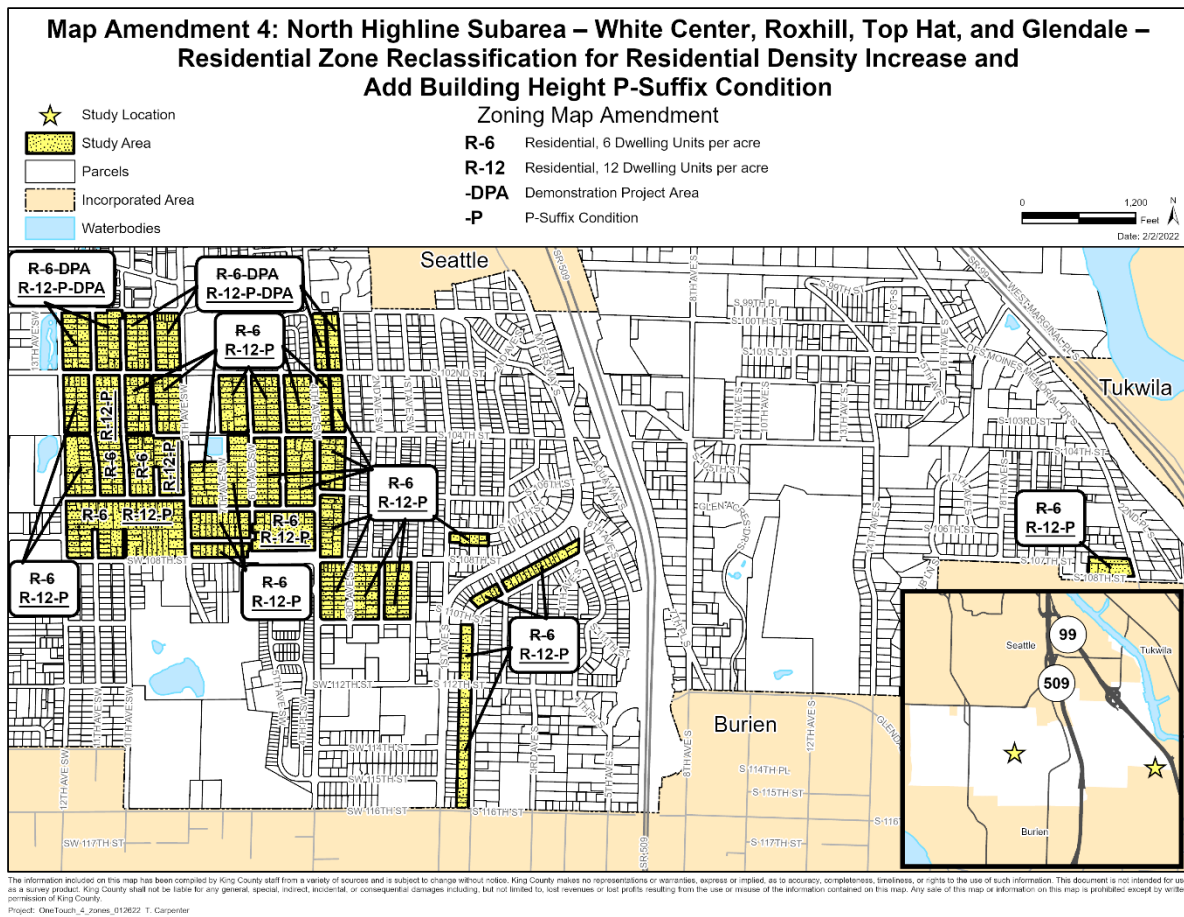
P-suffix development condition NH-PXX shall read as follows:

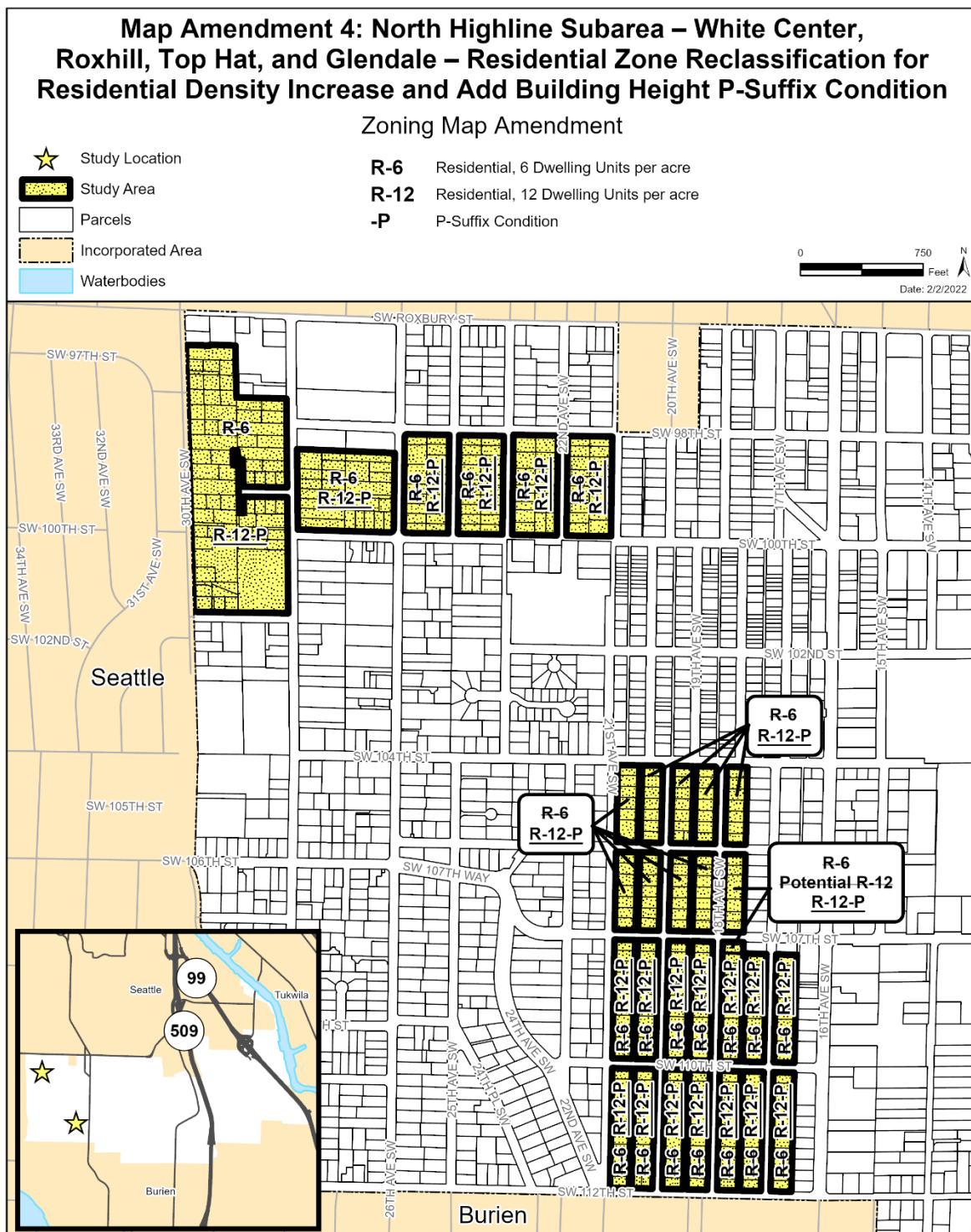
"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All of the other dimensional standards for the R-12 shall apply."

**Effect:** Amends the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre) on parcels in the White Center, Roxhill, Top Hat and Glendale areas of North Highline. This amendment will allow higher residential density within medium density residential areas that are close to commercial areas, transit corridors, or areas of high-density residential land uses. This amendment provides additional residential development opportunities to increase housing supply and types of housing units, while supporting compatibility of new development with the scale of existing housing.

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

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





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Project: OneTouch\_4\_zones\_012622 T. Carpenter

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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4

**LAND USE**

1. Amend the land use designation from “um” (Urban Residential, Medium) to “uh” (Urban Residential, High) on the following parcels:

0123039003	0123039044	0123039048	0123039067
0123039068	0123039069	0123039070	0123039071
0123039072	0123039076	0123039077	0123039078
0123039097	0123039102	0123039103	0123039108
0123039115	0123039119	0123039122	0123039125
0123039128	0123039130	0123039131	0123039132
0123039138	0123039139	0123039141	0123039142
0123039151	0123039154	0123039160	0123039161
0123039164	0123039178	0123039180	0123039181
0123039182	0123039183	0123039186	0123039192
0123039193	0123039194	0123039197	0123039198
0123039199	0123039202	0123039203	0123039205
0123039206	0123039208	0123039209	0123039210
0123039218	0123039223	0123039224	0123039225
0123039227	0123039228	0123039229	0123039231
0123039232	0123039234	0123039235	0123039237
0123039238	0123039241	0123039243	0123039251
0123039258	0123039264	0123039274	0123039276
0123039277	0123039278	0123039279	0123039283
0123039293	0123039295	0123039297	0123039307
0123039318	0123039327	0123039329	0123039339
0123039343	0123039353	0123039370	0123039371
0123039372	0123039373	0123039398	0123039419
0123039446	0123039459	0123039460	0123039476

0123039480	0123039486	0123039493	0123039522
0123039604	0123039612	0123039628	0123039629
0123039635	0123039636	0123039637	0123039641
0123039656	012303TRCT	0623049025	0623049069
0623049073	0623049099	0623049102	0623049103
0623049108	0623049137	0623049157	0623049298
0623049307	0623049315	0623049339	0623049353
0623049366	0623049367	0623049368	0623049369
0623049372	0623049374	0623049388	3004800245
3004800255	3004800320	3004800326	3004800355
3004800365	5357200004 (portion)	5357200012 (portion)	5357200016 (portion)
5357200025 (portion)	5357200030	7211400005	7211400015
7211400025	7211400030	7211400035	7211400040
7211400045	7211400050	7211400051	7211400055
7211400060	7211400061	7211400065	7211400075
7211400095	7211400100	7211400125	7211400135
7211400155	7211400160	7211400195	7211400200
7211400205	7211400210	7211400215	7211400220
7211400225	7211400230	7211400235	7211400245
7211400255	7211400265	7211400280	7211400295
7211400315	7211400316	7211400335	7211400350
7211400365	7211400375	7211400385	7211400395
7211400401	7211400415	7211400425	7211400435
7211400450	7211400455	7211400475	7211400485
7211400490	7211400505	7211400506	7211400507
7211400508	7211400525	7211400535	7211400545
7211400550	7211400560	7211400565	7211400575
7211400576	7211400577	7211400589	7211400590
7211400605	7211400615	7211400625	7211400635
7211400645	7211400655	7211400660	7211400665
7211400670	7211400680	7211400685	7211400708
7211400709	7211400710	7211400711	7211400725
7211400735	7211400745	7211400760	7211400768
7211400770	7211400795	7211400805	7211400810
7211400814	7211400815	7211400825	7211400826
7211400827	7211400828	7211401445	7211401455
7211401465	7211401475	7211401485	7211401495
7211401505	7211401515	7211401535	7211401545
7211401555	7211401685	7211401695	7211401705
7211401715	7211401720	7211401725	7211401727
7211401730	7211401740	7211401758	7211401759
7211401760	7211401785	7211401788	7211401790
7211401805	7211401810	7211401811	7211401825

7211401835	7211401855	7211401870	7211401885
7211401886	7211401905	7211401915	7211401920
7211401925	7211401940	7211401950	7211401960
7211401975	7211401976	7211401977	7211401990
7211402005	7211402010	7211402020	7211402030
7211402045	7211402055	7211402065	7211402075
7211402090	7211402105	7211402115	7211402130
7211402135	7211402150	7211402165	7211402175
7211402185	7211402205	7211402220	7211402245
7211402255	7211402275	7211402285	7211402295
7211402305	7211402315	7211402325	7211402335
7211402345	7211402355	7211402365	7211402375
7211402385	7973200605	7973200610	7973200615
7973200620	7973200680	7973200685	7973200690
7973200705	7973200710	7973201690	7973201695
7973201700	7973201705	7973201710	7973201715
7973201720	7973201725	7973201730	7973201735
7973201740	7973201745	7973201750	7973201755

**ZONING**

1. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0123039003	0123039044	0123039048	0123039068
0123039070	0123039071	0123039076	0123039077
0123039078	0123039097	0123039102	0123039103
0123039108	0123039115	0123039119	0123039122
0123039125	0123039128	0123039130	0123039131
0123039132	0123039138	0123039139	0123039141
0123039142	0123039154	0123039160	0123039161
0123039164	0123039178	0123039180	0123039181
0123039182	0123039183	0123039186	0123039192
0123039193	0123039194	0123039197	0123039198
0123039199	0123039202	0123039203	0123039205
0123039206	0123039208	0123039209	0123039210
0123039218	0123039225	0123039228	0123039229
0123039231	0123039232	0123039235	0123039237
0123039238	0123039243	0123039258	0123039264
0123039274	0123039276	0123039277	0123039278
0123039279	0123039283	0123039293	0123039295
0123039297	0123039307	0123039318	0123039327
0123039329	0123039339	0123039343	0123039370



0123039371	0123039372	0123039373	0123039398
0123039419	0123039446	0123039459	0123039460
0123039476	0123039480	0123039486	0123039493
0123039522	0123039604	0123039612	0123039628
0123039629	0123039635	0123039636	0123039637
0123039656	012303TRCT	0623049025	0623049069
0623049073	0623049099	0623049102	0623049103
0623049108	0623049137	0623049157	0623049307
0623049315	0623049339	0623049353	0623049366
0623049367	0623049368	0623049369	0623049372
0623049374	0623049388	3004800245	3004800255
3163600385	3163600390	3163600445	3163600447
3163600460	5357200030	7211400005	7211400015
7211400025	7211400030	7211400035	7211400040
7211400045	7211400050	7211400051	7211400055
7211400060	7211400061	7211400065	7211400075
7211400095	7211400100	7211400125	7211400135
7211400155	7211400160	7211400195	7211400200
7211400205	7211400210	7211400215	7211400220
7211400225	7211400230	7211400235	7211400245
7211400255	7211400265	7211400280	7211400295
7211400315	7211400316	7211400335	7211400350
7211400365	7211400375	7211400385	7211400395
7211400401	7211400415	7211400425	7211400435
7211400450	7211400455	7211400475	7211400508
7211400525	7211400535	7211400545	7211400550
7211400560	7211400565	7211400575	7211400576
7211400577	7211400589	7211400590	7211400605
7211400615	7211400625	7211400635	7211400645
7211400655	7211400660	7211400665	7211400670
7211401685	7211401695	7211401705	7211401715
7211401720	7211401725	7211401727	7211401730
7211401740	7211401758	7211401759	7211401760
7211401785	7211401788	7211401790	7211401805
7211401810	7211401811	7211401825	7211401835
7211401855	7211401870	7211401885	7211401886
7211401905	7211401915	7211401920	7211401925
7211401940	7211401950	7211401960	7211401975
7211401976	7211401977	7211401990	7211402005
7211402010	7211402020	7211402030	7211402045
7211402055	7211402065	7211402075	7211402090
7211402105	7211402115	7211402130	7211402135
7211402150	7211402165	7211402175	7211402185

7211402205	7211402220	7211402245	7211402255
7211402275	7211402285	7211402295	7211402305
7211402315	7211402325	7211402335	7211402345
7211402355	7211402365	7211402375	7211402385

2. Amend the zoning from R-6-Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 12 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

7211400768	7211400770	7211400795	7211400805
7211400810	7211400814	7211400815	7211400825
7211400826	7211400827	7211400828	7211401445
7211401455	7211401465	7211401475	7211401485
7211401495	7211401505	7211401515	7211401535
7211401545	7211401555		

3. Amend the zoning from R-6-Potential R-18 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0423049006	0423049012	0423049045	0423049060
0423049061	0423049062	0423049067	0423049071
0423049072	0423049103	0423049109	0423049112
0423049115	0423049116	0423049122	0423049125
0423049156	0423049165	0423049178	0423049185
0423049191	0423049192	0423049196	0797000100
0797000102	0797000105	0797000110	5357200011
5357200015	5357200026	5357200031	7800400005
7800400009	7800400015	7800400020	7800400030
7800400035	7907600007	7907600020	7907600025
7907600030	7907600035	7907600040	7907600045
7907600050			

4. Amend the zoning from R-6/R-6-Potential R-18 (Urban Residential, 6 dwelling units per acre/Urban Residential, 6 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

5357200004	5357200012	5357200016	5357200025
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5. Amend the zoning from R-6-Potential R-24 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 24 dwelling units per acre), to R-24 (Urban Residential, 24 dwelling units per acre) on the following parcels:

0423049054	0423049149	0423049152	3451000375
3451000380	3451000405	3451000406	3451000459
3451000472	3451000474	5624200757	5624200758

5624200759	5624200760	5624200761	5624200763
5624200772	5624200971		

6. Amend the zoning from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on the following parcels:

0123039067	0123039069	0123039072	0123039151
3004800320	3004800326	7211400485	7211400490
7211400505	7211400506	7211400507	7211400680
7211400685	7211400708	7211400709	7211400710
7211400711	7973201690	7973201695	7973201700
7973201705	7973201710	7973201715	7973201720
7973201725	7973201730	7973201735	7973201740
7973201745	7973201750	7973201755	

7. Amend the zoning from R-6-DPA Potential R-12 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 12 dwelling units per acre), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on the following parcels:

0123039223	0123039224	0123039227	0123039234
0123039241	0123039251	3004800355	3004800365
7211400725	7211400735	7211400745	7211400760

8. Amend the zoning from R-6-DPA Potential R-24 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 24 dwelling units per acre), to R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area) on the following parcels:

3451000165	3451000180	3451000181	3451000191
3451000192	7973200605	7973200610	7973200615
7973200620	7973200680	7973200685	7973200690
7973200705	7973200710		

9. Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0123039353	0123039641	0623049298	
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10. Amend the zoning from R-12 (Urban Residential, 12 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcel:

5357200005			
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11. Amend the zoning from R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area), to R-48-DPA (Urban Residential, 48 dwelling units per acre, Demonstration Project Area) on the following parcels:

3451000051	3451000052		
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**Effect:** This amendment allows higher residential density within medium and high-density residential areas of North Highline that are in or adjacent to urban centers, near transit corridors, or in areas with or adjacent to existing high-density residential development. This density increase provides additional residential development opportunities to increase housing supply and types of housing units. In order to effectuate these changes, the following are proposed:

Amend the land use designation from Urban Residential, Medium to Urban Residential, High on parcels in Glendale along 20<sup>th</sup> Avenue South, south of South 104<sup>th</sup> Street in proximity to transit. The parcels have split land use designations and this action will result in consistent and complete land use designations on the parcels.

Amend the land use designation from Urban Residential, Medium to Urban Residential, High on parcels adjacent to White Center Unincorporated Activity Center, on parcels adjacent to Roxhill Community Business Center, on parcels in the vicinity of the area designated Commercial Outside of Center in Greenbridge, and on parcels in proximity to transit at the north end of Dick Thurnau Memorial Park.

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

Amend the zoning from R-6-Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 12 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on parcels adjacent to White Center Unincorporated Activity Center.

Amend the zoning from R-6-Potential R-18 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on parcels in proximity to Top Hat Community Business Center, on parcels adjacent to Beverly Park Neighborhood Business Center in Glendale and on parcels in Glendale along or in proximity to Des Moines Memorial Drive South and in proximity to transit.

Amend the zoning from R-6/R-6-Potential R-18 (Urban Residential, 6 dwelling units per acre/Urban Residential, 6 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on parcels in Glendale along 20<sup>th</sup> Avenue South, south of South 104<sup>th</sup> Street in proximity to transit. The west portions of each parcel are zoned R-6. The east portions are zoned R-6, Potential R-18. This action will result in all parts of each parcel having R-18 zoning.

Amend the zoning from R-6-Potential R-24 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 24 dwelling units per acre), to R-24 (Urban Residential, 24 dwelling units per acre) on parcels in Glendale in proximity to transit along Des Moines Memorial Drive South, south of South 100<sup>th</sup> Street, and in White Center on Southwest 107<sup>th</sup> Street and on 12<sup>th</sup> Ave Southwest in proximity to transit and amenities, and adjacent to high density residential development.

Amend the zoning from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project

Area) adjacent to White Center Unincorporated Activity Center on 18<sup>th</sup> Avenue Southwest and Southwest 100<sup>th</sup> Street, and in the vicinity of 6<sup>th</sup> Avenue Southwest and Southwest 102<sup>nd</sup> Street in the vicinity of the area designated Commercial Outside of Center in Greenbridge.

Amend the zoning from R-6-DPA Potential R-12 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 12 dwelling units per acre), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on 18<sup>th</sup> Avenue Southwest between SW 98<sup>th</sup> Street and Southwest 102<sup>nd</sup> Street adjacent to White Center Unincorporated Activity Center.

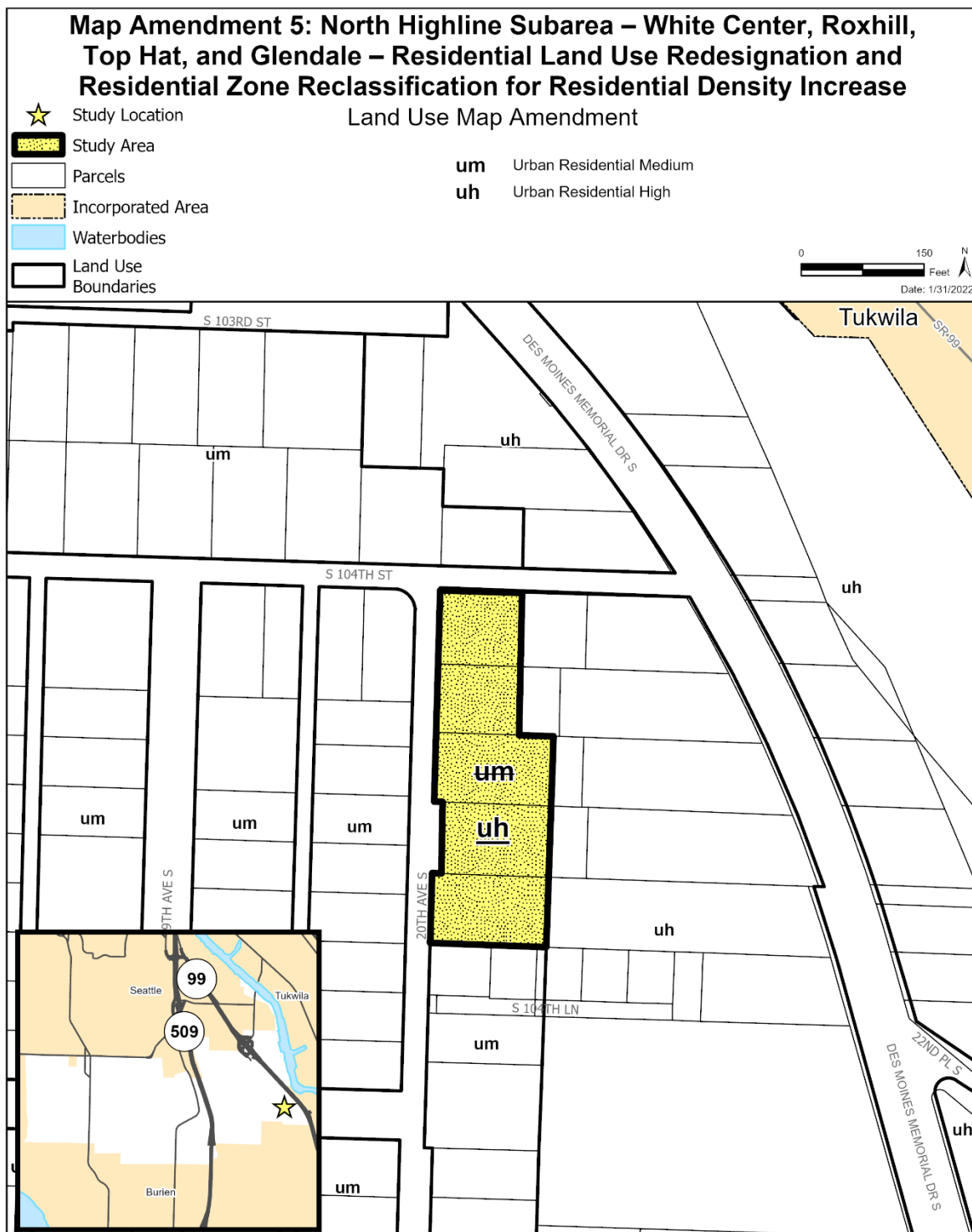
Amend the zoning from R-6-DPA Potential R-24 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 24 dwelling units per acre), to R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area) on parcels in the vicinity of the area designated Commercial Outside of Center in Greenbridge south of Southwest Roxbury Street and on parcels north of the White Center Library along or in proximity to a transit route, and adjacent to high density residential development.

Amend the zoning from R-8 (Urban Residential, 8 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on parcels in proximity to White Center Unincorporated Activity Center and on a parcel in proximity to transit at the north end of Dick Thurnau Memorial Park.

Amend the zoning from R-12 (Urban Residential, 12 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on a parcel in Glendale on the corner of Des Moines Memorial Drive South and South 104<sup>th</sup> Street in proximity to transit.

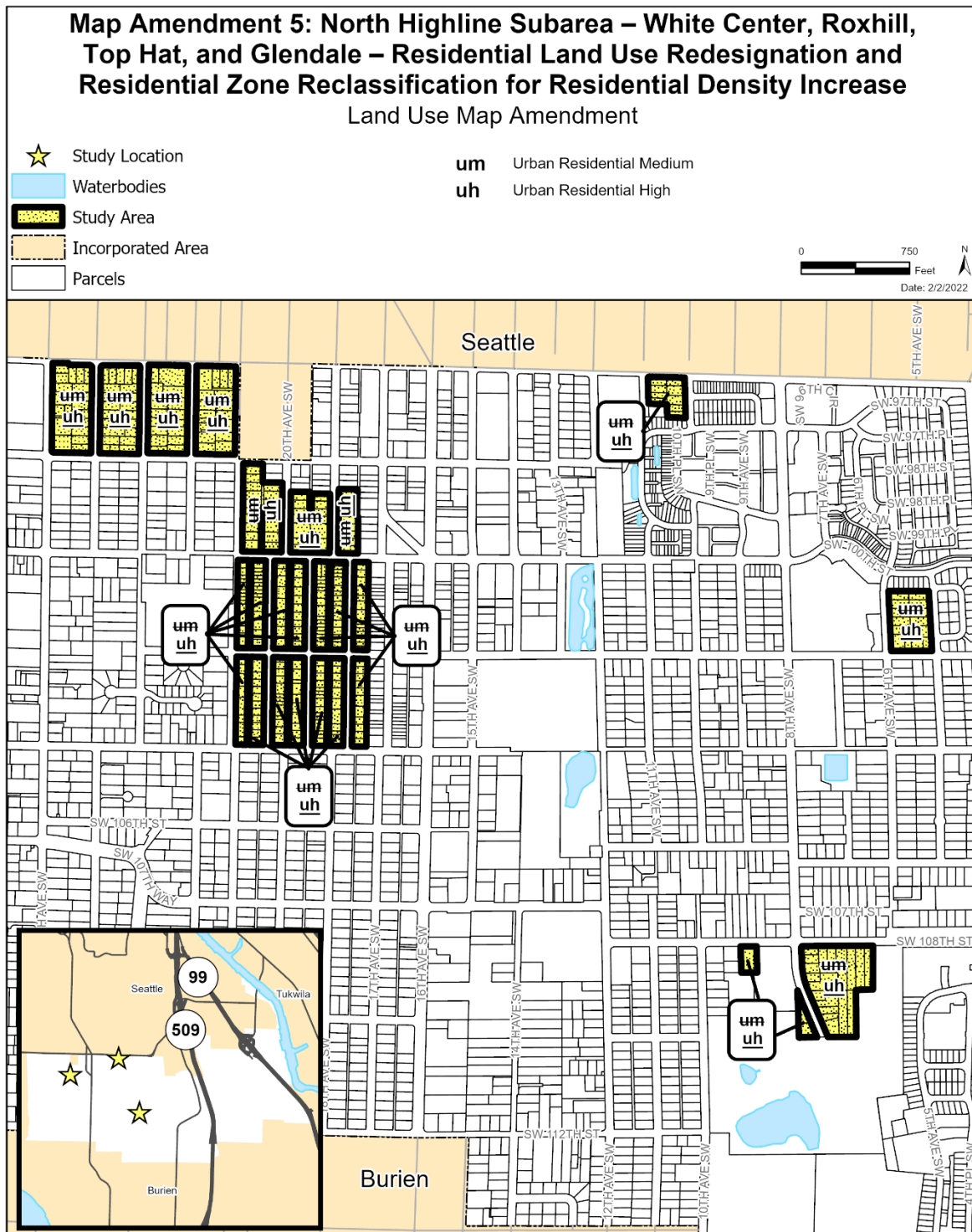
Amend the zoning from R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area), to R-48-DPA (Urban Residential, 48 dwelling units per acre, Demonstration Project Area) on parcels north of the White Center Library along a transit route, and adjacent to high density residential development.

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



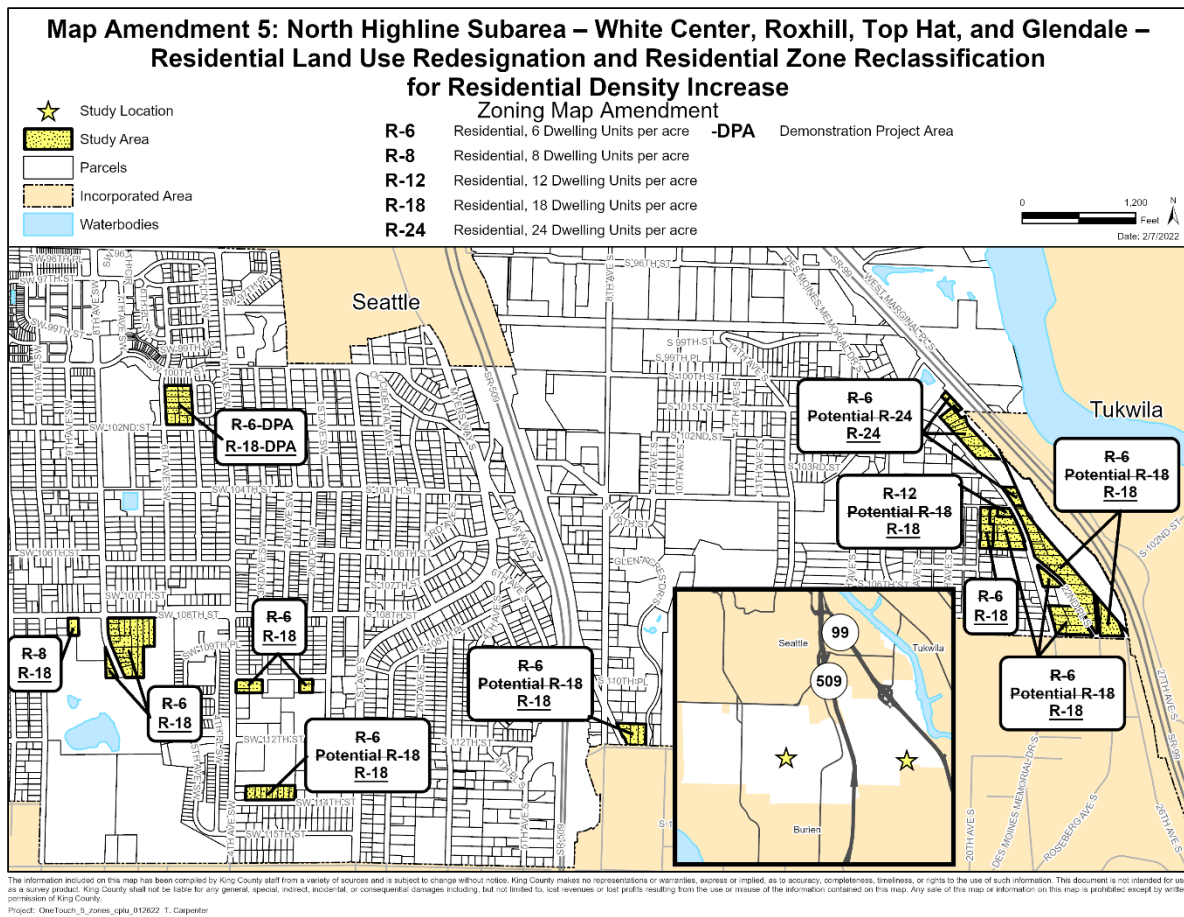
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Project: OneTouch 5 zones cplu 012622 P. McCombs

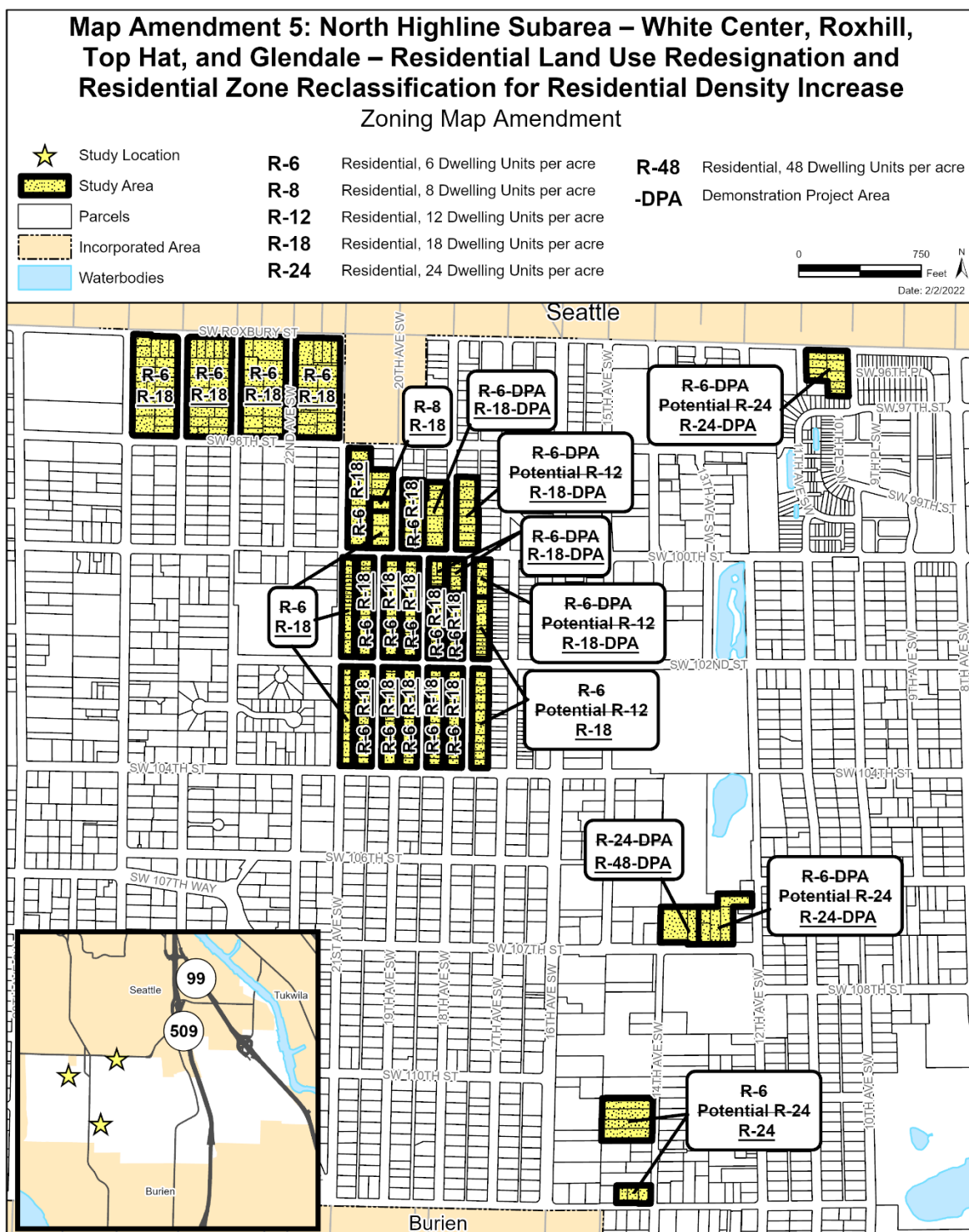


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Project: OneTouch\_5\_zones\_cplu\_012622 T. Carpenter







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Project: OneTouch 5 zones cplu 012622 T. Carpenter

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

## AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 6	Township 23	Range 4
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**ZONING**

1. On the following parcel:
  - a. Remove P-Suffix Development Condition HL-P08: and

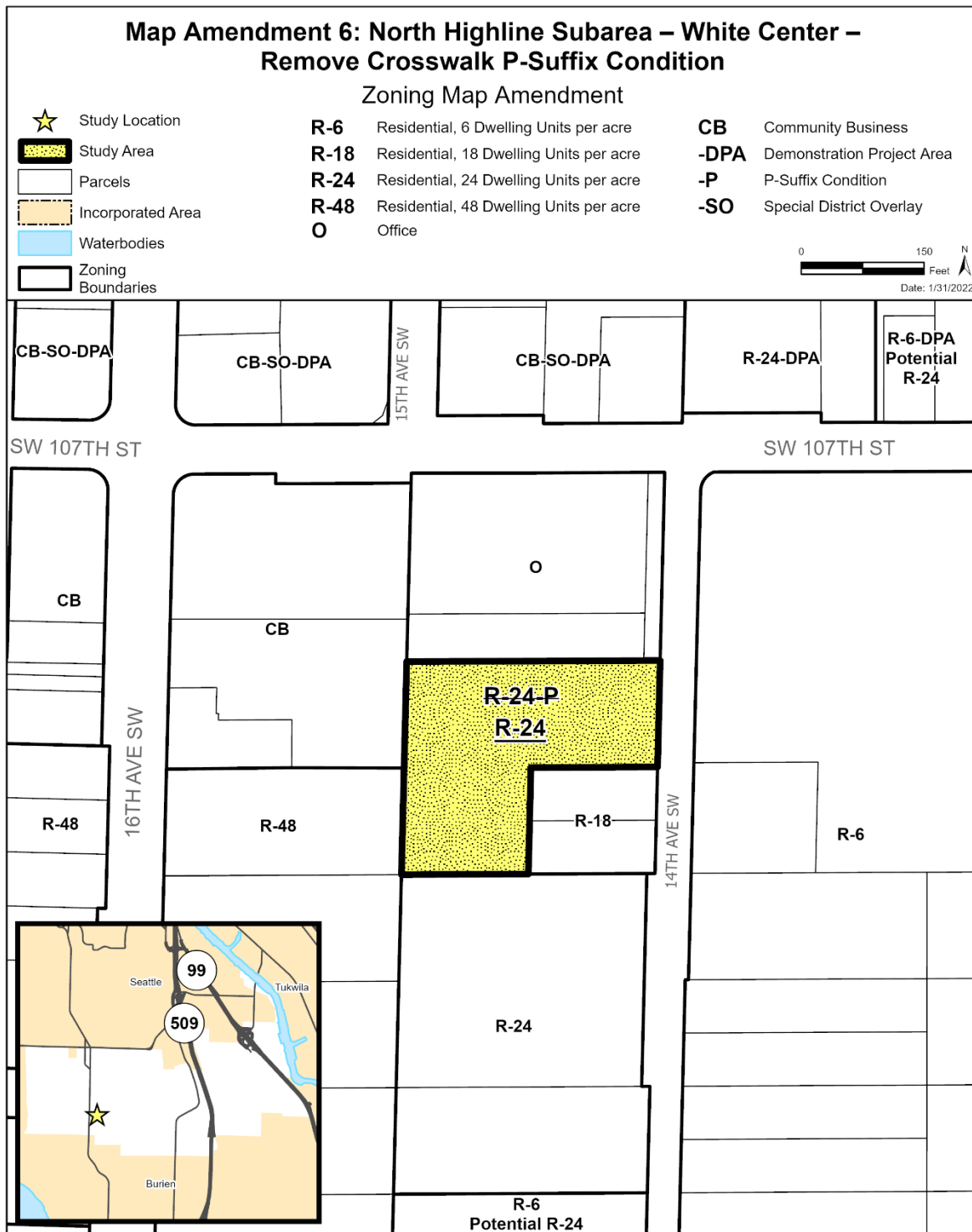
3451000305 (portion)			
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2. Repeal P-Suffix Development Condition HL-P08 from the Zoning Atlas

**Effect:** Removes a 1997 P-Suffix Development Condition HL-P08 that applies to a portion of one parcel currently developed with apartment homes in the White Center Unincorporated Activity Center, on 14<sup>th</sup> Ave Southwest south of Southwest 107<sup>th</sup> Street. The P-Suffix Development Condition directs the County to determine the need for a crosswalk on the property. The P-Suffix Development Condition is no longer necessary because current King County Code standards, including the King County Road Design and Construction Standards, evaluate crosswalk needs when properties are developed.

Repeals the P-Suffix Development Condition HL-P08 from the Zoning Atlas.

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



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Project: OneTouch\_6\_zone\_012622 T. Carpenter

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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 5	Township 23	Range 4
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**ZONING**

1. Remove P-Suffix Development Condition HL-P09 on the following parcels:

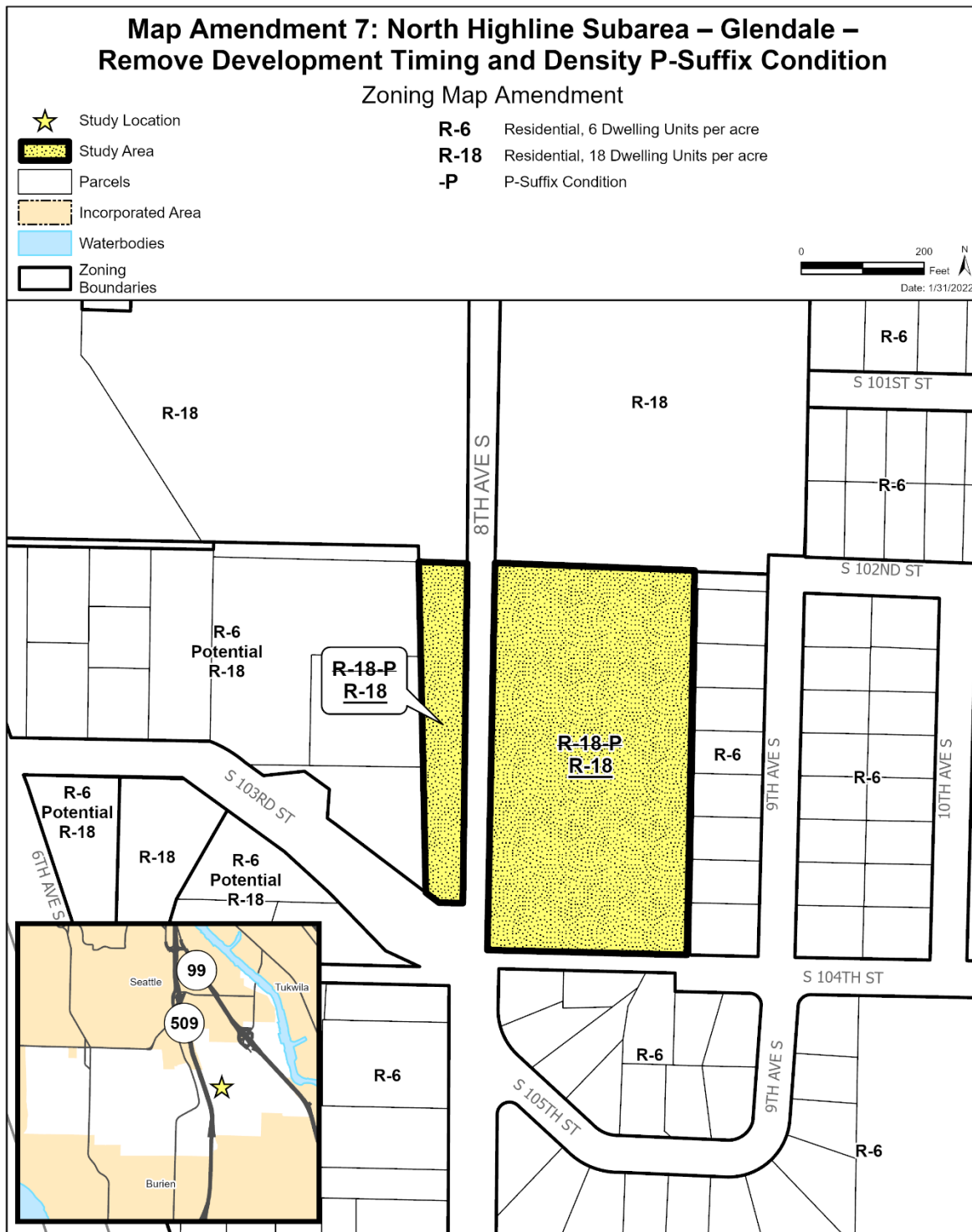
0523049028 (portion)	0523049203		
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2. Repeal P-Suffix Development Condition HL-P09 from the Zoning Atlas

**Effect:** Removes a 1997 P-Suffix Development Condition HL-P09 that applies to a portion of two parcels separated by a public right-of-way in Glendale on 8<sup>th</sup> Avenue South and south of South 102<sup>nd</sup> St. The P-Suffix Development Condition requires clustering of development on one parcel to protect undeveloped areas on the other parcel. The P-Suffix was placed on the properties in 1997 based on a development proposal that did not come to fruition. The development condition is no longer necessary because any future development would be reviewed under the current standards of the King County Code.

Repeals the P-Suffix Development Condition HL-P09 from the Zoning Atlas.

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



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Project: OneTouch\_7\_zone\_012622 T. Carpenter

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

### AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

Amend Sections, Townships, and Ranges as follows:

Section 4	Township 23	Range 4
Section 6	Township 23	Range 4

### LAND USE

- On the following parcels amend the land use designation from “uh” (Urban Residential, High) to “os” (Open Space):

0423049074 (portion)	5624200750	5624200762	5624200771
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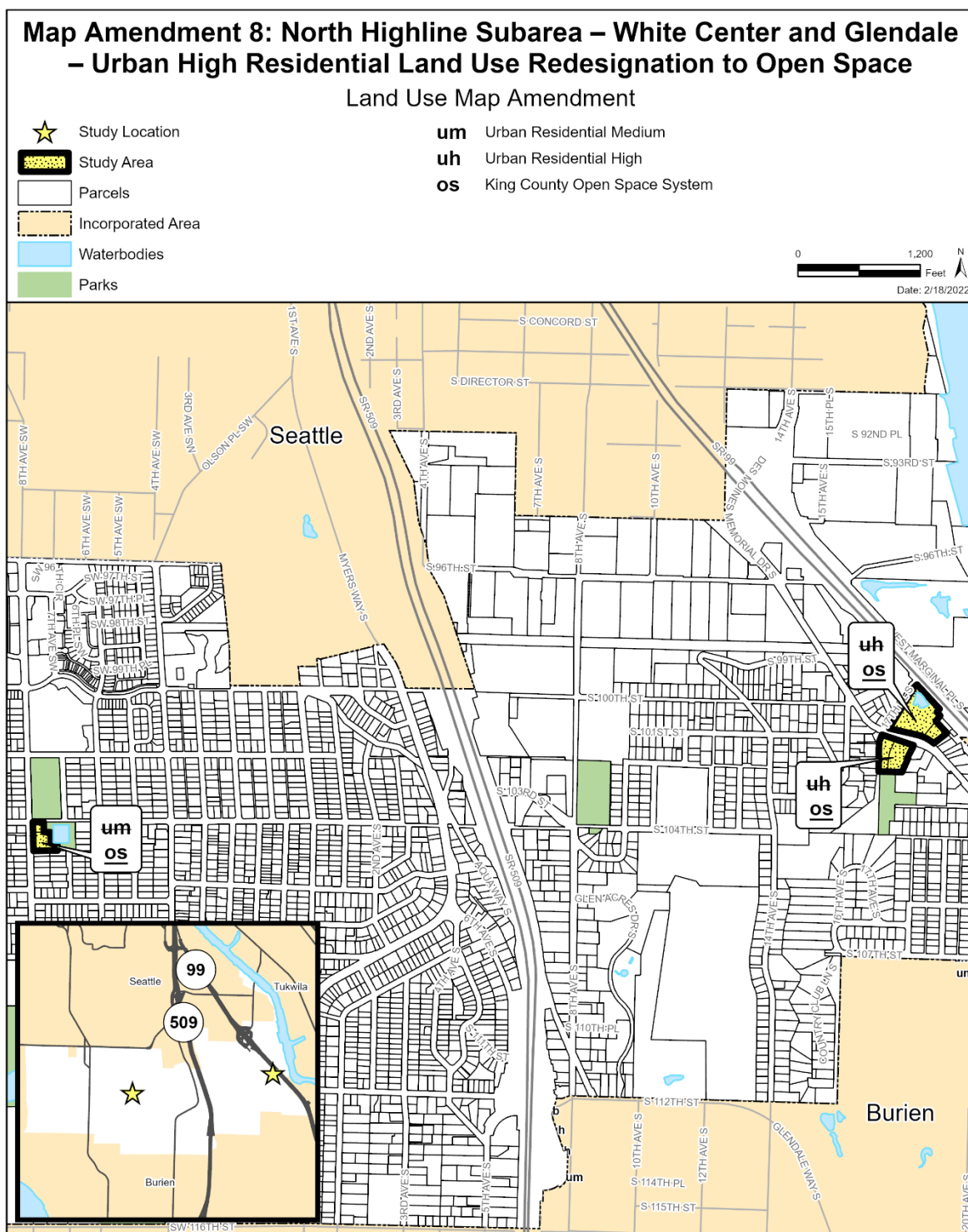
- On the following parcels amend the land use designation from “um” (Urban Residential, Medium) to “os” (Open Space):

0623049132	0623049195		
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**Effect:** Amends the land use designation on several parcels in Glendale on Des Moines Memorial Drive South, south of 17<sup>th</sup> Place South, in proximity of Hamm Creek Natural Area from Urban Residential, High to Open Space to reflect that the parcels are part of the King County Open Space System.

Amends the land use designation on a couple of parcels in White Center adjacent to White Center Heights Park from Urban Residential, Medium to Open Space to reflect that the parcels are now part of the King County Open Space System.

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



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Project: OneTouch 8 cplu 012622 T. Carpenter

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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 7	Township 23	Range 4
Section 8	Township 23	Range 4

### ZONING

1. On the following parcels:
  - a. Remove Commercial and Industrial Special District Overlay SO-100 to the following parcels zoned CB-SO (Community Business, Special District Overlay); and
  - b. Add P-Suffix Development Condition NH-PXX

0723049182 (portion)	0723049183 (portion)	0796000005	0796000010
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P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

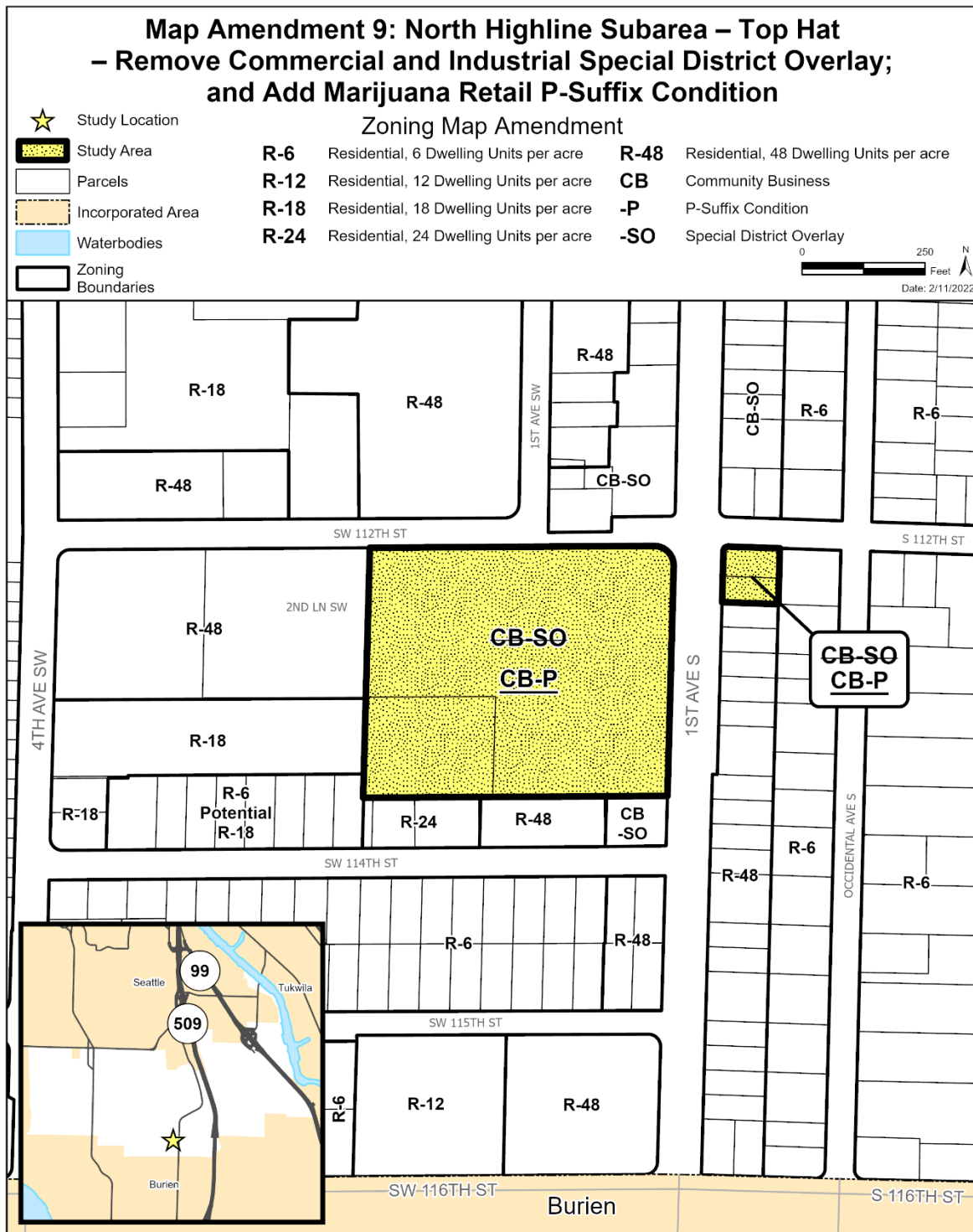
**Effect:** Amends the zoning atlas to remove the application of the Commercial and Industrial Special District Overlay SO-100 from Community Business-zoned parcels in Top Hat located along 1st Avenue South between Southwest 112th Street and Southwest 114th Street and on the corner of 1st Avenue South and South 112th Street. SO-100 is a commercial and industrial special district overlay that was adopted in the 1994 White Center Community Action Plan. It was intended to accommodate and support existing commercial and industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas. The application of the special district overlay has not been effective in encouraging redevelopment on the affected parcels in Top Hat. With its removal, existing provisions in Title 21A governing development on Community Business-zoned parcels will apply.

Adds a new P-Suffix development condition NH-PXX to Community Business-zoned parcels in Top Hat located along 1st Avenue South between Southwest 112th Street and Southwest 114th Street and on the corner of 1st Avenue South and South 112th Street. The same development condition is proposed to apply to all parcels in North Highline with the zoning classifications of CB (Community Business) and RB (Regional Business). The development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would



not be allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report in Proposed Motion 2019-0012.

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



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Project: OneTouch\_9\_zone\_012722 P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 6	Township 23N	Range 4E
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**ZONING**

1. On the following parcels:
  - a. Remove Economic Redevelopment Special District Overlay SO-90; and
  - b. Add Commercial and Industrial Special District Overlay SO-100

7973202435	7973202450	7973202455	7973202465
7973202505	7973202530		

**Effect:** Amends the zoning atlas to remove the Economic Redevelopment Special District Overlay SO-90, from Industrial Zoned Parcels located in White Center between 14<sup>th</sup> Avenue Southwest and 15<sup>th</sup> Avenue Southwest and Southwest-100<sup>th</sup> Street and Southwest 102<sup>nd</sup> Street. SO-90 was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center. Among a range of provisions, the overlay reduces minimum parking standards, waives building heights limits on most parcels covered by SO-90, and limits roadway improvement requirements. Overlay SO-90 includes provisions to encourage pedestrian-oriented development. The Economic Redevelopment Special District Overlay SO-90 is proposed to be removed from all parcels in North Highline by an action (adopted in Section 24 of this Ordinance) to repeal the overlay as it has proved to be ineffective in encouraging redevelopment.

Amends the zoning atlas to add the Commercial and Industrial Special District Overlay SO-100 to the parcels. SO-100 was adopted in the 1994 White Center Community Action Plan. It accommodates and supports existing commercial/industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized commercial or industrial lands and by permitting a range of appropriate uses consistent with maintaining the quality of nearby residential areas. Like SO-90, SO-100 includes provisions that encourage pedestrian-oriented development. This includes provisions on entrance orientation to the street and vehicle access limited to the rear of buildings, where rear access is available. SO-100 Commercial and Industrial Special District Overlay is proposed to be amended by an action (adopted in Section 12 of this Ordinance) that will replace provisions that reduce minimum parking standards and remove provisions that waive building height limits on the majority of parcels covered by SO-100, and that limit roadway improvement requirements and waive pedestrian circulation requirements, and impervious surface and lot coverage requirements.

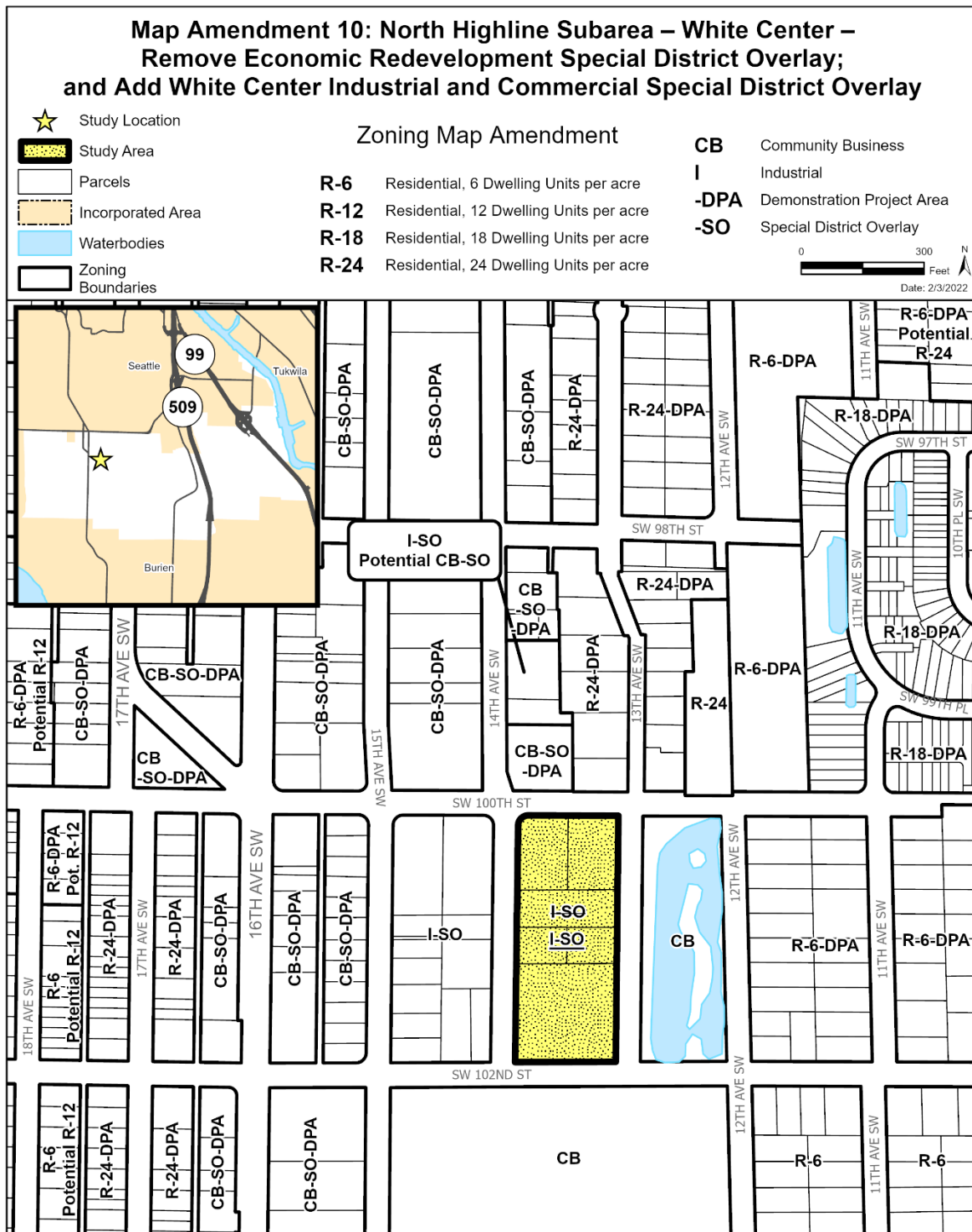
The Industrial zoned parcels that will be removed from the Economic Redevelopment Special District Overlay, and upon which the Commercial and Industrial Special District Overlay apply are

741 immediately adjacent to the proposed new White Center Pedestrian-Oriented Special District  
742 Overlay **SO-XXX** (adopted in Section 14 of this Ordinance). The parcels are also immediately  
743 adjacent to a block of White Center that will require mixed-use development upon redevelopment.  
744 The parcels are near the new high-capacity transit Rapid Ride H Line, existing residential  
745 development in Greenbridge and proposed increased residential development in the commercial  
746 core of White Center. These parcels are supported by the new Pedestrian-Oriented Special District  
747 Overlay, proposed code provisions for inclusionary housing and policies in the subarea plan.  
748

749 With good transit access to the industrial-zoned parcels, and proximity to residential units,  
750 retaining industrial uses in White Center will provide opportunities for jobs that are accessible to  
751 workers in North Highline. This may include manufacturing jobs. The closest industrial-zoned  
752 area outside of White Center is in Glendale, by the Duwamish River. Until transit linkages are  
753 improved between White Center and the industrial areas of Glendale, accessibility is limited.  
754

755 Retaining industrial land in White Center will also provide opportunities for new manufacturing  
756 businesses to locate close to a workforce and customers, and spaces for existing businesses in  
757 White Center to expand, where uses are restricted to industrial zoned areas.  
758

759 The industrial parcels are across Southwest 102<sup>nd</sup> Street from Steve Cox Memorial Park and across  
760 13<sup>th</sup> Avenue Southwest from the White Center Pond. These provide amenities and the SO-100  
761 provisions that include pedestrian-oriented features are intended to leverage the location of these  
762 parcels within the compact core of White Center and the features within and in proximity to the  
763 core. Not all industrial uses are compatible with neighboring residential uses which is why  
764 application of SO-100 is proposed. The overlay prohibits industrial uses that do not complement  
765 being near residences.  
766



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Project: OneTouch\_10\_zone\_012722 T. Carpenter

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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 4	Township 23N	Range 4E
Section 5	Township 23N	Range 4E

**LAND USE**

1. Amend the land use designation from “co” (Commercial Outside of Centers) to “cb” (Community Business Center) on the following parcels:

5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

**ZONING**

1. On the following parcels:
  - a. Amend the zoning from RB (Regional Business) to CB-P (Community Business); and
  - b. Add P-Suffix Development Condition NH-PXX

5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

P-Suffix Development Condition NH-PXX shall read as follows:

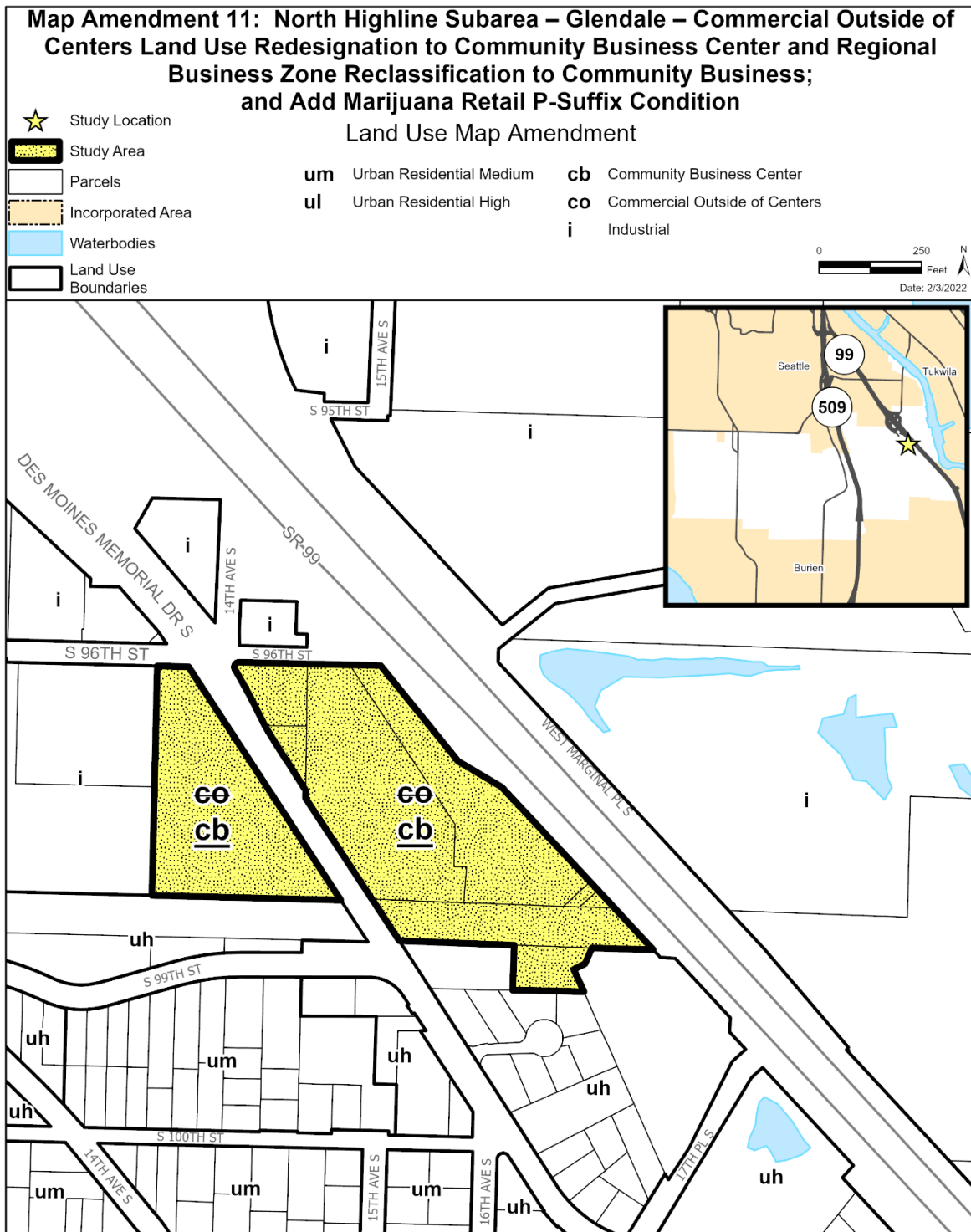
"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

**Effect:** Amends the land use designation from Commercial Outside of Center to Community Business Center creating an urban center and amends the zoning on the same parcels from RB (Regional Business) to CB (Community Business) on parcels in Glendale, east and west of Des Moines Memorial Drive South and north of South 99<sup>th</sup> Street. The development on the parcels more closely matches the development standards of Community Business zoning classification.

Adds a P-Suffix Development Condition to the affected parcels. The same development condition applies to all parcels in North Highline with the zoning classifications of CB (Community

810 **Business) and RB (Regional Business). The development condition limits the total number of**  
811 **marijuana retailers allowed within the North Highline subarea to two. Existing, legally established**  
812 **marijuana retailers are allowed to remain in operation and will be regulated as non-conforming**  
813 **uses. The number of marijuana retailers within the North Highline subarea would not be allowed**  
814 **to increase beyond the current amount. This change implements recommendations from the King**  
815 **County Marijuana Report in Proposed Motion 2019-0012.**

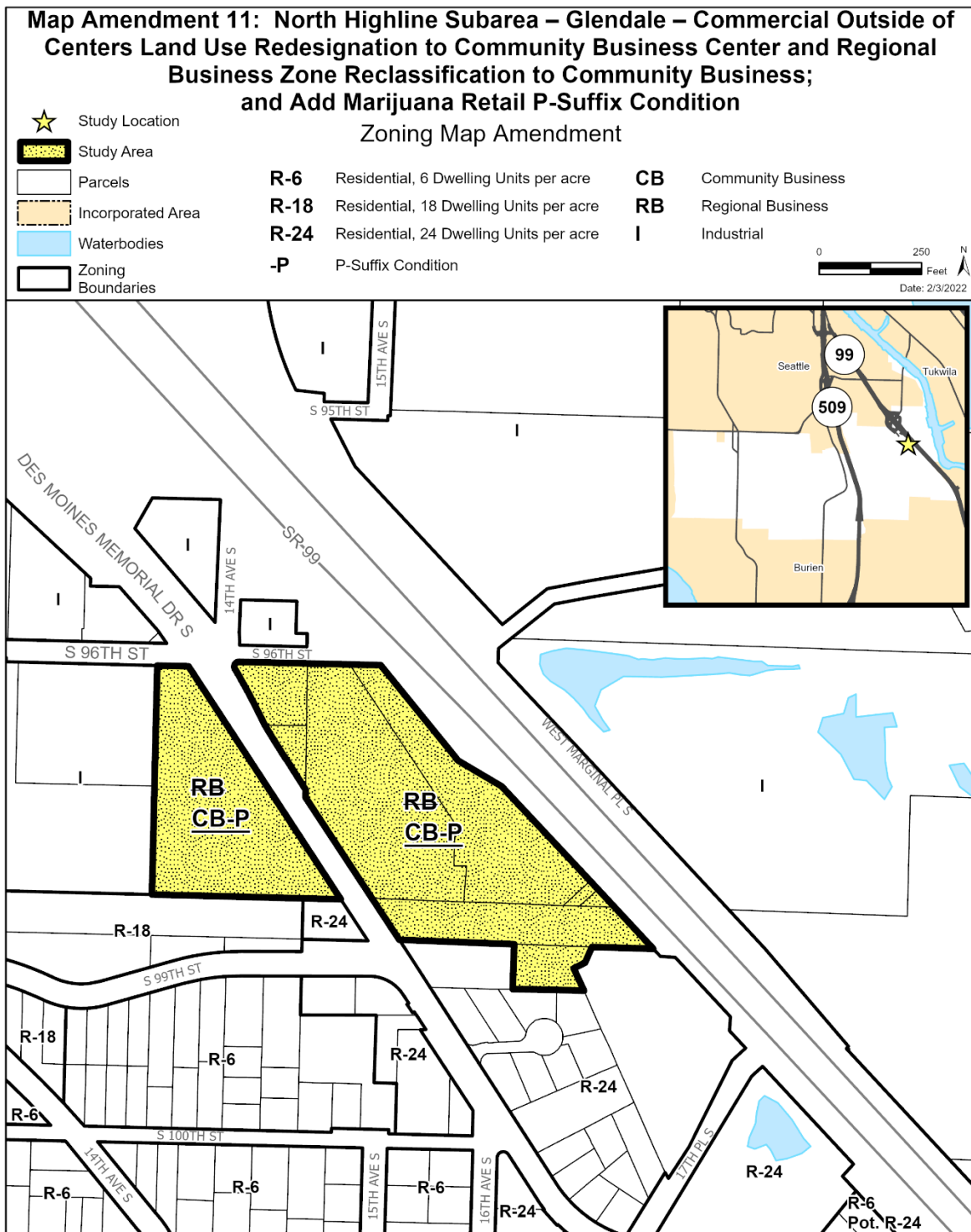
816  
817 ***NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated***  
818 ***implementing map amendments, the County is also proposing mandatory and voluntary***  
819 ***inclusionary housing regulations. As part of this, the area affected by this map amendment is***  
820 ***proposed to be included in the voluntary portion of the inclusionary housing regulations. This***  
821 ***would incentivize the provision of affordable housing in a portion of new development or***  
822 ***redevelopment proposals by providing certain regulatory flexibilities such as density increases,***  
823 ***reductions in parking requirements, and increases in building height maximums.***



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Project: OneTouch\_11\_zone\_cplu\_012722 T. Carpenter





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Project: OneTouch\_11\_zone\_cplu\_012722 T. Carpenter

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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges, as follows:

Section 1	Township 23	Range 3
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4
Section 32	Township 24	Range 4

### ZONING

1. On the following parcels:
  - a. Amend the zoning from CB (Commercial Business) to CB-P (Community Business); and
  - b. Add P-Suffix Development Condition NH-PXX

0123039121	0123039481	0123039482	0123039520
0123039620	2853600005	3451000230	3451000234
3451000290	3451000486	3451000487	6303400975
6303400980	6303400981	6303400982	6303400986
6303401055	7262200005	7262200010	7262200011
7973202385	7973202900 (portion)		

P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

2. On the following parcels:
  - a. Amend the zoning from CB-SO (Commercial Business with a Special District Overlay) to CB-P-SO (Commercial Business with a Special District Overlay and a P-Suffix Condition); and
  - b. Add P-Suffix Development Condition NH-PXX

0523049034	0623049048	0623049079	0623049089 (portion)
0623049111	0623049154 (portion)	0623049200	0623049219
0623049220	0623049356	0723049550	0795000005
0795000010	0795000020	0795000025	0795000030
0795000035	0795000040	0795000045	0795000050
0795000060	0795000075	0795000080	0795000090

0795000095	0795000100	0795000105	0795000110
0795000115	0795000125	0795000130	0795000135
0795000245	0795000250	0795000255	0795000260
0795000270	0795000280	0795000285	0795000290
0795000295	0795000300	0795000305	0795001505
0795001510	0795001515	0795001525	0795001530
0795001535	0795001540	0795001541	0795001545
0795001550	0795001560	0795001575	0795001580
0795001585	0795001590	0795001735	0795001745
0795001750	0795001751	0795001760	0795001770
0795001776	0795001785	0795001795	0795001800
0795001805	0892000040	0892000041	0892000042
0892000043	0892000050	1721801935	

P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

3. On the following parcels:

- a. Amend the zoning from RB (Regional Business) to RB-P(Regional Business with a P-Suffix Condition); and
- b. Add P-Suffix Development Condition NH-PXX

2185000895	2185001045	2185001075	2185001105
2185001107	2185001130	2185001140	2185001240
2185001245	2185001250	2185001270	2185001275

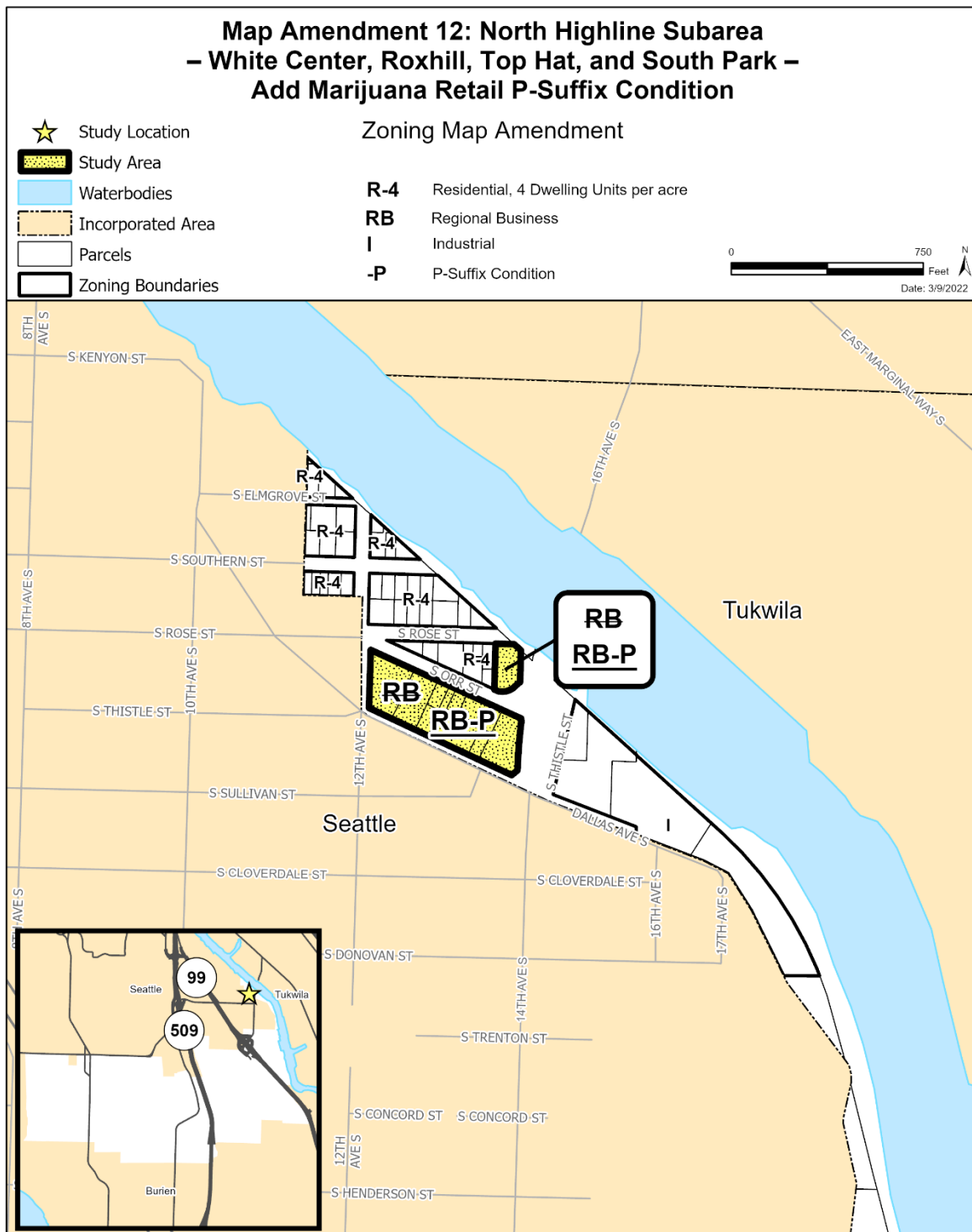
P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

**Effect:** Adds a P-Suffix Development Condition to parcels in South Park along South Orr Street, in White Center along Southwest 102<sup>nd</sup> Street between 12<sup>th</sup> Avenue Southwest and 15<sup>th</sup> Avenue Southwest, and along 16<sup>th</sup> Avenue Southwest south of Southwest 107<sup>th</sup> Street, in Roxhill along Southwest Roxbury Street and 28<sup>th</sup> Avenue Southwest, north of Southwest 98<sup>th</sup> Street, and in Top Hat along 1<sup>st</sup> Avenue South and Meyers Way South, south of South 107<sup>th</sup> Street. The same development condition applies to all parcels in North Highline with the zoning classifications of CB (Community Business) and RB (Regional Business). The development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would

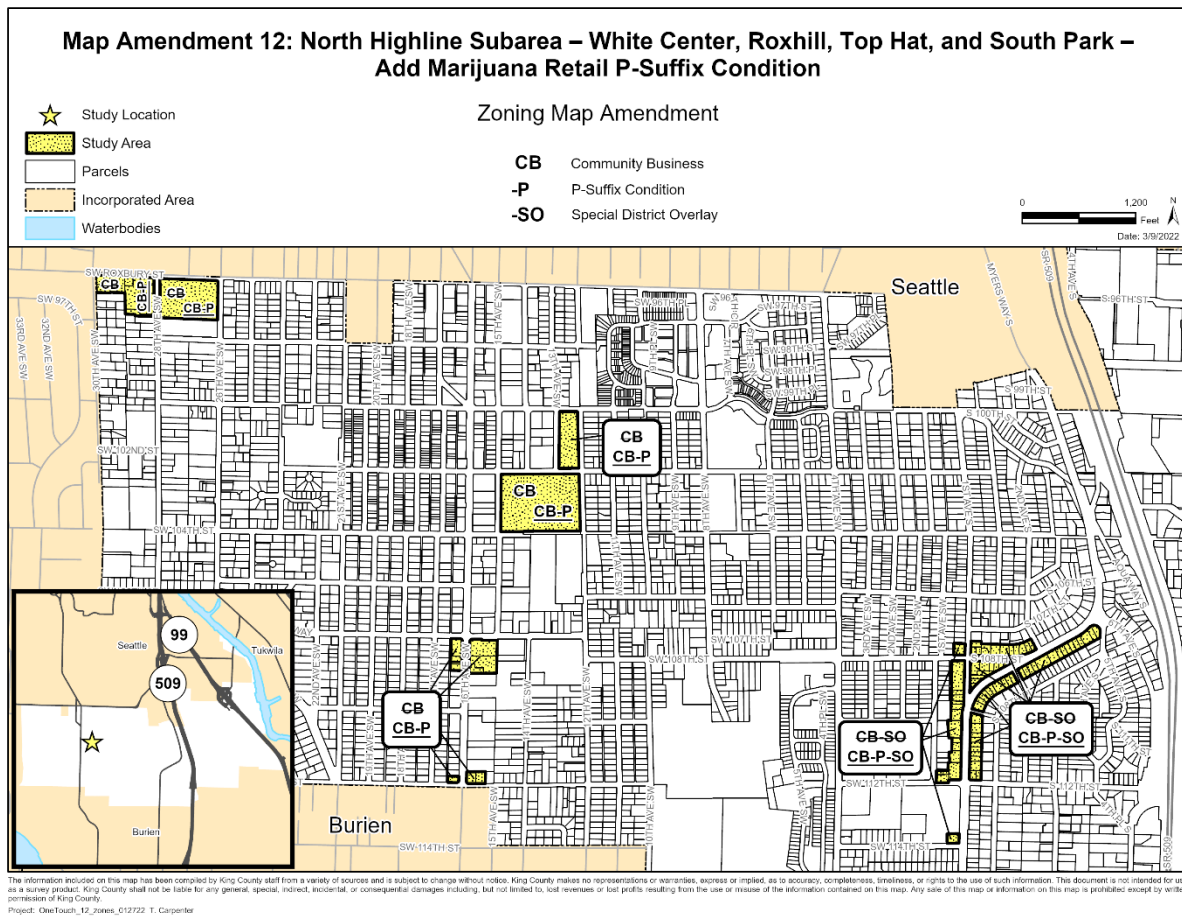
not be allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report in Proposed Motion 2019-0012.

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



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Project: OneTouch\_12\_zones\_012722 T. Carpenter



905

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 6	Township 23	Range 4
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**ZONING**

1. On the following parcels:
  - a. Amend the zoning classification from I-SO Potential CB-SO (Industrial with a Special District Overlay, Potential Community Business with a Special District Overlay) to CB-SO (Community Business with a Special District Overlay); and
  - b. Add P-Suffix Development Condition NH-PXX

0623049215	0623049286		
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P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

**Effect:** Amends the zoning classification from I-SO Potential CB-SO (Industrial with a Special District Overlay, Potential Community Business with a Special District Overlay) to CB-SO (Community Business with a Special District Overlay) on two parcels in White Center on 14<sup>th</sup> Avenue Southwest south of Southwest 98<sup>th</sup> Street. The two parcels are near high-capacity transit provided by the Rapid Ride H Line, businesses and community amenities. The two parcels are adjacent to high density residential development. The location of the parcels, and their size make them more suitable for Community Business zoning that allows residential uses.

Amends the zoning atlas to remove the Economic Redevelopment Special District Overlay SO-090 from the two parcels. SO-090 was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center. Among a range of provisions, the overlay reduces minimum parking standards, waives building heights limits on most parcels covered by SO-090, and limits roadway improvement requirements. Overlay SO-090 includes provisions to encourage pedestrian-oriented development. The Economic Development Special District Overlay SO-090 is removed from all parcels in North Highline by an action (adopted in Section 24 of this Ordinance) to repeal the overlay as it has proved to be ineffective in encouraging redevelopment.

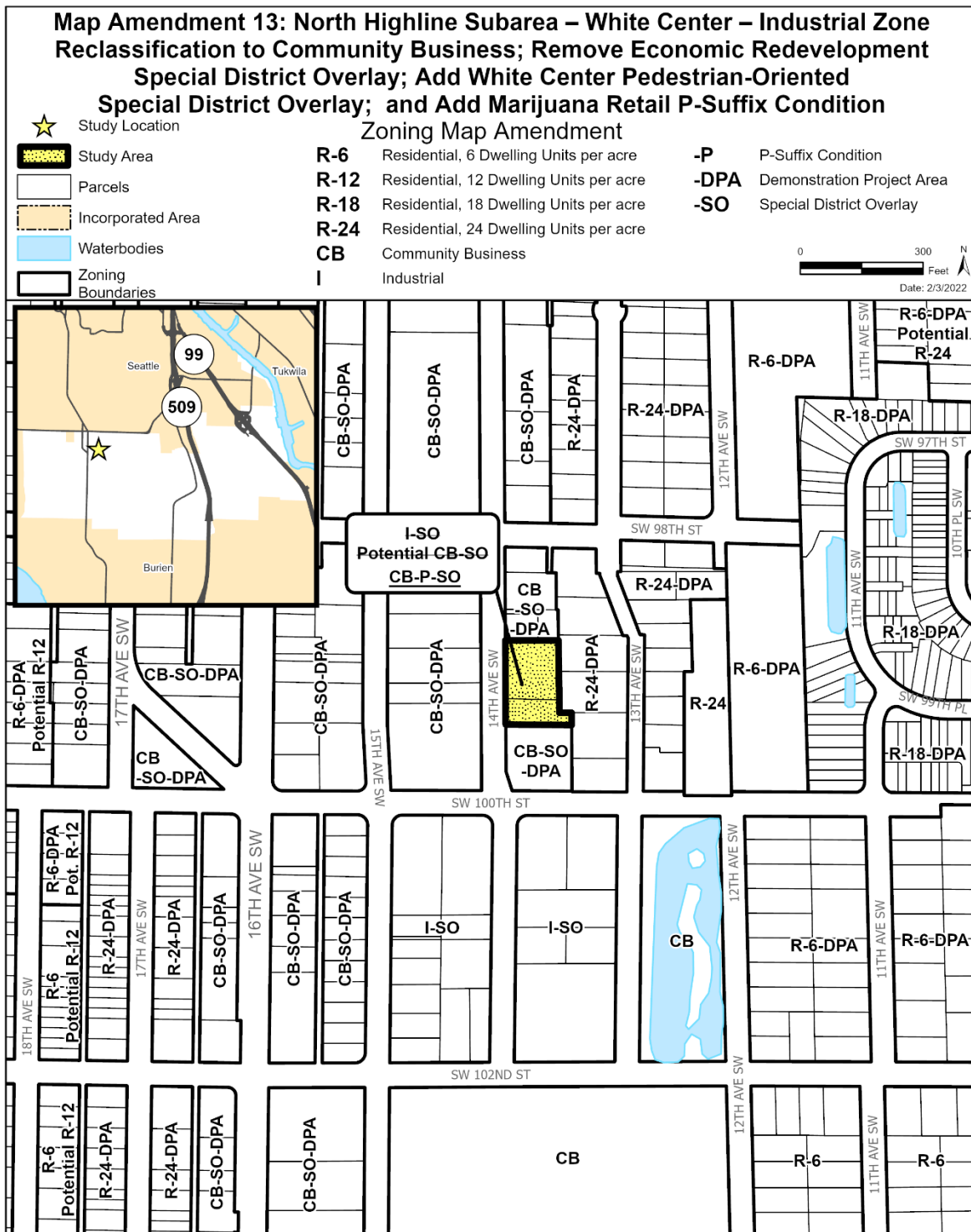
Amends the zoning atlas to add the White Center Pedestrian-Oriented Special District Overlay SO-XXX to two parcels. SO-XXX applies to multiple Commercial Business-zoned parcels in the White

**Center Unincorporated Activity Center. The purpose of SO-XXX is to require pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. Provisions in the Special District Overlay address orientation of the building entrance to the public street, building facades, vehicle access and off-street parking. Additionally, SO-XXX prohibits production and processing of marijuana products. These uses do not require location in an area where the focus is encouraging pedestrian-oriented development.**

**Adds a P-Suffix Development Condition to the affected parcels. The same development condition applies to all parcels in North Highline with the zoning classifications of CB (Community Business) and RB (Regional Business). The development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would not be allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report in Proposed Motion 2019-0012.**

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





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Project: OneTouch\_13\_zone\_013122 P. McCombs

**Map Amendment 14: North Highline Subarea – White Center – Remove Economic Redevelopment Special District Overlay; Add White Center Pedestrian Oriented Special District Overlay; Add Marijuana Retail P-Suffix Condition; and Add Mixed-Use P-Suffix Development Condition**

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Sections, Townships, and Ranges as follows:

Section 6	Township 23	Range 4E
-----------	-------------	----------

**ZONING**

1. On the following parcels:
  - a. Amend the zoning classification from I-SO (Industrial with a Special District Overlay SO-090) to CB-SO (Community Business with a Special District Overlay);
  - b. Remove Special District Overlay SO-090;
  - c. Add new Special District Overlay SO-XXX;
  - d. Add P-Suffix Development Condition NH-PXX; and
  - e. Add P-Suffix Development Condition NH-PXX.

7973202540	7973202555	7973202556	7973202560
7973202565	7973202570	7973202575	7973202580
7973202585	7973202586	7973202600	7973202610
7973202615			

P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

P-Suffix Development Condition NH-PXX shall read as follows:

"Development shall be mixed use as defined in K.C.C. 21A.06.753."

**Effect:** Amends the zoning classification from I-SO (Industrial with a Special District Overlay SO-090) to CB-SO (Community Business with a Special District Overlay SO-XXX) on parcels in White Center between 14<sup>th</sup> Avenue Southwest and 15<sup>th</sup> Avenue Southwest south of Southwest 100<sup>th</sup> Street. The parcels are adjacent to high-capacity transit provided by the Rapid Ride H Line, and Steve Cox Memorial Park. The parcels are near commercial services and community amenities. The location of the parcels makes them more suitable for Community Business zoning that allows residential uses.

Amends the zoning atlas to remove the Economic Redevelopment Special District Overlay SO-090 from the parcels. SO-90 was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial

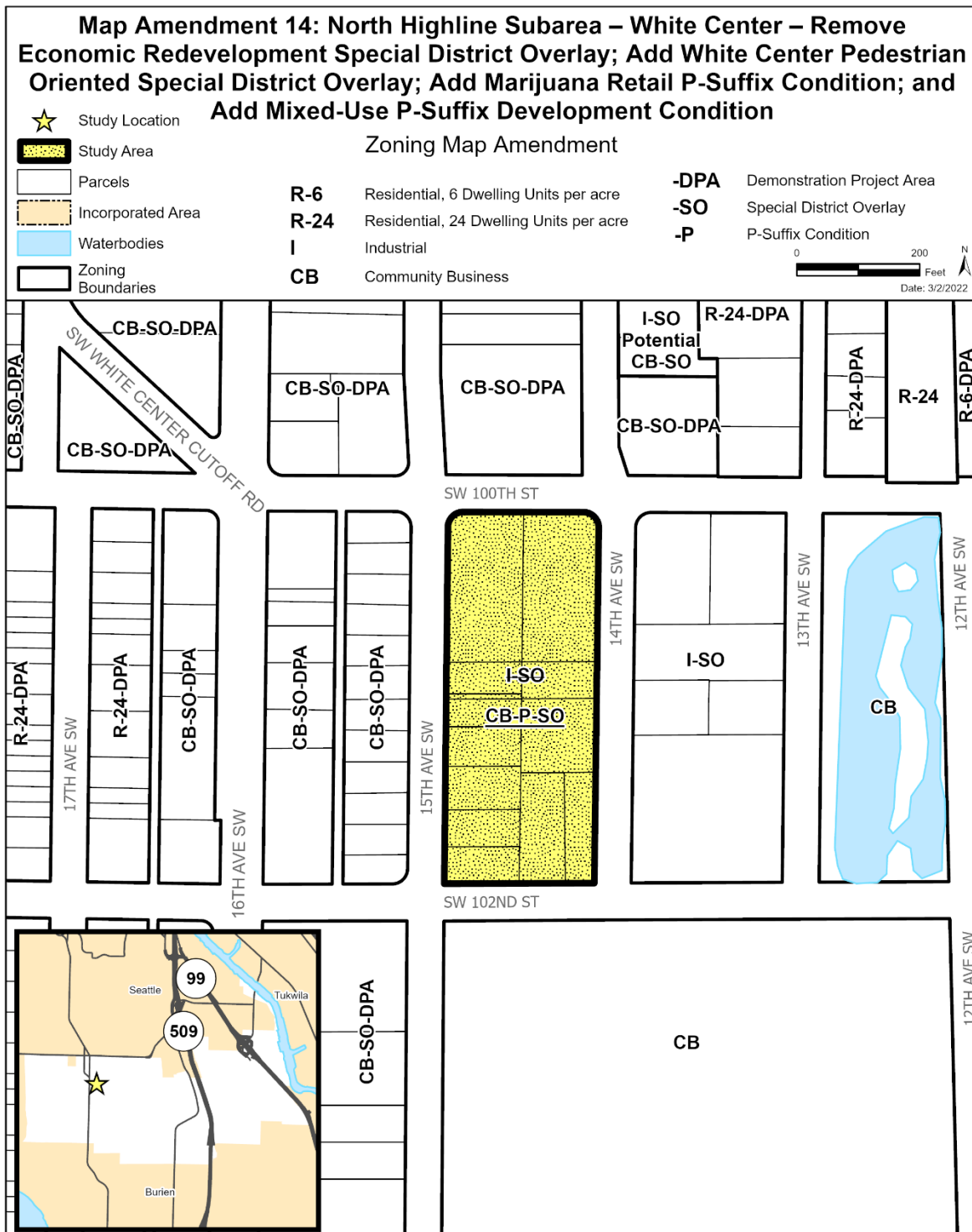
and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center. Among a range of provisions, the overlay reduces minimum parking standards, waives building heights limits on most parcels covered by SO-90, and limits roadway improvement requirements. Special District Overlay SO-90 includes provisions to encourage pedestrian-oriented development. The Economic Development Special District Overlay SO-90 is removed from all parcels in North Highline by an action to repeal the overlay (adopted in Section 24 of this Ordinance) as it has proved to be ineffective in encouraging redevelopment.

Amends the zoning atlas to add the White Center Pedestrian-Oriented Special District Overlay SO-XX to the parcels (adopted in Section 14 of this Ordinance). SO-XX applies to multiple Commercial Business-zoned parcels in the White Center Unincorporated Activity Center. The purpose of SO-XX is to require pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. Provisions in the Special District Overlay address orientation of the building entrance to the public street, building facades, vehicle access and off-street parking. Additionally, SO-XX prohibits production and processing of marijuana products. These uses do not require location in an area where the focus is encouraging pedestrian-oriented development.

Adds P-Suffix Development Condition NH PXX to the affected parcels. The same development condition applies to all parcels in North Highline with the zoning classifications of CB (Community Business) and RB (Regional Business). The development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would not be allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report in Proposed Motion 2019-0012.

Adds P-Suffix Development Condition NH-PXX to the affected parcels. The development condition requires mixed-use development to support increasing housing supply and type.

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



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Project: OneTouch\_14\_zone\_030222 T. Carpenter

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 6	Township 23N	Range 4E

**ZONING**

1. On the following parcels:
  - a. Remove Special District Overlay SO-090;
  - b. Add a new Special District Overlay SO-XXX; and
  - c. Add P-Suffix Development Condition NH-PXX

0123039104	0123039221	0123039271	0123039521
0623049006	0623049044	0623049143	0623049191
0623049208	0623049226	0623049379	0623049412
2195100005	2195100025	2195100040	2195100060
2195100090	2195100205	3004800505	3107400005
3107400008	3107400035	3107400040	3107400060
3107400095	3107400110	3203800005	3203800035
3203800105	3203800120	3203800130	3203800135
3203800140	3203800145	3203800210	3203800225
8801700010	8801700020		

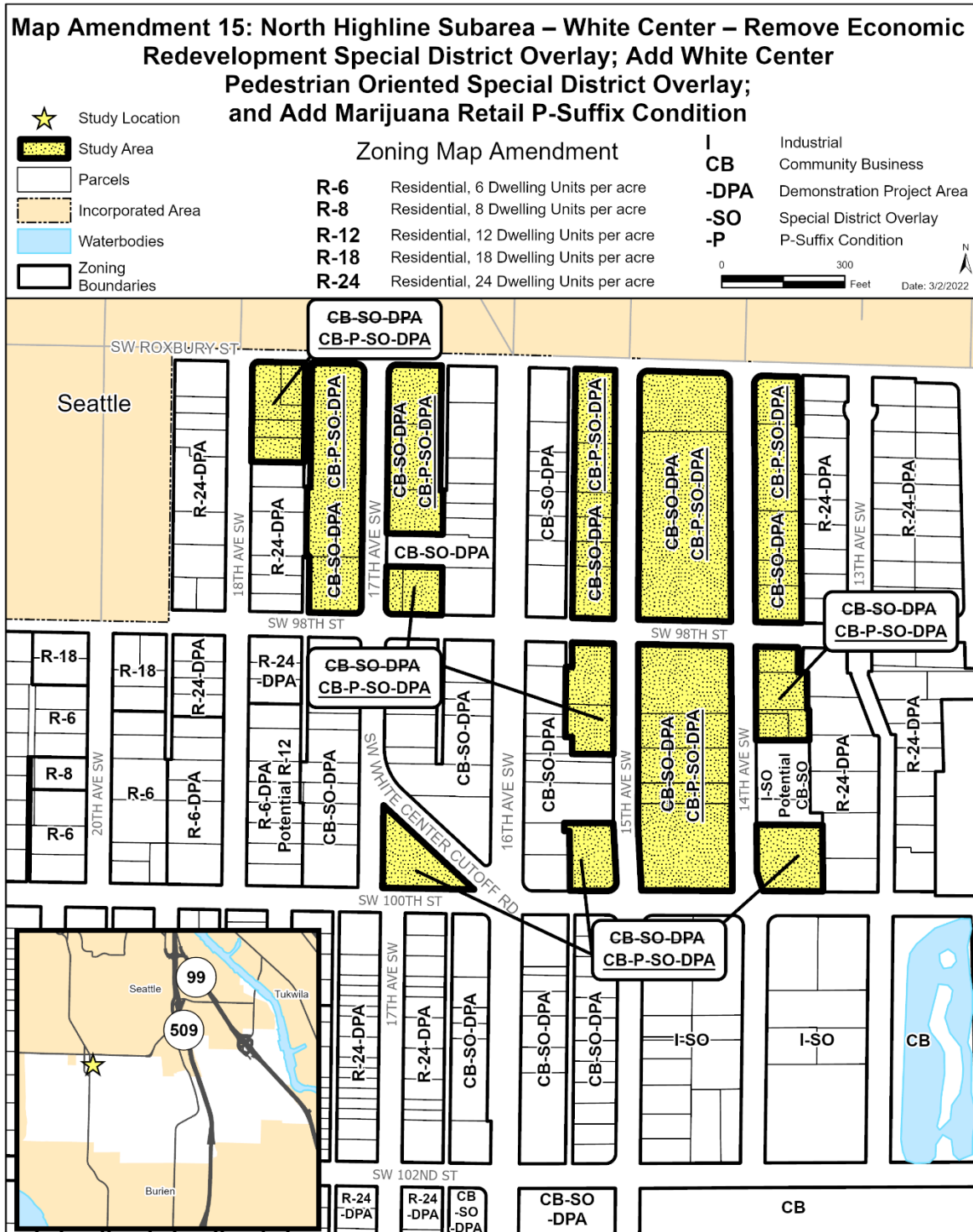
P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

**Effect:** Amends the zoning atlas to remove the Economic Redevelopment Special District Overlay SO-090 from numerous parcels within the White Center Unincorporated Activity Center. SO-90 was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center. Among a range of provisions, the overlay reduces minimum parking standards, waives building heights limits on most parcels covered by SO-90, and limits roadway improvement requirements. Special District Overlay SO-90 includes provisions to encourage pedestrian-oriented development. The Economic Development Special District Overlay SO-90 is removed from all parcels in North Highline by an action to repeal the overlay (adopted in Section 24 of this Ordinance) as it has proved to be ineffective in encouraging redevelopment.

Amends the zoning atlas to add the White Center Pedestrian-Oriented Special District Overlay SO-XXX to the parcels (adopted in Section 14 of this Ordinance). SO-XXX applies to multiple Commercial Business-zoned parcels in the White Center Unincorporated Activity Center. The purpose of SO-XX is to require pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. Provisions in the Special District Overlay address orientation of the building entrance to the public street, building facades, vehicle access and off-street parking. Additionally, SO-XX prohibits production and processing of marijuana products. These uses do not require a location in an area where the focus is encouraging pedestrian-oriented development.

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



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Project: OneTouch\_15\_zone\_030222 T. Carpenter

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 1	Township 23N	Range 3E
Section 6	Township 23N	Range 4E

**ZONING**

1. On the following parcels:
  - a. Remove Special District Overlay SO-100;
  - b. Add a new Special District Overlay SO-XXX; and
  - c. Add P-Suffix Development Condition NH-PXX

0123039220	0123039244	0123039250	0123039252
0123039257	3004800375	3004800380	3004800385
3004800390	3004800392	3004800395	3004800410
3004800415	3004800425	3004800430	3004800440
3451000004	3451000010	3451000015	3451000020
3451000035	3451000038	3451000039	3451000041
3451000042	3451000043	3451000044	3451000045
3451000085	3451000087	3451000088	3451000099
3451000105	3451000106	3451000120	3451000125
3451000130	3451000143	3451000147	3451000149
3451000200	3451000205	3451000206	3451000207
3451000209	3451000210	3451000220	3451000228
6303400250	6303400260	6303400265	6303400270
6303400275	6303400276	6303400316	6303400325
6303400330	6303400335	6303400340	7211401085
7211401105	7211401140	7211401145	7211401160
7211401175	7211401345	7211401355	7211401375
7211401395	7211401404	7211401405	7973202635
7973202645	7973202646	7973202650	7973202655
7973202660	7973202665	7973202685	7973202686
7973202690	7973202695	7973202700	7973202705
7973202710	7973202712	7973202715	7973202720
7973202725	7973202730	7973202800	7973202820
7973202830	7973202835	7973202845	7973202870

P-Suffix Development Condition NH-PXX shall read as follows:



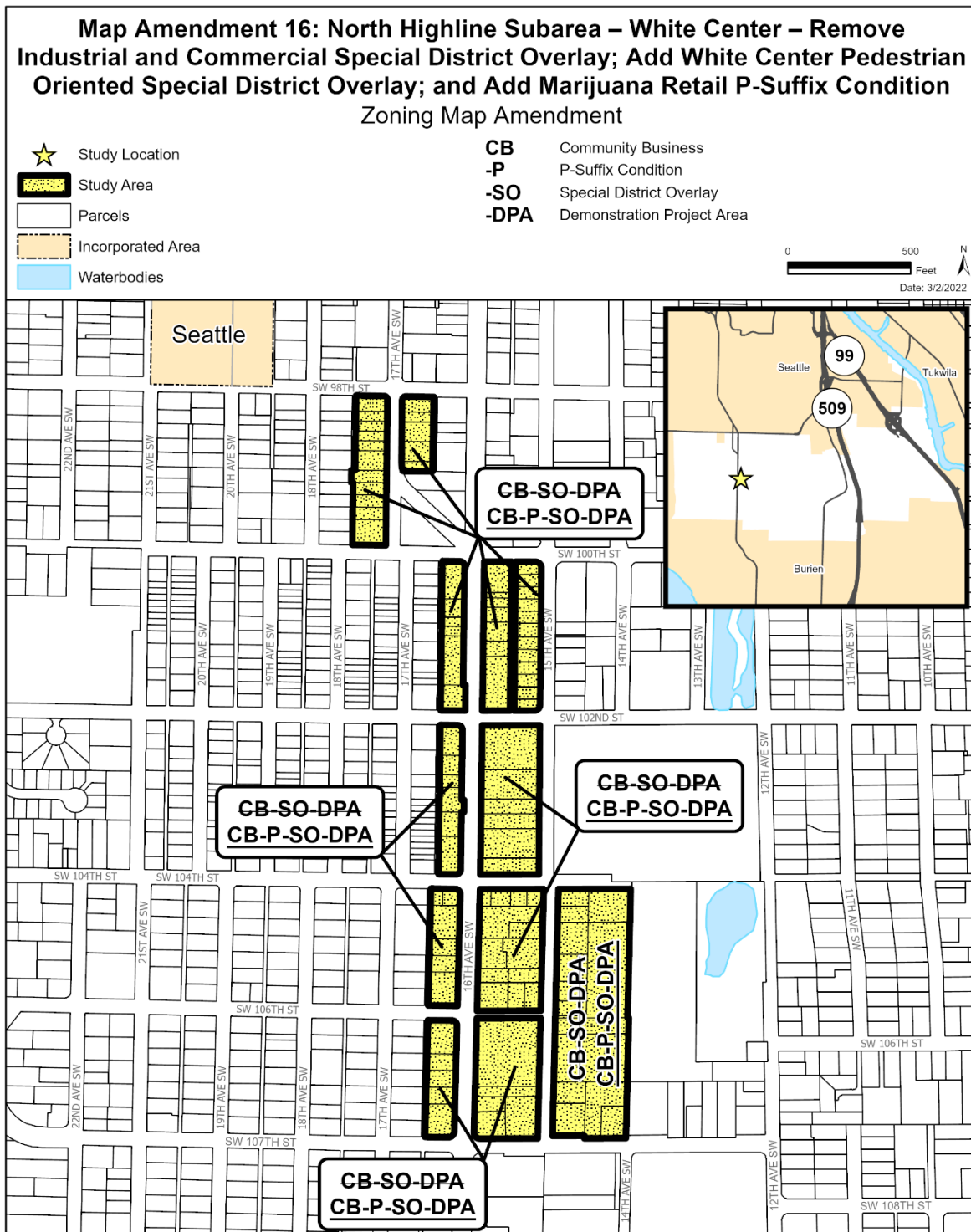
"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

**Effect:** Amends the zoning atlas to remove the Commercial and Industrial Special District Overlay SO-100 from numerous parcels in the White Center Unincorporated Activity Center located between Southwest 98<sup>th</sup> Street and Southwest 107<sup>th</sup> Street, between 14<sup>th</sup> Avenue Southwest and 18<sup>th</sup> Avenue Southwest. The Special District Overlay is retained on several parcels in the North Highline Subarea. The purpose of the Special District Overlay, adopted in 1994, is to accommodate and support existing commercial and industrial areas outside of activity centers by providing incentives for the redevelopment of underutilized lands. The map amendment removes the Special District Overlay from parcels that are within an activity center. Commercial and industrial uses allowed under the underlying Commercial Business zoning will apply on parcels where the Special District Overlay is removed.

Amends the zoning atlas to add the White Center Pedestrian-Oriented Special District Overlay SO-XX to the parcels (adopted in Section 14 of this Ordinance). The purpose of SO-XX is to require pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. Provisions in the Special District Overlay address orientation of the building entrance to the public street, building facades, vehicle access and off-street parking. Additionally, SO-XX prohibits production and processing of marijuana products. These uses do not require location in an area where the focus is encouraging pedestrian-oriented development.

Adds a P-Suffix Development Condition to the affected parcels with the zoning classification CB (Community Business) in the White Center Unincorporated Activity Center, the Roxhill and Top Hat Community Business Centers and to the affected parcels with the zoning classification RB (Regional Business) in the Regional Business Center in Glendale in the vicinity of South Park. The same development condition applies to all parcels in North Highline with the zoning classification of CB (Community Business) and RB (Regional Business). The development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would not be allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report in Proposed Motion 2019-0012.

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



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Project: OneTouch\_16\_zone\_030222 P. McCombs

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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend the following Sections, Townships, and Ranges as follows:

Section 1	Township 23	Range 3
Section 6	Township 23	Range 4

**ZONING**

1. On the following parcels:
  - a. Remove Special District Overlay SO-090 ;
  - b. Add a new Special District Overlay SO-XXX:
  - c. Add a new P-Suffix Development Condition NH-PXX; and
  - d. Add a new P-Suffix Development Condition NH-PXX

0123039001	0123039100	0123039105	0123039112
0123039120	0123039146	0123039389	0623049163
0623049172	0623049173	0623049183	0623049209
0623049285	0623049293	0623049413	3004800445
3004800455	3004800460	3004800465	3107400135
3107400145	3107400165	3203800155	3203800165
3203800170	3203800175	3203800178	3203800180
3203800181	3203800195	3203800215	

P-Suffix Development Condition NH-PXX shall read as follows:

"The height limit for buildings is 55 feet above grade with floors above the second floor setback 10 feet. The maximum size for individual ground floor commercial spaces is 5000 square feet."

P-Suffix Development Condition NH-PXX shall read as follows:

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of this ordinance shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

**Effect:** Amends the zoning atlas to remove the Economic Redevelopment Special District Overlay SO-090 from parcels fronting onto 16<sup>th</sup> Avenue Southwest between Southwest Roxbury Street and Southwest 100<sup>th</sup> Steet within the White Center Unincorporated Activity Center. SO-90 was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center. Among a range of provisions, the overlay reduces minimum parking standards, waives building height limits on

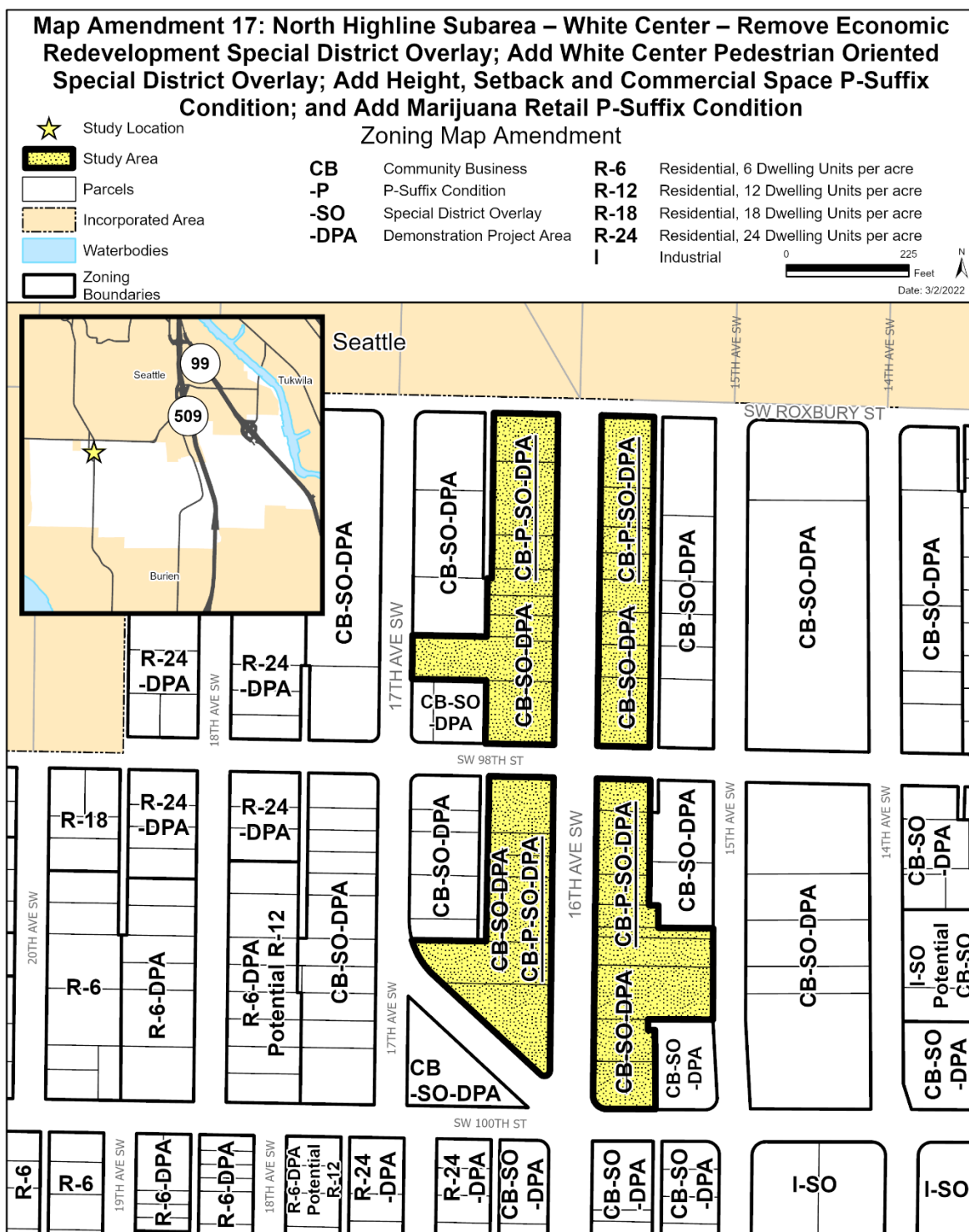
most parcels covered by SO-90, and limits roadway improvement requirements. Special District Overlay SO-90 includes provisions to encourage pedestrian-oriented development. The Economic Development Special District Overlay SO-90 is removed from all parcels in North Highline by an action to repeal the overlay (adopted in Section 24 of this Ordinance) as it has proved to be ineffective in encouraging redevelopment.

Amends the zoning atlas to add the White Center Pedestrian-Oriented Special District Overlay SO-XXX to the parcels (adopted in Section 14 of this Ordinance). SO-XXX applies to multiple Commercial Business-zoned parcels in the White Center Unincorporated Activity Center. The purpose of SO-XXX is to require pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. Provisions in the Special District Overlay address orientation of the building entrance to the public street, building facades, vehicle access and off-street parking. Additionally, SO-XX prohibits production and processing of marijuana products. These uses do not require location in an area where the focus is encouraging pedestrian-oriented development.

Adds a P-Suffix development condition to limit the height of development on the parcels to 55 feet above grade level, with a requirement to step-back each story above the second floor 10 feet. The purpose is to ensure that new development retains a scale that is indicative of the one to two story buildings that exist in the core of White Center's commercial area, while encouraging redevelopment. Redevelopment will have the potential to increase the supply of residential units, increasing customers to local businesses in an area that is close to services, community amenities and the high-capacity Rapid Ride H Line. Limiting the size of commercial spaces will support the retention of existing small local businesses and creation of new small local businesses.

Adds a P-Suffix Development Condition to the affected parcels. The same development condition applies to all parcels in North Highline with the zoning classification of CB (Community Business) and RB (Regional Business). The development condition limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers are allowed to remain in operation and will be regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea would not be allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report in Proposed Motion 2019-0012.

***NOTE: Concurrent with consideration of the North Highline Subarea Plan and associated implementing map amendments, the County is proposing mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the mandatory portion of the inclusionary housing regulations. This would require the provision of affordable housing in a portion of a new development or redevelopment proposal while also offering certain regulatory flexibilities such as density increases, and reductions in parking requirements. Increases in building height maximums that would otherwise be allowed under the inclusionary housing regulations will not apply on the parcels affected by this zoning atlas amendment.***



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Project: OneTouch\_17\_zone\_030222 P. McCombs

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

### AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Section, Township, and Ranges as follows:

Section 7	Township 23	Range 5
Section 14	Township 23	Range 4

### ZONING

1. Amend P-Suffix Development Condition WH-P10 on the following parcels as follows:

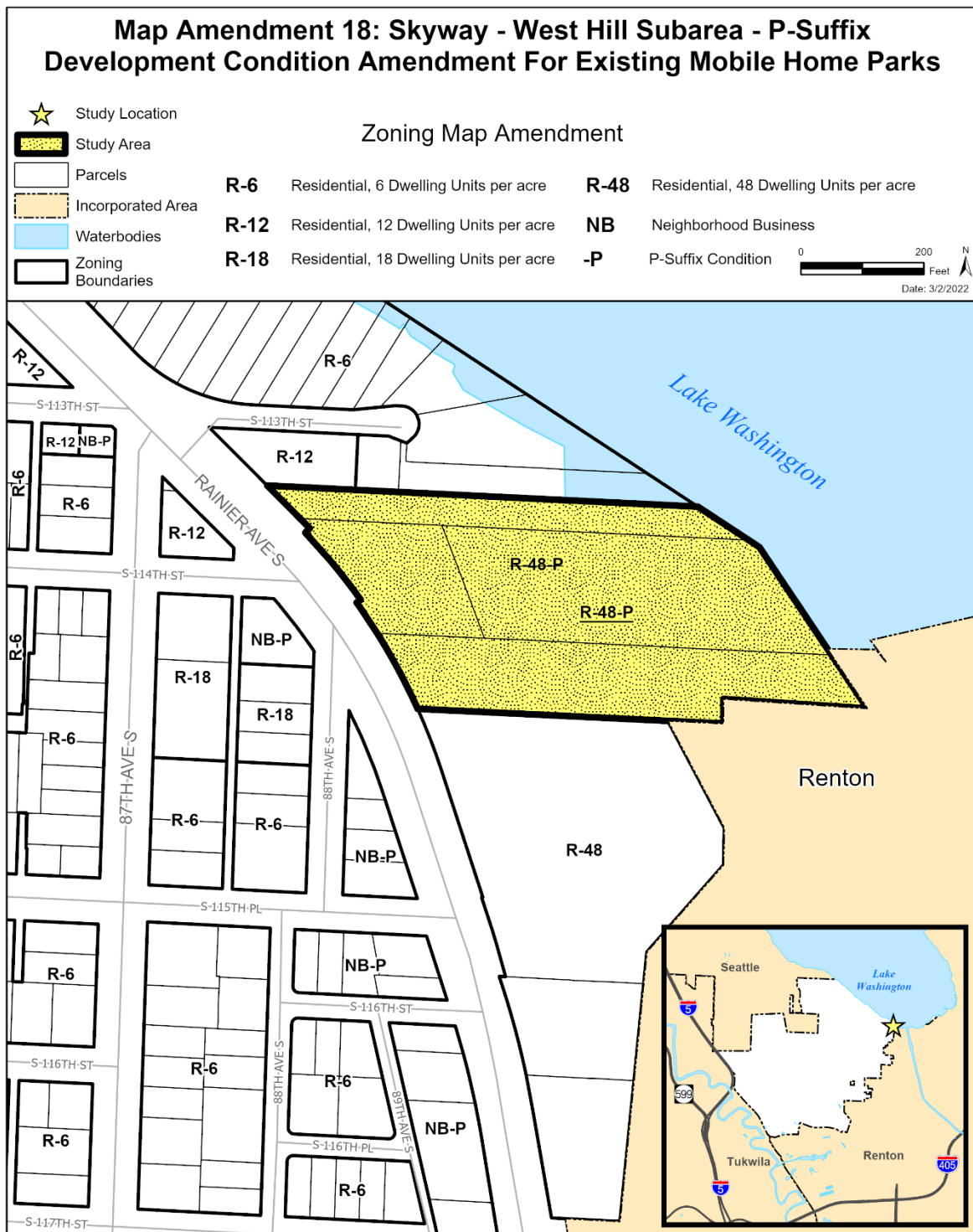
1180000280	1180000285	1180000290	1180008400
2172000451	2172000565	2172000612	

P-suffix Development Condition WH-P10 shall read as follows:

"The use of this parcel shall be limited to mobile home park, community residential facilities, senior assisted housing, daycares and religious institutions. Redevelopment of the parcel ~~((results))~~ resulting in the permanent displacement of existing residents shall require an analysis of equity impacts using the County's Equity Impact Review tool and an agreement approved by the council, which include provisions for notification to residents, relocation assistance and right to return options for displaced residents."

**Effect:** The proposed amendment specifies that redevelopment resulting in permanent displacement of existing residents shall require an analysis of equity impacts using the equity impact review tool developed by the County. This amendment maintains the limited the uses of the affected parcels, approval by the Council, and provisions for resident notification, relocation assistance and right to return options for displaced residents.

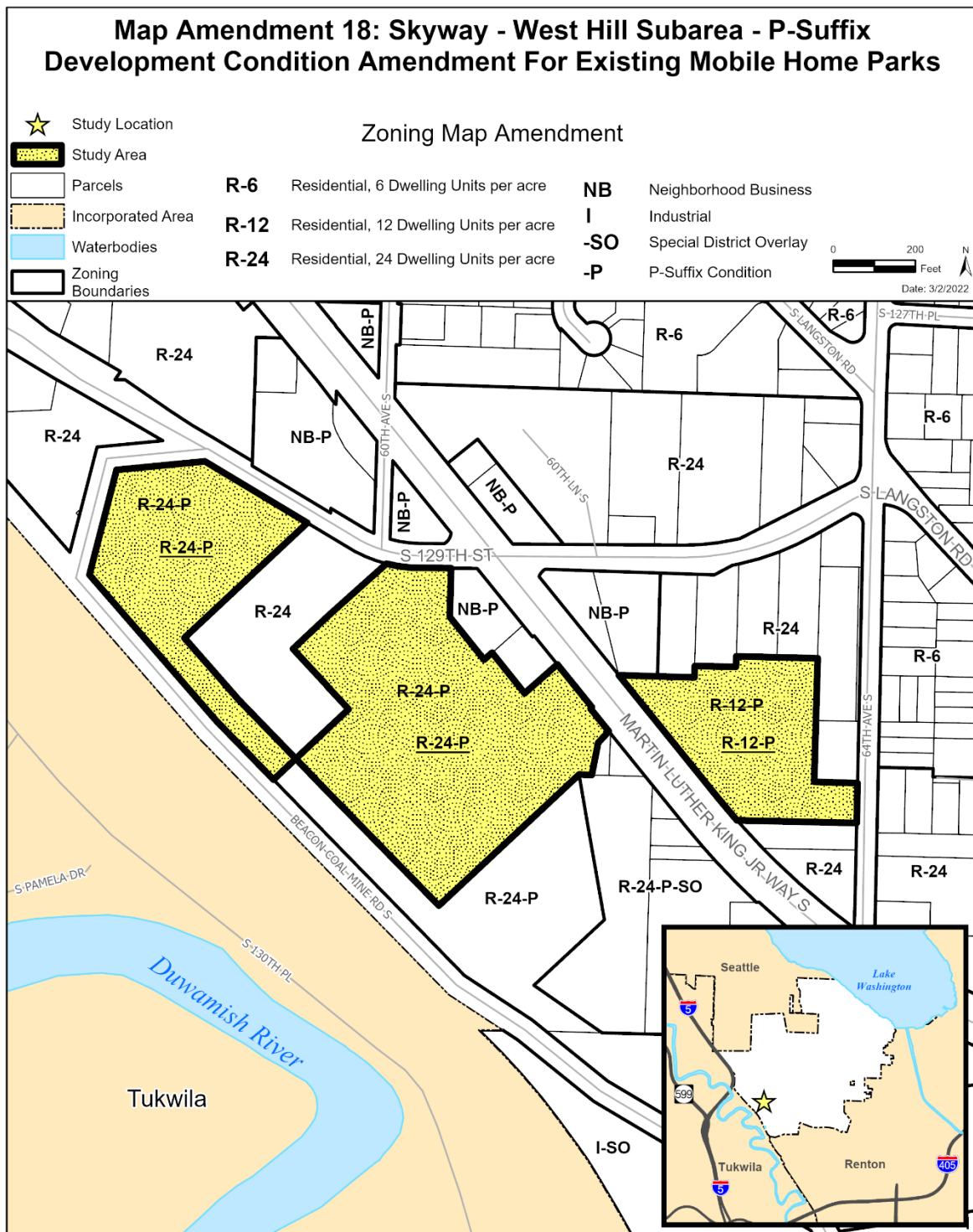
***NOTE: Concurrent with consideration of the Skyway-West Hill Subarea Plan and associated implementing map amendments, the County is also proposing mandatory and voluntary inclusionary housing regulations. As part of this, the area affected by this map amendment is proposed to be included in the voluntary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



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Project: OneTouch\_20\_MobileHomePark T. Carpenter





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Project: OneTouch\_20\_MobileHomePark T. Carpenter



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

AMENDMENT TO THE KING COUNTY ZONING ATLAS

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Amend Section, Township, and Ranges as follows:

Section 15	Township 24	Range 7
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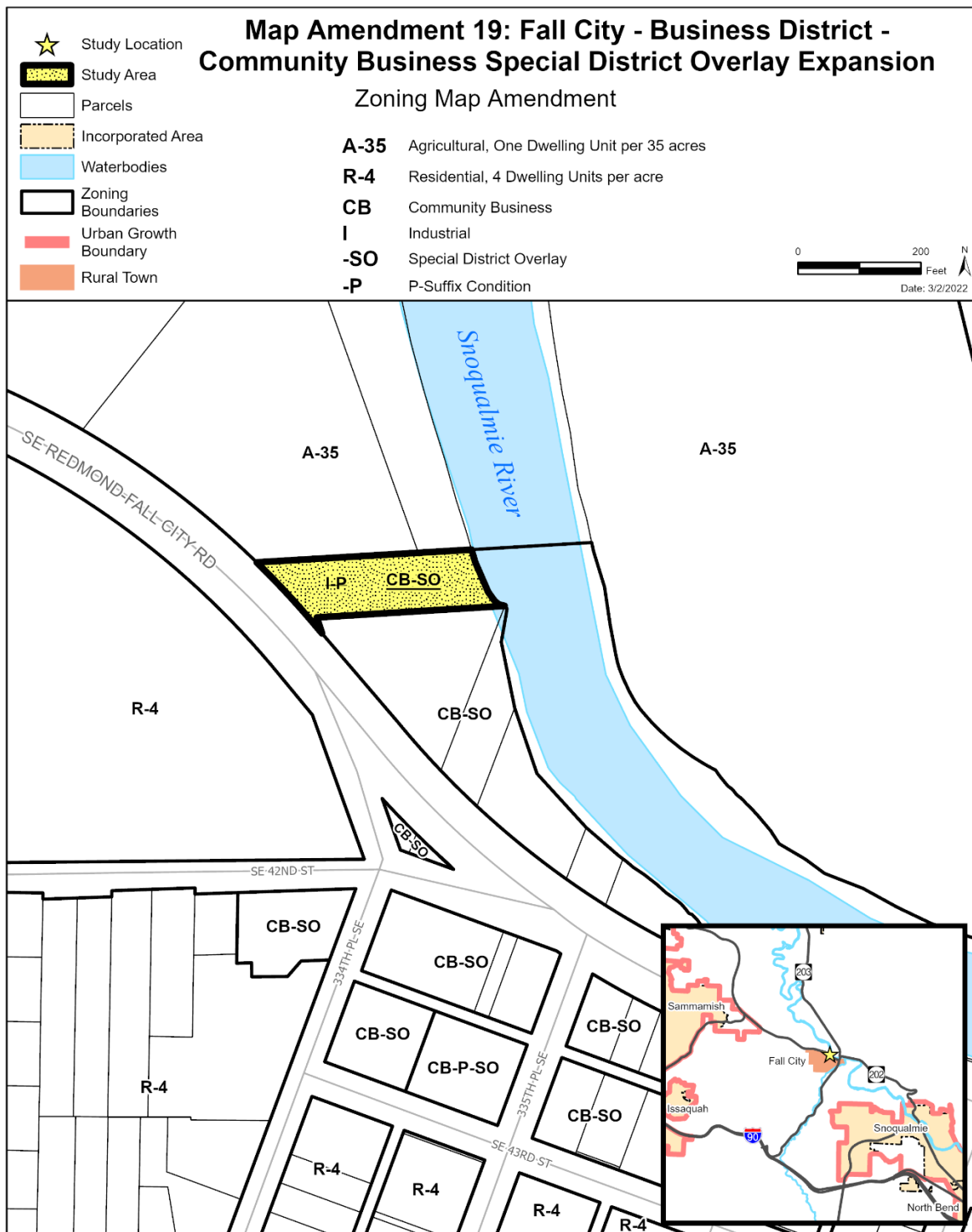
**ZONING**

1. On the following parcel:
  - a. Amend the zoning classification from I-P (Industrial with P-Suffix Development Condition FC-P02) to CB (Community Business).
  - b. Add Special District Overlay SO-260.

1524079003			
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2. Repeal FC-P02 from the Zoning Atlas.

**Effect:** Amends zoning classification from I (Industrial) to CB (Community Business) on one parcel adjacent to the existing Fall City business district. The existing FC-P02 P-suffix development condition would also be removed from the parcel and repealed from the zoning atlas. The development condition only applies to this one parcel. It directs that the parcel have I (Industrial) zoning, limits the allowed uses to only on-site storage as it existed in 2000 when the Fall City Subarea Plan was adopted (storage for items such as boats, trailers, or tractors), and, if the ownership changes, limits the uses to only those allowed under Neighborhood Business zoning. The ownership changed in 2018; and the Neighborhood Business uses are already in place. Once the parcel is zoned Community Business it will join SO-260, the Fall City Business District Special District Overlay, whose purpose is to allow commercial development in Fall City to occur with on-site septic systems until such time as an alternative wastewater system is available.



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Project: OneTouch\_20\_MobileHomePark T. Carpenter

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

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING  
COUNTY ZONING ATLAS

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Amend Sections, Townships, and Ranges as follows:

Section 09	Township 22	Range 06
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**LAND USE**

1. Amend the land use designation from “ra” (Rural Area) to “rn” (Rural Neighborhood Commercial Center) on the following parcel:

2752200005 (portion)			
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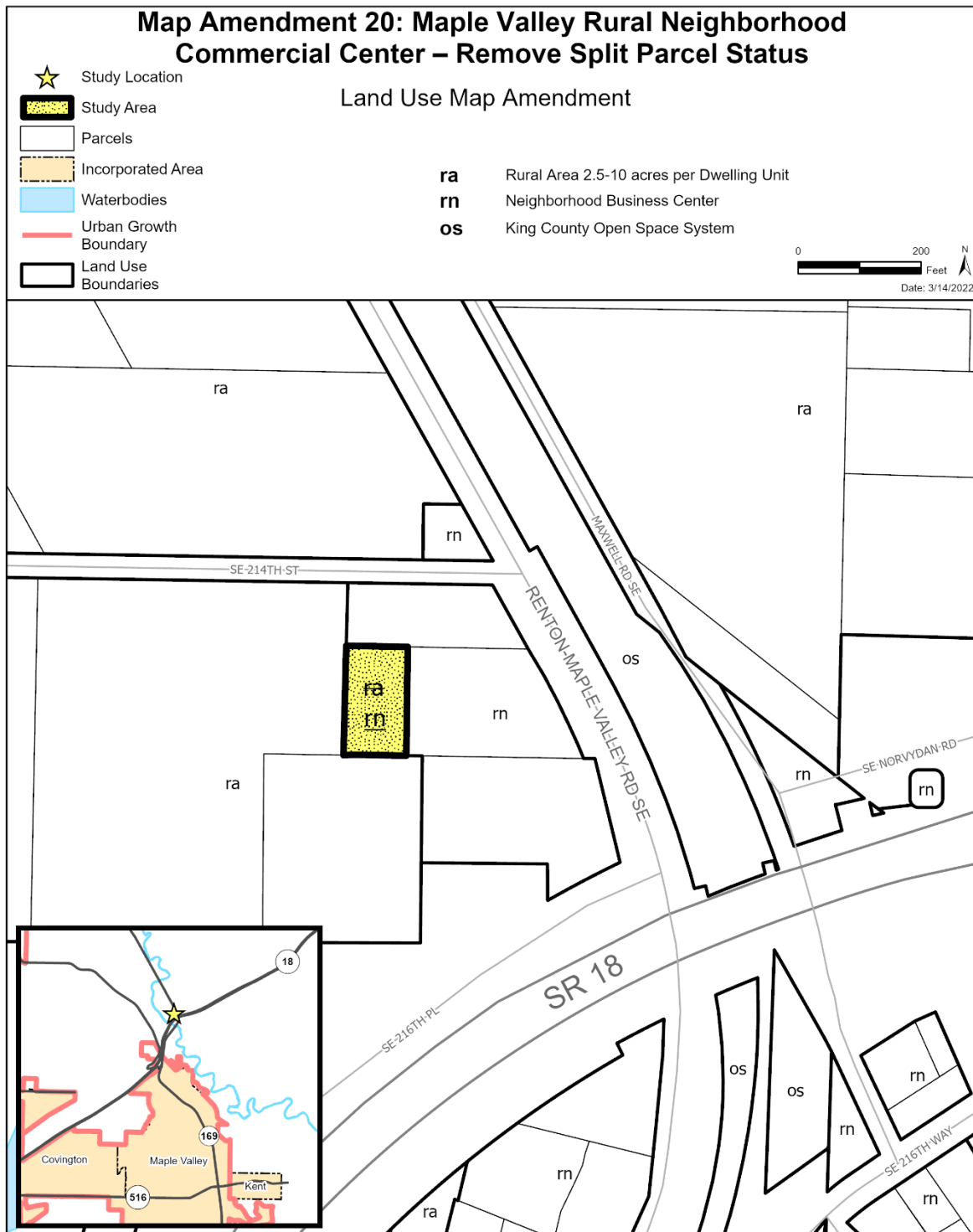
**ZONING**

1. Amend the zoning classification from RA-5 (Rural Area, one dwelling unit per five acres) and NB-P (Neighborhood Business with P-Suffix Condition TR-P22) to only NB (Neighborhood Business) on the following parcel:

2752200005			
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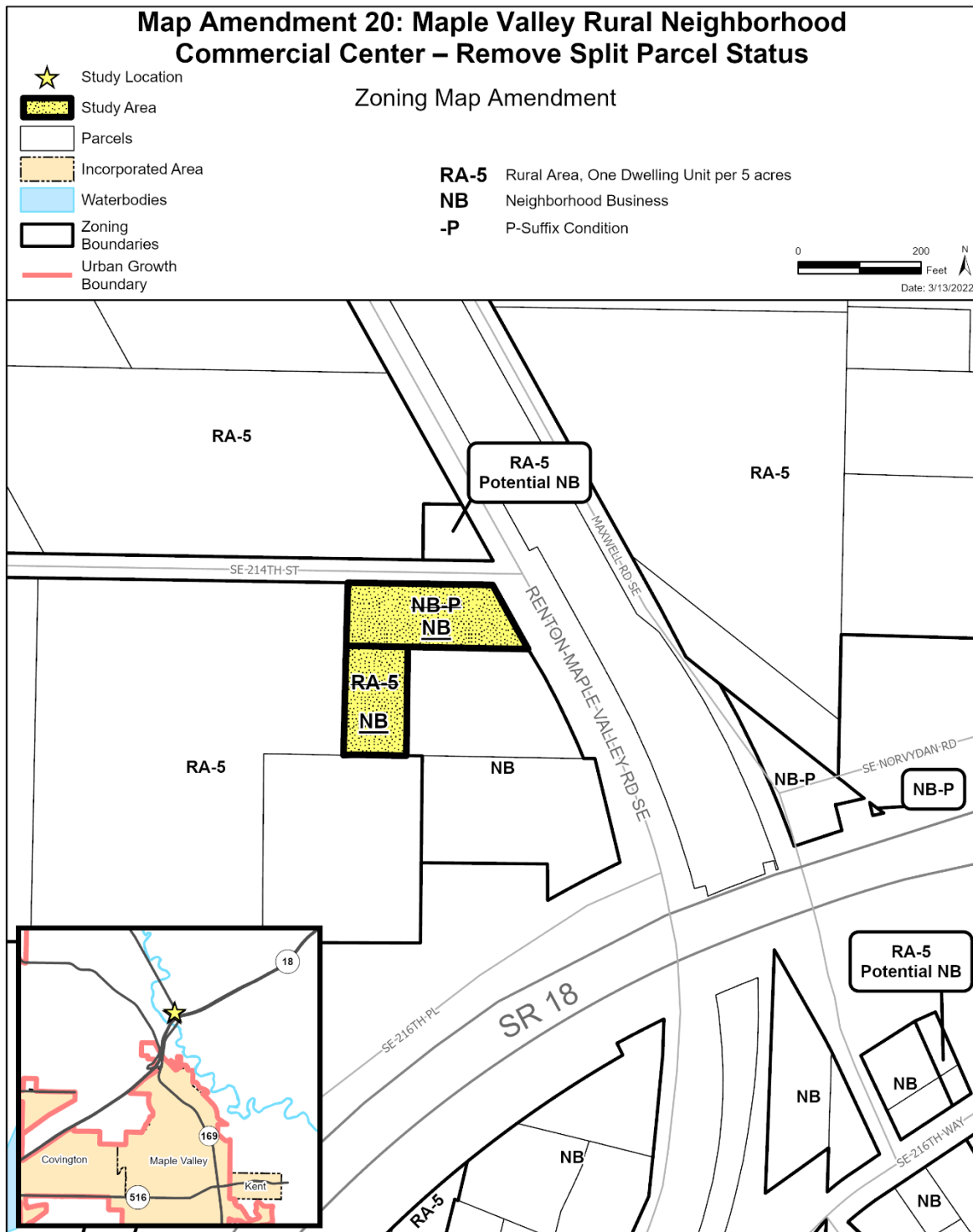
2. Repeal TR-P22 from the Zoning Atlas.

**Effect: Amends split land use designation and split zoning classification on this parcel. The entire parcel would have a Rural Neighborhood Commercial Center land use designation and a Neighborhood Business zoning classification. The existing TR-P22 property specific development condition would also be repealed. The condition only applies to this one property. The p-suffix condition, established in 1980, limits the building to be 2,500 square feet or less in floor area. The current King County Zoning Code, in King County Code Title 21A, has dimensional standards such as minimum property line setbacks, impervious surface coverage limits, and other development conditions that will guide the size of the development, consistent with how other similar properties are regulated.**



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Project: \\gisnas1\projects\KCCP2022\MapleValleyRuralNeighborhoodCommCenter\MapleValleyRuralNeighborhoodCommCenter.aprx P. McCombs



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