

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proponent,” and “affected geographic area,” respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Urban Design Implementation Strategies Study

2. Name of applicant:

The proposal was initiated by King County.

3. Address and phone number of applicant and contact person:

Jesse Reynolds, Senior Subarea Planner
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jesreynolds@kingcounty.gov

4. Date checklist prepared:

February 22, 2022

5. Agency requesting checklist:

King County.

6. Proposed timing or schedule (including phasing, if applicable):

The King County Council anticipates possible action on the proposed ordinance in December of 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no known plans to add or expand the proposed ordinance in the future. If adopted, King County anticipates permit applications for individual developments that will be subject to the proposed regulations.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- An analysis of the urban form and character of the White Center Unincorporated Activity Center nonresidential, multifamily and mixed-use developments
- Draft urban design standards for nonresidential, multifamily and mixed-use developments specific to the character of the commercial areas of North Highline.
- SEPA checklist for this proposal
- Equity Impact Review for this proposal
-

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

The proposal is a nonproject action and applies to nonresidential, multifamily and mixed-use development in North Highline. Permit applications for individual developments are pending for projects on properties within unincorporated King County, where the proposed ordinance would apply. King County maintains a list of pending applications online at <https://aca-prod.accela.com/kingco/Default.aspx>. Development projects that have already submitted a complete application prior to the adoption of the proposal will not be affected.

Other simultaneously occurring nonproject actions that could directly affect the properties covered in this proposal include the North Highline Subarea Plan Ordinance and the Inclusionary Housing Ordinance for Skyway-West Hill and North Highline. The North Highline Subarea Plan Ordinance could affect the underlying zoning and resulting development potential of these areas. The Inclusionary Housing Ordinance could affect requirements for affordable housing for future projects in these areas.

10. List any government approvals or permits that will be needed for your proposal, if known.

Approval by the King County Council is the only government approval required for adoption of the proposed ordinance. Individual development projects that would be subject to the proposed ordinance would also be subject to all applicable federal, state and local permitting and licensing requirements.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The purpose of this project is to create urban design standards for new nonresidential, multifamily, and mixed-use developments in North Highline. North Highline is a 2.7 square mile urban unincorporated area of King County that includes the communities of White Center, Top Hat, Glendale, and the South Park “Sliver by the River.” North Highline is located south of the City of Seattle, north of the City of Burien, and west of the City of Tukwila. Approximately one quarter of the land area of North Highline is zoned to accommodate commercial, multi-family, or mixed-use development.

No urban design standards for commercial, multi-family, and mixed-use developments are currently in place for North Highline. The land use and zoning maps of North Highline are available on [King County's website](#).

The King County Council has directed the Department of Local Services to study and develop urban design standards that prioritizes the pedestrian environment, encourages human scale design, and reflects the character of the North Highline community. These urban design standards consider both physical characteristics such as pedestrian-oriented ground floor facades, building modulation, glazing, and architectural detail, as well as the existing community and culture.

Specifically, the draft urban design standards propose the following:

- Intent & Community Values - This section was developed through reviewing the current form in North Highline, discussions with community members through various means (explained in detail in the Equity Impact Review), including a community selected advisory group, and builds off the efforts with the North Highline Subarea Plan.
- How the Standards Are Used - This section outlines how and when the standards would apply, summarizing the legal language in the ordinance that will become the new land development

code. Emphasis is made on both the context of the specific site and collecting feedback from the community at the beginning of the process to create project-specific guidelines to be met, in addition to the standards in this document. This will be done through a public meeting to collect feedback before a developer submits an application.

- Contribute to the Physical and Cultural Context - How findings from an analysis at the beginning of the project can translate into designs specific to the project.
- Streets and Frontages - Addressing the part of the development closes to the public right-of-way (sidewalk, road, public path). It connects street types to how the front of buildings should look and relate to the streets. The Table shows what streets types shown on the map can have the frontages shown in the graphics.
- Site Design - The arrangement of uses and structures to best fit the site. Elements include: Integrating Natural Systems, Arranging Buildings and Spaces, Connecting to Circulation Systems, Accessibility and Welcome.
- Public Realm Design - The places on a site that would be accessible to everyone, where people can move comfortably, spent time and gather. Elements include: Streetscape, Creating Spaces for the Public, Supporting Activity in the Public Realm.
- Stormwater and Landscape Design - Addressing the greening of North Highline through landscape requirements on private developments. This would be done in addition to complying with the King County Surface Water Design Standards.
- Building Design - Addressing the look of the building(s), including shape, relation to the block, reflecting culture, design features, sustainability, and using elements in the existing White Center core for new development in this area.
- Design for Distinctive Identity - Addressing the current unique character of White Center and surrounding areas and allowing for cultural expression that represents the current community.
- Design for a Safe and Welcoming Neighborhood - To enhance the safety and welcoming feeling of the neighborhood, both during day and night.

Compliance with existing federal, state, and local regulations is presumed for purposes of this SEPA checklist, including compliance with the regulations in the proposed ordinance itself, as well as others such as those related to drinking water, stormwater, wastewater treatment, septic systems, critical areas, and zoning requirements. Any noncompliant uses or structures would be subject to code enforcement and would not be considered an impact related to the proposed ordinance.

The King County Council could modify the proposed ordinance and still accomplish the proposal's objective. Depending on the modification, the likelihood, scale, or scope of potential impacts to various elements of the environment could be the same, greater, or less.

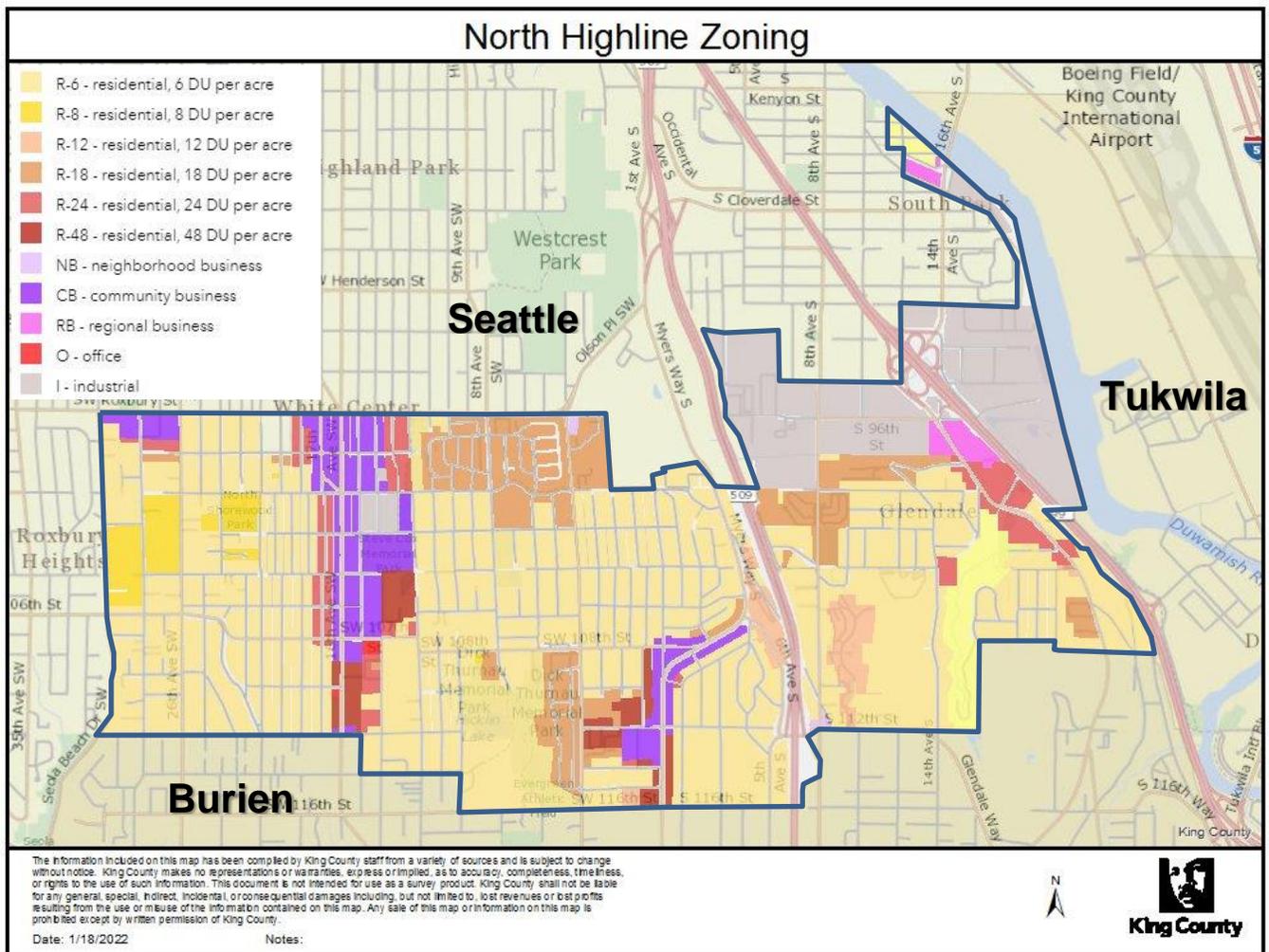
As would be the case for any nonproject or project action that undergoes changes after the publication of a SEPA threshold determination, the King County Executive branch, which pursuant to KCC 20.44.020 is the Lead Agency for SEPA for King County, would evaluate any modifications that are proposed to be made to the proposed ordinance and would update this environmental review in the case that changes would result in greater or different impacts than those identified in this checklist. The timing of additional environmental review process may vary depending on other variables, including future public processes.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed ordinance is a nonproject action that would apply to a section of unincorporated King County known as North Highline. North Highline is a 2.7 square mile urban unincorporated area of King County that includes the communities of White Center, Top Hat, Glendale, and the South Park “Sliver by the River.” North Highline is located south of the City of Seattle, north of the City of Burien, and west of the City of Tukwila.



The standards resulting from this non-project action will affect nonresidential, multifamily and mixed-use project in North Highline, which are largely expected to occur in the Community Business, Neighborhood Business, and Urban Residential 18 through 48 zoned areas, shown below, composing approximately one quarter of the land in North Highline. These areas are almost completely developed, so any potential development would be redevelopment or infill development. Industrial areas are not included in this non-project action.



B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

Although the proposed ordinance is a nonproject action with no identifiable “site,” the ordinance applies to all future commercial, multi-family, and mixed-use developments in North Highline, which includes areas that are flat, rolling, hilly, and steep slope.

b. What is the steepest slope on the site (approximate percent slope)?

Although the proposed ordinance is a nonproject action with no specific site or location, and despite no steep slope areas documented in King County’s maintained GIS layer ‘Potential Steep Slope Hazard Areas,’ there are likely some isolated steeper slopes present in North Highline. It is possible there may be

steep slopes on properties to which the proposed ordinance would apply, however any such new development projects would be subject to existing regulations, including critical areas regulations, that would be addressed during permit review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Although the proposed ordinance is a nonproject action with no specific site or location, soil in North Highline generally reflects geologically recent glacial and alluvial (river and stream) activity, as well as human activity. Soils represent upland areas between valleys typically are coarser-grained sandy and gravelly sandy loams, but soils with high organic content do occur locally in these upland areas and along water bodies.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Although the proposed ordinance is a nonproject action with no specific site or location, geologically hazardous areas, including landslide and erosion-prone areas, may exist within North Highline. Landslide and erosion-prone areas are associated primarily with steep slopes. Any development subject to the proposed ordinance that is located on a parcel where landslide or erosion-prone areas exist would be subject to existing regulations and, for new uses, would be identified and addressed under existing regulations during permit review.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Although the proposed ordinance is a nonproject action that would not directly authorize any fill, excavation, or grading, individual projects subject to the proposed ordinance could include fill, excavation, or grading. All such development projects would continue to be subject to existing development regulations related to stormwater management, impervious surfaces, critical areas, clearing and grading, and/or landscaping. Unless exempt under state and county requirements, filling, excavation and grading is also subject to SEPA review.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Although the proposed ordinance would not direct any development activities, potential erosion can result from clearing, construction or use of land for development that is subject to the proposed ordinance. The proposed ordinance does not amend existing regulations on clearing, grading, or construction that could cause erosion. For example, the King County Surface Water Design Manual and shorelines and critical areas regulations, would be unchanged by the proposed ordinance, and would continue to apply to development projects subject to the proposed ordinance.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed ordinance includes a requirement referred to as GreenCenter, which is a calculation derived from the suite of stormwater and landscape design methods used over a development site. This calculation will supersede the impervious surface requirements for parcels that currently must comply with K.C.C. 21A.12.030 and 21A.12.040. The result will likely mean less impervious surface on developments that must comply with this proposal, but the exact amount of this reduction would be a case by case basis, relative to specific site designs.

The current impervious surface standards and proposed GreenCenter standards are not directly comparable. The acceptable threshold for GreenCenter compliance is a score of 0.3, which is comparable to 30% vegetation cover; this is a different measurement than the impervious surface calculations in the current code, a range of 75-90% maximum impervious surface allowed, depending on zone. For example, the entire canopy of a tree would count as vegetation cover using GreenCenter, regardless of whether impervious pavement exists under such canopy.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Because the proposed ordinance is a nonproject action that would not have any direct impacts, no measures to control erosion or other impacts to the earth have been proposed. King County's existing regulations related to erosion and soils would apply to any development to which the proposed ordinance would apply.

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposed ordinance is a nonproject action that would not result in any direct emissions to the air. Development projects subject to the proposed ordinance may experience slightly reduced air emissions from vehicular operations to and from the site, assuming the measures in this ordinance will encourage greater active transportation due to increased public space dedications and pedestrian oriented design features. Features this proposal encourages includes walkable or rollable areas that abut the public rights-of-way and increased options for seating. Parking lot siting is moved to the rear of the building, helping create a more welcoming pedestrian environment minimizing conflict with automobiles.

The proposed ordinance would not modify any federal, state, or local codes that provide standards or controls for these types of emissions. Air emissions are discussed in more detail in Part D of this checklist.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

The proposed ordinance is a nonproject action that would not be affected by off-site sources of emissions or odor, and no known off-site sources of emissions or odor are likely to impact implementation of the proposed ordinance.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The proposed ordinance is a nonproject action and would not have any direct impacts to air emissions, and the development projects to which it would apply would be subject to existing regulations regarding emissions and reporting requirements. Additional federal, state, and local codes may provide standards and controls for these types of emissions and would not be modified by the proposed ordinance. As a result, no measures to reduce or control emissions or other potential impacts to air are proposed.

3. Water [\[help\]](#)

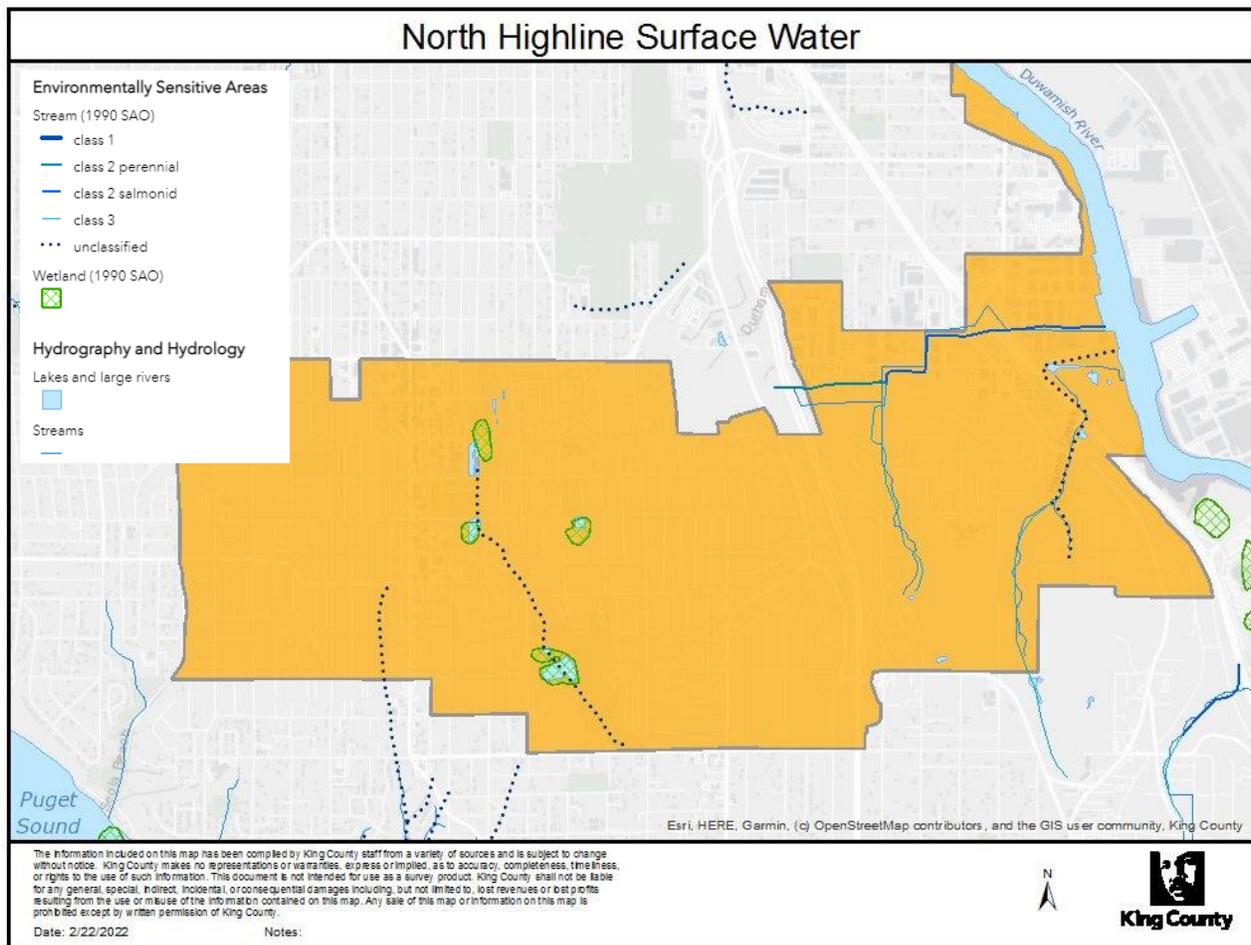
a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If

yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Although the proposed ordinance is a nonproject action with no specific site or location, several water bodies exist in North Highline. North Highline lies on a plateau between the Duwamish River valley and the Puget Sound. It is part of five watersheds, with the eastern side of the area draining toward the Duwamish River, and the west side draining toward Puget Sound via Salmon Creek, Seola Creek, and smaller creeks. This divide roughly runs alongside 19th Ave SW and 20th Ave SW. The northernmost portion of the Miller Creek Basin is located in a southern portion of north highline west of Lake Garrett, between SW 106th St and SW 116th St. All of North Highline is within the Duwamish-Green River Water Resource Inventory Area (WRIA 9).

A low area in North Highline runs generally between 10th and 13th Avenues SW north of SW 102nd St, and between 7th and 13th Avenues SW south of SW 102nd. This area has wetlands and water bodies including White Center Natural Area, White Center Pond, Seola Pond, Mallard Lake, and Hicklin Lake.



2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The proposed ordinance is a nonproject action that would not directly require any work over, in, or adjacent to the described waters. State and local shoreline regulations would apply to any development subject to the proposed ordinance that is within 200 feet of waters within unincorporated King County's shoreline jurisdiction areas within North Highline. Other development regulations, including critical areas regulations, concerning the protection of waterbodies may also apply depending on the proximity of any development to these waters. There is a single parcel within 200ft of the shoreline where future development would need to comply with these standards under current zoning – Parcel 2185000895 is zoned Regional Business and is currently owned by King County Roads Division.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

The proposed ordinance is a nonproject action that would not authorize filling or dredging from surface water or wetlands. Individual development projects subject to the proposed ordinance would also be subject to all state, local, and federal regulations, including mitigation requirements, concerning fill or dredge material placed in or removed from surface water or wetlands.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The proposed ordinance is a nonproject action that would not require any surface water withdrawals or diversions. Individual development projects subject to the proposed ordinance would also be subject to existing regulations concerning surface water diversions and withdrawals, including those regarding in-stream flows, if applicable.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Although the proposed ordinance is a nonproject action with no specific site or location, areas immediately adjacent to the Duwamish River in the eastern portion of the Glendale and unincorporated South Park neighborhood contain 100-year floodplain. Development projects subject to the proposed ordinance would also be subject to King County regulations pertaining to floodplain development and fill. There are no parcels affected by these standards that are within the regulated floodplain. In the case that were to change, floodplain regulations would supersede these standards, as they are federally mandated regulations.

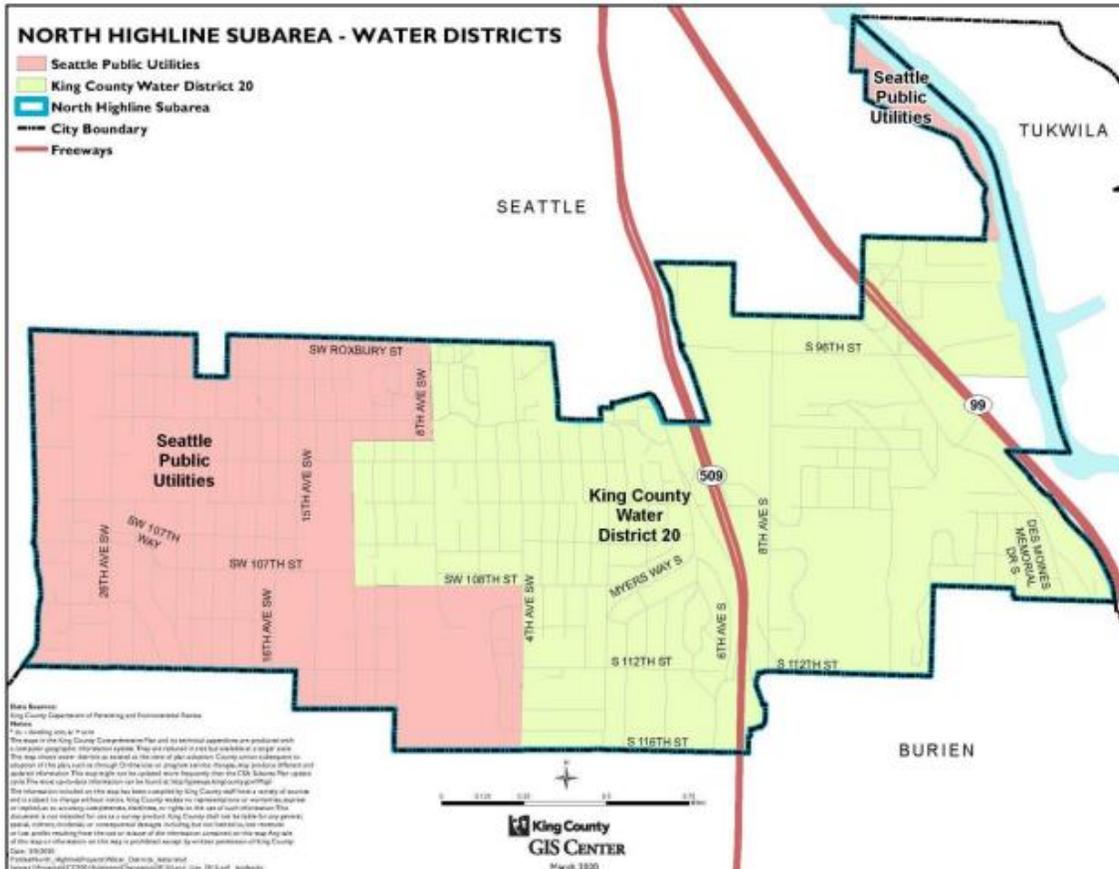
6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The proposed ordinance is a nonproject action that would not directly involve any discharges of waste materials to surface waters. Development projects subject to the proposed ordinance would also be subject to existing state, local, and federal regulations concerning the protection of and discharge of waste materials to surface waters, including state and federal statutes on water usage, wastewater disposal, and state antidegradation standards.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

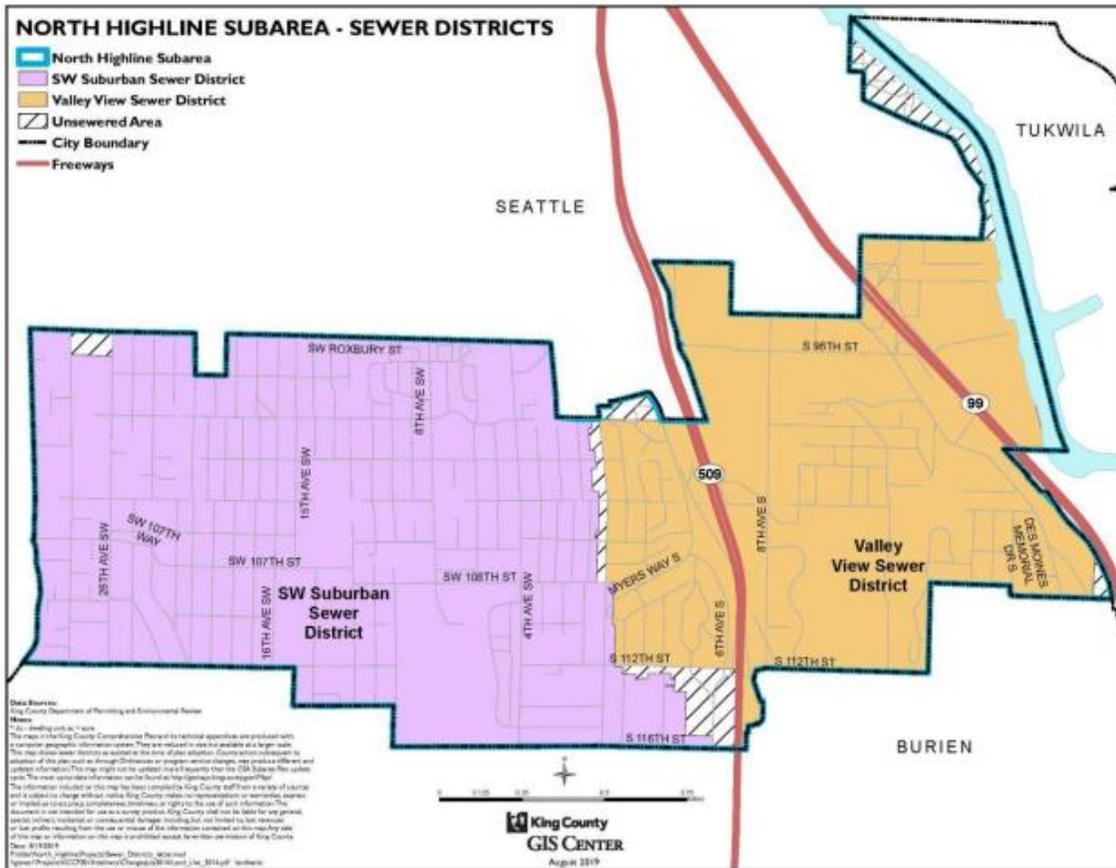
The proposed ordinance is a nonproject action and would not directly involve any withdrawals of groundwater or discharge to groundwater. Development projects subject to the proposed ordinance that use groundwater or discharge to groundwater would be subject to all existing state, local, and federal regulations concerning groundwater removal and protection. North Highline is served by two main water districts – Seattle Public Utilities and King County Water District 20.



2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

The proposed ordinance is a nonproject action that would not result in any discharge of waste material into the ground. Development projects subject to the proposed ordinance may discharge waste material from septic tanks or other sources and would be required to treat and dispose of any waste in a manner compatible with state and local regulations.

North Highline is served by two main sewer districts – Southwest Suburban Sewer District and Valley View Sewer District. There are a few isolated pockets of unsewered areas within North Highline. There are 319 parcels in North Highline with on-site sewage systems out of 5235 total in the subarea. Of these, Public Health estimates that almost 80% were installed before or during 1990, with the potential that, given their age, some of the systems could be failing. Upgrading failing septic systems would be required in the case of a redevelopment required to comply with these provisions.



c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The proposed ordinance is a nonproject action that would not directly generate or affect water runoff. Individual development projects subject to the proposed ordinance may generate some water runoff. As with any development in unincorporated King County, on-site stormwater management would need to comply with the King County Surface Water Design Manual, including applicable Best Management Practices (BMPs) for treatment and flow prior to discharge, and existing maximum impervious surface regulations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.**

The proposed ordinance is a nonproject action that would not directly result in any waste material entering ground or surface waters. Development projects subject to the proposed ordinance may result in waste matter that could enter ground or surface waters, but such projects would be subject to existing state, local, and federal regulations concerning the protection of surface and ground water.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The proposed ordinance is a nonproject action with no specific site or location and would not alter or otherwise affect drainage patterns. Development projects subject to the proposed ordinance would also be subject to existing drainage regulations, which are unchanged by the subject ordinance.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The proposed ordinance is a nonproject action that would not have any direct impacts to surface or ground water, runoff water, or drainage patterns. Existing federal, state and local regulations related to surface water discharge and withdrawal, groundwater discharge and withdrawal, runoff water (stormwater), and drainage would apply to any development project that would be subject to the proposed ordinance. No additional measures to reduce or control any potential surface, ground, and runoff water and drainage pattern impacts are proposed under this ordinance. These standards do not supersede the King County Surface Water Design Manual, but merely encourage what suite of stormwater controls are employed. The result of surface water runoff is not anticipated to change.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Although the proposed ordinance is a nonproject action with no specific site or location, North Highline includes a variety of vegetation types on the various lands that development projects subject to the proposed ordinance would apply to, including those listed above.

b. What kind and amount of vegetation will be removed or altered?

Although the proposed ordinance is a nonproject action that would not directly remove any vegetation, the development of individual development projects subject to the proposed ordinance could include the removal or alteration of vegetation (potentially of the types identified in question 4.a). Such development projects would be subject to existing state and local regulations that regulate vegetation removal or alteration, in the same manner as other uses.

It is anticipated the cumulative impact from this proposal would be positive for vegetation in North Highline. As mentioned in Section B.1.g, the acceptable threshold for GreenCenter compliance is a score of 0.3, which is comparable to 30% vegetation cover. This is a different measurement than the impervious surface calculations in the current code, a range of 75-90% maximum impervious surface allowed, depending on zone. Despite the differences in measurement, one can infer new developments under the proposed provisions would contain more vegetation than otherwise.

c. List threatened and endangered species known to be on or near the site.

The proposed ordinance is a nonproject action with no specific site or location. There are no known federally listed threatened or endangered plant species in North Highline. However, there are several species in King County listed as threatened or endangered according to the Washington State Natural

Heritage Program, including clubmoss mountain-heather, Kamchatka fritillary, Pacific peavine, white meconella, choriso bog-orchid, and little bluestem.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Although, the proposed ordinance is a nonproject action with no specific site or location, landscaping, use of native plants, and other measures to preserve or enhance vegetation are encouraged for those projects subject to these design standards. As with any development in unincorporated King County, development projects subject to the proposed ordinance would be subject to existing regulations governing landscaping, use of native plants, and vegetation preservation on their respective sites.

The proposed ordinance includes landscape design provisions that leverage existing natural systems through the use of green stormwater infrastructure through a point system named GreenCenter.

e. List all noxious weeds and invasive species known to be on or near the site.

The King County Noxious Weed Program regulates invasive plant species, and requires eradication or control, or recommends control, for over 150 plant species. Class A noxious weeds, adopted in accordance with RCW 17.10 and WAC 16-750, that are known to or have been located in King County, and require eradication by property owners, include Common Cordgrass, Dyers Woad, Eggleaf Spurge, False Brome, Floating Primrose-Willow, French Broom, Garlic Mustard, Giant Hogweed, Goastrue, Hydrilla, Bighead Knotweed, Reed Sweetgrass, Ricefield Bulrush, Clary Sage, Small-Flowered Jewelweed, Spanish Broom, and Milk Thistle. Class B noxious weeds, that are known to have been located in King County, and require control by property owners, include Blueweed/Viper's Bugloss, Annual Bugloss, Common Bugloss, Common Reed, Dalmation Toadflax, Egeria/Brazilian Elodea, European Coltsfoot, Gorse, Hairy Willowherb, Hawkweeds/Non-native species and hybrids of meadow subgenus, European Hawkweed, Orange Hawkweed, Houndstongue, Brown Knapweed, Diffuse Knapweed, Meadow Knapweed, Spotted Knapweed, Kochia, Garden Loosestrife, Purple Loosestrife, Parrotfeather, Perennial Pepperweed, Poison-Hemlock, Policeman's Helmet, Rush Skeltonweed, Saltcedar, Shiny Geranium, Leafy Spurge, Yellow Starthistle, Sulfur Cinquefoil, Tansy Ragwort, Musk Thistle, Scotch Thistle, Velvetleaf, Water Primrose, Wild Chervil, Yellow Floatingheart, and Yellow Nutsedge.

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Although the proposed ordinance is a nonproject action with no specific site or location, a variety of birds, mammals, and fish have been observed in unincorporated King County. There are 221 bird species that are common, uncommon or usually seen on an annual basis in King County. Bird species include hawks, herons, eagles, owls, woodpeckers, songbirds, waterfowl, and shorebirds. There are 70 mammal species that can be found in King County, including shrews, bats, beavers, elk, deer, bears, rabbits, wolves, seals, and whales. There are 50 species of freshwater fish in King County, including 20 introduced species. More information on birds and animals found in King County can be found at <https://kingcounty.gov/services/environment/animals-and-plants/biodiversity/defining->

[biodiversity/species-of-interest.aspx](#). It is unknown which species and at what quantities those species exist in North Highline.

b. List any threatened and endangered species known to be on or near the site.

Although the proposed ordinance is a nonproject action with no specific site or location in a highly urbanized portion of King County, there are a number of federally threatened and endangered species in King County according to the U.S. Fish and Wildlife Service and National Oceanic and Atmospheric Administration. These species include the Canada lynx, gray wolf, grizzly bear, North American wolverine, marbled murrelet, northern spotted owl, streaked horned lark, yellow-billed cuckoo, Oregon spotted frog, bull trout, Puget Sound Chinook salmon, Puget Sound steelhead, bocaccio rockfish, yelloweye rockfish, southern resident killer whale, and humpback whale.

In addition to the federally listed species above, the Washington Department of Fish and Wildlife maintains a list of priority species for which conservation measures should be taken. State threatened and endangered species not included with the federally listed species include the western pond turtle and the fisher.

As with any development in unincorporated King County, development projects subject to the proposed ordinance would have to comply with existing state, local, and federal regulations that protect these species. It is unknown which species and what at quantities those species exist in North Highline.

c. Is the site part of a migration route? If so, explain.

Although the proposed ordinance is a nonproject action, King County is within the Pacific Flyway migratory pathway for birds, and the Duwamish River located on the eastern edge of North Highline serves as a migration route for anadromous fish. These water bodies could potentially be near or cross through sites where development projects are proposed that could be subject to the proposed ordinance.

d. Proposed measures to preserve or enhance wildlife, if any:

The proposed ordinance is a nonproject action and would not have any direct impacts to wildlife, so no measures to preserve or enhance wildlife are necessary. Any development projects that would be subject to proposed ordinance would also be subject to existing federal, state, and local wildlife regulations.

Projects subject to the proposed ordinance will comply with landscape design provisions that leverage existing natural systems using green stormwater infrastructure through a point system named GreenCenter. This increased vegetation and water retention is favorable to preserving wildlife.

e. List any invasive animal species known to be on or near the site.

The Washington Invasive Species Council, established by the Washington State Legislature, has identified 16 animal species and 13 insect species that are considered invasive in Washington State. King County is known or suspected to have the following invasive animal and insect species: Apple Maggot, Brown Marmorated Stink Bugs, European Chafer, Gypsy Moth, Scarlet Lily Beetles, Spotted Winged Drosophila, African Clawed Frog, Bullfrog, Invasive Crayfish, Invasive Copepods, New Zealand Mud Snail, Northern Pike, Nutria, Tunicate (*iona savignyi*, *styela clava*, and *didenmun*).

Although the proposed ordinance is a nonproject action with no specific site or location within North Highline, these invasive animal species are known to exist in unincorporated King County. Invasive species may be located on a development project site that could be subject to the proposed ordinance. A

list of invasive animal species within King County can be found here:

<https://kingcounty.gov/services/environment/animals-and-plants/biodiversity/threats/Invasives.aspx>

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Although the proposed ordinance is a nonproject action that would not have direct energy needs, any development project subject to the proposed ordinance would require electricity to power site and building needs, such as lighting, heating/cooling, and operation of equipment. Any such development project would be subject to existing energy codes and regulations.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The proposed ordinance is a nonproject action that would not have any direct impacts to the use of solar energy. Implementation of the proposed ordinance in individual development projects is unlikely to affect the potential use of solar energy by adjacent properties, as maximum building envelopes, i.e., height and setbacks, are dictated by zoning and not design standards. New structures would have to be significantly higher than existing structures to result shading that would impede roof- or ground-mounted solar photovoltaic energy generation on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

The proposed ordinance a nonproject action that would not have any direct impacts to energy use, and therefore no energy conservation features are included. Development projects subject to the proposed ordinance could include energy conservation features or other measures to reduce any energy impacts.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.**

Although the proposed ordinance is a nonproject action that would not directly cause any environmental health hazards, it is possible that development projects subject to the proposed ordinance could result in exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste. To the extent any such development created such exposure or risk, those hazards would be regulated by existing state and local regulations.

- 1) Describe any known or possible contamination at the site from present or past uses.**

The proposed ordinance is a nonproject action with no specific site or location. No known sites with contamination exist within North Highline. According to the Washington Department of Ecology's "What's in My Neighborhood" database, no contaminated sites were identified within the Demonstration Project area. If sites do exist, they would be required to meet any remediation requirements prior to grading.

- 2) Describe existing hazardous chemicals/conditions that might affect project**

development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

The proposed ordinance is a nonproject action with no specific site or location. Sites with hazardous chemicals/conditions may exist within North Highline and development could be proposed on them that is subject to the proposed ordinance. If hazardous chemicals/conditions are found to exist on projects needed to comply with this proposal, development would be subject to existing federal, state, and local regulations regarding chemical hazards and liquid and gas transmission pipelines.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Although the proposed ordinance is a nonproject action that would not include the storage, use, or production of any toxic or hazardous chemicals, development projects subject to the proposed ordinance could require the use of toxic or hazardous chemicals, such as gasoline or diesel fuel, to operate construction equipment. Individual development projects would be required to store, use, and produce any toxic or hazardous chemicals, such as cleaning supplies, in accordance with applicable laws and regulations.

4) Describe special emergency services that might be required.

The proposed ordinance is a nonproject action that would not have any direct impacts, and implementation of the proposed ordinance is not anticipated to generate any additional special emergency services for the development projects to which it would apply.

5) Proposed measures to reduce or control environmental health hazards, if any:

The proposed ordinance is a nonproject action that would not have any direct impact on the environment nor create environmental health hazards. No measures to reduce or control environmental health hazards are proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The proposed ordinance is a nonproject action with no specific site or location that can be evaluated for existing noise levels. Various types of noise exist in the areas where the proposed ordinance could apply, including noise from traffic, operation of equipment, and more. These noise sources are not anticipated to affect implementation of the proposed ordinance.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The level of construction noise is not anticipated to be altered as a result of these proposed standards. The level of construction noise will not be affected if these standards are approved. The proposed standards do not affect the underlying zoning and development potential, hence magnitude of construction. All future development must comply with King County Code Section 12.86 Noise.

These proposed standards do not change underlying zoning and land use classifications, nor do they change the allowed uses. There are minor recommended density and dimension changes recommended, specifically setbacks and impervious surface, but it is not anticipated these changes will affect noise.

3) Proposed measures to reduce or control noise impacts, if any:

The proposed ordinance is a nonproject action that would not have any direct noise impacts. As such, no measures to reduce or control potential noise impacts are proposed.

The level of construction noise is not anticipated to be altered as a result of these proposed standards. The proposed standards do not affect the underlying zoning and development potential, hence magnitude of construction. All future development must comply with King County Code Section 12.86 Noise.

These proposed standards do not change underlying zoning and land use classifications, nor do they change the allowed uses. There are minor recommended density and dimension changes recommended, specifically setbacks and impervious surface, but it is not anticipated these changes will affect noise.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The proposed ordinance is a nonproject action with no specific site or location and would not have any direct impacts on the current land uses on nearby or adjacent properties. As a whole, North Highline is predominantly residential land use, in particular the areas west of State Route 509. The Comprehensive Plan predominantly designates the land use in North Highline for medium- to high-density residential development. Over 80% of North Highline land is zoned residential, with the majority at R-6 (residential, six dwelling units per acre). Commercial land use designations apply to less than 10% of the overall land. Industrial-zoned land represents 13% of the area and is located primarily between State Route 509 and the Duwamish River.

The proposed ordinance would not change or impact current land use designations or zoning classifications in unincorporated King County. The proposed ordinance does not change the uses allowed on properties in the King County Code land use tables. The proposed ordinance addresses site layout, vegetation, circulation, and aesthetics on individual sites, which do not affect land uses on adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The proposed ordinance is a nonproject action with no specific site or location and would not have any direct impacts to working farmlands or forestlands. There are no working farmland or forestlands in North Highline. Historically farmland and forestlands were present, but most of North Highline has been urban and suburban since the area became a suburb for the shipyards and nearby Boeing Airplane Company during World War II.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposed ordinance is a nonproject action that would not directly affect or be affected by the normal business operations of working farmland or forestland. There are no working farmland or forestlands in

North Highline.

c. Describe any structures on the site.

Although the proposed ordinance is a nonproject action with no specific site within North Highline, various structures are located on parcels within North Highline King County, where the proposed design standards would apply.

d. Will any structures be demolished? If so, what?

Although the proposed ordinance is a nonproject action that would not directly result in any demolition, existing structures may be demolished as part of a development project that would be subject to the proposed ordinance. The nature of and extent to which those structures could be demolished is relative to current market conditions and would be subject to all existing applicable regulations, specifically King County Code Title 16 Building and Construction Standards.

All demolitions associated with projects complying with the proposed ordinance would occur on commercial, mixed-use, and multifamily development six dwelling units or more at the following zones: Urban Residential 12, 18, 24 and 48; Neighborhood Business; Community Business; Regional Business and Office.

e. What is the current zoning classification of the site?

Although the proposed ordinance is a nonproject action with no specific site or location, development projects subject to the proposed ordinance could occur in any zoning classification that allows the construction of commercial, mixed-use, and multifamily development six dwelling units or more at the following zones: Urban Residential 12, 18, 24 and 48; Neighborhood Business; Community Business; Regional Business and Office. Special District Overlays that may apply to developments complying with the proposed ordinance are SO-090 Economic Redevelopment and SO-100 Commercial/Industrial.

f. What is the current comprehensive plan designation of the site?

Although the proposed ordinance is a nonproject action with no specific site or location, development projects subject to the proposed ordinance would occur in any land use designation that allows the construction of commercial, mixed-use, and multifamily buildings within North Highline, including: Unincorporated Activity Center, Community Business Center, Commercial Outside of Centers, Neighborhood Business Center, and Urban Residential-Medium Density and High Density.

g. If applicable, what is the current shoreline master program designation of the site?

Although the proposed ordinance is a nonproject action with no specific site or location, North Highline includes a shoreline of the Duwamish River with a Shoreline Master Program designation of High Intensity Shoreline. Individual development projects subject to the proposed ordinance that occurs within or proximate to the County's shoreline jurisdiction would need to comply with all elements the County's shoreline master program. The shoreline master program is a Washington State mandated regulation, these regulations supersede all local regulations including the proposed ordinance.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Although the proposed ordinance is a nonproject action with no specific site or location, portions of North Highline are classified as critical areas where a development project could be proposed that would be subject to the proposed ordinance. Specifically, King County Code designates the following as critical

areas in North Highline: landslide hazard areas, flood hazard areas, seismic hazard areas, critical aquifer recharge areas, wetlands and wetland buffers, and aquatic areas.

i. Approximately how many people would reside or work in the completed project?

The proposed ordinance is a nonproject action that would not directly result in a completed project where people would reside or work. Individual development projects that are subject to the proposed ordinance would have employees or residents, or both. The number of persons living or working in the subject buildings would depend on the individual land uses, square footages, and regulations affecting those individual development projects.

j. Approximately how many people would the completed project displace?

Although the proposed ordinance is a nonproject action and would not directly result in any displacement, it is possible that development projects subject to the proposed ordinance could result in displacement. However, implementation of the proposed ordinance is not anticipated to affect the likelihood of displacement. Proposed provisions within the ordinance allow for businesses that have existed in North Highline five years or more, residents who have lived in North Highline five years or more and non-profit organizations to be exempt from these regulations, lessening development costs to mitigate for displacement.

Also, developer bonus for provision of community amenities program is proposed, where developers may pay an in lieu fee for additional commercial density. The funds received from the in lieu fee will be dedicated to a Local Business Support Fund, to help existing local businesses in North Highline and assist residents in starting businesses. This is a measure to help mitigate commercial displacement.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Proposed provisions within the ordinance allow for businesses that have existed in North Highline five years or more, residents who have lived in North Highline five years or more, and non-profit organizations to be exempt from these regulations, lessening development costs to mitigate for displacement.

Also, developer bonus for provision of community amenities program is proposed, where developers may pay an in lieu fee for additional commercial density. The funds received from the in lieu fee will be dedicated to a Local Business Support Fund, to help existing local businesses in North Highline and assist residents in starting businesses. This is a measure to help mitigate commercial displacement.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed ordinance was drafted to be compatible with existing and projected land uses and plans, including:

- King County Comprehensive Plan;
- King County Development Regulations;
- North Highline Subarea Plan – Public Review Draft and its associated land use and zoning map amendments;
- North Highline and Skyway-West Hill Inclusionary Housing Ordinance; and

Compatibility was ensured through review of these works and coordination with project and program leads.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The proposed ordinance is a nonproject action and would not directly impact agricultural and forest lands of long-term commercial significance. There are no agricultural or forest lands of long-term commercial significance in North Highline. No measures to reduce or control impacts to such lands are proposed.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Although the proposed ordinance is a nonproject action that will not have direct impacts to housing, the development of a project that would be subject to the proposed ordinance would not result in any additional units of housing above what might occur under existing or future code. A density bonus is proposed, but it is for commercial density only, not residential

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Neither the proposed ordinance itself nor the development allowed under the ordinance would result in any greater elimination of housing than what might occur if the ordinance were not adopted. A density bonus is proposed, but it is for commercial density only, not residential

c. Proposed measures to reduce or control housing impacts, if any:

No measures to reduce or control housing impacts are proposed.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The proposed ordinance is a nonproject action that does not directly involve the construction of any structures and does not regulate or change the height requirements of any structures. The height and any exterior building material of any development project subject to the proposed ordinance will be subject to the density and dimensional standard regulations found in K.C.C. 21A.12.030 and 21A.12.040, which range in base maximum height from 35 to 80 feet allowed currently in the zones where this proposed ordinance applies.

Principal exterior building materials are indirectly regulated in a section of the proposed ordinance that covers building design. Specific materials are not required, but exterior building features such as entry ways, building modulation, the building's relationship to the block, and overall architectural that fits the site context are regulated. The intent of these provisions is to promote designs that are both high quality and fit the context of the community and physical surroundings.

b. What views in the immediate vicinity would be altered or obstructed?

The proposed ordinance is a nonproject action that would not have any direct impacts to views. Any development projects subject to the proposed ordinance would not result in the alteration or obstruction of any views to a greater degree than any other development allowed under existing regulations unless one considers the development site itself as part of the view. New and substantially improved developments

complying with this ordinance are required to comply with provisions that address the following: site design, frontages, the public realm, stormwater and landscape, building form, distinctive identity and safety. The intent of these provisions is to promote designs that are both high quality and fit the context of the community and physical surroundings.

c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed ordinance is a nonproject action that is anticipated to have a positive effect on the aesthetics of North Highline. Any development projects subject to the proposed ordinance would not result in the alteration or obstruction of any views to a greater degree than any other development allowed under existing regulations unless one considers the development site itself as part of the view. New and substantially improved developments complying with this ordinance are required to comply with provisions that address the following: site design, frontages, the public realm, stormwater and landscape, building form, distinctive identity and safety. The intent of these provisions is to promote designs that are both high quality and fit the context of the community and physical surroundings.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The proposed ordinance is a nonproject action that would not directly cause any light or glare. Development projects subject to the proposed ordinance would need to comply with lighting standards that include general lighting design, lighting along the portions of development adjacent to streets, and lighting in parking lots. These provisions are not anticipated to cause additional light and glare beyond the development site, but to promote best practice standards, minimize light pollution and promote safety at night.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The proposed ordinance is a nonproject action that would not have any direct impacts. Any development projects subject to the proposed ordinance would have to comply with existing development regulations, including any related to light and glare.

c. What existing off-site sources of light or glare may affect your proposal?

The proposed ordinance is a nonproject action with no specific site or location. Various off-site sources of light or glare exist throughout North Highline. It is unlikely that any development projects subject to the proposed ordinance would be impacted by any off-site sources.

d. Proposed measures to reduce or control light and glare impacts, if any:

The proposed ordinance is a nonproject action that would not directly cause any light or glare. Development projects subject to the proposed ordinance would need to comply with lighting standards that include general lighting design, lighting along the portions of development adjacent to streets, and lighting in parking lots. These provisions are not anticipated to cause additional light and glare beyond the development site.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

The proposed ordinance is a nonproject action with no specific site or location. A variety of designated and informal recreational opportunities exist in North Highline where the proposed ordinance would apply, including Dick Thurnau Park, Steve Cox Memorial Park, North Shorewood Park, White Center Neighborhood Pond, Seola Pond, White Center Heights Park White Center Bike playground and other parks.

d. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed ordinance is a nonproject action that would not directly displace any existing recreational uses. The ordinance would not result in a greater displacement of recreational uses than what may otherwise occur under current code.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The proposed ordinance is a nonproject action affecting future development and redevelopment on private lands that would not have any direct impacts to recreation; no measures to reduce or control impacts on recreation are proposed. The proposed ordinance is recommending the portions of developments that abut public lands to promote the public realm by employing such provisions as streetscape improvements, better circulation, creation of public space and supporting activity in the public realm.

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

The proposed ordinance is a nonproject action with no specific site or location. A variety of buildings, structures and sites within North Highline are listed or eligible for listing in national, state, or local preservation registers, and are potentially on sites where development projects could be proposed that are subject to the proposed ordinance. The “Survey & Inventory of Historic Resources in White Center” report prepared for the White Center Community Development Association and the King County Historic Preservation Program in 2003 identified and documented forty-seven buildings of potential historic significance. These buildings are associated with two distinct periods in the growth and physical development of White Center: The Highland Park and Lake Burien Railway period (1912 -1933) and the Post-World War II development period (1945 - 1959). Such developments would be required to comply with all federal, state, and local regulations related to historic and cultural resources. The proposed ordinance is intentionally written so that designs of new structures support the retention of White Center’s unique historic physical character that results from these forty-seven buildings.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

The proposed ordinance is a nonproject action with no specific site or location. However, landmarks, features, and other evidence of Indian or historic use or occupation exist throughout this area, and potentially on sites where development projects could be proposed that are subject to the proposed ordinance, as North Highline is the ancestral lands of the Duwamish People. Such projects would continue to be required to comply with federal, state, and local rules related to historic and cultural resources.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The proposed ordinance is a nonproject action that will not have any direct impacts to historic and cultural resources. King County's existing regulations related to cultural and historic resources would apply to any proposed development projects subject to the proposed ordinance. Such requirements could include consultation with tribes and associated agencies as well as use of archaeological surveys, GIS data, and historic maps to assess potential impacts to cultural and historic resources if needed. The tribes are regularly notified during the County's SEPA process for proposed development projects.

A member of the Duwamish Tribe was consulted at the beginning of the project, who also works for the White Center Community Development Association. They voiced concern regarding stormwater quality, restoration of wetlands, daylighting creeks, and other environmental concerns such as clean air. These concerns were common among many community members and addressed in the stormwater and landscape design section of the standards, and in the GreenCenter scoring requirement.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

The proposed ordinance is a nonproject action that will not directly impact cultural or historic resources. However, King County's existing regulations related to avoidance, minimization of, or compensation for loss, changes to, and disturbances to cultural and historic resources would apply to any individual development proposals subject to the proposed ordinance.

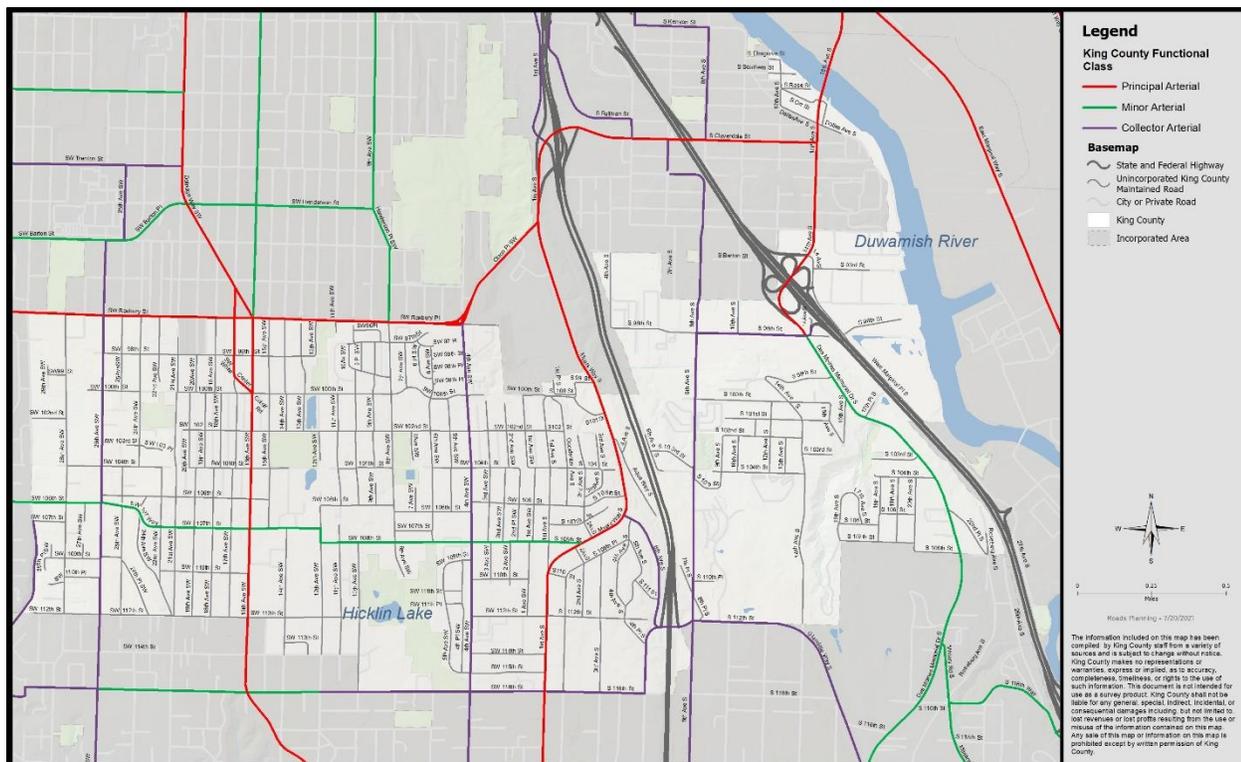
In a broad sense of cultural resources, the proposed process to implement this ordinance intentionally addresses the existing cultural richness of the community through public engagement early in the design process. Emphasis is made on both the context of the specific site and collecting feedback from the community at a meeting prior to development application submittal to create project-specific guidelines to be met, in addition to the standards in this document. In addition, it is proposed that a list of interested parties who represent the community be created, who will be notified of a submitted application to give them chance to provide input to the development reviewer. The intent of this process is to enhance the cultural resources of the community, compensating for any losses from redevelopment.

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The proposed ordinance is a nonproject action with no specific site or location. The proposed ordinance would apply to development project sites that are served by a variety of public streets and highways. North Highline's transportation network includes State Route 509, heavily used arterials such as SW Roxbury Street and 16th Ave NW, neighborhood streets, bus routes, bicycle facilities, paths and sidewalks. North Highline has 125 maintained lane miles of roadway and 30.1 miles of linear sidewalk.

North Highline Road Network Arterial Classification:



b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposed ordinance is a nonproject action with no specific site or location. However, North Highline is served by public transit. Transit routes within North Highline include King County Metro Routes 60, 113, 120 and 128. The RapidRide H Line is expected to start operating, and replace Metro Route 120, in 2022.

A large portion of the properties affected by this proposed ordinance would be within walking distance of the H Line, specifically within a quarter mile or ten minute walk. One of the intents of the proposed ordinance is to promote an environment friendly to those who choose to walk or roll, promoting the use of existing and future public transit.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The proposed ordinance is a nonproject action with no specific site or location. Implementation of the proposed ordinance would not affect the number of parking spaces provided by development projects subject to the proposed ordinance, but the proposed ordinance would alter the location of those parking spaces on a newly developed site. For example, parking spaces would be in the rear or side portions of lots to encourage walkability and improve aesthetics from the street-view. New development may reduce both formal and informal parking areas, but the current parking requirements are not changed because of these standards

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed ordinance is a nonproject action that would not directly involve any roadway, bicycle, or pedestrian improvements and, when applied to individual development projects, is not anticipated to affect any required or proposed improvements to existing roads, streets, or pedestrian or bicycle transportation facilities. No part of the proposed ordinance affects public rights-of-way.

Provisions within the proposed ordinance promote improved circulation for active transportation within sites, including walking space on the portions of development abutting streets, creating of public spaces, and supporting activity near streets, and promoting safety.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposed ordinance a nonproject action that would not have any direct impacts to transportation facilities. However, individual development projects subject to the proposed ordinance may use or occur proximal to water, rail and air transportation.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed ordinance is a nonproject action that would not directly generate any vehicular trips. Development projects subject to the proposed ordinance would likely generate vehicular trips, though the volume of those vehicle trips is unlikely to be greater as a result of implementing the proposed ordinance.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed ordinance will not have any direct impact on the movement of agricultural and forest products on roads or streets in the area, as no active farms, timber, or other resource lands are present in the area.

h. Proposed measures to reduce or control transportation impacts, if any:

The proposed ordinance is a nonproject action that would not have any direct impacts to transportation volumes. No additional measures to reduce or control transportation impacts are proposed. Development projects subject to the proposed ordinance will be subject to existing zoning and development regulations, including, to the extent required, transportation analysis and mitigation.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed ordinance is a nonproject action that would not directly result in an increased need for public services. Development projects subject to the proposed ordinance would need public services to be available at a similar level to what is currently required in the affected zones.

b. Proposed measures to reduce or control direct impacts on public services, if any.

The proposed ordinance is a nonproject action that would not have any direct impacts to public services, so no additional measures to reduce or control impacts on public services are proposed.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

The proposed ordinance is a nonproject action with no specific site or location. A variety of utilities are generally available in North Highline depending on the service area of specific utility providers, the exception being 319 parcels in North Highline with on-site sewage systems out of 5235 total in the subarea.

i. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

The proposed ordinance is a nonproject action that would not have any direct connection to utilities and is not directly connected to a development site on which general construction activities would occur. There is nothing within the proposed ordinance that would change the provision of utility services. All development within North Highline must comply with K.C.C. Title 13.

Development projects subject to the proposed ordinance would require connection to the electrical grid. If such developments needed connection to the electrical grid, the probable utilities providing electrical service would be either Puget Sound Energy (PSE) or Seattle City Light. North Highline is served by two main water districts – Seattle Public Utilities and King County Water District 20. North Highline is served by two main sewer districts – Southwest Suburban Sewer District and Valley View Sewer District. There are a few isolated pockets of unsewered areas within North Highline. There are 319 parcels in North Highline with on-site sewage systems out of 5235 total in the subarea.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____  _____

Name of signee _____ Jesse Reynolds _____

Position and Agency/Organization _____ Principal Subarea Planner _____

Date Submitted: _____ February 23, 2022 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed ordinance would amend existing regulations by adding urban design standards to all commercial, mixed-use, and multifamily development in North Highline, including substantially improved existing buildings as defined in K.C.C. Section 21A.06.1270. Such developments could result in discharges to water and emissions to air in a similar fashion to developments without such standards. These developments will result in little to no production, storage, or release of toxic or hazardous substances. Because these activities would be subject to existing federal, state, and local regulations that would not be amended by the proposed ordinance, new developments under the ordinance are unlikely to increase those impacts above what might otherwise occur under the current code or from other uses allowed in North Highline.

New commercial, mixed-use and multifamily developments would be subject to existing state, local, and federal regulations concerning the protection of and discharge of waste materials to surface waters, including the state's antidegradation standards. These developments would also have to comply with Washington State Department of Ecology and King County Board of Health regulations for water usage and wastewater disposal, which involve discharging water into municipal wastewater systems.

New commercial, mixed-use, and multifamily developments would be unlikely to increase discharges to water; emissions; or the production, storage, or release of toxic or hazardous substances above what might otherwise occur from uses allowed under the former code, as there would be no substantial alteration to the intensity of development allowed, only to aesthetics and site layout.

Usage of new commercial, mixed use, and multifamily facilities could produce noise, but it is not anticipated that this noise would be beyond what would otherwise be allowed under existing regulations.

Proposed measures to avoid or reduce such increases are:

Existing regulations that aim to avoid or reduce increased discharges to water, emissions to air and the production, storage, or release of toxic or hazardous substances, and to limit noise would continue to apply to development projects subject to the proposed ordinance and are not changed by the proposed ordinance. No additional measures to avoid or reduce such impacts are proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

There are numerous plants, animals, fish, and marine life adjacent to and within North Highline, but the proposed ordinance is unlikely to result in activities that would cause a greater impact to these resources than might otherwise occur under the current code because the regulations protecting those resources are not changed by the proposed ordinance.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Existing regulations that protect and conserve plants, animals, fish, and marine life would apply to development projects subject to the proposed ordinance and are not changed by the proposed ordinance, including the County's Shoreline and Critical Areas Code. No additional measures to avoid or reduce such impacts are proposed.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed ordinance is unlikely to result in activities that would cause a significantly greater impact to these resources than might otherwise occur under the former code. The proposed design standards do not expand the impact of potential development that exists with the current underlying zoning in terms of energy and natural resource depletion.

Proposed measures to protect or conserve energy and natural resources are:

Existing regulations that protect and conserve energy and natural resources would apply to development projects subject to the proposed ordinance. Provisions exist within the proposed ordinance to both promote sustainable design solutions and enhance landscaping and stormwater retention beyond what is currently required by code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed ordinance is unlikely to result in activities that would cause a greater impact to environmentally sensitive areas or areas designated as eligible or under study for governmental protection than might otherwise occur under the existing code. Any development project that would be subject to the proposed ordinance would be subject to the same development restrictions concerning environmentally sensitive areas that are currently in place.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Existing regulations that protect such resources would apply to development projects subject to the proposed ordinance and are not changed by the proposed ordinance. Within the GreenCenter provision of the proposed ordinance, developers are given a suite of options to improve landscaping, including planted areas, small plantings, trees, green roofs, vegetated walls, and structures soil systems.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed ordinance does not alter, and is not anticipated to affect, currently allowed land uses or shoreline uses in King County. K.C.C. 21A.08 Permitted Uses is not affected by these standards. The King County Shoreline Master Program supersedes this proposed ordinance, as they are provisions mandated by Washington State.

Proposed measures to avoid or reduce shoreline and land use impacts are:

As the proposed ordinance does not alter currently allowed land uses nor shoreline uses in King County, no measures to avoid or reduce impacts specific to allowed uses or shorelines are proposed. The form of new developments and their relationship to their surroundings and cultural context are proposed to be

considered in a greater capacity than is currently regulated. Below are examples of how sections of the proposed ordinance promote reduction of impacts to the current community.

Intent & Community Values:

This section was developed through reviewing the current form in North Highline, discussions with community members through various means (explained in detail in the Equity Impact Review), including a community selected advisory group, and builds off the efforts with the North Highline Subarea Plan.

Contribute to the Physical and Cultural Context:

How findings from an analysis at the beginning of the project can translate into designs specific to the project.

Site Design:

The arrangement of uses and strictures to best fit the site. Elements include: Integrating Natural Systems, Arranging Buildings and Spaces, Connecting to Circulation Systems, Accessibility and Welcomeness.

Public Realm Design:

The places on a site that would be accessible to everyone, where people can move comfortably, spent time and gather. Elements include: Streetscape, Creating Spaces for the Public, Supporting Activity in the Public Realm.

Stormwater and Landscape Design:

Addressing the greening of North Highline through landscape requirements on private developments. This would be done in addition to complying with the King County Surface Water Design Standards.

Design for Distinctive Identity:

Addressing the current unique character of White Center and surrounding areas and allowing for cultural expression that represents the current community.

Design for a Safe and Welcoming Neighborhood:

To enhance the safety and welcoming feeling of the neighborhood, both during day and night.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposed ordinance is not anticipated to increase demand on public transportation or government-provided services in North Highline. The proposed design standards do not increase the impact of potential development beyond what exists under current zoning.

Proposed measures to reduce or respond to such demand(s) are:

The proposed design standards do not expand the impact of potential development that exists with the current zoning in terms of transportation, public services and utilities. No measures are proposed to reduce such demands.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed ordinance is consistent with local, state, and federal law requirements for the protection of the environment. Existing regulations related to the protection of the environment, including the County's Critical Areas Code, Shoreline Master Program, King County Code (particularly development regulations such as Title 9 Surface Water Management, Title 10 Solid Waste, Title 13 Water and Sewer Systems,

Title 21A Zoning, and Title 23 Code Compliance), the Clean Air Act, the Clean Water Act, and others, are not amended by the proposed ordinance. These regulations would still apply to development projects subject to the proposed ordinance in unincorporated King County.