



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19687

Proposed No. 2022-0265.3

Sponsors Perry and McDermott

1 AN ORDINANCE relating to development regulations in
 2 North Highline; amending Ordinance 17841, Section 5, as
 3 amended, and K.C.C 20.20.030, Ordinance 19146, Section
 4 48, as amended, and K.C.C 21A.12.030 and Ordinance
 5 17539, Section 34, as amended, and K.C.C 21A.12.040,
 6 adding new sections to K.C.C. chapter 21A.06, and adding
 7 a new chapter to K.C.C. Title 21A.

8 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

9 **SECTION 1. Findings:**

10 A. The North Highline Community Service Area Subarea Plan was adopted in
11 Ordinance 19555.

12 B. Policy NH-13 called for urban design standards for nonresidential,
13 multifamily, and mixed-use development in North Highline, to "enrich the area's urban
14 form and character."

15 C. The urban design standards adopted in this ordinance implement policy NH-
16 13 and provide clear and objective development regulations regarding the exterior design
17 of buildings in North Highline. The design review process established in this ordinance
18 is integrated with the existing permit review process for new and substantially improved
19 development.

20 **SECTION 2.** Ordinance 17841, Section 5, as amended, and K.C.C 20.20.030 are

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21 hereby amended to read as follows:

22 A.1. Except as otherwise provided in subsection A.2. of this section, before filing
23 a permit application, the applicant shall contact the department to schedule a presubmittal
24 project review to discuss the application requirements with the applicant and provide
25 comments on the development proposal. The department shall credit any fees charged
26 for the presubmittal project review towards the permit application fees provided for in
27 K.C.C. Title 27.

28 2. A presubmittal project review is not required for over-the-counter permits or
29 for proposals that require a mandatory preapplication conference under subsection B. of
30 this section.

31 B. Before filing a permit application requiring a Type 2, 3, or 4 decision, or a
32 Type 1 land use decision required to comply with the North Highline urban design
33 standards in K.C.C. chapter 21A.xx (the chapter established in section 8 of this
34 ordinance), the applicant shall contact the department to schedule a preapplication
35 conference, which shall be held before filing the application. The purpose of the
36 preapplication conference is to review and discuss the application requirements with the
37 applicant and provide comments on the development proposal. The preapplication
38 conference shall be scheduled by the department, at the request of an applicant, and shall
39 be held within approximately thirty days from the date of the applicant's request. The
40 department shall assign a project manager following the preapplication conference. The
41 director may waive the requirement for a preapplication conference if the director
42 determines the preapplication conference is unnecessary for review of an application.
43 Nothing in this section shall be interpreted to require more than one preapplication

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44 conference or to prohibit the applicant from filing an application if the department is
 45 unable to schedule a preapplication conference within thirty days following the
 46 applicant's request.

47 C. Information presented at or required resulting from the preapplication
 48 conference shall be valid for a period of one year following the preapplication
 49 conference. An applicant wishing to submit a permit application more than one year
 50 following a preapplication for the same permit application shall be required to schedule
 51 another preapplication conference.

52 D. At or subsequent to a preapplication conference, the department may issue a
 53 preliminary determination that a proposed development is not permissible under
 54 applicable county policies or regulatory enactments. In that event, the applicant shall
 55 have the option to appeal the preliminary determination to the hearing examiner in the
 56 manner provided for a Type 2 permit, as an alternative to proceeding with a complete
 57 application. Mailed and published notice of the appeal shall be provided for as in K.C.C.
 58 20.20.060.H. and I.

59 SECTION 3. Ordinance 19146, Section 48, as amended, and K.C.C 21A.12.030
 60 are hereby amended to read as follows:

61 A. Densities and dimensions - residential and rural zones.

STANDARDS	RURAL				RESIDENTIAL								
	RA- 2.5	RA- 5	RA- 10	RA- 20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48
Dwelling	du/ac	du/ac	du/ac	du/ac	du/ac	du/	du/	du/ac	du/ac	du/ac	du/ac	du/ac	du/ac

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Unit/Acre (15) (28)					(21)	ac	ac (6)						
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/ac (20)						6 du/ ac (22) 8 du/ ac (27)	9 du/ac 12 du/ac (27)	12 du/ac (27)	18 du/ac (27)	27 du/ac (27)	36 du/ac (27)	72 du/ac (27)
Minimum Density: (2)							85% (12) (18) (23)	85% (12) (18)	85% (12) (18)	80% (18)	75% (18)	70% (18)	65% (18)
Minimum Lot Area (13)	1.875 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8) <u>(30)</u>	10 ft (8) <u>(30)</u>	10ft (8) <u>(30)</u>	10 ft (8) <u>(30)</u>
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10) <u>(30)</u>	5 ft (10) <u>(30)</u>	5 ft (10) <u>(30)</u>	5 ft (10) <u>(30)</u>

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Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	60 ft	60 ft	60 ft	60 ft
Maximum Height	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	30 ft (25b) 75 ft (4)	45 ft (14) 30 ft (25b) 75 ft (4)	45 ft (14) 30 ft (25b) 75 ft (4)	75 ft (4)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25% (11) (19) (26)	20% (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26) <u>(30)</u>	85% (26) <u>(30)</u>	85% (26) <u>(30)</u>	90% (26) <u>(30)</u>

62 B. Development conditions.

63 1. This maximum density may be achieved only through the application of:

64 a. residential density incentives in accordance with K.C.C. chapter 21A.34 or

65 transfers of development rights in accordance with K.C.C. chapter 21A.37, or any

66 combination of density incentive or density transfer; or

67 b. ~~((F))~~for properties within the Skyway-West Hill or North Highline

68 community service area subarea geographies, only as provided in the inclusionary

69 housing regulations in K.C.C. chapter 21A.48.

70 2. Also see K.C.C. 21A.12.060.

71 3. These standards may be modified under the provisions for zero-lot-line and

72 townhouse developments.

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73 4.a. Portions of a structure may exceed the base height if one additional foot of
74 street and interior setback is provided for each foot above the base height limit. The
75 following restrictions apply:

76 (1) for netting or fencing and support structures for the netting or fencing
77 used to contain golf balls in the operation of golf courses or golf driving ranges, the
78 maximum height shall not exceed seventy-five feet, except for recreation or multiuse
79 parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a
80 golf ball trajectory study requires a higher fence. All such netting, fencing, and support
81 structures are exempt from the additional interior setback requirement, regardless of
82 whether located in a recreation or multiuse park;

83 (2) properties within the Skyway-West Hill or North Highline community
84 service area subarea geographies shall not increase height through this method; and

85 (3) for all other structures, the maximum height achieved through this method
86 shall not exceed seventy-five feet.

87 b. Accessory dwelling units and accessory living quarters shall not exceed base
88 heights, except that this requirement shall not apply to accessory dwelling units
89 constructed wholly within an existing dwelling unit.

90 5. Applies to each individual lot. Impervious surface area standards for:

91 a. Regional uses shall be established at the time of permit review;

92 b. Nonresidential uses in rural area and residential zones shall comply with
93 K.C.C. 21A.12.120 and 21A.12.220;

94 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand
95 seventy-six square feet in area shall be subject to the applicable provisions of the nearest

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96 comparable R-6 or R-8 zone; and

97 d. A lot may be increased beyond the total amount permitted in this chapter

98 subject to approval of a conditional use permit.

99 6. Mobile home parks shall be allowed a base density of six dwelling units per
100 acre.

101 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand
102 square feet in area.

103 8. At least twenty linear feet of driveway shall be provided between any garage,
104 carport, or other fenced parking area and the street property line. The linear distance
105 shall be measured along the center line of the driveway from the access point to such
106 garage, carport, or fenced area to the street property line.

107 9.a. Residences shall have a setback of at least one hundred feet from any
108 property line adjoining A, M₂ or F zones or existing extractive operations. However,
109 residences on lots less than one hundred fifty feet in width adjoining A, M₂ or F zones or
110 existing extractive operations shall have a setback from the rear property line equal to
111 fifty percent of the lot width and a setback from the side property equal to twenty-five
112 percent of the lot width.

113 b. Except for residences along a property line adjoining A, M₂ or F zones or
114 existing extractive operations, lots between one acre and two and one-half acres in size
115 shall conform to the requirements of the R-1 zone and lots under one acre shall conform
116 to the requirements of the R-4 zone.

117 10.a. For developments consisting of three or more single-detached dwellings
118 located on a single parcel, the setback shall be ten feet along any property line abutting

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119 R-1 through R-8, RA₂ and UR zones, except for structures in on-site play areas required
120 in K.C.C. 21A.14.190, which shall have a setback of five feet.

121 b. For townhouse and apartment development, the setback shall be twenty feet
122 along any property line abutting R-1 through R-8, RA₂ and UR zones, except for
123 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback
124 of five feet, unless the townhouse or apartment development is adjacent to property upon
125 which an existing townhouse or apartment development is located.

126 11. Lots smaller than one-half acre in area shall comply with standards of the
127 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or
128 larger, the maximum impervious surface area allowed shall be at least ten thousand
129 square feet. On any lot over one acre in area, an additional five percent of the lot area
130 may be used for buildings related to agricultural or forestry practices. For lots smaller
131 than two acres but larger than one-half acre, an additional ten percent of the lot area may
132 be used for structures that are determined to be medically necessary, if the applicant
133 submits with the permit application a notarized affidavit, conforming with K.C.C.
134 21A.32.170A.2.

135 12. For purposes of calculating minimum density, the applicant may request that
136 the minimum density factor be modified based upon the weighted average slope of the
137 net buildable area of the site in accordance with K.C.C. 21A.12.087.

138 13. The minimum lot area does not apply to lot clustering proposals as provided
139 in K.C.C. chapter 21A.14.

140 14. This maximum height is only allowed as follows:

141 a. in R-6 and R-8 zones, for a building with a footprint built on slopes

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142 exceeding a fifteen percent finished grade; and

143 b. in R-18, R-24, and R-48 zones:

144 (1) for properties within the Skyway-West Hill or North Highline community
145 service area subarea geographies, only if meeting the requirements of K.C.C. chapter
146 21A.48; or

147 (2) for all other properties, using residential density incentives and transfer of
148 density credits in accordance with this title.

149 15. Density applies only to dwelling units and not to sleeping units.

150 16. Vehicle access points from garages, carports or fenced parking areas shall
151 be set back from the property line on which a joint use driveway is located to provide a
152 straight line length of at least twenty-six feet as measured from the center line of the
153 garage, carport or fenced parking area, from the access point to the opposite side of the
154 joint use driveway.

155 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to
156 be clustered if the property is located within or contains:

157 (1) a floodplain;

158 (2) a critical aquifer recharge area;

159 (3) a regionally or locally significant resource area;

160 (4) existing or planned public parks or trails, or connections to such facilities;

161 (5) a category type S or F aquatic area or category I or II wetland;

162 (6) a steep slope; or

163 (7) an urban separator or wildlife habitat network designated by the

164 Comprehensive Plan or a community plan.

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165 b. The development shall be clustered away from critical areas or the axis of
166 designated corridors such as urban separators or the wildlife habitat network to the extent
167 possible and the open space shall be placed in a separate tract that includes at least fifty
168 percent of the site. Open space tracts shall be permanent and shall be dedicated to a
169 homeowner's association or other suitable organization, as determined by the director,
170 and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and
171 designated urban separators shall be placed within the open space tract to the extent
172 possible. Passive recreation, with no development of recreational facilities, and natural-
173 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

174 18. See K.C.C. 21A.12.085.

175 19. All subdivisions and short subdivisions in R-1 and RA zones within the
176 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
177 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
178 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East
179 Sammamish Community Planning Area that drains to Patterson Creek shall have a
180 maximum impervious surface area of eight percent of the gross acreage of the plat.
181 Distribution of the allowable impervious area among the platted lots shall be recorded on
182 the face of the plat. Impervious surface of roads need not be counted towards the
183 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the
184 more restrictive shall be required.

185 20. This density may only be achieved on RA 2.5 zoned parcels receiving
186 density from rural forest focus areas through a transfer of density credit pursuant to
187 K.C.C. chapter 21A.37.

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188 21. Base density may be exceeded, if the property is located in a designated
189 rural city urban growth area and each proposed lot contains an occupied legal residence
190 that predates 1959.

191 22.a. The maximum density is four dwelling units per acre for properties zoned
192 R-4 when located in the Rural Town of Fall City.

193 b. For properties within the Skyway-West Hill or North Highline community
194 service area subarea geographies, only as provided in the inclusionary housing
195 regulations in K.C.C. chapter 21A.48.

196 23. The minimum density requirement does not apply to properties located
197 within the Rural Town of Fall City.

198 24. The impervious surface standards for the county fairground facility are
199 established in the King County Fairgrounds Site Development Plan, Attachment A to
200 Ordinance 14808* on file at the department of natural resources and parks and the
201 department of local services, permitting division. Modifications to that standard may be
202 allowed provided the square footage does not exceed the approved impervious surface
203 square footage established in the King County Fairgrounds Site Development Plan
204 Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808*,
205 by more than ten percent.

206 25. For cottage housing developments only:

207 a. The base height is twenty-five feet.

208 b. Buildings that have pitched roofs with a minimum slope of six over twelve
209 may achieve a maximum height of thirty feet at the ridge of the roof.

210 26. Impervious surface does not include access easements serving neighboring

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211 property and driveways to the extent that they extend beyond the street setback due to
 212 location within an access panhandle or due to the application of King County Code
 213 requirements to locate features over which the applicant does not have control.

214 27.a. For properties within the Skyway-West Hill or North Highline community
 215 service area subarea geographies, only in accordance with the inclusionary housing
 216 regulations in K.C.C. chapter 21A. 48.

217 b. For all other properties, only in accordance with K.C.C. 21A.34.040.F.1.g.,
 218 F.6. or K.C.C. 21A.37.130.A.2.

219 28. On a site zoned RA with a building listed on the national register of historic
 220 places, additional dwelling units in excess of the maximum density may be allowed under
 221 K.C.C. 21A.12.042.

222 29. Height and setback requirements shall not apply to regional transit authority
 223 facilities.

224 30. Properties within the North Highline community service area subarea
 225 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter
 226 21A.XX (the new chapter created in section 8 of this ordinance).

227 SECTION 4. Ordinance 17539, Section 34, as amended, and K.C.C 21A.12.040
 228 are hereby amended to read as follows:

229 A. Densities and dimensions - resource and commercial/industrial zones.

	RESOURCE				COMMERCIAL/INDUSTRIAL				
STANDARDS	A-10	A-35	F	M	NB	CB	RB	O	I
Base Density:	0.1	.0286	.0125		8 du/ac	48 du/ac	36 du/ac	48 du/ac	

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Dwelling Unit/Acre (19)	du/ac	du/ac	du/ac		(2)	(2)	(2)	(2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac (3) 16 du/ac (15)	72 du/ac (16) 96 du/ac (17)	48 du/ac (3) 72 du/ac (16) 96 du/ac (17)	72 du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acres	35 acres	80 acres	10 acres					
Maximum Lot Depth/Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5) (21)	10 ft (5) (21)	10 ft (5) (21)	10 ft (21)	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) (21) 20 ft (14)	20 ft (7) (21)	20 ft (7) (21)	20 ft (7) (21)	20 ft (7) (8) 50 ft (8)
Base Height	35 ft	35 ft	35 ft	45 ft	45 ft				
Maximum Height	75 ft (10)	75 ft (10)	75 ft (10)	75 ft (10)	45 ft (6) 65 ft (20) 75 ft (10)	60 ft (6) 65 ft (17) 75 ft (10) 80 ft (20)	65 ft (6) 75 ft (10) 85 ft (20)	65 ft (6) 75 ft (10) 85 ft (20)	75 ft (10)
Maximum					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1

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Floor/Lot Ratio: Square Feet									
Maximum	15%	10%	10%		85%	85%	90%	75%	90%
Impervious Surface: Percentage (13)	35%	35%	35%		(21)	(21)	(21)	(21)	

230 B. Development conditions.

231 1. In the RB zone on property located within the Potential Annexation Area of a
232 rural city, this density is not allowed.

233 2. These densities are allowed only through the application of mixed-use
234 development standards and, in the NB zone on property in the urban area designated
235 commercial outside of center, for stand-alone townhouse development.

236 3. These densities may only be achieved:

237 a. for properties within the Skyway-West Hill or North Highline community
238 service area subarea geographies, as provided in the inclusionary housing regulations in
239 K.C.C. chapter 21A. 48; or

240 b. for all other properties, through the application of residential density
241 incentives or transfer of development rights in mixed-use developments and, in the NB
242 zone on property in the urban area designated commercial outside of center, for stand-
243 alone townhouse development. See K.C.C. chapters 21A.34 and 21A.37.

244 4.a. in the F zone, scaling stations may be located thirty-five feet from property
245 lines. Residences shall have a setback of at least thirty feet from all property lines.

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246 b. for lots between one acre and two and one-half acres in size, the setback
247 requirements of the R-1 zone shall apply. For lots under one acre, the setback
248 requirements of the R-4 zone shall apply.

249 c. for developments consisting of three or more single-detached dwellings
250 located on a single parcel, the setback shall be ten feet along any property line abutting
251 R-1 through R-8, RA₂ and UR zones.

252 5. Gas station pump islands shall be placed no closer than twenty-five feet to
253 street front lines.

254 6. This maximum height allowed only for mixed-use developments and for
255 stand-alone townhouse development in the NB zone on property designated commercial
256 outside of center in the urban area.

257 7. Required on property lines adjoining rural area and residential zones.

258 8. Required on property lines adjoining rural area and residential zones for
259 industrial uses established by conditional use permits.

260 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
261 chapter 21A.14 or if meeting the requirements of K.C.C. chapter 21A.48.

262 10. Portions of a structure may exceed the base height if one additional foot of
263 street and interior setback is provided for each foot above the base height. The following
264 restrictions apply:

265 a. for netting or fencing and support structures for the netting or fencing used
266 to contain golf balls in the operation of golf courses or golf driving ranges, the maximum
267 height shall not exceed seventy-five feet. All such netting, fencing, and support
268 structures are exempt from the additional interior setback requirement;

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269 b. properties within the Skyway-West Hill or North Highline community
270 service area subarea planning geographies shall not increase height through this
271 method[;]

272 c. mixed use developments outside the Skyway-West Hill or North Highline
273 community service subarea geographies are not subject to a height restriction when using
274 this method; and

275 d. for all other structures, the maximum height achieved through this method
276 shall not exceed seventy-five feet.

277 11. Applicable only to lots containing less than one acre of lot area.
278 Development on lots containing less than fifteen thousand square feet of lot area shall be
279 governed by impervious surface standards of the nearest comparable R-4 through R-8
280 zone.

281 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

282 13. The impervious surface area for any lot may be increased beyond the total
283 amount permitted in this chapter subject to approval of a conditional use permit.

284 14. Required on property lines adjoining rural area and residential zones unless
285 a stand-alone townhouse development on property designated commercial outside of
286 center in the urban area is proposed to be located adjacent to property upon which an
287 existing townhouse development is located.

288 15.a. For properties within the Skyway-West Hill or North Highline community
289 service area subarea geographies, only as provided in the inclusionary housing
290 regulations in K.C.C. chapter 21A.48.

291 b. For all other properties, only as provided for walkable communities under

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292 K.C.C. 21A.34.040.F.8. well-served by transit or for mixed-use development through the
293 application of rural area and residential density incentives under K.C.C.

294 21A.34.040.F.1.g.

295 16.a. For properties within the Skyway-West Hill or North Highline community
296 service area subarea geographies, only as provided in the inclusionary housing
297 regulations in K.C.C. chapter 21A.48.

298 b. For all other properties, only for mixed-use development through the
299 application of residential density incentives under K.C.C. chapter 21A.34 or the transfer
300 of development rights under K.C.C. chapter 21A.37. In the RB zone on property located
301 within the Potential Annexation Area of a rural city, this density is not allowed.

302 17.a. For properties within the Skyway-West Hill or North Highline community
303 service area subarea geographies, only as provided in the inclusionary housing
304 regulations in K.C.C. chapter 21A.48.

305 b. For all other properties, only for mixed-use development through the
306 application of residential density incentives under K.C.C. chapter 21A.34 or the transfer
307 of development rights under K.C.C. chapter 21A.37. Upper-level setbacks are required
308 for any facade facing a pedestrian street for any portion of the structure greater than
309 forty-five feet in height. The upper-level setback shall be at least one foot for every two
310 feet of height above forty-five feet, up to a maximum required setback of fifteen feet.

311 The first four feet of horizontal projection of decks, balconies with open railings, eaves,
312 cornices, and gutters shall be permitted in required setbacks. In the RB zone on property
313 located within the Potential Annexation Area of a rural city, this density is not allowed.

314 18. Required on property lines adjoining rural area and residential zones only

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315 for a social service agency office reusing a residential structure in existence on January 1,
316 2010.

317 19. On a site zoned A with a building designated as a county landmark in
318 accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess
319 of the maximum density may be allowed under K.C.C. 21A.12.042.

320 20. This maximum height allowed only for properties within the Skyway-West
321 Hill or North Highline community service area subarea geographies, if meeting the
322 requirements of K.C.C. chapter 21A.48.

323 21. Properties within the North Highline community service area subarea
324 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter
325 21A.XX (the new chapter created in section 8 of this ordinance).

326 NEW SECTION. SECTION 5. There is hereby added to K.C.C. chapter 21A.06
327 a new section to read as follows:

328 Forecourt: The open area forming an entrance plaza for a single building or
329 several buildings in a group.

330 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 21A.06
331 a new section to read as follows:

332 Midblock connection: An at-grade pedestrian, cycling, or vehicle connection that
333 is accessible to the public and extends through a block, parcel, or lot, and includes but is
334 not limited to a walkway, path, street, or limited access route through public or private
335 land.

336 NEW SECTION. SECTION 7. There is hereby added to K.C.C. chapter 21A.06
337 a new section to read as follows:

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338 Tree canopy spread: Diameter of the tree crown delineated by the outermost
339 branches of the tree.

340 NEW SECTION. SECTION 8. Sections 9 through 19 of this ordinance should
341 constitute a new chapter in K.C.C. Title 21A.

342 NEW SECTION. SECTION 9.

343 A. The North Highline urban design standards are hereby established. The
344 purpose of the North Highline urban design standards is to implement the vision of North
345 Highline for its future as described in the North Highline community service area subarea
346 plan and the intent in subsection B. of this section.

347 B. The intent of the North Highline urban design standards relating to site design,
348 building design, urban form, and neighborhood character include:

349 1. Development is based on an understanding of the physical and cultural
350 context of the neighborhood and the North Highline community service area subarea;

351 2. Development prioritizes compatibility with the existing scale of the
352 neighborhood, walkability, and generous landscaping;

353 3. Development results in a streetscape that is attractive and comfortable for
354 moving through the neighborhood and spending time in it, reflects the character of the
355 neighborhood, and supports neighborhood activities and businesses;

356 4. Development keeps the neighborhood's diversity visible and promotes
357 distinctive, unique designs through architectural features, signage, art, landscape, and
358 amenities such as seating, lighting, and ornament; and

359 5. Stormwater and landscape design connect the urban environment to the
360 natural systems with designs that are both functional and beautiful.

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361 NEW SECTION. SECTION 10.

362 A. This chapter only applies to the North Highline community service area

363 subarea as follows:

364 1. All new or substantially improved development in the CB, NB, RB, O, R-12,

365 R-18, R-24, and R-48 zones; and

366 2. Modification to any structure that affects its exterior appearance in the White

367 Center unincorporated activity center land use designation, except for single detached

368 dwelling units.

369 B. New or substantially improved development with less than six dwelling units

370 is exempt from this chapter.

371 C. Where a conflict exists between this chapter and other provisions in this title,

372 this chapter applies.

373 NEW SECTION. SECTION 11.

374 A. A preapplication conference, in accordance with K.C.C. 20.20.030, is required

375 for all projects subject to the North Highline urban design standards. The applicant shall

376 submit the following information to the department with a request to schedule a

377 preapplication conference:

378 1. Questions for department staff;

379 2. A project narrative explaining how the preliminary design addresses the

380 intent of the North Highline urban design standards in section 9 of this ordinance,

381 responds to the context analysis required in subsection A.3. of this section, and meets the

382 design standard requirements in this chapter. The department shall provide a template for

383 the project narrative;

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- 384 3. A context analysis that documents an understanding of the urban form and
385 neighborhood character of the project site. The context analysis shall include:
- 386 a. discussion of neighborhood demographics;
 - 387 b. inventory of historic structures, local businesses, artwork, landmarks, and
388 culturally significant elements, including a map of those features within five hundred feet
389 of the site;
 - 390 c. analysis of the current uses within five hundred feet of the site, including
391 building footprints, existing businesses, private and public lands, and any public
392 facilities;
 - 393 d. location and dimensions of existing public rights-of-way, including streets,
394 sidewalks, and parking areas; landscape features; and drainage elements; and
 - 395 e. identification of street type and frontage type as required by section 12 of
396 this ordinance.
- 397 4. A site plan, which shall include:
- 398 a. location of the property, with a vicinity map showing cross street;
 - 399 b. address, if an address has been assigned;
 - 400 c. parcel number or numbers;
 - 401 d. zoning of parcel or parcels and adjacent parcel or parcels;
 - 402 e. north arrow and scaled dimensions;
 - 403 f. existing and proposed building footprints, with overhangs and projections;
 - 404 g. existing and proposed grade contours;
 - 405 h. site area in square feet or acres of the project site;

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406 i. area of either disturbance or development, or both, including utilities, septic,
407 and internal circulation, as needed;

408 j. existing and proposed easements, including ingress, egress, utilities, or
409 drainage; and

410 k. critical areas and their buffers;

411 l. proposed locations for artwork and neighborhood expression;

412 m. proposed pedestrian amenities and bicycle facilities;

413 n. proposed barrier-free access;

414 o. proposed parking quantity, location, and access point or points;

415 p. proposed landscape concept;

416 q. proposed stormwater design;

417 r. proposed approach to managing waste and recycling;

418 s. quantity, location, and quality of an on-site recreation area, or areas, if
419 proposed;

420 t. phasing, if proposed; and

421 5. A building plan, which shall include:

422 a. architectural intent and proposed building design including elevations,
423 façade details, colors, and materials; and

424 b. proposed building uses.

425 B. After at least one preapplication conference, and before filing an application
426 with the department, the applicant shall hold at least one community meeting in
427 accordance with K.C.C. 20.20.035. In addition to the requirements of K.C.C. 20.20.035,
428 the applicant shall:

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429 1. Create a web-based community input survey to solicit feedback on the
430 proposed development from the North Highline community for twenty-one days. The
431 applicant shall notify via email a list of parties of interest and notify by mail residents
432 within five hundred feet of the site at least one week before the beginning of the feedback
433 period. The department shall establish a template for the web-based community input
434 survey. The web-based community input survey shall:

- 435 a. present the context analysis, preliminary site plan, and preliminary building
436 plan required in subsection A. of this section for solicitation of community feedback;
- 437 b. be capable of accepting community feedback within the webpage; and
- 438 c. be accessible for those who are visually impaired and include translations to
439 the top three non-English languages within North Highline as determined by the
440 department; and

441 2. Provide a list of community meeting attendees and commenters on the
442 community input survey and proof of those who received emailed and mailed notice to
443 the department.

444 C. Preapplication review shall remain open until the applicant has held the
445 required community meeting and the twenty-one-day community input survey window is
446 closed.

447 D. As part of a complete permit application, the applicant shall provide, in
448 addition to that which is required under K.C.C. 20.20.040, the following:

449 1. A memorandum of how the proposal incorporates community feedback. For
450 feedback that was not incorporated into the project, the memorandum shall state why the

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451 input was not addressed. The memorandum shall include an appendix that contains all
452 the community input received by the application; and

453 2. An updated project narrative demonstrating how the proposal addresses the
454 intent of the North Highline urban design standards in section 9 of this ordinance and
455 meets the design standards in this chapter.

456 E. The department shall review the community feedback on the project's design,
457 the project's alignment with the intent of the North Highline urban design standards in
458 section 9 of this ordinance, and the project's consistency with the design standards in this
459 chapter. The department's design review decision shall be made as part of the final
460 decision on the underlying development proposal. Where a modification to a structure
461 requires design review under section 10.A.2. of this ordinance but no other permit is
462 required, the department's design decision shall be a Type 1 land use decision.

463 NEW SECTION. SECTION 12.

464 A. For each street frontage, the street type shall be classified based on the
465 following order:

466 1. Arterial: streets with a classification of principal, minor, or collector arterial,
467 excluding core street as described in subsection A.4. of this section;

468 2. Local mixed use: two-lane, nonarterial streets adjacent to CB, NB, RB, and
469 O zones;

470 3. Local residential: nonarterial streets adjacent to R-12, R-18, R-24, and R-48
471 zones; and

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472 4. Core street: both sides of 16th Avenue Southwest in the White Center
473 unincorporated activity center from Southwest Roxbury Street at the north to Southwest
474 100th Street at the south.

475 B. Where a building or site is located on multiple street frontages:

476 1. The portion of the building facing the higher-order street shall be designated
477 the primary street frontage; and

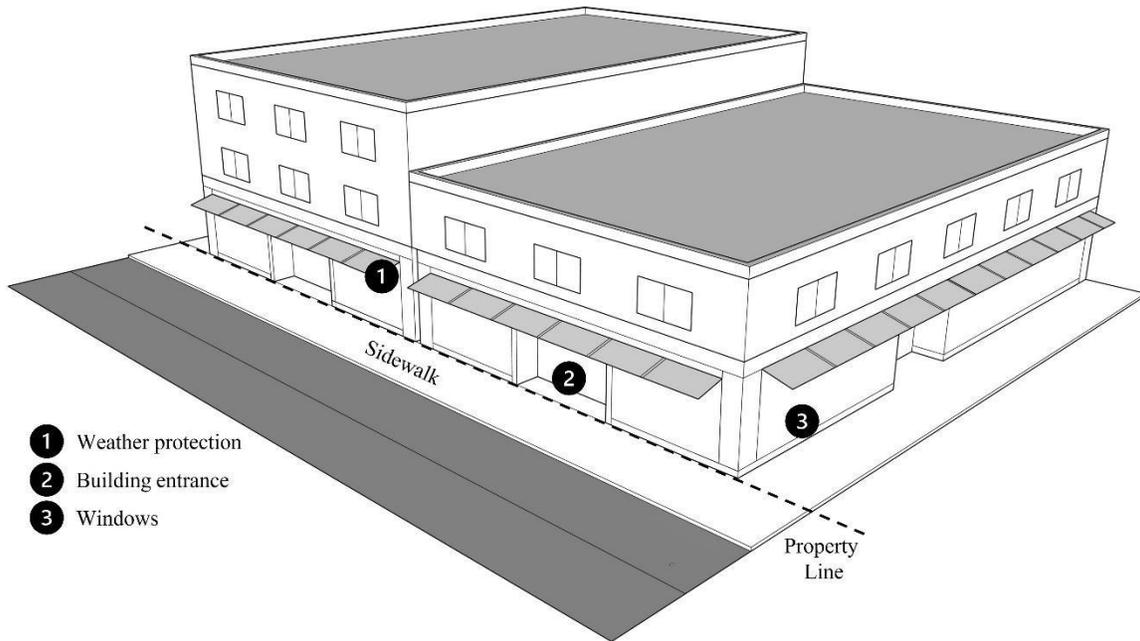
478 2. The portion of the building facing the lower-order street or streets shall be
479 designated the secondary street frontage.

480 C. Based on the street type identified in subsection A. of this section, the
481 following frontage types are allowed:

482 1.a. Main street building frontage: a main street building frontage, an example
483 of which is shown in the figure in subsection C.1.b. of this section, is characterized by a
484 well-articulated, pedestrian-oriented facade that abuts the sidewalk, multiple at-grade
485 building entrances for businesses, and public features that support sidewalk activation.
486 Main street building frontages have substantial glazing on the ground floor and provide
487 weather protection for pedestrians on the sidewalk.

488 b. Main street building frontage figure:

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- 1 Weather protection
- 2 Building entrance
- 3 Windows

489
490

c. Buildings with a main street building frontage are subject to the following:

Allowed street types	Core street, local mixed use.
Setback from property line	0 feet, except as needed to accommodate required amenities.
Weather protection	Weather protection at least 6 feet in depth shall be provided along 75% of the building facade facing a street or pedestrian pathway including building entrances. Weather protection may be in the form of awnings, marquees, canopies, or building overhangs.
Building entrances	Entrances shall be at sidewalk grade, face the street, be provided every 75 feet, or less, and have a transparency of 40%.

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Windows	70% minimum or 60% if ground floor windows are operable. Required window areas shall be transparent and allow views from the building to the street. Reflective, dark, tinted, or textured glass is not permitted.
Surface parking	Not permitted adjacent to a primary or secondary street.

491 d. New and substantially improved buildings that are the main street building
 492 frontage type shall provide at least one of the following amenities near the sidewalk for
 493 every fifty linear feet of street frontage:

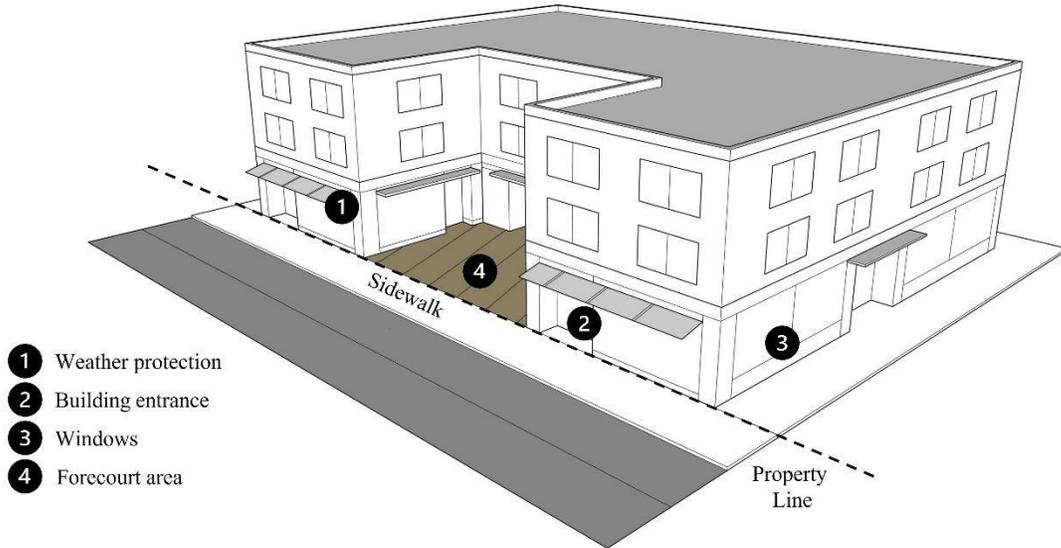
- 494 (1) seating space;
- 495 (2) supplemental area lighting;
- 496 (3) drinking fountain;
- 497 (4) waste receptacle;
- 498 (5) artwork or decorative landmark;
- 499 (6) kiosk suitable for temporary community-oriented notices;
- 500 (7) raised planter;
- 501 (8) bike rack; or
- 502 (9) other amenities appropriate to the space acceptable to the director;

503 2.a. Forecourt building frontage: a forecourt building frontage, an example of
 504 which is shown in the figure in subsection C.2.b. of this section, is characterized by a
 505 well-articulated, pedestrian-oriented façade centered around a plaza or gathering space
 506 that includes a garden, outdoor seating, or other pedestrian amenities. A forecourt is

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507 created by recessing a portion of the facade for a portion of the building frontage. A
 508 forecourt building frontage is suitable for commercial or residential uses.

509 b. Forecourt building frontage figure:



510

511 c. Buildings with a forecourt building frontage are subject to the following:

Allowed street types	Arterial, local mixed use, local residential.
Setback from property line	0 feet.
Weather Protection	Weather protection at least 6 feet in depth shall be provided along 75% of the building facade facing a street or pedestrian pathway including building entrances. Weather protection over the forecourt area is encouraged, but not required. Weather protection may be in the form of awnings,

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	marquees, canopies, or building overhangs.
Building entrances	Entrances shall be provided every 75 feet, or less, and have a transparency of 40%. Entrances abutting a sidewalk must face the street and be at sidewalk grade.
Windows	60% minimum or 55% if ground floor windows are operable. Required window areas shall allow views from the building to the street. Reflective, dark, tinted, or textured glass is not permitted.
Forecourt depth from property line	10 feet minimum; 30 feet maximum.
Forecourt width	20 feet minimum; 50 feet maximum.
Fence	No greater than 3 feet in height; minimum 20% transparent.

- 512 d. New and substantially improved buildings that are the forecourt building
513 frontage type shall provide at least two of the following amenities in the forecourt area:
- 514 (1) seating space;
- 515 (2) supplemental area lighting;
- 516 (3) water feature or decorative drinking fountain;
- 517 (4) waste receptacle;
- 518 (5) artwork or decorative landmark;
- 519 (6) kiosk suitable for temporary community-oriented notices;
- 520 (7) raised planter;

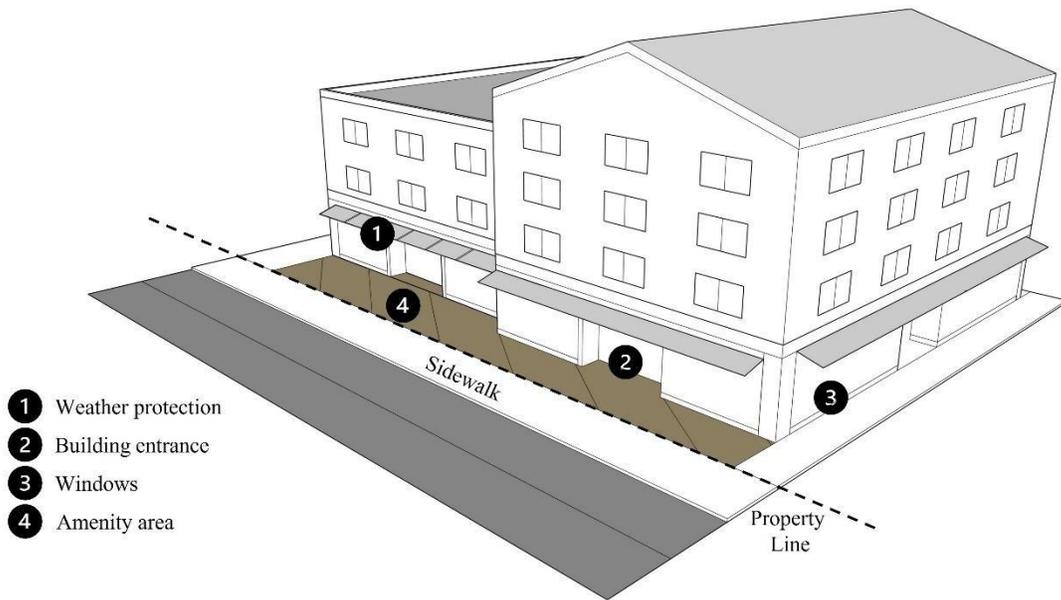
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521 (8) bike rack; or

522 (9) other item appropriate to the space acceptable to the director;

523 3.a. Plaza building frontage: The plaza building frontage, an example of which
 524 is shown in the figure in subsection C.3.b. of this section, is characterized by public space
 525 in the setback area between the building and the property line. The plaza area should
 526 support human activity with amenities such as seating, art, and wayfinding. A plaza
 527 building frontage is suitable for active ground floor uses such as retail, dining, or civic
 528 and cultural uses.

529 b. Plaza building frontage figure:



530

531 c. Buildings with a plaza building frontage are subject to the following:

Allowed street types	Arterial, core street, local mixed use, local residential.
Setback from	5 feet minimum; 25 feet maximum.

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property line	
Weather protection	Weather protection at least 6 feet in depth shall be provided along 75% of the building facade facing a street or pedestrian pathway including building entrances. Weather protection may be in the form of awnings, marquees, canopies, or building overhangs.
Building entrances	Entrances shall be at sidewalk grade, face the street, be provided every 75 feet, or less, and have a transparency of 40%.
Windows	70% minimum or 60% if ground floor windows are operable. Required window areas shall be transparent and allow views from the building to the street. Reflective, dark, tinted, or textured glass is not permitted.

532 d. New and substantially improved buildings that are the plaza building
533 frontage type shall provide at least two of the following amenities between the property
534 line and the building for every fifty linear feet of street frontage:

- 535 (1) seating space;
- 536 (2) supplemental area lighting;
- 537 (3) water feature or decorative drinking fountain;
- 538 (4) waste receptacle;
- 539 (5) artwork or decorative landmark;

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540 (6) kiosk suitable for temporary community-oriented notices;

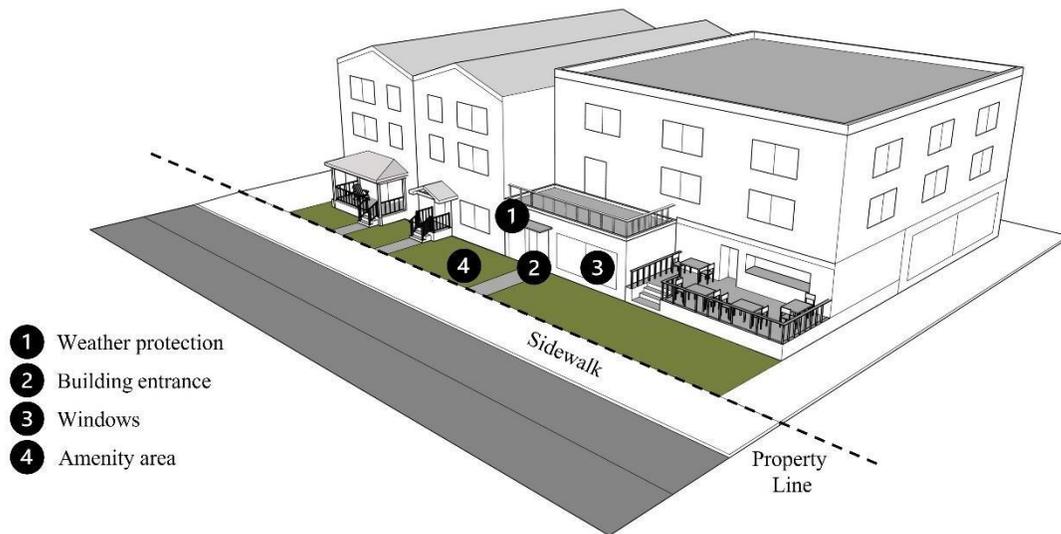
541 (7) raised planter;

542 (8) bike rack; or

543 (9) other item appropriate to the space acceptable to the director;

544 4.a. Porch-stoop-terrace building frontage: the porch-stoop-terrace building
545 frontage, an example of which is shown in the figure in subsection C.4.b. of this section,
546 is characterized by buildings that are set back from the street with a series of highly
547 articulated individual entrances and semi-private landings such as porches, stoops, or
548 terraces. Entrances may be elevated above grade. Landscaping is provided in the setback
549 area between the building and the sidewalk. A porch-stoop-terrace building frontage is
550 suitable for residential uses, service, or office uses.

551 b. Porch-stoop-terrace building frontage figure:



552

553 c. Buildings with a porch-stoop-terrace building frontage are subject to the

554 following:

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Allowed street types	Local mixed use, local residential.
Setback from property line	5 feet minimum; 15 feet maximum.
Weather protection	Building entrances shall be either be covered by an awning or canopy or be covered by being recessed behind the front building facade.
Building entrances	Entrances abutting a sidewalk must face the street and be at sidewalk grade or no more than 5 feet above sidewalk grade; and have a transparency of 20%. Between 25 and 150 square feet of porch area shall be provided per building entrance.
Windows	30% minimum on ground floor. Required window areas shall allow views from the building to the street. Reflective, dark, tinted, or textured glass is not permitted.
Fence	No greater than 3 feet in height; minimum 20% transparent.

555 c. New and substantially improved buildings that are the porch-stoop-terrace
556 building frontage type shall provide at least two of the following amenities between the
557 property line and the building for every fifty linear feet of street frontage:

- 558 (1) seating space;
559 (2) supplemental area lighting;

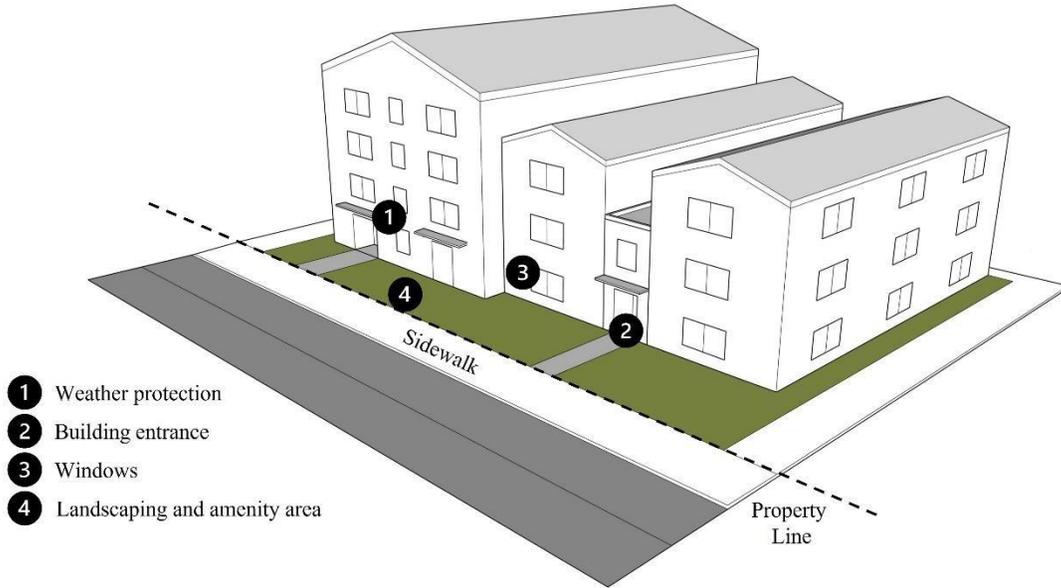
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- 560 (3) water feature or decorative drinking fountain;
- 561 (4) waste receptacle;
- 562 (5) artwork or decorative landmark;
- 563 (6) bike rack; or
- 564 (7) type II or type III landscaping consistent with K.C.C. chapter 21A.16; or
- 565 (8) other item appropriate to the space acceptable to the director; and

566 5.a. Landscape building frontage: a landscape building frontage, an example of
567 which is shown in the figure in subsection C.5.b. of this section, is set back from the
568 property line by a wide landscaped strip between the building and the sidewalk. This
569 frontage type is appropriate along streets where the existing streetscape may not be
570 conducive to pedestrian-oriented ground-floor retail or residential uses, such as where
571 there is no on-street parking or where streets are very wide. Ground floor entries shall
572 still be provided along and connected to the sidewalk.

573 b. Landscape building frontage figure:

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574

575

c. Buildings with a landscape building frontage are subject to the following:

Allowed street types	Arterial, local mixed use, local residential.
Setback from property line	10 feet minimum; 20 feet maximum landscaped setback.
Weather protection	Building entrances shall be either be covered by an awning or canopy or be covered by being recessed behind the front building facade.
Building entrances	At least one building entrance shall be directly connected to a public street with a walkway measuring a minimum of 5 feet wide. A minimum transparency of 40% is required for each primary entry.
Windows	Transparent ground floor windows shall be

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	<p>provided along a minimum of 60% of the ground floor and facades facing public streets. Required window areas shall allow views from the building to the street. Reflective, dark, tinted, or textured glass is not permitted.</p>
<p>Landscaping</p>	<p>10 feet minimum; 20 feet maximum Type II or Type III landscaping consistent with K.C.C. chapter 21A.16.</p>

576 d. New and substantially improved buildings that are the landscape building
 577 frontage type shall provide at least two of the following amenities between the property
 578 line and the building for every fifty linear feet of street frontage:

- 579 (1) seating space;
- 580 (2) supplemental area lighting;
- 581 (3) artwork or decorative landmark;
- 582 (4) water feature or rain garden; or
- 583 (5) other item appropriate to the space acceptable to the director.

584 NEW SECTION. SECTION 13.

585 A. Parking shall be accessed from alleys, where an alley exists. If there is no
 586 alley, parking entries shall prioritize pedestrians by limiting the maximum width to
 587 twenty feet for two-way driveways.

588 B. Developments with over two hundred linear feet on a single street frontage or
 589 two hundred linear feet of total street frontage on properties that abut two parallel streets

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590 shall provide a midblock connection. The route may be through the building interior if
591 the building is open to the public during business hours.

592 C. Developments on corner lots shall either orient a building façade toward the
593 street corner within fifteen feet of the property line or provide pedestrian-oriented space
594 at the corner leading directly to a building entrance or entrances.

595 D. Service areas including loading docks, refuse containers, compactors, and
596 mechanical equipment shall be located and screened to avoid negative visual, auditory,
597 olfactory, or physical impacts on the property and adjacent street frontages. Service areas
598 shall be located within buildings or screened with acceptable materials including brick,
599 concrete block, stone, or wood. Chain-link fencing is not permitted as a screening
600 material.

601 NEW SECTION. SECTION 14.

602 A. Developments subject to the standards of this chapter are required to meet a
603 minimum GreenCenter score of 0.3. If an applicant demonstrates to the director that the
604 existing conditions of the site do not allow for a GreenCenter score of 0.3, the director
605 may modify the requirement.

606 B. The GreenCenter score shall be calculated as follows:

607 1. For each landscape element, multiply the square feet, or equivalent square
608 footage where applicable, by the multiplier provided for that element in subsection C. of
609 this section, according to the following provisions:

610 a. If multiple elements listed in subsection C. of this section occupy the same
611 area, such as groundcover under a tree, count the full square footage or equivalent square
612 footage of each element;

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613 b. Landscaping elements in the right-of-way between the property line and the
614 roadway may be counted, but only if they are approved by the manager of the road
615 services division of the department of local services;

616 c. Elements listed in subsection C. of this section that are provided to satisfy
617 any other requirements of K.C.C. Title 21A may be counted;

618 d. For vegetated walls, use the square footage of the portion of the wall
619 covered by vegetation. All vegetated wall structures shall be constructed of durable
620 materials, provide adequate planting areas for plant health, provide irrigation for the
621 planting areas, and provide appropriate surfaces or structures that enable plant coverage;
622 and

623 e. For small shrubs, small plantings, and grass, square footage is determined by
624 the area of the portion of a horizontal plane that lies under the element.

625 2. Add together all the products calculated under subsection B.1. of this section
626 to determine the GreenCenter numerator; and

627 3. Divide the GreenCenter numerator by the parcel size to determine the
628 GreenCenter score.

629 C. GreenCenter landscape elements and categories:

GreenCenter landscape elements	Multiplier
1. Planted areas	
a. Planted areas with a soil depth of 24 inches or more	0.6

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	b. Bioretention facilities consistent with the bioretention design standards of the Surface Water Design Manual	1.0
2. Small plantings and shrubs		
	a. Groundcovers, grasses, or other plants less than 2 feet tall at maturity	0.1
	b. Medium shrubs or other perennials at least 2 feet tall, but less than 4 feet tall, at maturity (area = number of plants x 9 square feet)	0.3
	c. Large shrubs or other perennials at least 4 feet tall at maturity (area = number of plants x 36 square feet)	0.3
3. Trees		
	a. Trees with tree canopy spread of at least 10 feet, but less than 20 feet (area = number of trees x 75 square feet)	0.3
	b. Trees with tree canopy spread of at least 20 feet, but less than 30 feet (area = number of trees x 250 square feet)	0.5
	c. Trees with tree canopy spread of at least 30 feet (area = number of trees x 350 square feet)	0.7

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d. Preservation of existing trees at least 6 inches in diameter measured 4.5 feet above the ground (area = 20 square feet x inch of tree diameter)	1.0
4. Green roofs	
a. Planted over 2 inches to 4 inches of growth medium	0.2
b. Planted over 4 inches to 8 inches of growth medium	0.3
c. Planted over at least 8 inches of growth medium	0.4
5. Vegetated walls (maximum 500 square feet)	0.2
6. Bonuses	
a. Landscaping that consists entirely of drought-tolerant or native plant species	0.1
b. Landscaping visible from adjacent rights-of-way or public open space	0.1
c. Landscaping for food cultivation	0.2
d. Landscaping that receives at least 50 percent of annual irrigation needs through the use of harvested rainwater or	0.2

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	collected greywater	
	e. Spaces that support sitting or small gatherings	0.2
	f. Landscape requested by the community through the public outreach process	0.2
	g. Landscape that incorporates an educational component, such as signage, displays, or interactive exhibits	0.2

630 NEW SECTION. SECTION 15.

631 A. Lighting design shall promote public safety, encourage visibility throughout
632 the entire site, consider a mature landscape, and minimize light spillover to adjacent
633 properties and illumination of the night sky.

634 B. All public areas shall be illuminated at the following levels:

- 635 1. Building entries shall have up to three foot-candles;
- 636 2. Sidewalks and walkways shall have between one-half foot-candle and one-
637 and-one-half foot-candles; and
- 638 3. Parking areas shall have between one-quarter and three-quarters foot-candles.

639 C. Lighting shall be provided at consistent levels. The lighting uniformity ratio
640 shall not exceed ten-to-one as determined by the minimum lighting level in relation to the
641 average lighting level in a specified area.

642 D. All building lights shall be directed onto the building itself or the ground
643 immediately adjoining the building. Illumination at the property line shall be a maximum
644 of one foot-candle.

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645 E. Parking lot lighting fixtures shall be nonglare and mounted no more than
646 fifteen feet above the ground.

647 F. All lighting fixtures shall be fully shielded, where a solid barrier at the top of
648 the fixture in which the bulb is located blocks all direct uplight.

649 NEW SECTION. SECTION 16.

650 A. Façades with street frontage on new and substantially improved buildings
651 shall be modulated approximately every forty feet. Modulation shall have a depth
652 between three and ten feet and shall be accompanied by at least three of the following
653 architectural measures:

654 1. Change in window patterns at each modulation, such as window size, color,
655 and shape;

656 2. Use of vertical piers or columns;

657 3. Change in roofline or roof style, such as stepped roofs, dormers, gables, or
658 shed roofs, with a vertical modulation of at least twelve inches;

659 4. Change in color and building material or siding style at each modulation;

660 5. Vertical elements such as a vegetated wall or art. Vegetated walls shall count
661 toward the GreenCenter score in section 14 of this ordinance; and

662 6. Change in lighting fixtures at each modulation.

663 B. The director may approve changes to the modulation intervals or other
664 methods that provide architecturally scaled elements not specifically listed in subsection
665 A. of this section. The proposed methods must satisfy the intent of the design standards
666 in section 9 of this ordinance.

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667 C. When balconies are part of the modulation and have a minimum depth of six
668 feet and a minimum area of sixty feet, the minimum depth of modulation shall be two
669 feet.

670 D. The use of stock building plans, typical corporate or franchise designs,
671 regional prototype alternatives, or other designs that are easily identified with a particular
672 chain or corporation, are prohibited. Signs allowed in accordance with K.C.C. chapter
673 21A.20 may be permitted to use stock plans, except on core street types subject to section
674 17 of this ordinance.

675 NEW SECTION. SECTION 17.

676 A. New and substantially improved buildings along the core street type as
677 defined in section 12 of this ordinance shall be in scale with the existing historic building
678 stock of the White Center unincorporated activity center. Where the scale of the new or
679 substantially improved building is larger, techniques such as variations in roof height,
680 vertical columns to break up facades, changes in roof or parapet detail, use of smaller
681 repeating window patterns, use of fascia on the facade, facade articulation, and stepping
682 back or modulating of upper stories shall be used to break up the scale of the building to
683 complement existing patterns.

684 B. New signs for local businesses along the core street type are subject to the
685 following:

686 1. The principal sign of any building or establishment shall be unique and
687 custom-designed. Such signs may include logos, colors, or other brand-identifying
688 elements, but the overall sign shall not be generic or identical to an existing sign within
689 five hundred feet of the business;

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690 2. Multi-lingual signage is encouraged; and

691 3. Flashing or moving images are prohibited.

692 NEW SECTION. SECTION 18.

693 A. The director may waive or modify the application of the standards of this
694 chapter, if, as determined by a notarized letter from a landlord, leasing agreement,
695 affidavit of residency, real estate deed, tax return, or record of filing with the Washington
696 Office of the Secretary of State, the business:

697 1. Has been located in North Highline for at least five years, excluding a
698 franchise with headquarters outside of North Highline;

699 2. Is owned by a person who has lived in North Highline for at least five years,
700 excluding a franchise with headquarters outside of North Highline;

701 3. Is a nonprofit organization that provides community and human services to
702 residents of North Highline; or

703 4. Is located in a structure listed on the National Register of Historic Places as a
704 historic site or designated as a state or King County landmark subject to K.C.C. chapter
705 21A.32.

706 B. The director may waive or modify the application of the standards of this
707 chapter if the development provides affordable dwelling units in accordance with K.C.C.
708 chapter 21A.48 and the director determines that the waiver or modification would result
709 in a development that better meets the intent of the design standards in section 9 of this
710 ordinance.

711 C. The director may waive or modify the application of a design standard in this
712 chapter to a development proposal if the director determines that waiver or modification

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713 would result in a development that better meets the intent of the design standards in
714 section 9 of this ordinance.

715 D. A waiver or modification request shall be submitted in writing by the
716 developer to the director. The request shall identify the proposed design standard
717 requested to be waived or modified, the rationale for why the waiver or modification
718 should be granted, and how the waiver or modification would result in a development
719 that better meets the intent of the design standards in section 9 of this ordinance.

720 NEW SECTION. SECTION 19. The director is authorized to promulgate and
721 adopt administrative rules in accordance with K.C.C. chapter 2.98, to implement and
722 enforce this chapter.

723 SECTION 20.

724 A. The executive shall prepare and transmit a report that evaluates the
725 implementation of the North Highline urban design standards in K.C.C. chapter 21A.xx (the
726 chapter established in section 8 of this ordinance), any recommended changes to the North
727 Highline urban design standards, and the rationale for those recommended changes within
728 one hundred twenty days of four years after the effective date of this ordinance. The report
729 shall include, at a minimum:

730 1. A list of project applications in the North Highline community service area
731 subarea that were submitted, reviewed, and decided, including the date of original submittal,
732 date of complete application, date and type of final decision whether approved or denied,
733 and reason for denial, if applicable;

Ordinance 19687

734 2. A map showing the location of project applications in the North Highline
735 community service area subarea that were approved or denied in the four years after the
736 effective date of this ordinance;

737 3. Pictures of the street-facing building façades for each building constructed in
738 conformance with the North Highline urban design standards;

739 4. A list of all waiver or modification requests submitted under section 18 of this
740 ordinance, including project name, type of waiver or modification request, decision by the
741 director, and rationale for the director's decision;

742 5. Identification of any issues relating to the implementation or enforcement of the
743 North Highline urban design standards;

744 6. Evaluation of how the chapter's implementation implements the vision of North
745 Highline described in the North Highline community service area subarea plan and the
746 intent of the North Highline urban design standards in section 9 of this ordinance; and

747 7. Recommendations for changes to the North Highline urban design standards, if
748 any, and the rationale for the proposed change, for each section of this ordinance, including,
749 but not limited to:

750 a. applicability and intent;

751 b. preapplication requirements including context analysis;

752 c. web-based community input survey and community feedback process;

753 d. complete permit application requirements including community feedback
754 memo and project narrative;

755 e. street frontage types;

756 f. building frontage types and standards;

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757 g. GreenCenter score including elements and multipliers;

758 h. massing and modulation standards; and

759 g. waiver and modification categories.

760 B. The permitting division shall have a public comment period for the draft report
761 described in subsection A. of this section. The public comment period shall last at least
762 sixty days beginning with the date of publication in the newspapers of record. As part of the
763 public comment period, the permitting division shall:

764 1. Publish notice of the draft report's availability in each newspaper of record for
765 the North Highline community service area, including locations where the draft report is
766 available;

767 2. Send notice and request for comment to the White Center community
768 development association;

769 3. Request comments from any developer that has applied for a permit subject to
770 the provisions in this chapter;

771 4. Provide a copy of the draft report at the White Center library and Greenbridge
772 library; and

773 5. Post an electronic copy on the permitting division's website.

774 C. After the public comment period has ended, the permitting division shall prepare
775 a final report, incorporating or responding to the comments received. Within sixty days of
776 the end of the public comment period, the executive shall file a final report and an ordinance
777 that implements any proposed code changes.

778 D. The final report and any proposed legislation shall be filed in the form of an
779 electronic copy with the clerk of the council, who shall retain the original and provide an

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780 electronic copy to all councilmembers, the council chief of staff, and the lead staff for the
781 local services and land use committee, or its successor.

782 SECTION 21. Severability. If any provision of this ordinance or its application

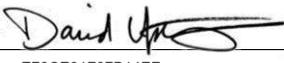
Ordinance 19687

783 to any person or circumstance is held invalid, the remainder of the ordinance or the
784 application of the provision to other persons or circumstances is not affected.

Ordinance 19687 was introduced on 7/12/2022 and passed as amended by the Metropolitan King County Council on 11/7/2023, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

E76CE01F07B14EF...
Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

8DE1BB375AD3422...
Melani Hay, Clerk of the Council

APPROVED this _____ day of 11/14/2023, _____.

DocuSigned by:

4FBCAB8196AE4C6...
Dow Constantine, County Executive

Attachments: None

Certificate Of Completion

Envelope Id: CF01018070FA4CEBBE68C8FF9151FC67	Status: Completed
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Source Envelope:	
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Supplemental Document Pages: 51	Initials: 0
Certificate Pages: 5	Envelope Originator:
AutoNav: Enabled	Cherie Camp
Envelopeld Stamping: Enabled	401 5TH AVE
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	SEATTLE, WA 98104
	Cherie.Camp@kingcounty.gov
	IP Address: 198.49.222.20

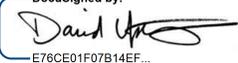
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Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: King County-Council	Location: DocuSign

Signer Events

Dave Upthegrove
dave.upthegrove@kingcounty.gov
Chair
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

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Using IP Address: 67.160.80.216

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Melani Hay
melani.hay@kingcounty.gov
Clerk of the Council
King County Council
Security Level: Email, Account Authentication (None)

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Using IP Address: 198.49.222.20

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Dow Constantine
Dow.Constantine@kingcounty.gov
King County Executive
Security Level: Email, Account Authentication (None)

DocuSigned by:

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Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Kaitlyn Wiggins kwiggins@kingcounty.gov Executive Legislative Coordinator King County Executive Office Security Level: Email, Account Authentication (None) Electronic Record and Signature Disclosure: Not Offered via DocuSign	<div style="border: 2px solid blue; padding: 5px; display: inline-block;">COPIED</div>	Sent: 11/9/2023 7:20:47 AM Viewed: 11/9/2023 9:12:29 AM
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Signing Complete	Security Checked	11/14/2023 2:49:11 PM
Completed	Security Checked	11/14/2023 2:49:10 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure
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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact King County-Department of 02:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: cipriano.dacanay@kingcounty.gov

To advise King County-Department of 02 of your new email address

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To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to cipriano.dacanay@kingcounty.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

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- Until or unless you notify King County-Department of 02 as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by King County-Department of 02 during the course of your relationship with King County-Department of 02.