

6/25/80

Introduced by GARY GRANT

Proposed No. 80-372

ORDINANCE NO. 5136

AN ORDINANCE relating to Planning; establishing County mixed use development policies; amending the Comprehensive Plan for King County under provisions of Ordinance #263, Article 2, Section 1.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings and declaration of purpose.

(1) The Council finds that:

(a) The concept of Residential/Business mixed use development has received citizen support within King County, having been utilized as a land use designation in the Highline Communities Plan (1977) and the Shoreline Community Plan adopted August 25, 1980.

(b) A combination shopping, living and working environment in community and neighborhood business areas would provide new business opportunities, increase the supply of housing and provide energy conservation opportunities.

(c) Mixed use developments consist of multi-family residential and professional office or retail business uses. Proper development of mixed use projects in King County requires guidance from the Comprehensive Plan on major design features including, but not limited to parking, vehicular access, pedestrian access, density, privacy, open space and landscaping.

(d) Because community and neighborhood business areas differ in scale, purpose and function, it is reasonable to divide mixed use projects into community and neighborhood scales.

(2) The Council declares that the purpose of this ordinance is to amend the Comprehensive Plan so that it provides clear policies on the major aspects of mixed use development; to guide the preparation of mixed use development zoning regulations, to assist the Zoning and Subdivision Examiner and other County officials in reviewing mixed use development proposals, and to acquaint the development industry and general public with the major features and characteristics of mixed use development.

1           SECTION 2. Policies adopted.

2           (1) The business/residential mixed use development policies  
3 attached to Ordinance 5136 and incorporated herein are adopted as  
4 an amendment to the Comprehensive Plan for King County. As an am-  
5 plification and augmentation of the Comprehensive Plan, these poli-  
6 cies shall supplement Chapter B, Business Area Development  
7 Policies.

8           SECTION 3. Application to areas with adopted or amended  
9 community plans. It is the Council's intent that the policies  
10 adopted by this ordinance be used to evaluate proposals to classify  
11 properties BR-N or BR-C or to issue conditional use permits for  
12 mixed use projects within B-N or B-C zones. These mixed business  
13 and residential use policies were anticipated in the adopted  
14 Highline and Shoreline community plans, but not in other community  
15 plans adopted or amended prior to the effective date of this ordi-  
16 nance. Therefore, proposed mixed use projects in areas with previ-  
17 ously adopted or amended community plans shall be governed by the  
18 following criteria:

19           (1) the public capital improvements, existing or  
20 authorized by the community plan, which serve the properties  
21 involved are capable of accommodating the proposed uses and  
22 densities;

23           (2) except for proposals to reclassify properties from  
24 B-N to BR-N and B-C to BR-C, a community plan revision shall pre-  
25 ceede or accompany any proposed BR-N or BR-C reclassification in  
26 accordance with Ordinance 4305;

27           SECTION 4. The policies adopted by this ordinance, together  
28 with all implementing amendments to the zoning code, shall be  
29 reevaluated by the Council and Department of Planning and Community  
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31  
32  
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1 Development thirty-six months after their effective dates to  
2 ascertain how well they are accomplishing their purposes and how  
3 they may be improved.

4 INTRODUCED AND READ for the first time this 28th day of  
5 April, 1980.

6 PASSED this 6th day of October, 1980.

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9 Bill Reams  
10 Chairman

11 ATTEST:

12  
13 Dorothy M. Quinn  
14 Deputy Clerk of the Council

15 APPROVED this 14<sup>th</sup> day of October, 19 80.

16  
17 [Signature]  
18 King County Executive

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ATTACHMENT TO ORDINANCE NO. 5136

## MIXED USE DEVELOPMENTS

- I. Definition: The following mixed use development definition is hereby added to the "Business Area Development Policies" chapter of the King County Comprehensive Plan.

Mixed use development consists of one or more business, office, or similar uses combined with residential development in one structure or on a single site.

II. Amendments to Existing Text:

- A. The second paragraph on page 65 of the King County Comprehensive Plan, as adopted by Ordinance 263, Article 2, Section 1, is hereby deleted.

- B. Policy B-11 of the King County Comprehensive Plan, as adopted by Ordinance 263, Article 2, Section 1, is hereby amended to read as follows:

Neighborhood business areas shall consist of neighborhood shopping ~~{and}~~ services and mixed use developments ~~{only}~~. Intensive and heavier general commercial use ~~{ }~~ and large outdoor space users ~~{-and~~

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~~residential--uses))~~ are not considered compatible within neighborhood business areas.

### III. New Text

The following text, policies and design standards are hereby added to the "Business Area Development Policies" chapter of the King County Comprehensive Plan, beginning on page 95:

#### Mixed Use Development

Mixed use development consists of one or more commercial uses such as retail sales or offices, combined with residential development in one structure or on a single site.

The primary purposes of mixed use developments are to allow opportunities for combining shopping, working and residential activities within retail centers, and to increase the variety of housing choices. Use of a single site for both commercial and residential purposes allows more efficient use of commercial and multi-family land. Mixed use creates opportunities for the economic use of airspace above buildings. It may increase the economic feasibility of development. Mixed use provides a potential to use required parking areas for multiple purposes over a longer period of the day. Combinations of commercial and residential activities can stimulate both neighborhood and community business areas by increasing pedestrian traffic, can strengthen urban

centers by providing higher density housing opportunities. It can also offer opportunities for energy conservation by reducing the need for automobile use and by allowing joint use of heating and cooling facilities.

B-50 MIXED USE DEVELOPMENTS SHOULD BE ENCOURAGED AS PART OF NEIGHBORHOOD, COMMUNITY AND REGIONAL EMPLOYMENT CENTERS WHEN THEY COMPLEMENT AND REINFORCE COMMERCIAL (RETAIL AND OFFICE) ACTIVITIES.

B-51 MIXED USE DEVELOPMENTS AT ALL SCALES SHOULD INCLUDE PEDESTRIAN ORIENTED BUSINESS OR OFFICE ACTIVITIES COMPATIBLE WITH MULTI-FAMILY HOUSING.

Mixed use developments can promote joint use of such amenities as open space, or more efficient use of such necessary facilities and services as parking areas and public transit. However, care must be taken to avoid adverse impacts such as conflicting parking or access needs or too high a noise level for residences. Industrial or general commercial activities are not appropriate in or adjacent to mixed use developments.

B-52 NEIGHBORHOOD MIXED USE DEVELOPMENTS ALWAYS SHOULD INCLUDE COMMERCIAL USES ON THE GROUND FLOOR.

B-53 COMMERCIAL USES SHOULD BE LOCATED BELOW RESIDENTIAL USES IN ALL MIXED USE DEVELOPMENTS IN ORDER TO PRESERVE QUIET AND PRIVACY FOR THE RESIDENTS ABOVE.

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Since retail shopping and related service activities are the primary uses of neighborhood centers, neighborhood mixed use developments must include commercial activities in order to contribute to the centers' success. Conversely, it is very important that community mixed use developments contain residential uses to add diversity to community and regional centers.

B-54 NEIGHBORHOOD MIXED USE DEVELOPMENTS SHOULD BE OF A HEIGHT AND BULK THAT ARE COMPATIBLE WITH THEIR SURROUNDINGS.

B-55 RESIDENTIAL DENSITY WITHIN NEIGHBORHOOD SCALE PROJECTS SHOULD BE LIMITED TO A MAXIMUM OF 18 UNITS PER ACRE. COMMUNITY OR REGIONAL SCALE PROJECTS MAY NORMALLY DEVELOP UP TO 48 UNITS PER ACRE; HIGHER DENSITIES MAY BE ACHIEVED UNDER SPECIAL CONDITIONS.

As in residential areas, exact project height, bulk and density would be determined by such factors as access, natural features and the use of such techniques as clustering.

B-56 MIXED USE DEVELOPMENTS SHOULD BE SUBJECT TO THE SAME SERVICE LEVEL AND SITE IMPROVEMENT REQUIREMENTS AS MULTI-FAMILY RESIDENTIAL DEVELOPMENT AT COMPARABLE DENSITIES, AND COMMERCIAL USES OF SIMILAR SIZES AND TYPES.

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Since mixed use developments involve both residential and commercial uses, all policies applicable to each type of use should govern their location, density and design.

- B-57 HIGHER DENSITIES AND REDUCED PARKING REQUIREMENTS SHOULD BE ALLOWED IN MIXED USE DEVELOPMENTS WHICH PROVIDE ENCLOSED PARKING, CONVENIENT TRANSIT ACCESS, USABLE PUBLIC SPACE, OR MAJOR LANDSCAPING IMPROVEMENTS.
- B-58 OFF-STREET PARKING FOR MIXED USE DEVELOPMENTS SHOULD BE LOCATED AT THE REAR, ENCLOSED, OR OTHERWISE LOCATED AND DESIGNED SO IT DOES NOT DISRUPT PEDESTRIAN ORIENTATION FOR THE COMMERCIAL USES.
- B-59 PERMANENT NON-RESIDENTIAL SIGNS FOR MIXED USE DEVELOPMENTS SHOULD BE LIMITED IN SIZE, NON-FLASHING, RESTRICTED TO THE COMMERCIAL PORTION OF THE BUILDING, AND FLUSH WITH THE BUILDING SURFACE.