

94-182OR(VN:clt)
Nov. 8, 1994 clerk

Introduced By: Ron Sims
Greg Nickels

Proposed No.: 94 - 182

ORDINANCE NO. **11568**

AN ORDINANCE relating to comprehensive planning; amending the Highline Communities Plan; amending the Highline Area zoning; adopting the White Center Community Action Plan; adopting the White Center Community Action Plan Area Zoning and amending Ordinance 2883, Section 1 and K.C.C. 20.12.240.

PREAMBLE:

For the purpose of effective areawide planning and regulation, the Metropolitan King County council makes the following legislative findings:

An update of the White Center subarea of the Highline Communities Plan and Area Zoning was initiated in May 1993 by Council Motion 8994. The purpose of the White Center Community Action Plan and Area Zoning is to implement the 1985 King County Comprehensive Plan as amended. The plan update provides policy direction on the delivery of human and health services, protection of the environment, future transportation improvements and future land use decisions, all of which will be implemented through the simultaneous adoption of the plan and areawide zoning.

Public workshops and community group meetings began in November of 1992. The grassroots planning process for the action plan has included participation by local residents, property owners and businesses through workshops, tasks groups, community group meetings and county sponsored summit meetings. King County has prepared an Environmental Checklist for the White Center Community Action Plan and Area Zoning.

The White Center planning area is an established urban neighborhood. Demographic and economic changes over the last 10 years require King County to reconsider and revise its services and development regulations to meet local needs. The existing urban growth pattern has created pockets of unsewered areas and created a greater

1 demand for public safety as well as health and human
2 services and facilities.

3
4 In its 1990 and 1991 sessions, the Washington State
5 Legislature enacted major new land use planning and
6 growth management legislation, known as the Growth
7 Management Act (GMA). This plan is not intended to be
8 adopted under the authority of, or to implement the GMA
9 but carries out the goals of the GMA when possible.

10
11 Updating the White Center subarea of the Highline
12 Communities Plan and Area Zoning will provide for better
13 coordination of services and guide future public and
14 private development decisions.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Ordinance 2883, Section 1, as amended, and
17 K.C.C. 20.12.240 are each hereby amended as follows:

18 **Highline communities plan.*** A. The "Highline
19 communities plan," attached to Ordinance 3530, is adopted as
20 an addendum to the comprehensive plan for King County. The
21 Highline communities plan is amended by those changes
22 identified in the "Highline area zoning," to Ordinance 5453
23 as inconsistent with the plan pursuant to Ordinance 5401. As
24 an amplification and augmentation of the comprehensive plan
25 and the Sea-Tac communities plan, it constitutes official
26 county policy for the Highline area.

27 B. Any further changes and amendments to the plan
28 initiated by King County which relate to the Sea-Tac Airport
29 and its vicinity shall correspondingly change and amend the
30 Sea-Tac communities plan. All proposed changes and
31 amendments shall be transmitted to the Port of Seattle for
32 review and official consideration by the Port of Seattle
33 Commission prior to council approval.

1
2 C. In adopting the Highline communities plan, the council
3 recognizes that cooperation and action by others, including
4 but not limited to citizens, state and local agencies, is
5 essential for proper implementation.

6 D. The land use plan amendment attached to Ordinance 7291
7 as Appendix A, is adopted as an amendment to the Highline
8 communities plan.

9 E. An amendment to the Highline area zoning, attached to
10 Ordinance 7291 as Appendix B is adopted as the official
11 zoning control for that portion of unincorporated King County
12 defined therein.

13 F. An amendment to the Highline Area Zoning, attached to
14 Ordinance 7640 as Appendix A is adopted as the official
15 zoning control for that portion of unincorporated King County
16 defined therein.

17 G. The McMicken Heights Land Use Study, attached to
18 Ordinance 7490 as Appendix A, is adopted as an amplification
19 of the Highline communities plan.

20 H. The McMicken Heights Area Zoning, attached to Ordinance
21 7490 as Appendix B, is adopted as an amplification of the
22 Highline communities plan.

23 I. The Highline Plan Revision Study - Highline Community
24 Hospital attached to Ordinance 8138 as Appendix A, is adopted
25 as an amendment to the Highline Community Plan.

26 J. An amendment to the Highline Area Zoning, attached to
27 Ordinance 8138 as Appendix B, is adopted as the official
28 zoning control for that portion of unincorporated King County
29 defined therein.

1
2 K. The Highline Plan Revision Study - Olde Burien attached
3 to Ordinance 8251 as Appendix A, is adopted as an amendment
4 to the Highline Plan.

5 L. An amendment to the Highline Area Zoning, attached to
6 Ordinance 8251 as Appendix B is adopted as the official
7 zoning control for that portion of unincorporated King County
8 defined therein.

9 M. The "Sea-Tac communities plan," attached to Ordinance
10 2883, is adopted as an addendum to the comprehensive plan for
11 King County. As an amplification and augmentation of the
12 comprehensive plan, it constitutes official county policy for
13 the vicinity of Sea-Tac International Airport.

14 N. The Highline Plan Revision Study - Beverly Park,
15 attached to Ordinance 8822 as Appendix A, is adopted as an
16 amendment to the Highline Plan and to the Highline area
17 zoning as the official zoning control for that portion of
18 unincorporated King County defined therein.

19 O. The Highline Plan Revision Study - Strom, attached to
20 Ordinance 8863 as Appendix A, is adopted as an amendment to
21 the Highline Plan and to the Highline Area zoning as the
22 official zoning control for that portion of unincorporated
23 King County defined therein.

24 P. The Highline Plan Revision Study - Terrace View
25 attached to Ordinance 8922 as Appendix A, is adopted as an
26 amendment to the Highline Plan and to the Highline area
27 zoning as the official zoning control for that portion of
28 unincorporated King County defined therein.

29 Q. The Sea-Tac Area Update and Area Zoning, attached to
30 Ordinance 8996 as Attachment A is adopted as an amplification
31 and augmentation of the Comprehensive Plan and as such

1 constitutes official county policy for the geographic area
2 defined therein.

3 R. The Burien Activity Center update policies list,
4 attached to Ordinance 10430 as Appendix A, is adopted in its
5 entirety to provide future guidance to the new City of Burien
6 government and is an amplification and augmentation of the
7 Comprehensive Plan for King County and as such constitutes
8 official County policy for the geographic area defined
9 therein.

10 S. The Burien Activity Center Area Zoning attached to
11 Ordinance 10430 as Appendix B, is adopted as the official
12 zoning control for that portion of unincorporated King County
13 defined therein.

14 1. Amend Highline Community Plan Land use map by
15 designating the south 360 feet of tax lot 70 from Community
16 Facilities to Neighborhood Business.

17 2. Amend Highline Plan Area zoning by reclassifying the
18 south 360 feet of Tax lot 70 from Single family residential,
19 RS-7200 to Neighborhood Business BN-P.

20 3. Amend Highline Community Plan Land use map by
21 designating the northern portion of the Puget Sound Jr. High
22 School site from Community Facility to Park and Recreation.

23 4. Amend Highline Plan Area zoning by reclassifying the
24 Northern portion of the Puget Sound Jr. High School site from
25 RS-7200 and RM-900 to RS-7200-P.

26 5. Both portions of Puget Sound Jr. High School site are
27 subject to the following P-suffix conditions:

28 a. The existing structure on the site (the abandoned
29 school) shall be demolished before final approval for
30 redevelopment of any portion of the site may be granted; for

1 the purposes of this provision "final approval" shall mean
2 prior to commencement of construction of any commercial
3 structure, or final plat or short plat approval for any plat
4 or short plat for residential or commercial purposes.

5 b. Landscaping adjacent to existing residential areas
6 shall meet the Type II (Visual buffer) standards of the
7 zoning code. On street frontages, landscaping shall meet
8 Type IV (Open Area Landscaping) standards.

9 c. Enclosed/roofed truck loading bays;

10 d. No more than four access points to the site (two
11 for auto, two for service/delivery);

12 e. A transit information station on the site;

13 f. Bicycle racks to be provided on the site;

14 g. Exterior lights should be directed away from and
15 shrouded from residential areas to minimize glare.

16 T. The White Center Community Plan and Area Zoning, a
17 bound and published document (Attachment I), as revised in
18 the Attachments hereto enumerated below is adopted as an
19 amplification and augmentation of the Comprehensive Plan for
20 King County and as such constitutes official County policy
21 for the geographic area of unincorporated King County defined
22 therein:

23 Attachment II

24 White Center Community Action Plan tentatively approved
25 Panel Amendments (August 29, 1994).

26 Attachment III

27 White Center Action Plan Technical Corrections dated
28 October 28, 1994, adopted by the Council on November 7, 1994.

29 Attachment IV

30 Other amendments adopted by the Council on November 7,
31 1994.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

SECTION 2. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance.

INTRODUCED AND READ for the first time this 28th day of March, 1994.

PASSED by a vote of 9 to 2 this 7th day of November, 1994.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Kent Pullen
Chair

ATTEST:

Gerald A. Peter
Clerk of the Council

APPROVED this 18th day of November, 1994.

Doug Lohr
King County Executive

Attachments:

Attachment I - Executive proposed White Center Community Action Plan and and Area Zoning.

Attachment II - Panel Amendments (August 29, 1994)

Attachment III - Technical Corrections dated October 7, 1994 (adopted November 7, 1994)

Attachment IV - Other amendments adopted by the Council on November 7, 1994.

ORDINANCE 11568

**CREATING THE FUTURE: THE WHITE CENTER
COMMUNITY ACTION PLAN EXECUTIVE
PROPOSED PLAN**

**KING COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DIVISION**

ATTACHMENT(S) AVAILABLE IN ARCHIVES