



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:					12 du/ac (3)	72 du/ac (16)	48 du/ac (3)	72 du/ac (16)	
Dwelling Unit/Acre					16 du/ac (15)	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
Base Height	35 ft	35 ft	35 ft	35 ft	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% (11)	35% (11)	35% (11)		(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

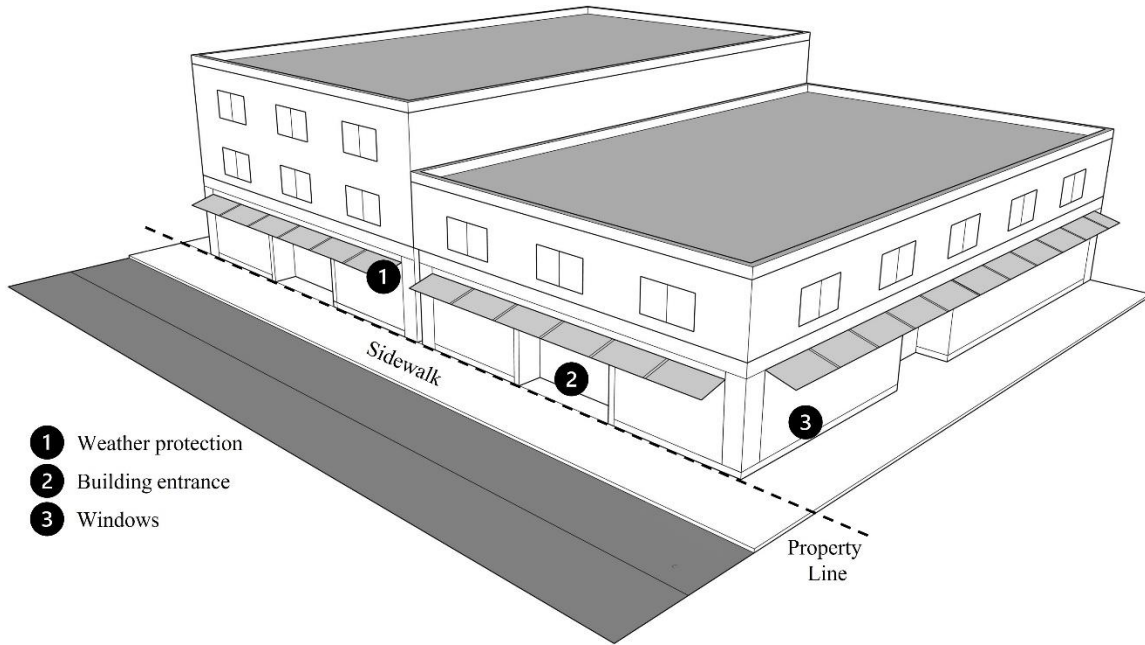
478 2. The portion of the building facing the lower-order street or streets shall be
479 designated the secondary street frontage.

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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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:

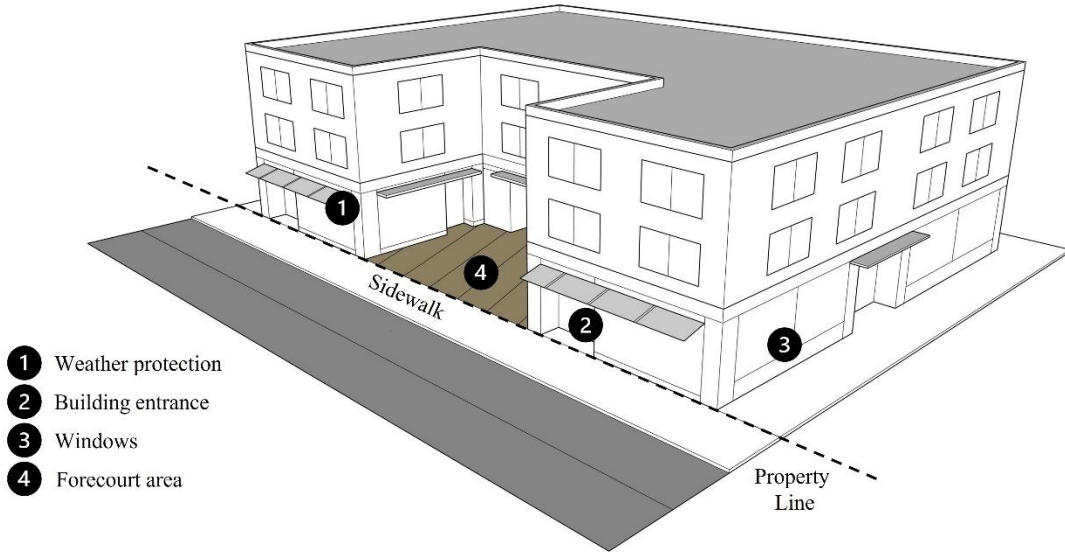
- 494 (1) seating space;
 495 (2) supplemental area lighting;
 496 (3) drinking fountain;
 497 (4) waste receptacle;
 498 (5) artwork or decorative landmark;
 499 (6) kiosk suitable for temporary community-oriented notices;
 500 (7) raised planter;
 501 (8) bike rack; or
 502 (9) other amenities appropriate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

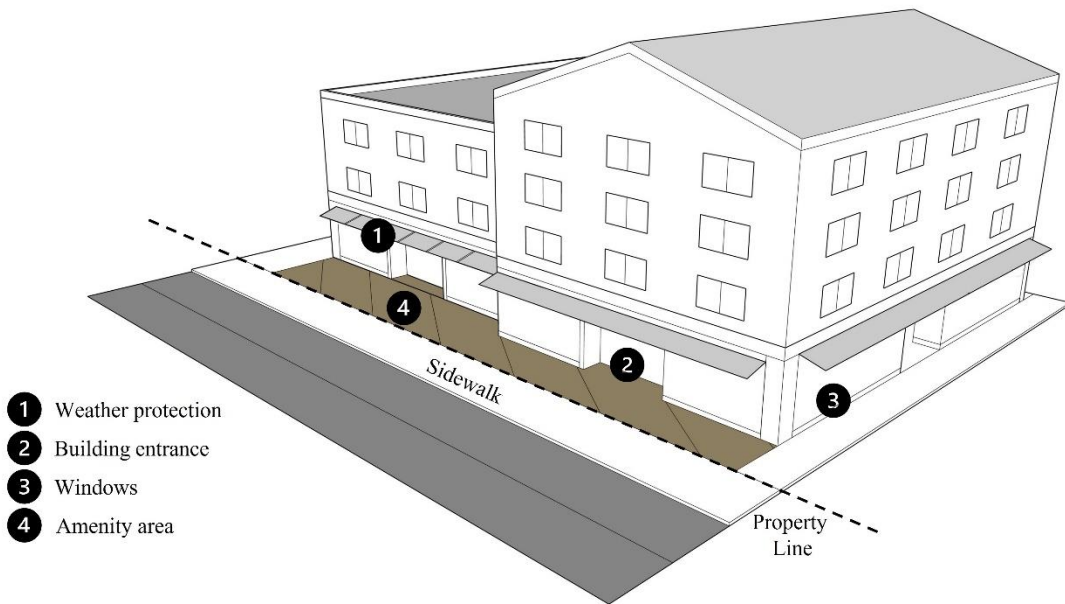
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521 (8) bike rack; or

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;

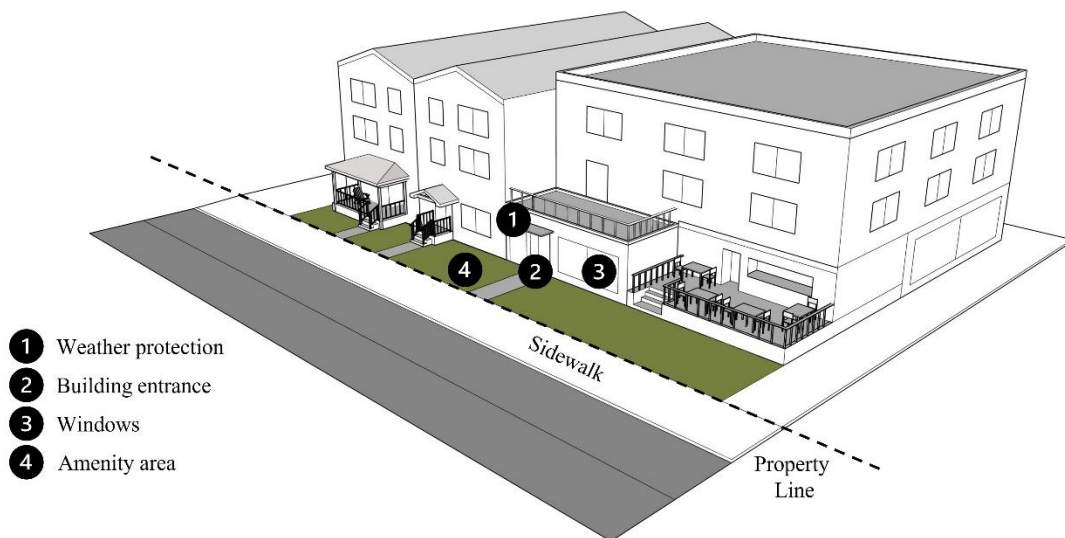
541 (7) raised planter;

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;

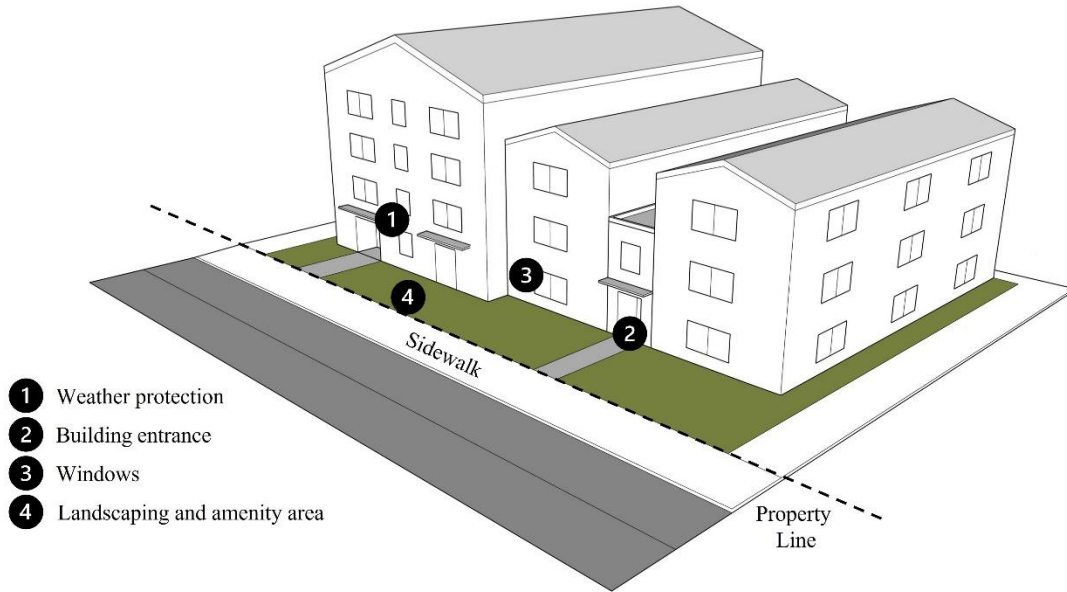
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- 560 (3) water feature or decorative drinking fountain;
- 561 (4) waste receptacle;
- 562 (5) artwork or decorative landmark;
- 563 (6) bike rack; or
- 564 (7) type II or type III landscaping consistent with K.C.C. chapter 21A.16; or
- 565 (8) other 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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	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.
Landscaping	10 feet minimum; 20 feet maximum Type II or Type III landscaping consistent with K.C.C. chapter 21A.16.

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

Ordinance 19687

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.

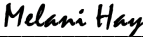
Ordinance 19687 was introduced on 7/12/2022 and passed as amended by the Metropolitan King County Council on 11/7/2023, by the following vote:

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: A. North Highline Urban Design Standards & Guidelines June 2022 - Final Transmittal

NORTH HIGHLINE

Urban Design Standards & Guidelines

FINAL TRANSMITTAL
JUNE 2022

ACKNOWLEDGEMENT

KING COUNTY COUNCIL

JOE MCDERMOTT, COUNCILMEMBER
ELLA WILLIAMS

KING COUNTY DEPARTMENT OF LOCAL SERVICES

JESSE REYNOLDS, PROJECT MANAGER
DAVID DAW
KEVIN LECLAIR
JOHN MILLER
JERRY PIONK
JACQUELINE REID
JENNIFER KNAUER
JOHN VANDER SLUIS

KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS HISTORIC PRESERVATION PROGRAM

JENNIFER MEISNER
TODD SCOTT
SARAH STEEN

KING COUNTY DEPARTMENT OF NATURAL RESOURCES AND PARKS STORMWATER SERVICES

JESSICA ENGEL
JON POLKA

KING COUNTY HOUSING AUTHORITY

KEVIN PRESTON
JOHN ELIASON

KING COUNTY METRO

MICHELLE HUYNH
BRIAN MACIK

KING COUNTY SHERRIFF'S OFFICE

MANNY APOSTOL
WILLIAM KENNAMER

COMMUNITY ADVISORY GROUP

ALEXANDER TRAN
DONNA CHAN
CAROLINA HARRIS
CARMEL ARONSON
CHRIS KINSER
DEEQA YUSUF
KHADIJIA ABDI
KYLE JENKINS
PETER NGUYEN
SABINA BEG
TEVIN GLADNEY
TREE WILLARD

WHITE CENTER COMMUNITY DEVELOPMENT ASSOCIATION

MIA MCFARLAND
HELEN SHOR-WONG
SILI SAVUSA
OMARI TAYLOR
TREE WILLARD

CONSULTANT TEAM

LESLEY BAIN, FRAMEWORK
JEFF ARANGO, FRAMEWORK
YUANSI BOBO CAI, FRAMEWORK
HEATHER PARKER, FRAMEWORK
MONICA TAYLOR, FRAMEWORK
SHARON KHOSLA, FIVEDOT
STEPHANIE INGRAM, FIVEDOT

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DRAFT COMMUNITY VISION STATEMENT

Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity, inter-generational roots, and our ongoing inclusivity of diverse families and individuals, especially those most isolated and vulnerable. We call out race- and place-based inequities and are committed to dismantling systems of power, privilege, and racial injustice. With mutual support and respect, we value and live out our brilliance and power through community-led initiatives, creating thoughtful development without displacing longtime residents and small business owners, forming and owning the policies that impact us, and building our individual and collective wealth, health, and well-being.

DRAFT GUIDING PRINCIPLES

The following guiding principles support the community vision and were used to inform and direct the development of the Subarea Plan:

- a. We are proud of our community and continue to share our collective history with others and to invest in this place, our home away from home for current residents and their future generations.
- b. We support community investments and programs that reduce the risks, and mitigate the impacts, of residential, economic, and cultural displacement.
- c. We live in thoughtfully designed housing and commercial spaces where intergenerational households and legacy businesses can stay and where affordability and ownership are realized.
- d. We support a thriving and equitable economy, with ethnically diverse, community minded, small business owners, entrepreneurs, and employers.
- e. We support residents, especially children, youth, and young adults, with services and resources they and their families need to succeed.
- f. We promote the development of community-desired amenities to improve aesthetics, enrich the community's diverse physical and cultural assets, and support gathering together as a community.
- g. We support regulations and investments that result in a safe, secure, and healthy community and compatible development.
- h. We support residents growing their work interests, skills, and wages.
- i. We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.

Community Vision

As part of the work done for the Subarea Plan, the White Center Community Development Association (WCCDA) prepared a vision statement based on what they have learned from the values and priorities of the North Highline community. This vision reflects the aspects of the community's character that are valued, and will guide the formulation of the design standards with the intent that the future of the community will come closer to this aspiration.

SECTION A

INTENT & COMMUNITY VALUES

A1. Scope and Intent

These Design Standards apply to new and substantially improved existing buildings as defined in King County Code (K.C.C.) section 21A.06.1270, commercial, mixed-use and multi-family developments in the North Highline area of unincorporated King County. At the direction of the King County Council, these Design Standards prioritize the pedestrian environment, encourage human-scale design, and reflect the character and cultures of the North Highline community.

A2. Neighborhood Vision & Guiding Principles

The Design Standards are rooted in the community's vision for their neighborhood and serve to help bring that vision to life. During the outreach phase for the North Highline Subarea Plan, a community vision and guiding principles statement for North Highline's future was created. The outreach done for the Design Standards community vision and guiding principles statement. The Equity Impact Review created for this project details the engagement and findings that influenced these Standards. It is the intent of these Design Standards to create a set of regulations that most fully draw on the vision and desires of the North Highline community for its future, and result in new development that best aligns with those principles.

A3. Community Input

Community input was important to formulating the Design Standards, and included a community advisory group, walking tours, a digital survey, a visual preference survey, and presence at community events. The development of the Design Standards is also based on weekly meetings with the White Center Community Development Association (WCCDA), to coordinate public input and to coordinate with concurrent projects, particularly the North Highline Subarea Plan. The standards also draw on results of outreach from previous projects such as over a hundred community meetings done during the design of King County Housing's Greenbridge and Seola Gardens developments. Further information on the community input process can be found in the Urban Form and Character Memorandum.

WHAT THE COMMUNITY VALUES



Welcoming storefronts with weather protections and lighting



Color and signage add character to this business



Local pride can be seen in this "White Center" mural



Stormwater pond at Greenbridge



Fabric and scale of White Center main street



Landscaped frontage and entryway protect privacy

A4. Neighborhood Form and Character

Prior to creating Design Standards, the form and character of the neighborhood was analyzed and documented in the Urban Form and Character Memorandum. This analysis serves as a starting point for understanding current conditions and which aspects of North Highline are most valued by the community. The desired neighborhood form and character, based on the analysis and public input, is summarized as follows:

Neighborhood Character

- The North Highline Subarea has a **distinctive character** and neighborhood form composed of its buildings, public realm, landscape, natural environment, and the infrastructure that supports it. These guidelines are intended to preserve the desirable existing design characteristics and support future enhancements to meet the community's vision by accomplishing these specific goals.

Neighborhood Composition

- **Traditional neighborhood-scale commercial pattern** - The district will benefit from continuing its pattern of clustered commercial areas composed of sites and buildings scaled to traditional neighborhood-serving businesses and institutions. The core character comes from closely spaced building adjacent to lining streets, within convenient walking distance of the residential blocks and transit stops. Retention of that scale is of highest priority in the White Center business district on 16th Avenue SW between SW Roxbury Street and SW 100th Street.
- **Human scale** - Derived from its heritage of small homes and neighborhood-serving storefronts, the development pattern has varied elements that convey the human activities within the buildings and sites, and has elements visibly designed to provide amenities attuned to the size and activities of individuals both inside and outside of the sites and structures.
- **Visible cultural diversity** - The cultural diversity of the residents, workers, and business patrons is made visible through distinctive and uniquely designed signage, symbols, design features, and public art relevant to different residents, institutions, enterprises, and visitors.
- **Historic and traditional elements** - Historic buildings and traditional building features are scattered throughout the district and help retain and directly embody the traditional scale of the Highline district as a residential neighborhood with neighborhood-supporting businesses.

Sites

- **Patterns associated with small parcel sizes and development scales** - Individual site development reflects the established pattern that grew from small parcels with differentiated, closely spaced building frontages and entrances oriented towards the streets, without long expanses of uniform or repetitive buildings or landscaping.

Public Realm

- **Emphasis on street environments and street edges for pedestrians** - The public realm emphasizes the quality of the environment for pedestrians, providing for continuous interest, universal access, and frequent amenities. As a pedestrian-oriented district, sidewalks are extended where they do not exist today, on-street parking is better organized, without expansive parking lots along street frontage.

Stormwater

- **Integration of stormwater management and visible landscape features** - In addition to accomplishing other goals, stormwater management improvements in this district should provide visible amenities and planted areas visible from the public realm.

Landscape

- **Highly varied landscapes** - Derived from the precedence of its fine-grained parcels, individual yards and sites, the district's future landscaping is similarly highly varied and human-scaled, rather than being repetitive.

Building Design

- **Segmented and varied massing and styles** - The neighborhood-scale size and massing of existing buildings should be the inspiration for shaping future larger buildings; they should incorporate articulated parts or segments with varied expressions, heights, forms, and materials that complement the smaller-scale buildings in the neighborhood. The district also benefits from a mix of architectural styles, and this quality should be maintained, rather than shifting to repetitive and extensive use of a limited architectural aesthetic.

Distinctive Expression

- **Place-specific design and cultural expressions** - The cultural diversity of the residents and the area's business enterprises is a fundamental asset and is a highly visible feature of the area evident in signage, displays, symbols, wall murals, and public art. This quality should be encouraged as highly visible feature of the area evident in ways that are meaningful and useful for members of the community. Similarly, non-generic signage predominates in the area, reflecting its small business and neighborhood-supporting orientation; custom place-specific signage should be a distinctive and prominent aspect of the district.

Safe and Welcoming Neighborhood

- The public realm and private development should be seamlessly **connected** as universally accessible environments that promote the **safety** of pedestrians and all those who live, work, and shop within the district.

SECTION B

HOW THE STANDARDS ARE USED

B.1. Relationship of the Standards and Other Regulations

The Design Standards are part of a set of King County regulations that projects are required to meet. These regulations include the King County Municipal Code, Title 21A, Zoning; King County Road Design and Construction Standards, the King County Stormwater Design Manual, King County Inclusionary Housing Ordinance, and the current version of the International Building Code and other applicable regulations verified by King County Permitting staff.

B.2. Where the Standards Apply

The Design Standards apply in areas of North Highline zoned for commercial uses, mixed-use, and residential zones where 18 units or more are allowed per acre. Zoning designations include Community Business (CB), Neighborhood Business (NB), Regional Business (RB), Office (O), and Urban Residential zones including R-18 and greater. For multifamily developments these standards apply to developments that of six units or greater. Please refer to [Exhibit 1 - North Highline Design Standards Area Map on p.16](#) of where the standards apply. Please see K.C.C. section 21A.04 for complete definitions of each zone. Some of the zones where Design Standards apply also have Overlay designations that need to be considered. Zoning designations supersede Map designations.

B.3. Process for Using the Design Standards

The process for using the Design Standards is specified in King County Municipal Code, [Title 21A.XXXXX Section 7](#). Forms required for this submittal are found in [Title 21A.XXXXX Section D](#) of the Design Standards. The process is summarized as:

Web-based Community Input Forum. Before conducting a preapplication meeting and filing an application with the department, the applicant shall create a web-based community input forum for a period of twenty-one days for the purpose of soliciting feedback from the North Highline community.

- At the forum, the applicant shall present 1) information relative to the proposed project, 2) context and site analysis, 3) a concept design, 4) a cultural analysis
- Applicants shall provide a list of public commenters and proof of those who received mailed notice.

Preapplication Meeting. The applicant has to schedule a preapplication meeting with the County’s staff to go over the requirements. For a preapplication meeting the applicant will submit a packet that includes a concept-level site analysis and design in the context of feedback received to date from the public, including 1) context and site analysis, 2) conceptual site plan(s), 3) a cultural analysis.

Design Review & Initial Guideline Priorities. County staff will review the packet and the public comments, and then identify the guidelines of highest priority, referred to in this chapter as the “guideline priorities.” which are project-specific requirements resulting from the feedback and analysis conducted in compliance with this code section, as determined by the department.

Final Guideline Priorities. After initial guideline priorities are developed, the county department shall send a notice to participants of the web-based community input forum and parties of interest by form of email to solicit comments to refine and finalize the guideline priorities. Interested parties will have fifteen days to provide comments to the department. The county staff will finalize the guideline priorities for the remainder of the approval process with the edits resulting from the public comments.

Appeal of Design Review. The applicant can appeal the design review decision.

B4. Applicant Requirements for Design Standards Review

In addition to the requirements, King County may request additional information specific to the site’s circumstances in order for it to make a recommendation as to whether the proposal complies with the Design Standards.

B5. Design Standards Compliance Checklists

Project applicants will respond to two Compliance Checklists tied to Design Standards and Guidelines. The first is prepared before the public Pre-Development Meeting, reviewed by the County for completion prior to scheduling the meeting. This checklist forms the structure for the meeting, with community input solicited on the Design Standards and the Guidelines as applied to the specific conditions of the site and the proposed program and design. The materials prepared by the applicant for the checklist will also be made available for comment community input forum web page.

The second checklist is prepared by the applicant as part of the County’s normal permitting process. Plans are required to be responsive to the input received from the web-based community input forum, as determined by County staff based on responses to the checklist (See Section D).

B.6. Definitions

Context Analysis and Site Analysis

A context and site analysis, including but not limited to the location and dimensions of existing adjacent public rights-of-way, including streets, sidewalks, and parking areas; landscape features, drainage elements; and an analysis of the physical context and current uses within 500 feet of the site, including building footprints, existing businesses, artwork on private and public lands, and any public facilities.

Cultural Analysis

A cultural analysis demonstrating an understanding of neighborhood demographics through a synopsis of recent data; in addition to an inventory historic structures, existing local businesses, art, landmarks and culturally significant elements, including a map of such features within a 500-foot radius.

Conceptual Site Plan(s)

A conceptual site plan(s), including but not limited to sizing and locations of proposed buildings; proposed building uses; architectural intent and conceptual building design including elevations and materials; proposed opportunities for cultural expression; proposed pedestrian amenities and bicycle facilities; proposed barrier-free access; proposed parking quantity, location and access point(s); for multi-family residential proposals, quantity, location and quality of on-site recreation areas(s); proposed landscape concept; proposed approach to stormwater; proposed approach to managing waste and recycling; phasing (if proposed); a narrative explaining how the proposal addresses the expressed community vision and meets this section.

Public Realm

The public realm includes the public streets, sidewalks, paths, public open space, and parking areas that are intended for public use. This realm is framed and supported by the adjacent publicly accessible open spaces, landscaping, building frontages that define the “street walls”, and semi-public spaces accessed directly from public sidewalks and places.

Web-based Community Input Forum

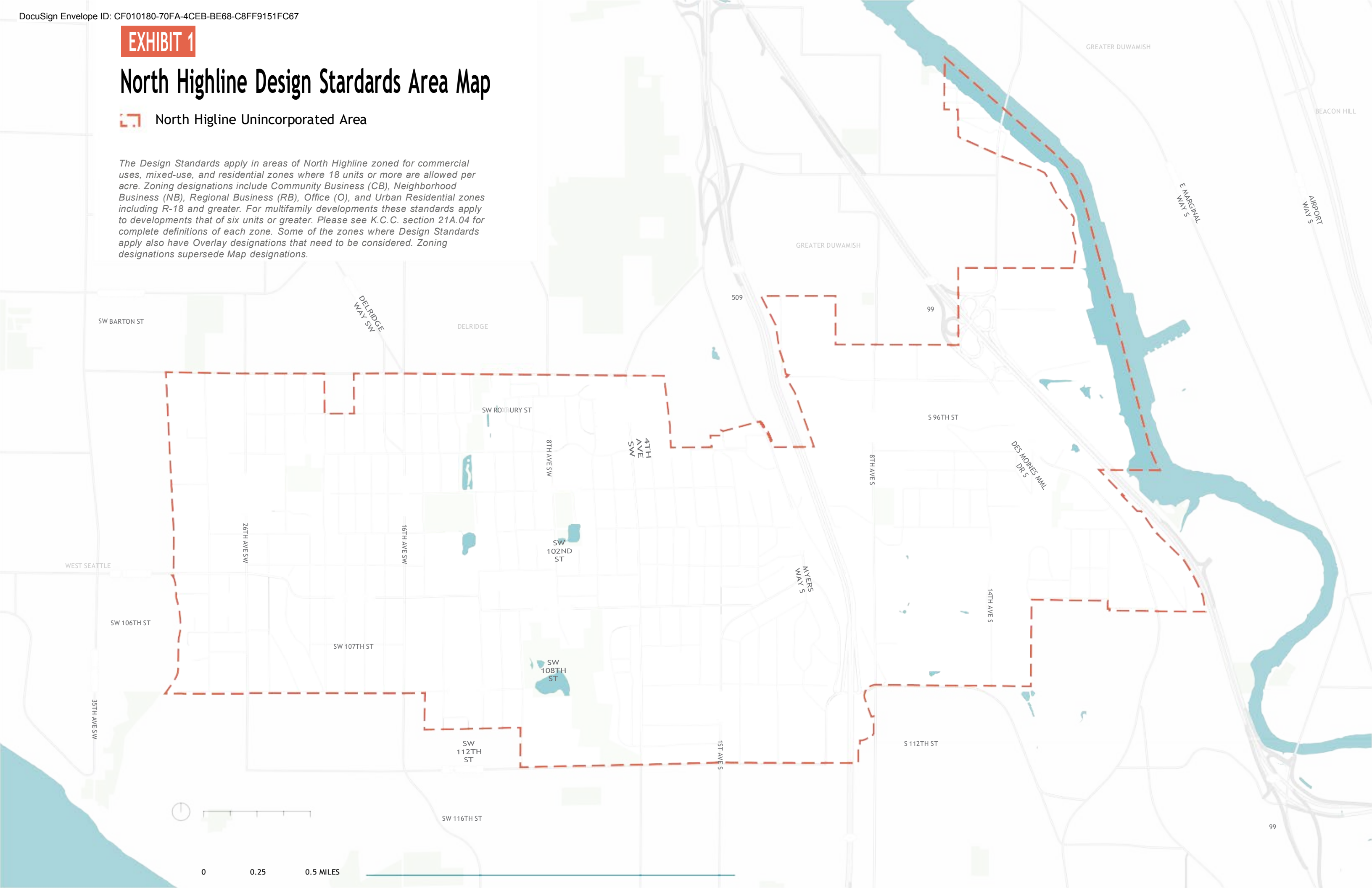
To promote early discussion with the public, according to [Title 21.A xxxx Section 7](#), when a proposed development is required to comply with this section, a web-based community input forum shall be convened by the applicant prior to submittal of an application.

EXHIBIT 1

North Highline Design Standards Area Map

North Highline Unincorporated Area

The Design Standards apply in areas of North Highline zoned for commercial uses, mixed-use, and residential zones where 18 units or more are allowed per acre. Zoning designations include Community Business (CB), Neighborhood Business (NB), Regional Business (RB), Office (O), and Urban Residential zones including R-18 and greater. For multifamily developments these standards apply to developments that of six units or greater. Please see K.C.C. section 21A.04 for complete definitions of each zone. Some of the zones where Design Standards apply also have Overlay designations that need to be considered. Zoning designations supersede Map designations.



SECTION C

DESIGN STANDARDS

INTENT

New development can build and strengthen communities in many ways, based on an understanding of the physical and cultural context, and on an understanding of the community's vision for its future.

C1. Contribute to the Physical and Cultural Context

Based on the Context Analysis and Cultural Analysis and documented input from the Web-based Community Input Forum (refer Section B.3., B.6., and [Title 21.xx.xxx Section 7](#)), the project applicant will provide written and graphic responses to the ways in which the project addresses the community vision and intent of the Design Standards by contributing to the physical and cultural context of the site.

C.1.a

Contributing to Physical Context

Based on the Context Analysis, Site Analysis, and input from the Web-based Community Input Forum, the project's design will emphasize a distinctive sense of place, enhancing patterns of built fabric where existing, and establishing a desirable urban context in places where physical context is currently less established. Strengthening a sense of place will include such considerations as creating continuity of interest along sidewalks, responding to views of the site from public spaces, using geometric shifts to create character in massing, and retaining existing mature vegetation. Examples of contributing to physical context include improving circulation systems, considering provision of accessible and usable public spaces, and enhancing community safety through proper lighting and site design.

C.1.b

Contributing to Cultural Context

Based on the Cultural Analysis and input from the Web-based Community Input Forum (refer Section B.3., B.6., and Title 21.xx.xxx Section 7), the project's design will contribute to the cultural richness of North Highline by including informal spaces for social interaction, considering the space needs of the community and its demographic breadth, honoring older buildings or culturally significant uses and businesses, and encouraging distinctive identities through design, landscape, and art. Examples include multilingual signage where appropriate as shown in image on p.34, including culturally appropriate art as shown in projects such as Roberto Maestas Plaza (p.21) and Africatown's Midtown Center (p.27). Examples of culturally connected landscapes include community gardens such as Danny Woo Gardens and the Yesler Terrace p-patches in Seattle. An example of culturally based art and landscape can be found at Duwamish Hill in Tukwila, with an interpretive garden of plants important to local tribes. Contributions to cultural context should be rooted in the project site and users, and directed by community input.

Danny Woo Community Garden is the largest green space in Seattle Chinatown-International District, providing the surrounding community a place to socialize, stay active, and maintain food security. Photo credit to Courtesy Interim CDA.



The Seasonal Rounds gathering place at the Duwamish Hill Preserve is a public art designed by Mette Hanson, featuring traditional harvest calendar for the Puget Sound Salish people. Photo credit to Mette Hanson.



INTENT

Street frontage is an important interface between the public sidewalk and the uses on adjacent private property. The design of the street frontage is intended to support a quality experience along the sidewalk and the appropriate level of interaction with the private property; for example, retaining privacy for residential uses and encouraging retail uses to enliven the sidewalk.

Lighting and streetscape features, such as awnings, and street furniture must be located out of the public right-of-way or be permitted.

C2 Streets and Frontages

Project proponents will determine the street type that fronts on the subject property (see Table 1 and Exhibit 2). For sites with multiple frontages, all street types will be noted. Allowable building frontages vary by street type as shown in Table 2. The Street Type and Frontage Type will be identified for all site frontages.

Table 1. Street Type

Street Type	Applicability / Zoning District
Arterials	Arterials are identified on the Exhibit 2. Arterials frontages apply regardless of the zoning district.
Local Mixed Use	Two lanes non-arterials streets with Community Business (CB), Neighborhood Business (NB), Regional Business (RB), and Office (O) zones.
Local Residential	Non-arterials streets with Urban Residential zones including R-18 and greater. For multifamily developments this street type apply to developments that of six units or greater.
Main Street	All properties that front 16th Ave SW between SW Roxbury Street and SW 100th Street.

Table 2. Frontage Type

X=Allowed	Arterials	Main Street	Local Mixed-Use	Local Residential	Setbacks
Linear		X	X		0'
Plaza	X	X	X	X	5' to 25'
Landscape	X		X	X	10' to 20'
Forecourt	X		X	X	0' (+ dimensions for forecourt)
Porch/Stoop/Terrace			X	X	5' to 15'

See frontage definitions on page 17-18.

C.2.a**Attractive and Appropriate Street Frontages**

Based on the Street Type that fronts on the project site, or multiple Street Types for corner or larger sites, design a frontage that provides a comfortable and attractive edge to the sidewalk.

C.2.b**Integrating the Street Level with Adjacent Open Space**

Where there is open space between the building face at street level and the property line along the sidewalk, integrate the design of the building and the open space to support the building uses and the appropriate level of privacy or interaction.

C.2.c**Variety along the Street Wall**






Integrate architectural interest along the street level facade, with variation in terms of plane such as expressing columns, variations in depth at windows, variety in the landscape and other elements that provide interest to people using the sidewalk.

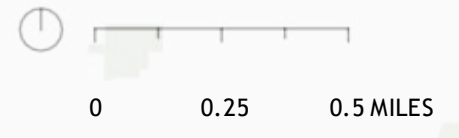
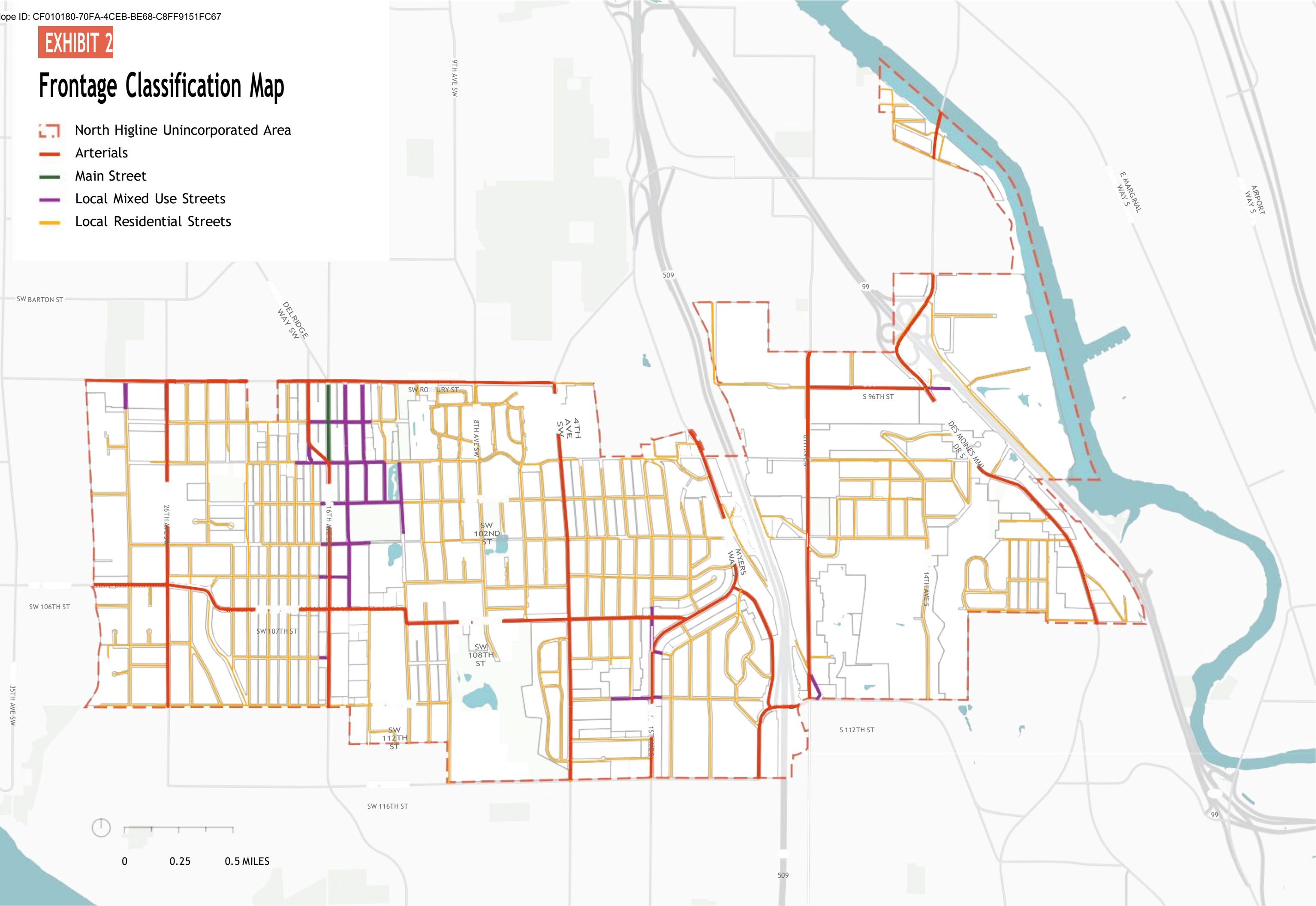
C.2.d**Contributing to Comfort along the Sidewalk**

Include continuous and generous overhead weather protection along Main Street frontages and other areas with heavy use of the sidewalk.

EXHIBIT 2

Frontage Classification Map

-  North Higline Unincorporated Area
-  Arterials
-  Main Street
-  Local Mixed Use Streets
-  Local Residential Streets



Street Types

As described in Table 1, the following street types determine the allowable building frontages and vary by zoning district.



Arterials are identified on the Exhibit 2.



The Main Street typology is applicable to the portion of 16th Ave SW between SW Roxbury Street and SW 100th Street.



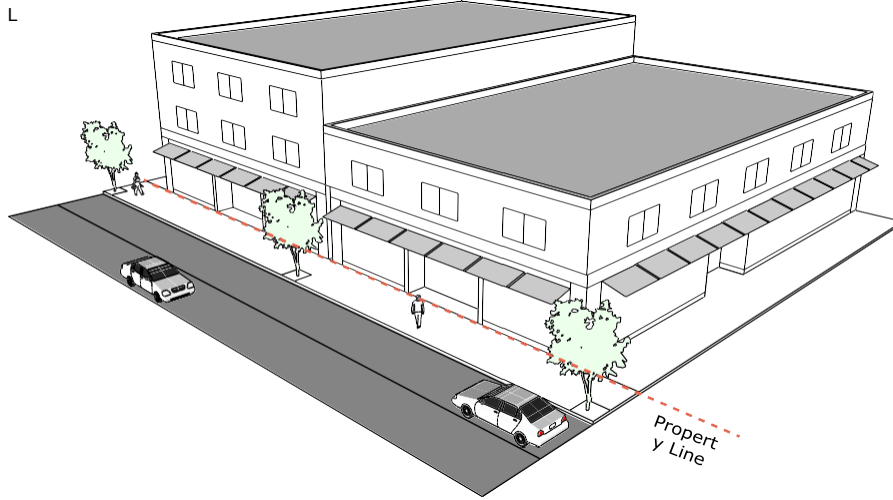
Local Mixed-Use Streets are two-lane, non-arterial streets that have commercial or mixed-use zoning.



Local Residential Streets are non-arterial streets with residential zoning.

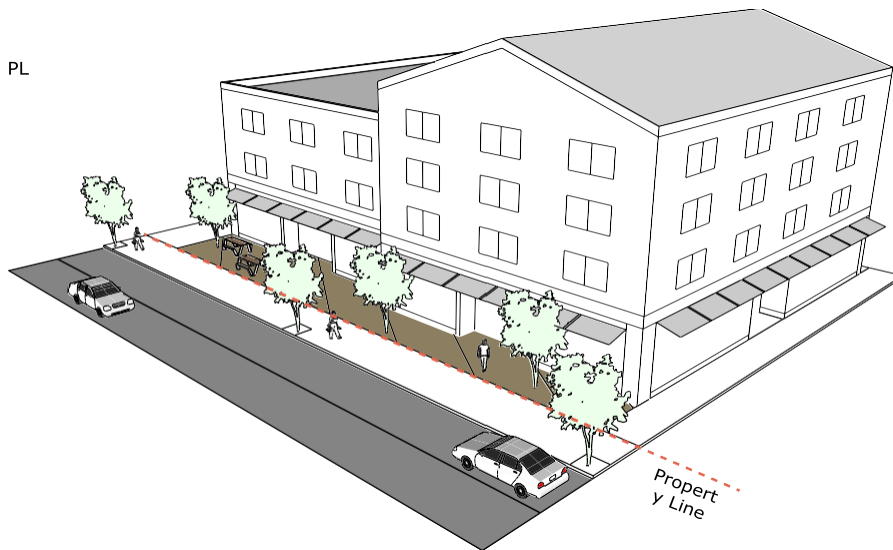
Frontage Types

The project will follow one or more of the following frontage types, based on the frontage street type.



LINEAR FRONTAGE

The linear frontage has no setback from the property line. It is the primary building frontage for pedestrian oriented retail streets and is appropriate for active ground-floor uses as part of non-residential or mixed-used development.



PLAZA FRONTAGE

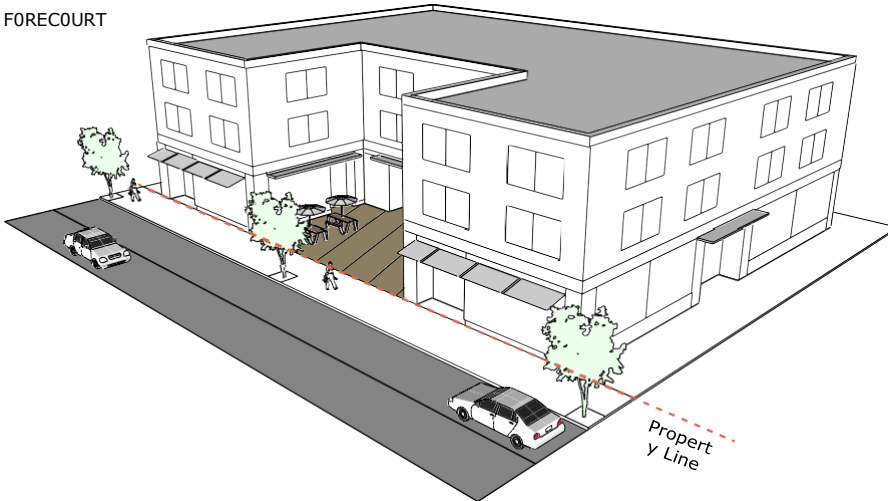
The plaza building frontage includes a public space in the setback between the building and the property line. This frontage type is permitted on retail and mixed-use streets and is appropriate for active uses such as retail, dining, or civic and cultural uses. The plaza must contribute to a welcoming streetscape, and should support human activity, with amenities such as seating, outdoor dining, and activation.



LANDSCAPE FRONTAGE

The landscape building frontage includes a landscaped setback between the building and the property line. This frontage type is permitted on mixed-use and residential streets and is appropriate for office and residential uses particularly when on the ground floor.

FORECOURT



FORECOURT FRONTAGE

The forecourt building frontage has a defined open or public space at the entrance along the property line. This frontage type is permitted along retail and mixed-use streets and is appropriate for a wide range of land uses and mixed-use development.

P

P



PORCH / STOOP / TERRACE FRONTAGE

The porch / stoop / terrace building frontage includes a landscaped setback from the property line that accommodates a porch, stoop or terrace at the building's primary entrance. This frontage type is permitted on mixed-use and residential streets and is appropriate for residential and non-retail commercial uses.

C3. Site Design

INTENT

Site design includes the arrangement of the uses and structures in a way that the project best fits into and contributes to the context of the site. The layers of context include natural systems and features, circulation systems, the architectural, and the cultural context. Community input prioritizes compatibility with the existing scale of the neighborhood, walkability, and generous landscaping.

Also refer to King County Zoning Requirements, Title 21A.

C.3.a

Integrating Natural Systems

Use natural systems, site orientation, natural features and major vegetation as a starting point for project design, take into consideration topography, soils, solar orientation, hydrology, and existing vegetation in the approach to building orientation, energy choices, daylight and shading, and green stormwater infrastructure.

C.3.b

Arranging Buildings and Spaces

Position the buildings and spaces on site with an understanding of the uses and activities for each, and how they connect to and support adjacent public spaces.

- Each area on the site will have a clear function, avoiding “leftover” spaces.
- Open space, including that which is required on-site for residential projects per KCC Section 21A.14.090, will be located in an area that is safe, with good solar access, and designed to meet the needs of the building residents, with seating and play equipment. The design will respond to community preferences from the Web-based Community Input Forum.

C.3.c

Connecting to Circulation Systems

Access points will be arranged and designed to integrate effectively into the system of streets and pedestrian routes.

- Parking will be accessed from alleys where an alley exists. If there is no alley, parking entries will prioritize pedestrians by minimizing driveway widths to 20 feet for two-way driveways, and including a sight triangle with a clear area allowing drivers to see pedestrians.
- In the placement of buildings on site, prioritize pedestrian access and associated spaces over access for cars, parking, and service areas.
- Bicycle access should be easy and safe, with bicycle parking facilities that are convenient and secure.

C.3.d

Accessibility and Welcome

Projects will be designed to accommodate people of all ages and abilities, welcoming people from the diverse cultural backgrounds of North Highline.

Projects will provide access for people of all abilities with an equal level of quality for accessible routes, designing with the spirit of universal design for the benefit of all.



The site plan for the BelRoy Apartments in Seattle added a set of new buildings to a historic building, creating a variety of building types, building heights, and shared open spaces.



Roberto Maestas Plaza has a strong architectural concept that connects a central plaza with adjacent active uses and culturally rich art related to the Centro de la Raza. 7 Directions Architects/SMR

C4. Public Realm Design

INTENT

Public realm includes the places accessible to everyone, where people can move comfortably, spend time, and gather. The design of the public realm includes those spaces themselves and what is visible from them, including the buildings and landscape. The intent of public realm design is a streetscape that is attractive and comfortable for moving through the neighborhood and spending time in it, that reflects the culture of the community, and supports neighborhood activities and businesses. Community input prioritizes compatibility with the existing scale of the neighborhood, walkability, and generous landscaping.

Refer also to King County Road Design and Construction Standards

Lighting and streetscape features, such as awnings, and street furniture must be located out of the public right-of-way or be permitted.

C.4.a

Streetscape

Improvements to the sidewalk and the streetscape required by the zoning code and the King County Road Standards will be designed in a way that will encourage walking and moving through the neighborhood for people of all ages and abilities. The design will encourage social interaction, support local businesses, and highlight the varied cultures of North Highline.

Provide ample space for people's movement and activity, including pulling the building back from the sidewalk property line if space in the right-of-way is insufficient. Refer to the Frontage Diagrams above.

Amenities are recommended along the building frontage; examples of amenities include seating and other street furniture, lighting, year-round landscaping, seasonal plantings, human-scale signage, well-crafted façade details, art, awnings, display windows, and outdoor retail displays.

C.4.b

Creating Spaces for the Public

Paths and connections will be designed to be safe and accessible for people walking and moving on wheels including bicycles, wheelchairs, scooters, and skateboards.

Where surface parking lots are provided, there will be a well-marked, properly lit, accessible pedestrian route to the primary building entry and a secondary entry if applicable.

On projects with street frontage over 200 linear feet on a single frontage, a pedestrian through-route is required. It may be through the building interior so long as it is open to the public during business hours.

Some sites are adjacent to key active transportation routes identified in physical context analysis (C.1.a). Buildings facing key routes will orient windows toward such routes.

C.4.c**Creating Spaces for the Public**

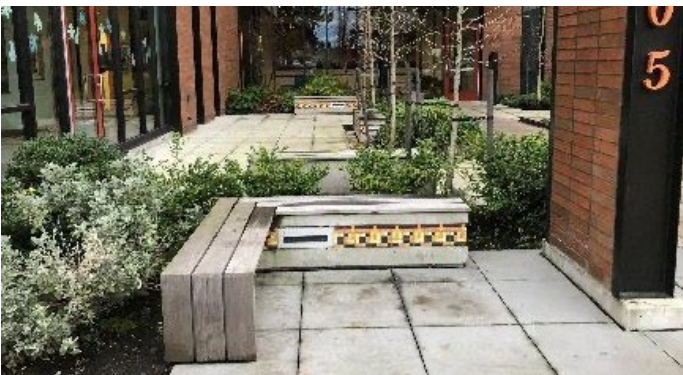
If a project with a retail street level has over 150 linear feet of frontage, a minimum of one outdoor publicly accessible space is required between the right-of-way and the building. Minimum dimensions of that space are 200 square feet, with a minimum dimension of 6 feet. The minimum area of the outdoor space is 200 square feet, with minimum dimensions of 6 feet. This is not required along Main Street frontages.

C.4.d**Supporting Activity in the Public Realm**

Promote year-round activation in public spaces by creating a strong connection between indoor and outdoor spaces, providing amenities to encourage and support positive social behaviors, and orienting interior activities so that there is good visual access to outdoor areas.

Projects will support active zones between the building and the right-of-way with a set of amenities; examples include movable seating, tables, umbrellas, opportunities for dining, merchandise displays, decorative lighting, art, water features, seasonal heaters, and publicly available wi-fi.

A mix of landscaping and plaza space is required, with at least two amenities included in the design of any space over 60 square feet.



Public spaces that are accessible and support a variety of functions to meet a range of community needs.
(Top Left: MIG|SvR, Top Right: MacLeod Reckord)

GREENCENTER SCORE

Because a greener North Highline will need to be accomplished in large part through private development, the Design Standards use a tool that has proven to be very successful in the adjacent neighborhood in Seattle, and in cities such as Berlin, Germany, and Malmo, Sweden, requiring new development to incorporate plantings and green stormwater infrastructure on private property and optionally in the adjacent public streetscape.

Value of Generous and Sustainable Landscape

The benefits of trees, sustainable landscaping, and open space are well documented. As urban areas densify, these benefits are even more needed for new residents. Providing both increased density and, at the same time, sufficient green space, has been a challenge for growing cities.

To address this challenge, a growing number of cities around the world are adopting some variation of a points-based system requiring sustainable landscaping with new development. These include Washington DC's Green Area Ratio, Seattle's Green Factor, and Berlin's Biotope Area Factor.

In order to address the desires expressed by the community for usable, culturally responsive spaces, the GreenCenter calculations favor usable space over green roofs and walls.



North of Roxbury Street, the City of Seattle Green Factor applies to new development, and results in the kind of streetscape desired per North Highline community input.

C5. Stormwater and Landscape Design

INTENT

Rainfall is part of a natural cycle that can be treated in sustainable and attractive ways. The intent of the Design Standards for stormwater and landscape is to connect the urban environment to the natural systems with designs that are both functional and beautiful. Community input prioritizes compatibility with the existing scale of the neighborhood, walkability, and generous landscaping.

Refer also to King County Surface Water Design Manual, King County Code Landscape and Water Use Development Standards, Section 21A.16, the King County Road Design and Construction Standards, and requirements for residential open space in Title 21, if landscaping in the public ROW is intended to meet GreenCenter criteria.

C.5.a

Integrated, Usable Landscape

Landscape design will be a fundamental component of the design of the project, contributing environmentally and aesthetically to the character of the neighborhood.

C.5.b

Functional and Attractive Stormwater Solutions

Stormwater design will be functional, environmentally sound and aesthetic, contributing to the character of the neighborhood, and to the understanding of natural systems for people in the neighborhood.

C.5.c

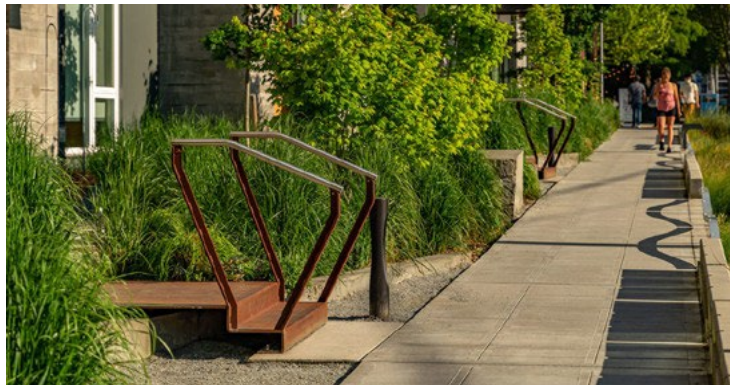
Ensuring Sufficient and Sustainable Landscape

The GreenCenter Scoresheet will provide a mechanism for ensuring that green stormwater infrastructure and biomass are part of each project, with design decisions made for maximum contributions to ecology and neighborhood character.

The GreenCenter score is required to be a total of 0.3, or what could be considered the equivalent of 30% of the site with landscape materials. This score can be achieved in the way that the project proponent deems best, using a variety of options including trees and plantings, permeable paving, green roofs, etc (see p47-48 GreenCenter Scoresheet). Properties within 16th Ave SW from Roxbury to 100th Street, score maybe reduce with the director discretion.

Landscape is still required to meet the Development Standards for landscaping and water use in KCC Title 21A.16.085 & 21A.16.330, and a maintenance agreement with the County is required for landscape within the right-of-way or other publicly owned property.

Permeable paving and structural soil credits cannot count for more than one-third of the GreenCenter score. It is not an acceptable material in the public right-of-way.



Examples of stormwater treatment integrated in the landscape frontage. (Berger Partnership)

C6. Building Design

INTENT

The Design Standards for buildings are intended to promote a level of thoughtfulness and quality in newly developed buildings.

Refer to the land use regulations in King County Title 21A and the current version of the International Building Code adopted by King County.

C.6.a

Architectural Concept

Buildings, and groupings of buildings, will have a coherent and attractive design concept appropriate for the site and its surroundings. An acceptable architectural concept will be specific to the circumstances of the context and will support a building program appropriate to the neighborhood vision. It will include thoughtful design at all scales, from massing to materials and detailing.

C.6.b

Relationship to the Block

Corner sites will address both adjoining streets with pedestrian-oriented uses and elements appropriate to the context and building program.

Mid-block sites will take into account the users of the buildings on either side (if existing), with window placement to retain privacy.

C.6.c

Modulation

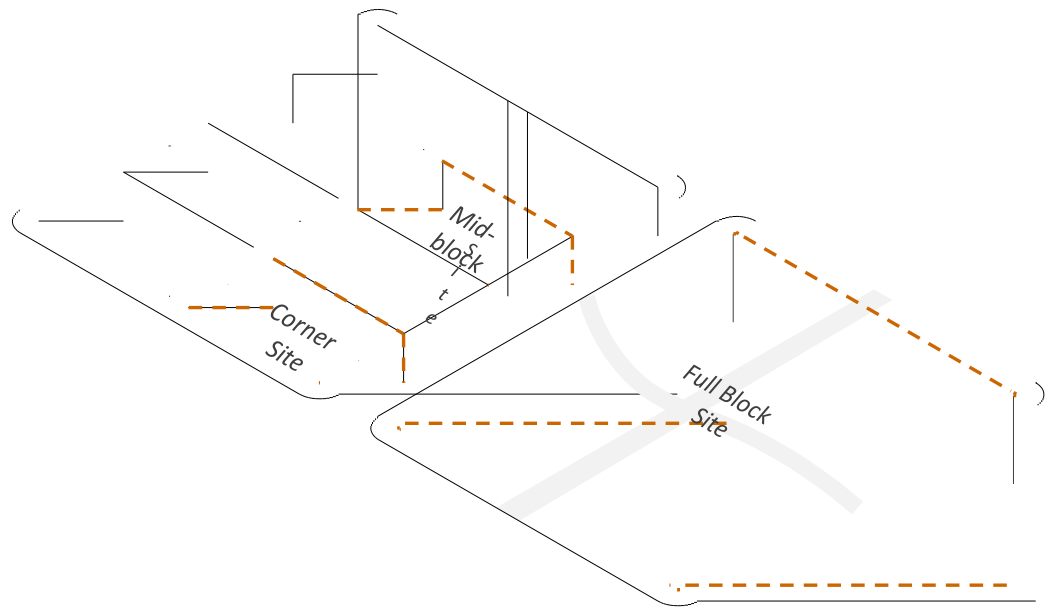
Sites with frontages over 100 feet in length will have modulation at least every 50 linear feet of façade, with a minimum of 6 feet of inset. Inset balconies may be substituted for modulation up to 100 feet of façade length.

C.6.d

Entries

Commercial storefronts will have entry doors available for every 40 feet of linear frontage in order to allow the street level to be subdivided for smaller retail uses.

Hirabayashi Place, in Seattle's International District, has a clear architectural concept that provides both consistency and interest, using modulation of well-proportioned solid elements and recessed grouped windows. Artist-created panels are based on Japanese fabric, appropriate for a building that honors Japanese-American civil rights hero Gordon Hirabayashi. (Interlm/ Mithun)



This diagram illustrates different relationships of sites to blocks. For corner sites or large sites such as the full block site shown, the Design Standards apply to each street frontage.



Left: Examples of modulation breaking down building mass.

Right: Inset balconies offer changes of depth in the facade.

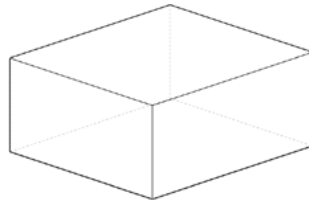
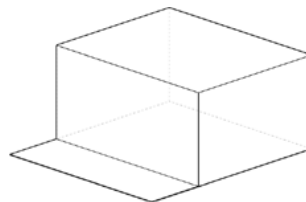
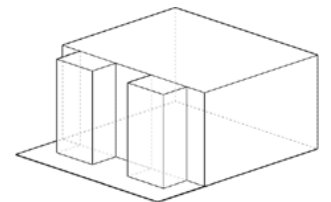
(Midtown Center, by Weinstein A+U and Lake Union Partners)



C.6.e**Building Bulk and Massing**

Buildings will incorporate, in a manner consistent with the overall design concept, a coherent set of design techniques to create a sense of human scale. The project proponent will describe how the architectural concept relates to building massing that fits with its surroundings.

- These design techniques include modulation, setbacks, varied roof forms, variations in plane, material and color changes, and balconies. The design of scale elements will consider rhythm, proportions, and detailing consistent with the overall design concept.
- Variety in height is encouraged, and buildings with over 100 feet of façade length will include a variety of height in their massing.
- Building massing should respect transitions between zones. Where buildings are adjacent to zones with lower heights, the portion of the building with height variation will be lower, with a minimum width of 30 feet.

*Massing**Setback**Modulation***C.6.f****Reflecting Culture**

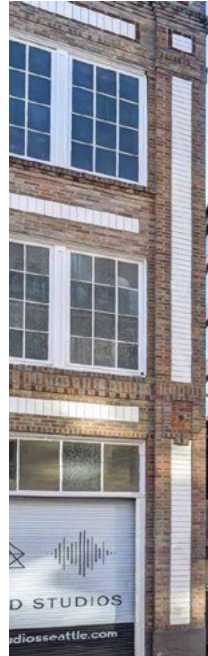
Building programming and design will reflect the diverse cultures of North Highline and be tailored to community needs. The project proponents will incorporate cultural design strategies and elements based on input from the community gathered during the Web-based Community Input Forum.

C.6.g**Supporting Social Connections**

The design will encourage informal social connections on the site and in the building by including focal points in the building where people pick up their mail, do their laundry, or perform other daily activities.



This example makes use of a set-back ground level and contrasting materials to create generous space and reduce building volume. (Left: KIRIN Apartment. Right: Rally Mixed-Use Development. By Jonhston Architects)



Example of mid-block site using side setback to create interesting interior public access for through-space. (Chophouse Row)



Scale elements include textured material, exposed structural elements, and window patterning



Different building heights add interest and variety



Example of building with variety of height. (Unity Village)



Panels and soffit along the street include artwork by artists rooted in the Black community at Seattle's Central District.



This building at Seattle's Central District include details on the canopy edge incorporate by African art motifs.

C.6.h

Architectural Details and Features

Architectural detailing will convey a sense of craft, thoughtfulness and scale that relates to the overall architectural concept of the building.

- Commercial and Mixed-Use buildings will be designed with a permeable and attractive interface along the public streetscape, supporting active uses.
- Residential buildings will provide varied, human scale to the design character and features at the street level, using landscape and landscape elements to ensure privacy for ground level units and usable space within any setbacks.

C.6.i

Glazing

Glazing in storefront windows will have low reflectivity. Smash-proof glass is encouraged at street level.



The Wadajir development in Tukwila includes a transparent facade that opens to the street connecting a community-desired use with an amenity-filled exterior space (Forterra/Mithun Architects)



Strong landscape treatment and grade changes creates privacy for ground level units (Greenbridge, King County Housing Authority)

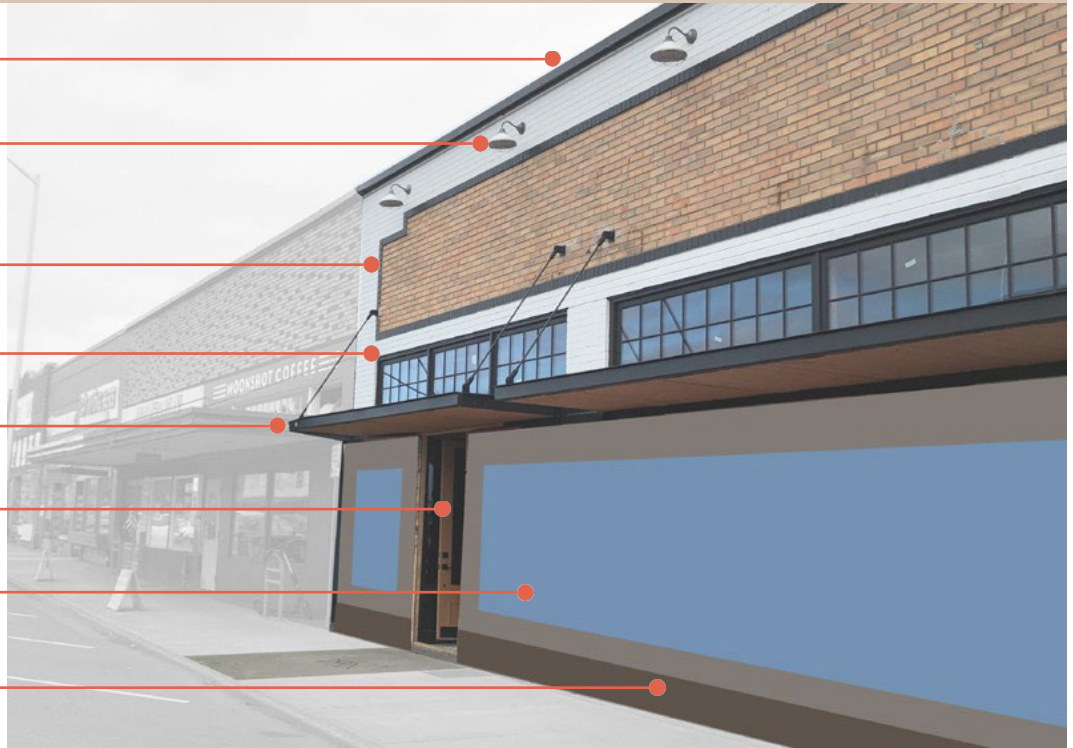
C.6.j

Design in the White Center Core

For buildings along the Main Street segment of 16th Avenue SW between SW Roxbury Street and SW 100th Street, architectural details and features will take cues from the historic building stock of White Center, including the carpentry at street level windows, attention to lighting, signage, and materials. The project proponent will describe the measures taken in the design to relate to the historic precedents that add to the character of White Center

Facade Terminology

- Cornice
- Building mounted lighting integrated
- Signage location
- Transom windows
- Canopy
- Entry
- Transparency Zone
- Base



Example: Facade Character Elements

- Awning
- Display windows provide interest and visibility to and from the sidewalk
- Planter



Example: Facade Character Elements

Strong, simple design provides rhythm at the street and individuality for store fronts

Signage opportunities for wall-mounted signs above and projections for blade signs

Outdoor tables and seating



Example: Facade Character Elements

Integrated canopy offers weather protection and opportunities for lighting

Facade pulled back from property line adds sidewalk space and reduces need for vestibule

Property line



Example: Facade Character Elements

Generous overhang provides weather protection

Multilingual signage highlights the cultural diversity of North Highline



Example: Facade Character Elements

Integrated canopy offers weather protection and opportunities for lighting

Generous display windows turn the corner

Base has durable materials



Example: Facade Character Elements



- Plantings
- Art
- Street display
- Seating and tables

Example: Facade Character Elements



- Iconic canopy highlights the entry
- Detailing at entry
- Prominent signage at pedestrian eye level

C.6.k

Sustainability

Buildings are recommended to provide sustainable design solutions, including durable and easy-to-maintain materials, passive solar heating and cooling, the use of renewable energy sources, and reductions in energy use relative to minimum building code requirements.

C.6.l

Service Areas

Service uses such as trash and utilities will be functional and accessible to users, but screened from public view by incorporating them within buildings, walls, fences, or landscaping.



Example of sustainable design strategies for Othello Square affordable housing (SKL Architects)

C7. Design for Distinctive Identity

INTENT

North Highline's diverse cultures, tradition of small, neighborhood-oriented enterprises, and "quirkiness" are highly valued and fundamental to its character. The intent of the Design Standards is to keep the neighborhood's diversity visible and to promote distinctive, unique designs through architectural features, signage, display space, transparency, art, landscape, and amenities such as seating, lighting and ornament. The project proponent will describe the approaches to expression that are incorporated into the architectural concept and site design, addressing each of the following strategies.

C.7.a

Signage that Expresses Character and Cultural Diversity

New building, project and business signage for local businesses should continue the tradition of North Highline's custom-designed and expressive signage. Design will offer multiple signage opportunities for retail uses. Project proponents will describe the approach to signage and how it relates to North Highline in the Web-based Community Input Forum.

- The principal sign of any building or establishment must be unique and custom designed. Such signs may include logos, colors or other brand-identifying elements, but the overall sign must not be generic or identical to a sign in any other location.
- Multi-lingual signage is encouraged.
- Flashing or moving images are not allowed.



White Center's character is expressed in facades and architectural elements with personality and a sense of humor.



Much of White Center's signage is a prominent design feature and unique to local businesses.

C.7.b

Art and Murals Rooted in Community Values and Community Artists

New development is recommended to draw on the character of White Center and the tradition of integrating murals and art.

- Blank walls extending more than 20 feet are not allowed along sidewalks except under exceptional circumstances. Where blank walls are unavoidable, murals, graphics, or other decorative motifs are required.



White Center's murals express the varied cultures of the community.

C.7.c

Landscape Design that Adds to Neighborhood Character

Creative landscape design is distinctive, attractive, and has functional characteristics. The project proposal will describe how the landscape plan adds to neighborhood character and supports the cultural diversity of North Highline.



Vines provide shading and an attractive canopy along the building front conjunction. (Mint Plaza, CMG Landscape Architects)



Landscape and murals in this pocket park were done in conjunction with artists. (Tenderloin National Park, San Francisco, Photos by Luke Thomas)

C.7.d

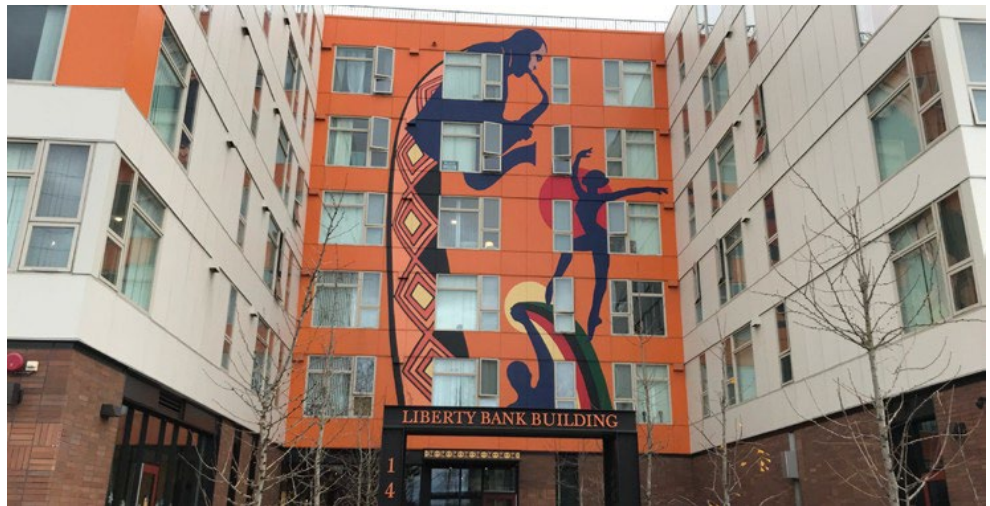
Distinctive Identity of Commercial Storefronts

The project will provide many opportunities for unique and distinctive identity in the design of façades and storefronts, displays, or other features.

C.7.e

Distinctive Identity of Residential Entries and Facades

Residential building entries will incorporate amenities or features at the entries that are distinctive, attractive identifiers. These may include culturally relevant art, architectural elements such as doors or canopies, or landscaping. Units in the building will have opportunities on the façade for expression and personalization with a preference for usable balconies. Open spaces and play areas will also include distinctive features, such as seating and play elements that are supportive of residents such as children and elders.



This entry to the Liberty Bank building in Seattle has a distinctive entry with art by artist deeply connected to the neighborhood (Irvin & Al Dogget)

C.7.f

Offices that Contribute to Neighborhood Character

Offices will be designed to add character to the neighborhood by providing and expressing scales and variety that are distinctive characteristics of North Highline with its tradition of small-scale residential and neighborhood-supporting commercial buildings. This may be achieved with a combination of articulated masses, varied roof forms, varying cornice or parapet, heights, bays, balconies, or other scaling elements.



Office buildings can be shaped, rather than “boxy”, and can incorporate outdoor spaces.

C& Design for a Safe and Welcoming Neighborhood

INTENT

Perceptions of being safe and welcome vary for different people. In terms of the Design Guideline intent, making a space more welcoming can actually contribute to making it safer. Increasing public interactions and supporting more positive interactions builds the sense of community that ensures that friends, families, and neighbors know one another, trust one another, and look out for one another. This intent also goes along with best practices for accessibility, lighting, and visibility.

Lighting and streetscape features, such as awnings, and street furniture must be located out of the public right-of-way or be permitted.

C.8.a

General Lighting

Lighting will be considered for the entire site, with special attention to pedestrian paths, vestibules, and service areas.

The landscape and lighting design will be designed so that fixtures are not obscured as trees and plantings mature.

Lighting will support universal access and the needs of people with limited mobility and sight in lighting design.

Projects will provide sufficient light at directional and informational signs for legibility at night.

Lighting will be shielded to prevent light pollution.

Lighting levels will meet the best practice standards.

C.8.b

Lighting along Street-Facing Façades

Lighting on the street facing façade will include fixtures with lighting levels oriented at pedestrian areas and the sidewalk.

Lighting levels should be designed so that people can recognize faces of people nearby, and limit extreme contrasts within pedestrian areas, with higher lighting levels at site and building entrances and within publicly accessible spaces.

Glare should be avoided for pedestrians, drivers, and adjacent properties.

C.8.c

Lighting in Parking Lots

Parking lots will have a consistent level of lighting that limits substantial contrasts to provide for safe use after dark.

In parking areas, the mounting height of the luminaires will be a maximum of 15 feet high.

C.8.d

Window Locations

Locate windows from interior activity areas, such as living areas and kitchens, to overlook sidewalks, paths and other outdoor usable spaces, rights-of-way, or other publicly owned property.

C.8.e**Alcove Design**

Avoid low lighting levels or substantial contrast relative to higher lighting levels in places of potential entrapment. Consider wide alcoves, angled walls, or pulling the street façade back from the sidewalk to allow outswinging doors instead of vestibules, and gates at service doors.

C.8.f**Lighting Metrics**

The project proponent will include a Lighting Plan, superimposed over the Site Plan, which locates and describes exterior light fixtures with the following information:

- Type and number of fixtures, including manufacturer and model number, demonstrating the fixtures are fully shielded¹ to reduce light spill
- Lamp source type with lumen output
- Mounting type (pole, wall, etc) and mounting height
- Average Footcandle² levels and Uniformity Ratio³

Footcandle levels (FC) for pedestrian areas is as follows:

- Building Entries and Vestibules: up to 3 FC
- Sidewalks and Walkways: Average 1 FC
- Parking Areas: Average of 0.5 to 1 FC

Lighting uniformity ratio shall not exceed 10:1.

Interior fixtures highlighting retail displays along sidewalks, and lighting that contributes to an attractive and distinctive character in the retail area are encouraged.

1. Fully shielded - A fully shielded light fixture has a solid barrier at the top of the fixture in which bulb is located and emits no direct uplight.

2. Footcandle("FC") - Is the basic unit of light falling on a surface, and can be taken with a hand held light meter. One footcandle is equivalent to the illuminance produced on one square foot of surface area by a source of one candle at a distance of one foot.

3. Uniformity Ratio - is the ratio of the minimum lighting level to the average lighting level in a specified area.

SECTION 4

DESIGN STANDARDS

FORMS + CHECKLIST

NORTH HIGHLINE

DESIGN STANDARDS & GUIDELINES

PREAPPLICATION MEETING WEB-BASED COMMUNITY INPUT FORUM MATERIALS

Checklist for Applicants and Reviewers

Street Frontage Types

What Street Type(s) does the project front on?
What is the linear footage along the street(s)?
Which building frontage type(s) are you proposing?

Context Analysis

Show: Context and Site Analysis

Describe: Include provisions of Section 2d. of the Design Standards.

Site Design

Show: Proposed Concept Site Plan

Describe: How does project's proposed design meet the Site Design Intent?
Describe the publicly accessible spaces and open spaces and their functions; the building footprint and first floor uses; pedestrian, bicycle, and vehicle access, and service functions. Describe the project's strategies for contributing to the public realm, meeting the overall goals of the Goals for Neighborhood Form and Character, and how the project approach best meets the expressed community values.

Public Realm Design

Show: Proposed Public Realm Plan

Describe: How does project's proposed design meet the Public Realm Design Intent?
Describe the ways in which the project will add to the available space for the public and increase the vitality of public space, how it fits into the context as analyzed, and how it best meets the expressed community values.

Stormwater and Landscape Design

Show: Stormwater Design, prepared by a licensed Civil Engineer
Landscape Plan, prepared by a licensed Landscape Architect
GreenCenter Approach and Calculations

Describe: How does the design meet the Stormwater and Landscape Design Intent and respond to input from the community?
Describe stormwater strategies and features and landscape design, noting intended uses for each space.
Explain how the proposed approach for GreenCenter maximizes sustainability and community benefit.
Show calculations for any required residential on-site recreation space.
Show type and number of units proposed.
Show amount of on-site residential space required and provided.

Building Design

Show: Architectural Concept Description
Architectural Plans, Elevations, Façade details

Describe: How does the project's proposed design meet the Building Design Intent, and respond to input from the community?
Describe the architectural concept and how it responds to the context, program and community input. Describe materials, colors, detailing, and ways in which the proposed design meets expressed community input.

Proposed building façade lengths:
Modulations required:
Proposed building Heights:
Height variations required:
Sustainability Features:

Design for Culture and Expression

Show: Cultural Analysis

Describe: How does the project's proposed design meet the Cultural and Expression Intent?
Describe features encouraging expression for street-level uses and upper-level uses (if applicable) and features supporting the cultural diversity of North Highline.

Design for a Safe and Welcoming Neighborhood

Show: Lighting Plan prepared by a qualified professional

Describe: How does the project's proposed design meet the Intent of a Safe and Welcoming Neighborhood and input from the community?
Describe the lighting and other safety measures, and how the project will meet the spirit and requirements for universal design to welcome all.

NORTH HIGHLINEDESIGN STANDARDS &
GUIDELINES**PUBLIC REVIEW MATERIALS****Checklist for Applicants and Reviewers****Summary of Public Input**

Provide a summary of input from the Pre-Development meeting and comments received by the County regarding the project.

Street Frontage Types

What Street Type(s) does the project front on?
What is the linear footage along the street(s)?
Which building frontage type(s) are used?

Site Design

Show: Context Analysis
Site Plan

Describe: Describe how the project's proposed design meets the Site Design Intent and responds to input from the community.
Describe the public spaces and open spaces, their dimensions and their functions; the building footprint and first floor uses; pedestrian, bicycle, and vehicle access and service functions. Describe the ways that the project contributes to the public realm, fits into the urban, natural, and cultural contexts, and best meets the expressed community values and input.

Public Realm Design

Show: Public Realm Plan

Describe: How does the project's design meet the Public Realm Design Intent and respond to input from the community?
Describe the dimensions, uses, and characteristics of space for the public and how it meets the expressed community values and responds to community input.

Stormwater and Landscape Design

Show: Proposed Stormwater and Landscape Concept Diagrams
Proposed Green Center Approach

Describe: Describe how the project's design meets the Stormwater and Landscape Design Intent and Standards.
Describe stormwater strategies and features, and landscape design, noting intended uses for each space. Explain how the proposed approach for meeting GreenCenter requirements maximizes sustainability and community benefit.

Type and number of units proposed and amount of on-site residential open space required and provided

Building Design

Show: Proposed Architectural Concept Diagrams
Proposed Concept Plans and Elevations

Describe: Describe how the project's design meets the Building Design Intent and Standards. Describe the project's proposed uses and the overall architectural concept and why it is most appropriate for the site and the neighborhood. Describe the massing, style, materials, detailing, and ways in which the proposed design responds to community input.

Indicate proposed building façade lengths
Modulations required
Proposed building heights
Height variations required
Sustainability features

Design for Culture and Expression

Show: Cultural Analysis

Describe: Describe how the project's design meets Intent and Standards for Cultural and Expression and ways in which the proposed design responds to community input. Describe features encouraging programs, expressions, or features for street level uses and upper-level uses (if applicable) and strategies supporting the cultural diversity of North Highline.

Design for a Safe and Welcoming Neighborhood

Show: Proposed Conceptual Lighting Plan

Describe: Describe how the project's design meets Intent and Standards of a Safe and Welcoming Neighborhood.
Describe approaches to lighting and to other safety measures, and how the project will meet the spirit and requirements for universal design to welcome all.



GREENCENTER SCORESHEET

NORTH HIGHLINE DESIGN STANDARDS & GUIDELINES

The GreenCenter score is required to be a total of 0.3, or what could be considered the equivalent of 30% of the site with landscape materials. This score can be achieved in the way that the project proponent deems best, using a variety of options below. Properties within 16th Ave SW from Roxbury to 100th Street, score maybe reduce with the director discretion.

To calculate the GreenCenter Score for your project:

1. Enter the areas for all qualifying landscape elements across entire parcel in the Areas column. Instructions for calculating areas in square feet are included in the worksheet.
2. Multiply the Area value for each landscape element by the element's Factor value (given in worksheet) to populate the Total column.
3. Calculate the Green Center Numerator for your project by adding the totals (from the Total column) for all landscape element categories.
4. Divide the Green Center Numerator by your project's parcel size to calculate the Green Center Score.

Landscape Elements	Area (in sq ft)	x	Factor	=	Total
1. Planted Areas					
Planted areas with a soil depth of 24" or greater			0.6		
Bioretention facilities			1.0		
2. Small Plantings, Shrubs, & Perennials					
Mulch, ground covers, or other plants less than 2' tall at maturity			0.1		
Medium shrubs or perennials 2'-4' tall at maturity (Area = Number of plants x 9 sq ft)			0.3		
Large shrubs or perennials 4'+ tall at maturity (Area = Number of plants x 36 sq ft)			0.3		
3. Trees					
Tree canopy for trees with canopy spread of 8' - 15' (Area = Number of trees x 75 sq ft)			0.3		
Tree canopy for trees with canopy spread of 16' - 20' (Area = Number of trees x 150 sq ft)			0.5		
Tree canopy for trees with canopy spread of 21' - 25' (Area = Number of trees x 250 sq ft)			0.7		
Tree canopy for trees with canopy spread of 26'+ (Area = Number of trees x 350 sq ft)			0.9		
Tree canopy for preservation of existing trees with trunks 6" or greater at 4.5' above the ground (Area = 20 sq ft x inch of tree diameter)			1.0		

Landscape Elements	Area (in sq ft)	x	Factor	=	Total
4. Green Roofs					
Green roofs with at least 2" and less than 4" of growth medium			0.2		
Green roofs with 4"-8" of growth medium			0.3		
Green roofs with 8" or more of growth medium			0.4		
5. Vegetated Walls					
Square footage of vegetated wall			0.3		
4. Permeable Pavement					
Permeable paving over at least 6" and less than 24" of soil or gravel			0.2		
Permeable paving over at least 24" of soil or gravel			0.4		
5. Structural Soil Systems					
Square footage of structural soil systems			0.5		
6. Bonuses					
Landscaping that consists of drought tolerant and/or native plant species			0.1		
Vegetation visible to passerby from adjacent public right of way or public open spaces			0.2		
Landscaping in food cultivation			0.1		
Landscaped areas where at least 50% of annual irrigation needs are met through the use of harvested rainwater or collected greywater			0.2		
Spaces that support sitting or small gatherings.			0.2		
Landscape requested by community through the public outreach process			0.2		

GreenCenter Numerator
Add totals for all landscape
elements categories

GreenCenter Numerator

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Parcel Size (in sq ft)

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GREENCENTER SCORE

Certificate Of Completion

Envelope Id: CF01018070FA4CEBBE68C8FF9151FC67	Status: Completed
Subject: Complete with DocuSign: Ordinance 19687.docx, Ordinance 19687 Attachment A.pdf	
Source Envelope:	
Document Pages: 49	Signatures: 3
Supplemental Document Pages: 51	Initials: 0
Certificate Pages: 5	Envelope Originator:
AutoNav: Enabled	Cherie Camp
Enveloped 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

Record Tracking

Status: Original	Holder: Cherie Camp	Location: DocuSign
11/8/2023 1:38:17 PM	Cherie.Camp@kingcounty.gov	
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:


E76CE01F07B14EF...
Signature Adoption: Uploaded Signature Image
Using IP Address: 67.160.80.216

Timestamp

Sent: 11/8/2023 1:39:56 PM
Viewed: 11/8/2023 3:27:24 PM
Signed: 11/8/2023 3:27:38 PM

Electronic Record and Signature Disclosure:
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ID: 6877445f-f83a-44e0-b486-b0870e038c68

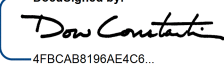
Melani Hay
melani.hay@kingcounty.gov
Clerk of the Council
King County Council
Security Level: Email, Account Authentication (None)

DocuSigned by:

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Signature Adoption: Pre-selected Style
Using IP Address: 198.49.222.20

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Viewed: 11/9/2023 7:20:40 AM
Signed: 11/9/2023 7:20:44 AM

Electronic Record and Signature Disclosure:
Accepted: 9/30/2022 11:27:12 AM
ID: 639a6b47-a4ff-458a-8ae8-c9251b7d1a1f

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

DocuSigned by:

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Signature Adoption: Uploaded Signature Image
Using IP Address: 198.49.222.20

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Viewed: 11/14/2023 2:48:39 PM
Signed: 11/14/2023 2:49:11 PM

Electronic Record and Signature Disclosure:
Accepted: 11/14/2023 2:48:39 PM
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In Person Signer Events	Signature	Timestamp
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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Certified Delivered	Security Checked	11/14/2023 2:48:39 PM
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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