



**KING COUNTY**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**Signature Report**

**December 5, 2006**

**Ordinance 15654**

**Proposed No.** 2006-0448.2

**Sponsors** Constantine

1 AN ORDINANCE relating to zoning and standards for  
2 low-impact development and Built Green demonstration  
3 projects, and amending Ordinance 14662, Section 1, and  
4 K.C.C. 21A.55.060.

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BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

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SECTION 1. Ordinance 14662, Section 1, and K.C.C. 21A.55.060 are each

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hereby amended to read as follows:

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A. The purpose of the low-impact development and Built Green demonstration

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projects is to determine whether innovative permit processing, site development and

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building construction techniques based on low-impact development and building

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construction practices result in environmental benefits, affordable housing and lead to

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administrative and development cost savings for project applicants and King County.

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The demonstration projects will provide information on application of these techniques to

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an urban infill mixed-use redevelopment project, an urban single family residential

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project and a Vashon Town housing project. The demonstration projects will also

18 provide information to assist in the development of King County Comprehensive Plan  
19 policies to guide application and refinement of regulations such as zoning, subdivision,  
20 roads and stormwater regulations. Expected benefits from the demonstration projects  
21 include: improved conditions of habitat, ground and surface waters within a watershed;  
22 reduced impervious surface areas for new site infrastructure in developed and  
23 redeveloped projects; greater use of recycled-content building materials and more  
24 efficient use of energy and natural resources; and the opportunity to identify and evaluate  
25 potential substantive changes to land use development regulations that support and  
26 improve natural functions of watersheds. The demonstration projects will also evaluate  
27 whether consolidated administrative approval of modifications or waivers and any  
28 subsequent hearings, if required, effectively speeds the development review process  
29 while maintaining land use coordination and environmental protection, and whether that  
30 leads to administrative costs savings for project applicants and King County.

31 B. The department shall implement the low-impact development and Built Green  
32 demonstration projects in all or a portion of each of the following: the White Center  
33 neighborhood of the (~~(Park Lake Homes HOPE VI)~~) Greenbridge Project as described in  
34 Attachment A to (~~(this-ø)~~)Ordinance 14662; the unincorporated Urban Area east of  
35 Renton at approximately 148th Avenue Southeast and Southeast 128th Street as  
36 described in Attachment B to (~~(this-ø)~~)Ordinance 14662; and the Vashon Town as  
37 described in Attachment C to (~~(this-ø)~~)Ordinance 14662. If the geographic boundaries of  
38 (~~(Park Lake Homes HOPE VI)~~) the Greenbridge Project are expanded, the provisions of  
39 this ordinance may apply provided the criteria in subsection (~~(K)~~) L. of this section are  
40 met.

41 C. A request by the applicant to modify or waive development standards for the  
42 development proposals shall be evaluated by the department based on the criteria in  
43 subsection ~~((K))~~ L of this section. A request shall first be either approved or denied  
44 administratively and may be further reviewed as described in subsection ~~((G.3))~~ H.3 of  
45 this section. Approval or denial of the proposed modification or waiver shall not be  
46 construed as applying to any other development application either within the  
47 demonstration project area or elsewhere in the county.

48 D. A modification or waiver approved by the department in accordance with the  
49 low-impact development and Built Green demonstration projects shall be in addition to  
50 those modifications or waivers that are currently allowed by K.C.C. Title 9 and this title.  
51 The range of proposed modifications or waivers to development regulations that may be  
52 considered pursuant to the low-impact development and Built Green demonstration  
53 projects shall include only the following King County code regulations and related public  
54 rules:

55 1. Drainage review requirements: K.C.C. chapter 9.04 and the Surface Water  
56 Design Manual;

57 2. King County road standards: K.C.C. 14.42.010 and the county road  
58 standards, 1993 update;

59 3. Density and dimensions: K.C.C. chapter 21A.12, if the base density is that of  
60 the zone applied to the entire demonstration project and if the minimum density is not  
61 less than the minimum residential density of the zone calculated for the portion of the site  
62 to be used for residential purposes, in accordance with K.C.C. 21A.12.060. However, if a  
63 demonstration project provides fifty-one percent or more of the housing to households

64 that, at the time of initial occupancy, have incomes of eighty percent or less of median  
65 income for King County as periodically published by the United States Department of  
66 Housing and Urban Development, or its successor agency, or if fifty-one percent or more  
67 of the rental housing is permanently priced to serve low-income senior citizens, then the  
68 director may approve:

69 a. less than the minimum density; and

70 b. for parcels within the area bounded by SW Roxbury Street, 12th Avenue  
71 SW, SW 102nd Street and 2nd Avenue SW that are developed in conjunction with the  
72 Greenbridge Project, greater than the maximum density, up to a maximum of R-48  
73 (Residential forty-eight dwelling units per acre);

74 4. Design requirements: K.C.C. chapter 21A.14;

75 5. Landscaping and water use: K.C.C. chapter 21A.16;

76 6. Parking and circulation: K.C.C. chapter 21A.18;

77 7. Signs: K.C.C. chapter 21A.20; and

78 8. Environmentally sensitive areas: K.C.C. chapter 21A.24, if the modification  
79 results in a net improvement to the functions of the sensitive area.

80 E. A demonstration project authorized by this section and located in the R-12  
81 through R-48 zones may contain residential and limited nonresidential uses subject to the  
82 following provisions:

83 1. The demonstration project may request a modification or waiver of any of the  
84 development conditions contained in K.C.C. 21A.08.030, 21A.08.040, 21A.08.050,  
85 21A.08.060, 21A.08.070, 21A.08.080 and 21A.08.100, subject to the review process

86 described in subsection ((G)) H. of this section and the criteria described in subsection  
87 ((K)) L. of this section.

88 2. The demonstration project may include single family detached residential  
89 dwelling units as a permitted use, subject to the review process described in subsection  
90 ((G)) H. of this section and the criteria described in subsection ((K)) L. of this section.

91 3. The demonstration project may include any nonresidential use allowed as a  
92 permitted use in the NB zone, subject to any development conditions contained in K.C.C.  
93 21A.08.040, 21A.08.050, 21A.08.060, 21A.08.070, 21A.08.080 and 21A.08.100, without  
94 the need to request a modification or waiver as described in subsection ((G)) H. of this  
95 section. The applicant may request a modification or waiver of the development  
96 conditions contained in K.C.C. 21A.08.030, 21A.08.040, 21A.08.050, 21A.08.060,  
97 21A.08.070, 21A.08.080, and 21A.08.100, subject to the criteria in subsection ((K)) L. of  
98 this section. If a nonresidential use is permitted in the R-12 through R-48 zones, subject  
99 to development conditions, and is permitted in the NB zone without development  
100 conditions, the use shall be permitted in the demonstration project without development  
101 conditions and without the need to request a modification or waiver.

102 4. If a nonresidential use is subject to a conditional use permit in the R-12  
103 through R-48 zones and not subject to a conditional use permit in the NB zone, the use  
104 shall be permitted in the demonstration project without requiring a conditional use  
105 permit.

106 5. If a use is subject to a conditional use permit in both the R-12 through R-48  
107 zones and the NB zone or only in the NB zone, the use may be permitted in the

108 demonstration project if the demonstration project applies for and obtains a conditional  
109 use permit and satisfies the conditional use permit criteria.

110 6. Uses authorized by this subsection shall be allowed only as part of a  
111 demonstration project under this section. All such uses shall be subject to the  
112 development standards in KCC 21A.12.030, except as may be modified or waived under  
113 subsection D<sub>2</sub> of this section and this subsection E.

114 F. A site in the NB and R-12 through R-48 zones located in a demonstration  
115 project authorized by this section may contain residential uses subject to the following:

116 1. The demonstration project may request a modification or waiver for the site  
117 of any of the development conditions contained in K.C.C. 21A.08.030, 21A.08.040,  
118 21A.08.050, 21A.08.060, 21A.08.070, 21A.08.080 and 21A.08.100, subject to the review  
119 process described in subsection H. of this section and the criteria described in subsection  
120 M. of this section;

121 2. The site may include single family detached residential dwelling units as a  
122 permitted use, subject to the review process under subsection H. of this section and the  
123 criteria described in subsection M of this section;

124 3. The site may include any residential use allowed as a permitted use in the R-  
125 12 through R-48 zones, subject to any development conditions in K.C.C. 21A.08.030,  
126 without the need to request a modification or waiver under subsection H. of this section.  
127 The applicant may request a modification or waiver of the development conditions in  
128 K.C.C. 21A.08.030, subject to the criteria in subsection M. of this section. If a residential  
129 use is permitted, subject to development conditions, in the NB zone and is permitted

130 without conditions in the R-12 through R-48 zones, the use shall be permitted without  
131 development conditions and without the need to request a modification or waiver;

132 4. If a residential use is a conditional use in the NB zone and is a permitted use  
133 in the R-12 through R-48 zones, the use shall be permitted as a permitted use under the  
134 conditions that apply in the R12 through R-48 zones;

135 5. If a use is subject to a conditional use permit in both the R-12 through R-48  
136 zones and the NB zone or only in the R-12 through R-48 zones, the use shall be permitted  
137 in the demonstration project if the demonstration project applies for and obtains a  
138 conditional use permit and satisfies the conditional use permit criteria; and

139 6. Uses authorized by this subsection shall be allowed only as part of a  
140 demonstration project under this section. All such uses shall be subject to the  
141 development standards in K.C.C. 21A.12.040, except as may be modified or waived  
142 under subsection D. of this section and this subsection F.

143 G. This subsection authorizes a residential basics program for townhouse and  
144 apartment building types if such housing are located in a demonstration project located in  
145 the R-12 through R-48 zones, even if not otherwise authorized by the department of  
146 development and environmental services public rules chapter 16-04: residential basics  
147 program.

148 ~~((G.))~~ H.1. Requests for a modification or waiver made in accordance with this  
149 section may only be submitted in writing in relation to the following types of  
150 applications:

- 151 a. a site development permit;
- 152 b. a binding site plan;

- 153 c. a building permit;
- 154 d. a short subdivision; ~~((øf))~~
- 155 e. a subdivision;
- 156 f. a conditional use permit; or
- 157 g. a clearing and grading permit.

158 2. Requests shall be submitted to the department in writing before or in  
159 conjunction with an application for one or more of the permits listed in this subsection  
160 ~~((G.1 of this section))~~, together with any supporting documentation. The supporting  
161 documentation must illustrate how the proposed modification meets the criteria of  
162 subsection ~~((K))~~ L. of this section.

163 3. Except for an applicant's request for a modification or waiver submitted in  
164 conjunction with an application for a subdivision, the notice of application, review and  
165 approval of a proposed modification or waiver shall be treated as a Type 2 land use  
166 decision in accordance with K.C.C. 20.20.020. The request for a modification or waiver  
167 submitted in conjunction with an application for a subdivision shall be treated as a Type 3  
168 land use decision in accordance with K.C.C. 20.20.020.

169 4. A preapplication meeting with the applicant and the department to determine  
170 the need for and the likely scope of a proposed modification or waiver is required before  
171 submittal of such a request. The department of natural resources and parks and the  
172 department of transportation shall be invited to participate in the preapplication meeting,  
173 if necessary.



174           5. If the applicant requests a modification or waiver of K.C.C. 9.04.050 or the  
175 Surface Water Design Manual, the director shall consult with the department of natural  
176 resources and parks before granting the modification or waiver.

177           6. If the applicant requests a variance from the county road standards, the  
178 director shall refer the request to the county road engineer for decision under KCC  
179 14.42.060, with the right to appeal within the department of transportation as provided in  
180 K.C.C. 14.42.062. The purposes of this demonstration ordinance are intended as a factor  
181 to be considered relative to the public interest requirement for road variances described in  
182 K.C.C. 14.42.060.

183           7. Administrative appeals of modifications or waivers approved by the director  
184 shall be combined with any appeal of the underlying permit decision, if the underlying  
185 permit is subject to appeal.

186           ~~((H.))~~ I. The hearing examiner may consider an environmental impact statement  
187 adequacy appeal in conjunction with a demonstration project plat appeal if the  
188 environmental impact statement is prepared by a lead agency other than the department  
189 and if its adequacy has not previously been adjudicated, even if not otherwise authorized  
190 by K.C.C. 20.44.120.

191           ~~((I.))~~ J. An approved development proposal for any of the applications listed in  
192 subsection ~~((G.1))~~ H.1. of this section, including site plan elements or conditions of  
193 approval, may be amended or modified at the request of the applicant or the applicant's  
194 successor in interest designated by the applicant in writing. The director may  
195 administratively approve minor modifications to an approved development proposal.  
196 Modifications that result in major changes as determined by the department or as defined

197 by the approval conditions, shall be treated as a new application for purposes of vesting  
198 and shall be reviewed as applicable to the underlying application pursuant to K.C.C.  
199 20.20.020. Any increase in the total number of dwelling units above the maximum  
200 number set forth in the development proposal permit or approval shall be deemed a major  
201 modification. The county, through the applicable development proposal permit or  
202 approval conditions, may specify additional criteria for determining whether proposed  
203 modifications are major or minor. The modifications allowed under this section  
204 supercede other modification or revision provisions of K.C.C. Title 16, Title 19A and this  
205 title.

206 ~~((J. For any))~~ K.1. The preliminary subdivision approval of a subdivision with  
207 more than four hundred units that is ((also a)) part of a demonstration project under this  
208 section((, the preliminary subdivision approval)) shall be effective for eighty-four  
209 months, even if not otherwise authorized by K.C.C. 19A.12.020. The director may  
210 administratively grant a one-time extension, extending the preliminary subdivision  
211 approval an additional five years, only if the applicant has shown substantial progress  
212 towards development of the demonstration project. Before granting the extension, the  
213 director will assess the applicant's compliance with the demonstration project conditions  
214 and may modify or impose new standards deemed necessary for the public health or  
215 safety.

216 2. A code modification or waiver approved under this section is effective during  
217 the validity of the underlying development permit or for forty-eight months, whichever is  
218 longer.

219           ((K.1.)) L.1. To be eligible to ((utilize)) use the provisions of the demonstration  
220 project, development proposals must be located within the boundaries of the ((Park Lake  
221 Homes HOPE VI)) Greenbridge Project as described in Attachment A to ((this  
222 ordinance)) this ordinance (Proposed Ordinance 2006-0448), or as may be modified as  
223 described in subsection B<sub>2</sub> of this section; in the area east of Renton at approximately  
224 148th Avenue Southeast and Southeast 128th Street as described in Attachment B to  
225 ((this e)) Ordinance 14662; and in the Vashon Town as described in Attachment C to  
226 ((this e)) Ordinance 14662.

227           2. Proposals to modify or waive development regulations for a development  
228 application must be consistent with general health, safety and public welfare standards,  
229 and must not violate state or federal law.

230           3.a. Applications must demonstrate how the proposed project, when considered  
231 as a whole with the proposed modifications or waivers to the code, will meet all of the  
232 criteria listed in this subsection, as compared to development without the modification or  
233 waiver, and achieves higher quality urban development; enhances infill, redevelopment  
234 and greenfield development; optimizes site utilization; stimulates neighborhood  
235 redevelopment; and enhances pedestrian experiences and sense of place and community.

236           b. Any individual request for a modification or waiver must meet two or more  
237 of the following criteria ((1) through (4) as follows):

238           (1) uses the natural site characteristics to protect the natural systems;

239           (2) addresses stormwater and drainage safety, function, appearance,  
240 environmental protection and maintainability based upon sound engineering judgment;

241 (3) contributes to achievement of a two-star or a three-star rating for the  
242 project site under the Built Green "Green Communities" program recognized by the  
243 Master Builders Association of King and Snohomish (~~(C)~~) counties; or

244 (4) where applicable, reduces housing costs for future project residents or  
245 tenants without decreasing environmental protection.

246 4. The criteria of this subsection (~~(K of this section)~~) supercede other variance,  
247 modification or waiver criteria and provisions of K.C.C. Title 9 and Title 21A.

248 (~~(L)~~) M.1. Regulatory modification and waiver applications, or both, authorized  
249 by this section shall be filed with the department by December 31, (~~(2006)~~) 2007, or by  
250 such a later date as may be specified in the conditions of any development approval for  
251 any type of modification or waiver for which the opportunity for future application is  
252 expressly granted in those conditions.

253 2. Modifications or waivers contained within an approved development  
254 proposal shall be valid as long as the underlying permit or development application  
255 approval is valid. A permit or approval that implements an approved code modification  
256 or waiver shall be considered under the zoning and other land use control ordinances in  
257 effect on the date the applicable complete code modification or waiver application is  
258 filed.

259 3. Modifications or waivers that are approved as separate applications must be  
260 incorporated into a valid permit or development application that must be filed by  
261 December 31, (~~(2006)~~) 2007.

262 4. The director may extend the date for filing the demonstration project permit  
263 and development applications for a maximum of twelve months.

264           5. The ability to establish the location and maximum size of uses that are not  
265 otherwise permitted in the R-12 through R-48 zones as set forth in subsection E. of this  
266 section expires December 31, ~~((2006))~~ 2007. The ability to establish the location and  
267 maximum size of uses that are not otherwise permitted in the NB zone or the R-18 zone  
268 as set forth in subsection F. of this section expires at the end of the effective period  
269 established in subsection K. of this section.

270           6. Any deadline set forth in this subsection shall be adjusted to include the time  
271 for appeal of all or any portion of the project approval.

272           ~~((M.1.))~~ N.1. By December 31, 2006, the director shall prepare and submit to the  
273 council a report on the pilot programs that:

274           a. describes and evaluates the pertinent preliminary results from the  
275 demonstration projects; and

276           b. recommends changes, based on the evaluation, which should be made to the  
277 county processes and ordinances.

278           2. If only insufficient or inconclusive data are available when this report is due,  
279 the director shall provide an interim status report and indicate the date a subsequent

280 report or reports will be transmitted to fully evaluate outcomes of the demonstration  
281 projects.

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Ordinance 15654 was introduced on 9/25/2006 and passed as amended by the Metropolitan King County Council on 12/4/2006, by the following vote:

Yes: 7 - Ms. Lambert, Mr. Dunn, Mr. Ferguson, Mr. Gossett, Ms. Hague, Mr. Constantine and Ms. Patterson

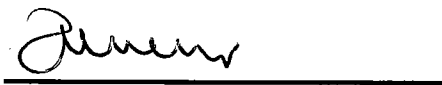
No: 0

Excused: 2 - Mr. Phillips and Mr. von Reichbauer

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

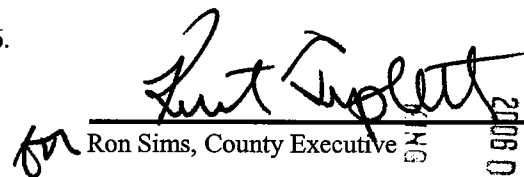
  
Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

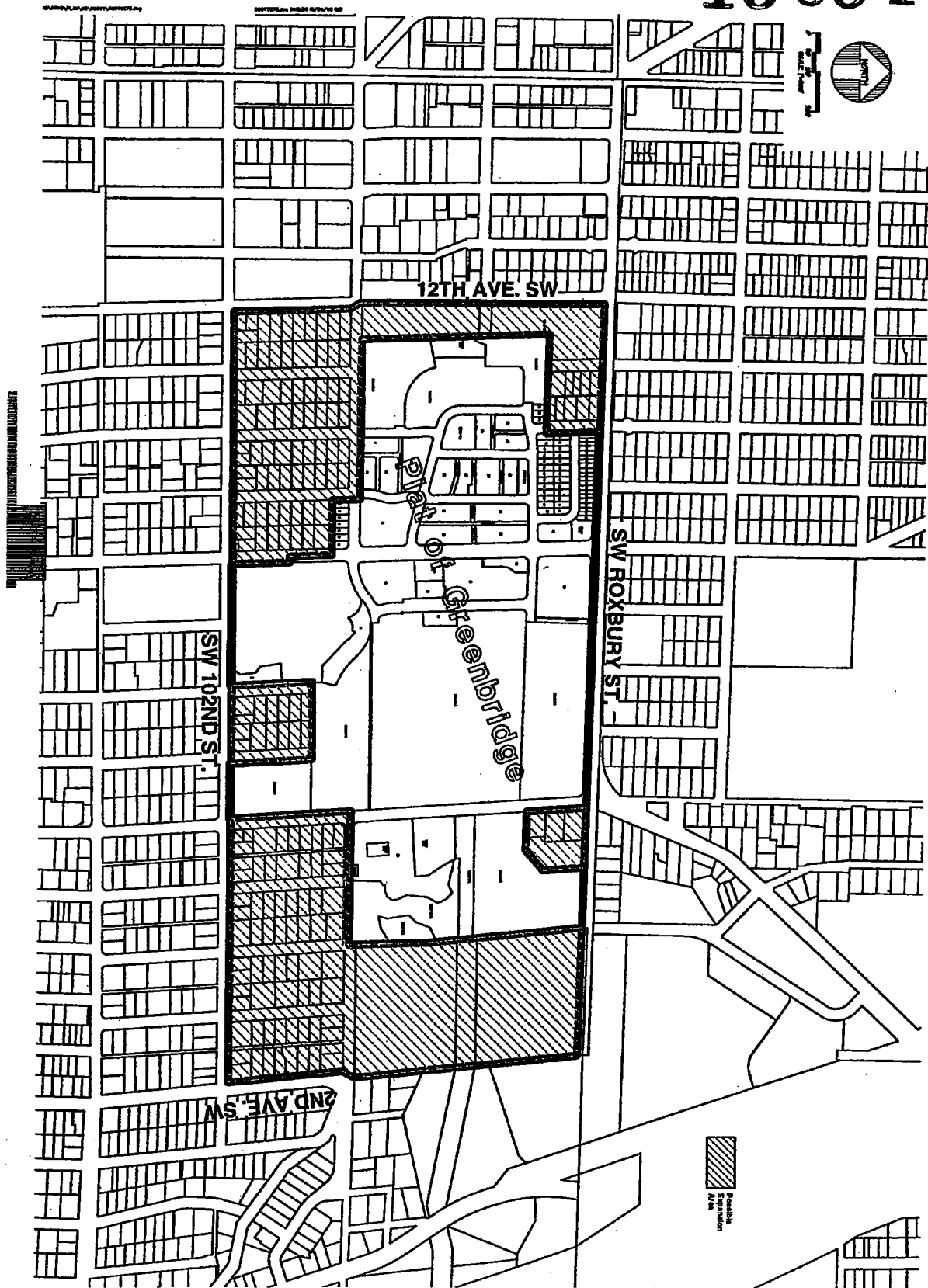
APPROVED this 13<sup>th</sup> day of December, 2006.

  
for Ron Sims, County Executive

Attachments A. Possible Expansion to Greenbridge, dated December 4, 2006

RECEIVED  
2006 DEC 13 PM 1:40  
CLERK  
KING COUNTY COUNCIL

15654



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K.C.H.A.  
KING COUNTY

POSSIBLE EXPANSION  
TO  
GREENBRIDGE

 **GOLDSMITH & ASSOCIATES**  
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