



King County

Department of Development and Environmental Services

MLK Form-Based Code Inventory Analysis

I. Demonstration Area Location and Size

The Martin Luther King Jr. Way (MLK) Form-Based Code demonstration area is an urban area within unincorporated King County with a mix of uses varying from residential to industrial. The demonstration area is part of the larger West Hill area, an island of unincorporated area surrounded by the cities of Renton, Tukwila, and Seattle. All of the demonstration area is within the Potential Annexation Area for the City of Renton.

The southern edge of the city of Seattle at South Juniper Street forms the northern border of the demonstration area. From the northeastern edge, the border extends southeast along South Langston Street to 66th Avenue South. From there the border runs south to MLK, where it forms the remainder of the border to the southern edge of the Creston Point Apartments property. The western border of the demonstration area follows along the edges of Tukwila, approximately along Beacon Coal Mine Road South and Interstate 5 after the South 129th Street Bridge.

Bisected by MLK, the demonstration area is less than one-half mile wide and less than two miles long on a northwest/southeast axis. The total area is 251 acres.