



About King County's North Highline Subarea Plan

A subarea plan is...

A detailed land use plan for a small, defined area. Subarea plans focus on land use issues such as zoning, long-term land use, and other topics related to how land is used in the area—such as housing, commercial and industrial areas, and community character.

Part of King County's comprehensive plan

The subarea plan is a stand-alone document that is adopted as a part of the broader King County Comprehensive Plan. The subarea plan's content must fit King County Comprehensive Plan goals and policies, but it will also contain its own area-specific goals and policies.

Typical contents of a subarea plan

- Community profile
- Summary of land uses in the community
- Community vision statement
- Plan guiding principles
- Community-specific land use policies
- Land Use Map amendments
- Zoning Map amendments
- Action items

Land Use Map

King County's Land Use Map is its long-term vision for the use of land in unincorporated areas, including North Highline. Common land use categories in North Highline include Medium-Density Residential, High-Density Residential, Unincorporated Activity Center, Community Business Center, Neighborhood Business Center, Industrial, and Open Space.

Zoning

The County's Zoning Map portrays current allowed uses of land in unincorporated areas, including North Highline. Zoning rules regulate the permitted uses, density, and dimensional standards for a property. A property's zoning must be consistent with its Land Use Map category. Zoning regulations can also include development standards (for example, a commercial building must be built in a way that is pedestrian-friendly), housing requirements (for example, a certain percentage of apartments must be reserved at affordable rates), and incentives (for example, a developer can build more units overall if they offer affordable units).

Action items are...

Follow-up tasks for the county to implement policies, programs, or other proposals in the plan that require more work after the plan is adopted.



The community's role

Developing a subarea plan involves substantial public involvement. County staff members help identify important land use issues, receive public feedback on draft proposals, and make sure the plan reflects the residents' vision for their community.

North Highline Subarea Plan – project timeline

July – August 2019

Initial public outreach – get to know the community and its priorities

- Community open house
- Focus group and neighborhood group meetings
- Online survey

September 2019

County develops first draft

October - November 2019

Community review of first draft

- Community open house
- Focus group and neighborhood group meetings

December 2019

County develops second draft

January – February 2020

Community review of second draft

- Community open house
- Focus group and neighborhood group meetings

March 2020

Public review draft released

April – May 2020

County develops final draft

June 2020

- Subarea Plan is transmitted to the King County Council