

North Highline Subarea Plan - Community Feedback Summary

Community Values

- Diversity
- Inclusivity
- Affordability
- Self-reliance and creativity
- Vibrant small business community
- Green spaces
- Family-friendliness
- Places where everyone comes together

Community Concerns

- **Housing affordability**
- **Displacement, especially of long-term residents and people of color-owned businesses**
- **Public safety**
- **Cleanliness**
- **Addressing Homelessness**
- **Lack of parking in commercial areas**
- **Pedestrian safety and lack of sidewalks, specifically on school walking routes and within residential neighborhoods**
- **Effect of growth on infrastructure**

Community Assets

- **Parks (Steve Cox Park, Dick Thurnau Park, White Center Heights Park)**
- **Dubsea Coffee**
- **White Center and Greenbridge Libraries**
- **Highline Schools**
- **16th Avenue SW businesses**



Word Cloud - Responses to Survey

What Else Should We Know?

Change zoning from R-6 (residential, 6 units per acre) to R-12 (residential, 12 units per acre)

Allow housing such as duplexes and townhomes on parcels that mostly feature single-family residences but are near commercial centers and transit routes. Limit height of new units.

Intended outcomes

- Increase supply of housing options such as duplexes and townhomes.
- The height of each new building will be limited to 35 feet (the limit in R-6)
- Owners of properties where multiple units will be built will also be required to improve street frontage with curbs, gutters, and sidewalks.

Currently, most properties proposed to be changed can have one "primary" housing unit such as a single-family home and one "accessory" dwelling unit. Under R-12, properties could have two and sometimes three primary dwelling units, depending on the size of the property.

Most common existing building type in R-6



Single-Family Dwelling



Duplex
Two Attached Units

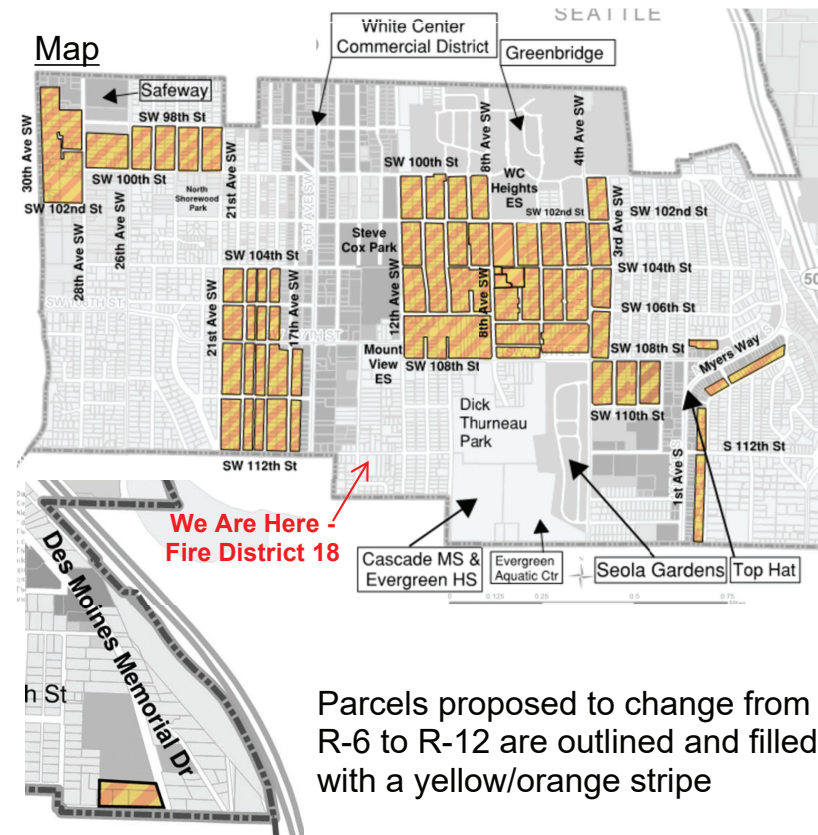


Townhouses
Three Attached Units

Community concerns addressed

- More housing options near transit and commercial areas
- More housing ownership opportunities
- Keep the character of the neighborhood

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Parcels proposed to change from R-6 to R-12 are outlined and filled with a yellow/orange stripe

Community questions and feedback

Change zoning from R-6 (residential, 6 units per acre) to R-18 and R-24 (residential, 18 and 24 units per acre)

Allow housing such as duplexes and townhomes and small apartment buildings on parcels where existing density is already high. Focus on areas near commercial centers, business areas, transit routes.

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Intended outcomes

- Increase supply of housing options such as duplexes, townhomes, and small (less than 4 units) apartment buildings.
- Increase housing options in neighborhoods that already have relatively high density and are near commercial areas and transit corridors.
- Owners of properties where multiple units will be constructed will also be required to improve street frontage with curbs, gutters, and sidewalks.

Under R-18 and R-24, most properties that currently have one dwelling would be able to have up to three and sometimes up to four dwellings, based on the size of the property.

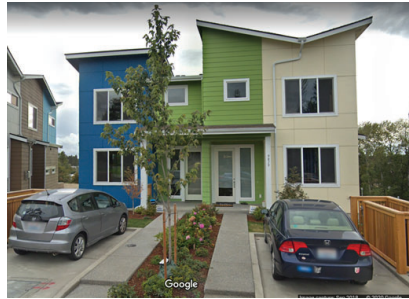
Most common existing building type in R-6



Single-family home

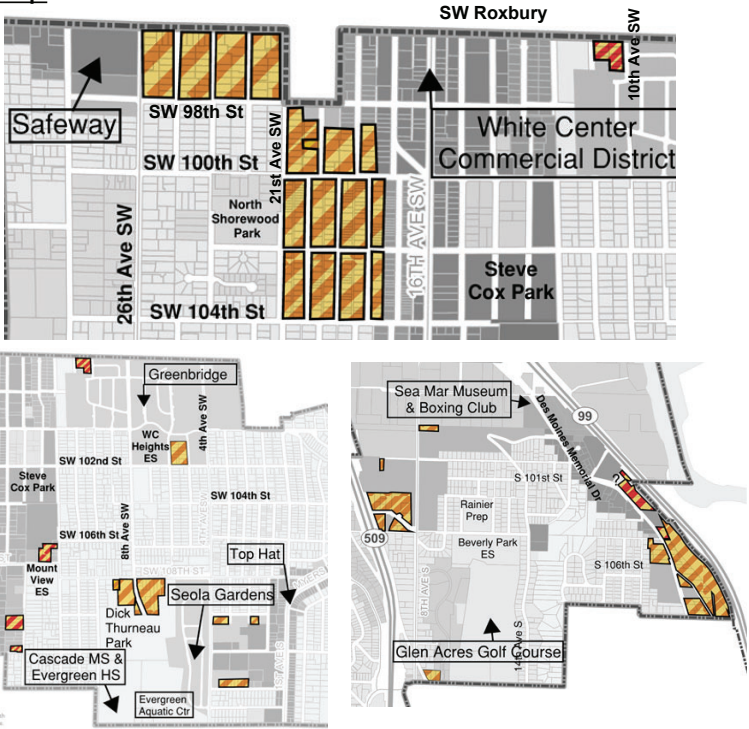


Attached townhouses



Examples of development in R-18 and R-24

Map



Parcels proposed to change from R-6 to R-18 are filled with a yellow/brown stripe

Parcels proposed to change from R-6 to R-24 are filled with a yellow/red stripe

Community concerns addressed

- More housing options near transit and commercial areas
- More housing ownership opportunities
- Keep the character of the neighborhood

Community questions and feedback

White Center and Top Hat Overview

White Center Highlights

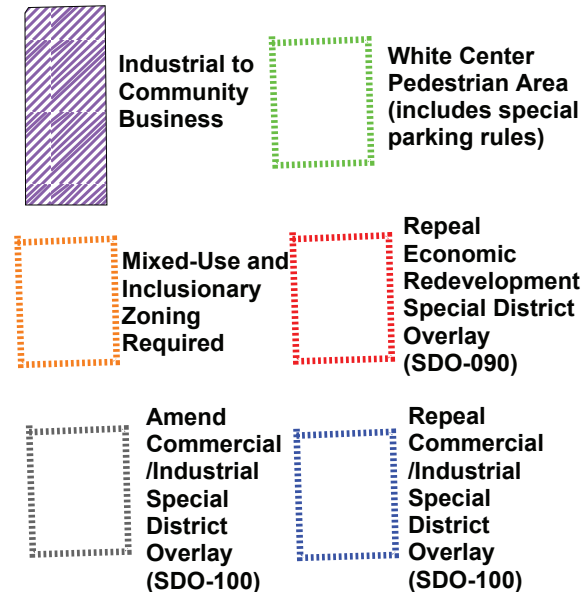
- Expand pedestrian area
- Increase housing options
- Focus on commercial and retail businesses; less focus on industrial
- Preserve scale of 16th Ave SW core

Top Hat Highlights

- Allow select light industrial uses
- Ensure new development provides adequate off-street parking
- Encourage redevelopment

Community questions and feedback

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Economic Redevelopment Special District Overlay (SDO-090)

Summary: The Economic Redevelopment Special District Overlay (SDO-090) applies to a small area of downtown White Center and includes special rules related to parking requirements and pedestrian orientation. Key elements of SDO-090 as currently written include:

- No required off-street parking if:
 - Enlargement or replacement of existing building does not exceed 125 percent of the existing building square footage;
 - New mixed- commercial and residential building has two or more stories of residences above the street-level commercial;
 - There is on-street parking in front of the building; and
 - No decrease in existing off-street parking spaces.
- Only half of the required off-street parking is required if:
 - Enlargement or replacement of existing building exceeds 125 percent of the existing building square footage;
 - No more than 3 stories for commercial buildings or 5 stories for mixed-commercial/residential buildings
 - There is on-street parking in front of the building; and
 - No decrease in existing off-street parking spaces.
- No height limit unless within 50 feet of the perimeter of SDO-090, where the height limit is 30 feet. (The normal limit is 35 feet tall for commercial buildings and 60 feet for mixed-use buildings)
- Pedestrian-friendly design requirements on 16th Avenue SW between SW Roxbury Street and SW 100th Street.

The Plan proposes repealing SDO-090 because it was not effective in incentivizing new development. The North Highline Subarea Plan will propose new parking rules and pedestrian orientation standards in and around downtown White Center.

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Commercial Industrial Special District Overlay (SDO-100)

Summary: The existing Commercial/Industrial Special District Overlay (SDO-100) allows certain industrial uses in downtown White Center and Top Hat. SDO-100 also includes rules that reduce off-street parking requirements. The North Highline Subarea Plan proposes amending SDO-100 so it applies only to Top Hat, refines the list of allowed light-industrial uses, and creates Top Hat-specific parking requirements.

Existing Commercial/Industrial Special District Overlay (SDO-100)	Proposed North Highline Subarea Plan Commercial/Industrial Special District Overlay (SDO-100)
<p>Allows certain industrial uses in community business (CB) zone, including:</p> <ul style="list-style-type: none"> • Vocational School • Furniture and Fixtures • Computer and Office Equipment • Drycleaning Plant • Industrial Launderer • Freight and Cargo Service • Heavy Equipment and Truck Repair • Industrial and Commercial Machinery <div style="border: 2px solid red; padding: 10px; text-align: center; font-size: 2em; font-weight: bold; color: red;">DRAFT</div>	<p>Allows specific industrial/manufacturing uses in the community business (CB) zone, including:</p> <ul style="list-style-type: none"> • Vocational School • Construction and Trade • Warehousing and Wholesale Trade (outside storage not allowed) • Communication Offices • Outdoor Advertising Service • Research, Development and Testing • Apparel and other Textile Products • Furniture and Fixtures • Leather and Leather Goods • Fabricated Metal Products • Computer and Office Equipment • Electronic and other Electric Equipment • Measuring and Controlling Instruments • Miscellaneous Light Manufacturing (outside storage not allowed) • Movie Production/Distribution <p>Industrial uses are not permitted in mixed-use developments.</p>
Applies in White Center and Top Hat	Applies only in Top Hat
Landscape buffer required between commercial or industrial use and adjacent residential use.	Landscape buffer required between commercial or industrial use and adjacent residential use.
<p>No new parking required if:</p> <ul style="list-style-type: none"> • New or enlarged building does not exceed 125 percent of existing building; • Street parking exists; and • No decrease in off-street parking. <p>Only 50% of parking required if:</p> <ul style="list-style-type: none"> • New or enlarged building exceeds 125 percent of existing building; • No more than 3-story commercial or 6-story mixed-use building • Street parking exists; and • No decrease in off-street parking. 	<p>New development will be required to provide between 25% and 75% of the off-street parking required under King County's parking regulations.</p>
Building height limit is waived; height limit within 50 feet of the perimeter of SDO-090 shall be 30 feet.	Building height of 35 feet, 60 feet if the building is a mixed-use development.

White Center Unincorporated Activity Center Pedestrian/Parking Special District Overlay

Require that new buildings have walkable entrances and be designed to be more pedestrian-friendly. Reduce the amount of off-street parking required.

Intended outcomes

- Design of buildings will be more pedestrian-oriented.
- No off-street parking required on 16th Ave SW between SW Roxbury and SW 100th St. Reduced off-street parking in the rest of the pedestrian area.
- Improve walkability in commercial area and in the future Metro RapidRide H Line corridor.

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Pedestrian-friendly development

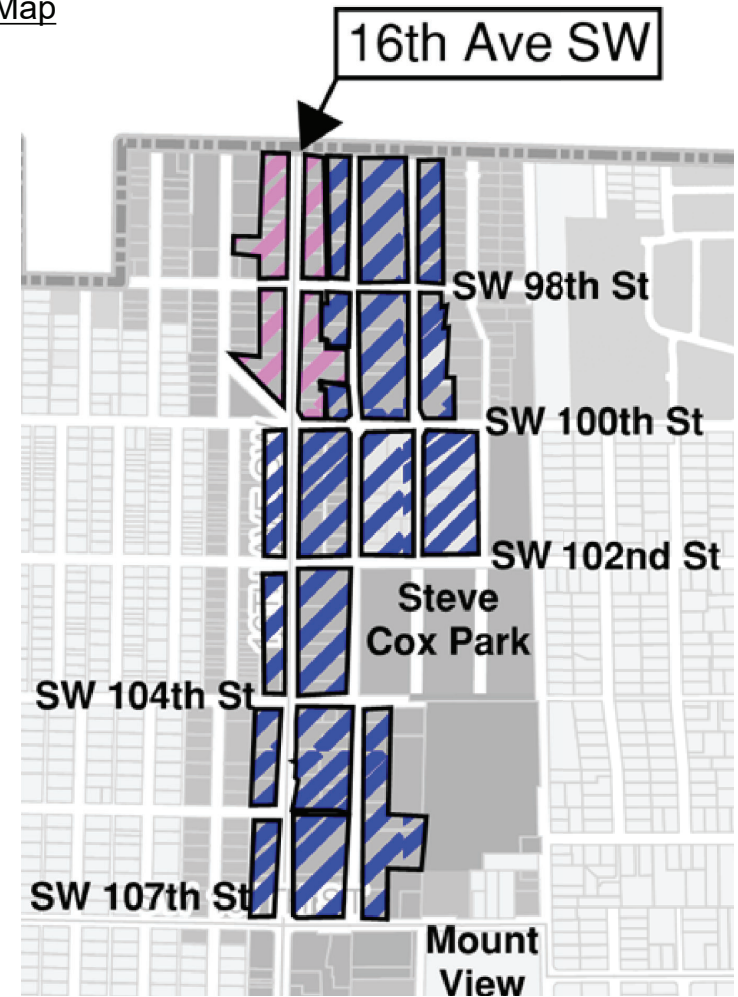


Community concerns addressed

- Improve walkability in commercial areas and near transit corridors.

Community questions and feedback

Map



Properties already within a Pedestrian Area are striped with pink. No off-street parking will be required.

Properties proposed to be added to the Pedestrian area are striped with blue. Reduced off-street parking is required.

Industrial to Community Business Zone Reclassification

Change zoning from industrial to community business and require pedestrian-oriented mixed-use (commercial on the ground floor, residential on top) buildings that include affordable housing. Existing industrial uses will be allowed until the property redevelops.

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Intended outcomes

- Increase supply of affordable housing near commercial areas and transit corridors.
- Increase commercial space and housing options in downtown core.
- Encourage businesses more appropriate for a walkable, transit-oriented neighborhood.

Examples of mixed-use (commercial and residential) buildings



2 Stories



3 Stories



4 Stories

Community questions and feedback

Map



Parcels proposed to change from Industrial to Community Business are striped grey and purple.

Parcels proposed to include a mixed-use and affordable housing requirement have a solid outline. Parcels without this requirement have a dotted outline.

Community concerns addressed

- Housing options near transit and commercial areas
- More housing affordable for neighborhood residents
- Increase business opportunities in the neighborhood