

Plain-language explanations of technical terms used in subarea plans and map amendments

General Terms
Affordable Housing means housing that costs more than 30% of a household's total monthly income.
Annexation means the process of adding an urban unincorporated County area into a city's incorporated boundary.
Area Median Income means the household income for the median – or middle point – of households in a region. This is federal measure used to determine access to services.
BIPOC means black, indigenous, and other people of color.
Community Needs List means the community-created list of services, programs and capital improvement projects that support the community’s vision for their neighborhood.
Community Service Area (CSA) Subarea Plan means a 20-year plan that addresses a wide range of growth management topics in a focused geographic area. Subarea plans include a community vision statement and neighborhood-specific policies that guide decisions for the next 20-years. These plans are part of, and focus and tailor policies within, the County's Comprehensive Plan. There are six rural and five urban CSA planning geographies.
Community Vision Statements are part of a subarea plan and describe the future state of the community after the guiding principles, policies, and land use and zoning changes in the subarea plan have been realized.
Comprehensive Plan means the County's long-range plan for managing future population growth. It addresses land use, housing, transportation, utilities, capital facilities, and other elements, consistent with state law. CSA Subarea Plans are part of the Comprehensive Plan.
Density Incentive means the programs that allow construction projects to have more homes or employment space in exchange for some type of public benefit, such as including affordable housing or protection of open space.
Density means the number of buildings in a geographic area. Density is usually discussed as the number of homes on an acre of land.
Determinants of Equity means the physical and social conditions in the area where people are born, live, and work. These include access to childhood development services, jobs and job training, healthy food, parks and open space, public safety, and more.

General Terms
<p>Development Regulation means the locally-adopted laws for zoning, building and construction standards, environmental protections, subdivisions, and more. Development regulations must be consistent with the policies in the Comprehensive Plan and subarea plans.</p>
<p>Displacement means the involuntary relocation of current residents or businesses from their current home or commercial space. This can occur due to increased housing or leasing costs, evictions, property sales, or other reasons.</p>
<p>Dwelling Unit means a home with one or more rooms that a person would live in, and this usually includes a kitchen and either private or shared bathrooms.</p>
<p>Equitable Development is when quality of life outcomes are equitably experienced by the people currently living and working a neighborhood, as well as by new people who are moving in. This usually includes focusing public and private projects, services, and programs on the needs of historically underserved populations.</p>
<p>Gentrification is when there is an influx of high-income people renovating or building new homes and businesses in a neighborhood with historical segregation and/or disinvestment, and this can cause displacement.</p>
<p>Growth Management Act means the state law under which subarea plans and comprehensive plans, and the implementing development regulations, are created in order to plan for future population growth.</p>
<p>Guiding Principles are goal-oriented statements that help define the Community Vision Statement in a subarea plan. They are usually future oriented and frame how the policies of the subarea plan are to be understood and implemented.</p>
<p>Inclusionary Zoning means a range of strategies that help build affordable housing as part of new market-rate housing projects. This usually includes incentives, such as density bonuses, in exchange for building affordable units.</p>
<p>Incorporated Areas means the land in a city's boundary.</p>
<p>Middle Density Housing mean duplexes, townhouses, and small apartment or condominium buildings that are a couple of stories tall. Not included in this are single-family homes and larger apartment or condominium buildings.</p>
<p>Mixed-Use Development means buildings that contain both commercial and housing spaces. A common example would be a building with retail stores on the first floor and apartments on the upper floors.</p>

General Terms
Potential Annexation Area means urban unincorporated County land that is affiliated with a city for future annexation.
Transit-Oriented Development means the construction of new housing located near public transit services.
Unincorporated Areas means land in the County's jurisdiction and not within a city's boundary.
Urban Growth Area means the area defined in Comprehensive Plans for where most future homes will be built and jobs will be created. This protects open spaces and farm and forest lands.
Urban Services and Facilities includes sanitary and storm sewer systems, water supply, energy, telecommunications, public safety and emergency services, schools, libraries, and more.

Land Use and Zoning Terms

Center means an area identified a local or regional plan where more housing and jobs will be focused, and are also potential focus areas for public funding, projects, services, and programs. Across the County, there are *regional* and *local* centers and, starting in 2021, there will be locally-identified *countywide* centers.

The Comprehensive Plan includes a number of *local* center types – unincorporated activity center, regional business center, community business center, neighborhood center, and rural neighborhood center. County-identified centers are usually based on the type of zoning and existing development in an area, and they create capacity for accommodating future growth.

The *local* centers identified in the Comprehensive Plan include:

- Higher density developed industrial and commercial areas, and high-density housing, are classified as **unincorporated activity centers** and are intended to be the primary locations in the County for this type of commercial development.
- Midrange-density and mostly retail centers are called **community business centers**.
- Smaller, local centers that mainly offer convenience goods and services to local residents are called **neighborhood business centers**.

Because of existing densities, mixed-use development, and zoning, the **White Center** downtown area of North Highline is currently the only *local* Unincorporated Activity Center (UAC). The **Skyway Business District** and surrounding area is proposed to become a UAC to focus future housing and business activity in the community in this area. Both are also being considered for designation as *Countywide Centers* to allow them to compete for countywide transportation funding.

The **Land Use Map** in the Comprehensive Plan adopts the official land use designation for all properties in unincorporated King County. Land use designations set the general location and scale of the allowed uses of land. These designations include: unincorporated activity center, urban planned development, community business center, commercial outside of centers, neighborhood business center, urban residential high, urban residential medium, urban residential low, rural area, rural towns, rural neighborhood commercial centers, agriculture, forest, mining, king county open space system, greenbelt/urban separator, other parks/wilderness, and industrial.

Property-Specific Development Standard means conditions beyond the minimum requirements of the zoning code that apply to one or more properties. These limit the uses on the property or create additional standards for permit approval.

Land Use and Zoning Terms

Special District Overlays allow or require alternative land uses and development standards from the minimum requirements of the zoning code and are usually applied on large set of properties. These expand or alter the standard uses and/or permit standards in zoning code. These are often developed and proposed through larger planning processes, such as subarea plans.

Zoning in the King County Code, Title 21A, defines the range of land uses and functions on all properties in unincorporated King County. Zoning classifications implement the Land Use Map designations, and include: agricultural, forest, mineral, rural area, urban reserve, urban residential, neighborhood business, community business, regional business, office, and industrial. Many of these zones have subcategories that identify the allowed housing density for that zone. For example, the urban residential zone has eight subcategories ranging from R-1 (1 home allowed per acre) to R-48 (48 homes allowed per acre).

Sources:

- King County Department of Local Services Website, accessed 11/6/2021
- King County Comprehensive Plan, Glossary, 7/2020 adopted
- King County Code 2.10.020, Performance, Management and Accountability Definitions, accessed 11/6/2021
- King County Code Title 21A, accessed 11/6/2021
- King County Skyway-West Hill and North Highline Anti-displacement Strategies Report, 9/2021 transmitted
- Puget Sound Regional Council VISION 2050, Glossary, 10/2020 adopted
- City of Seattle Equitable Development Initiative, accessed 11/6/2021
- Merriam Webster Online, accessed 11/6/2021