



**King County**  
**Department of Local Services**  
**Permitting Division**

RTN-LS-0300  
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Renton, WA 98057  
206-296-6600  
<https://kingcounty.gov/depts/local-services/permits>

April 6, 2023

*White Center CDA*  
*Attn: Mika Sundberg, Agent for Applicant*  
Building Permit Number:  
*CDUP21-0002* Project Name:  
*White Center HUB Mixed Use*

Dear Mika Sundberg:

Thank you for submittal of the Parking Compliance and Request for Reduction, dated January 20, 2023, and the parking assessment and parking management plan prepared by Heffron Transportation, Inc., dated January 19, 2023, seeking a parking reduction for the proposed White Center HUB Mixed Use Project that will include 76 units of multi-family housing and 26,500 square foot social services building.

Summary Description:

As part of the zoning review of your proposal, staff has reviewed your request to reduce the number of parking spaces from a standard required 231 parking stalls to 88 parking stalls. This request includes a 50% reduction on the residential requirements from 133 to 67 stalls, a 50% reduction on the Commercial / social services from 98 to 49 stalls, and a further reduction of 42% for shared parking.

King County Code:

Under KCC 21A.18.030.B, allows the Director of the Department under certain circumstances, to grant up to a 50% parking reduction:

*“B. An applicant may request a modification of the minimum required number of parking spaces by providing that parking demand can be met with a reduced parking requirement. In such cases, the director may approve a reduction of up to fifty percent of the minimum required number of spaces.”*

Under KCC 21A.18.040 *The amount of off-street parking required by K.C.C. 21A.18.030 may be reduced by an amount determined by the director when shared parking facilities for two or more uses are proposed, provided.....certain criteria are met under subsections (A.B.C.D.&E)*

Considerations:

Permitting evaluated the following documents in support of your request and proposal in addition to other information on file under CDUP21-0002.

1. White Center HUB: Parking Compliance and Request for Reduction, January 20, 2023
2. Parking Assessment and Parking Management Plan, Heffron Transportation Inc. dated January 19, 2023
  - a. Appendix A: King County Multi-Family Parking Calculator Results
  - b. Appendix B: On-Street Parking Utilization Study

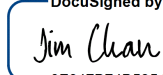
Conclusion and Decision:

Permitting has determined that the above analysis and documentation adequately satisfy the code for allowing a parking reduction. Therefore, the parking reduction and shared parking allowance is hereby APPROVED, provided that such a reduction, especially with regard to shared parking and potential events, will necessitate on going parking management and adjustments if necessary. KCC 21A.18.040(F) requires that the owners provide a satisfactory remedy if parking demand is not adequately met or resulting parking problems are documented.

We trust that the White Center Community Development Authority will continue to manage, monitor and implement programs outlined in the request for reduction and take needed steps to avoid parking demand problems or conflicts.

If you have any questions regarding my decision, please feel free to contact me or Ty Peterson, Product Line Manager – Commercial.

Sincerely,

DocuSigned by:  
  
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Jim Chan, Director  
Department of Local Services – Permitting Div.

cc: CDUP21-0002