

HIGHLINE COMMUNITIES PLAN
Goals, Objectives, Policies
February, 1976

The Highline Communities Plan is the second portion of community planning activities in Highline. The initial phase, the Sea-Tac Communities Plan (STCP), is currently being considered for adoption by the Port of Seattle Commission and the King County Council (see the enclosed Sea-Tac Communities Plan hearing notice). That proposed Plan establishes three basic programs to achieve compatibility between the Airport and the surrounding communities: outright acquisition of an area by a public authority; private redevelopment or conversion; and reinforcement of existing land use areas or neighborhoods.

Acquisition and conversion deal directly with land use incompatibilities between the Airport and the communities. Reinforcement deals with neighborhoods and land use areas which are to be maintained, developed and supported. The Highline Communities Plan (HCP) represents full development of the reinforcement program. Through HCP park, school and land use plans, as well as general neighborhood improvement, community facilities and utilities programming, the STCP proposals will be supplemented to achieve and maintain a quality living environment.

Community values expressed through the STCP process continue to guide development of HCP policies and programs. Citizen expression obtained via the HCP rounds out the community goal framework and provides additional policy direction.

Many considerations for community development are already established. For example, the noise remedy and air quality proposals of the STCP will not be addressed in the HCP planning phase. Also, the existing King County Comprehensive Plan contains many policies which currently guide community development in all of King County. The goal, objective and policy statements in the Highline Communities Plan package are aimed at applying, refining and establishing development and spending guidelines for this portion of King County.

DEFINITIONS

Goals and Objectives:

These represent the planning concept for the community. Goal and objective statements portray ends toward which the community is striving. The concept establishes the "why" of the plan and is based upon community expressed values. Goals and objectives provide a direction or orientation for land, community facility and program development.

Policies:

These will become officially adopted guidelines or courses of action which will affect present and future decisions in the process of achieving

goals. Policies are intended to apply to certain situations or circumstances. They define "how" goals are to be achieved.

Implementing Actions:

Application of policy occurs over time in terms of development decisions, programs and projects, both public and private. Implementation actions establish "what" is to be done in carrying out a policy, "who" is responsible, and "when" the action might best occur.

The following material includes draft goals, objectives and policies. Included is a short description of how the policies can be presented as part of the final plan, as well as contemplated implementation actions. The statements are arranged as follows:

Goal:

- * - objective, or qualifier

policy:

- P - Plan portrayal (how the policy can be presented as part of the plan).
- A - Implementation of action or means

From the initial categories used in tabulating the community data, three major areas of concern have emerged; Physical and Economic Development; Human Service, Planning and Management. All policies have not yet been written; upcoming discussion on March 18, along with compilation of more information will help to complete the policy development.

PHYSICAL AND ECONOMIC DEVELOPMENT

Goal: Solve Drainage and Pollution Problems

- * Protect the natural function of streams and wetlands
- * Achieve and maintain natural stream flows

1. policy *Promote sanitary sewerage of unsewered areas.*

- P - Identify on a map priority areas based on septic tank and drainfield failures.
- A - 1) Propose annexation and formation (including sewer district initiation) of ULID's (Utility Local Improvement Districts).

2) Potential application of Housing and Community Development (HCD) Block grant funds for sewer projects.

2. policy *Apply the surface water management program to drainage basins within Highline (NOTE: this program is now being developed; Miller Creek basin is to be the prototype. However, there are a number of other drainage areas in Highline, including the Salmon and Des Moines Creek basins).*

P - The application of a surface water management program can be facilitated by presenting plan land use forecasts in a format consistent with the computer program requirements. A table of land use acreages and impervious surface by 40 acre grids has been developed for Miller Creek and can be similarly developed for all of Highline.

A - Propose that Des Moines Creek be the next application in Highline, since a system of holding ponds was developed and proposed in the Sea-Tac Communities Plan

3. policy: *Utilize isolated improvements to remedy isolated drainage problems.*

P - Identify on a map and describe drainage problems which could be dealt with in advance of an overall basin program (such as Hermes depression, or other pothole problem areas).

A - Project proposals (possible use of HCD block grant funds for projects like deep well drilling, shallow percolation, etc.).

Goal: Safeguard the Abundant Natural Features of View, Water and Vegetation.

* Preserve and protect the natural environment

* Promote diversified and extensive open space systems

4. policy *Ensure protection in areas of substantial remaining natural vegetation, hazards, shorelines, and wetlands.*

P - Identify on a map and describe criteria for the above. Possible criteria for site plan review: preserving vegetation - building placement and lot coverage; hazards-landslide and erosion control; wetlands-application of wetlands ordinance provisions;

A - Site plan reievew

5. policy *Preserve and enhance views and vistas*

P - Indicate key view areas on a map where this might apply. Descriptive guidelines for clearing/ planting and building height.

A- 1) Site plan review through zoning
 2) Planting, possibly including selective land-scaping projects

A SUBJECT FOR DISCUSSION IN THE PLAN TEXT: Even in this highly developed area of the County, potential value is seen in the protection of land form and ground cover prior to the beginning of the building permit process. Such control would be to the benefit of water quality, drainage and community aesthetics. It is recognized that many difficulties exist (definitions, extent or degree of control, enforcement, etc.). Yet, the Highline Communities Plan proposes that King County strengthen existing ordinances or consider development of new controls.

Goal: Strengthen community identity through preservation and enhancement of features having historical or community significance.

* Increase awareness of historical buildings, streets, places and events

6. policy: *Consider protection and enhancement of historical features in the planning of public and private developments*

P - A map of community features and presentation of any necessary guidelines.

A - Awareness is the tool rather than controls or requirements. The Plan would be available for use by both public and private developers.

Goal: Improve the quality of public and private development

- * Encourage landscape treatment in new and existing development

7. policy: *Landscaping, including street trees, should be a part of all future arterial street development or redevelopment*

- P - This policy would apply to any arterial street improvement proposal in the Plan, and those that would occur at a future time.
- A - An additional cost would be reflected on applicable capital improvement proposals.

8. policy: *Landscaping should be included as part of all apartment, business, commercial and public development*

- P - Descriptive guidelines for type and amount of landscaping to be included on site, in parking areas and along street frontages.
- A - Site plan review through zoning

9. policy: *Within key areas of growth or redevelopment, special landscaping, sign, architectural and circulation provisions should further enhance the quality and cohesiveness of development*

- P - Delineate on a map key commercial and apartment areas, primarily within and around Burien and White Center. Descriptive development guidelines would supplement maps.
- A - Site plan review through zoning.

Goal: Maintain a stable community population and vigorous economy

- * Provide adequate variety and choice in housing
- * Reinforce existing apartment, business and industrial development areas.
- * Encourage a variety of retail trade, service and commercial uses to locate within existing business concentrations or logical extensions of existing centers

* Encourage utilization of "skipped-over" areas and redevelopment of poorly developed land.

10. policy: *Provide for a range of housing densities, both single and multi-family*

P - Public health and safety would be discussed as the basis of the policy. Areas would be defined on a map, utilizing neighborhood condition survey and analysis.

A - 1) Proposed programs, including on-going cost
2) Possible use of Housing and Community Development block grant funds for rehabilitation

11. policy: *Low cost multi-family housing should locate with convenient access to urban services.*

12. policy: *Disperse rather than concentrate low cost multi-family housing.*

P - Delineate on a map preferred locations in areas where such housing is needed or likely.

A - The policy would apply to guide future action in both public and private sector.

A SUBJECT FOR DISCUSSION IN THE PLAN TEXT: The combination of residential/commercial uses in one structure within business centers. Value is seen in allowing some "apartments above - shops below" developments within business areas. The Highline Communities Plan proposes that King County modify current zoning regulations or establish new guidelines to allow some of this type development to occur.

13. policy *Discourage expansion of strip development*

P - Define on a map the ultimate growth of arterial commercial strips as approximately their present extent. Corollary circulation and use "node" proposals can improve existing strips and allow continued locational choice for those types uses.

A - Development controls process (zoning)

14. policy *Provide for future space demands through the development and redevelopment of compact service and retail centers*

P - Based on supportable area forecasts, define growth and redevelopment areas on a map. Outline any corollary guidelines (circulation, utilities, etc.).

A - Development controls process (zoning)

15. policy *Encourage full utilization of land currently available for industry*

P - Depict on a map those areas in Riverton and southwest of the airport currently zoned for industry. Describe any corollary utility and circulation guidelines.



A - Development controls process (zoning)

Goal: Enhance and Protect Permanent Residential Neighborhoods

* Conversion of land within or near single family residential areas should be accomplished through orderly transition

* Recognize freeways and major arterials as potential barriers/boundaries between neighborhoods and different land use areas

* Minimize the encroachment connected with urban growth and development

16. policy: *Distance and landscaping should be provided between areas planned for different land use*

P - Outline setback and landscaping provisions for areas of transition, requiring the more intensive use to provide the buffering

A - Site plan review through zoning

Goal: Develop an Improved and Balanced Transportation System

* Provide more and better bicycle facilities

* Provide more and better pedestrian facilities

* Improve transit service

* Emphasize upgrading of arterials and improvements in business centers to provide adequate circulation and levels of service.

* Improve circulation

17. policy: *Bikeway development should emphasize the use of secondary and collector arterial rights-of-way and utility rights-of-way.*
 18. policy: *Pedestrian facilities development should emphasize the use of street and utility rights-of-way*
 19. policy: *Road construction, including major improvement projects, should include provisions for pedestrian and bicycle movement*
 20. policy: *Emphasize the development of hard surface pathways rather than sidewalks*
 21. policy: *Integrate bicycle and pedestrian routes with school locations, activity centers and walkway systems.*
 22. policy: *Integrate bicycle, pedestrian, bus and street systems to emphasize easy transfer between different modes of transportation (e.g. bicycle and bus)*
- P - Mapping and discussion of: 1) activity centers
2) desired connections and trip interchanges
3) existing routes.
- A - Proposed improvements in a "capital improvement program" format, including proposed priority (timing).
23. policy: *Improve local transit or para-transit service, especially east-west.*
 24. policy: *Provide good transit connections to major employment areas*
- P - Mapping and discussion of local service needs; major employment areas of the Seattle central business district, Duwamish, Sea-Tac, Renton, etc.; types of service including dial-a-ride, carpool lots, taxi service, etc.; location and special needs of transit dependents.

25. policy: *Encourage final determination of the terminus of the SR 509 route with immediate emphasis on completion to S. 188th St. and improvements to the 1st Ave. S. Bridge corridor.*
- P - Discussion of system continuity, already acquired right-of-way, and importance of the route from a transit and auto standpoint.
 - A - The community and county position would be communicated to the State Highway Department via the Plan.
26. policy: *Along major arterials consolidate access points to frontage properties where possible*
- P - Primarily along Highway 99 and 1st Ave. S.: possible corridor proposals utilizing curbing, landscaping and circulation improvements.
 - A - Ongoing zoning process; project proposals
27. policy: *Emphasize operational projects to improve circulation and maximize the efficiency of the existing system.*
28. policy: *Encourage construction of highway facilities only when non-construction alternatives fail to provide adequate levels of service.*
- P - Signals, left-turn lanes, climbing lanes, safety improvements and the elimination of through traffic within neighborhoods to be discussed.
 - A - Proposed projects
29. policy: *Encourage joint utilization of parking within business areas*
- P - Graphic and descriptive portrayal would combine to establish growth and redevelopment areas.
 - A - Site plan review through zoning

II. HUMAN SERVICE

Goal: Meet the Human Service Needs of a Diverse, High Developed Area

- * Provide a balance in parks and recreation designed for a variety of age groups and interests both now and in the future.
- * Improve the level and accessibility of services to elderly and low income persons.
- * Improve crime prevention and control
- * Maintain or increase employment and job training opportunities
- * Improve animal control

30. **NOTE:** A policy area for discussion in the plan is the achievement of an ample and balanced open space/recreation system. Population, standards and community expression combine to generally define needs and locations. The parks and recreation policies are not yet developed, but will deal with both facilities (parks, fields, school grounds, etc.) and programs or uses (passive recreation, athletics, cultural arts, etc.) At the March 18 session we will have discussion proposals on meeting athletic field, passive neighborhood and community park, and non-sport recreation needs. Also to be considered is the development of day use boat launching facilities in Highline. The focus will be on augmenting boat launch development of the Des Moines Marina. This appears to be the only "non-disruptive" boat launch location and offers potential for cooperation in meeting community needs.

31. **policy:** *Promote private/public cooperation in developing the communities non-sport recreation capabilities.*

- P - Discussion of current programs, usages, needs
- A -
 - 1) Include community activity space in community centers (Highline Center, White Center fieldhouse)
 - 2) Encourage public/private search for funds

32. policy: *Community users should assume an increasing share of the development and maintenance costs of publicly owned recreation land* ?

P - Discussion of the intent of Forward Thrust and the limitations, in terms of remaining funds. Where facilities are needed or wanted, park maintenance and development districts, user fees or time and effort donations may be a partial answer.

A - An indication of project implementation responsibility would be part of any project proposal. The policy also communicates to the County Council as to an acceptable direction in Highline for addressing the current development/maintenance dilemma.

33. NOTE: Another policy area is the impact of physical development features on law enforcement and crime; neighborhood crime statistics and their relationship to community planning; neighborhood block watch. Policy statements on these items may develop out of current research and discussion with the County Department of Public Safety.

34. policy: *Priority for funding employment and job training programs should be consistent with community need.*

P - Define geographic area of priority in Highline (likely, White Center) for emphasis.

A - Input to ongoing budget preparation and review process which may apply to either increases or reductions.

A SUBJECT FOR DISCUSSION IN THE PLAN TEXT: There is an expressed need for improving animal control in Highline. Before modifications to regulations are made, a comprehensive animal control policy should be developed. A new look at needs, etiquette, behavior, enforcement, etc. is needed. New or revised regulations would then logically follow. The Plan text would communicate to the County Council and Policy Development Commission a preferred direction for dealing with animal control.

PLANNING AND MANAGEMENT

Goal: Increase the effectiveness of Local Government in Addressing the Urban Problems and Needs of Highline

- * Increase access to governmental services and programs
- * Increase community/governmental communications
- * Coordinate development and spending decisions amongst public agencies and between public and private interests
- * Utilize the Highline Communities Plan to establish development and spending guidelines
- * Provide for on-going community use of the Highline Communities Plan

35. policy *Congregate dispersed governmental offices in a central place, together with other community services, activities and facilities.*

P - Discussion of current government office uses and potential use of Chelsea Elementary in Burien; field house and vicinity in White Center. Guidelines for surrounding development would be also considered and delineated on a map.

- A - 1) Proposed development of programs (spaces, users, etc.) for initial implementation step
2) Proposed scope of remodel projects

36. NOTE: an area for which a policy has not yet been written is on going land use, program and capital improvement review

P - Program guidelines for this advisory function; including an official recognition by King County.

A - On-going referral of rezones, variances, capital improvement program, etc. to a committee for an advisory opinion based on the Plan

A SUBJECT FOR DISUCSSION IN THE PLAN TEXT: Services delivered via many special districts. Confusion and diminished capability of adequate services may be one by-product. The Plan may appropriately discuss concerns and alternatives including: two-tier government proposal; incorporation; an "urban services area" for improving management of Highline's local government. A statement to public officials and the community could result here.