

D R A F T

WEST SUB-AREA PLANNING CONSIDERATIONS

BASIC POLICIES: (Specific application)

POLICY B: No more mass acquisition for noise impact reduction (based upon existing and forecast noise exposure.)

POLICY C-2: Installation of sanitary sewers would accompany any major west-side development.

ALT

POLICY C-2: Due to the proximity to Miller Creek and evidence of septic overflow, the west side area should be sewerred even if the low density residential neighborhoods remained.

POLICY C-3: Shade trees should be planted along Miller Creek, between So 144th and So 160th. King County and the Port of Seattle should include shade tree planting as part of any open space drainage development plans for those areas.

POLICY C-5: King County and the Highline School District ... (NORTH END) review fertilizer application at Sunset Jr. High and Sunset Park, and establish that fertilizer usage is of proper amount and of the least polluting type.

POLICY D-1: Construct the recommended Miller Creek pond system for the 50 year design storm.

D-4

POLICY D-5: New cargo and maintainence development on the airport should provide for stormwater runoff control both during and after construction.

POLICY D-7: S.R. 509 and new Des Moines Way construction should provide for control of stormwater runoff.

POLICY E-1: Des Moines Way should be reconstructed and reforested in the spirit of the Des Moines Way Task Force report. (Walkways, bike trails, restoration of the original brick, etc.)

Also follows

POLICY (E-1): Des Moines Way an historical community collector, requires new routes **for** heavier volumes. (?)

(E-1): Dense west side development may require ~~that~~ ^{at} So. 160th become the major entrance to the area. Special treatment of that "boulevard" should be applied.

** Remember school dist.*

POLICY E-3: Due to the location of Sunnydale Elementary, the proximity of other community centers (Moshier Field, Highline High, E.R.A.C.) and the potential changing nature of the west side the future of Sunnydale Elementary need not be tailored to providing neighborhood definition or cohesiveness (activity center.)

POLICY E-3: Consider adding basic policy dealing with coordination of declining enrollment with potential non-school community use of facilities.

OBJECTIVE F: (This statement to be added to basic policy package)
Strive for compatibility amongst uses of differing intensities.

POLICY F-3: Specific application here fall under "I" policies (Future use of area bounded by S.R. 509, S.R. 518, and airports west side.)

POLICY F-4: Because of its peculiar boundaries, the area bounded by S.R. 518, S.R. 509, and the airport should be considered a development unit.

POLICY F-4: Recognize the proposed extension of S.R. 509 as the westerly boundary of any west side redevelopment.

POLICY F-5: (this statement to be added to basic policy package): Conversion of land in single-family residential areas should be accomplished by an orderly transition program. Possibilities here might include 1. urban renewal, 2. purchase/sellback, 3. purchase/lease-back, 4. development corporation (current owners), 5. tract PUD's (designated geographic areas planned to an eventual development through a planned unit development for the whole tract. Development cannot occur until most or all of the parcels are assembled and included in the initial development phase.)

6. Plat vacation-tract sale (conversion of single-family ownership to undivided interest in a designated tract through subdivision vacation in order to assist assembly of parcels and sale) 7. combination of the above.

POLICY F-4: Coordinate the schedule of S.R. 509 construction with
F-5: west side conversion of land.

POLICY F-6: In order to avoid encroachment upon single-family residential neighborhoods and discourage strip development, future expansion of Burien would be best directed toward the airports west side.

POLICY G-2: Development an airport viewing park near So. 170th and 12th Av So.

POLICY G-3: Commerical development along 1st Av So at five corners,
G-4: should not extend or expand southward beyond its present boundary, defined by Miller Creek streamway and ravine. *could be used & applied - 7*

POLICY G-6: Wetlands to assume the wetland criteria of the E.D.C. wetlands report.

POLICY G-7: Especially appropriate here in conjunction with Miller
H-2: Creek holding pond system.

H-3: Souders way runway edges.

POLICY H-4: (This statement added to basic policy package) Use trails to intergrate the open space system, with the entire community as well as within the network.

Agn belt
H-4: A trail should be contained, ~~in the linking~~ in the linking of the airport, Moshier Field, the County Library and Seahurst park.

"I" POLICIES: (Discuss west side development.)

OBJECTIVE J: This statement to be added to the basic policy package.)
Direct the economic and land-use development influence of airport-related activities toward deliberate improvement of the local community.

POLICY J-1: Discussion of its dependence upon limiting airport-related uses on the east-side (east airport development district)

K-1, K-2, K-3, L-2, L-3, L-4:

Bicentennial projects proposed for Burien, having broad based community and governmental support, should be implemented by utilizing existing and developing new community resources:

Bicentennial capitol projects are -

1. Major land acquisition and reassignment of facilities to develop a complex to include a civic center, local government offices, cultural facilities, and a Town Forest.
2. Improvements to sports facilities at Moshier Athletic center.
3. Development of Seahurst parkway (linking Seahurst, the civic center/park and Sea-Tac Airport via a major greenbelt.)
4. Renovation and reforestation of Des Moines Way (pedestrian walks, bicycle trails, restoration of the original brick which is now covered by asphalt).
5. Purchase and restoration of the historic house (Morasch House) at So 154th.

Seahurst Park Funds?

The civic center (namely a theatre, art & history museum & art school) and purchase of restoration of the historic house are projects requiring new community resources. Voter approval of these projects, in terms of authorising a new source of funds, would be necessary. This approval must be quickly obtained if these projects are to be completed by 1976. Support should be sought from all property owners in the unincorporated portions of the Highline School District.

POLICY K-4: West side development would functionally relate the
K-6:
west side of the airport to the east. Burien would also have a more direct relationship to and benefit from the airport. An increase in east-west mobility would be associated with these relationships.

POLICY k-5: Development activities of a larger scale are associated
K-5:
K-8 with deliberate concentration and development and
result in economic growth.

POLICY K-9: Relates to the character of west side airport--
related uses. The ability to confine airport-related
uses on the east side, and protect the Mc Micken Heights
and Angle Lake neighborhoods from development encroach-
ment, depends upon the availability of areas for uses
having need for an airport vicinity location. (i.e.
west side development.)

POLICY L-1 King County should aid in the conversion of land
and coordinating the interests of developers with
other agencies, (State Highway, Port of Seattle) and property owners.

POLICY L-3: ~~Urbanization~~ require urban governments. Is there a
level of urbanization and demand for services that
cannot be adequately handled by a county government?
Are there alternatives other than incorporation?

(Try to make the gov. see how work First)

*airport related
area - how much land.*

On the part of
S.W. the developed for camp & other project
needed program. - within 30 yr. program.
(Monter from north end?)
some require for ground water in west side
no decrease

"Killing effect on our surface water."

\$11,000,000 general project in the power of

Some other land
When can the money be checked?
Up to the Co. Council

FAP - for FFA, VA, etc.
78 more entrance certain for lease.