

9/12/78

Introduced by: Ruby Chow  
#78-752

MOTION NO. 3731

A MOTION relating to the Housing and Community Development Block Grant and adopting amendments to the Plan for Community Development 1978 - 1980 for the King County Block Grant Consortium.

WHEREAS, King County is a member of the Community Development Block Grant Consortium; and

WHEREAS, all members of the Community Development Block Grant Consortium are required to adopt a Three Year Community Development Plan; and

WHEREAS, King County has adopted the Block Grant Consortium Plan for Community Development 1978 - 1980 by Motion No. 3391; and

WHEREAS, the Joint Policy Committee has approved the Block Grant Consortium Plan for Community Development 1978 - 1980 for King County; and

WHEREAS, the Department of Housing and Urban Development requires that entitlement jurisdictions prepare a three year strategy for community development funds; and

WHEREAS, the Department of Housing and Urban Development requires an updated plan to be submitted for the period 1979 - 1981; and

WHEREAS, the Housing and Community Development Program has undertaken research in the last year which identifies subcensus tract areas of housing and community needs; and

WHEREAS, the King County Executive has submitted the amendments to the adopted Block Grant Consortium "Plan for Community Development 1978 - 1980."

NOW THEREFORE, BE IT MOVED by the Council of King County:

The attached amendments to the Block Grant Consortium Plan for Community Development 1978 - 1980 are hereby adopted to update the existing plan and to govern the planning process and development of the 1979 - 1981 Community Development Program.

9/15/78

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PROVIDED THAT:

1. Earmarks of Population Funds to each of the four Housing and Community Development regions remain at 1978 levels;

2. The Countywide set aside (Population Funds) is increased to \$606,693 and provision is made for an accelerated community planning process in Tahoma, Raven Heights, Enumclaw, and Snoqualmie.

3. The pockets of poverty set aside (Population Funds) be reduced from \$439,673 to \$282,723 to reflect the decrease in the County's Block Grant entitlement.

4. The discussion of "General Community Issues" for the Northshore Community Planning District shall be amended to contain the following language:

a. Private business and industry is very interested in investment opportunities in the Kenmore area. However, current fire flow in the area is so inadequate that the fire marshal has refused to allow further development because existing fire flows would be unable to meet the increased demand. The Northshore Community Plan recognizes the desirability of higher density commercial and retail development within the Kenmore CBD. A comprehensive urban design study is a logical starting point on which to build a capital improvement strategy that will efficiently integrate private development interests and public programs to solve those problems currently prohibiting increased development in the Kenmore CBD.

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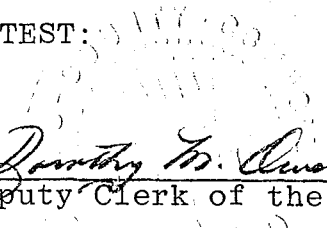
b. East to west traffic flow through the Kenmore CBD is -  
severely restricted. Most local traffic is forced to mix with  
high volumes of commuter traffic on SR-522. The Northshore  
Community Plan recognizes that the development of Northeast 181st  
Street will correct this major traffic circulation problem.

c. Existing and planned water supply services appear to  
meet current and future demands for residential, commercial and  
industrial land uses.

PASSED this 18<sup>th</sup> day of September, 1978.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Bernice Stern  
Chairman

ATTEST:   
Dorothy M. Owens  
Deputy Clerk of the Council

AMENDMENTS TO BLOCK GRANT CONSORTIUM PLAN FOR  
COMMUNITY DEVELOPMENT 1978-1980

The following amendments to the Block Grant Consortium Plan for Community Development, 1978-1980, update the Plan to span the time period 1979-1981. In general, amendments are based on changes in federal regulations, more recent data, and emerging County policy.

I. INTRODUCTION

Purpose

No changes.

The Block Grant as Federal Policy Implementation

<u>Page</u>	<u>Amendment</u>
3	(2) substantial expansion of and greater continuity in the scope and level of Federal assistance, together with increased private investment in support of community development activities; and
3	(3) continuing effort at all levels of government to streamline programs and improve the functioning of agencies responsible for planning, implementing, and evaluating community development efforts, and
3	ADD: NEW SECTION following (3) as follows:  (4) the alleviation of physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration or a stagnating or declining tax base.
4	(4) fosters the undertaking of housing and community development activities in a coordinated and mutually supportive manner <u>by federal agencies and programs as well as by communitites.</u>
4	Recent federal <u>administrative-policy regulations</u> has placed increased emphasis on justifying individual block grant projects based on benefit to low and moderate income persons, or preventing/eliminating slum and blight. In some cases, these <u>administrative-rulings regulations</u> have had the effect of making ineligible under the block grant, certain projects which would have qualified for federal funding under the supposedly more restrictive categorical programs in effect prior to the 1974 act.

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5            DELETE: Paragraph 2, Paragraph 3.

ADD:

As a result of these new federal regulations, entitlement jurisdictions such as the King County Block Grant Consortium must be able to document the benefits of any block grant project to assure an emphasis on low and moderate income people, or alleviating slum and blight. Results of the Community Needs Survey, which was conducted by the Planning Division over the past year, will greatly assist in identifying areas of housing and community development need in unincorporated King County. Many of these areas are located within census tracts which do not reflect socio-economic need in census data alone.

The Block Grant as County Policy Implementation

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6            While there are many federally imposed constraints on the use of block grant funds, the county still retains substantial flexibility in the use of the money. In the next 3 years, King County will be assured of receiving approximately \$6,562,127 as its "Population" share of the block grant, and compete for up to \$5,249,701 in "Needs" funds as well as sharing in a "Joint Projects" fund of \$1,848,600. Entitlement amounts beyond 1980 are not available at this time. New authorizing legislation is necessary.

7            2. Close review will be given to each proposed project to determine whether it will have impact on an urban area, a rural area, a suburban area, or a transitional area. Projects will only be funded if they are appropriate to the area where they will have impact. That is, urban-type services or urban development type capital projects will be focused on urban service areas. Such urban services or projects will only be funded in transitional areas when there is clear county policy indicating that the "transition" should be accelerated or encouraged.

The Block Grant as Municipal Policy Implementation

No changes.

II. PLAN FORMATION AND OPERATION

The Block Grant Partnership

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8      The Cooperation Agreement was signed by all of the twenty-eight participating jurisdictions for a period of three years, with the provision that any jurisdiction could opt out at the end of any given program year. All twenty-eight jurisdictions have stayed in for the first three years of the program. ~~The agreement is presently being reviewed, and will be up for renewal prior to making formal application for fourth year block grant funds.~~ In the fourth program year, the Muckleshoot Indian Tribe was required by law to receive a separate entitlement, and Yarrow Point decided to not participate in the Block Grant Consortium.

Citizen Participation

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9      RETAIN: FIRST PARAGRAPH of section.  
 DELETE: Rest of entire section.  
 ADD: Replace remainder of section on Citizen Participation with the following:

In addition, new HUD regulations are very explicit in requiring active citizen involvement in all stages of the block grant process. While these regulations are under Congressional scrutiny and may be revised, King County is preparing a Block Grant Citizen Participation Plan which meets the intent of the HUD regulations. This plan is summarized in the following paragraphs:

Scope of Participation

Citizens are involved in all phases of the block grant program: planning, implementation, and evaluation. The most active participation occurs in the summer and fall when the Three Year Plan, Housing Assistance Plan, and annual program are being developed. Citizens receive notices of the following year's funding, attend community meetings to express their concerns and priorities, and submit applications for project funding. As the next year's program is developed in each local jurisdiction, citizens participate in public

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hearings to set priorities. Throughout the year, citizens are involved in program implementation by serving on project boards and advisory committees. The County's citizen advisory group, the Policy Development Commission, provides overall direction to the citizen involvement process, and the Housing Rehabilitation Advisory Committee performs a similar function for housing programs. Citizens have an opportunity to evaluate project results and submit comments or complaints to their elected representatives and jurisdiction staff.

Beyond citizen involvement directly focused on the block grant there is the larger citizen involvement process that accompanies the development of each community plan. The block grant program is responsive to this involvement when block grant is used to implement the recommendations developed in community plans.

Response to Citizen Complaints

King County and Consortium jurisdictions provide written responses to citizen comments and complaints within reasonable periods of time.

Technical Assistance

King County and Consortium jurisdictions make staff available to assist citizen groups in preparing proposals for funding. This includes providing information on policy and regulatory matters, as well as specifics on fund availability and application processes.

Adequate and Timely Information

Planning for the next program year begins with the published notification in local papers of the total amount of funds available, the range of eligible activities, and schedule of community meetings. Formal notice of each public hearing is also published. In addition, key documents such as the Three Year Plan are available at local libraries, and all program records and documents are available for inspection during regular business hours. An annual report is distributed widely each year, describing program activity.

Public Hearings

Prior to local jurisdiction decisions on projects to be funded, at least one public hearing is held by King County and each Consortium city to review program performance and set current priorities. Another formal hearing is held by the King County Council prior to submission of the annual application.

Joint Project Funds

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10            Ten percent of the total block grant entitlement is dedicated to Joint Projects. These are innovative projects sponsored by two or more participating jurisdictions. ~~New Joint Policy Committee procedures require that Joint Project proposals be submitted by September 15, with JPC decisions made by October 1, ahead of the rest of the process. This allows jurisdictions to make Population and Needs fund decisions during their regular budget processes with knowledge of whether or not a Joint Project has been successful. Joint projects are subject to fund ratification by the County Council.~~ Joint project applications involving King County are due August 15, 1978. Other Joint project applications are due no later than December 1, 1978. Joint projects are subject to final ratification by the County Council.

Needs Funds

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10            Forty percent of the entitlement is placed in a competitive needs fund, from which project allocations are made by the Joint Policy Committee, subject to ratification by the County Council. The unincorporated area and the cities and towns compete for Needs funds. ~~The Joint Policy Committee has adopted a policy for 1978 whereby all projects from each jurisdiction are to be prioritized in a single list, with Needs projects identified as such. After Needs projects have been funded and deleted from the list, the remaining projects will be funded from top to bottom with Population funds.~~ Project applications for Needs funds from incorporated jurisdictions are due no later than December 1, 1978. All unincorporated project applications are due by August 15, 1978.

Population Funds

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10            ADD: NEW PARAGRAPH following the paragraph "The inter-local cooperation agreements ... and ratified by the King County Council." as follows:

Earmarks for allocating the anticipated \$2.2 million available in 1979 for county "population" funds are based on previous earmarks and the results of the



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Community Needs Survey. It is proposed that all quadrant earmarks be held harmless for 1979, with the increased amount of funds available allocated to each quadrant. It is also proposed that 20% of the 1979 county "Population" fund be reserved for projects developed over the next year in the sub-areas identified by the Community Needs Survey in each Designated Planning Area. This set aside will be distributed to the four quadrants according to the distribution formula obtained from the Community Needs Survey. The sub-areas, also termed "pockets of poverty", are portions of census tracts with visible signs of deterioration (see attached map for location and severity). A county-wide set-aside of 15% is also proposed to fund various county-wide projects and a portion of the program administration costs. In addition, about \$85,000 of funds recaptured on June 30, 1978 from previous years, will be available under the county-wide fund. This proposed allocation of county population funds results in the following 1979 earmarks:

	<u>1978</u>	<u>1979</u>
North	\$204,000	\$253,136
East	104,000	109,182
Southeast	263,000	305,995
Southwest	<u>666,000</u>	<u>760,625</u>
	\$1,237,000	\$1,428,938
Pockets of Poverty set aside		439,673
County-wide set aside + recaptured funds		414,755
TOTAL COUNTY POPULATION FUNDS		\$2,283,366

The Problem of Data

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DELETE: Paragraph 2, Paragraph 3

ADD:

In order to collect more current data, the King County Planning Division conducted a CETA research project called the Community Needs Survey. The project was designed to identify needs on a sub-census tract basis. In a large and diverse county, like King County, census tract data masks problem areas if they constitute a small portion of a tract. Wealthier areas are averaged in with deteriorating areas so that the census data alone often does not substantiate community and housing needs.

The Community Needs Survey compiled primary data from

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11      visual indicators throughout most of the unincorporated county, and also collected secondary data from traditionally available sources like the census and government reports. Information from this survey has been used during the fourth program year to identify community and housing needs, to provide documentation of project benefits, and to update this Three Year Plan. Sub-areas in which "windshield surveys" were done are displayed on the attached map by location and severity.

III.    PLAN STRATEGIES

Innovation

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11      One area for possible innovation would involve the development of Block Grant proposals in cooperation with other entitlement jurisdictions, such as Seattle and Bellevue. The application prepared with the support of all the jurisdictions participating in the Regional Housing Opportunity Plan, for Bonus Block Grant funds is one example of the kind of innovative approaches which will be considered. Other potential inter-jurisdictional projects will probably focus on mutual boundaries, such as the Seattle-King County boundary in White Center.

Economic Development and Employment

No changes.

Housing and Energy Conservation

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13      DELETE: Paragraph 4

ADD:

The King County Unified Weatherization Program offers eligible homeowners permanent home improvements to save energy. The program was started in February, 1978, and in the first year, some 300 homeowners will receive services at no charge.

13      King County has cooperated with the principal jurisdictions within the four county (King, Kitsap, Pierce, Snohomish) region to prepare a special bonus block grant application to obtain funding for improved family housing opportunities for low income families. The successful application resulted in \$160,000 being available to the region to offset housing costs for low income families. Efforts are currently under way to implement this program.

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13            During the next three years, King County will build on its previous experiences in housing, and pursue the following strategies:

- 1. Housing rehabilitation efforts will be continued and broadened in furtherance of the county policy to assist homeowners in living in their present dwellings. Modest expansions will be proposed to the Housing Repair Program. Major expansions will be sought in the Rehabilitation Loan Program, including establishing linkages with private sector financing sources. ~~Minor-home-repair programs will be continued.~~ Establishment of a major weatherization program will be pursued continued.

14            ADD: NEW STRATEGIES following Strategy #6.

- 7. Assistance will be provided to support the County Neighborhood Strategy Program, a program under which HUD provides assistance to tenants in rental buildings. Block grant funds will be used to pay for the administration of a Neighborhood Strategy Program and for relocation costs associated with upgrading of apartments.
- 8. Support will be provided to an urban self-help program to allow low income persons who wish to construct homes with their own hands to do so within their financial means. This would expand upon a concept pioneered by the Farm and Rural Development Administration in rural areas.
- 9. Programs will be encouraged which provide a means to purchase condominium units on a scatter site basis to be used as low income housing. Other projects which serve to ease the adverse affects of condominium conversions will be supported.

Environmental Quality

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16            ...Assistance Plan. Block grant funds will not be used to increase water supplies in outlying areas to facilitate or subsidize increased urbanization of these areas. Block grant funds will be limited to 50% of the total cost of such a project.

Streets, Pathways, Architectural Barriers

No changes.

Parks, Recreation and Open Space

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17            Delete: Entire Section.

Add: The major policy plan concerning the county's role in parks and recreation has been developed during the past year and currently is in the final stages of Council adoption. This policy document is primarily concerned with neighborhood, community and urban parks of non-regional significance. Once this policy is formally adopted by the County Council, the Block Grant program will adhere to it as official County policy. Applications for parks and recreation projects will be reviewed in light of the parks policy.

An Open Space Program policy plan is also being developed by the County, and once this is finalized and adopted, it will also serve as a county policy document guiding block grant open space projects.

The following strategies will be pursued in accordance with county parks and open space policy:

1. Park, recreation and open space projects will only be funded if a realistic plan for the on-going maintenance and operation of the project is presented as part of the proposal. County current expense liabilities will not be added to unless a particular project is clearly part of the county's park plan.
2. Large scale park, recreation, or open space projects will not be funded unless they are clearly part of the county's park plan, serve substantial numbers of residents of the unincorporated area, and principally meet the needs of low and moderate income people.

Fire Protection

No changes.

Historic Preservation

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18            DELETE: Paragraph 2 of this section.

ADD:

The first phase of a comprehensive inventory of historic sites and structures within King County has been developed during the last year through the King County Department of Planning and Community

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18            Development. It is anticipated that the survey work will be completed by August, 1978, with over 500 historic sites identified. Phase II, of this effort, will focus on historic agricultural structures in King County if research funds are obtained. Information on the site inventory is available through the Planning Division. This inventory will be used in following these block grant strategies:

Strategies: No changes.

Community Centers and Transportation

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19            NEW PARAGRAPH following the paragraph "While recognizing the importance of community centers ... for the foreseeable future." as follows:

New federal regulations pertaining to the funding of public services like community centers are clearly more stringent than previous regulations. New restrictions require public services to be linked to concentrated block grant assisted physical development activities. These public services can be funded for no more than three years after the completion of the physical development activity. Other federal assistance must have been denied in order for the public services to be eligible for block grant funds. Emphasis is on public services in neighborhood strategy areas.

Supporting Social and Health Services

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20            DELETE: Paragraph 1

ADD:

Supporting social and health services may be provided with block grant funds if they are linked to concentrated block grant assisted physical development activities, and if other fund sources are not available. New federal regulations are more stringent on the eligibility of public services than previous regulations, and eligible services can be funded for no more than three years after the completion of the physical development activity. A more coordinated approach to providing health services has been implemented to assure countywide service.

- | <u>Page</u> | <u>Amendment</u>  |
|-------------|---|
| 20          | 1. Social and health services funded through block grant must be clearly a part of a <u>community-development-package concentrated block grant assisted physical development activities</u> , not an isolated service.  |
| 20          | 2. <del>First-priority-will-go-to-providing-social-and health-services-to-support-community-center-and economic-development-projects-funded-through block-grant.</del> <u>Any new social and health services must present a self-sufficiency plan describing in detail how the ongoing operational and maintenance costs of offering the service will be met when block grant funding is unavailable, without recourse to county current expense funds.</u> |

Planning Support

DELETE Section

People to be Served

- | <u>Page</u> | <u>Amendment</u>   |
|-------------|--|
| 21          | Add: New Paragraph following Paragraph 4 of this section:<br><br>The Community Needs Survey conducted throughout unincorporated King County provides current information on housing and community conditions. This survey, as discussed under "The Problem of Data" identifies areas of need on a sub-census tract basis which otherwise might not be eligible for block grant funds. These areas are displayed on the attached map. |

IV. UNINCORPORATED KING COUNTY DESIGNATED PLANNING AREAS

Urban

No changes.

Suburban

No changes.

Transitional

No changes.

Rural

No changes.

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24      Add: NEW SECTION following "Rural" Section, as follows:

Community Needs Survey

The following descriptions of each Designated Planning Area (DPA) have been updated with information from the Community Needs Survey discussed briefly under the part of this Plan entitled "Problem of Data".

More specifically, the survey methodology includes the collection of primary data by a "windshield survey" rating of observable indicators of community characteristics, and the use of secondary data from traditional sources such as the Census, government reports, unemployment counts, and public assistance data. Data from these sources is integrated and analyzed, and subsequently housed in data files and reports for each DPA.

References are made in the following DPA descriptions to conditions in windshield survey areas. These areas represent portions of a DPA which merited detailed attention by the survey team. Areas for windshield surveys were identified by a trained team of four CETA employees who drove through all unincorporated portions of each DPA. Sub-areas of the DPA were identified for more detailed observation based on general conditions which typically exist in low and moderate income areas. These sub-areas were then surveyed by the team with extensive detail and rated on a standardized form. The survey form notes specific conditions or problems in three main categories: physical and environmental factors, housing conditions, and access to public services and facilities. Results of the windshield surveys are included in the DPA descriptions, and also used as the basis for the attached map.

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26-61      Changes as marked in attached annotated Three Year Plan and revised text to update information based on Communities Plans and Community Needs Survey.

###

COMMUNITY PLANNING DISTRICT OF BEAR CREEK

5% Urban; 25% Transition; 70% Rural (approximate)

General Description of Land Usage

Bear Creek is approximately 46 square miles in size. Located generally northeast of Redmond, it extends north to the Snohomish County line, east to Snoqualmie Valley and south to the Redmond-Fall City Road. The area is a rolling plateau with the east edge dropping to the Snoqualmie Valley floor.

Bear Creek is primarily rural in character and forest land is the predominant use. Neighborhoods of single-family houses are clustered around Cottage Lake in the northwest and Ames Lake in the southeast corner. There are few multi-family, commercial or industrial uses.

In percentage terms, the trend of Bear Creek has been rapid growth, but the absolute numbers of people involved has been small. The role of utilities and roads may be crucial in determining whether in Bear Creek is an area of moderate growth or rapid suburbanization.

Housing Stock

There are approximately 2300 housing units in the area occupied by approximately 6600 people. Growth is rapid and on-going. Average age of housing is 13 years. Almost all housing is single family. In 1970 70% of all units were owner-occupied and this percentage has probably increased since that time. Median housing value is about the same as that for the rest of the suburban county. According to the Community Needs Survey, 21.8 sq. miles of the 46 sq. miles in Bear Creek DPA were surveyed with 6.7% of the houses in need of repair. Areas of this DPA which were not surveyed are basically uninhabited.

General Population Profile

Median family income is about equal to the county-wide median. In 1970 4.1% of Bear Creek families had an income less than poverty level with 2.6% on public assistance. Approximately 1,500 residents were in the labor force with 92% working in King County, 28% in Seattle. Fewer than 700 jobs were available in the area.

General Community Issues

The primary issues in this area center around the nature and the extent of growth and its impact on the natural environment.



The effects of development upon the salmon run in Bear Creek and the preservation of agricultural resources.

Dike or land fill activity may be in conflict with preserving Bear Creek in a natural state.

The proposal to use a large portion of the flat Bear Creek plateau for a regional general aviation facility.

Whether accessibility should be improved or should remain at a relatively low level.

The area presently has no sewer and has limited transportation, water and other utility services.

Schools have exceeded their capacities, new ones will probably not be built without sewer services, and new students to the area will have to be bussed to other facilities.

#### Existing Community Development Plan Concepts

Preserve the significant environmental characteristics of the area.

Direct population and development to those other areas of the county which can best support development.

Limit development in rural areas to uses not requiring an urban or suburban level of utilities and services.

Encourage the location of higher intensity activities in existing centers with adequate transportation and utility systems.

Introduce limited public facilities to resolve acute problems in the rural area.

#### Community Needs Survey

Seven windshield surveys were done in Bear Creek, as displayed on the attached map. Results indicate a need for housing repair in isolated parts of the DPA, but particularly along Avondale and Seidel Roads. Other conditions noted include unpaved roads onto Union Hill Road and onto 212th Ave NE. Also hazardous crossings were noted at Union Hill Road and 208th Avenue NE, and at Avondale Road and NE 165 Street.

## COMMUNITY PLANNING DISTRICT OF ENUMCLAW

5% Urban; 5% Transition; 90% Rural (approximate)

### General Description of Land Usage

The Enumclaw area is approximately 81 square miles in size. Located in the southern extremity of King County on the plateau around Enumclaw, it is bounded on the south by the White River, on the north by the Green River and on the east by a line from the Mud Mountain Dam north to the Green River. Much of the Muckleshoot Indian Reservation is in the planning area.

Except for the city of Enumclaw itself, the area is dominated by pasture lands, croplands and forests. Farmhouse and rural non-farm residences are scattered along the plateau's roads. Commercial and urban residential uses are concentrated within the city of Enumclaw.

Growth in the total area has been moderate with much of the growth occurring within the city of Enumclaw. Little change has occurred in the agricultural areas of the plateau.

Industries in the area include agricultural processing plants and a large lumber mill. There are over 1000 acres of state and county park land, mainly concentrated along Green River Gorge. The area is served by a grid of east-west and north-south county roads and the Auburn-Enumclaw Highway.

### Housing Stock

There are approximately 3,700 housing units in the area occupied by some 12,000 persons. The majority of the housing stock is moderately old with 43% being built before 1940. Values are below county median by some 12%. Median rent in the area is 26% below the total county median. The projected population increase is 33% by 1990 bringing the new total to over 16,000. The land area occupied by urban uses could double by 1990 to over 2,800 acres but the area would still be 90% undeveloped.

### General Population Profile

Median family income was 11% below the county-wide median in 1970. Almost 8% of the area residents had incomes below poverty level while some 12% received public assistance income. Over 45% of the area's residents are in the labor force with 10% of those commuting to Seattle and 75% working in King County outside of Seattle.

## General Community Issues

Retention of agriculture and the rural farm character of the plateau.

The financial health and viability of the dairy industry in light of recent low prices paid to dairy farmers.

Limitations on the use of and construction on the plateau due to severe drainage problems.

Water quality in Boise Creek, Newaukum Creek, and the White River, particularly as it relates to required sewage treatment facilities.

Recognition and representation of the Muckleshoot Indian Reservation within a county-wide context of governments. Efforts in this direction have begun through Housing and Community Development activities.

Appropriate uses for the Green River Gorge, whether for camping and other active uses, passive recreation, residential development, or natural systems with little human use.

The inclusion of Enumclaw within a county-wide economic, governmental, and transportation framework without damaging the independence and identity of the town.

## COMMUNITY PLANNING DISTRICT OF FEDERAL WAY

70% Suburban; 30% Transition; (approximate)

### General Description of Land Usage

Federal Way is approximately 40 square miles in size, located adjacent to the Pierce County line and between Puget Sound on the west and the Green River Valley on the east. Until 1960 it was a rural area. It has grown very rapidly in population due to the construction of Highway I-5, the expansion of the Boeing Company, the location of the Weyerhaeuser headquarters and West Campus Community complex, and the attraction for many of a suburban setting. Generally, growth has been well located and regulated, with the exception of commercial development on Pacific Highway South.

The area has better than average managed sewer, water and fire protection districts with capability of providing service and handling growth. Federal Way is partially served by Lakehaven Sewer District; Water District #56, #75, and #124; Kent Municipal, and Tacoma Municipal Water Department.

### Housing Stock

There are approximately 19,000 housing units in the area of which 86% are single family residences, 9% multi-family, and 5% mobile homes. Average age of housing is 13½ years with 10% pre-dating 1950. Mean market value of housing equals the suburban county average. Low cost housing is not adequately available at this time. By 1990 it is forecast that housing units will number approximately 34,000.

### General Population Profile

Current population for Federal Way is approximately 58,000. The median income of Federal Way families is 5% greater than the county median. In 1970 some 31% of the population was employed, almost 30% of them commuted to jobs in Seattle, while 57% of them worked in King County outside of Seattle. 4.1% of them had an income below poverty level as compared to an average of 5.0% for King County. 3.3% of population is on public assistance.

### General Community Issues

The 1975 Federal Way Community Plan identified general community issues. Federal Way suffers the common problems of suburbia - lack of an industrial development property tax base, a young mobile population without local family ties, population with a high

percentage of young children and a low percentage of elderly, and a sudden expansion of a school system. School levies have not been successful recently. However, Federal Way does have a strong core of citizens who are concerned with the future of their community. In recent years a stronger sense of community identity has developed from the active involvement of local citizen groups.

A revision of the Federal Way Communities Plan is currently underway. The revision focuses on the southern and south-eastern portions of the DPA.

Strip commercial development on Pacific Highway South has caused traffic problems, dangerous pedestrian conditions, unsightly outdoor advertising, etc.

There are some land use conflicts where some single family residential areas are exposed to commercial and industrial traffic.

The need to use modes of transportation other than the automobile is being recognized.

There is a need for developed recreational areas.

There is a need for housing rehabilitation and repair throughout Federal Way and particularly in the Country Lanes, Bethel Chapel and Trout Lake areas.

Traffic projections indicate there will be heavy overcrowding engendered by new shopping facilities and increasing population.

Several low areas require special drainage and sewer facilities if development occurs on or near them.

The population rate of growth and actual numerical increase will put a tremendous strain on local urban facilities and service districts to provide the quality of service which modern suburban residents demand.

There is a need for improved streets and roads in the general vicinity of Trout Lake and Mirror Lake.

#### Special Needs of Selected Groups

Low income families seeking employment and housing in Federal Way could not at present be well provided. Low cost housing is scattered and unidentified. There will be an increased need for public help in the care of children and of the elderly.

## Existing Community Development Plan Concepts

The development concept for Federal Way is the urban center development concept of the comprehensive plan.

It recognizes the desire of people to have a choice of various residential areas and types, convenient to cultural, educational, employment and service centers.

It seeks to preserve the natural beauty of the community by the proper conservation of land and water open space, to relieve the monotony of continuous urban development, to provide necessary recreation area, to provide separation and identification of major activity centers, and to protect certain agriculture, flood plain, forest and mineral resource areas from urban type development.

It recognizes the concept that urban development can contribute to an attractive, safe and orderly urban landscape, and that both public and private development should be encouraged in every way possible to obtain this goal.

Federal Way is identified as a focal point for employment, commerce and cultural activities.

Federal Way policies on the following issues have been developed as part of the community's plan; walkways and bikeways, trails, transportation, housing, open space, business and industries, utilities and the general landscape.

## The Block Grant Program, Citizen Participation

In the past, the Federal Way Designated Planning Area has used Housing and Community Development funds to provide meeting room space for its residents as well as a walkway for seniors.

Ideas on community plans and on specific projects have been solicited from Federal Way through community meetings and a community survey. The well organized Federal Way citizens expressed their desire for a number of different projects. If Block Grant funds are to be used for any of these projects, they will have to be shown to be of benefit to low and moderate income residents of the area.

Emergency housing programs along with a mobile health van and historic preservation, were raised as community needs to be considered for Block Grant funding. More specifically, projects for street repair, sidewalk construction, tree planting, as well as support for libraries, community centers and sheltered care facilities were identified by individual citizens and community groups. The construction of elderly housing was also requested by local citizens.

### Community Needs Survey

The Community Needs Survey was conducted on 4.0% of all housing units in Federal Way with 38.7% of the houses in the surveyed area in need of repair. The survey area comprises about about 1.6 square miles out of the total 40 square miles in Federal Way, as displayed on the attached map.

Results of the survey reveal a need for housing repair throughout Federal Way, and particularly in the areas around Country Lanes, Bethel Chapel, and Trout Lake. Streets and roads near Trout and Minor Lake need improvement. There also are some drainage and sewer problems in the DPA.

## COMMUNITY PLANNING DISTRICT OF HIGHLINE

80% Urban; 20% Suburban; (approximate)

### General Description of Land Usage

Highline is primarily a suburban residential area whose dominant feature is the 1000 acre Seattle-Tacoma International Airport. To the south and southwest of the airport are low density, single family residential areas. To the northwest are higher density neighborhoods, to the north and east are older rural neighborhoods which have undergone transition to suburban residential, industrial and commercial use.

Each of these subdistricts contains a core of businesses surrounded by single family houses on small lots. More intensive multi-family and commercial uses are concentrated in Burien and along Pacific Highway South. Industrial use is concentrated in the north corner of the area, the Duwamish River Valley and immediately surrounding the airport.

The urban areas of Highline vary considerably in their physical form and appearance. Urban lot sizes in the White Center area contrast sharply with the estate size properties along Puget Sound or in the more southerly portions of the area. Future construction is expected to fill in many of the spaces left in the development pattern leaving only about a quarter of the area undeveloped.

### Housing Stock

The average age of housing is 23 years with 31% of all housing units having been built prior to 1950. There are approximately 44,000 total housing units with a 1976 vacancy rate of 4%. The median housing value is well below that of the suburban County outside Seattle. That portion of Highline near the Seattle city limits around White Center contains some of the most deteriorated housing in the County.

### General Population Profile

The median family income of Highline families is well below that of the remaining non-Seattle areas of the County. In 1970 5.6% of Highline families had an income below the poverty level. There is a high concentration of low-income families in the north and northeast of the DPA. The total Highline population in 1976 was approximately 110,000, a decline of 3% from 1970. In the past few years the area has undergone an in-migration of Spanish-speaking population, who now represent the largest minority population in Highline.



## General Community Issues

The Highline Community Plan, adopted in December, 1977, emphasizes county policies concerning community issues. Citizens share concerns about the protection of the landscape, environmental quality, neighborhood stability, community identity, orderly development and economic health. Specifically these concerns include:

Saving as many trees, ponds and greenbelts as development or redevelopment takes place.

Taking advantage of view potentials and using open space as a visual focus.

Improving water quality and dealing with area drainage problems.

Maintenance of low or moderately priced housing.

Enhance the condition and character of residential neighborhoods and the visual appearance of business districts.

Provision of safe and efficient transportation including bicycle and pedestrian facilities and east-west transit service.

Services for the elderly, crime prevention and control, employment and job training and animal control.

Greater efficiency within the parks and recreation programs.

Owners of residential properties near the airport and community residents in general are concerned about the effects of the airport in terms of noise, property values and growth upon the area.

## Existing Community Development Plan Concepts

1. Maintain the beauty and natural character of the Highline area.
2. Protect the existing streams and wetlands.
3. Reinforcement and improvement of areas already committed to business and industrial development.
4. Strengthen the identity and enhance the character of permanent neighborhoods.
5. Emphasize safe, efficient and low-cost transportation improvements that will increase utilization of transportation modes other than private automobiles.

6. Improve the functioning of local government.

The Block Grant Program, Citizen Participation

The Highline planning area, particularly the White Center area, will continue as it has in the past, to be a major focus of block grant activities. Programs to meet the needs of the large number of low and moderate income population will receive high priority.

In the past, block grant funds have been used for drainage improvements, sewer system installation, social services, pathway construction and recreational activities. The housing repair program has been used extensively.

In the fifth program year, both housing repair and rehabilitation will be promoted in the area. Social services will continue to be provided through the block grant as will projects to deal with the reduction of drainage problems. Two sewer projects were completed in the fourth program year. Economic development initiatives will be considered for the White Center area.

In community meetings, representatives from the Highline area have identified a need for historic preservation, street improvements, sewer projects, recreational projects and youth activities. Requests have been received to develop programs to reinforce the residential character of the west side of the Seattle-Tacoma Airport. In addition, the local citizens identified the need for improvements in the Skyway areas. Mentioned among the needs were funds to improve the Skyway Central Business District and to upgrade local parks. Representatives from the fire district requested funds for new construction and equipment.

Community Needs Survey

Windshield surveys were conducted on 7.9% of the approximately 44,000 housing units in Highline, with 37.8% of those needing repair. About 4.3 square miles of the 34 square miles in this DPA were surveyed.

Several problems have been identified from the windshield surveys and other secondary data. Physical and environmental problems are apparent around Sea-Tac International Airport. Housing rehabilitation and repair is needed throughout the DPA, with anywhere from 25-58% of the houses in windshield survey areas in need of repair. Several areas lack sewers. Road and sidewalk improvements are needed in several windshield survey areas.

## COMMUNITY PLANNING DISTRICT OF NEWCASTLE

50% Suburban, 25% Transition, 25% Rural (approximate)

### General Description of Land Usage

Newcastle is approximately 40 square miles in size. The area is located generally south of Bellevue and east and northeast of Renton. The area's northern boundary is formed by I-90 and the southern boundary is the Renton-Maple Valley Road. The western part of Newcastle is mostly developed in small-lot single family houses located within large subdivisions. The central and eastern parts of Newcastle are mostly forested and hilly. Cougar Mountain and part of Squak Mountain are within this study area.

Factoria Square, Newport Hills, Eastgate and Renton Highlands are the major retail/business centers.

A brick manufacturer and various quarries comprise the industrial base of Newcastle.

To the west is the heavily industrialized and commercialized Renton core. Good access to urban areas is provided by Interstate 405 and Interstate 90 and the arterials which radiate from them.

Four major urban parks are located within Newcastle-Coal Creek, May Creek, Squak Mountain and Lake Sammamish State Park. Of these parks, only Lake Sammamish is developed. Half of the resource based parks and most of the neighborhood parks are also undeveloped. Of the eleven community parks, four are undeveloped.

### Housing Stock

There were approximately 12,000 housing units as of June, 1978, with a population of about 38,000. Slightly less than 5% of these units are multi-family, almost 2% are mobile homes and slightly more than 93% are single family residential. Median housing values are considerably higher than the County median and over 75% of the housing units are owner occupied.

### General Population Profile

The median family income for residents within the planning district is significantly higher than the county median as reflected in the fact that in some areas less than 1% of the residents have incomes below poverty level. For the area as a whole, about 2.7% have incomes below poverty level. Low income families are concentrated around the periphery of Renton. Population has increased markedly during the past decade and the trend is expected to continue especially with the increase in employment in the Renton core.

### General Community Issues

Development of Cougar Mountain or retention of its natural undeveloped character.

Development of I-90 and its impacts upon the area.

The need for safety for pedestrians on county roads.

Development of recreation space within the area.

Water supply on Cougar Mountain.

Improvements in public transportation.

Development potential of land previously mined for coal.

### Community Development Block Grant

In the 1975 and 1976 program years, there were no projects funded in the Newcastle Community Planning District. For the 1977 block grant year, one project is funded. Coalfield Park, east of Renton, will receive \$28,000 worth of drainage improvements.

As the community plan for Newcastle develops in the coming year, additional needs for community development projects will be identified. An allocation of \$75,000 has been set aside for block grant projects to aid in the planning process.

### Community Needs Survey

Isolated pockets of deteriorating housing have been identified by the Community Needs Survey. About 5.9% of the housing units in Newcastle were surveyed, with 34.0% of those in need of repair. Windshield surveys were performed in about 2 square miles of the total 40 square miles in this DPA. Those areas are indicated on the attached map.

Key problems identified through the survey include drainage problems in May Creek valley; a need for road improvements along 138th Place SE, 136th Avenue SE, and May Valley Road; and a need for housing repair and rehabilitation particularly around SE 71st and 138th SE. Minor housing deterioration was observed along main arterials in Census Tracts 250, 251, 256, and 319 and along 136th and 144th Place SE east of Lake Boren. Public facilities and services are not immediately available in the DPA.

## COMMUNITY PLANNING DISTRICT OF NORTHSHORE

40% Suburban; 30% Transitional; 30% Rural (approximate).

### General Description of Land Usage

Northshore is approximately 35 square miles in size, located northeast of Lake Washington and north of Kirkland and Redmond and west of Bear Creek. Northshore has been primarily a rural area with farming being successfully pursued for 70-80 years, but is now rapidly becoming suburban residential. It has experienced rapid population growth during the past ten years due to the development of highway I-405, the second Lake Washington Bridge and the increasing demand for a rural and suburban environment which is readily available in Northshore. Areas have been suited for urban development only because of the sanitary sewer system available.

There are five main commercial areas designed to provide goods and services on the community level, and six smaller commercial areas which serve on a neighborhood level. There are four industrial areas which provide the major tax base, and contribute to the support of necessary public facilities and services.

Speculation has raised property values for both developed and undeveloped land. Existing and planned water supply services appear adequate to meet current and future demands for residential, commercial and industrial land uses. Sanitary sewer service is available to portions of the urbanized area, whereas others must use septic tank drainfields. Sewers are planned for most areas west of Sammamish Valley where the permitted development density is greater than 2 units per acre.

The western two-thirds of the area is in transition from rural to suburban. It is likely that one of the greatest impacts on land use will be transitions from rural areas having small acreages to suburban residential lots in neighborhoods.

### Housing Stock

Most of the housing stock has been built since 1960. Values are higher than the average of King County. There are approximately 14,450 housing units in the area occupied by 45,900 residents. The 82% home ownership rate is the highest in King County. The urban centers are developed primarily as single family residences with densities of one to four dwelling units per acre, but apartment development has been growing steadily in both the Kenmore and Juanita Communities.

The Northshore Plan forecasts that the existing housing stock will increase by 1990 to approximately 20,000 dwelling units. Some areas in the older communities are undergoing a transition from minimum single family neighborhoods to new high density developments. This trend is expected to continue. Vacancy rates are low, in 1976 being less than 2%.

## General Population Profile

The median income of Northshore families is higher than the county average. In 1970 only 3.8 percent of the Northshore residents had an income below poverty level. The greatest number of employed persons residing in the central and eastern portions of Northshore work inside King County. Employment is almost spread evenly across employment sectors which is indicative of a fairly broad employment base.

## General Community Issues

The following issues were identified during the Communities Plan process:

Ten to eleven square miles within the area comprise the Sammamish Valley with soils highly unstable during earthquakes. The Communities Plan has identified where these are and development controls should be required to prevent future problems.

Approximately 20-25% of the land area in Northshore is steep slopes; fast runoff occurs during the wet months in the year; special construction problems are normally experienced in such areas.

A few areas undergo seasonal flooding and are unsuitable for development. These areas are in the Sammamish Valley drainage area and Swamp Creek.

Approximately 25% of the land has soils which have slow permeability, seasonal high water table and poor drainage. These areas are unsuitable for urban development utilizing septic tanks.

The rate of growth and real numerical increase in population will strain local utilities and service districts to provide residents with the quality of service they will demand.

Some communities in Northshore have a large segment of children of school age (5-12 years) and of preschool age (0-4 years) which are inadequately served by public recreation facilities.

Low cost housing for persons living in or moving into Northshore is considered inadequate.

Forms of transportation other than private automobile have been given insufficient treatment in the overall circulation system.

A school walk-in policy in the Northshore and Lake Washington school districts was adopted (for the 1975-76 school year) causing a critical situation of inadequate, unsafe walking routes for school children.

Transit service has not heretofore been utilized by Northshore residents to the extent merited by the size population and the convenience offered.

Leapfrogging of residential areas makes for inefficient and more costly utilities.

Land in the Sammamish Valley, long utilized for agricultural pursuits, is given assessed valuations on the basis of speculative development to more intense values causing tax burdens to the owners who decry the increasing difficulty of ownership.

Strip commercial development on Bothell Way NE has caused traffic problems, congestion, dangerous conditions for pedestrians and cyclists, air pollution and offensive advertising.

Several cities whose corporate boundaries have enveloped segments of the Northshore planning area have designated these lands for uses which are inconsistent with land use patterns and plans of the unincorporated King County areas adjacent.

Persons 65 years of age or older are a large proportion of the population in central and eastern Kenmore residential community.

#### Existing Community Development Plan Concepts

The Northshore Community Development Plan has proposed three basic concepts for the area.

Population growth should slowly fill in an already partially developed suburban area to low and median density residential use.

Development should occur along existing patterns by commercial/industrial centers and major streets and highways.

As development occurs, agricultural uses, open space and the area's many natural amenities should be preserved as much as possible.

#### Community Development Block Grant, Citizen Participation

Northshore has had block grant funds used for drainage planning and improvements, land acquisition, road right-of-way and walkway improvements. Community input regarding use of block grant funds in this area during 1979 indicates a desire for more recreational facilities, and improved social services. A need for housing rehabilitation and repair was also voiced at the June 27, 1978 community meeting.

### Community Needs Survey

Windshield surveys were conducted on 4.0% of the housing units in Northshore, of which 43.3% showed signs of needing repair. Windshield survey areas comprise about 1.6 square miles out of the 35 square miles in the DPA. Windshield survey areas are shown on the attached map.

Results of the survey show a need for housing repair and rehabilitation in isolated parts of this DPA and particularly in the windshield survey areas. Some arterials, particularly Bothell Way and Juanita Drive, have heavy traffic volume. Sidewalks are inadequate, particularly along the arterials. Poor drainage is a problem along Sammamish River. Any block grant project must principally benefit low and moderate income people or alleviate slum and blight.



## COMMUNITY PLANNING DISTRICT OF RAVEN HEIGHTS

10% Suburban; 30% Transition; 60% Rural (approximate)

### General Description of Land Usage

Located in southeast-central King County, the Green River forms its southern boundary and the Cedar River Watershed forms its northern boundary. The eastern boundary is formed by a line running north between the Green River and the Cedar River just east of Kanaskat. The western boundary is Wax Road and the Kent-Black Diamond Road.

The planning area is primarily a hilly, heavily forested plateau. Lake Sawyer, Lake Wilderness, and a number of smaller lakes are scattered throughout the plateau. County parks at these lakes serve the urban population to the west as well as the people in the planning area.

Within the planning area are the town of Black Diamond, and the communities of Ravensdale, Lake Wilderness and Lake Lucerne. Small commercial centers within each of these communities serve the area. There is virtually no industrial use except gravel and coal mines. County arterials provide access, but there is only one bus line and most roads are oriented in a north-south direction with large, undeveloped areas of land between them.

A few subdivisions of new single-family houses have been built particularly in the northwest portion of the area. Growth in a suburban pattern has concentrated in the west and northwest portions of the area leaving much of the eastern half of the area undeveloped and rural in character. Less than 15% of the area is developed in urban use.

### Housing Stock

There are over 2,200 housing units in the planning area occupied by some 7,000 persons. The median housing value is below the county median and the median rent is also below the county median. Over 70% of the units are owner occupied, and over one-third of all the units have been constructed during the past ten years.

### General Population Profile

Median income is below the county median by almost 5%. Over 8% have incomes below poverty level. Over 30% of the area's residents are in the work force with the majority of those working outside of the planning area.

### General Community Issues

Flooding on the Cedar River, including measures which might be taken to reduce flooding or mitigate the damage.

Water quality and need for sewerage in Black Diamond and at Lake Sawyer.

Social needs of Black Diamond, including housing quality and income.

Capability of the town of Black Diamond to provide needed services to its residents.

Concern for possible opening of the Cedar River Watershed to some public use.

### Community Development Block Grant

The block grant program has funded several types of activities in the Raven Heights Community Planning District in the three years of the program.

The activities have been centered in the town of Black Diamond and serve the county area as well as the town. A primary health clinic, operated by the Seattle/King County Department of Public Health, has been funded for three years. Since there are few doctors in the area, a commitment exists for the county to deliver at least a basic level of health care.

A nutrition program has been successful in this area. Meals are served to those people who cannot afford the meals they need.

The provision of transportation to the health clinic and nutrition program is essential to the people who cannot afford transportation. Volunteer drivers are reimbursed for their gas expense from the block grant. The nutrition and transportation programs will require on-going block grant support unless other funds become available from other sources.

### Community Needs Survey

A windshield survey was performed in the immediate vicinity of Ravensdale. Remaining portions of the DPA have not been surveyed yet. Results of the one windshield survey show a need for housing repair and rehabilitation, and a need for road improvements in the residential areas off the main arterials.

## COMMUNITY PLANNING DISTRICT OF SAMMAMISH

40% Transition; 60% Rural; (approximate)

### General Description of Land Usage

The East Sammamish planning area is approximately 44 square miles in size. Located east and southeast of Lake Sammamish the area is both transitional and rural in character. Along the shores of Lake Sammamish, Pine Lake, and Beaver Lake residential development has established a trend toward suburban character as well.

Generally land use in the area is of relatively low density residential with 2 to 5 dwelling units per acre and in some areas modest agricultural uses. Growth is toward increased residential use because of the area's proximity to employment centers in Bellevue and Seattle, as well as the attraction of its scenic values and rural atmosphere. However, with 91% of the area undeveloped most land exists as open space and forest reserve.

Approximately 75% of the homes within the area are served by individual septic tank drainfields and water supply is primarily obtained from individual or community wells. Existing and proposed sewer and water services appear to be adequate to meet the needs of future growth in the area.

### Housing Stock

There are approximately 2,000 housing units in the area occupied by some 6,500 persons. The median value of the units is higher than the county median due to the fact that many of the units were built during the past ten years. In 1970 over 70% of the units were owner occupied with over 90% by single families. It is forecast that by 1990, population will increase some 100% to over 11,000 while housing units will increase some 140% to over 2,300.

### General Population Profile

Median family income was slightly higher than the county median in 1970. Some 4.5% of the area residents had incomes below poverty level while some 2.8% received public assistance.

The community needs survey to be conducted during the coming year will more clearly identify the needs and location of the low and moderate income families in this area.

### General Community Issues

With continued growth toward single family residential housing, need for support facilities exists.

Questions as to where residential growth should be located exist.

Majority of travel corridors are on the periphery of the area and transit service to the area is minimal.

With the largest percentage of residences served by individual septic tank drainfields, septic tank failure and pollution of lakes and streams is a concern.

The future availability of sewerage services to meet growth demands.

The location of water and sewer facilities will affect the shape of growth.

The possible need for additional water sources, storage and distribution facilities.

At the present time there are no signed bicycle routes in the planning area.

Protection of the natural environment from degradation.

Protection of the "rural character" of the area.

### Existing Community Development Plan Concepts

The Sammamish Community Plan is presently being developed with the citizens of the area. Policies on the following issues are being developed: densities and locations, utilities, streets and roads, parks as well as sensitive slopes and drainage areas.

### Community Development Block Grant

The Sammamish area is one of the designated planning areas where the needs of low and moderate income population has not been well documented. As the community plan for Sammamish is developed block grant needs will be identified.

## COMMUNITY PLANNING DISTRICT OF SHORELINE

70% Urban; 30% Suburban; (Approximate)

### General Description of Land Usage

As one of the earlier suburban growth areas around Seattle, Shoreline received much of its growth after World War II, but its present growth rate is about the same as the entire county.

Single-family housing covers 50% of the community; streets and right-of-ways use over 30% of the land while parks and open space areas use about 7%. Multi-family housing, (duplexes, apartment, and condominiums), use only 1.4% of the total land area and commercial/office developments use just over 3%. Only 10% of the land is vacant. The large gap between single-family housing and the other uses emphasizes the important role Shoreline plays as a family oriented, residential community.

### Housing Stock

There are approximately 20,500 housing units in Shoreline, 16% of which are multi-family and 84% detached single family dwellings. Average age of housing is 22 years, relatively old for King County. 25% of present stock was built prior to 1950. Mean sale price of housing is approximately equal to the suburban county average. Housing growth is forecast to be relatively low in Shoreline and will occur in the form of single family homes filling in vacant areas between subdivisions and in multi-family construction. By 1990 it is expected that over 80% of the DPA will be occupied by urban uses.

### General Population Profile

The population of Shoreline is 62,000, down 2% from 1970. Median family income is slightly above the County median but concentrations of low income families occur, mainly in the central portion of the DPA. In 1970, 3% of the families had an income below poverty level and 3.2% were receiving public assistance. About 41% of the residents are in the labor force with the majority employed in Seattle.

### General Community Issues

Issues identified during the Shoreline Communities Plan process:

Overall improvements in transportation services particularly oriented to public transportation and pedestrian and bicycle facilities.

Concerns about limiting density and maintaining single family character.

Preservation of open space and green belts.

Provision of increased police protection and emergency services.

Increased recreational facilities.

A declining or stable population after years of growth leaving remaining residents with an increasing tax burden and problems leading to a changing social character.

Rapid runoff and flooding in the area's creeks as development occurs.

#### Community Development Block Grant, Citizen Participation

Ideas on future plans and projects for the Shoreline area were received through community meeting and the Communities Planning process. At the meetings, various citizens and community groups identified the need for new parks and recreation facilities. One citizen identified the need for support services for the elderly living in public housing. Several others raised the issue of cleaning up existing parks. The need for an enlarged Work Activity Center in a possible new location for the developmentally handicapped was also mentioned at the community meeting.

#### Community Needs Survey

Windshield surveys were done on 9.2% of the housing units in Shoreline with 23.6% of those units needing repair. About 5.7 square miles of the total 15 square miles in the DPA were surveyed by car, with secondary data collected for the DPA as a whole.

The need for housing repair and rehabilitation is apparent in isolated parts of this DPA, and especially in the portions where windshield surveys were done. The Aurora strip poses some problems for surrounding residential areas. The school crossing for Shorecrest High School is hazardous. Several areas had accumulations of abandoned vehicles. These are some street problems on 25th and 28th NE between NE 168th and NE 165th. Other problems and needs in Shoreline have been identified in the Shoreline Communities Plan.

## COMMUNITY PLANNING DISTRICT OF SNOQUALMIE

100% Rural

### General Description of Land Usage

The Snoqualmie area is approximately 140 square miles in size. The area lies along the Snoqualmie River in Northeast King County from North Bend northwest to the Snohomish County line. The towns of Duvall, Carnation, Snoqualmie and North Bend are within the planning area.

The Snoqualmie area is primarily rural in character with the major topographic feature being the Snoqualmie River Valley which winds from the southeast to the northwest corner of the area. Residential activity is focused around five rural town centers with each center having a cluster of older buildings around a few commercial uses and a school. Additional residential units and farm buildings are scattered through the crop and pastureland of the valley floor, and new development is occurring in the hills to the east and west of the valley.

### Housing Stock

There are approximately 3,300 housing units occupied by 9,800 residents. The housing stock is predominately older units with 41% having been built before 1940. Medians for housing value and rent were substantially below the county-wide median. Between 1970 and 1975, housing units increased by over 10% while population increased by almost 5%. Moderate growth can be expected to continue.

### General Population Profile

Median family income was 11% below the county median in 1970. Some 5% of the area residents had incomes below poverty level while 2.8% received public assistance. 35% of the people in the planning area were employed with over 79% of those working in King County outside of Seattle.

### General Community Issues

A number of different studies on the Snoqualmie Area have been carried out in the last ten years. These studies deal with such diverse issues as water resource management, forest land preservation and watershed and reservoirs as open space. A number of the general community issues evolved from these studies are as follows:

The need to retain the green, rural quality of the Valley and its farmland and concern about managing of growth.

The need for growth of the area's economic base, with concern expressed regarding the impacts of industry and commerce on the Valley lifestyle.

Impacts of the improvements of Interstate 90, especially on the economy of North Bend.

The economic and social role of small rural towns in an urban county.

The impacts, especially on Valley land use of flooding and of the proposed North Fork Snoqualmie River Dam.

Drainage, erosion, and water quality in the Snoqualmie River.

Access to medical facilities and services.

The need for social services, especially for the elderly.

Threats to the economic health of the dairy industry.

#### Community Development Block Grant, Citizen Participation

In the first four years of the block grant program, housing rehabilitation, water system improvements, transportation and social services have been funded in the area. A social service facility has been built as has a sewer system. In addition, community planning assistance has been provided to the area through the block grant. Commitments for next year include a Senior Center facility, funds for Snoqualmie Railway Park, as well as housing repair, rehabilitation, and weatherization.

Ideas on community plans and on specific proposals have been solicited from the Snoqualmie area through community meetings. The range of requests from citizens varied considerably. For seniors, the need for transportation and medical programs was raised as was the need for new housing. A number of different citizens and community groups stated a need for additional park land and recreation facilities. One group is requesting that block grant be used to complete a water project, and one citizen suggested that the county dig some swimming holes in the river for summer recreation. Other requests for more formal swimming facilities have also been made.

#### Community Needs Survey

Windshield surveys were done in eight sub-areas of this DPA. Housing rehabilitation and repair is needed throughout as Snoqualmie Valley has an older housing stock than most of the county.



## COMMUNITY PLANNING DISTRICT OF SOOS CREEK

16% Suburban; 38% Transition; 46% Rural; (approximate)

### General Description of Land Usage

The Soos Creek Plateau is a 73 square mile area located east of the cities of Renton, Kent and Auburn above the Green River Valley in the hill and ridge lands of southeast King County. The Soos Creek community planning area is bounded on the north by the northern bluffs of the Cedar River, on the east by 196th Avenue SE and Wax Road; on the south by the Green River and on the west by the Western edge of the Soos Creek Plateau.

The Soos Creek Plateau contains a mixture of suburban and rural land uses and densities. Expanding subdivisions, commercial centers and apartment clusters are found primarily in the western half of the plateau adjacent to the cities of Renton, Kent and Auburn. The eastern portions of the plateau are mostly undeveloped. Here, large acreages dominate the land pattern. Ranchettes, pastures and woodlands occupy most of the land.

Most of the developed land in the area is used for single-family housing. There are a few clusters of apartments generally located around commercial areas which are concentrated at the intersections of the main arterials. Over the past two decades population in the area has tripled as a result of the activity and growth of the Boeing plant, general economic activity and the expansion of Renton and Kent into the Soos Creek area.

### Housing Stock

There were approximately 16,544 households in the Soos Creek area in 1976, occupied by some 54,000 residents. Housing stock is relatively new although there exists a substrata of older rural housing. Approximately 18% of housing pre-dates 1950. A 1975 survey estimated that almost 10% of housing was deteriorating. Housing values are mixed with the median falling just below the non-Seattle County median. A high rate of growth is forecast for Soos Creek with the population expected to increase to between 81,000 and 105,000 people by 1990.

### General Population Profile

The median income for Soos Creek area residents is slightly less than the county average. In 1970, roughly 6% of the area residents had incomes below poverty level while 3.8% received public assistance.

## General Perceived Community Issues

The following issues have been developed by the Soos Creek Community Plan committee over the past year.

The natural features that have made Soos Creek Plateau a pleasant place to live are being destroyed by haphazard development.

Big Soos Creek has a drainage problem which impacts surrounding land owners and potential users of Soos Creek Park.

Storm drainage in natural drainageways due to increased development is decreasing water quality and augmenting water quantity.

The rural or semi-rural character of the plateau is valuable, worth keeping and threatened by present growth patterns and trends. Multi-family development is encroaching haphazardly into single family and rural areas. Single family development is encroaching haphazardly into rural areas.

Large concentrations of low income housing are causing social and financial burdens on the surrounding community.

Site preparation and layout of residential areas as well as the residences themselves, are often poorly designed and not maintained, leading to conditions of blight.

The plateau is experiencing growing pains because improvements in services and facilities lag population increase.

Existing business and commercial centers do not provide convenient and aesthetic places to shop but foster poor circulation, congestion for through traffic and poor interface with surrounding residences.

Light industry and employment centers are needed in the Soos Creek Plateau, if designed and planned to be compatible and have minimal environmental impact on the predominant existing semi-rural and residential communities.

The rural character of portions of the plateau is being changed by the extension of sewers and water both as a condition of and in expectation of development.

The formation of utilities local improvement districts often forces utilities charges and services on property owners wishing neither.

Opportunities for increasing safety and security of residential street lighting as well as providing amenity of underground wiring are being lost when not installed at the initial development because of increased costs of redevelopment or replacement.

Transit does not adequately serve the residents of the plateau.

Different phone numbers for various types of emergency calls are causing confusion on the part of the callers, delays in the reporting of emergency calls and frustration on the part of the residents.

Fire protection service does not seem well coordinated between fire districts, full time fire departments and water providers so that facilities, equipment and available water resources can be used to provide protection in new existing development.

Residents of the Soos Creek Plateau want parks that are developed so as to be useable, rather than numerous park sites.

Residents desire a voice in what types of parks they will have.

People prefer to see a neighborhood and regional park system develop as new residential development occurs, rather than being forced to play "catch-up" with a demand that has outstripped supply.

Recreation needs are not being met because of a lack of coordination between Seattle, King County, Kent, Auburn, Renton, the State school districts and individual schools.

#### Existing Community Development Plan Concepts

Two major plan concepts, Managed Growth and Coordination of Services, form the basis for many of the recommendations contained in the newly developed Soos Creek Plan.

The Managed Growth concept will encourage growth in the more developed portions of the plateau that are already committed to suburban development by existing zoning and the presence of urban services, particularly sewers. Transitional areas adjacent to the committed lands are also identified as desirable for suburban development. The forecast 1990 population will easily be accommodated in those suburban and transitional areas. Portions of the plateau that presently have primarily a rural atmosphere and lack services are proposed to stay rural for the life of this plan. Rural density is defined, with some exceptions, as a maximum of one dwelling unit per five gross acres in order to retain rural character, prevent premature establishment of suburban land uses and alleviate the need for extension of suburban services.

The Coordination of Services concept recognizes that rapid population growth and residential development on the plateau is straining the ability of public agencies to provide adequate services. It also recognizes that better agency coordination is needed to most effectively provide public service.

### Community Development Block Grant Citizen Participation

The Soos Creek Designated Planning Area was funded with two block grant projects in 1977. One project provides access to a recreational facility and the other involves the rehabilitation of a child care facility. Proposals of this kind which support low and moderate income families will continue to be developed for the area. In 1978, a rural farm project was funded out of block grant to provide information on small farms in the Soos Creek area. Projects evolving from the Soos Creek Community Plan will also be considered for fifth-year block grant funding.

Citizens addressed their concerns at community meetings, identifying needs and projects to be considered under the Block Grant program. Assistance to fire departments in the form of new construction and equipment was one form of request made. Providing support to agricultural activities and to an arboretum were also requested. Low and moderate income families will have to benefit from these projects in order to receive block grant funds.

### Community Needs Survey

Windshield surveys were conducted on 6.8% of the approximate 26,741 housing units in Soos Creek, with 32.5% of the surveyed units in need or repair. About 2.9 of the 73 square miles in this DPA were surveyed, with secondary data collected for the DPA as a whole.

Some of the observable problems in this area include the need for sound buffering between Seattle International Raceway and surrounding residential areas; scattered need for housing repair and rehabilitation particularly along Kent/Kangley and Benson roads; excessive run-off into Lake Meridian; road improvements between Maple Valley Highway and Cedar River; and improvements to common area of Rea Hills development. Any block grant projects in Soos Creek must benefit low and moderate income people or alleviate slum or blight.

## COMMUNITY PLANNING DISTRICT OF TAHOMA

10% Urban; 20% Transition; 70% Rural; (approximate)

### General Description of Land Usage

Located in the east-central area of the county, Tahoma's northern boundary is formed by I-90 and its southern boundary is the Cedar River. The western boundary is formed by a line south from Issaquah to Maple Valley along 196th Avenue Southeast. The area includes the city of Issaquah and the communities of Maple Valley and Hobart.

The area is primarily undeveloped hilly forest land with some agriculture use around Issaquah and in the southeast portion of the planning district. Commercial use is concentrated in Issaquah with small commercial centers located in Maple Valley and Hobart. Virtually no industry exists within the planning area, except within the city of Issaquah.

Single-family residences are clustered in Issaquah and in subdivisions to the south, scattered the length of Maple Valley. The rugged forested peaks in the northwestern portion of the area make portions of the area inaccessible. This coupled with the Cedar River Watershed makes the eastern half of the planning district virtually undeveloped.

### Housing Stock

There were approximately 3,200 housing units in the area in 1976 occupied by some 9,300 persons. Median housing value was slightly below the county median while median rents were about the same as the county median. The housing stock is relatively new, however in the more rural areas housing value and condition contrasts with the newer subdivisions. The trend in the northwestern portion is from rural to suburban intensities and is probably where most future growth will occur, if current trends continue.

### General Population Profile

In 1970, median family income was slightly below the county median with over 5% of the area residents having incomes below poverty level. Slightly over 35% of the area's residents were employed in 1970. Average age is slightly younger than for County as a whole.

### General Community Issues

Flooding on the Cedar River, including measures which might be taken to reduce flooding or mitigate the damage.

The protection of the planning area's rural character and considerations of limits on growth.

The relation of utility extensions to growth.

The possible opening of the Cedar River Watershed for public use.

#### Community Development Block Grant

Block grant projects in the area have been concentrated in the Maple Valley area. The focus of block grant activities has centered on the establishment of a permanent community center. A health clinic, funded by block grant operates out of the community center. The clinic may require future funding.

Two drainage studies will be initiated in the 1977 program year in the Tahoma Designated Planning Area. Implementation of recommendations from the studies may require fiscal commitments in the future.

In 1978, block grant funded a Maple Valley to Lake Wilderness Trail, Tahoma Park, and a 50% matching share on a new fire engine for F.D. #43.

A community plan for Tahoma will be developed in the coming year. Part of this process will involve identifying additional block grant activities.

#### Community Needs Survey

Windshield surveys covered 10.5% of the housing units in this DPA, with 34.0% of the units in those areas needing repair. Of the approximate 35 square miles in Tahoma, 3.2 square miles were surveyed. Secondary data was collected for the DPA as a whole.

Housing repair and rehabilitation is needed throughout this DPA, but especially in the areas where windshield surveys were done. These areas, as displayed on the attached map, are primarily along the Renton-Maple Valley Road and in the area of Hobart. Some road improvements are needed in this vicinity.

## COMMUNITY PLANNING DISTRICT OF VASHON-MAURY

10% Transition; 90% Rural (approximate)

### General Description of Land Usage

The Vashon area is approximately 37 square miles in size. The area consists of Vashon and Maury Islands in Puget Sound, located at the southwestern corner of King County. The area contains several unincorporated communities but has no incorporated cities.

Vashon is primarily rural in character with scattered open fields and orchards. There are a number of distinct communities of single-family houses but most of the Islands' housing is scattered on large lots and along the shoreline. A few multi-family dwellings are located at the community of Vashon which is the island's only commercial center. Almost two-thirds of the islands are covered by coniferous forest.

Growth on the islands has been moderate and mostly due to an increase in commuter families and retired people. Growth is checked by the necessity to rely on ferry transportation as there are no highways that connect Vashon to other areas. Transportation on the island is by county roads. There are four developed or partially developed parks.

### Housing Stock

There are approximately 3,200 housing units on the island occupied by 8,600 persons. About 15% of the units are second homes for recreational use, but this figure is rapidly decreasing as more of these homes become year-round residences. The housing stock is fairly old with more than 60% built before 1950. The mean market value for housing has been 10 to 15% lower than the County mean as are rents. Due to a vacancy rate approaching zero, these price differentials are declining. A reasonable rate of growth the population is not likely to exceed 12,000 by 1990.

### General Population Profile

Median family income is about 4% lower than the total county median. 30% of the area residents were in the labor force, with the majority commuting to Seattle. Only about 750 persons were employed within the area. 5.8% of the area residents had incomes below poverty level in 1970 while some 6.5% received public assistance income.

### General Community Issues

The following community issues will be expanded and developed in the coming years as a community plan is developed for the Vashon-Maury Planning Area.

The age and quality of housing.

The need to expand sewer and water service on the islands with concern for consequent changes to the islands' character.

Retention of the rural character of the planning area.

Protection of natural resources on the islands, especially from landslide hazard.

Accessibility to services, particularly medical services and facilities.

The islands' high percentage of elderly people and high percentage of people receiving public assistance.

#### Community Development Block Grant, Citizen Participation

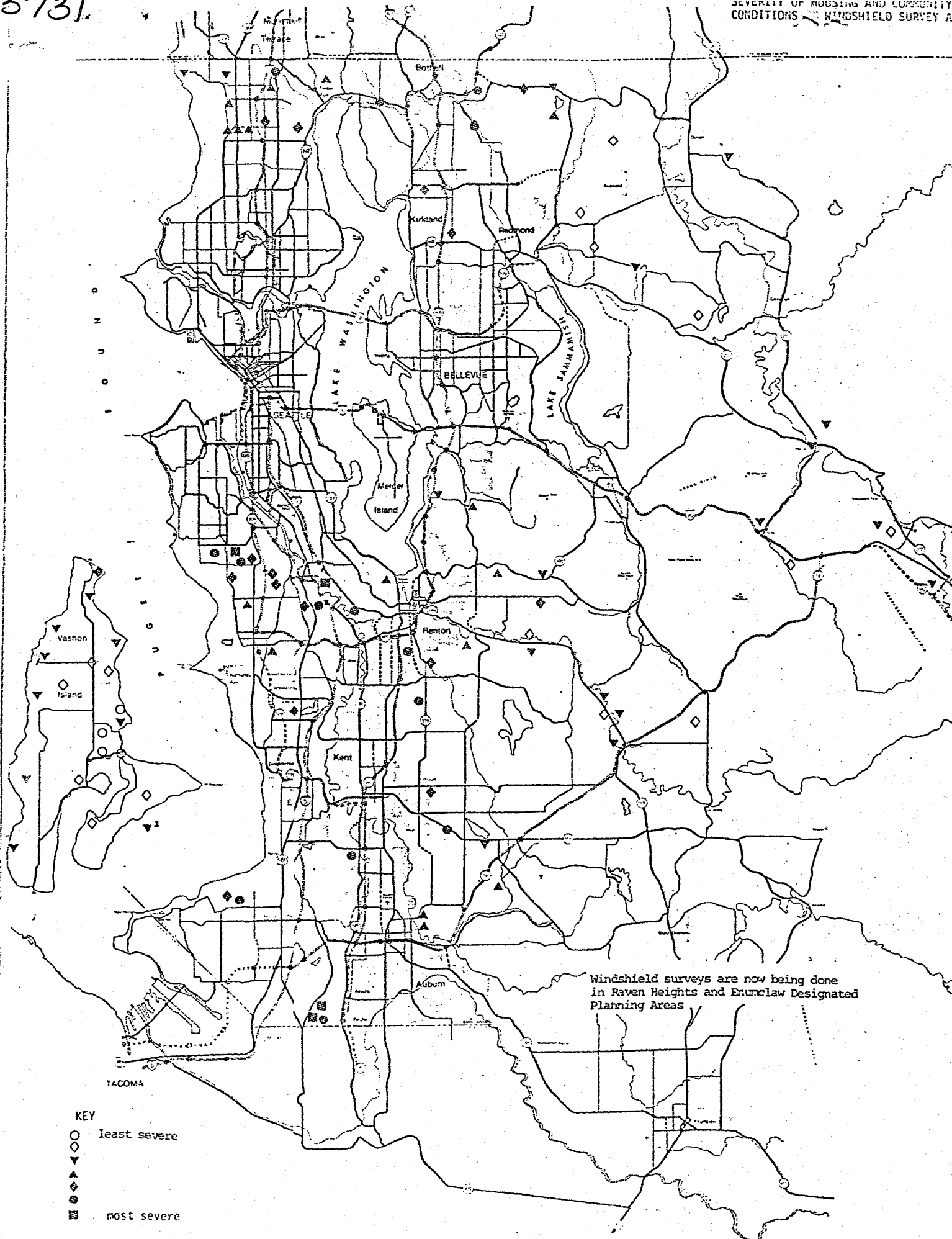
In the past, block grant has been used to support health care on the Islands as well as housing repair. As the community plan for the Islands is developed in the coming year, additional needs for community development projects will be identified. A community allocation of \$75,000 has been set aside for block grant projects to aid in the planning process. A community meeting on June 13, 1978 was held to hear citizen comments and suggestions for 1979 funding. Major concerns were in the areas of social services, repair of Ober Park Building, recreational facilities and repair of steps to County parking lot.

#### Community Needs Survey

Windshield surveys were done on all housing units on Vashon Island, with 27% of the units needing repair. About 27.4 out of 37 square miles on the Island were surveyed, with the remainder being undeveloped.

Problems identified include the need for housing rehabilitation and repair, sewage and water system inadequacy, and inadequate transportation and fire protection. More detailed assessment of community needs will be done as part of the Vashon Communities Plan currently in progress.





KEY

- least severe
- ◇
- ▲
- 
- most severe

1 denotes conditions in several beach communities on MARY ISLAND

Windshield surveys are now being done in Raven Heights and Enumclaw Designated Planning Areas