

7/21/78

Introduced by Paul Barden

Proposed Ordinance 78-302

ORDINANCE NO. **3812**

1 AN ORDINANCE relating to the Highline
2 Communities Plan; amending Ordinance
3 No. 3530, Section 1, to revise the Plan's
4 land use designation for approximately
5 5 acres of land located on the west side
6 of Sea-Tac Airport.

7 STATEMENT OF FACTS:

8 1. December 19, 1977, the King County Council PASSED
9 Ordinance No. 3538 adopting the Highline Communities Plan as an
10 addendum to the King County Comprehensive Plan and establishing
11 the Highline Communities Plan as "the official zoning guideline
12 for the Highline area."

13 2. The land use designation for an area on the west side
14 of Sea-Tac Airport, lying east of 12th Ave. S. and bounded
15 generally on the north by S. 166th Pl. (extended) and on the
16 south by S. 173rd St., (extended) was classified as "Airport
17 Open Space" and "Parks and Recreation" in the Highline Commu-
18 nities Plan, as adopted by Ordinance No. 3538, and identified
19 on Attachment A.

20 3. The land use designation of the Highline Communities
21 Plan for the areas west of 12th Ave. S. (known as the "Hilltop"
22 and Westside Residential Community") is primarily single family
23 residential, four to six units per acre, as adopted by Ordinance
24 No. 3538.

25 4. King County has funded the "Sea-Tac Westside Residential
26 Reinforcement" study, to begin in July, 1978. The study will
27 investigate the feasibility of an innovative, two-part project
28 for revitalization of the residential neighborhoods on the west
29 side of Sea-Tac Airport. The study will examine the topics of
30 sanitary sewer construction and recycling homes purchased by the
31 Port of Seattle.

32 5. The Boeing Company proposes to build a corporate head-
33 quarters office facility on approximately 30 acres west of
Sea-Tac Airport at the location described in (2) above.

1 6. During its deliberations on the Highline Plan, the
2 County Council adopted the following language as a part of its
3 final action: "Recognition is hereby made of the fact that the
4 Boeing Company is proposing to construct a corporate headquarters
5 building on the west side of the Sea-Tac Airport at a site
6 located in a proposed buffer area on Port of Seattle property,
7 consisting of approximately 30 acres of land which lies east of
8 12th Avenue South and extending northerly from the ASDE Radar
9 Tower to approximately South 166th Place, which is presently des-
10 ignated for open space and will require a reclassification and
11 amendment to the Sea-Tac Plan and the Highline Communities Plan.

12 It is further recognized that an Environmental Impact State-
13 ment with respect to such proposal is now in preparation by
14 King County, but that no request is currently pending before
15 King County for any land rezone or application for any grading,
16 building or other permit which may become necessary before the
17 proposed construction can proceed. The community has not had an
18 opportunity to publicly participate in the proposal but will be
19 given that opportunity during the hearing process in the event an
20 application is filed.

21 Accordingly, it is hereby acknowledged that the adoption
22 of the Highline Communities Plan is without prejudice to the
23 subsequent consideration by King County of any such request or
24 application by or on behalf of the Boeing Company."

25 7. Final Environmental Impact Statement: The Boeing
26 Company Corporate Headquarters Facility, March, 1978, has been
27 prepared examining the potential environmental impacts of the
28 proposal. The EIS recognizes that implementation of the proposed
29 corporate office complex would have to be preceded by an amend-
30 ment to the Highline Communities Plan (by King County) and an
31 amendment to the Sea-Tac Communities Plan (by the Port of Seattle)
32 to designate "Office: land use at the site. The EIS further
33

1 recognizes that a zoning reclassification would also be required
2 if the proposal were to be implemented.

3 8. A reclassification request has been filed by the Port
4 of Seattle and the Boeing Company to change the existing RS-7200
5 single family dwelling classification at the site to
6 Manufacturing Park (MP) to allow construction of the proposed
7 facility (Building and Land Development File No. 224-78-R,
8 Proposed Ordinance No. 78-149).

9 9. March 23, 1978, the Office of the Zoning and Subdivision
10 Examiner held a public hearing on Item 224-78-R, Port of Seattle,
11 RS-7200 to M-P.

12 10. March 31, 1978, the Examiner issued a report and
13 recommendation to the King County Council which contained the
14 following:

15 "CONCLUSION: Remand the application to the Examiner with the
16 stipulation that the public hearing be reopened after the
17 Council has acted upon the proposal to amend the Highline
18 Communities Plan and the Sea-Tac Communities Plan."

19 FINDINGS:

20 THE COUNCIL FINDS THAT:

21 1. The Westside Hilltop Residential Community Group and
22 the Westside Residential Community Group have each put forth
23 position papers, both dated June 29, 1977 stating their concerns
24 and requesting that King County, the Port of Seattle and the FAA
25 take certain actions to reinforce their areas as residential areas.
26 As summarized below, the appropriate jurisdiction for addressing
27 these requests varies.

28 A. Requests which can be addressed by King County:

- 29 1) Appropriate provisions for buffering, landscaping,
30 and beautification.
- 31 2) Limiting access to the airport from 12th Ave. So. to
32 one service road.
- 33 3) Guarantees defining the ultimate extent of westside

1 development.

2 4) Housing repair for the Sunnydale area

3 5) Relocating vacant Port of Seattle purchased homes
4 to vacant land in the Sunnydale area.

5 6) Neighborhood improvements, e.g. storm and sanitary
6 sewers, walkways.

7 B. Requests which can only be addressed by the Port of
8 Seattle:

9 1) Allocation of a portion of funds generated from
10 private leases in Airport Open Use areas to finance neighborhood
11 improvements on the west side.

12 2) Purchase guarantees for homes on the west side.

13 3) Soundproofing homes on the west side.

14 4) Prohibiting the location of general aviation facil-
15 ities and/or cargo handling facilities on the west side north of
16 176th St..

17 5) Guarantees defining the ultimate extent of west side
18 development.

19 6) Prohibition of engine maintenance run-ups between
20 10:00 p.m. and 7:00 a.m..

21 C. Requests which can only be addressed by the FAA:

22 1) Prohibition of aircraft flights over the west side.

23 2. King County either has or will address the requests
24 appropriate to its jurisdiction.

25 3. The Port of Seattle is working to prohibit engine main-
26 tenance run-ups during certain hours and is considering other
27 community request appropriate to its jurisdiction.

28 4. The FAA states that because of safety, small aircraft
29 are routed over the west side during heavy traffic periods.

30 5. Community studies and environmental impact studies
31 indicate the need to establish and preserve a buffer area between
32 Sea-Tac and the west side residential communities.

33

1 6. The proposed office use designation for a portion of the
2 buffer with development conditions to be later applied will
3 preserve the buffer function and will reinforce the west side
4 residential communities.

5 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

6 SECTION 1. The "Highline Communities Plan", page 201,
7 Burien Development Plan Map, is hereby amended, revising the
8 land use designation for approximately 5 acres of property on
9 the west side of Sea-Tac Airport in accordance with Attachment A.

10 SECTION 2. In amending the Highline Communities Plan, the
11 Council affirms the previously adopted land use plan for other
12 portions of the Sea-Tac's west side with particular emphasis
13 on the following:

14 (a) Reinforcement of single family residential land use
15 for neighborhoods west of 12th Ave. S;

16 (b) Retention of the "Airport Open Space" designation east
17 of 12th Ave. So., between S. 154th St. and approximately S. 166th
18 Place for the purpose of buffering, not as a reserve for future
19 development.

20 (c) Airport facility development (i.e., general and corpo-
21 rate aviation and cargo and maintenance facilities) occurring on
22 the west side of Sea-Tac Airport should be limited to an area
23 south of S. 176th St. (extended) and should have street access
24 only from S. 188th St., 12th Pl. S., or Des Moines Way S. (south
25 of S. 176th St.). Airport facility development north of
26 S. 176th St. is incompatible with the physical development of
27 the community and the adjacent residential neighborhoods.

28 SECTION 3. To enhance the residential reinforcement policy
29 adopted for neighborhoods west of Sea-Tac Airport, the Council
30 recognizes the need to establish specific conditions for
31 development of the office use. Such conditions should be
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1 implemented via any subsequent zoning reclassification and should
2 define specific use of the property, open space and landscaping
3 circulation, and other features of development deemed important
4 to land use compatibility.

5 SECTION 4. Site Plan approval should be a requirement of
6 any subsequent zoning reclassification and a separate public
7 hearing should be held in the affected communities during the
8 site plan approval process.

9 SECTION 5. Any subsequent zoning reclassification to imple-
10 ment this plan amendment should be to the most restrictive zone
11 classification that permits office use and parking facilities.
12 This section is not intended to prejudice any subsequent applica-
13 tion for an unclassified use permit necessary for heliport
14 operation.

15 SECTION 6. The County Council recognizes the need to rein-
16 force the westside communities as residential areas. Thus, this
17 ordinance will not take effect until the Port of Seattle adopts
18 a resolution prohibiting the location of air carrier maintenance
19 and/or cargo handling facilities on the west side of the airport
20 north of South 176th Street.

21 INTRODUCED AND READ for the first time this 10th day of
22 April, 1978.

23 PASSED this 24th day of July, 1978.

24 KING COUNTY COUNCIL
25 KING COUNTY, WASHINGTON

26 Bernard Stern
27 Chairman

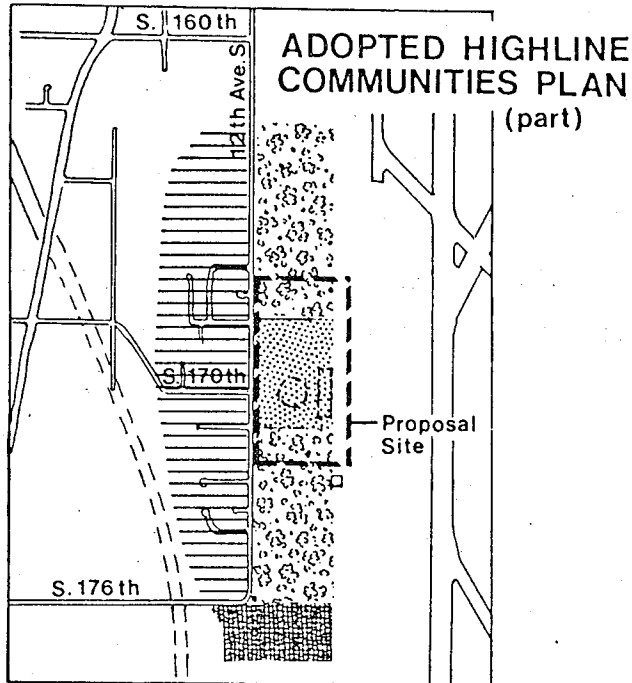
28 ATTEST:





29 Dorothy W. Roane
30 Deputy Clerk of the Council

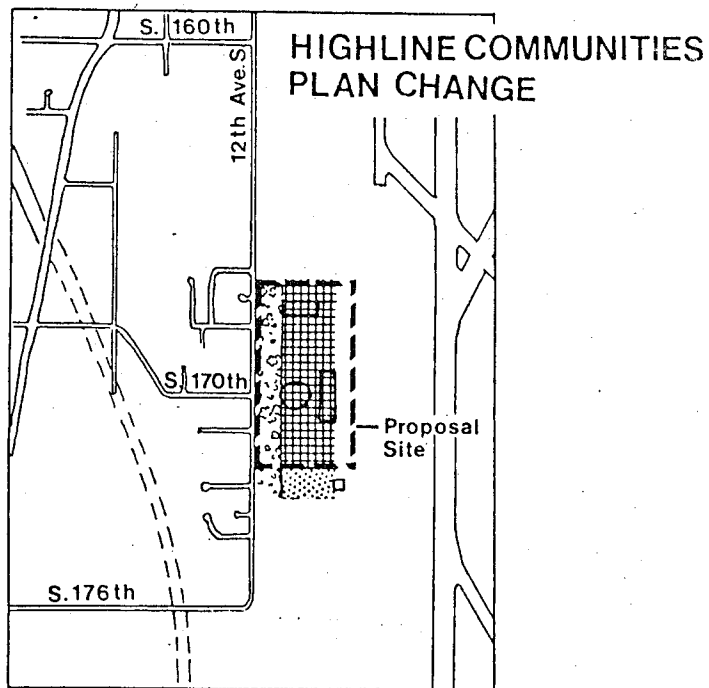
31 APPROVED THIS 31st day of July, 1978.




32 [Signature]
33 King County Executive

Attachment A



-  Single Family: 4 to 6 units / acre
-  Airport Open Space
-  Parks and Recreation
-  Airport Facility



-  Office
-  Airport Open Space
-  Parks and Recreation

