

April, 1987

INTRODUCED BY PAUL BARDEN

PROPOSED NO. 87-336

ORDINANCE NO. 8138

1 AN ORDINANCE relating to Planning, amending the
2 Highline Community Plan and Area Zoning, amending
3 Ordinance 3530, Section 1, 2 and 3, as amended, and
K.C.C. 20.12.240.

4 PREAMBLE:

For the purpose of effective areawide planning and regulation, the King County Council makes the following legislative findings:

- 5 (1) The Highline Community Plan, adopted May 11, 1981 by Ordinance 5453,
6 augments and amplifies the King County Comprehensive Plan.
- 7 (2) King County has studied a portion of the Highline Community Plan and deter-
8 mined the need to amend the plan pursuant to K.C.C. 20.12.070-20.12.080.
- 9 (3) A Declaration of Non-significance was filed by the Building and Land Develop-
10 ment Division on October 14, 1986, satisfying State Environmental Policy Act
requirements pursuant to WAC-197-11-600 (4A).
- 11 (4) Amending the Highline Community Plan will provide for coordination and regula-
12 tion of public and private development and bears a substantial relationship to, and is
necessary for, the public health, safety, and general welfare of King County and its
citizens.

13 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

14 SECTION 1. Ordinance 3530, Section 1, 2 and 3 as amended and K.C.C. 20.12.240 are
15 hereby amended to read as follows:

16 A. The "Highline Communities Plan," attached to Ordinance 3530, is adopted as an
17 addendum to the comprehensive plan for King County. The Highline Communities Plan is
18 amended by those changes identified in the "Highline Area Zoning," to Ordinance 5453 as
19 inconsistent with the plan pursuant to Ordinance 5401. As an amplification and augmen-
20 tation of the comprehensive plan and the Sea-Tac Communities Plan, it constitutes official
21 county policy for the Highline area.

22 B. Any further changes and amendments to the plan initiated by King County which
23 relate to the Sea-Tac Airport and its vicinity shall correspondingly change and amend the
24 Sea-Tac Communities Plan. All proposed changes and amendments shall be transmitted
25 to the Port of Seattle for review and official consideration by the Port of Seattle
26 Commission prior to council approval.

27 C. In adopting the Highline Communities Plan, the council recognizes that coopera-
28 tion and action by others, including but not limited to citizens, state and local agencies,
29 is essential for proper implementation.

30 D. The land use plan amendment attached to Ordinance 7291 as Appendix A, is
31 adopted as an amendment to the Highline Communities Plan.
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3 E. An amendment to the Highline Area Zoning, attached to Ordinance 7291 as
4 Appendix B, is adopted as the official zoning control for that portion of unincorporated
5 King County defined therein.

6 F. An amendment to the Highline Area Zoning, attached to Ordinance 7640 as
7 Appendix A is adopted as the official zoning control for that portion of unincorporated
8 King County defined therein.

9 G. The McMicken Heights Land Use Study, attached to Ordinance 7490 as Appendix
10 A, is adopted as an amplification of the Highline Communities Plan.

11 H. The McMicken Heights Area Zoning, attached to Ordinance 7490 as Appendix B,
12 is adopted as an amplification of the Highline Communities Plan.

13 I. The Highline Plan, Revision Study - Highline Community Hospital attached to
14 Ordinance 8138 as Appendix A, is adopted as an amendment to the Highline Community
15 Plan.

16 J. An amendment to the Highline Area Zoning, attached to Ordinance 8138 as
17 Appendix B, is adopted as the official zoning control for that portion of unincorporated
18 King County defined therein.

19
20 INTRODUCED AND READ for the first time this 11th day of May, 1987.

21 PASSED this 29th day of June, 1987.

22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 Gary Grant
25 Chairman

26 ATTEST:

27 Dorothy M. Owens
28 Clerk of the Council

29 APPROVED this 8th day of July, 1987

30 Rose Tuller
31 for King County Executive
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Highline Plan Revision Study

Highline Community Hospital

This study is the result of Council Motion 6719 directing the Parks, Planning and Resources Department to prepare a community plan revision study pursuant to K.C.C. 20.12.070. The study area identified by Council Motion 6719 is shown on Attachment A.

Issues

Highline Community Hospital (HCH) has requested an RM-900 zone classification to permit 85 to 100 additional parking spaces (BALD File 229-86-R). The HCH needs additional employee and visitor parking spaces in order to allow staff and visitors to park on hospital grounds rather than on nearby residential streets.

The King County Zoning and Subdivision Examiner, as part of his Conclusions and Recommendations, stated that a plan revision, if adopted, should be consistent with King County Comprehensive Plan Policy F-105. Policy F-105 states that all revisions should be based on realistic assessments of present and future service, space, and facility conditions. Present HCH needs will be addressed by this plan revision study. Future service, space, and facility needs of the HCH will be considered as part of the Burien Activity Center Update currently underway. We believe this two step consideration complies with policy F-105.

History

The Highline Community Plan, adopted in December, 1977, governs the use of study area properties. The plan calls for minimal change in this area because it is already largely developed for single family residential use. The plan designates the HCH reclassification sites single family residential at densities of up to six units per acre. The 1981 area zoning implemented the adopted land use plan map by classifying the sites RS-7200.

The Highline Community Plan designates the hospital community facility, but did not address future hospital facility needs by granting additional zoning for expansion. During council consideration of the 1981 proposed area zoning, HCH requested and was granted RM-900-P zoning to allow for some additional parking. Since the adoption of the area zoning, that site has been developed for parking but the hospital still needs additional parking spaces.

Finding

Highline Community Hospital, currently employs 480 people. HCH presently provides 214 parking spaces, which is 79 spaces over County Code requirements. (KCC.21.05.040.8)

Highline Community Hospital entered into major renovation/expansion and updated its health program in the early 1980's to continue providing quality health services and to address changing health care needs. To date the hospital has constructed a new five story acute care tower and associated facilities, and has added more parking.

HCH has changed its methods of providing service and has added specialized services such as short-stay surgery, and more outpatient care and counseling programs. This change in service has increased employee parking space needs and increased the amount of short-time patient traffic. Currently, employees are forced to park off hospital grounds along 8th Ave SW., (a residential street) at Sylvester Middle School, and in an unimproved area on site. This short term solution has caused congestion and potential safety problems, and has heavily impacted the surrounding neighborhood.

The HCH expects that within the next five years approximately 75 additional employees will be added to the existing staff. The hospital also expects to build new facilities such as a medical office building, and new operating rooms.

Conclusion

The Division feels that there is a demonstrated need to provide additional parking to adequately meet current staff/visitor needs for the hospital. The need for additional parking was not anticipated by the Highline Community Plan, and this is an issue of concern to the hospital and area residents.

Amending the Highline Plan and Area Zoning for the subject site would be consistent with the following Comprehensive Plan policies:

- F-110 Physical standards for public facilities should:
 - A. assure public health and safety.

HCH's request will help alleviate the problem of employee parking on adjacent residential streets. On-site parking facilities for the hospital will provide more security for staff and visitor vehicles.

F-115 "Public facilities should be located, designed and operated to be compatible with neighboring uses."

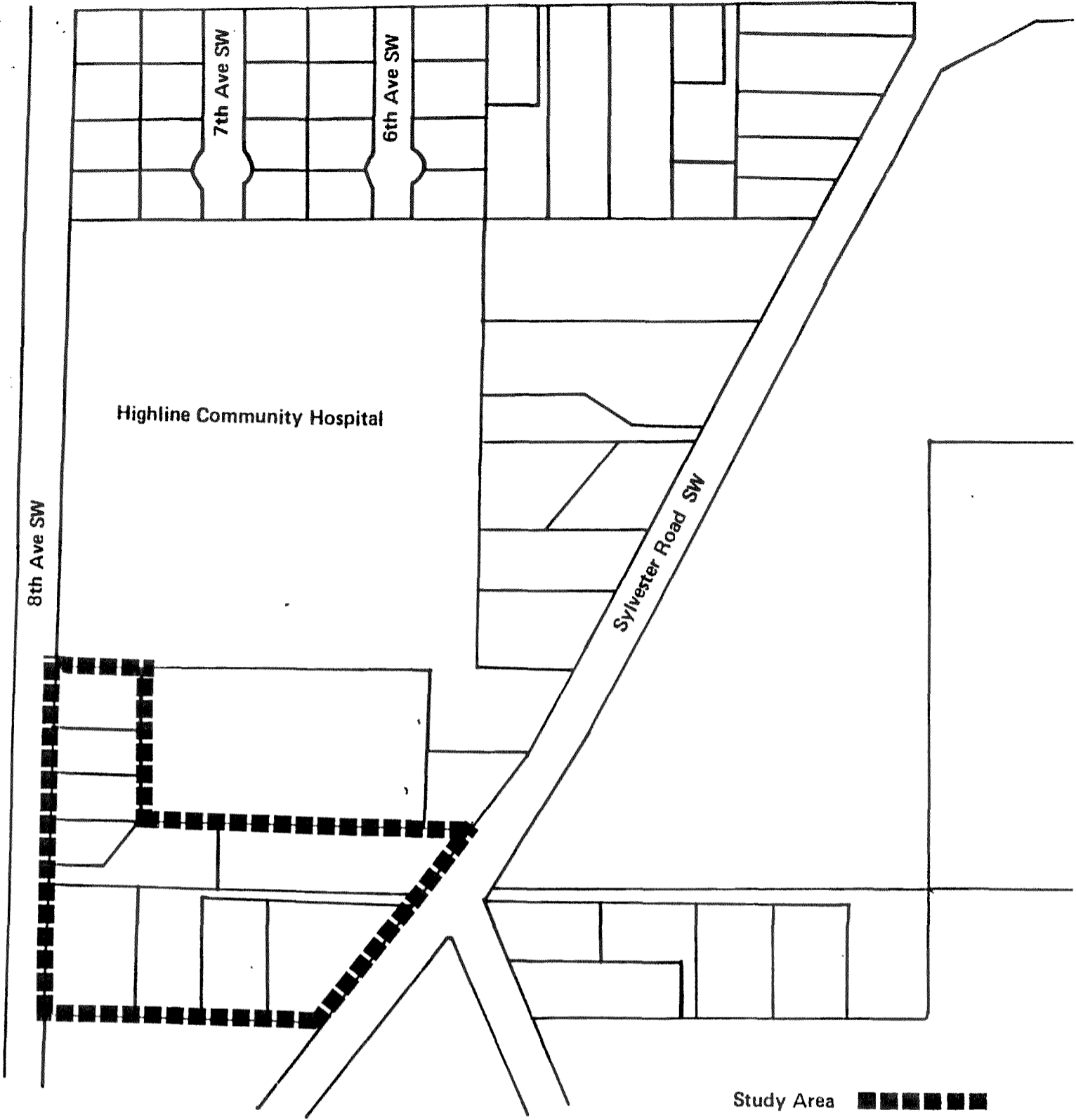
Providing on-site parking will make the hospital facility more compatible with the surrounding neighborhood and provide more security for staff/visitors.

Recommendation

- o Amend the Highline Community Plan Land Use Map by designating the subject area community facility (Attachment B). Amend the Highline Area Zoning by designating the subject sites RM-900-P (Attachment C).

The following P-suffix condition shall apply:

1. A site plan which is in conformance with KCC 21.46.150-200 shall be approved by the Building and Land Development Division.
2. The use of these properties shall be limited to parking for HCH staff and visitors.



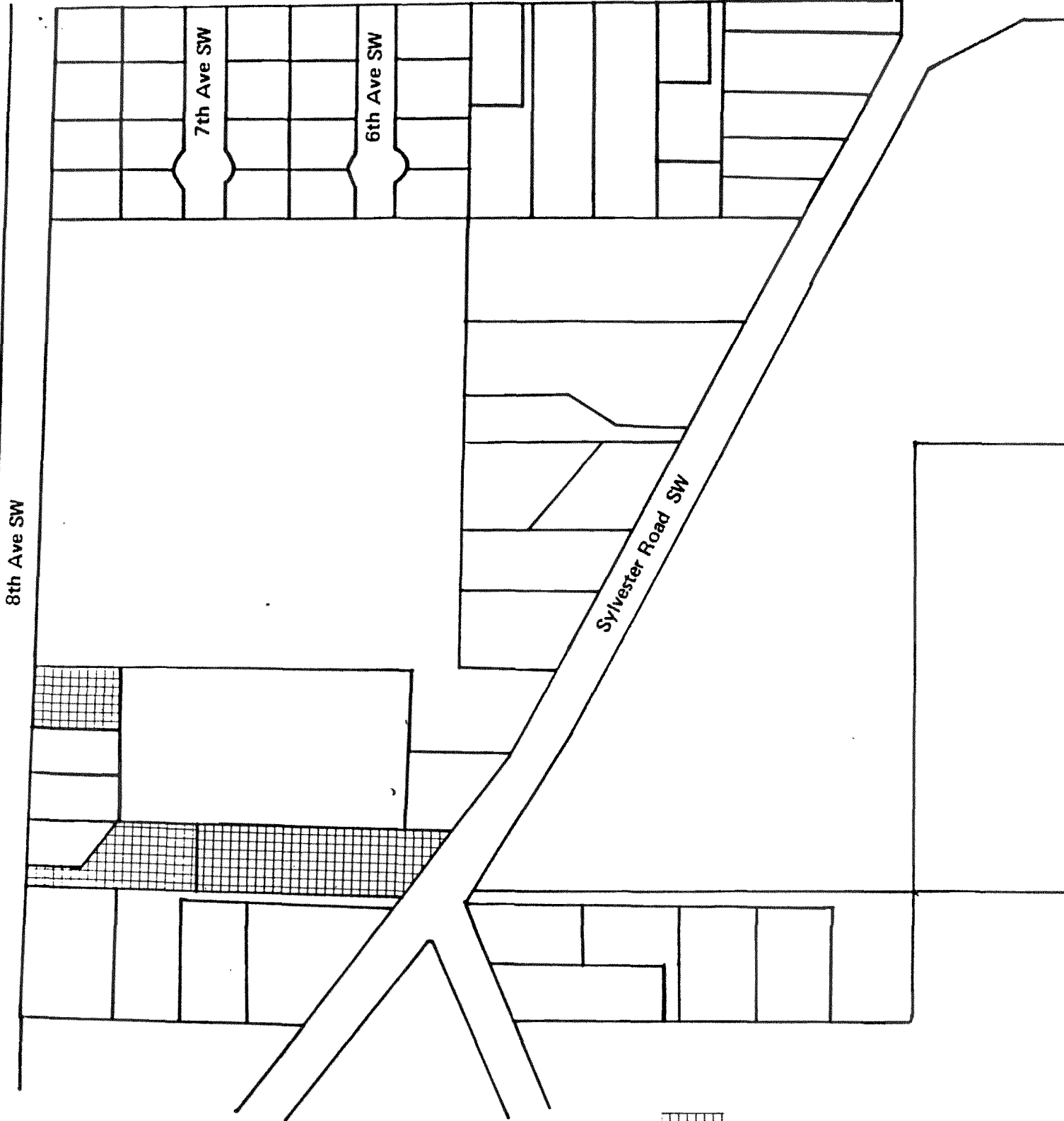
Study Area ■■■■■■

Attachment (A)

Highline Plan Revision Study
Highline Community Hospital

SW 160th ST

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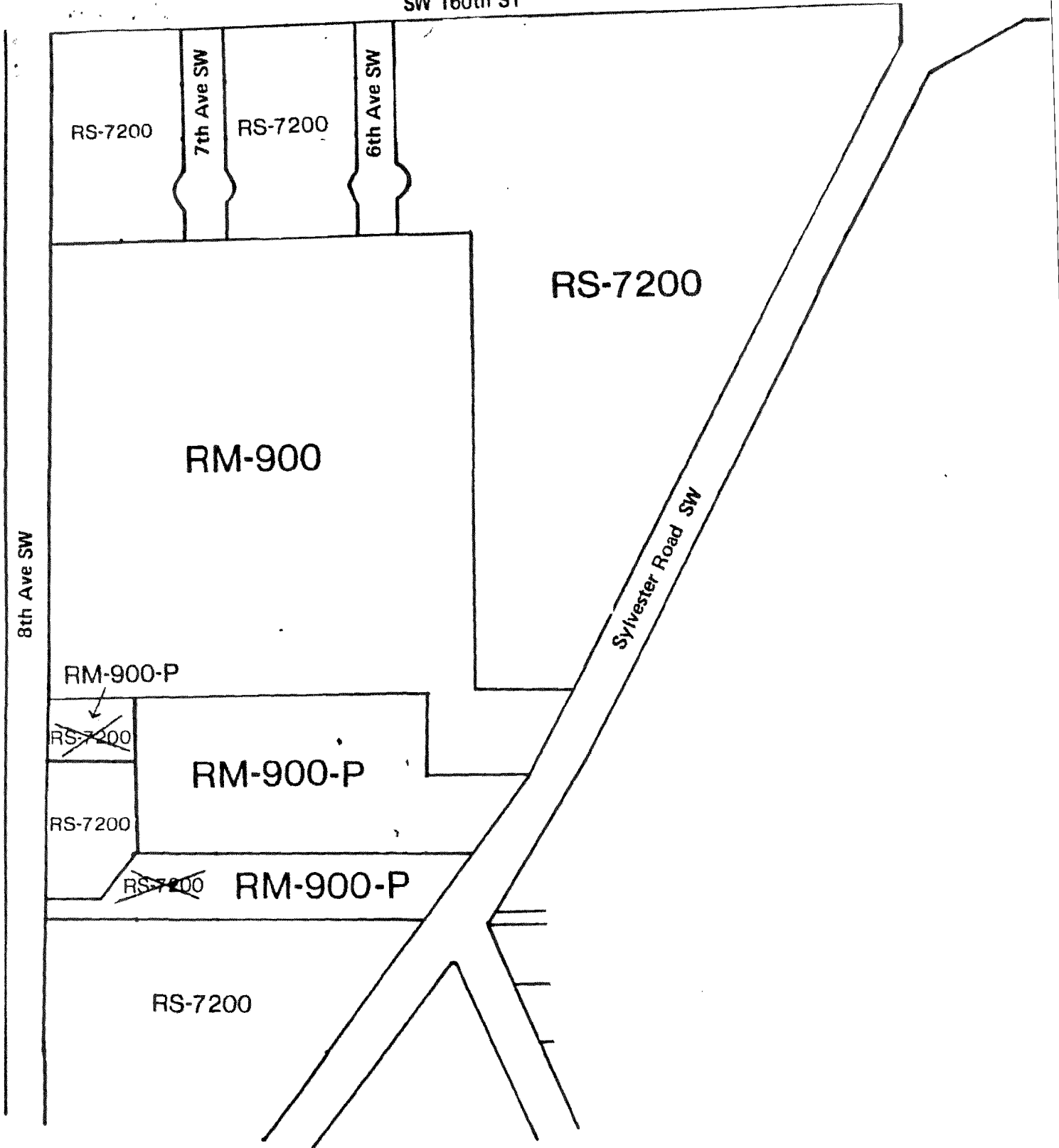


Maximum Density Multifamily

Attachment (B)

Highline Plan Revision Study

Highline Community Hospital



Attachment (C)

Highline Plan Revision Study
Highline Community Hospital

Appendix B

Highline Community Plan
Area Zoning Amendment

E 30-23-4

RS-7200 to RM-900-P

The following P-suffix conditions shall apply:

1. A site plan which in conformance with KCC 21.46.150-200 shall be approved by the Building and Land Development Division.
2. The use of these properties shall be limited to parking for Highline Community Hospital staff and visitors.

CP051/E/3

