

ORDINANCE NO. **11166**

AN ORDINANCE relating to comprehensive planning;
adopting the West Hill Community Plan and Area Zoning;
repealing Resolution No. 34529; and adding a new section
to K.C.C. 20.12.

PREAMBLE:

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

1. The West Hill area is an appropriate geographic area for augmentation and amplification of the King County Comprehensive Plan through the adoption of the West Hill Community Plan and Area Zoning. The West Hill Community Plan is a continuation of the program to plan area-by-area in King County.
2. The West Hill area is experiencing a change in population and service needs and requires areawide planning and zoning.
3. King County, with the assistance of the West Hill Community Council, the Skyway Commercial Club, agencies with expertise and general citizen input, has studied and considered the goals and needs of the community, policies, programs and other means to provide for the orderly development and redevelopment of the West Hill area, and considered the social, economic and environmental impacts of the plan and area zoning. King County has issued a Determination of Nonsignificance under the State Environmental Policy Act on the West Hill Community Plan and Area Zoning.
4. The West Hill Community Plan and Area Zoning provide for the coordination and regulation of public and private development and bear a substantial relationship to, and are necessary for, the public health, safety, and general welfare of King County and its citizens.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution No. 34529 previously establishing area zoning for West Hill on December 11, 1967 is hereby repealed.

SECTION 2. There is added to K.C.C. 20.12 a new section to read as follows:
The West Hill Community Plan and Area Zoning, a bound and published document (Attachment I), as revised in the Attachments hereto enumerated below is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official County policy for the geographic area of unincorporated King County defined therein:

Attachment II. West Hill Community Plan and Area Zoning Matrix
(November 2, 1993)

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Attachment III. Amendment to West Hill Policy #21

(October 29, 1993)

Attachment IV. Revised Chapters X (Implementation) XI (Proposed Area Zoning)

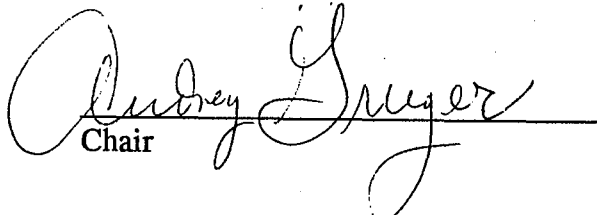
with Revised Area Zoning Map

(October 29, 1993)


INTRODUCED AND READ for the first time this 13th Day of January, 1992.

PASSED this 13th day of December, 1993.

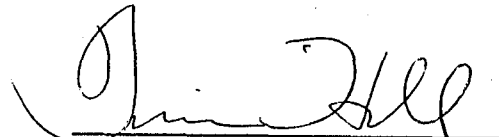
KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council

APPROVED this 27th day of DECEMBER, 1993.


King County Executive

Attachments:

- Attachment I
- Attachment II
- Attachment III
- Attachment IV
- Attachment V 12/13/93

WEST HILL COMMUNITY PLAN AND AREA ZONING

11166

<i>POLICY:</i>	<i>"DO PASS"</i>	<i>DELETED:</i>
<p style="text-align: center;"><u>Framework Policy #1</u></p> <p>To retain and enhance unique physical character and visual identity of West Hill, and to ensure valuable views and natural features are protected and enhanced, new development should be sited in relation to the natural features of the site and ((the)) its surroundings.</p>	X	
<p style="text-align: center;"><u>West Hill #1</u></p> <p>The West Hill Plan recognizes the following ((sub-areas)) neighborhoods:</p> <ul style="list-style-type: none"> a. Bryn Mawr b. Lakeridge c. Skyway d. Skyway Business District e. Campbell Hill f. Earlington g. Panorama View 	X	
<p style="text-align: center;"><u>West Hill #2</u></p> <p>Natural features of West Hill ((including)) such as open space, natural vegetation, lowlands, hillsides, steep and gradual slopes ((and its)), unique view points and scenic view corridors should be protected by regulations controlling actions within the public right-of-way and specific development standards for abutting property.</p>	X	
<p style="text-align: center;"><u>West Hill #3</u></p> <p>The following ((areas and street-level)) view corridors are recognized and should not be adversely affected by new development:</p> <ul style="list-style-type: none"> a. Seattle skyline view from the Lakeridge bluff above Rainier Avenue South. b. Lake Washington view down Crestwood Dr. South, 84th and 87th Avenue South, and Lakeridge Dr. South. c. Mount Rainier view down 76th Avenue South, between South 128th Street, South Langston Road, and Renton Avenue South within the southern portion of the Skyway center. d. Sweeping views of Renton and Tukwila from the visually prominent bluff above South Langston Road between 64th and 84th Avenue South. 	X	
<p style="text-align: center;"><u>West Hill #4</u></p> <p>New development should minimize impacts to views of ((located along recognized view corridors or street segments which provide views to)) Mount Rainier, the cascades, Seattle's skyline, Lake Washington, and scenic vistas of Renton and Tukwila ((should be sited in relation to the natural topography to preserve and enhance these views)).</p>	X	

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #5</u></p> <p>((All)) <u>New</u> ((construction)) <u>development</u> should be ((sited)) <u>located</u> to preserve view corridors and streetscape. ((Applications)) <u>Site plans</u> for ((new)) <u>commercial and multifamily development</u> should include elevations of surrounding structures and a diagram displaying the relationship of the proposal to topography, view corridors and surrounding uses.</p>	<p align="center">X</p> <p align="center">11166</p>	
<p align="center"><u>West Hill #6</u></p> <p>Major entrances to the West Hill area and ((to each)) <u>neighborhoods</u> should be identified and defined with signs, pavement markings and landscaping. ((These guidelines)) <u>This plan proposes four main "entrance points" or "gateways" to the West Hill area.</u></p> <p>a. <u>Entrance into Campbell Hill</u> ((Community)) <u>Neighborhood</u> off Interstate 5 along Martin Luther King Jr. Way.</p> <p>b. <u>Entrance into Earlington</u> ((Community)) <u>Neighborhood</u> along Martin Luther King Jr. Way north of Sunset Boulevard in Renton.</p> <p>c. <u>Entrance into Lakeridge</u> ((Community)) <u>Neighborhood</u> along ((Renton)) <u>Rainier Avenue South</u> and 88th Avenue South if it were continued.</p> <p>d. <u>Entrance into Skyway</u> ((Community)) <u>Neighborhood</u> along Renton Avenue South near 68th Avenue South.</p>	<p align="center">X</p>	
CHAPTER II - LAND USE AND DENSITY		
<p align="center"><u>Framework Policy #2</u></p> <p>((To)) <u>New development</u> should protect and improve established character and predominant single family pattern of West Hill's neighborhoods. ((, new development shall be allowed and encouraged to the extent that)) <u>existing nearby land use, scale and density patterns are complemented and reinforced.</u></p>	<p align="center">X</p>	
<p align="center"><u>Framework Policy #3</u></p> <p>To promote efficient use of ((the)) <u>land</u> ((, and adequate)) <u>utilities and services</u> at the lowest possible cost, ((new)) <u>residential development</u> ((, infill or redevelopment opportunities)) shall be ((developed)) <u>at urban densities that support</u> ((ing)) <u>a diversity of housing types and densities.</u></p>	<p align="center">X</p>	
<p align="center">Residential Uses:</p> <p align="center"><u>West Hill #7</u></p> <p><u>New development</u> ((and)) <u>in-fill or re-development opportunities for residential uses</u> shall be allowed and encouraged in all neighborhoods of West Hill.</p>	<p align="center">X</p>	
<p align="center"><u>West Hill #8</u></p> <p><u>Residential uses within the West Hill area</u> should be developed at urban densities supporting a diversity of housing types and densities, where public utilities, services and facilities are provided and where the land is suitable for development.</p>	<p align="center">X</p>	

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;">Single Family Residential:</p> <p style="text-align: center;"><u>West Hill #9</u></p> <p>Infill development or redevelopment in developed neighborhoods should continue at the existing density. New developments in these areas should seek to achieve 5 to 6 units per acre to efficiently use the land.</p>	111	66
<p style="text-align: center;"><u>West Hill #10</u></p> <p>Neighborhoods comprised of vacant and underdeveloped land should develop at 7-8 homes per acre provided views, significant vegetation and the neighborhood character are protected and preserved.</p> <p>((1. <u>Clustered Development:</u> All formal subdivisions of one acre or more in the R-8P zone shall be clustered according to the clustering provisions of Title 21A to preserve vegetation important to the community character.))</p> <p>2. <u>Common Tracts:</u> All developments in R-6 P or R-8 P zone areas shall ensure:</p> <ul style="list-style-type: none"> a. All commonly owned tracts must be accessible through commonly owned pathways, streets or sidewalks, not through easements across individually owned lots. b. All deed restrictions, conditions and agreements on use and maintenance of commonly owned areas, must be disclosed at the time of purchase. <p>The properties listed on pages 101-102 of the Area Zoning Chapter are encouraged to consolidated and developed as a single project. The parcels within this area are constrained by topography, are traversed by the Seattle City Light transmission corridor, and are not yet served by public sewers. Consolidation of the parcels provides opportunities to maximize the development potential of the area while preserving substantial open space and to finance sewer service. To ensure the site is developed to take advantage of these opportunities and to be compatible with the surrounding neighborhoods, the following P-suffix conditions will apply to all formal subdivisions of 1 or more acres:</p> <ul style="list-style-type: none"> 1. Open space areas shall incorporate and provide access to the Seattle City Light transmission line right-of-way. 2. Homes shall orient to common areas such as playgrounds and/or open space area. 3. All waste receptacles and utility pads shall be screened from view. 4. The site plan shall facilitate homeowner access to transit. 5. Transit and ridesharing information and a free one-month, one or two zone transit pass shall be provided to all new homeowners at the time of occupancy. 6. In formal subdivisions generating 30 or more peak hour, peak direction trips, the following transit-related facilities shall be provided, if deemed appropriate by the transit provider Metro or its successor agency, and by King County Department of Public Works: <ul style="list-style-type: none"> a. Bus stop loading pad b. Bus stop shelter footing c. Bus pullout, if required for layover of safety reasons 7. Access directly to Renton Avenue South shall be limited.)) 	X and "P" Suffix Conditions	

POLICY:		
"DO PASS"		
DELETED:		
X	West Hill #11	((Where available land is environmentally constrained, the maximum density allowed by zoning may not be achievable. New development must comply with the Sensitive Areas Ordinance while maximizing density on buildable portions of the site.))
X	West Hill #12	((New development should not occur until a full range of facilities and services, especially sewers and adequate storm drainage facilities are available.))
X	West Hill #13	((Opportunities for attached and clustered housing are provided within the urban single family zone designations. New residential projects should take advantage of these opportunities to preserve on site open space and natural features and provide a range of housing choices and prices, provided the existing character of adjacent uses are protected and enhanced.))
X	West Hill #14	((Existing Mobile home parks in West Hill should be protected by designating appropriate zoning, marketing existing County rehabilitation programs, and transferring ownership to resident organizations, non-profit organizations or public housing authorities.))
X	West Hill #15	((New mobile home parks in West Hill should be linked with transit, retail and commercial facilities, recreation, social and health facilities. Rezones to allow for new mobile home parks are consistent with the West Hill Community Plan.))
X	West Hill #16	((The West Hill Plan supports residential density incentives and floor/area ratio incentives in exchange for human services, day care services, residential parks, open space, affordable housing and other public benefits.))

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POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;">Multifamily Residential:</p> <p style="text-align: center;"><u>West Hill #17</u></p> <p>Opportunities for multifamily residential development should range from ((9)) <u>12</u> to ((24)) <u>48</u> homes per acre ((and should include a variety of housing types such as townhouses, duplexes and apartments. New multifamily development should be located within or adjacent to the activity centers at Skyway, Martin Luther King Jr. Way and Rainier Avenue South, and)) be associated with offices and services <u>and be confined to the areas designated for multifamily development by West Hill Community Plan.</u></p> <p>((D. — Mixed Use Requirements</p> <p>To implement policies WH #8, #17, #18 and #25 which call for multifamily development up to 24 dwelling units per acre at the Skyway Business District and the Martin Luther King Jr. Way Neighborhood Center to be associated with services, all properties zoned O-P and NB-P must be developed as mixed use projects subject to the provisions of Title 21A. In the O-P zone, density shall be limited to 24 dwelling units per acre; elderly housing may be developed up to 36 dwelling units per acre as long as at least 50% of the proposed units are offered and maintained as low income units, as defined by King County.))</p>	<p>X Policy.</p> <p style="font-size: 2em;">111</p>	<p>X "P" Suffix Conditions</p> <p style="font-size: 2em;">66</p>
<p style="text-align: center;"><u>West Hill #18</u></p> <p>Elderly housing projects ((should be)) <u>are encouraged</u> ((at)) <u>near existing</u> ((activity)) <u>commercial centers</u> on Renton Avenue South, Martin Luther King Jr. Way, and Rainier Avenue South at a density of up to ((32)) <u>60</u> homes per acre ((as long as these projects provide at least 50% of the proposed units for low income as defined by King County elderly)).</p>	X	
<p style="text-align: center;"><u>West Hill #19</u></p> <p>The West Hill Community Plan supports rezones to allow for senior and special needs assisted housing when compatible in scale and appearance with surrounding uses.</p>	X	
<p style="text-align: center;">Compatibility and Transition of Uses:</p> <p style="text-align: center;"><u>West Hill #20</u></p> <p>New development should be compatible with existing character of adjacent areas, and should be ((linked within and with existing)) <u>accessible to surrounding residential and commercial neighborhoods.</u></p>	X	

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #21</u></p> <p>((Design review by an established local review board for all new development in West Hill should be required prior to issuance of the building permit or approval to subdivide residential plat proposals.))</p> <p>((New Executive Proposed Policy. Design review for all formal subdivisions in West Hill should be required prior to issuance of subdivision approval. The developer should work with citizens in West Hill in choosing a project design which is in scale and architectural character with adjacent development.))</p> <p>((2. <u>Design Review:</u> All formal subdivisions of one acre or more shall include community review prior to application submittal. The developer shall provide notice to abutting property owners and local community groups (West Hill Community Council, Skyway Commercial Club, and other interested citizens) and conduct a community meeting to discuss the planned development and to solicit community input. A second meeting to show modifications resulting from public input and consistency with County code requirements including minimum density standards shall also be conducted and the meeting results shall be reflected in the proposed site plan. This condition shall apply until such time a Countywide design review process is adopted.))</p>	11166	X and "P" Suffix Conditions
<p style="text-align: center;">Commercial and Industrial Uses:</p> <p style="text-align: center;"><u>West Hill #22</u></p> <p>((AH)) New commercial and industrial development should encourage compact development, ((and a)) pedestrian-friendly environment, improve ((access and)) circulation ((patterns)), and promote a good transition with adjacent residential areas.</p>	X	
<p style="text-align: center;"><u>West Hill #23</u></p> <p>((New commercial and industrial development should be subject to design review by a local review board so as to enhance the existing character of adjoining development and promote new quality development.))</p> <p>((New Executive Proposed Policy. Design review for all new commercial and industrial development in West Hill should be required prior to issuance of the building permit. The developer should work with the local community of West Hill in choosing a project design which is in scale and architectural character with adjacent development.))</p> <p>((1. <u>Design Review:</u> All new development shall include community review prior to application submittal. The developer shall provide notice to abutting property owners and local community groups (West Hill Community Council, Skyway Commercial Club, and other interested citizens) and conduct a community meeting to discuss the planned development and to solicit community input. A second meeting to show modifications resulting from public input and consistency with County code requirements including minimum density standards shall also be conducted, and the meeting results shall be reflected in the proposed site plan. This condition shall apply until such time as a Countywide design review process is adopted.))</p>		X and "P" Suffix Conditions

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #24</u></p> <p>((All Commercial and industrial development site plans should be evaluated against the following criteria:</p> <p>a. Mixed use opportunities</p> <p>b. Shared parking facilities</p> <p>c. Encourage transit ridership</p> <p>d. Pedestrian oriented frontage on streets</p> <p>e. Pedestrian/bicycle/automobile circulation systems</p> <p>f. Design features such as signage, lighting, landscaping, weather protection, etc.))</p>	11166	X
<p style="text-align: center;"><u>West Hill #25</u></p> <p>((Existing activity centers should be clearly defined and commercial/office/mixed use development should not be expanded beyond the boundaries established in the West Hill Community Plan and Area Zoning.))</p>		X
<p style="text-align: center;"><u>West Hill #26</u></p> <p>The existing business centers located along Martin Luther King Jr. Way between 60th Avenue South and 64th Avenue South and along Rainier Avenue South between South 114th Street and South 117th Street are designated as Neighborhood Centers and expansion of the business centers is limited to areas zoned for those uses through the West Hill Community Plan and Area Zoning.</p>	X	
<p style="text-align: center;"><u>West Hill #27</u></p> <p>The Skyway Business District is designated as a Community Center and expansion of the business district is limited to areas zoned for those uses through the West Hill Community Plan and Area Zoning.</p>	X	
<p style="text-align: center;"><u>West Hill #28</u></p> <p>The ((industrial)) office/research park area south of Martin Luther King Jr. Way should be developed in a manner which ((protects)) maintains the stability and scenic value of the steep slopes, and enhances the entrance to ((the City of)) Renton's business park.</p>	X	
<p style="text-align: center;"><u>West Hill #29</u></p> <p>((Rezoned to allow for business park development are consistent with the West Hill Community Plan as long as site plans meet Guidelines #22-24 above.))</p>		X

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;">Incorporations and Annexations:</p> <p style="text-align: center;"><u>West Hill #30</u></p> <p>((King County should develop interlocal agreements with the cities of Seattle, Renton and Tukwila to establish criteria for annexations of West Hill to their boundaries)) minimum service standards, and joint review of projects impacting both jurisdictions.))</p>	11166	X
<p style="text-align: center;"><u>West Hill #31</u></p> <p>((To keep the neighborhoods and the entire community intact, any annexation proposals of West Hill to the cities of Seattle, Renton and)) Tukwila should include the entire area provided a full range of urban services and facilities will serve the residents of this area.))</p>		X
<p style="text-align: center;"><u>West Hill #32</u></p> <p>((Interlocal agreements should address, at a minimum, the following issues:</p> <ul style="list-style-type: none"> a. Urban Growth Boundaries b. Land use, transportation and utilities planning; c. Human services including health, social and senior programs; d. Housing, including affordable ((and fair)) housing; e. Parks, trails and open space; f. Development standards and development review; g. Arts, cultural and historic resources; and h. Community facilities and services including police and fire protection.)) 		X
CHAPTER III - SKYWAY BUSINESS DISTRICT		
<p style="text-align: center;"><u>Framework Policy #4</u></p> <p>To bolster the retail activity at the Skyway Business District, this center ((should)) shall continue to be the major ((neighborhood)) community center in West Hill. Residential-retail-office-mixed use should be focused on in-fill sites and sites with re-development or reuse opportunities.</p>	X	
<p style="text-align: center;"><u>Framework Policy #5</u></p> <p>((All)) New office-retail-commercial-mixed use development within the Skyway Business District should promote the use of the streets and public places to achieve visual continuity and encourage ((street-level)) pedestrian mobility.</p>	X	

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #33</u></p> <p>The Skyway Business District should continue to be the major ((neighborhood/)) community ((activity)) center in West Hill. Residential--retail--office--mixed use should be focused on ((infill-sites-and)) sites with <u>development</u>, re-development or reuse opportunities.</p>	X 11166	
<p style="text-align: center;"><u>West Hill #34</u></p> <p>Entry points to the Skyway Business District should be identified and defined with landscaping, signs, ((important-buildings,)) or pavement markings. The suggested entry point locations for this center are shown on the Proposed Entry Points map. (see page 21)</p>	X	
<p style="text-align: center;"><u>West Hill #35</u></p> <p>All in-fill sites and sites with potential for re-development should seek to provide a mix of uses (retail, or office and residential). Retail ((or)) <u>and</u> office uses ((should-only-be-permitted)) are <u>encouraged</u> on the ground floor ((and)) <u>with</u> residential units above.</p>	X	
<p style="text-align: center;"><u>West Hill #36</u></p> <p>To reduce walking distance between buildings, costs of development, traffic problems, and disruption of pedestrian circulation, ((and to-avoid-strip-commercial-development,)) buildings should be arranged on commercial sites ((as-to-encourage-clustered-layout)) <u>that insure</u> ((or)) compact centers and public spaces with access to public transit facilities.</p>	X	
<p style="text-align: center;">Siting and Design</p> <p style="text-align: center;"><u>West Hill #37</u></p> <p>((Similar-uses-and-building-types-height,bulk-and-orientation-and-intensities-should-be-located-on-both-sides-of-the-street-or-within-the-same-blocks-or-structures.))</p>		X
<p style="text-align: center;"><u>West Hill #38</u></p> <p>((Building-facades-of-all-commercial-development-within-the-Skyway-center-should-have-a-variation-of-detail,form,and-scale-to-provide-visual-interest-and-attractive-development. Blank-walls-should-be-avoided))</p>		X
<p style="text-align: center;"><u>West Hill #39</u></p> <p>((Commercial-buildings-within-the-Skyway-business-district-should-directly-front-on-either-the-sidewalks-along-streets-or-public-spaces-such-as-plazas,arcades,or-parks. Shops-should-not-orient-to-parking-lots.))</p>		X
<p style="text-align: center;"><u>West Hill #40</u></p> <p>((Buildings-should-front-sidewalks-within-centers. Wherever-possible,front-setbacks-for-new-development-should-accommodate-adequate-space-for-pedestrian-movement-as-well-as-for-street-furnishings,street-trees,storefront-displays,cafe-seating,and-market-type-activities-occurring-on-the-sidewalk.))</p>		X

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #41</u></p> <p>((To promote visual continuity and encourage street level pedestrian mobility, all new office/retail/commercial or mixed use development should have hanging weather protection awnings and provide window shopping. Blank walls abutting streets shall be avoided.))</p>	11166	X
<p align="center"><u>West Hill #42</u></p> <p>((To encourage commercial development to front the street, front setbacks should be minimized unless arcades, plazas, patios or other public related space is provided within the site.))</p>		X
<p align="center"><u>West Hill #43</u></p> <p>((Maximum building heights in the Skyway Business District should not exceed 4 stories or forty five feet in the core area and 3 stories or thirty five feet at perimeter areas.))</p>		X
<p align="center"><u>West Hill #44</u></p> <p>Public amenities such as ((day care,)) neighborhood parks, and other public recreation facilities <u>as well as Human Services such as day care</u> should be provided in the Skyway Business District.</p>	X	
<p align="center"><u>West Hill #45</u></p> <p>((All new commercial development should reflect the characteristics of the surroundings in architectural style, scale and building materials and color.))</p>		X
<p align="center"><u>West Hill #46</u></p> <p>((All development on infill and redevelopment sites)) <u>Commercial and multifamily development</u> within the Skyway Business District ((should)) shall be subject to site plan review and those properties adjacent to the Skyway Park should meet the following goals:</p> <ol style="list-style-type: none"> a. Provide defined pedestrian accesses and circulation corridors between the sites and the existing ((Skyway Park)) areas; b. Provide <u>area</u> lighting fixtures along the fronting street or property lines adjoining Skyway Park; c. Provide landscaping within and along property lines; and d. Provide landscaped parking lots in the rear or side of buildings. 	X	
<p align="center"><u>West Hill #47</u></p> <p>The following public projects should be pursued for the Skyway Business District:</p> <ol style="list-style-type: none"> a. New curb and gutter along Renton Avenue South with coordinated, joint access to businesses and parking areas; b. Continuous wide sidewalks so that uses such as restaurants, cafes and shop displays can directly abut these sidewalks to create a pedestrian environment; c. A new entrance point and additional parking for Skyway Park; d. High quality landscaping; and e. Street signage and frequent cross-walks. 	X	

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #48</u></p> <p>((New development at the Skyway Business District should meet the following requirements:—</p> <ul style="list-style-type: none"> a. Controlled access points limited in number; b. Pedestrian and bicycle access and transit access;— c. Focus to sidewalks; d. Pedestrian amenities (i.e., weather protection, decorative lighting, signage, banners or flags, street trees, etc.); e. No more than 45 feet building height along Renton Avenue South, and 35 feet throughout the rest of the district; f. Building entrances to front directly onto Renton Avenue South and other streets; g. Shared parking at the rear of buildings or structured parking above or below grade; and h. Compatibility with existing development patterns and character of surrounding uses;)) 	11166	X
<p style="text-align: center;"><u>Signage:</u></p> <p style="text-align: center;"><u>Intention:</u></p> <p>((To create an effective contrast of buildings and signs, establish design continuity, and to limit confusion between individual and conflicting signs in all development within the Skyway business district.))</p>		X
<p style="text-align: center;"><u>West Hill #49</u></p> <p>((Signs should be designed in ways that reflect the architecture and use of the buildings, and are in harmony with the physical character of the surroundings;))</p>		X
<p style="text-align: center;"><u>West Hill #50</u></p> <p>((A site plan and elevations should be required for all free-standing ground signs and billboards to be located at the Skyway Business District. Information should include but not be limited to the following:</p> <ul style="list-style-type: none"> a. Location and height of all buildings in and around the site ((within 50 feet)); b. All specifications including size of letters, graphics and lighting devices; c. Location of existing and proposed landscaping; and d. Description of sign and frame materials and colors including supports.)) 		X
CHAPTER IV - BUILDING SITING AND DESIGN		
<p style="text-align: center;"><u>Framework Policy #6</u></p> <p>((To promote attractive, interesting and functional development throughout West Hill that fits in with the existing built character and protects the natural resources of the area, all new development should reflect the characteristics of the site views, topography, natural vegetation, and sensitive areas and those of the surroundings uses, scale, materials, design, height and siting. New development should augment and enhance natural forms rather than compete with them.))<u>All new development should reflect the character of the neighborhood.</u></p>	X	

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>Framework Policy #7</u></p> <p>To encourage pedestrian-friendly environments in West Hill, all new development should be ((linked within and with existing or future surrounding residential, commercial and recreational uses)) <u>accessible to pedestrians.</u></p>	^X 11166	
<p align="center"><u>West Hill #51</u></p> <p>((All new development should be subject to design review by an established local review board to ensure compatibility with surrounding development and the relationship to the site.))</p>		X
<p align="center"><u>West Hill #52</u></p> <p>((New residential development should improve pedestrian access and circulation within the community. Neighborhood circulation should be carefully evaluated for all new proposals.))</p>		X
<p align="center"><u>West Hill #53</u></p> <p>((New residential development should also reflect the existing built character of West Hill. All single and multifamily residential development in West Hill should accomplish this by using materials, design, scale, layout, and color of adjacent development and by providing variations in detail, form, height and siting to provide visual interest and attractive development. Monotony of design should be avoided.))</p>		X
<p align="center"><u>West Hill #54</u></p> <p>((Height and bulk of all new multifamily development should respect and enhance existing development and natural features, protect views, emphasize topographic features, and avoid an overwhelming appearance. The relationship of width to height of new structures or remodeling should be consistent and in harmony with the ratio of the adjacent structures.))</p>		X
<p align="center"><u>West Hill #55</u></p> <p>((All residential development should orient to the streets, where possible. The front entry should not orient to alleys, interior blocks, driveways or parking lots unless cluster development occurs, restrictive topographic or unusual lot dimension conditions exist.))</p>		X
<p align="center"><u>West Hill #56</u></p> <p>((All multifamily residential development should have setbacks, offsets, angled facets, roof overhangs, recesses, pitched roofs of either gable or hip forms, and other features which serve to reduce the perception of their scale.))</p>		X

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #57</u></p> <p>((Multifamily residential development at the edge of commercial centers or adjacent to single family homes should employ design and siting elements such as building height, setback, scale, and architectural style that contribute to a gradual transition between surrounding residential uses.))</p> <p>((2. <u>Height Modulation</u>: Second stories shall be set back from the street and from adjacent single story development in residential zones a minimum of 15 feet. New development shall not exceed 4 stories or 45 feet in the core of a center and 3 stories or 35 feet on the perimeters of centers.))</p>	11166	X and "P" Suffix Conditions
<p align="center"><u>West Hill #58</u></p> <p>((Fences and walls without breaks should be discouraged in all residential development. Natural barriers and landscaping should be used along property lines unless clearly marked pedestrian access points are established.))</p>		X
<p align="center"><u>West Hill #59</u></p> <p>((If perimeter walls in multifamily structures are used along street side property lines, they should be varied in setback and should not impede pedestrian circulation.))</p> <p>((3. <u>Fencing Modulation</u>. Fencing or walls shall not impede pedestrian circulation to and from the site. Perimeter fencing or walls shall vary in setback between 5 and 10 feet not to exceed 30 feet along abutting streets, and shall not be constructed of chain link.))</p>		X
<p align="center"><u>West Hill #60</u></p> <p>((1 multifamily residential buildings should be arranged so as to provide for enclosed and defined common areas, centers of activity, view points and recreational activities for all residents, and preserve more natural vegetation on the site.))</p>		X
<p align="center"><u>West Hill #61</u></p> <p>((Building setbacks from the street for all residential development should be flexible. Single family housing on established view corridors should situate on the lot to best allow protection of view corridors and define street edges.))</p>		X
<p align="center"><u>West Hill #62</u></p> <p>Single family homes should be sited away from major arterials (Martin Luther King Jr. Way) to avoid traffic and noise problems.</p>	X	

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #63</u></p> <p>((Site plans for)) ((m)) <u>Multifamily residential development</u> ((should be evaluated to ensure)) <u>is encouraged to include the following:</u></p> <p>((a. Access to transit;)) ((b. On site open space, parks and recreational opportunities for adults and children;)) ((e. Good relationship to existing development patterns and character of surrounding uses;)) ((d))a. Parking lots are located at the side or rear of structures; ((e. Retention of existing vegetation and protection of sensitive areas;)) ((f))b. Sidewalks or walkways between parking areas, building entrances, bus stops, recreation facilities, and whenever possible, coordination with external sidewalks and access to adjacent uses beyond the site; ((g))c. Recreational, service and laundry areas are within established sight zones to increase safety; ((h))d. Desirable sun exposure of ((buildings and public spaces)) <u>common areas</u>; ((i))e. Variation of building facades, form and siting; ((j. Parking spaces for handicapped are located near building entrances;)) ((k. A barrier free accessway from designated parking areas and public spaces to the building entrances is provided;)) ((l. Retention of existing vegetation and protection of sensitive areas;)) ((m. Defined property boundaries for each lot in clustered developments.))</p> <p>4. <u>Building</u> ((Variation and)) <u>Arrangement:</u> Multi-building developments shall provide ((variation in design of buildings, and buildings shall be arranged to surround and provide)) sight zones to common areas and facilities for safety.</p>	<p>X</p> <p style="font-size: 2em;">11166</p>	
Chapter V. Street, Access and Circulation Systems:		

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;">Framework Policy #8</p> <p>New development and County projects should promote a pedestrian-oriented environment, build on the existing street system and improve other travel options such as transit access and bicycling.</p> <p>The P-suffix conditions below apply until such time as(-equivalent or more stringent) Countywide regulations are adopted.</p> <p>All new commercial and industrial developments that are in NB-P, CB-P, I-P and O-P, <u>R-48-P</u> zoned areas and all new multifamily housing developments that are in R-12-P, R-18-P, R-24-P (or O-P), <u>R-48-P</u> zoned areas which generate more than 10 peak hour, peak-direction trips, shall develop a transportation management plan which includes the following elements:</p> <ol style="list-style-type: none"> 1. The overall site plan shall reflect public transportation needs and facilitate employee and resident access to transit and ridesharing. 2. A parking management plan for commercial sites that includes: <ol style="list-style-type: none"> a. Carpool and vanpool parking with convenient access to building entrances. b. Secure covered bicycle and motorcycle parking with convenient access to building entrances. 3. Prominent and permanent display of commuter information to explain transit, ridematch, and carpool commute opportunities available to the site. The display shall be installed prior to issuance of the building certificate of occupancy. Display design shall be subject to the transit provider approval. Up-to-date transit and rideshare information should be provided by the building owner in conjunction with the transit providers on an on-going basis. 4. Other programs and activities necessary to reduce SOV trips to and from the site such as free one month, one to two zone transit pass, shall be provided for each new residential unit at the time of building occupancy. Responsibility for notice of pass availability and distribution of the passes shall rest with the developer or property manager. <p>In addition to meeting the above requirements, all new developments that are in NB-P, CB-P, I-P and O-P, <u>R-48-P</u> zoned areas and all new developments that are in R-18-P, R-24-P (or O-P), <u>R-48-P</u> zoned areas that generate 30 or more peak hour, peak direction trips shall provide for the following transit-related facilities, if deemed appropriate by the transit provider.</p> <ol style="list-style-type: none"> 1. Landing pads <u>for bus stops</u> and shelter footings(-and nearby bus stops), if appropriate. 2. Paved pedestrian walkway connecting bus stop and facility. 3. Bus pull-out, if required for layover or safety reasons. <p>The transit provider shall consider the proximity of the site to existing transit routes, the potential for future new routes or reroutes being located close to the site, safety, and other pertinent factors when evaluating the need for the bus stop improvements listed above.</p>	<p style="text-align: center;">X and "P" Suffix Conditions</p> <p style="font-size: 2em; text-align: center;">11163</p>	

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #64</u></p> <p>All new roadways in West Hill should maintain and improve the existing street grid pattern. ((Great efforts should be placed to connect these new roads into the existing street system.)) Cul-de-sac and "dead end" streets should be discouraged, unless providing pass-through to pedestrians or bicycles.</p> <p>In all short subdivisions and subdivisions, loop streets and road stubs are required where King County Building and Land Development and Department of Public Works deems appropriate and necessary for adequate neighborhood circulation and access. Cul-de-sacs shall not be allowed unless providing pass through access to pedestrian or bicycle routes.</p> <p><u>Cul-de-sacs shall not be allowed where, at the discretion of the Roads Division, continuous routes are necessary or preferable for completion of the neighborhood circulation system. If cul-de-sacs are constructed, pass-through access to established pedestrian or bicycle routes shall be provided.</u></p>	<p style="text-align: center;">X and "P" Suffix Conditions</p> <p style="font-size: 2em; text-align: center;">11166</p>	
<p style="text-align: center;"><u>West Hill #65</u></p> <p>((A network of major pedestrian routes should be established in West Hill. Public and private projects should contribute to the creation of these pedestrian routes.))</p> <p>When a subdivision of 15 lots or more is located within a given distance of a community facility (criteria listed below) the development shall provide a pedestrian connection off site to that facility at the discretion of the Roads Division. The connection may utilize existing off site sidewalks, cross walks, or delineated walkways in completing the links. Connections may consist of sidewalks, gravel or paved walkways, or shoulders separated from the roadway by a vertical curb. Use of additional measures such as pedestrian traffic signals may be required at the discretion of the Roads Division.</p> <ol style="list-style-type: none"> 1. A public school is located within 1/2 mile of the site. 2. Community businesses are located within 1000' feet of the site. 3. Community facilities such as parks, trails, governmental services, daycare and other are located within 1000' feet of the site. Access shall be coordinated with entries to parks and public facilities. 4. Existing bus stops, are located within 1000' of the site. <p>When a multifamily development of 15 units or more is located within a given distance of a community facility, (criteria listed below) the development shall provide a pedestrian connection off site to that facility at the discretion of the Roads Division. The connection may utilize existing off site sidewalks, cross walks, or delineated walkways in completing the links. Connections shall consist of sidewalks, gravel or paved walkways, or shoulders separated from the roadway by a vertical curb. Use of additional measures such as pedestrian traffic signals may be required at the discretion of the Roads Division.</p> <ol style="list-style-type: none"> 1. A public school or institute of higher education is located within 1/2 mile of the site. 2. Community businesses are located within 1000' feet of the site. 3. Community facilities such as parks, trails, governmental services, daycare and other are located within 1000' feet of the site. Access shall be coordinated with entries to parks and public facilities. 4. Existing bus stop, park & pool, or park & ride lot is located within 1000' feet of the site. <p>This policy is proposed to be implemented with the following Special District Overlay provision:))</p> <p><u>Skyway Pedestrian Oriented Area. The area described by the Pedestrian Oriented Area map is designated a designated a Pedestrian Oriented Commercial Development Special District Overlay and is subject to the provisions of Title 21A.))</u></p>	<p style="text-align: center;">X Special District Overlay's</p>	<p style="text-align: center;">X Policy, and "P" Suffix condition</p>

POLICY:	"DO PASS"	DELETED:
<p style="text-align: center;"><u>West Hill #66</u></p> <p>In all new residential streets, sidewalks should be provided. The pedestrian routes identified on the Potential Pedestrian Improvements map should be provided on existing residential streets. Street trees or planting strips should also be provided in residential areas.</p>	X 11166	
<p style="text-align: center;"><u>West Hill #67</u></p> <p>((Within the Skyway Business District, all new development, re-development or renovation west of Renton Avenue South should provide access and circulation to and from Skyway Park.))</p> <p style="text-align: center;"><u>New Policy:</u></p> <p><u>Opportunity for additional access to Skyway Park should be examined through all new development and redevelopment.</u></p>	X	
<p style="text-align: center;"><u>West Hill #68</u></p> <p>((Pass through traffic))To increase pedestrian safety and mobility along Renton Avenue South <u>and</u> within the Skyway Business District((should be discouraged to increase pedestrian safety and mobility)) as follows:</p> <ol style="list-style-type: none"> a. Clearly post reduced speed signs at entrances to business district; b. Upgrade the center's traffic signal system to include pedestrian-operated walk lights; c. ((Improve access to the regional I-5 highway and to Rainier Avenue South, through Martin Luther King Jr. Way,))Discourage the use of South 132nd Street between Renton Avenue South and Martin Luther King Jr. Way as a shortcut to I-5, and d. Improve transit to the Skyway Business District. 	X	
<p style="text-align: center;"><u>West Hill #69</u></p> <p>To assure safe pedestrian movement and vehicular circulation in ((and around)) the Skyway Business District, the West Hill Plan ((should)) establishes a ((Skyway)) pedestrian ((Overlay District bounded by South 215th Street and South 128th Street (north and south axis), and 78th Avenue South and 68th Avenue South along the east west axis. (See map on Page 61 of the Plan))) <u>oriented commercial development area at the business district. (See area zoning map.)</u></p>	X	
<p style="text-align: center;"><u>West Hill #70</u></p> <p>Parking areas should be encouraged in the rear or side of the commercial buildings, under buildings, or in shared facilities.</p>	X	
<p style="text-align: center;"><u>West Hill #71</u></p> <p>((Internal circulation systems should be provided or improved within all business centers, especially in the Skyway Business District, to facilitate pedestrian movement between businesses.))</p>		X

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #72</u></p> <p>((All development should provide direct sidewalks connecting building entrances, on site amenities, parking lots, coordination of bus stops, and sidewalks on adjoining streets.))</p>	<p>11166</p>	<p>X</p>
<p align="center"><u>West Hill #73</u></p> <p>Existing entrances to parking lots within the Skyway Business District should be ((consolidated and defined)) delineated with landscaping, pavement markings or signs. Enhancements such as metal ((grates)) screen covering the existing gutters or permanent underground drainage systems should be used to improve the entrances to parking areas along Rainier Avenue South.</p>	<p>X</p>	
<p align="center">Non-Motorized Circulation:</p> <p align="center"><u>West Hill #74</u></p> <p>A series of bicycle routes and safety improvements providing circulation within West Hill and linking existing routes outside the planning area should be considered. Some examples are:</p> <ol style="list-style-type: none"> a. Improve connection to Beacon Avenue South across Martin Luther King Jr. Way; b. Improve connection to Beacon-Coal Mine Road; c. Establish access to Green River/Duwamish Trail system and Interurban Trail; d. Improve shoulders on Martin Luther King Jr. Way to allow safe bicycle access; e. Establish east-west connection along South Langston Road from South 129th Street at 64th Avenue South or along South 133rd Street - South 132nd Street from Martin Luther King Jr. Way to Renton Avenue South; f. Develop safe crossing facilities to Airport Way and Lake Washington signed loop. g. <u>Improve signage for existing bicycle routes.</u> 	<p>X</p>	
<p align="center"><u>West Hill #75</u></p> <p>A multi-purpose trail should be provided along the City of Seattle transmission lines corridor.</p>	<p>X</p>	
<p align="center"><u>West Hill #76</u></p> <p>((Bicycle parking should be required in all new development at the Skyway Business District and bicycle storage facilities should be provided in Skyway Park.))</p>		<p>X</p>
<p>Chapter VI. Landscaping</p>		
<p align="center"><u>Framework Policy #9</u></p> <p>((To ensure that adequate natural features are incorporated into future development, enhance the existing character of the area, and to provide an attractive visual appearance of every project, substantial existing vegetation should be retained and effective landscaping and open space should be required in all residential, commercial and industrial development in West Hill.))</p>		<p>X</p>

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #77</u></p> <p>((Substantial existing vegetation should be retained and effective landscaping and open areas should be required in all residential, commercial and industrial developments within West Hill.))</p>	<p align="center">11166</p>	<p align="center">X</p>
<p align="center">Residential Areas:</p> <p align="center"><u>West Hill #78</u></p> <p>((Landscaping should be provided along the perimeter of residential projects adjacent to residential and other projects. Structures that impede pedestrian travel should be discouraged.))</p>		<p align="center">X</p>
<p align="center"><u>West Hill #79</u></p> <p>Street trees or planting improvements should be required for all residential development. Trees should be placed along all the property lines facing the streets outside of utility or road right-of way easements. ((Retention of native vegetation is preferred over ornamental plantings.)) New trees and planting should be selected from the King County approved list.</p> <p>On all public streets which are either created as part of or are on the perimeter of ((a commercial or subdivision permitted)) residential development, street trees shall be provided in accordance with King County Road Standards and the following specifications:</p> <ol style="list-style-type: none"> 1. Trees shall be planted in accordance with Drawing 23 of the King County Road Standards (see Appendix C). 2. One tree shall be provided on both sides of <u>internal residential</u> ((and commercial)) access streets for every 30 feet of access streets contained within the development. ((One tree shall be provided on the improved side of the roadway for every 30 feet of residential and commercial access streets on the perimeter of the development, where the development is required only to improve only part of the full roadway section.)) The trees shall be evenly distributed throughout access streets in the development, taking into account driveways, intersections, etc. The requirement for street trees on access streets does not apply to public parks. Street Trees planted back of sidewalk may be included in the calculation for the required number of trees in perimeter buffers. 3. One tree shall be provided on both sides of arterial roads for every 40 feet of arterial roadways contained within the development. One tree shall be provided on the improved side of the roadway for every 40 feet of arterial roadway on the perimeter of the development, where the development is required only to improve part of the full roadway section. The trees shall be evenly distributed throughout arterial roads of the development, taking into account driveways, intersections, etc. 4. On arterial roadways and residential and commercial streets, only trees on the list of approved street trees as provided by DDES. 5. A street tree plan shall be provided by the developer in order for DDES to determine if the above requirements will be met. The plan is subject to the review and approval of DDES. 6. Planted trees shall be healthy. Deciduous trees shall have a minimum trunk diameter of one and three-quarter inches at the caliper at time of planting; evergreen trees shall be a minimum of four feet tall at time of planting.)) 	<p align="center">X</p>	

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #80</u></p> <p>((For all residential developments an inventory of the site's vegetation should be required as an application condition. Trees identified as significant should be retained.))</p>	11166	X
<p align="center"><u>West Hill #81</u></p> <p>((Effective landscaping should be provided within all new commercial and industrial sites and along the streets, provided code requirements for driveway sight distance are met.))</p>		X
<p align="center"><u>West Hill #82</u></p> <p>((Street trees and plantings should be provided on all streetside perimeters of commercial and industrial sites.))</p>		X
<p align="center"><u>West Hill #83</u></p> <p>((A landscaped buffer between parking lots and adjacent streets should be provided in all centers of West Hill.))</p>		X
<p align="center"><u>West Hill #84</u></p> <p>The main walkway from Renton Avenue South to the Skyway Park ((and the entryway)) entrance should be improved to include landscaping ((with deciduous trees and evergreen shrubbery)) and improved signage.</p>	X	
<p align="center">Parking Areas:</p> <p align="center"><u>West Hill #85</u></p> <p>Improvements to existing parking lots directly fronting onto Renton Avenue South should be encouraged to improve the appearance, landscape quality and access and circulation systems of the Skyway Business District by:</p> <ol style="list-style-type: none"> a. Providing a landscaped planting strip between parking lots and sidewalk locations ((landscaped with deciduous trees, evergreen shrubbery and grass)) to screen views of cars; and b. ((Removing existing)) Repairing or replacing broken curbs, replace damaged trees and remove debris. 	X	
<p align="center"><u>West Hill #86</u></p> <p>((All parking lots regardless of size should provide landscaping to meet the following objectives:</p> <ol style="list-style-type: none"> a. To screen parking lots from adjacent streets, public right of way, and adjacent uses, b. To define vehicular and pedestrian circulation, c. To disperse landscaping and trees throughout the parking lot, such as at the ends of parking rows or in strips between rows. d. To provide safe parking conditions.)) 		X
Chapter VII. Parks, Open Space, and Public Amenities:		

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>Framework Policy #10</u></p> <p>Parks, open space and recreational and cultural facilities should adequately provide for the existing and future needs of the West Hill's residents. These facilities should be readily accessible to residents and within close proximity to residential development.</p>	1 ^x 11	66
<p align="center"><u>West Hill #87</u></p> <p>Public recreational facilities such as trails, swimming pools, ball fields, and tennis courts should be given high priority when allocating funds for public improvements. ((King County should encourage private sector involvement in developing public recreation facilities in the West Hill area.))</p>	X	
<p align="center"><u>West Hill #88</u></p> <p>King County, the Renton School District and local user groups should coordinate the development and maintenance of recreational facilities to ensure funds are focused on projects the community see the greatest need for, and to share maintenance responsibilities.</p>	X	
<p align="center"><u>West Hill #89</u></p> <p>The Skyway Park should be considered for new arts and cultural ((facilities)) activities.</p>	X	
<p align="center"><u>West Hill #90</u></p> <p>The King County Arts Commission should help develop and implement cooperative agreements with the cities, the Renton School District, Skyway Library, and community groups for promoting and sponsoring community arts and cultural projects and activities in the area.</p>	X	
<p align="center"><u>West Hill #91</u></p> <p>((The existing Seattle utility right of way between South Langston Road and South 128th Street should be evaluated for development of a hillside neighborhood park to serve the residents of the Campbell Hill neighborhood.))</p>		X
<p align="center"><u>West Hill #92</u></p> <p>The informal trail through Bryn Mawr Park should be improved and publicly maintained and connections to neighborhood streets should be established.</p>	X	
<p align="center"><u>West Hill #93</u></p> <p>((Undeveloped parcels)) Properties which provide views of the ((Cascades and)) mountains or Lake Washington should be acquired ((as pocket)) for public parks ((or)) and open space ((and be open to the public)).</p>	X	

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #94</u></p> <p>((All new commercial/mixed use development within existing centers should provide open spaces, recreational opportunities or public amenities to enhance pedestrian activity and provide for community needs.))</p>	11166	X
VIII. Utilities and Services:		
<p align="center"><u>Framework Policy #11</u></p> <p>((To ensure development is adequately supported by a full range of urban services and facilities, utilities and facilities shall be in place prior to or concurrent with new development.))</p>		X
<p align="center"><u>West Hill #95</u></p> <p>The entire West Hill area ((should)) shall be served by public sewer and water service.</p>	X	
<p align="center"><u>West Hill #96</u></p> <p>((Sewer service should be extended throughout the West Hill area except to mapped environmentally sensitive areas)). All new development should be on public sewer.))</p>		X
<p align="center"><u>West Hill #97</u></p> <p>To define better and logical service boundaries, encourage water systems to upgrade and to adequately meet the needs of the immediate future, the West Hill Plan supports the consolidation of water purveyors in the West Hill area consistent with the Coordinated Water System Plan for the area.</p>	X	
<p align="center"><u>West Hill #98</u></p> <p>The drainage basins which comprise the West Hill planning area should be evaluated ((and local)) for retention/detention facilities to correct existing and future storm water runoff problems constructed. <u>Skyway Park shall not be considered for the siting of retention/detention facilities.</u></p>	X	
<p align="center"><u>West Hill #99</u></p> <p>Curbside recycling services should be available to all residents, and litter disposal facilities should be provided throughout the Skyway Business District.</p>	X	
<p align="center"><u>West Hill #100</u></p> <p>Established community organizations should work together to ensure adequate and consistent solutions to crime, and gang-related problems. If unresolved, these problems could further threaten the safety, security and quality of life of this community.</p>	X	
Chapter IX. Human Services:		

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>Framework Policy #12</u></p> <p>Convenient and necessary health and human services should be provided to meet the needs of West Hill residents and improve their quality of life. (King County, the cities of Seattle, Renton and Tukwila, service providers, and active community organizations should work together to provide consistency in their human service delivery and convenient public facilities.)</p>	<p align="center">X</p> <p align="center">11166</p>	
<p align="center"><u>West Hill #100</u></p> <p>Established community organizations should work together to ensure adequate and consistent solutions to crime, and gang-related problems. If unresolved, these problems could further threaten the safety, security and quality of life of this community.</p>	<p align="center">X</p>	
<p align="center"><u>West Hill #101</u></p> <p>King County should help fund a community center which can provide a variety of needed services in the West Hill community. Some recommended services include but are not limited to the following: parent and youth counseling, drug/alcohol/job counseling, child care, free legal services, and elderly/handicapped assistance and van service. Additionally, the community center can hold in-door arts and cultural events and community outreach activities.</p>	<p align="center">X</p>	
<p align="center"><u>West Hill #102</u></p> <p>The County should increase marketing of existing home repair and maintenance programs and services. New assistance programs may be specifically tailored to meet other housing related needs of the community, such as yard maintenance assistance for the elderly.</p>	<p align="center">X</p>	
<p align="center"><u>West Hill #103</u></p> <p>The County should increase marketing of existing home repair and maintenance programs and services. New assistance programs may be specifically tailored to meet other housing related needs of the community, such as yard maintenance assistance for the elderly.</p>	<p align="center">X</p>	
<p align="center"><u>West Hill #104</u></p> <p>King County (in cooperation with the adjacent cities) should establish a community education program to enable its elderly residents to become better informed (in terms of) about available County housing assistance/repair programs (or repair programs), and affordable and reliable chore services by private parties.</p>	<p align="center">X</p>	
<p align="center"><u>West Hill #105</u></p> <p>(The County in cooperation with the Seattle King County Bar Association should provide free legal advice to all residents who need it. If there is enough demand, a permanent legal clinic should be considered.</p>		<p align="center">X</p>

POLICY:	"DO PASS"	DELETED:
<p align="center"><u>West Hill #106</u></p> <p>((The King County Planning staff and active community organizations should consistently inform residents of plan implementation progress and areawide issues and problems so they may provide further input towards solving them. This on going public participation through the life of the plan would increase awareness and provide more representation on matters affecting the West Hill community.))</p>	<p>11166</p>	<p>X</p>
<p align="center"><u>New Section: Economic Development</u></p> <p align="center"><u>New Policy West Hill</u></p> <p><u>To promote economic development and activities to enhance the Skyway Business District, business owners should consider the formation of a business improvement area (BIA). Potential goals of the BIA are:</u></p> <ol style="list-style-type: none"> a. <u>Create attractive entryway points to the business district.</u> b. <u>Establish a new entry way to Skyway Park from the southern mode of the business district.</u> c. <u>Contribute to establishment of a community center and the provision of social and health services at the center.</u> d. <u>Purchase and maintain litter bins for the business district.</u> 	<p>X</p>	
<p>The Panel requested that the Executive amend proposed area zoning by deleting office designation and replace with multi-family classifications.</p>		
<p>The Panel approved Chapter 10 as modified. Human Service Elements of this Chapter may be reconsidering.</p>		
<p>The Panel approved Proposed West Hill Area Zoning as modified.</p> <p>The Following "P" Suffix are deleted.</p> <ol style="list-style-type: none"> 1. Requiring Mixed use Development. 2. Requiring Clustering. 3. Requiring Height limits and Building variation. and 4. Requiring fencing modulation and limitation 5. Requiring density limitation in the multi-family classification 		

POLICY:

"DO PASS"

DELETED:

Issue #: 1
Name: Mary Ryan
Applicant's request: R-18-P
Approved zoning: R-8-P

Issue #: 2
Name: Bonnie Coles
Applicant's request: CB
Approved zoning: Held

Issue #: 3
Name: Esther Eriksen
Applicant's request: R-12-P
Approved zoning: R-12-P

1166

Issue #: 4
Name: Adeline C. Goodall
Applicant's request: R-18-P
Approved zoning: R-6-P

Issue #: 5
Name: Robert L. Krueger
Applicant's request: R-48-P
Approved zoning: R-12-P

Issue #: 6
Name: Tosh & Tomi Mano
Applicant's request: R-24-P
Approved zoning: R-12-P

Issue #: 7
Name: John E. Moore
Applicant's request: R-48-P
Approved zoning: R-8-P

Issue #: 8
Name: Anna E. Thurston
Applicant's request: R-6-P
Approved zoning: R-8-P

Issue #: 9
Name: Robert & Mary Van Mechelen
Applicant's request: R-6-P
Approved zoning: R-6-P

Issue #: 10
Name: Jeffery J. Wolfson
Applicant's request: R-8-P
Approved zoning: R-6-P

Issue #: 11
Name: James Godfrey
Applicant's request: R-12-P
Approved zoning: R-12-P

Issue #: 12
Name: John Stewart
Applicant's request: R-12-P
Approved zoning: R-12-P

October 29, 1993

AMENDMENT #1

West Hill #21 "P" Suffix

~~((2. Design Review: All formal subdivisions of one acre or more shall include community review prior to application submittal. The developer shall provide notice to abutting property owners and local community groups (West Hill Community Council, Skyway Commercial Club, and other interested citizens) and conduct a community meeting to discuss the planned development and to solicit community input. A second meeting to show modifications resulting from public input and consistency with County code requirements including minimum density standards shall also be and the meeting results shall be reflected in the proposed site plan. This condition shall apply until such time a Countywide design review process is adopted.))~~

Comment: The County Council approved Ordinance 10870 on June 7, 1993 creating a new Title 21A Zoning Code. The following amendment was incorporated into the document: "Chapter 21A.34 (Residential Density Incentives), and Chapter 21A.36 (Transfer of Residential Density Credits) will not become effective until such time that the Council adopts an ordinance creating a neighborhood design review program. This program will require design review for projects utilizing density bonuses and will ensure public participation by interested community groups and individuals."

The Executive's new proposed policies WH#21 require that all new formal subdivision in West Hill go through a design review board which consist of the West Hill Community Council and the Skyway Commercial Club whether or not they intend to use the "Residential Density Incentives or the "Transfer of Residential Density Credits" of Title 21A .

Council staff is currently researching Design Review legislation which would apply to all residential projects which exceed the base density of the zoning district through either the residential density credit (Chapter 21A.34) or the transfer of residential density credits (Chapter 21A.326) program. The policy and condition does not make sense, due to the fact that at the subdivision stage, one would be looking at lot lines on a map, which would have nothing to do with structures, scale and architectural character with adjacent development. Council staff suggest deletion of West Hill policy WH#21 as approved by the panel. In addition staff suggests the deletion of the P suffix conditions which would implement policy WH#21.

Recommendation: Delete

X. Implementation

This chapter provides the means to work toward achieving the goals of the West Hill community. It will serve as a basis for program planning and funding by the County and other agencies, provide guidance for coordinating efforts between King County, the cities of Seattle, Tukwila and Renton, local service agencies and community groups and be a source of information for the community about County coordination of implementation efforts. Community Planning Section staff will act as coordinators and advocates for the implementation project listed here..

Regulation, a variety of funding sources, staff assistance and the commitment of elected officials provide the necessary tools to implement the West Hill Community Plan. The King County Comprehensive Plan, the West Hill Community Plan and Area Zoning, King County ordinances and state and federal laws establish the regulatory framework. Capital Improvement Program funding, special assessment districts, fee mitigation payments, and loans and grants from County, state and federal agencies combine with private sector dollars to fund housing, recreation, transportation and business area improvement projects. As an outgrowth of plan development, staff will advocate County funding proposals and matching private sector and community organization initiatives to implement specific projects.

Many of the West Hill Community Plan policies are implemented through the Zoning Code and regulations applied through the Area Zoning. Other policies are to be implemented through the projects in this chapter. The organization of the projects listed below matches the organization of the plan chapters. Potential funding sources, cost estimates (if known) and likely participants are described for each project. King County Community Planning staff will coordinate the project unless noted otherwise.

I. Identity, Image and Character Protection

Project #1

Define entry points to West Hill community and Skyway business district at the following locations:

1. Off I-5 along Martin Luther King Jr. Way
2. Along Martin Luther King Jr. Way north of Sunset Blvd.
3. At Renton Avenue South near 88th Avenue South
4. At Renton Avenue South and 68th Avenue South

Tasks:

- o Work with West Hill Community Council, Skyway Business District and King County Roads Division to design and determine exact locations of entries

- o Identify funding sources for materials and labor
- o Determine maintenance responsibilities

Potential Funding Sources:

- o Expansion of planned King County CIP projects
- o Formation of a Business Improvement Area

II. Land Use and Density

Project #2

Coordinate development of a model mixed-use project combining affordable housing with associated services.

Tasks:

- o Locate suitable land and willing property owner in O-P zoned areas.
- o Identify non-profit organizations/private developers interested in development.
- o Assist in application for matching funds, subsidies and grants.
- o Work with agencies which provide organizational assistance (i.e., King County Housing Authority, Washington State Home Financing Office)
- o Provide assistance through permitting.

Potential Funding Sources:

- o Senior Housing Tax Credit program.
- o Washington State Housing Finance Commission.
- o Washington State Housing Assistance Program.
- o Housing Opportunity Fund.
- o Community Development Block Grant.

III. Skyway Business District

Project #3

Reconstruct Renton Avenue South between 68th Avenue South and 78th Avenue South to include curb, gutter, sidewalk, landscaping and coordinated access to business. The feasibility and need for a left-turn lane should also be evaluated. Continue curb gutter and sidewalk north to South 112th Street.

Probable Lead: King County Roads Division

Tasks:

- o Work with Skyway Commercial Club and property owners to plan joint access to businesses.

Potential Funding Source: King County CIP.

Project #4

Improve signage for reduced speed limit along Renton Avenue South between 68th Avenue South and 78th Avenue South.

Probable Lead: King County Roads Division.

Potential Funding Source: King County CIP.

Project #5

Construct new lighted access and parking for Skyway Park from the Skyway business district.

Probable Lead: King County Parks Division.

Tasks:

- o Work with King County Parks Division, Seattle City Light and Skyway Commercial Club to locate best access point.
- o Design entrance, walkway into park, parking, lighting and landscaping.

Potential Funding Sources:

- o King County CIP.
- o Formation of Business Improvement Area.

Project #6

Upgrade traffic light at Renton Avenue South at 76th Avenue South to include pedestrian-activated walk signal.

Probable Lead: King County Roads Division.

Potential Funding Source: King County CIP.

Project #7

Study improvements to bus service to Skyway Business District.

Tasks:

- o Work with Skyway Commercial Club and residents to determine transit needs.
- o Work with Metro to evaluate transit service needs and identify potential improvements.

Potential Funding Source: Metro.

IV. Street Access and Circulation

Project #8

Increase and maintain speed signage throughout West Hill neighborhoods.

Probable Lead: King County Roads Division

Tasks:

- o Evaluate frequency and condition of signage.
- o Improve signage as needed.

Potential Funding Source: Roads Fund.

Project #9

Construct sidewalk and shoulder or bike lane along Martin Luther King Jr. Way between 57th Avenue South and South 133rd Street.

Probable Lead: King County Roads Division.

Potential Funding Source: King County CIP, Washington State Department of Transportation.

Project #10

Realign intersection of 87th Avenue South at South 124th Street.

Probable Lead: King County Roads Division.

Potential Funding Source:

- o King County CIP,

Project #11

Improve signage on designated bicycle routes

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #12

Install traffic signal and turn channels at intersection of Martin Luther King Jr. Way at 68th Avenue South (Monster Road).

Probable Lead: King County Roads Division

Potential Funding Source:

- o King County CIP
- o City of Renton
- o Washington State Department of Transportation

Project #13

Study preference of the following routes for shoulder paving for use as bicycle/pedestrian route: South 129th Street at Martin Luther King Jr. Way to South Langston Road to 78th Avenue South to Renton Avenue South, or South 133rd Street at Martin Luther King Jr. Way to South 132nd Street to Renton Avenue South.

Probable Lead: King County Roads Division.

Potential Funding Source: King County CIP.

Project #14

Pave shoulder or construct bike lane along Beacon-Coal Mine Road between Martin Luther King Jr. Way and Southwest Grady Way, or along South 129th Street to establish direct access to Green/Duwamish Trail system.

Probable Lead: King County Roads Division.

Potential Funding Source: King County CIP.

Project #15

Study to determine best location and establish safe crossing facilities to Airport Way from Renton Avenue South.

Probable Lead: King County Roads Division.

Potential Funding Source: King County CIP, Washington State Department of Transportation

Project 16

Pave and stripe shoulders or construct sidewalks or pedestrian pathway along 78th Avenue South between Renton Avenue South and South 116th Street

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project 17

Pave and stripe shoulders or construct sidewalks or pedestrian pathway along South 116th Street between 78th Avenue South and 84th Avenue South.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #18

Pave and stripe shoulders or construct sidewalk or pedestrian pathway along 84th Avenue South from 124th Avenue South to Rainier Avenue South.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #19

Pave and stripe shoulder or construct sidewalk along the following pedestrian route: South 122nd Street at Renton Avenue South to 80th Avenue South to South 123rd Street to 81st Place South to South 124th Street.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #20

Construct curb, gutter and sidewalk along the following route: 76th Avenue South at South 128th Street to South 124th Street to 80th Avenue South.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #21

Construct curb, gutter and sidewalk along South 126th Street between 76th Avenue South and 78th Avenue South.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #22

Evaluate pedestrian crossing needs for the following intersections:

- o 64th Avenue South/South 129th Street/South Langston Road
- o South Langston Road/Beacon Avenue South/South 132nd Street
- o South Langston Road/South 132nd Street
- o 76th Avenue South/South 124th Street
- o 76th Avenue South/South 122nd Street

- o 78th Avenue South/Renton Avenue South
- o 78th Avenue South/South 122nd Street
- o 78th Avenue South/South 116th Street
- o 78th Avenue South/South 130th Street
- o 80th Avenue South/South 124th Street
- o 84th Avenue South/South 116th Street
- o 84th Avenue South/South 121st Street

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #23

Improve circulation and safety by redesigning intersection of Renton Avenue South at 76th Avenue South.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #24

Discourage the use of South 132nd Street as a short-cut from Renton Avenue South to Martin Luther King Jr. Way.

Probable Lead: King County Roads Division

Potential Funding Source: King County CIP

Project #25

Develop bicycle/pedestrian path along Seattle City Light right-of-way.

Probable Lead: King County Parks Division

Tasks:

- o Work with Seattle City Light and King County Parks Division to determine feasibility.
- o Work with Seattle City Light and King County Parks Division to acquire right-of-way.
- o Work with King County Roads Division, private property owners to develop alternate connections where right-of-way traverses private property.
- o Develop and maintain paved bicycle/pedestrian path

Potential Funding Sources: King County CIP

V. Landscaping

See Project #1

VI. Parks, Open Space and Public Amenities

Project #26

Improve main entrance to Skyway Park. Provide lighted walkway through Skyway Park and lighting around park perimeter.

Probable Lead: King County Parks Division

Tasks:

- o Work with Skyway Water and Sewer District to improve walkway to park.
- o Assist King County Parks Division in advocating budget proposal for identified improvements.

Potential Funding Sources:

- o King County CIP.
- o Washington State Interagency Committee for Outdoor Recreation.

Project #27

Acquire Washington State Department of Transportation property at South 106th Street and Rainier Avenue South and develop as waterfront park.

Probable Lead: King County Parks Division

Tasks:

- o Evaluate feasibility of the site for public use.
- o Work with WSDOT to acquire site.
- o Plan and implement site design.

Potential Funding Sources:

- o King County CIP
- o Washington State Interagency Committee for Outdoor Recreation.
- o King County Real Property Division (land swap).

Project #28

Improve and maintain Bryn Mawr Park trail and establish neighborhood connections with trail.

Probable Lead: King County Parks Division

Tasks:

- o Evaluate existing trail for safety and circulation attributes
- o Improve or establish new trail as needed and connect to neighborhood streets.
- o Establish maintenance schedule and responsibilities.

Potential Funding Source: King County Current Expense Fund

Project #29

Examine potential for construction of covered swimming pool and alternatives.

Tasks:

- o Evaluate potential sites and up-to-date costs for site acquisition and construction
- o Work with Lakeridge Pool Club to review options
- o Evaluate current transit routes and investigate improvements to allow better access to local pools.

Potential Funding Source: Staffing provided in Community Planning Budget

VII. Utilities and Services**Project #30**

Arrange assistance for low and moderate income households requiring sewer service.

Tasks:

- o Identify residents in neighborhoods requiring sewer service eligible for funding assistance.
- o Assist residents in applying for grants and loans.

Potential Funding Sources:

- o Community Development Block Grant.
- o King County Housing Repair Loans.

Project #31

Prepare areawide drainage studies and construct identified stormwater retention/detention facilities.

Probable Lead: King County Surface Water Management Division

Potential Funding Source: King County Surface Water Management Service Fees

Project #32

Coordinate distribution and maintenance of litter bins in the Skyway Business District.

Tasks:

- o Evaluate alternatives for funding and potential service providers.
- o Work with Skyway Commercial Club to determine number of bins needed and appropriate locations.
- o Assist in application for funds.

Potential Funding Sources:

- o Community Development Block Grant
- o King County Current Expense Fund

- o Formation of Business Improvement Area

VIII. Human Services

Project #33

Establish West Hill Community Center.

Tasks:

- o Work with West Hill Community Council, Skyway Commercial Club, Renton School District and private property owners to identify appropriate location.
- o Assist in locating funds for construction/renovation.
- o Work with local service agencies interested in jointly using community center site or providing services and programs.
- o Solicit special programs conducted by major area employees and the King County Parks Division.

Potential Funding Sources:

- o Community Development Block Grant
- o Community fund raising
- o United Way
- o Established foundations
- o Formation of Business Improvement District

Project #34

Research options for tutoring programs.

Tasks:

- o Identify existing tutoring programs.
- o Work with Renton School District and Skyway Library staff to evaluate tutoring needs/locations.
- o Investigate and pursue funding sources for staff.

Project #35

Create a directory for funding sources and programs for senior home repair and yard maintenance.

Tasks:

- o Research potential programs and funding sources.
- o Develop a "how-to" guide to apply for funds or solicit services.

Potential Funding Source: Staffing provided in Community Planning budget.

Chapter XI. Proposed Area Zoning

Area Zoning Summary

The West Hill Area Zoning implements the West Hill Community Plan's land use designations and policies by establishing specific zone classifications and special development conditions. The Plan and Area Zoning will be used together to evaluate development proposals, rezone applications, and annexation procedures. The Area Zoning map and text constitute an official control as defined in King County Code Chapter 20.08.140.

An area shown on the Proposed Area Zoning map with a zone classification followed by the letter "P" indicates the area to be "conditionally" suitable for a use as indicated by the classification, provided such areas are designed and developed in accordance with special guidelines and performance standards. All properties in the West Hill planning area are subject to one or more special development conditions.

The proposed area zoning designations and P-suffix development conditions affect new development proposals only. Existing uses will not be affected.

Urban Residential Areas

R-6-P (Residential, 6 dwelling units per acre)

This zoning implements proposed West Hill Community Plan Policies #8, and #9~~(, and #13)~~.

R-6 zoning has been maintained in single family neighborhoods where a six dwelling units per acre density dominates. P-suffix conditions ~~((to ensure new development is compatible with the surrounding neighborhood))~~ addressing common tracts, street trees and street design have been added.

R-8-P (Residential, 8 dwelling units per acre)

This zoning implements proposed West Hill Community Plan Policies #8, and #10~~(, and #13)~~.

R-8 has been proposed where substantial areas of resubdivideable lots are located. Resubdivideable lots were determined based on the following criteria:

1. Lot size and shape
2. Location of existing buildings on the lot.
3. Age and condition of existing buildings.
4. Relationship of lot shape and building location to neighboring buildings.
5. Location of the property to neighborhood arterials or collectors.

R-12-P (Residential, 12 units per acre)

This zoning implements proposed West Hill Community Plan policies #8(~~(-#14)~~) and #17.

R-12 zoning has been proposed along Rainier Avenue South in the northeast corner of the planning area where duplex development currently exists, along Renton Avenue South from just north of South 130th Street to just south of South 132nd Street and along South 134th Street east of 88th Avenue South. This zone designation provides opportunities for attached housing compatible with nearby single family housing. R-12 zoning has also been applied to three existing mobile home parks on Martin Luther King Jr. Way at approximately South 129th Street to ensure the protection of these established, functioning communities. P-suffix conditions ~~((to ensure new development is compatible with the surrounding neighborhood))~~, addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have been added.

R-18-P (Residential, 18 dwelling units per acre)

This zoning implements proposed West Hill Community Plan policies #8 and #17.

R-18 zoning has been proposed along Rainier Avenue South in the northeast corner of the planning area and east of Beacon Avenue South near Skyway Park to recognize existing 18 dwelling units per acre development. P-suffix conditions ~~((to ensure redevelopment of these sites is compatible with the surrounding neighborhood))~~ addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have been added.

R-24-P (Residential, 24 dwelling units per acre)

This zoning implements proposed West Hill Community Plan Policies #8 and #17.

R-24 zoning has been proposed northeast and northwest of Skyway Park to recognize existing 24 dwelling units per acre development, along Martin Luther King Jr. Way adjacent to existing multifamily neighborhoods, and at the intersection of South 120th Street and Beacon Avenue South as a transitional use between the nonresidential uses just within Seattle city limits and the adjacent single family residential neighborhood in West Hill. P-suffix conditions ~~((to ensure redevelopment of these sites is compatible with the surrounding uses))~~ addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have been added.

R-48-P (Residential, 48 dwelling units per acre)

This zoning implements proposed West Hill Community Plan Policies #8, #17 and #18.

R-48 zoning has been proposed along Rainier Avenue South in the northeast corner of the planning area to recognize an elderly housing facility currently under construction, and immediately adjacent to the northern node of the Skyway Business District to encourage high-density development where services are available. P-suffix conditions addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have been added.

((Mixed-Use Areas**O-P (Office)**

~~This zoning implements proposed West Hill Community Plan Policies #8, #17 and #18.~~

~~O zoning with a requirement for mixed residential/office uses has been proposed along Rainier Avenue South in the northeast corner of the planning area, southwest and northeast of Skyway Park, along Martin Luther King Jr. Way and north of the northern lobe of the Skyway Business District. P-suffix conditions limiting densities to 24 dwelling units per acre (36 dwelling units per acre if 50% of units are for low-income elderly) requiring a mix of uses and promoting pedestrian circulation have been added. The O zone together with the P-suffix conditions allows service needs generated by multifamily development to be met on-site or at close range.~~

~~NB-P (Neighborhood Business)~~

~~This zoning implements proposed West Hill Community Plan Policy #24.~~

~~NB zoning is proposed at the intersection of South 120th Street and Beacon Avenue South to replace the existing BN (Neighborhood Business) designation. P-suffix conditions require mixed business residential use as a transition between nonresidential uses just within Seattle city limits and the adjacent single-family residential neighborhood in West Hill, and ensure compatibility with surrounding uses.)~~

Commercial Areas

CB-P (Community Business)

This zoning implements proposed West Hill Community Plan Policies ((#25,)) #26, and #27.

CB zoning has been proposed to replace the existing BC (Community Business) zoning at the Skyway Business District and at the Martin Luther King Jr. Way and Rainier Avenue South Neighborhood Centers. Expansion of CB zoning should not be permitted beyond the boundaries of these three centers. At the Skyway Business District, a Pedestrian Oriented Commercial Development Special District Overlay has been applied to promote pedestrian circulation. P-suffix conditions ((to ensure compatibility with surrounding uses)) addressing transit needs have also been added to all CB-P zoned sites and a Pedestrian Oriented Area Special Overlay District encompasses the Skyway Business District.

NB-P (Neighborhood Business)

This zoning implements proposed West Hill Community Plan Policy #26.

NB zoning is proposed at the intersection of South 120th Street and Beacon Avenues South to replace the existing BN (Neighborhood Business) designation. P-suffix conditions addressing transit needs have been added.

Office/Research Park Area

O-P (Office) and I-P (Industrial)

These zoning designations implement proposed West Hill Community Plan Policy #22.

O zoning along with an Office/Research Park Development Special Overlay District is proposed south of Martin Luther King Jr. Way. The overlay has been applied to provide greater flexibility in the use of an area comprised of steep slopes, to establish an area for development to occur in a campus setting with integrated building designs, generous landscaping and buffering and coordinated auto and pedestrian circulation, and to be compatible with nearby uses in the City of Renton. The overlay permits all uses allowed in the O (Office), RB (Regional Business) and I (Industrial) zones subject to design standards to ensure a campus setting. I zoning is proposed for the Black River Quarry, with a SO-suffix condition requiring the overlay to apply once the quarry is reclaimed.

Areawide P-Suffix Development Conditions

P-Suffix Conditions Matrix

P-Suffix	Area of Application
I. Street Trees	((All zones)) <u>All residential zones: R-6, R-8, R-12, R-18, R-24 and R-48</u>
II Development Review: Single Family Residential Areas	
A. Street Design	All single-family residential zones: R-6 and R-8
B. ((Site Design)) <u>Common Tracts</u>	All single-family residential zones: R-6 and R-8
C. Panorama View Clustered Development	All tax lots listed on pages 108-109 of the Executive Proposed West Hill Community Plan and Area Zoning
III Development Review: Commercial Industrial and Multifamily Residential Areas	
A. ((Design Controls)) <u>Building Arrangement</u>	All multifamily ((office, commercial and industrial)) zones: R-12, R-18, R-24, <u>and R-48</u> ((NB, CB, O and I))
B. Transportation Demand Management	All multifamily, office, commercial and industrial zones: R-12, R-18, R-24, <u>R-48</u> , NB, CB, O and I
((C: Mixed Use Requirements	All mixed use zones: NB and O))

Street Trees

To implement ~~((policies))~~ policy WH #79 ~~((#82))~~ which seeks to enhance the character of West Hill, and mitigate for new construction impacts, the following P-suffix condition applies to all ~~((commercial and subdivision permits))~~ multifamily and single-family subdivision applications:

On all public streets which are either created as part of or are on the perimeter of a ~~((commercial or subdivision permitted))~~ residential development, street trees shall be provided in accordance with King County Road Standards and the following specifications:

1. Trees shall be planted in accordance with Drawing 23 of the King County Road Standards (see Appendix C).
2. One tree shall be provided on both sides of internal residential ~~((and commercial))~~ access streets for every 30 feet of access streets contained within the development. ~~((One tree shall be provided on the improved side of the roadway for every 30 feet of residential and commercial access streets on the perimeter of the development, where the development is required only to improve only part of the full roadway section.))~~ The trees shall be evenly distributed throughout access streets in the development, taking into account driveways, intersections, etc. The requirement for street trees on access streets does not apply to public parks. Street trees planted back of sidewalk may be included in the calculation for the required number of trees in perimeter buffers.
3. One tree shall be provided on both sides of arterial roads for every 40 feet of arterial roadways contained within the development. One tree shall be provided on the improved side of the roadway for every 40 feet of arterial roadway on the perimeter of the development, where the development is required only to improve part of the full roadway section. The trees shall be evenly distributed throughout arterial roads of the development, taking into account driveways, intersections, etc..
4. On arterial roadways and residential and commercial streets, only trees on the list of approved street trees as provided by the DDES arborist may be planted.
5. A street tree plan shall be provided by the developer in order for DDES to determine if the above requirements will be met. The plan is subject to the review and approval of DDES.
6. Planted trees shall be healthy. Deciduous trees shall have a minimum trunk diameter of one and three-quarter inches at the caliper at time of planting; evergreen trees shall be a minimum of four feet tall at time of planting.)

Development Review: Single Family Residential Areas

A. Street Design

To implement policy WH #64 which encourages continuation of the well-functioning grid street pattern throughout West Hill, the following P-suffix condition applies:

Cul-de-sacs shall not be allowed where, at the discretion of the Roads Division, continuous route are necessary or preferable for completion of the neighborhood circulation system. If cul-de-sacs are constructed, pass-through access to established pedestrian or bicycle routes shall be provided.

((B---Site Design

To implement policies WH #2, #3, #4, #5, ~~((#13,)) #21, ((#51, #53, #61))~~ and #62 which seek to protect neighborhood character, ensure compatibility of new development with surrounding structures, and provide a range of safe, desirable housing opportunities, the following P-suffix conditions apply:

~~1.-----**Design Review:** All formal subdivisions of one acre or more shall include community review prior to application submittal. The developer shall provide notice to ((abutting)) all property owners and residents within 500 feet of the subject site, and local community groups (West Hill Community Council, Skyway Commercial Club, and other interested citizens) and conduct a community meeting to discuss the planned development and to solicit community input. A second meeting to show modifications resulting from public input and consistency with County code requirements including minimum density standards shall also be conducted. With the subdivision application, the developer shall submit the list of community recommendations generated from the first meeting, the site plan reflecting the list of recommendations, and justification for any recommendations not incorporated into the site plan, and the meeting results shall be reflected in the proposed site plan. This condition shall apply until such time as a Countywide design review process is adopted.))~~

B.((2-)) Common Tracts:

To implement policy WH #10 all developments in R-6-P or R-8-P zone areas shall ensure:

- 1((a)). All commonly owned tracts must be accessible through commonly owned pathways, streets or sidewalks, not through easements across individually owned lots.
- 2((b)). All deed restrictions, conditions and agreements on use and maintenance of commonly owned areas, must be disclosed at the time of purchase.

C. Panorama View Clustered Development

The properties listed below are encouraged to consolidated and developed as a single project. The parcels within this area are constrained by topography, are traversed by the Seattle City Light transmission corridor, and are not yet served by public sewers. Consolidation of the parcels provides opportunities to maximize the development potential of the area while preserving substantial open space and to finance sewer service. To ensure the site is developed to take advantage of these opportunities and to be compatible with the surrounding neighborhoods, the following P-suffix conditions will apply to all formal subdivisions of 1 or more acres of the following parcels:

E1/2 112304 798980-0030 Lot 2
 E1/2 112304 798980-0050 Lot 3
 E1/2 112304 798980-0070 Lot 4
 E1/2 112304 798980-0090 Lot 5
 E1/2 112304 798980-0111 Lot 6
 E1/2 1123049057
 E1/2 1123049091
 E1/2 1123049133
 E1/2 1123049151
 E1/2 1123049166
 E1/2 1123049158
 E1/2 1123049142
 E1/2 1123049134
 E1/2 1123049135
 E1/2 1123049176
 E1/2 1123049177
 E1/2 1123049174

E1/2 1123049062
E1/2 1123049193
E1/2 1123049065
E1/2 1123049156
E1/2 1123049044
E1/2 1123049069
E1/2 1123049070
E1/2 1123049116
E1/2 1123049081
E1/2 1123049031
E1/2 1123049043
E1/2 1123049194
E1/2 1123049195
E1/2 1123049046
E1/2 1123049040
E1/2 1123049083
E1/2 1123049086
E1/2 1123049087
E1/2 1123049035
E1/2 1123049005
E1/2 1123049111
E1/2 1123049129
E1/2 1123049041
E1/2 1123049042
E1/2 1123049082
E1/2 1123049123
E1/2 1123049053
E1/2 1123049167
E1/2 1123049146
E1/2 1123049032
E1/2 1123049025
E1/2 1123049026
E1/2 1123049027
E1/2 1123049094
E1/2 1123049050
E1/2 1123049045

These P-suffix conditions are in addition to sections A through C above, and further implement policies WH #2, #10, ((#51, #52;)) #64 and #79.

1. Open space areas shall incorporate and provide access to the Seattle City Light transmission line right-of-way.
2. Homes shall orient to common areas such as playgrounds and/or open space area.
3. All waste receptacles and utility pads shall be screened from view.
4. The site plan shall facilitate homeowner access to transit;
5. Transit and ridesharing information and a free one-month, one or two zone transit pass shall be provided to all new homeowners at the time of occupancy.

6. In formal subdivisions generating 30 or more peak hour, peak direction trips, the following transit-related facilities shall be provided, if deemed appropriate by the transit provider, Metro or its successor agency, and by King County Department of Public Works:
 - a. Bus stop loading pad
 - b. Bus stop shelter footing
 - c. Bus pullout, if required for layover of safety reasons
7. Access directly to Renton Avenue South shall be limited.

Development Review: Commercial, Industrial, And Multifamily Residential Areas

~~(A. Design Controls~~

~~To implement policies WH #21, ((#54, #56, #57, #58, #59, #60, #61,)) and #63 which call for new development to be compatible with and enhance community character, the following P-suffix shall apply to all properties zoned R-12-P, R-18-P, R-24-P, NB-P, CB-P, O-P and I-P.~~

- ~~1. Design Review: All new multifamily, commercial and industrial development shall include community review prior to ((application)) submittal of the commercial building permit. The developer shall provide notice to ((abutting)) all property owners and local community groups (West Hill Community Council, Skyway Commercial Club, and other interested citizens) and conduct a community meeting to discuss the planned development and to solicit community input. A second meeting to show modifications resulting from public input and consistency with County code requirements including minimum density standards shall also be conducted. ((,)) With the commercial permit application, the developer shall submit the list of community recommendations generated from the first meeting, the site plan reflecting the list of recommendations, and justification for any recommendations not incorporated into the site plan. ((and the meeting results shall be reflected in the proposed site plan.)) This condition which meets the requirements of Ordinance 91-729 and allows the Residential Density Incentives provisions of Title 21A to be utilized in West Hill, shall apply until such time as a Countywide design review process is adopted.~~

A(2). Building ((Variation and)) Arrangements:

To implement policy WH #63 which calls for design to promote safety, the following P-suffix shall apply to all properties zoned R-12-P, R-18-P, R-24-P and R-48-P. Multi-building developments shall be arranged to surround and provide sight zones to common areas and facilities for safety.

B. Transportation Demand Management

To implement policies WH #22, ((#24,)) #36, and #63 ((and #72)) which call for easy access to and promotion of transit use, the P-suffix conditions below apply until such time as (equivalent or more stringent) Countywide regulations are adopted.

All new commercial and industrial developments that are in NB-P, CB-P, I-P and O-P zoned areas and all new multifamily housing developments that are in R-12-P, R-18-P, R-24-P or ((O-P)) R-48-P zoned areas which generate more than 10 peak hour, peak-direction trips, shall develop a transportation management plan which includes the following elements:

11166

KING COUNTY COUNCIL MEETING OF DECEMBER 13, 1993

WEST HILL COMMUNITY PLAN AND AREA ZONING

AMENDMENTS

11166

WEST HILL COMMUNITY PLAN AND AREA ZONING

AMENDMENT NUMBER: 1

OFFERED BY: SIMS

Framework Policy:

The West Hill Community Council and the Skyway Commercial Club fully support the creation of a Countywide Design Review Program.

Policy 1:

The West Hill Community Council and the Skyway Commercial Club recommend that if a design Review Program pilot project is established by the King County Council, the West Hill Community will consider being designated for the program.

12/13/93

Council passed 8 to 0, Mr. Barden excused.

WEST HILL COMMUNITY PLAN AND AREA ZONING

AMENDMENT NUMBER: 2

OFFERED BY: SIMS

Policy 2:

The Department of Development and Environmental Services (DDES) shall notify the West Hill Community Council and the Skyway Commercial Club of subdivision and rezone applications and all State Environmental Policy Act (SEPA) determination.

12/13/93

Council passed 8 to 0, Mr. Barden excused.

WEST HILL COMMUNITY PLAN AND AREA ZONING

AMENDMENT NUMBER 3OFFERED BY; SIMS

Amend the land use and area zoning maps as shown to designate these areas for multifamily development.

Basis:

The mix of land uses and activities in this area render the subject parcels marginal for continued single family use. To protect the public interest, access onto Renton Avenue South should be limited. Development of these properties should be coordinated by property owners to provide joint access to South 126th Street.

On December 2, 1993 a community meeting was held in the West Hill area and over 60 West Hill residents attended. The attendees included members of the West Hill Community Council, the Skyway Commercial Club and property owners in the subject area. A majority of the meeting attendees expressed support for the recommended multifamily designation.

12/13/93

Council passed 8 to 0, Mr. Barden excused.

WEST HILL COMMUNITY PLAN AND AREA ZONING**AMENDMENT NUMBER: 4****OFFERED BY: SIMS**

Restore Executive Proposed policy West Hill #39 which was recommended for deletion by the West Hill Council Review Panel:

West Hill #39

Commercial buildings within the Skyway business district should directly front on either the sidewalks along streets or public spaces such as plazas, arcades or parks. Shops should not orient to parking lots.

Basis:

In converting the Executive Proposed West Hill Area Zoning to the new King County Zoning Code, the Pedestrian Oriented Commercial Development Special Overlay District was applied to the Skyway business district instead of a number of proposed P-suffix conditions intended to achieve pedestrian oriented development. The West Hill Council Review Panel deleted policies in the plan which were redundant to requirements of the new Zoning Code. Policy West Hill #39 was deleted for this reason, but on closer reading of the Pedestrian Oriented Commercial Development Special Overlay District section of the new Zoning Code, policy West Hill #39 is in fact necessary for implementation of the overlay district.

c/wh

12/13/93

Council passed 8 to 0, Mr. Barden excused.

WEST HILL COMMUNITY PLAN AND AREA ZONING

AMENDMENT NUMBER 5OFFERED BY; SIMS

PROPOSED ORDINANCE 92-8 WEST HILL COMMUNITY PLAN

DRAFT NEW SECTION 2:

There is added to K.C.C. a new section to read as follows:

The West Hill Community Plan, as contained in a bound and published document (Attachment I), and as revised in the attachments hereto enumerated below is adopted as an amplification and augmentation of the Comprehensive Plan for King County and as such constitutes official county policy for the geographic area of unincorporated King County defined therein.

The West Hill Community Plan Area Zoning, as contained in a bound and published document (Attachment I), and as revised in the attachments hereto enumerated below is adopted as the official zoning control for that portion of unincorporated King county defined therein.

Attachment II West Hill Community Plan and Area Zoning Matrix (November 2, 1993)

Attachment III Amendment to West Hill Policy #21 (October 29, 1993)

Attachment IV Revised Chapters X (Implementation) and XI (Proposed Area Zoning) with Revised Area Zoning Map (October 29, 1993)

Attachment V Amendments adopted by Council December 13, 1993.

12/13/93

Council passed 8 to 0, Mr. Barden excused.

Amendment Number 7

Offered By: Sims

Amend Executive proposed Land Use Plan Map by designating the subject properties Single Family Residential up to six units per acre.

Amend Executive proposed Area Zoning by classifying the subject properties R-6-P.

Basis: the Bryn Mawr neighborhood is currently developed and zoned at a density of six home per acre.

12/13/93

Council passed 8 to 0, Mr. Barden excused.

WEST HILL COMMUNITY PLAN AND AREA ZONING

AMENDMENT NUMBER: 6

OFFERED BY: SULLIVAN/SIMS

Amend Executive's proposed Land Use Plan Map by designating the subject area Industrial and Mineral (to recognize an existing legal-nonconforming quarry).

Amend Executive's proposed Area Zoning by classifying the subject area I-P and M-P. The P-suffix attached to the M zone requires that once the quarry is reclaimed, the zoning will convert to I, and the Office/Research Park Special District Overlay shall apply.

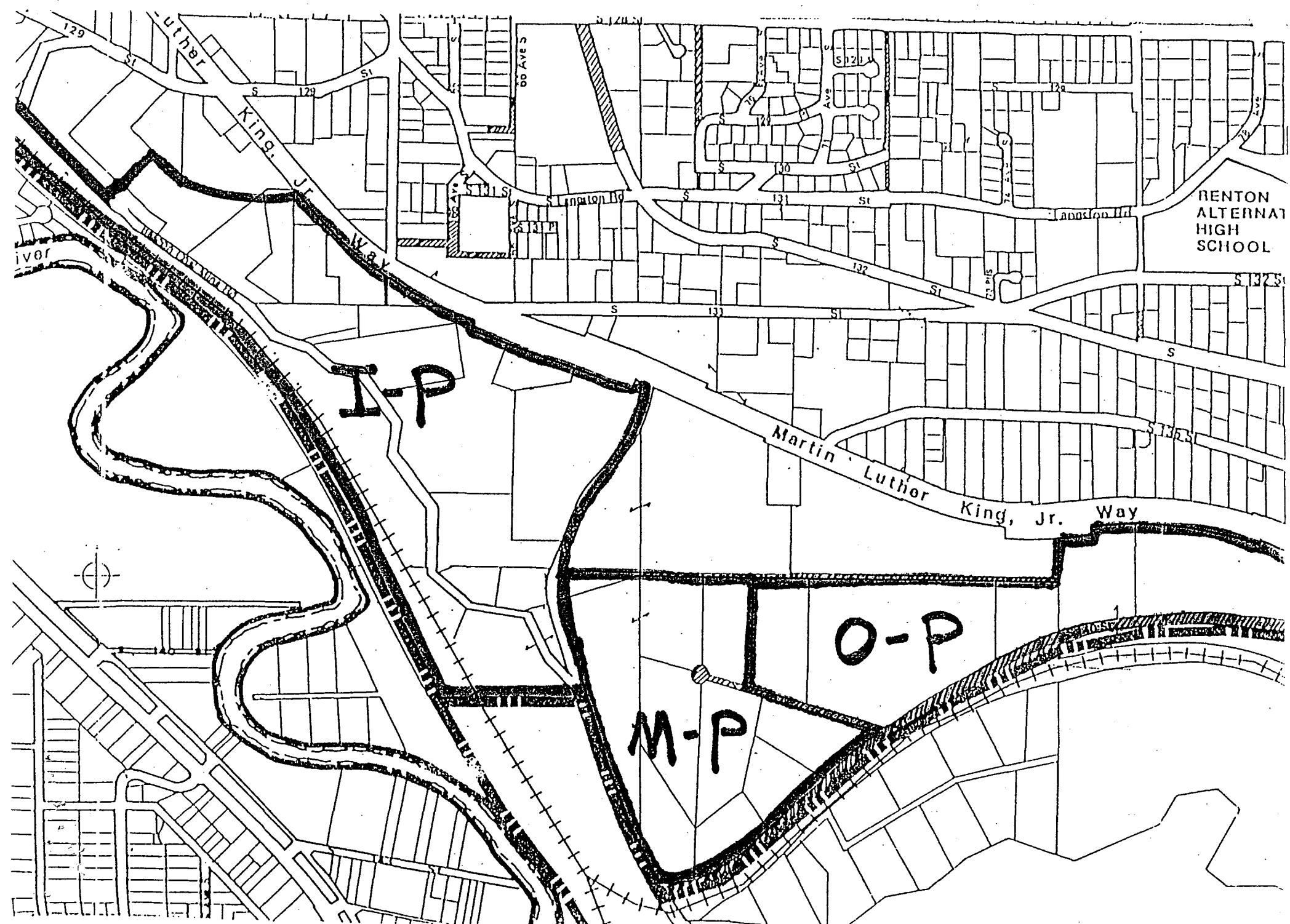
Basis:

This subject area is currently zoned Heavy Manufacturing (M-H). Existing uses range from salvage yards to manufacturing, and the above mentioned quarry.

c/wh

12/13/93

Council passed 8 to 0, Mr. Barden excused.





**King County Executive
TIM HILL**

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FAX: (206) 296-0194

93 DEC 27 PM 6:23
KING COUNTY COUNCIL

December 27, 1993

The Honorable Audrey Gruger, Chair
King County Council
Room 402
C O U R T H O U S E

RE: West Hill Community Plan

Dear Councilmember Gruger:

I appreciate the Council's efficient review of the West Hill Community Plan, which was adopted on December 13, 1993 by Ordinance 11166.

I understand there may be some technical issues resulting from the application of the new Zoning Code in the adopted Area Zoning and in the area-wide p-suffix conditions. I have directed the Parks, Planning and Resources Department and Department of Development and Environmental Services to look into the matter. If it is determined that changes to the Area Zoning are needed, Executive staff will prepare an amendment package for the Council's consideration in early 1994.

Thank you again for your action on this Community Plan. If you have any questions, please contact Lois Schwennesen, Director of the Parks, Planning and Resources Department, at 296-7503 or Charles Kleeberg, Director, Department of Development and Environmental Services, at 296-6701.

Sincerely,

Tim Hill
King County Executive

cc: King County Councilmembers
 ATTN: Jerry Peterson, Council Administrator
 Cal Hoggard, Program Director
 Chuck Kleeberg, Director, Department of Development and Environmental Services
 Lois Schwennesen, Director, Parks, Planning and Resources Department
 ATTN: Jim Reid, Manager, Planning and Community Development Division



ORDINANCE 11166

**EXECUTIVE PROPOSED WEST HILL COMMUNITY
PLAN AND AREA ZONING**

**KING COUNTY PLANNING AND COMMUNITY
DEVELOPMENT DIVISION**

ATTACHMENT(S) AVAILABLE IN ARCHIVES