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# West Hill

## Community Plan and Area Zoning

Effective Date: January 6, 1994

King County
DDES Department of Development and Environmental Services

# West Hill
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**Effective Date:**

**January 6, 1994**

**King County Department of Development
and Environmental Services**

2

Ordinance 11166 12/13/93

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## Acknowledgments

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# Introduction

The West Hill planning area, located immediately southeast of the City of Seattle, is an unincorporated urban portion of King County. West Hill is part of the Highline Community Planning Area but is not specifically addressed in the Highline Community Plan. It is 3.2 square miles in size and is mostly developed at urban densities.

The West Hill Community Plan responds to a broad range of communitywide issues including community services, quality of infill development, provision of affordable housing and beautification of the Skyway Business District. In addition, the land use map, policies, guidelines and recommended projects contained in this document implement the King County Comprehensive Plan (KCCP) and the 1990 Washington State Growth Management Act as they relate to growth and development in urban developed areas.

## King County Comprehensive Plan

The King County Comprehensive Plan (KCCP) is the long-range, countywide land use plan which provides the overall framework for directing growth, land development and public facilities and services reflected in community plans and functional plans. The KCCP plan consists of goals, land use policies and the Comprehensive Plan Map. Community Plans in King County are detailed land use and capital improvement plans for local subareas of the County, prepared under the guidance of the KCCP. In general, community plans include policy direction for environmental protection, land use development, capital improvements, and needed community services and facilities. Functional Plans are issue-specific plans which may cover the entire County. The KCCP, community plans and functional plans are implemented through zoning, decisions on individual land development proposals, annexations, and public spending decisions for facilities and services.

## Methodology

The methodology used to develop the West Hill Plan consists of the following phases:

I. Inventory and Analysis of Current Conditions;
II. Development of Community Goals and Preliminary Policies;
III. Plan Development;
IV. Plan Review and Adoption; and
V. Plan Implementation



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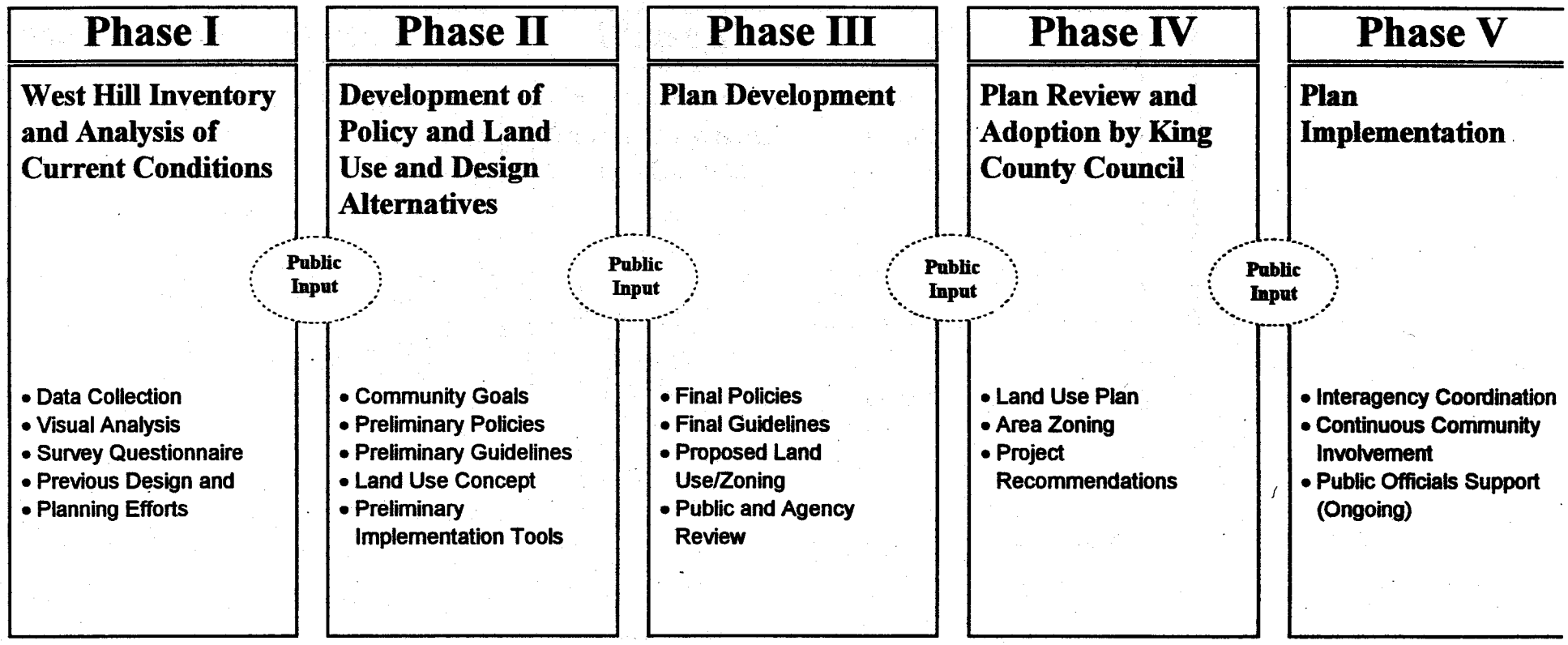
Figure 1

# West Hill Planning Methodology



**I. Inventory and Analysis of Current Conditions**: County Planning staff members spent over a year working on the first phase of the West Hill Community Plan--**The West Hill Inventory and Analysis of Current Conditions Report**. The report, completed in February 1991, suggested that the year 2000 population will be higher than the 1988 estimated population of 15,086 people. 1990 U.S. Census total population figures by census tract for West Hill show an increase of population of 2.2% over the above estimated population. The inventory and analysis also identified a great number of design and planning issues relating to West Hill's natural features, land use, development activity, physical appearance, community services and facilities, and access and circulation systems. These issues were identified using: background information, visual analysis, previous design and planning efforts in the area, areawide survey questionnaire results, and informal conversations with area residents and visitors.

**II. Community Goals and Preliminary Policies:** Findings drawn from the inventory and analysis report were translated into community goals, opportunities and constraints which reflect information about the quality of life in West Hill as perceived by its residents. This phase developed a vision for the community to work towards to address and resolve the issues and concerns as identified in the report. Preliminary policies to address identified community goals were then developed and presented to the community. Consistent with the findings of the inventory, the design and planning goals listed below are the main framework of the proposed West Hill Community Plan and Area Zoning. These goals are not prioritized and are organized into the following categories: natural and built environment; land use; utilities, community facilities and services; accessibility and mobility; and building siting and design.

**Natural and Built Environment**

- Retain and enhance unique natural character and visual identity of West Hill's neighbor hoods;
- Preserve and enhance identified scenic views and corridors;
- Protect and improve established character and predominant single family land use pattern of West Hill's neighborhoods;
- Enhance the visual image of the planning area and the Skyway business district;
- Require all development protect natural environment and unique views of Mount Rainier, the Cascades, Lake Washington, Seattle's skyline, and Renton and Tukwila;

**Land Use**

- Encourage urban densities to efficiently use the land;
- Encourage re-development and in-fill opportunities compatible with existing uses and neighborhood character throughout the planning area;
- Maintain housing affordable to West Hill residents while providing a variety of housing choices and protecting the predominant single family residential character;
- Enhance the overall function and appearance of existing businesses;
- Enhance the Skyway business district;
- Reinforce convenience retail, mixed use and professional services in existing activity centers;
- Ensure centrally-located public facilities such as the post office, library, and fire station, remain in the Skyway business district. Provide for additional opportunities to enhance the function and appearance of these facilities;

**Utilities, Community Facilities and Services**

- Provide social and health services and facilities especially for the youth and seniors;
- Identify and support additional cultural and arts activities;
- Increase open space, parks and recreation facilities;
- Provide for additional activities and facilities at Skyway Park;

- Ensure services, infrastructure and capital improvement projects are in place prior to or concur rent with new development;
- Identify and encourage construction of county and/or privately funded capital improve ment projects throughout the area;
- Discourage crime, vandalism and drug/gang-related activity;
- Identify and encourage use of existing County housing assistance programs;
- Support sewer service extension throughout the area, and improvement of stormwater and natu ral drainage system;

**Accessibility and Mobility**

- Require all development promote pedestrian and bicycle circulation within and with adja cent development;
- Improve, and/or create pedestrian oriented environments by providing linkages between activity centers, open space, schools, public facilities, and surrounding residential neigh borhoods;
- Improve traffic safety and road conditions;
- Improve street and circulation patterns throughout West Hill;
- Encourage safe pedestrian mobility on Renton Avenue South and increase pedestrian access to the Skyway business district;
- Encourage pass through traffic to use Rainier Avenue South and Martin Luther King Jr. Way;
- Improve transit access and encourage higher service frequency and extended service to and from residential neighborhoods;

**Building Siting and Design**

- Improve the external appearance of commercial buildings and their parking lots within the cen ters, especially at the Skyway business center;
- Encourage quality development of all commercial and multifamily structures;
- Promote a pedestrian-friendly commercial environment by orienting buildings to streets or pub lic spaces;
- Adopt better design and development standards (buffering, scale, character, siting and build ing detail and form); and
- Ensure new development fits in with scale, density and architectural character of adjacent development;

**III. Plan Development:** Following input from the community, preliminary policies were fine-tuned and finalized, and a land use concept for the West Hill area was developed. The Preliminary Land Use Concept Map depicts this stage of plan development. The community, affected County agencies and a number of area service providers assisted in finalizing the proposed land use plan and area zoning, and in developing a list of implementation measures to address the needs of the community.

**IV. Plan Review and Adoption:** The King County Council began their review of the Executive Proposed West Hill Community Plan and Area Zoning in the spring of 1992 with a well-attended public meeting held in the community. The Council then postponed further review until after adoption of King County's new zoning code, Title 21A. Review resumed in November, 1993 and the West Hill Community Plan and Area Zoning was adopted using the new zoning code designations on December 13, 1993.

The West Hill Community Plan was developed under the guidance of the 1985 King County Comprehensive Plan. In 1990 and 1991 the state legislature enacted the Growth Management Act, which specifies issues to be addressed in local comprehensive plans and calls for most new growth to be focused in urban areas. In December, 1994 King County adopted a new King County Comprehensive Plan, and in January, 1995 adopted new zoning throughout the County to implement the new King County Comprehensive Plan. The West Hill Community Plan and Area Zoning was determined to be consistent with the Growth Management Act and the 1994 King County Comprehensive Plan, and the adopted zoning was carried forward.

**V. Implementation:** Because of West Hill's unique issues regarding provision of social and health services, capital improvements, pedestrian improvements, and adequate infrastructure to support in-fill and re-development opportunities, the implementation phase of this plan is crucial. To address and resolve the issues and concerns of the community as well as achieve the community derived goals, the implementation phase is an on-going process throughout the life of this plan. It requires from staff, cities, affected agencies and local governments, and active community organizations a long term level of commitment to ensure adequate and consistent coordination of actions. Implementation of the West Hill Community Plan will reduce existing safety, health, social and physical problems to accomplish a more attractive and functional place to live, work and play. King County departments and other agencies will use this document to evaluate land use decisions and development activity in unincorporated West Hill, and to guide capital expenditure decisions.

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# I. Identity, Image and Character Protection

**Framework Policy #1**
**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 its surroundings.**

Intention:

To retain and enhance unique physical character and visual identity of West Hill's neighborhoods.

**WH #1 The West Hill Plan recognizes the following neighborhoods:**

**a. Bryn Mawr**
**b. Lakeridge**
**c. Skyway**
**d. Skyway Business District**
**e. Campbell Hill**
**f. Earlington**
**g. Panorama View**

Discussion:

The West Hill area is made up of different neighborhoods which all come together as a community, but each neighborhood has an established character and a sense of identity. The most common land forms in West Hill include steep and gradual slopes, lowlands, hillsides, and ravines which are associated with environmentally sensitive areas that surround the entire community and bisect West Hill into identifiable neighborhoods.

In addition to the various land forms within West Hill, major traffic routes also define neighborhoods in West Hill. Subtle changes in architectural style, size and spacing of structures also define neighborhoods.

With regard to specific neighborhoods, Bryn Mawr and Lakeridge, for example, are characterized by the quality of their established single family residential development with moderate to high densities. The smooth blend of size, color, scale, architectural style and building materials of the housing stock add character and interest to these neighborhoods. In addition, their narrow and curved residential shoulder streets with scattered scaled trees on both sides provide attractive visual effects.

The Skyway community surrounding the Skyway Business District and the Skyway Park offers views coupled with a hillside setting. Although its narrow (24' wide) residential streets provide human scale and visual comfort from the automobile, no roadway shoulders or sidewalks exist on most of these streets restricting pedestrian mobility within and to adjacent areas. The mix of housing types, and commercial establishments within the business center are also a special characteristic of this area.

Campbell Hill and Panorama View are less dense than Bryn Mawr, Lakeridge and Skyway. Several undeveloped lots are easily identifiable in this area characterized by rural and suburban settings. Larger lots here which have good access from a major connecting route (Martin Luther King Jr. Way) and recent sewer service extension into areas along South Langston Road may be seen as favorable for future residential development. Few pedestrian amenities are available except near the Campbell Hill elementary school where South 124th Street, 64th Avenue South and 68th Avenue South are enhanced and defined by sidewalks, street trees, planting strips, and good signage (midblock crosswalks and stop signs). Thus, they contribute to the identity and pleasant feeling of this portion of Campbell Hill. Field observations at midday on a weekday indicated a moderate volume of traffic moving at moderate speeds, and on-street parking was utilized closer to school and no congestion or safety hazards were observed. In addition, many children were seen walking home from school. A continuation of the pedestrian amenities in this neighborhood can reinforce a more welcome feeling to pedestrians.



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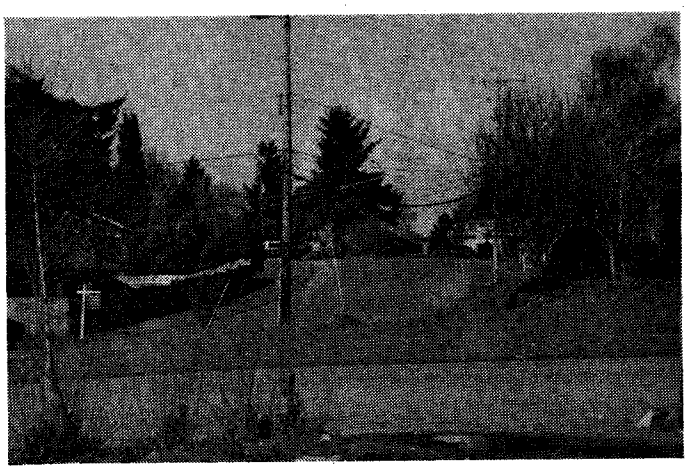
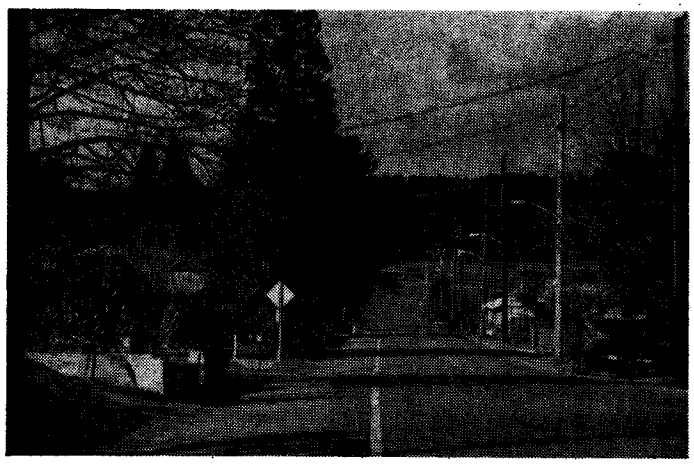
**Well defined, pleasant and safe street (68th Avenue South) in Campbell Hill near Campbell Hill Elementary School. The character is enhanced by trees, curbs, sidewalks, and planting strips.**



**Residential street adjacent to the Skyway Business District without street amenities. Trees, sidewalks, plantings and lighting fixtures would provide safety and attract residents to walk down to the business center.**



**Residential street in Bryn Mawr, with a view of Lake Washington in the background. Sidewalks, street lighting and street trees can make this street more pleasant.**

**New single family housing at South 115th Street between 78th and 80th Avenue South in Lakeridge. Sidewalk on one side only and poor street landscape result in weak edges and poor definition of the street space.**

The Earlington area has a dominating moderate to steep slope topography overlooking Renton and Tukwila with large unbroken curved streets. The density is also relatively low compared with adjacent neighborhoods. A good portion of the older single family housing is on quarter-acre lots and multifamily housing is located along Martin Luther King Jr. Way. The Earlington streets serve both local traffic and through traffic from or to Seattle and surrounding cities of King County. A major challenge here is to keep unwanted traffic from residential areas and around the Renton Alternative High School, and provide pedestrian access.

Intention:

To preserve the strong natural features of West Hill and to enhance the definition of neighborhoods.

**WH #2** **Natural features of West Hill such as open space, natural vegetation, lowlands, hillsides, steep and gradual slopes, 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.**

Discussion:

West Hill has a series of topographic changes ranging from the lowlands at the shore of Lake Washington to the bluff lines of Bryn Mawr and Lakeridge, and from the shore of the Duwamish River through the hills of Earlington and Campbell Hill to a ridge with elevations of nearly 500 feet near the Skyway business district at the center of the planning area.

**WH #3** **The following view corridors are recognized and should not be adversely affected by new development:**

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.**

Discussion:

West Hill offers many opportunities to see and be seen. Several questionnaire respondents mentioned unusual views as community attributes they want to preserve for future generations. Viewpoints of Mount Rainier, Seattle skyline, Lake Washington, sweeping views of Renton and Tukwila, and visual connections within the different neighborhoods are of recognized value by the residents of West Hill. View points from West Hill and location of recommended view corridors are shown on the Views from West Hill map.

**WH #4** **New development should minimize impact to views of Mount Rainier, the Cascades, Seattle's skyline, Lake Washington, and scenic vistas of Renton and Tukwila.**

The following factors should be considered in site design:

a. Setbacks for residential development should reflect topography to keep desirable panoramic views open;
b. New development located on slopes of hills should be scaled down with respect to height and mass so as not to destroy or restrict identified valuable vistas or viewpoints from above;
c. New development on down hill side of streets should relate to the ground visually and functionally, so they do not create useless space underneath and undesirable views from below.

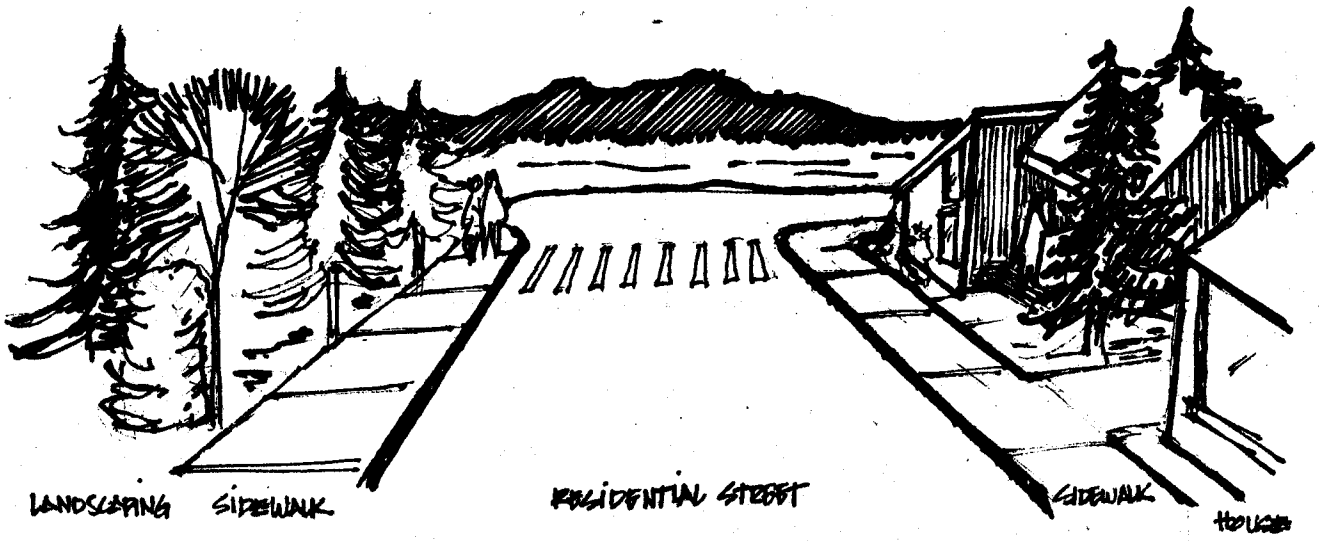
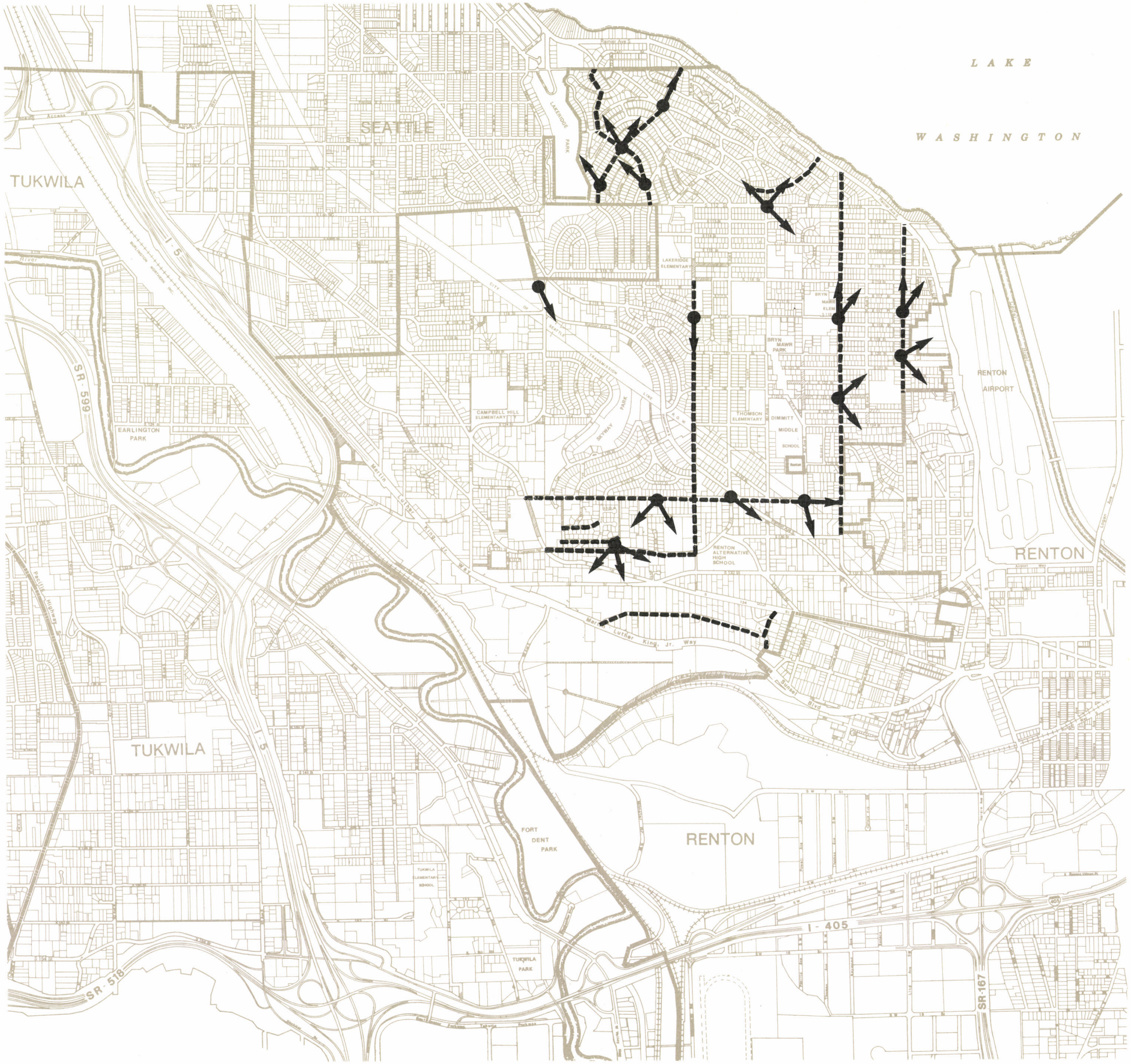



**Figure 2**
**Houses directly oriented onto sidewalks along view corridors reinforce street edge and enhance views.**

d. Street layout, street trees and plantings should reflect topography to help accent views from right-of-ways or public spaces; and
e. Building heights on lowlands adjacent to Lake Washington or near Renton and Tukwila should be restricted to prevent blockage of views and loss of the sense of contact with the waterfront and areas adjacent to West Hill's residential neighborhoods.




## Views from West Hill

Major View Points

Proposed View Corridors

# West Hill
## Community Plan

King County Planning and
Community Development Division

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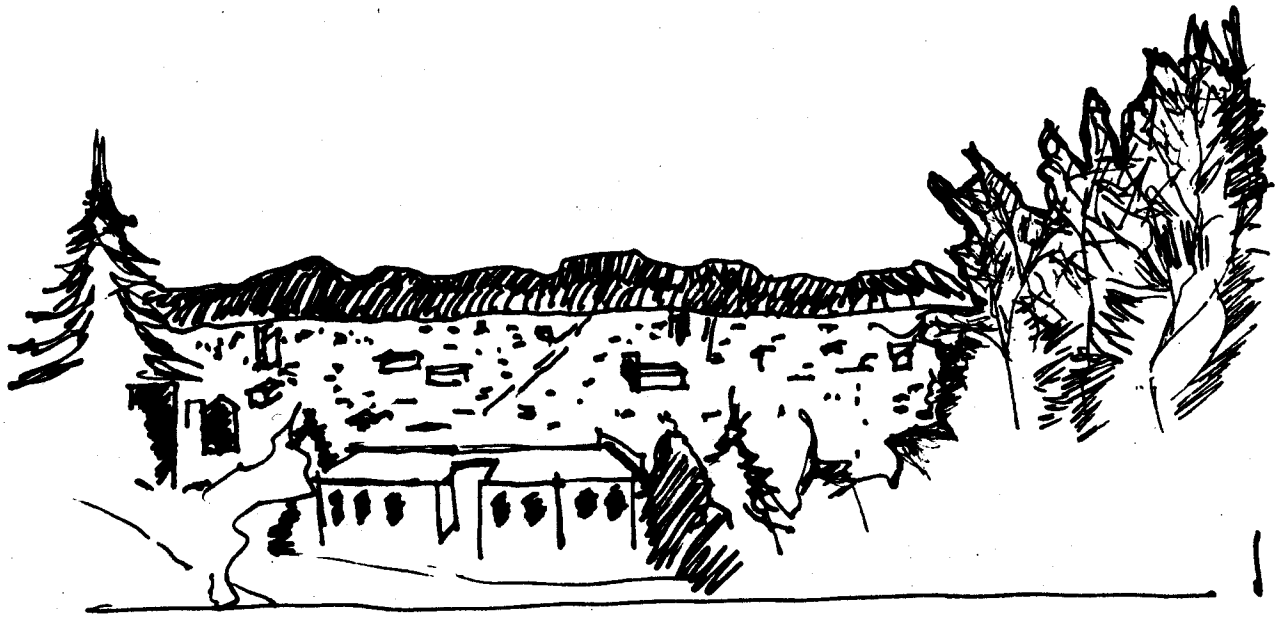

**Figure 3**
**Large breaks in buildings on downhill side allows panoramic views.**

Intention:

To ensure valuable views and natural features are protected and enhanced, and to define and improve street level view corridors and street edges.

**WH #5** **New development should be located to preserve view corridors and streetscape. Site plans for new commercial and multifamily development should include elevations of surrounding structures and a diagram displaying the relationship of the proposal to topography, view corridors and surrounding uses.**

Intention:

To improve the identity of the West Hill area and its visual image as perceived by its residents and visitors, and to reinforce the identity and sense of place of each neighborhood.

**WH #6** **Major entrances to the West Hill area and its neighborhoods should be identified and defined with signs, pavement markings and landscaping. This plan proposes four main "entrance points" or "gateways" to the West Hill area.**

**a.** **Entrance into Campbell Hill neighborhood off Interstate 5 along Martin Luther King Jr. Way.**

b **Entrance into Earlington neighborhood along Martin Luther King Jr. Way north of Sunset Boulevard in Renton.**

c. **Entrance into Lakeridge neighborhood along Rainier Avenue South and 88th Avenue South if it were continued.**

d. **Entrance into Skyway neighborhood along Renton Avenue South near 68th Avenue South.**

These projects can be accomplished by:

- pavement markings across the streets;
- "Welcome to West Hill" or other signs on both sides of the streets; and
- special lighting, , poles, flags or arches.

Signs or markings should be highly visible and designed by residents of the community. The Proposed Entry Points map depicts the above recommendations.

Discussion:

Defining a place can accomplish various purposes: it creates a sense of pride and belonging, creates a strong sense of special place, and improves the physical image of an area as regarded by the people living in it and by those who pass by or are visiting it.

West Hill has several points of entry. The entry onto SR-900 (Martin Luther King Jr. Way) from the Interstate 5 freeway briefly crosses the city limits of Tukwila before entering the West Hill area. This entry is confusing, ragged and undefined. The lack of signs does not offer a sense of orientation and the cluttered appearance of vegetation on both sides of SR-900, as one is ascending or descending through the bluff above I-5, detracts from clear views of the freeway and western portions of Tukwila and Seattle. Clarifying this north west side entry by placing signs and opening up views of the freeway and areas to the west would create a dramatic entry, help distinguish the area from the city limits of Tukwila, and would create a defined sense of entry.

The entry point located at the northern portion of Renton Avenue near 88th Avenue South provides a transition between the adjacent single family residential housing stock within Seattle's limits and the northern half of the Skyway business center. The wooded vacant parcels on the west side of the curved road and the change of topography on the east side provide a pleasant visual experience. Design elements such as landscaping, arches, sculptures, poles, or fountains would make this transition a positive part of the area's entry effect.

Presently, once inside the West Hill area, the Skyway Business District is very important to the image of West Hill. Most existing retail/commercial/office uses and public facilities such as the Skyway Library, post office and fire station are located here. It serves as the focal point of activity for the community and its entries should be defined and made to work with the other entry points of the area. Replacing the small and deteriorated sign at the existing southern entry point on Renton Avenue South and providing landscaping would create a strong positive entry point that is effective, definable and attractive to the community.

West Hill's residential neighborhoods such as Lakeridge, Bryn Mawr and Campbell Hill should have definable entries too, but they should not compete with the entries to the area. Good landscaping, attractive buildings or street improvements would substantially help to create a sense of entering a neighborhood.



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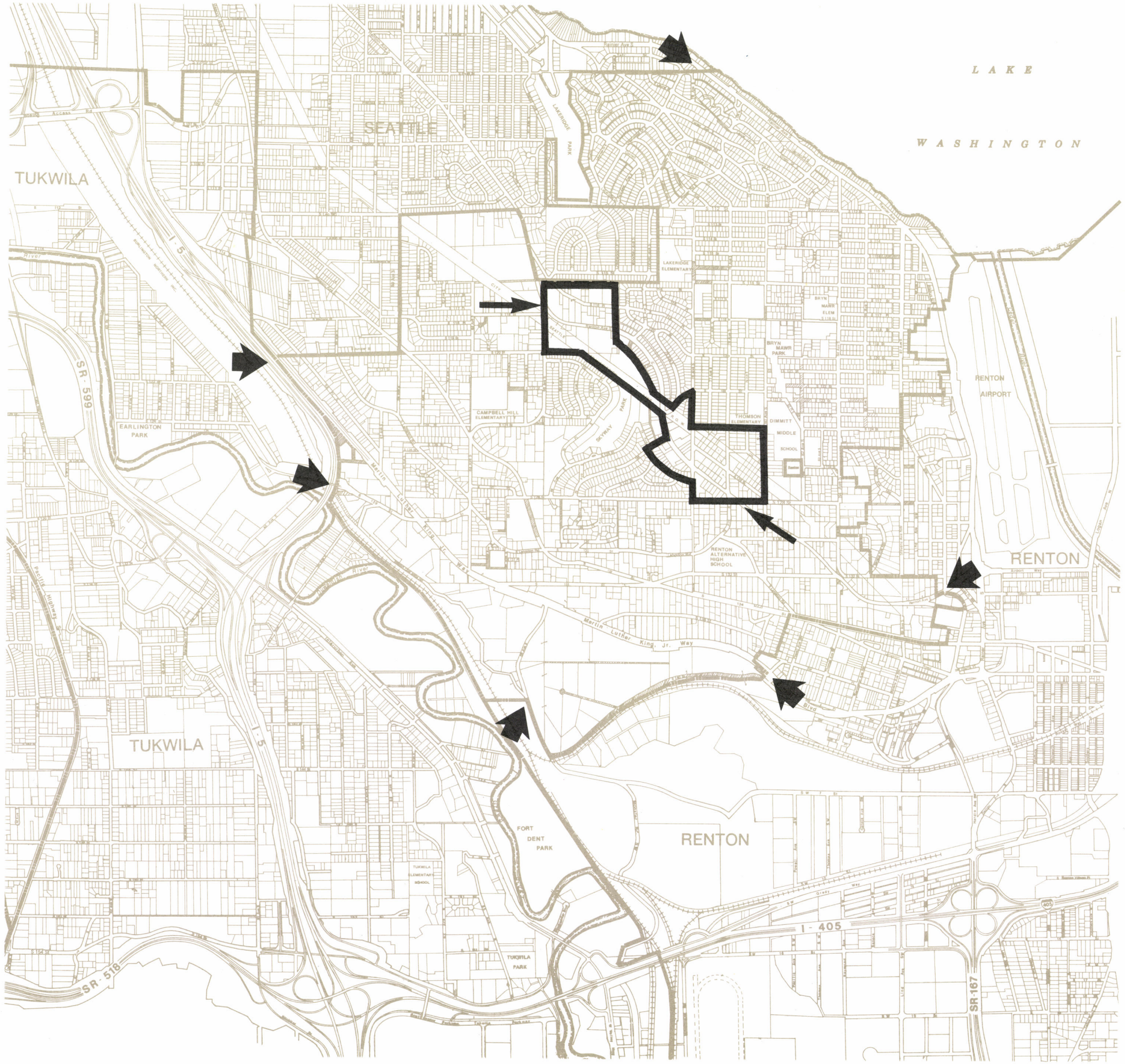


## Proposed Entry Points

- Community Entry
- Business District Entry
- Skyway Business District Boundary

# West Hill
## Community Plan

King County Planning and
Community Development Division

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# II. Land Use and Density

**Framework Policy #2**
**New development should protect and improve established character and predominant single family pattern of West Hill's neighborhoods.**

**Framework Policy #3**
**To promote efficient use of land, utilities and services at the lowest possible cost, residential development, infill or redevelopment opportunities shall develop at urban densities supporting a diversity of housing types and densities.**

Discussion:

The King County Comprehensive Plan (KCCP) designates West Hill an Urban Area. The KCCP encourages the development of housing in urban areas where employment and shopping are convenient, and where public facilities and services can be provided at the lowest cost. KCCP policies also encourage a wide range of housing types and densities to meet the needs of people of all incomes levels. In general the KCCP seeks to:

- Encourage infill and re-development opportunities within developed areas;
- Establish good relationships between land uses to minimize the impacts of change;
- Provide public amenities such as plazas, open space, etc.;
- Promote high quality residential areas;
- Incorporate elements of the natural environment with the built environment;
- Provide residential development with facilities and services that serve the local residents and contributes toward a well functioning community; and
- Promote pedestrian mobility and linkages.

The West Hill Community Plan seeks to retain and improve the established character and predominant land use pattern of West Hill neighborhoods. In general, West Hill is mostly developed, but a few large and small undeveloped lots are scattered throughout the planning area. As most housing stock is 20 to 40 years old, there are some opportunities for re-development as well.

Major challenges in West Hill are 1) to ensure attractive new residential developments fit in with the existing surrounding physical and density patterns, while promoting a good pedestrian circulation within and with adjacent uses; and 2) to ensure adequate facilities and services are available to support residential neighborhoods. The policies and guidelines amplify the above mentioned land use and density framework policies.

# Residential Uses

**WH #7** **New development, in-fill or redevelopment opportunities for residential uses shall be allowed and encouraged in all neighborhoods of West Hill.**

**WH #8** **Residential uses within the West Hill area 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.**

Discussion:

Urban areas require a full range of urban services and facilities including water and sewer utilities, roads and sidewalks, schools, retail/office/commercial facilities, parks, open space, and transit. To achieve this, densities in urban areas should be high enough to support such a range of cost efficient services and facilities.

The KCCP establishes an overall goal of 7 to 8 units per acre for new residential development in urban areas. West Hill is predominantly zoned R-6 and R-8 which allow six single family homes per acre and eight single family homes per acre respectively. The Bryn Mawr, Lakeridge and Skyway areas, for example, are mostly developed at 6 to 8 homes per acre. Densities from 1 to 6 homes per acre are located in the Campbell Hill and Earlington areas. Multifamily development at Skyway and along Martin Luther King Junior Way averages 24 units per acre bringing the average density for the planning area to approximately 6 or 7 units per acre.

To implement the KCCP goal, this plan encourages a mix of single and multifamily residential opportunities. The criteria for locating these new residential opportunities and a range of densities is based on: availability of infill and re-development opportunities; adjacent land use, character and density patterns; availability of adequate infrastructure; and accessibility to community facilities and services. The following policies and the Land Use map direct where and how new residential development should be built to efficiently use the land while encouraging attractive, diverse and functional residential areas.



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# Single Family Residential

Intention:

To maintain and improve the relatively affordable home prices of the West Hill area to low and moderate income families, and to provide for a variety of housing types.

**WH #9** **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.**

**WH #10** **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.**

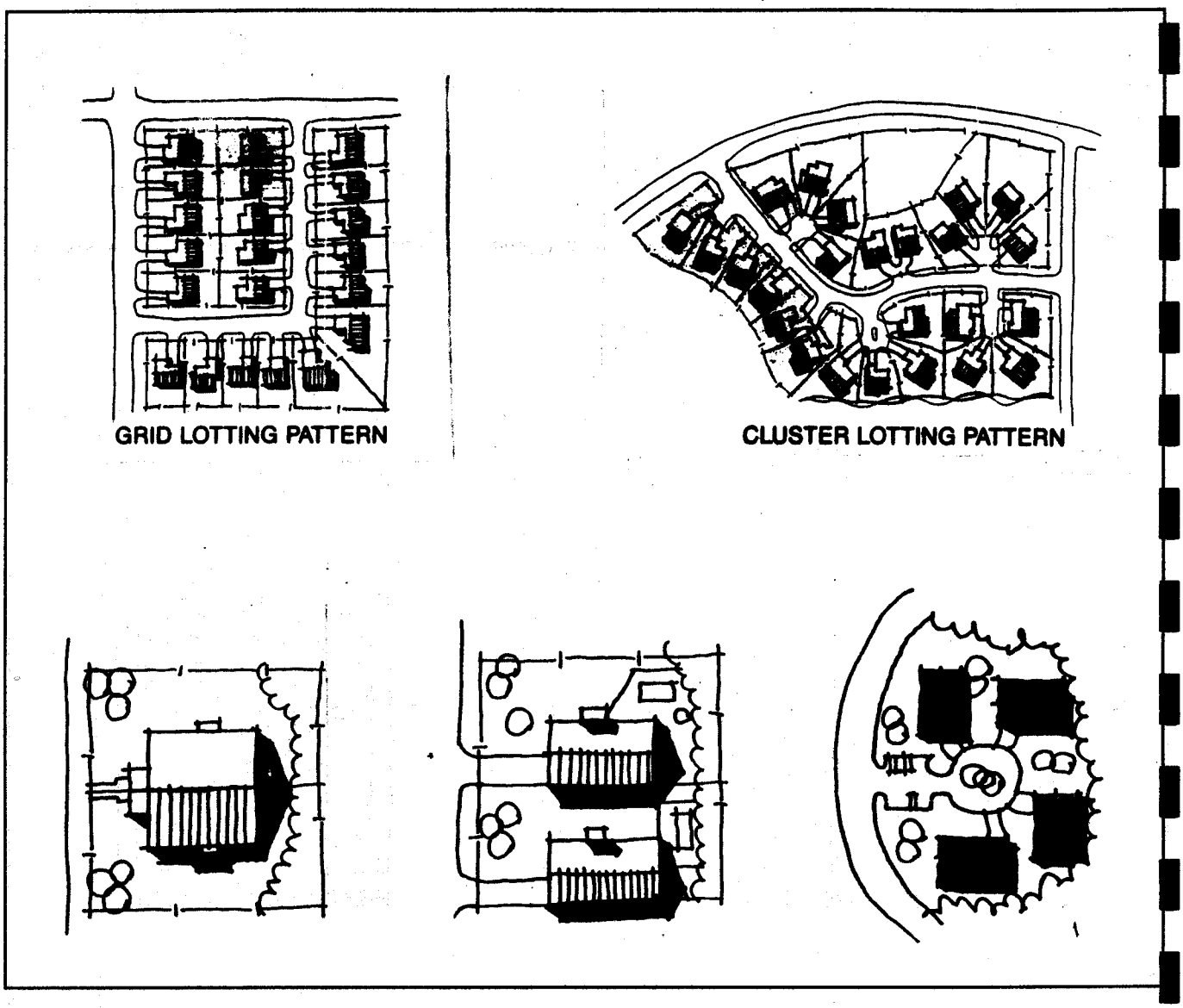
Discussion:

The Bryn Mawr, Lakeridge and Skyway neighborhoods are zoned R-6, Residential, six homes per acre. Most of the land in these neighborhoods is developed at that density, and new development should continue at that density. The Campbell Hill, Earlington and Panorama View neighborhoods are zoned R-6 where already developed at that density. Undeveloped areas are zoned R-8, Residential, eight homes per acre. Much of the land zoned R-8 is currently unsewered. The increase in permitted density forwards KCCP goals, and provides a mechanism to offset the cost of bringing sewers into the area.

A major goal of the KCCP and the Affordable Housing Policy Plan is to encourage more affordable housing choices in urban areas that will accommodate a range of incomes. Attached housing compatible in scale with single family detached housing is one way to achieve more affordable housing.

The concept of cluster housing is an old and well used alternative to conventional single family development and in addition to allowing for preservation of open space and natural features, can result in lower development costs and promote internal circulation and interaction between residents. According to a 1990 study by Jeff Lacy from CRM, Department of Landscape Architecture and Regional Planning, University of Massachusetts, cluster developments in communities around the country proved to have sale and resale values higher than conventional development.

**Figure 4**
**Examples of attached or clustered housing within single family areas**




# Multifamily Residential

**WH #11** **Opportunities for multifamily residential development should range from 12 to 48 homes per acre, be associated with offices and services, and be confined to areas designated for multifamily development by the West Hill Community Plan.**

Discussion:

Providing opportunities for different housing types and density will allow residents of West Hill to better fit their housing needs and life styles. About 36% of the total population in West Hill was 45 and over in 1988. Of the 1979 Census West Hill total population (15 years and older) 25.0% were singles, 60.0% married with or without children and 15.0% either separated, widowed or divorced according to the Inven-



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tory and Analysis Report. For these reasons, the policy above seeks to provide flexibility in housing densities and types.

Channeling new multifamily residential growth within or adjacent to the existing business centers will allow residents to be served by a full range of necessary services (shopping, transit, etc.) and infrastructure. Infill sites, and sites with potential for redevelopment or reuse are available at the existing business centers, especially at the Skyway Business District.

In addition to existing multifamily development in West Hill, pockets of land used for duplexes are currently located within the planning area, and areas adjacent to the Skyway Business District and along Martin Luther King Jr. Way are currently zoned for a range of multifamily densities.

Intention:

To promote the development of housing for the elderly near public transportation, recreational and medical facilities, and retail and shopping services in West Hill.

**WH #12** **Elderly housing projects are encouraged near existing business centers on Renton Avenue South, Martin Luther King Jr. Way, and Rainier Avenue South at a density of up to 60 homes per acre.**

**WH #13** **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.**

Discussion:

Presently, the West Hill area has a very low number of housing units for the elderly compared to other areas of King County and City of Seattle neighborhoods. About 10% of the total population in West Hill were 65 or older in 1980, according to the 1980 Census of Population and Housing. Following the national and regional trend of increased elderly population, the 1990 West Hill's elderly population increased to almost 14%, a four percent increase from the 1980 Census.

Allowing 60 homes per acre for low-income senior housing provides an incentive to developers to fill an identified need.

# Compatibility and Transition of Uses

Intention:

To encourage uses compatible with and reduce conflict between different land uses, and to encourage a more attractive environment.

**WH #14** **New development should be compatible with existing character of adjacent areas, and should be accessible to surrounding residential neighborhoods and business areas.**

Discussion:

Compatibility of uses can be accomplished by:

a) Providing for a smooth and gradual reduction of densities and uses as a transition between commercial, industrial and residential by: (1) providing quality buffered land scaping between like uses

as well as different uses, open space or increased setbacks; (2) reducing building height and scale between industrial, commercial, multifamily and single family areas; (3) avoiding unattractive blank walls without breaks and fencing along property lines; and (4) screening loading, service and storage areas and undesirable views from neighbors and visitors.

b) Locating medium/high density multifamily residential development primarily within or closer to business or retail uses and low density multifamily adjacent to single family areas.

c) Concentrating commercial, office, light industrial and mixed uses in existing centers and better defining center boundaries.

Linkage of uses should be accomplished by:

a) Providing safe, convenient and attractive pedestrian and bicycle access and circulation along streets and parking lots, and between and through residential and commercial uses;

b) Encouraging separation of auto-oriented and pedestrian oriented businesses within business areas; and

c) Developing vehicle circulation and parking systems, and identifying pedestrian crossing points within business centers to facilitate movement between businesses without disrupting arterial traffic.

Density, building mass, building orientation, height, modulation of facades, signage, landscaping, and artificial lighting comprise most land use and design elements that can help to achieve design integrity, continuity and compatibility between the physical character of existing areas and new development. Additionally, grouping auto and pedestrian oriented uses in separate locations can minimize traffic problems, disruption of pedestrian circulation, and conflict between these uses. For example, gas stations, car wash, body shops, and drive-in establishments should be limited to designated areas within business centers. The Skyway Business District has three car repair shops along Renton Avenue South, and four gas stations. The presence of wrecked automobiles, damaged curbs and litter on parking lots and shoulders add to the appearance and function problems within this center.

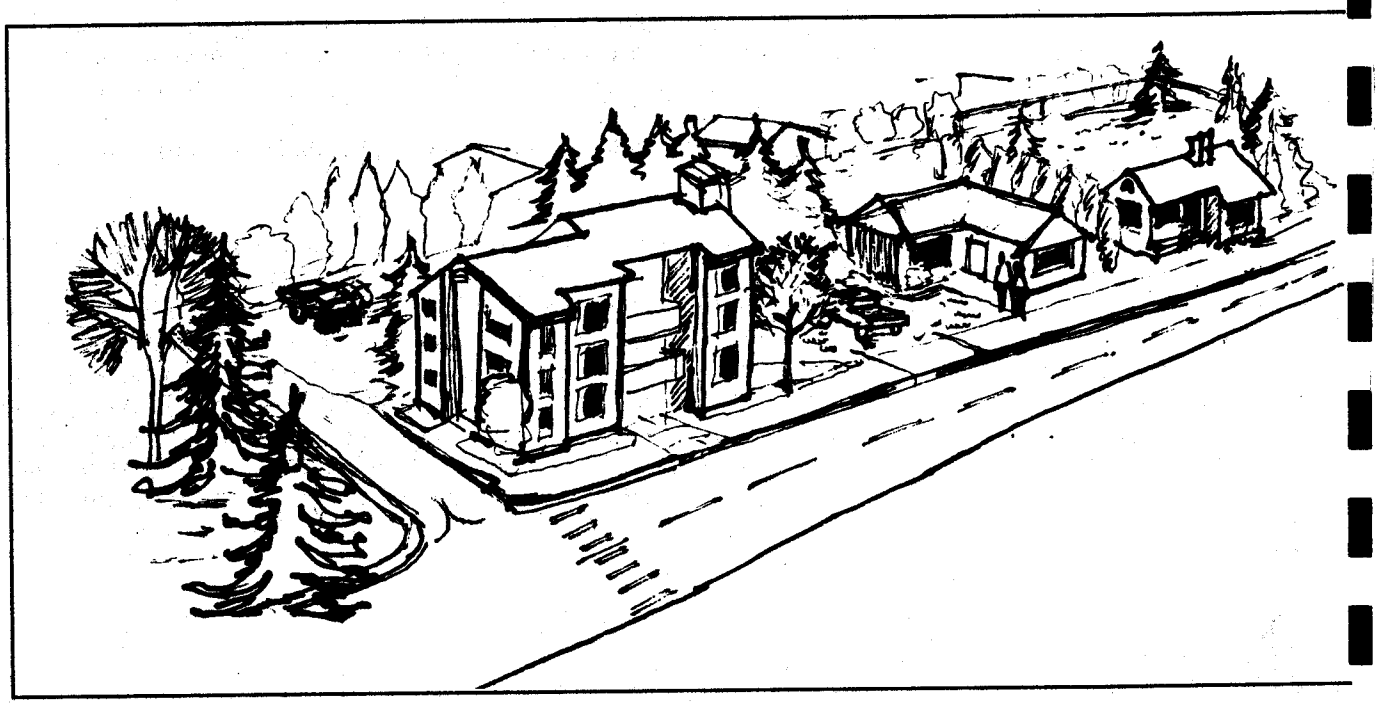

**Figure 5**
**Variation of building facades, form and siting, and landscaped areas create a smooth transition between land uses and different intensity of uses.**



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# Commercial and Industrial Uses

Intention:

To enhance existing commercial and industrial buildings, attract new businesses within the existing business centers, and to ensure attractive future commercial and industrial development in ways that function well and is compatible with adjacent development.

**WH #15** **New commercial and industrial development should encourage compact development, a pedestrian-friendly environment, improve circulation, and promote a good transition with adjacent residential areas.**

Discussion:

Community design goals for existing and future commercial development within the business centers of West Hill can be summarized as follows:

- Define boundaries and entry points;
- Incorporate landscaping and building site and design guides;
- Provide for open and public space; and
- Improve pedestrian access and circulation.

**WH #16** **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 Business Centers and expansion of the business centers is limited to areas zoned for those uses through the West Hill Community Plan and Area Zoning.**

Most commercial activity in West Hill is located at the Skyway Business District. Its uses include retail, commercial, office, multifamily and community facilities which provide convenience goods and personal services that are needed daily. This 38.5 acre center is the main activity node in West Hill and is designated a Community Business Center.

West Hill residents expressed concerns about the lack of comparison/ discount stores and light manufacturing/industrial uses (cabinet shop, furniture repair, plumbing, glass shop, etc.). Additionally, survey questionnaire responses (questions #29 and #30) indicate preferences for more restaurants and variety and specialty stores in this center. In terms of design issues, 63.5% of questionnaire respondents would like street and sidewalk improvements, theme decoration for buildings, public amenities, and clean up/facelift of unattractive, old and plain buildings within the center.

Additional commercial areas in West Hill are mainly small scale retail developments to serve neighborhood residents. As mentioned earlier, major goals of the community as reflected in the inventory and analysis and expressed in the public questionnaire results is to make existing business centers more visually attractive to shoppers and neighbors, and to improve the functioning of traffic and circulation systems in and around the business areas, especially the Skyway Business District.

Providing attractive buildings, public amenities and open space to use and be in, and improving circulation systems that are convenient to pedestrians and bicycle and to transit as well as autos will draw people in from surrounding residential neighborhoods and cities and will improve health of businesses as well.

Intention:

To reinforce existing business areas in West Hill and enhance their identity within the community.

**WH #17** **The Skyway Business District is designated as a Community Business Center and expansion of the business district is limited to areas zoned for those uses through the West Hill Community Plan and Area Zoning.**

Intention:

To promote environmentally sensitive development of new job sources.

**WH #18** **The office/research park area south of Martin Luther King Jr. Way should be developed in a manner which maintains the stability and scenic value of the steep slopes and enhances the entrance to Renton's business park.**

Discussion:

The area south of Martin Luther King Jr. Way and north of the Duwamish River was zoned for light and heavy manufacturing uses for many years. Site constraints appear to have severely limited development for manufacturing uses. This area is better suited to clustered, business park development to meet the goals of the Economic Development Plan. An Office/Research Park Development Special District Overlay has been applied to this area to assure clustered, campus development.



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# III. Skyway Business District

**Framework Policy #4**
**To bolster the retail activity at the Skyway Business District, this center shall continue to be the major Community Business Center in West Hill. Residential, retail, office, and mixed use should be focused on infill sites and sites with redevelopment or reuse opportunities.**

**Framework Policy #5**
**New office, retail, commercial, and mixed use development within the Skyway Business District should promote the use of the streets and public places to achieve visual continuity and encourage pedestrian mobility.**

Intention:

To reinforce the Skyway Business District's retail activity, provide a strong image, and to provide a better orientation within the West Hill area.

**WH #19** **The Skyway Business District should continue to be the major Community Business Center in West Hill. Residential, retail, office, and mixed use should be focused on infill sites and sites with redevelopment or reuse opportunities.**

**WH #20** **Entry points to the Skyway Business District should be identified and defined with landscaping, signs or pavement markings. The suggested entry point locations for this center are shown on the Proposed Entry Points map.**

**WH #21** **All infill sites and sites with potential for redevelopment should seek to provide a mix of uses (retail or office and residential). Retail and office uses are encouraged on the ground floor with residential units above.**

**WH #22** **To reduce walking distance between buildings, costs of development, traffic problems, and disruption of pedestrian circulation, buildings should be arranged on commercial sites to ensure compact centers and public spaces with access to public transit facilities.**

**WH #22A** **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.**

**Figure 6**
**Ground Floor Commercial/Retail With Residential or Office Uses Above**

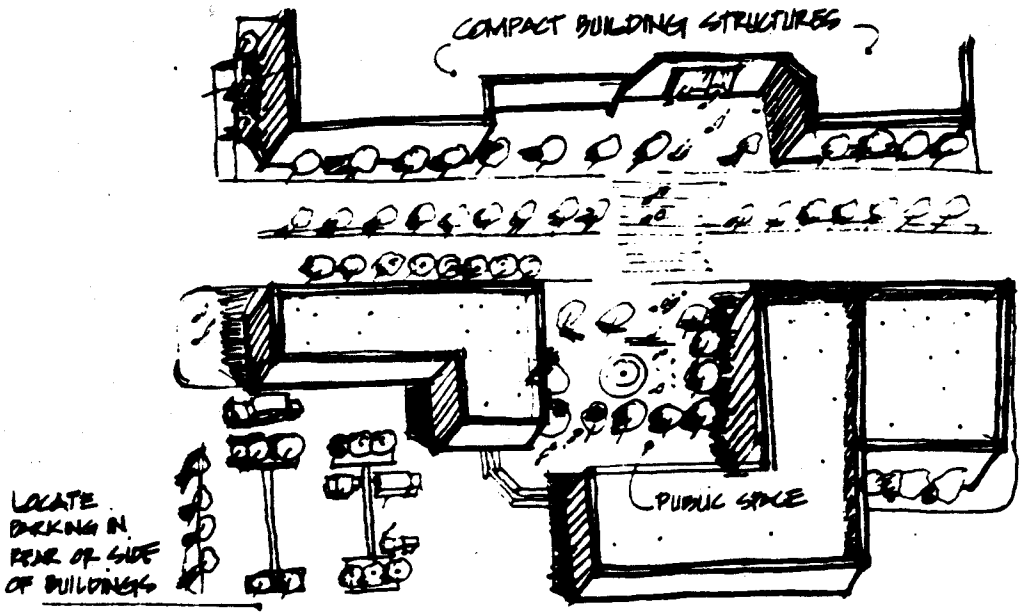


**Figure 7**
**Compact Commercial Buildings Help Provide Public Amenities**



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# Siting and Design

Discussion:

Presently, the sidewalks connecting the northern and southern nodes of the Skyway Business District do not invite pedestrian travel from one to the other within each business node, and frequent parking lot entrances and broken curbs create an unsafe pedestrian situation. As a result, walking is discouraged and shopping is less attractive. West Hill residents want more sidewalks, crosswalks, landscaping, street lighting, and restaurants within this center. Residents are also concerned with the lack of variety or specialty stores as well as with the overall functioning of traffic and circulation systems at and around this center.

To promote a safe pedestrian environment and create places for people to gather within the Skyway Business District, new commercial development should contribute to the use of the streets as a way to encourage pedestrian circulation and business activity and discourage vehicle use in pedestrian areas. Wide sidewalks, ground floor retail uses directly fronting the street with windows and weather protection devices would create an attractive functional pedestrian setting. Alternatively, ground floor building entrances may orient to public spaces such as plazas, parks or arcades to encourage pedestrian activity and comfort. Further, grouping buildings and uses can minimize the costs of facilities and services and help promote use of transit and pedestrian access. Developer savings resulting from compact development can be used to assist in providing needed public amenities or public improvements within this center.

To assure new development contributes to a pedestrian-friendly environment, the Skyway Business District has been designated with a pedestrian oriented commercial development Special District Overlay which limit auto-oriented used, requires new development to orient toward sidewalks instead of parking lots, and specifies building facade designs.

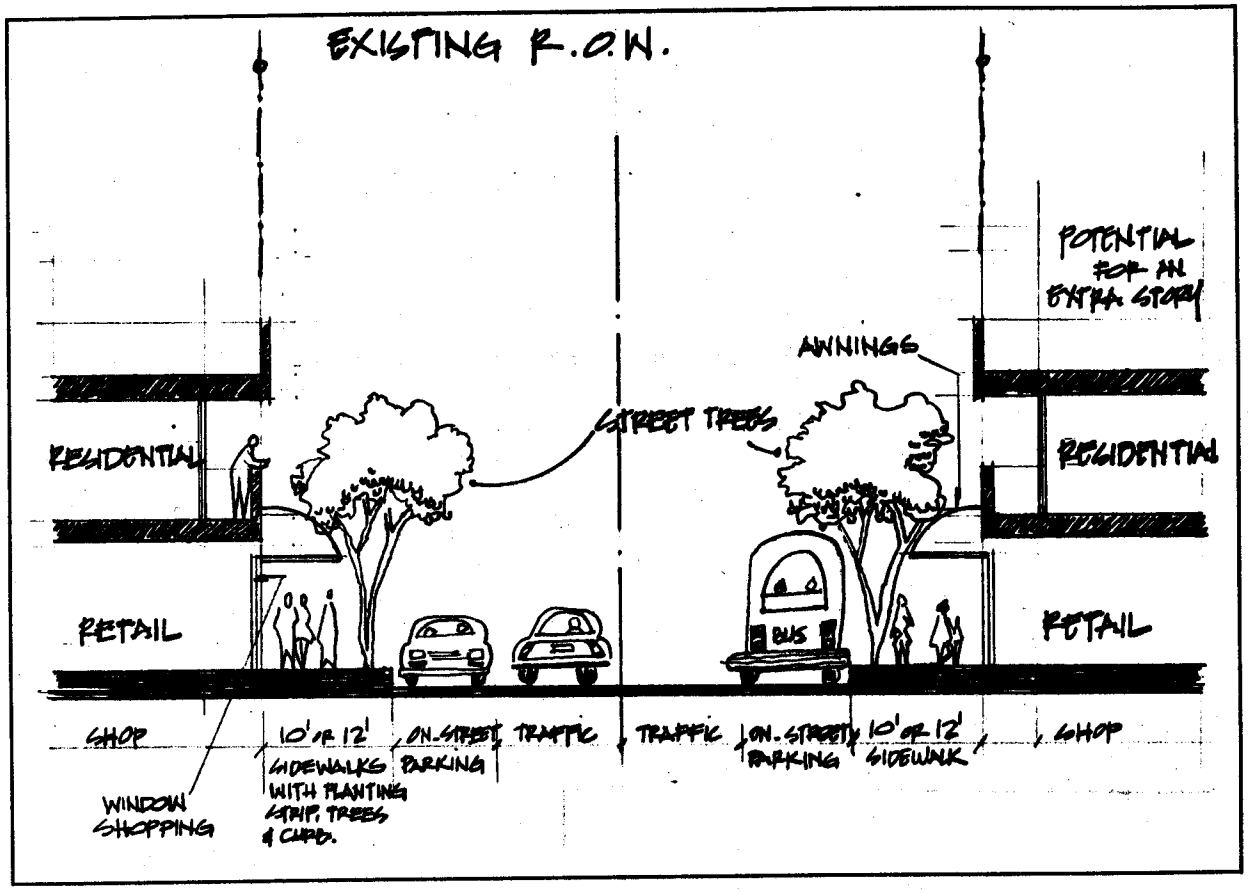


**Figure 8**
**Renton Avenue South with Recommended Road and Building Improvements**

**WH #23** **Public amenities such as neighborhood parks and other public recreation facilities as well as human services such as day care should be provided in the Skyway Business District.**

**WH #24** **Commercial and multifamily development within the Skyway Business District shall be subject to site plan review and those properties adjacent to the Skyway Park should meet the following goals:**

- **a. Provide defined pedestrian accesses and circulation corridors between the sites and Skyway Park;**
- **b. Provide area 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.**

Discussion:

The Skyway Business District in general lacks landscaping, access to parks and open space, and pedestrian amenities which can make shopping a more pleasant and attractive experience to residents. In the northern portion of the Skyway Business District, parking lots and ineffective and confusing signage dominate the scene. The above suggested public amenities should be easily accessible to all shoppers and residents of West Hill.



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Intention:

To reinforce the image of the Skyway Business District and create a focal point for the surrounding residential neighborhoods.

**WH #25** **The following public projects should be pursued for the Skyway Business District:**

- **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.**

Discussion:

Most commercially zoned land in the Skyway Business District is under multiple ownership and available infill sites and sites with potential to redevelop are too small to require developers or property owners to provide a full range of public amenities or capital improvement projects. When making decisions about public expenditures, County funds should be directed to these identified projects.

# Economic Development

Intention

To promote economic development and ensure the vitality of the Skyway Business District.

**WH #26** **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 to:**

- **a.** **Create attractive entryways to the business district;**
- **b.** **Establish a new entryway to Skyway Park from the southern node of the business district;**
- **c.** **Contribute to the establishment of a community center and the provision of social and health services at the center; and**
- **d.** **Purchase and maintain litter bins for the business district.**

Discussion

BIAs have been successful in the region to cover community needs which go beyond the ability of government to provide. Before its incorporation, the City of Burien formed a BIA and provided a number of amenities to the business area.

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# IV. Building Siting and Design

**Framework Policy #6**
**All new development should reflect the character of the neighborhood.**

**Framework Policy #7**
**To encourage pedestrian-friendly environments in West Hill, all new development should be accessible to pedestrians.**

**Framework Policy #8**
**The West Hill Community Council and the Skyway Commercial Club fully support the creation of a Countywide Design Review Program.**

Discussion:

The introduction of urban design controls in regulating new development is a growing concern for many cities and towns throughout the country. West Hill residents have also expressed concern about the lack of attractive design compatibility and placement of multifamily, commercial and industrial buildings within their boundaries. Often development controls as they relate to landscaping, parking lot design or building design and siting are written into zoning ordinances and call for specific standards, such as requiring a certain percentage of a parking area to be landscaped, requiring landscaping of a certain height to screen a residential area from a parking lot or establishing specific building setback requirements. Although these controls deal with aesthetics and compatibility of uses, zoning ordinances stop just short of design control (Glassford, Peggy. "Appearance Codes for Small Communities." American Planning Association: Planning Advisory Service. October 1983. Pp. 1-10). For example, they may call for parking lots exceeding 10 stalls and a landscaped area of 15% of the total parking lot size, but do not address the design of the landscaped area or its location within the parking lot.

Questionnaires filled out by residents of West Hill indicate there are common design issues which should be addressed in design guides. These community derived issues are: upgrade overall landscaping, define access to parking lots within business centers, improve pedestrian circulation across the area, and eliminate bulky and unattractive multifamily residential buildings, and plain commercial buildings. These issues must be addressed to create livable urban environments. A variety of urban uses can coexist as long as structures are compatible in scale and attractively designed.

Buildings that are taller and bulkier than adjacent development stand out and are often overwhelming in their surroundings. Views are also lost when taller and wider development occurs. Building mass should be evaluated individually and as an element of the surroundings to determine its effect on the views and the surrounding environment.

One of the greatest concerns expressed by West Hill residents is the existing quality of existing multi-family housing. The way these projects look (repetitive and monotonous designs with blank walls and overwhelming facades without detail, or proportion between openings and mass), and their contribution to the overall appearance and function of the community are of great concern to residents. There is a clear need to establish priorities among the design element and policies or controls which will promote both good quality projects and good community design in ways that complement the physical environment, promote access and circulation, and enhances the overall appearance of buildings.

Intention:

To promote attractive and functional residential development within all neighborhoods of West Hill that fit in with the existing built character and protects the natural features of the area.

**WH #27** **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 be considered a pilot for the program.**

Discussion:

Promoting attractive, diverse and interesting development at urban densities on infill sites and sites with redevelopment potential throughout the West Hill area requires specific urban design controls for building orientation, form, scale, height, relationships to surrounding uses, access and circulation patterns, landscaping, open space, and parking supply and location. The new King County zoning code addresses many of these issues, but does not currently provide a forum for community input on design issues.

**WH #28** **The Department of Development and Environmental Services (DDES) shall notify the West Hill Community Council and the Skyway Community Club of subdivision and rezone applications and all State Environmental Policy Act (SEPA) determinations.**

Discussion

King County is researching Neighborhood Design Review Programs and evaluating how to incorporate such a program into the permit review process. In the mean time, ensuring notification of development permit applications to the active West Hill community groups will provide greater opportunity for community input.

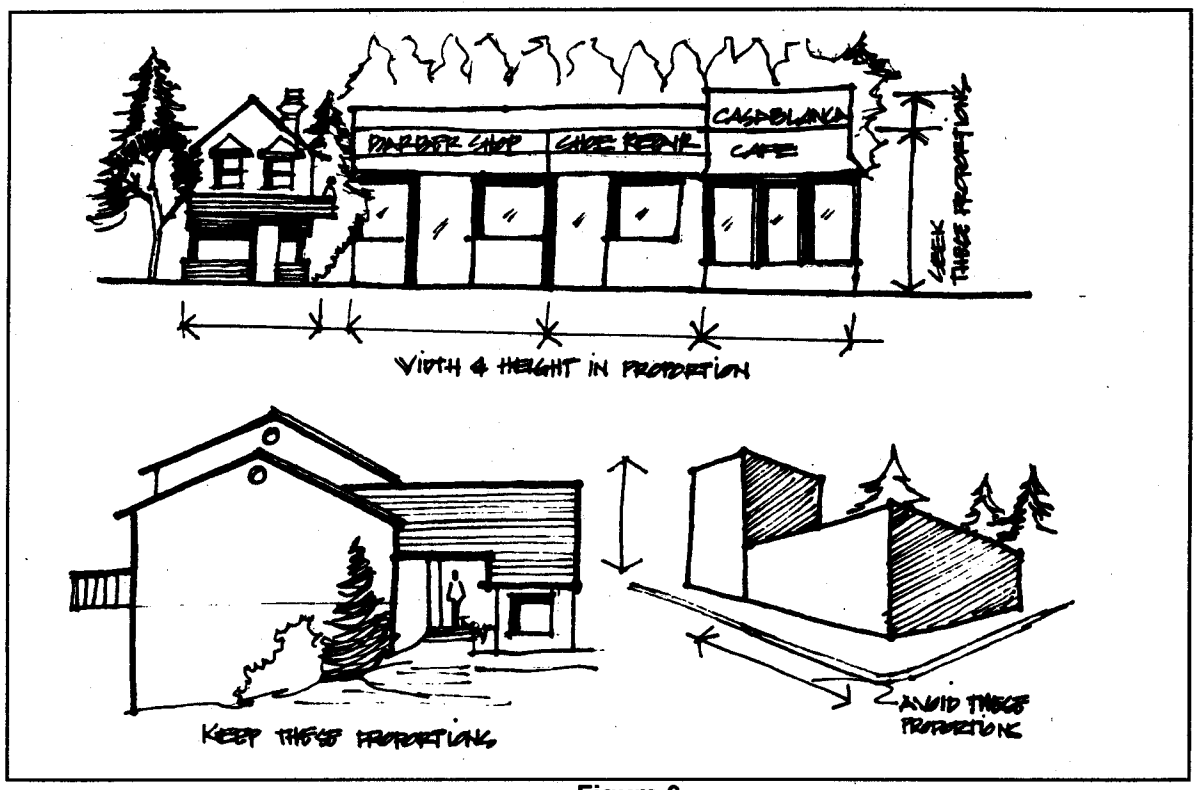
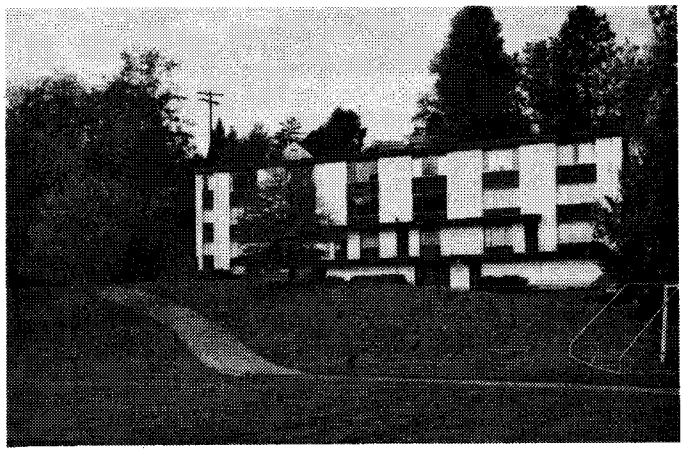



**Figure 9**
**Relationship of Width to Height of Structures**



**Example of Multifamily Development Without Pitched Roof and Detail or Variation of Facade**



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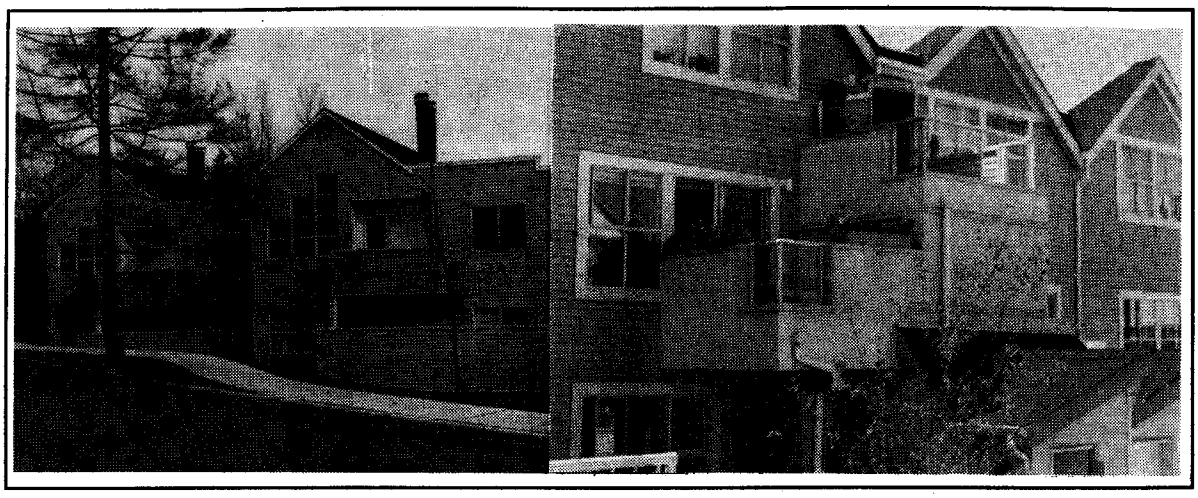

**Examples of Attractive Multifamily Development with Single Family Character**

Intention:

To ensure privacy, safety and crime prevention, provide for common spaces for people to gather, and to encourage a sense of community.

**WH #29** **Single family homes should be sited away from major arterials (Martin Luther King Jr. Way) to avoid traffic and noise problems.**

**WH #30** **Multifamily residential development is encouraged to include the following:**

- **a. Parking lots are located at the side or rear of structures;**
- **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;**
- **c. Recreational, service and laundry areas are within established sight zones to increase safety;**
- **d. Desirable sun exposure of common areas; and**
- **e. Variation of building facades, form and siting.**

Discussion:

Existing multifamily developments in West Hill do not provide on-site recreational opportunities, play areas or open space for tenants. As young families with school age children continue to move to West Hill, current trends suggest most future multifamily residential projects will house families with comparatively larger average household size and greater number of school age children than in other parts of the County.

As new development occurs in West Hill, open space needs to be protected, enhanced and integrated with the overall site design. As mentioned before, new development should be sited in close relation to the natural features of the site and the surroundings including open space to provide recreational and aesthetic amenities for the tenants or property owners.

# V. Street, Access and Circulation Systems

**Framework Policy #9**
**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.**

Intention:

To promote safe pedestrian and bicycle mobility, improved vehicular circulation, and to enhance the street system throughout the West Hill area.

**WH #31** **All new roadways in West Hill should maintain and improve the existing street grid pattern. Cul-de-sac and "dead end" streets should be discouraged, unless providing pass-through to pedestrians or bicycles.**

Discussion:

The current grid system contributes to the smooth operation and high level of service of the arterials in West Hill. This system should be continued to maintain arterial operation.

Intention:

To improve pedestrian mobility throughout the West Hill community and increase pedestrian access to all facilities and commercial centers, especially to schools and the Skyway Business District.

**WH #32** **On 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.**



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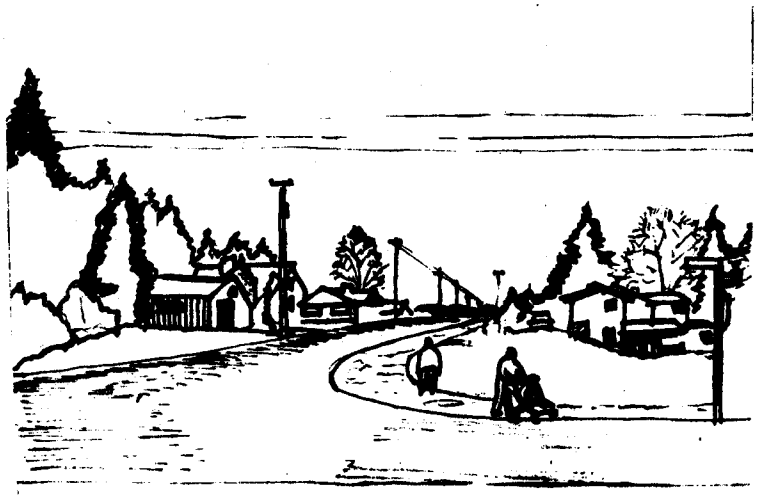

**Figure 10**
**Existing Street near the Skyway Business District Without Pedestrian Amenities**

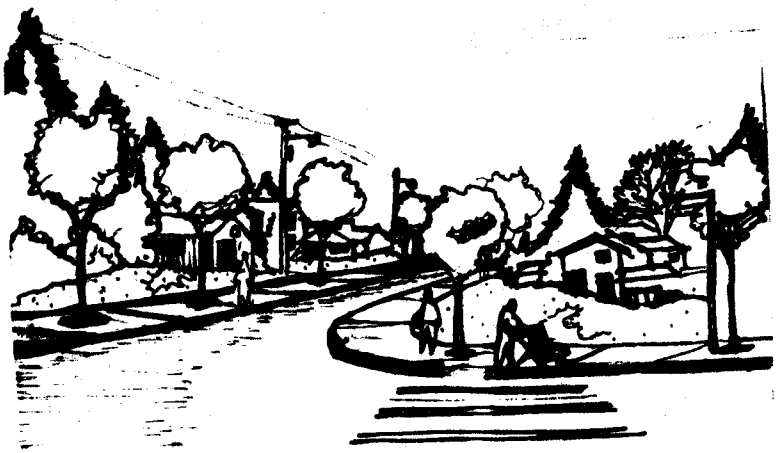

**Figure 11**
**Improved street with trees, sidewalks, curbs, and street lighting**



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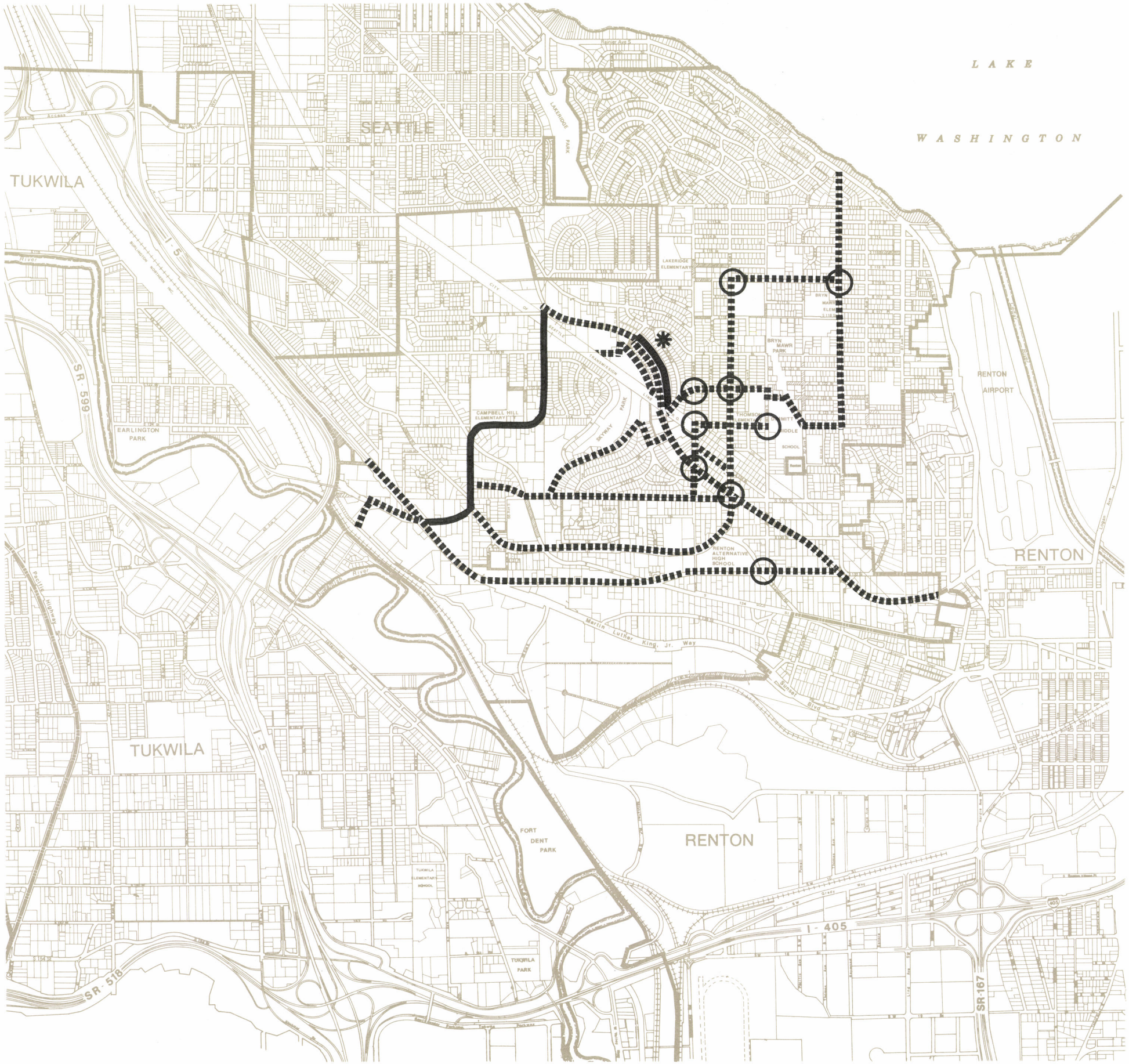


## Potential Pedestrian Improvements

- Existing sidewalks
- Recommended sidewalks/ walkways
- Potential crossing improvements
- ✱ Between 74th AVE S and S 122th ST, Renton AVE S has a sidewalk only on the east side of the street

# West Hill
## Community Plan

King County Planning and
Community Development Division

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Discussion:

Presently, there is little pedestrian activity on the streets of West Hill because the lack of sidewalks create a dangerous pedestrian situation. Most area residents depend on the automobile to get around the community. The routes shown on the Potential Pedestrian Improvements map are intended to function as the principal streets for pedestrian circulation in the West Hill area to reduce pedestrian/vehicle conflicts and link neighborhoods with schools and services.

# Skyway Business District

Intention:

To promote travel by foot within and adjacent to the Skyway Business District and create a pedestrian friendly environment, and to reduce increased speeding and traffic safety problems along Renton Avenue South.

**WH #33** **Opportunity for additional access to Skyway Park should be examined through all new development and redevelopment.**

**WH #34** **To increase pedestrian safety and mobility along Renton Avenue South and within the Skyway Business District:**

- **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. 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.**

Discussion:

Renton Avenue South is a minor arterial which provides connection between Seattle and southeast portions of King County (Renton, Maple Valley, Kent, Soos Creek, Auburn, etc.). It serves predominantly through traffic and local service to adjacent residential areas with a speed of 35 to 45 m.p.h. and a significant downhill grade towards the east. According to the King County "Historical Traffic Counts: 1979-1989," Renton Avenue South shows a significant increase in traffic between 68th Avenue South and South 123rd Street. This results in traffic congestion and safety problems on this arterial during peak commuting hours. Local vehicular access and circulation and pedestrian movement are also adversely affected in and around the Skyway center.

Alternatives to improve access and circulation in and around the Skyway Business District include: 1) encourage pass through traffic to use Martin Luther King Jr. Way and Rainier Avenue South to reduce high volumes of vehicular traffic and traffic congestion and increase pedestrian activity; and 2) add a left turn lane through the business district to reduce congestion during peak travel time. All new development should contribute to improve pedestrian mobility along Renton Avenue South. The County and Metro should also take a more active role by facilitating and coordinating needed public improvements aimed to encourage pedestrian circulation in and around the Skyway Business District.

**WH #35** **To assure safe pedestrian movement and vehicular circulation in the Skyway Business District, the West Hill Plan establishes a pedestrian-oriented commercial development Special District Overlay in the business district.**

Discussion

The intent of the pedestrian-oriented commercial development Special Overlay District is to encourage the location of businesses which do not require direct auto access, but allow for central parking areas, pedestrian connections between buildings, easy access for the handicapped transit access and public spaces.

# Parking and Pedestrian Linkages

Intention:

To improve pedestrian circulation and the function and appearance of parking lots in the business areas, and to reduce the need for public off-street parking requirements.

**WH #36** **Parking areas should be encouraged in the rear or side of the commercial buildings, under buildings, or in shared facilities.**

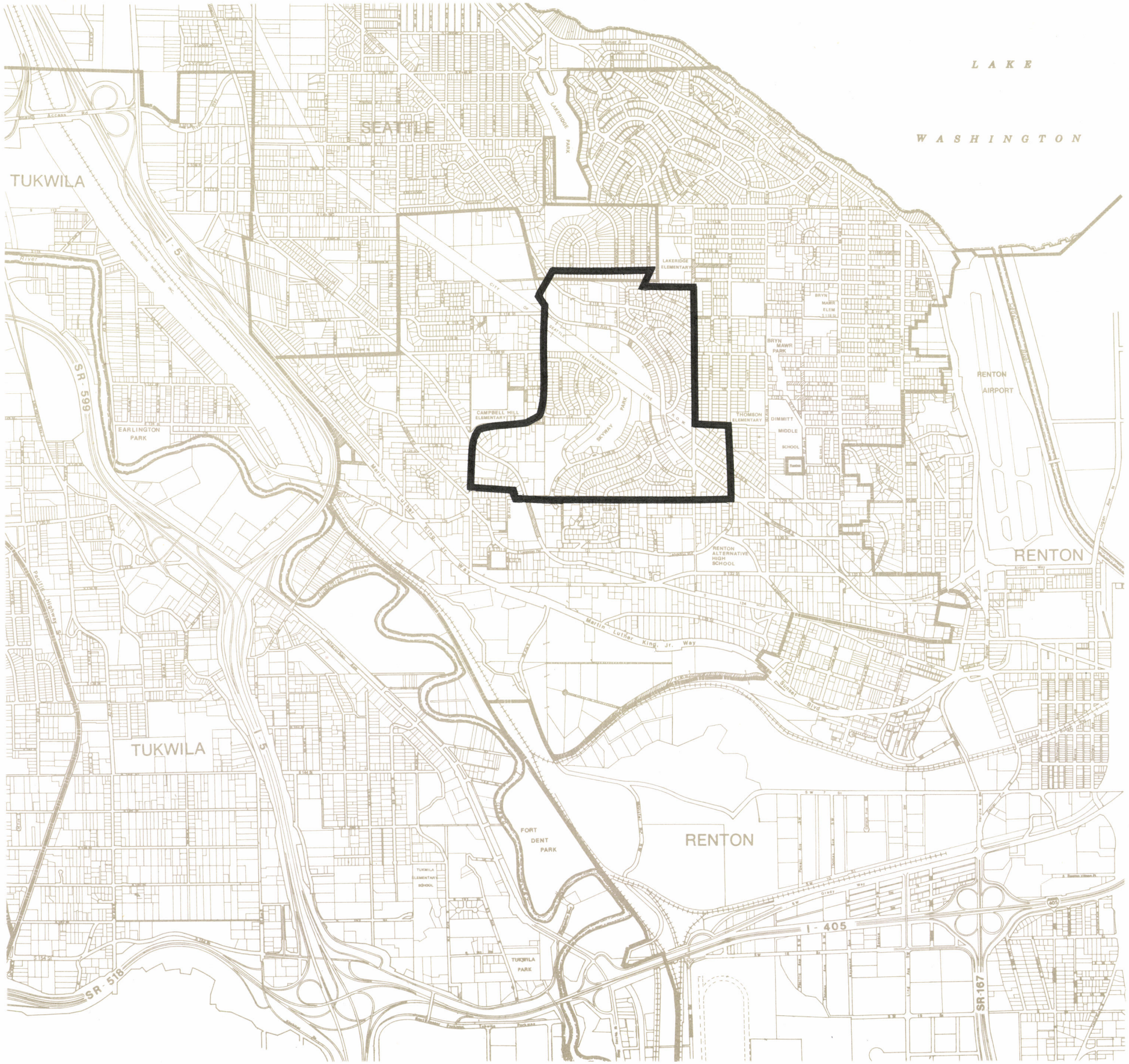
**WH #37** **Existing entrances to parking lots within the Skyway Business District should be delineated with landscaping, pavement markings or signs. Enhancements such as screen covering the existing gutters or permanent underground drainage systems should be used to improve the entrances to parking areas along Rainier Avenue South.**

Discussion:

Presently, the Skyway Business District is auto oriented which discourages walking and cycling. The parking lots in most businesses do not have defined or specific entrances, which creates confusion for drivers as well as a hazardous situation for pedestrians walking along the streets.

This center contains a large number of buildings widely spaced from one another with generous unkept and unbuffered parking lots and service areas producing a lack of continuity. In addition, most retail and service developments are poorly designed for effective auto and pedestrian circulation: (1) too many and undefined access points along Renton Avenue South, resulting in traffic delays and disruptions; (2) poor or nonexistent pedestrian and bicycle access to and within commercial areas discouraging walking or cycling; (3) existing development densities do not support transit service; and (4) blank walls abutting streets or alleys and ineffective and confusing signage dominate the scene and detract from an attractive, functional and pleasant business center.

In addition to sidewalks along Renton Avenue South through the Skyway Business District, this stretch of road needs curbs and gutters with well coordinated curb cuts to allow joint access to businesses. The King County Department of Public Works, Roads Division should work closely with property owners and the Skyway Commercial Club to ensure coordination of business accesses.




## Pedestrian District Boundary

# West Hill
## Community Plan

King County Planning and
Community Development Division

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## Non-Motorized Circulation

Intention:

To improve bicycle access and circulation within the entire West Hill area and to connect established regional bicycle routes with those of West Hill.

**WH #38** **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:**

- **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; and**
- **g. Improve signage for existing bicycle routes.**

**WH #38A** **A multi-purpose trail should be provided along the City of Seattle transmission lines corridor.**

Discussion

A number of popular bicycling routes and proposed trails surround the West Hill area, but formal linkages to these routes are nonexistent or at best, unsafe. Studies to evaluate the above connections should be conducted to link West Hill residents with surrounding routes, and to provide safe circulation for bicycle commuters between Seattle, Renton and other destinations to the south and east.

King County will work with Seattle City Light to establish a multi-purpose trail along their right-of way, and will study the feasibility of continuing the trail or finding alternative routes where the right-of-way traverses private properties. Funding needs and maintenance responsibilities will be addressed as well.

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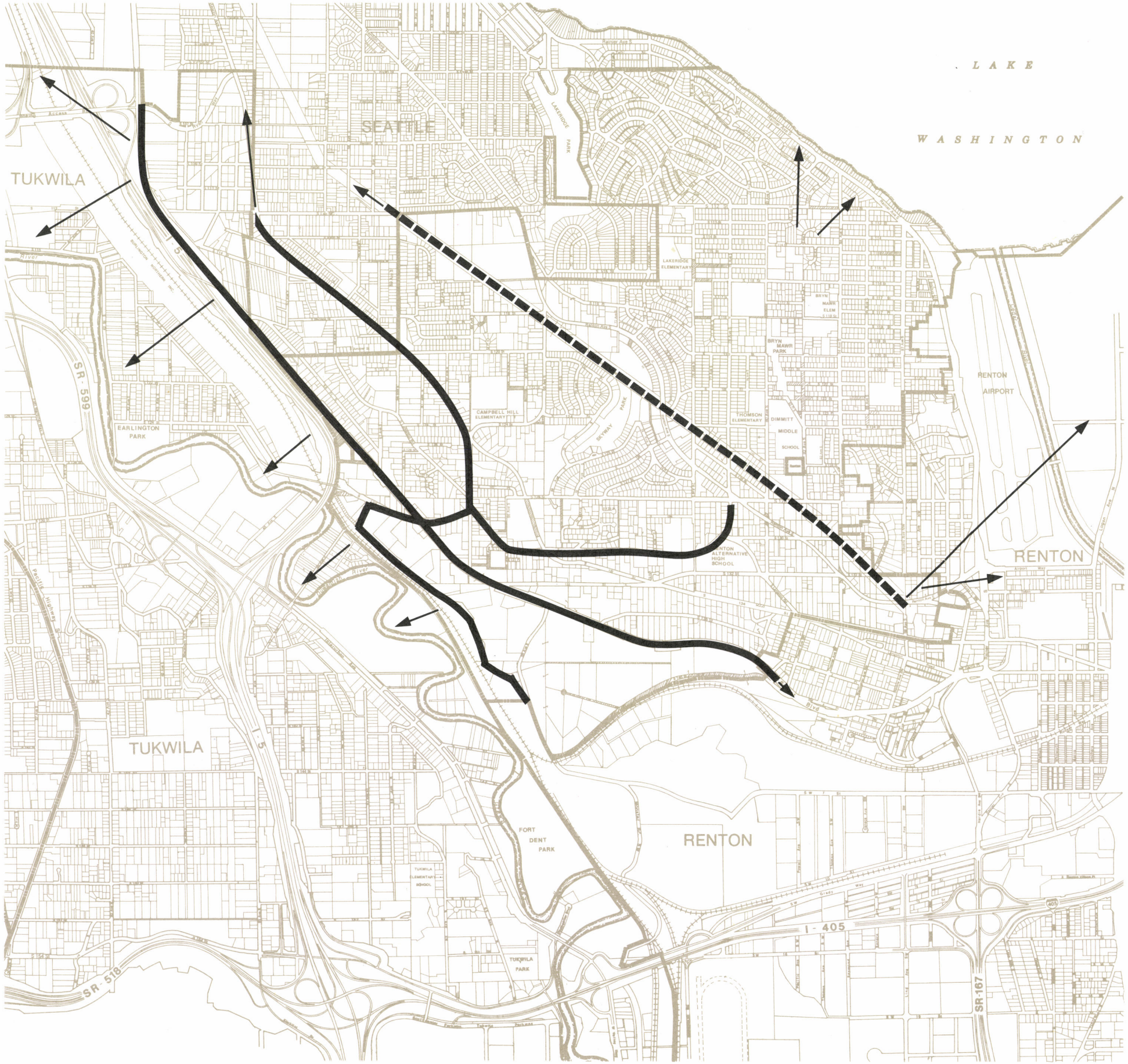


## Potential Bicycle Circulation Improvements

- Roads to be studied for shoulder paving/striping or bicycle lanes
- Potential off-street multi-use trail
- Study areas - connectors to established bicycle routes

# West Hill
## Community Plan

King County Planning and
Community Development Division

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# VI. Landscaping

Landscaping consists of both native vegetation and landscaped vegetation. Vegetation coupled with topographic features and attractive views, provide some of West Hill's strongest design elements and define neighborhoods. Mature trees are concentrated along the area's boundaries and in the Earlington neighborhood. Many vacant infill sites covered by vegetation are highly visible throughout the area. In addition to contributing to the character and beauty of the West Hill area, the retention of native trees and vegetation maintains soil stability and provides natural erosion control, and requires far less water to survive then most ornamental plantings and grass.

## Residential Areas

Intention:

To enhance the built environment in all residential areas.

**WH #39** **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. New trees and planting should be selected from the King County approved list.**

Discussion:

Landscaping assists in mitigating for the loss of vegetation due to construction and helps create a visual and physical buffer between living areas and traffic.

## Skyway Business District

Intention:

To enhance a pedestrian-friendly environment within and around the Skyway Business District.

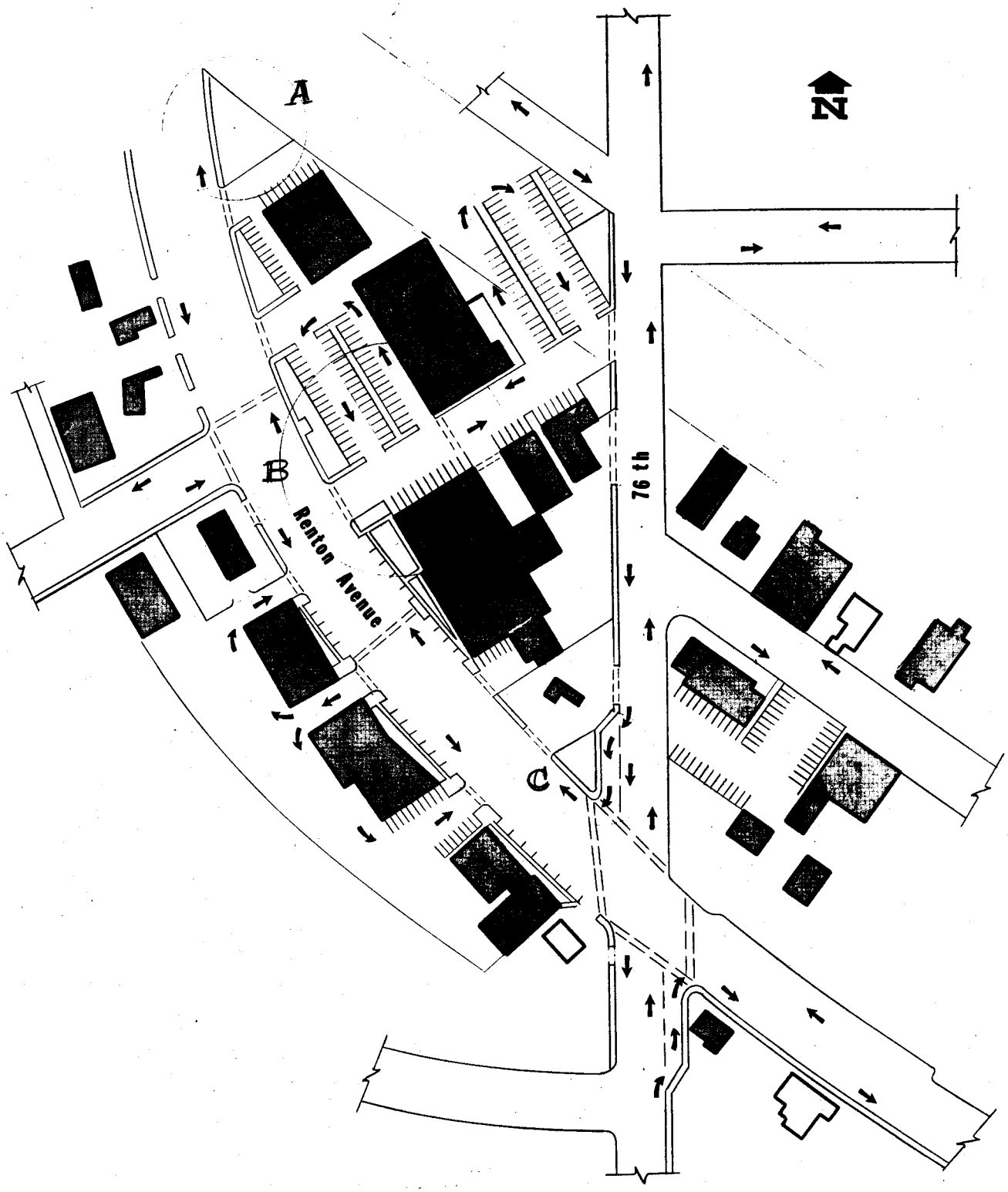


**Figure 12**
**Location of Community Recommended Improvements at the Skyway Business District**

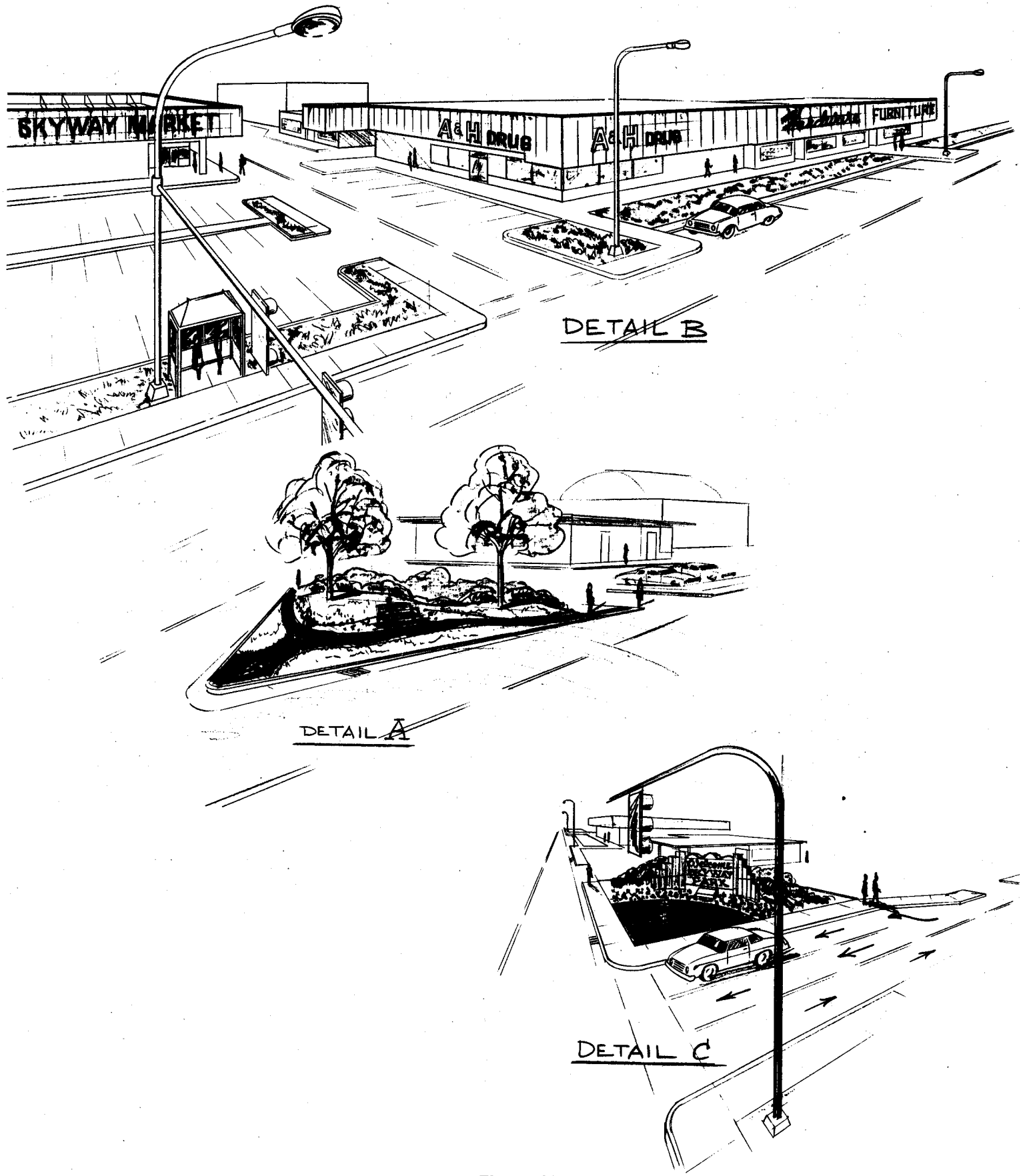


**Figure 13**
**Community Recommended Landscape Improvements at the Skyway Business District**

**WH #40** **The main walkway from Renton Avenue South to the Skyway Park entrance should be improved to include landscaping and improved signage.**

Discussion:

As in residential development, landscaping helps mitigate for the loss of vegetation due to construction. In commercial and industrial areas, landscaping helps define pedestrian areas and creates a buffer between pedestrians and traffic.

# Parking Areas

Intention:

To improve the appearance of all existing and future parking areas, break up large blocks of parking, soften visibility of parking, and to define the edge of pedestrian routes from parking areas to building entrances, bus stops and external sidewalks.

**WH #41** **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:**

a. **Providing a landscaped planting strip between parking lots and sidewalk locations to screen views of cars; and**
b. **Repairing or replacing broken curbs, replacing damaged trees, and removing debris.**

Discussion:

Landscaping increases the visual qualities of a site and adjacent uses. It also softens the visual impact of buildings on adjacent development, provides privacy for neighbors and residents, and reduces light, glare and noise. Presently, none of the parking lots within the Skyway business district are screened from the streets and surrounding properties.

# VII. Parks, Open Space, and Public Amenities

**Framework Policy #10**
**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.**

Intention:

To adequately support the recreational and cultural needs of West Hill's residents.

**WH #42** **Public recreational facilities such as trails, swimming pools, ball fields, and tennis courts should be given high priority when allocating funds for public improvements.**

Discussion:

Locating new recreational facilities in urban areas is a challenge. Finding undeveloped parcels large enough to accommodate the facility plus parking is very difficult, and the cost of urban land may be prohibitively expensive. In the West Hill area, expanding facilities in Skyway Park and increasing opportunities at area schools may be the best way to increase recreational facilities.

Many West Hill residents have expressed interest in locating a swimming pool in the area. The 1976 King County Park Policy Task Force Report established standards for determining the minimum population to support park facilities. The report found that a population of 50,000 was necessary to support a swimming pool. There are six public pools within a four mile radius of the Skyway Business District:

- South Central - owned and maintained by King County
- Renton - owned and maintained by King County
- Southshore - owned and maintained by City of Seattle
- Hazen High School - owned and maintained by Renton School District.
- Thomsen Elementary School - owned and maintained by Renton School District.
- Liberty - owned and maintained by City of Renton.

Costs for building new pool facilities in today's dollars are approximately $2.5 million plus the cost of the land. Annual operating costs are approximately $100,000.00.

An option to building a new pool in West Hill may be to find ways for West Hill residents to access area pools. This and other opportunities will be pursued through the implementation phase of the West Hill Community Plan.

**WH #43** **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.**

Discussion:

The King County Parks Division currently shares responsibilities with schools and user groups elsewhere. Efforts should be focused on the West Hill area as well.

**WH #44** **The Skyway Park should be considered for new arts and cultural activities.**

**WH #45** **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.**

**WH #46** **The informal trail through Bryn Mawr Park should be improved and publicly maintained and connections to neighborhood streets should be established.**

**WH #47** **Properties which provide views of the mountains or Lake Washington should be acquired for public parks and open space.**



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**Existing Utility Right-of Way**

**Figure 16**
**Potential Hillside Neighborhood Park on Utility Right-of-Way in Campbell Hill**

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# VIII. Utilities and Services

Intention:

To ensure growth is adequately supported by a full range of urban utilities.

**WH #48** **The entire West Hill area shall be served by public sewer and water service.**

Discussion:

West Hill has some specific problem areas which have experienced failures in existing septic systems resulting in surface water pollution problems. Public sewers are the preferred method for wastewater treatment in Urban Areas. The entire West Hill area is eligible for future sewer service. King County may be able to assist partly in implementing this project through the allocation of Community Development Block Grant funds.

**WH #49** **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.**

Intention:

To protect private property and residents.

**WH #50** **The drainage basins which comprise the West Hill planning area should be evaluated for retention/detention facility needs to correct existing and future storm water runoff problems. Skyway Park shall not be considered for the siting of retention/detention facilities.**

Discussion:

Much of West Hill, especially Bryn Mawr and Lakeridge, was platted and built before King County required special development conditions to prevent storm water from leaving one property and damaging another. The King County Storm Water Design Manual now addresses runoff for all new projects, but public projects must be identified to address existing drainage problems.

**WH #51** **Curbside recycling services should be available to all residents, and litter disposal facilities should be provided throughout the Skyway Business District.**

Discussion:

King County Ordinance #9928, adopted May 19, 1991 directs all King County-contracted waste collectors to provide curbside recycling and yard waste pick-up for all single family homes. The ordinance also provides that if this service has not been initiated by August 1991, King County will step in and provide the service. Multifamily, commercial and industrial uses also produce refuse which should be recycled. To reduce impacts to dwindling landfill space, recycling should be provided for new development.

Providing litter bins and pick-up at the Skyway Business District would help improve the appearance of the center, but represents a costly venture. King County will pursue this issue through the implementation phase of the West Hill Community Plan. A possible alternative may be the County's Adopt a Road program, currently being developed. This program would involve scheduled citizen clean-ups, followed by King County Department of Public Works pick up of trash bags and the award of a "This Road Adopted By Your Name Here" sign.

King County Code 14.52 places the responsibility for maintenance of King County right-of-way on the abutting property owner. In other words, maintenance of parking strips and sidewalks are the responsibility of the fronting property owner. The King County Code Enforcement Office, at 296-6680, responds to reports of violations.



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# IX. Human Services

Intention:

To enhance the quality of life of the West Hill area and to provide for needed human services throughout the community.

**Framework Policy #11**
**Convenient and necessary health and human services should be provided to meet the needs of West Hill residents and improve their quality of life.**

Discussion:

The West Hill area has limited service programs available to its residents. Questionnaire survey respondents indicated that they are generally served by service providers outside the planning area boundaries within Seattle, Renton and Tukwila.

In June, 1991, a forum of local human service providers convened to discuss services available to West Hill residents, and service needs. Discussion focused on needs of the youth and the elderly as service program needs for these sectors of the population were called out most often in the community survey. A summary of programs and gaps follows:

Youth Services

- Renton Area Youth Services (RAYS) provides recreational programs, but kids have a hard time getting there.
- The Skyway Library offers many programs, and many parents appear to use the library as after-school daycare. Library staff indicate many children spend dinner time and evenings at the library. Library patrons frequently request the library conduct tutoring sessions.
- The Renton School District provides facilities and programs for after school sports. Enroll ment in the district as a whole is down, therefore finances for maintenance and equipment are sparse.
- King County Parks Division - Summer Playground Program currently offers free play ground activities Monday through Friday from July through August for all West Hill children, provides a literacy program for 20 children in the Lakeridge and Campbell Hill area, and is developing a Friday night teen activity program for Fall, 1991. Negotia tions are underway with the Renton School District to use Dimmit Junior High School to the program.

- In addition to the issues noted above (transportation to recreational activities, tutoring and other after school programs and activities), the forum also indicated a need for youth health care programs and an accessible boys/girls club.

Elderly Services

- Renton Senior Center provides a variety of services and social activities and is open to all West Hill seniors. The center provides van service to all West Hill seniors unable to get to the center on their own. Many West Hill Seniors may not be aware these services are available to them.

- Van Go provides meal delivery to invalid seniors in West Hill.

- Senior companion services are available, but local services report having a very diffi cult time finding volunteers with automobiles.

- King County Department of Human Services, through their summer work training pro gram, used to provide summer yard maintenance for seniors, but federal funds for this program are no longer available.

- o In addition to the issues noted above (volunteers for senior com panion services and funding for senior yard maintenance programs) the forum provided many ideas for funding sources for senior home repair and housing programs.

As described in the Inventory and Analysis of Current Conditions Report in the Characteristics of Population Chapter, the West Hill area is diverse with a wide range of age groups and has a proportionally larger minority population than King County as a whole. In 1988, about 12% of the total population was 65 and over, 63% was between 20 and 64 years, and 25% was 19 years or younger. All human service programs and facilities should reflect the characteristics of these populations accordingly. The goal of the policies within this chapter is to establish a coordinated plan of action that would identify and implement a priority of social and health programs and facilities to serve the needs of the area. The guidelines set forth in this category are not mutually exclusive and build on the above framework policy.

**WH #52** **Established community organizations should work together to ensure adequate and consistent solutions to crime, drug and gang-related problems. If unresolved, these problems could further threaten the safety, security and quality of life of this community.**

Discussion:

The West Hill Community Council and Fed-Up, a local organization devoted to keeping area youths off drugs, have worked extensively with Drugs: Draw the Line, a County funded program helping communities organize to help themselves, to provide programs for neighborhood children, and arrange block watch programs. The Skyway Commercial Club has sponsored informational mailouts to acquaint parents with the telltale signs of drug users to help parents help their children. King County should provide support whenever possible as these organizations, which have credibility and recognition in their community, coordinate their efforts.

**WH #53** **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.**

Discussion:

A major goal of the community as reflected in the survey questionnaire is to encourage construction of a community center to serve the needs of West Hill residents, especially the youth and seniors. The Skyway Business District serves as the focus for the community. Existing community facilities such as the post office, library and fire station are located within this center. Providing a community center within or adjacent to the Skyway Business District will allow residents to have accessibility, parking and visibility. It is recognized that funding is very limited to purchase land and develop a new community center. An alternative of reusing existing surplus school sites, public facilities or vacant commercial space to reduce costs and increase convenience should be considered. The Dimitt School which is slated to reopen, is a very large facility and may accommodate a community center as well as classrooms.

Intention:

To assist community residents in accessing County programs and services that may be available to help maintain homes in West Hill.

**WH #54** **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.**

Discussion:

Although the County has very limited funds available to income-eligible residents for home repair assistance, it may find other avenues to fund home repairs if there are enough people in need of financial assistance.

**WH #55** **King County, local community organizations and volunteer groups should provide professional/technical staff to assist income-eligible residents of West Hill with repairing, remodeling or maintaining their homes. Technical assistance should include free design, drawing production and construction services.**

Intention:

To promote local social programs to adequately serve the elderly population of West Hill.

**WH #56** **King County should establish a community education program to enable its elderly residents to become better informed about available County housing assistance/repair programs, and affordable and reliable chore services by private parties.**

Discussion:

Most elderly citizens in West Hill are homeowners, and most prefer to continue to reside in this area as long as health permits. Physical limitations concerning maintenance and repair are often the reason the elderly list for moving. The County should work with local active community groups to publish a directory listing dependable and qualified workers and local youth groups for various paid and volunteer jobs to help elderly citizens with physical limitations. The county and the local organizations should also work together to fund printing and distribution of elderly concerns in an areawide pamphlet or brochure. A local newspaper could also address elderly concerns in a weekly column. People enjoy sharing their problems and possibly even solutions with others.

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# 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:**

- Work with West Hill Community Council, Skyway Business District and King County Roads Divi sion to design and determine exact locations of entries
- Identify funding sources for materials and labor
- Determine maintenance responsibilities

**Potential Funding Sources:**

- Expansion of planned King County CIP projects
- 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:**

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

**Potential Funding Sources:**

- Senior Housing Tax Credit program.
- Washington State Housing Finance Commission.
- Washington State Housing Assistance Program.
- Housing Opportunity Fund.
- 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



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**Tasks:**

- 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:**

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

**Potential Funding Sources:**

- King County CIP.
- 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:**

- Work with Skyway Commercial Club and residents to determine transit needs.
- 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:**

- Evaluate frequency and condition of signage.
- 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:**

- 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:**

- King County CIP
- City of Renton
- 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:

- 64th Avenue South/South 129th Street/South Langston Road
- South Langston Road/Beacon Avenue South/South 132nd Street
- South Langston Road/South 132nd Street
- 76th Avenue South/South 124th Street
- 76th Avenue South/South 122nd Street
- 78th Avenue South/Renton Avenue South
- 78th Avenue South/South 122nd Street
- 78th Avenue South/South 116th Street
- 78th Avenue South/South 130th Street
- 80th Avenue South/South 124th Street
- 84th Avenue South/South 116th Street
- 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:**

- Work with Seattle City Light and King County Parks Division to determine feasibility.
- Work with Seattle City Light and King County Parks Division to acquire right-of-way.
- Work with King County Roads Division, private property owners to develop alternate connections where right-of-way traverses private property.

- 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:**

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

**Potential Funding Sources:**

- King County CIP.
- 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:**

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

**Potential Funding Sources:**

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



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### Project #28

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

**Probable Lead:** King County Parks Division

**Tasks:**

- Evaluate existing trail for safety and circulation attributes
- Improve or establish new trail as needed and connect to neighborhood streets.
- 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:**

- Evaluate potential sites and up-to-date costs for site acquisition and construction
- Work with Lakeridge Pool Club to review options
- 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:**

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

**Potential Funding Sources:**

- Community Development Block Grant.
- 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:**

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

**Potential Funding Sources:**

- Community Development Block Grant
- King County Current Expense Fund
- Formation of Business Improvement Area

## VIII. Human Services

### Project #33

Establish West Hill Community Center.

**Tasks:**

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

**Potential Funding Sources:**

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

### Project #34

Research options for tutoring programs.

**Tasks:**

- Identify existing tutoring programs.
- Work with Renton School District and Skyway Library staff to evaluate tutoring needs/locations.

- 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:**

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

**Potential Funding Source:** Staffing provided in Community Planning budget.

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# Chapter XI. 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.

Property-specific zoning information can be found on page 82 of this Plan and page 8 of the King County Zoning Atlas, and can be accessed through the Situs Computer Filing System at the Department of Development and Environmental Services. In addition, the P-suffix conditions matrix indicates where special development conditions are applicable.

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

### Urban Residential Areas

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

This zoning implements West Hill Community Plan Policies #8, and #9.

R-6 zoning is applied in single family neighborhoods where a six dwelling units per acre density dominates. P-suffix conditions addressing common tracts, street trees and street design have also been applied.

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

This zoning implements West Hill Community Plan Policies #8, and #10.

R-8 zoning is applied where substantial areas of resubdivideable lots are located. P-suffix conditions addressing common tracts, street trees and street design have also been applied. 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 West Hill Community Plan policies #8 and #11.

R-12 zoning is applied 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, addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have also been applied.

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

This zoning implements West Hill Community Plan policies #8 and #11.

R-18 zoning is applied 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 addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have also been applied.

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

This zoning implements West Hill Community Plan Policies #8 and #11.

R-24 zoning is applied 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 addressing building arrangement to ensure sight zones to common areas and facilities, street trees and transit needs have also been applied.

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

This zoning implements West Hill Community Plan Policies #8, #11 and #12.

R-48 zoning has been applied 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 also been applied.

## Commercial Areas

**CB-P (Community Business)**

This zoning implements West Hill Community Plan Policies #15, #16, and #17.

CB zoning has been applied at the Skyway Business District. Expansion of CB zoning should not be permitted beyond the boundaries of this center. At the Skyway Business District, a pedestrian oriented

commercial development Special District Overlay has been applied to promote pedestrian circulation. P-suffix conditions 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 West Hill Community Plan Policies #15 and #16.

NB zoning is applied to the Neighborhood 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 as well as at the intersection of South 120th Street and Beacon Avenue South. P-suffix conditions addressing transit needs have also been applied.

## Office/Research Park Area

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

These zoning designations implement West Hill Community Plan Policies #15 and #18.

O zoning along with an Office/Research Park Development Special Overlay District is applied 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.

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# Areawide P-Suffix Development Conditions

## P-Suffix Conditions Matrix

| P-Suffix | Area of Application |
|---|---|
| I. Development Review: Single Family Residential Areas | |
| A. Street Design | All single-family residential zones: R-6 and R-8 |
| B. Common Tracts | 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 |
| D. Other Conditions | All single-family residential zones: R-6 and R-8 |
| II. Development Review: Commercial, Industrial, and Multifamily Residential Areas | |
| A. Building Arrangements | |
| B. Special District Overlay Provisions<br>Skyway Pedestrian Oriented Area<br>Office/Research Park<br>Area with M-P Zoning | |

# I. Development Review: Single Family Residential Areas

## A. Street Design

To implement policy WH #31 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. Common Tracts:

Area of Application: All single-family residential zones: R-6 and R-8

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

1. All commonly owned tracts must be accessible through commonly owned pathways, streets or sidewalks, not through easements across individually owned lots.

2. 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 parcels below 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. The following P-suffix conditions apply: To ensure the site is developed to take advantage of these opportunities and to be compatible with the surrounding neighborhoods, all properties listed below which apply for formal subdivision status of 1 or more acres are encouraged to consolidate and develop as a single project. Open Space areas shall incorporate and provide access to the Seattle City Light transmission line right-of-way.

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, 0091, 0092, 9180, Lot 5
E1/2 112304 798980-0111 or 0110 Lot 6
E1/2 1123049057
E1/2 1123049091
E1/2 1123049133
E1/2 1123049151
E1/2 1123049166
E1/2 1123049058
E1/2 1123049142
E1/2 1123049134
E1/2 1123049135



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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 1123049103
E1/2 1123049191
E1/2 1123049210
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

## D. Other Conditions

These P-suffix conditions are in addition to sections A through C above, and further implement policies WH #2, #10, #31 and #39.

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 home owner 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. Access directly to Renton Avenue South shall be limited.

# II. Development Review: Commercial, Industrial, And Multifamily Residential Areas

## A. Building Arrangements:

To implement policy WH #30 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.

# Special District Overlay Provisions

### Skyway Pedestrian Oriented Area

To implement policies WH #14, #15, #22, #24, #33, #34, and #35 which call for a pedestrian orientation at the Skyway Business District, the area described by the Pedestrian Oriented Area map is designated a Pedestrian Oriented Commercial Development Special District Overlay and is subject to the provisions of Title 21A.

### Office/Research Park

To implement policy WH #15, which calls for compact, pedestrian-friendly, well designed business park development and to protect environmentally sensitive areas, the area described by the Office/Research Park map is designated an Office/Research Park Development Special District Overlay and is subject to the provisions of Title 21A.

### Area with M-P Zoning

The following P-suffix condition applies to M-P zoning: Once the property is reclaimed for total quarry use, the zoning will convert to I, and the Office/Research Park Special District Overlay shall apply.



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# Appendix A

# West Hill

# Inventory and Analysis of Current Conditions

February 1991

Department of Development and Environmental Services
Environmental Division

**King County Executive**
Tim Hill

**King County Council**
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Audrey Gruger, District 1
Cynthia Sullivan, District 2
Brian Derdowski, District 3
Ron Sims, District 5
Bruce Laing, District 6
Paul Barden, District 7
Greg Nickels, District 8
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# I. Introduction

## A. Background

The West Hill area, located immediately southeast of the City of Seattle, does not currently have a community plan to address the needs of the community. West Hill is considered part of the Highline community planning area, but is not specifically addressed in the 1981 Highline Community Plan. Increasing growth throughout the County, demographic changes and adoption of the 1985 King County Comprehensive (KCCP) have resulted in the need for a community plan and area zoning for West Hill. When adopted by the King County Council, the plan and area zoning will amend the Highline Community Plan, and will become the official controls to guide land use decisions and development in unincorporated West Hill.

## 1985 King County Comprehensive Plan

The King County Comprehensive Plan (KCCP), adopted in 1985, guides decisions affecting growth, land development and community improvements in unincorporated King County. Community plans are long-range detailed land use and capital improvements plans for local subareas of the County, prepared under the framework of the KCCP.

Under the KCCP, the West Hill area is designated Urban. Urban areas in King County are areas where most housing and jobs locate, and where most public spending for facilities, services and open space are focused to ensure a healthy and efficient environment. The West Hill area also includes incorporated parts of Seattle, Renton and Tukwila.

## B. Purpose

This report describes the current conditions and physical characteristics of West Hill based on available population and demographic data, land use and development activity information, visual analysis, design and planning documents, and the results of an area-wide questionnaire. It also includes population projections for the area.

The main purpose of this report is to be used together with community input as part of a continuing process to determine the area's existing and future needs and to develop tools to address these needs. The resulting community plan and area zoning will include policy direction for environmental protection, land use development, capital improvements, and needed community services and facilities. This report identifies all the elements of local comprehensive plans as required by the 1990 Growth Management Act and recommended by the Washington State Growth Strategies Commission.



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## C. Methodology

This report consists of the following:

**INVENTORY AND ANALYSIS OF CURRENT CONDITIONS:** (Part II through VIII of the Table of Contents). Planning staff has identified and summarized available information on the physical environment, demographics, land use and development, community facilities and services, transportation, parks, recreation and open space, and cultural and arts resources. Conclusions drawn from the report findings, interpretations from visual analysis and areawide questionnaire results are included for each element.

**SUMMARY OF PREVIOUS DESIGN AND PLANNING EFFORTS IN WEST HILL:** The major objective of this part is to summarize policy direction and implementation strategies of previous planning and design efforts in this area. This summary is presented in Appendix A.

**SURVEY QUESTIONNAIRE RESULTS:** A survey questionnaire was mailed to all registered voters of the West Hill area to further identify community needs and concerns. A summary of results is presented in Appendix B.

**DESIGN AND PLANNING RECOMMENDATIONS:** A series of recommendations based upon the above findings and a recommended plan of action are presented in this portion of the report.

## D. The Next Step

The next step will involve the development of community goals and policies based on the findings of this report. These goals and policies will be developed by staff and presented to area residents at a series of town meetings for their review and direction. Following public review and input, staff will develop a proposed land use plan and area zoning to forward the goals and policy direction.



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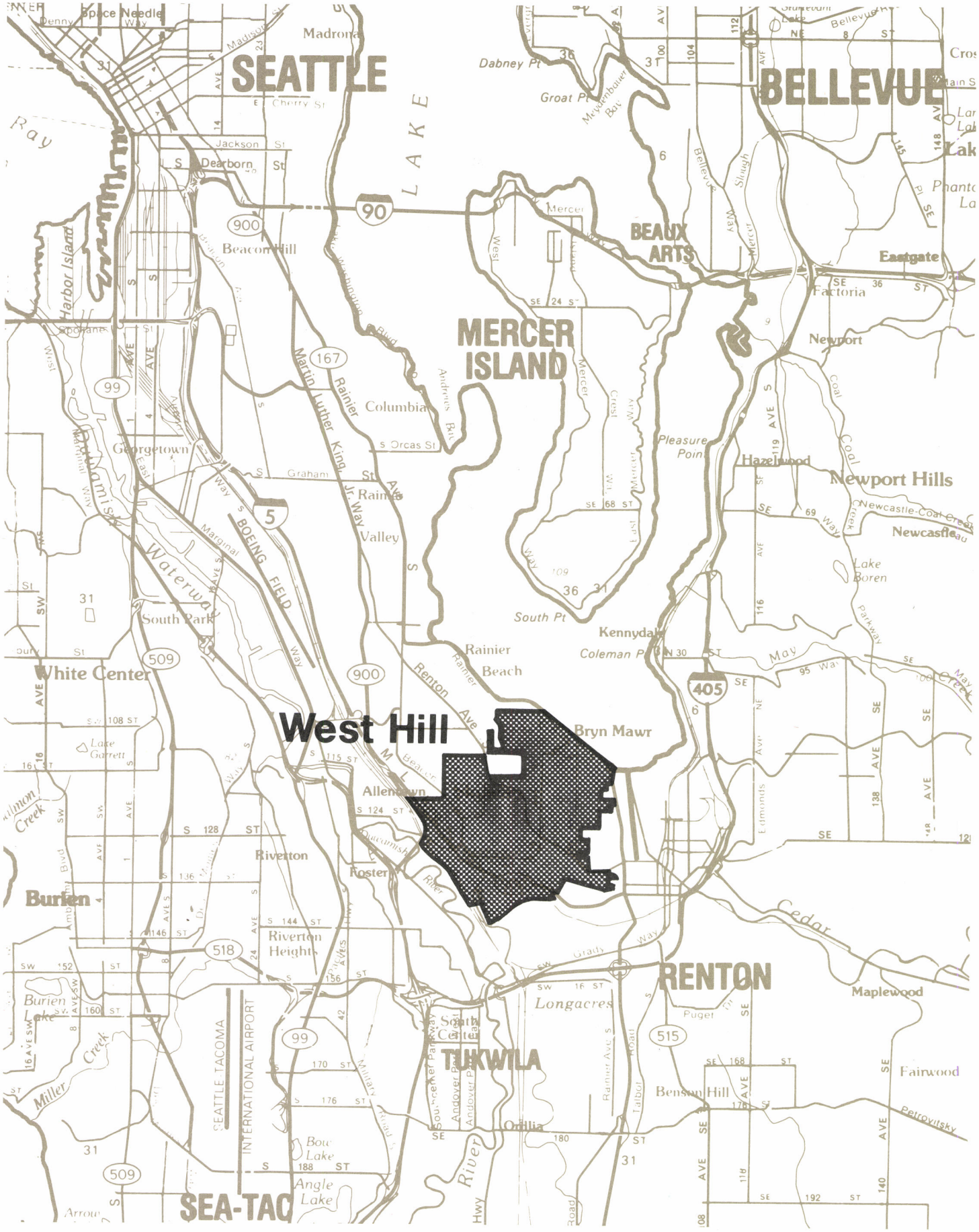
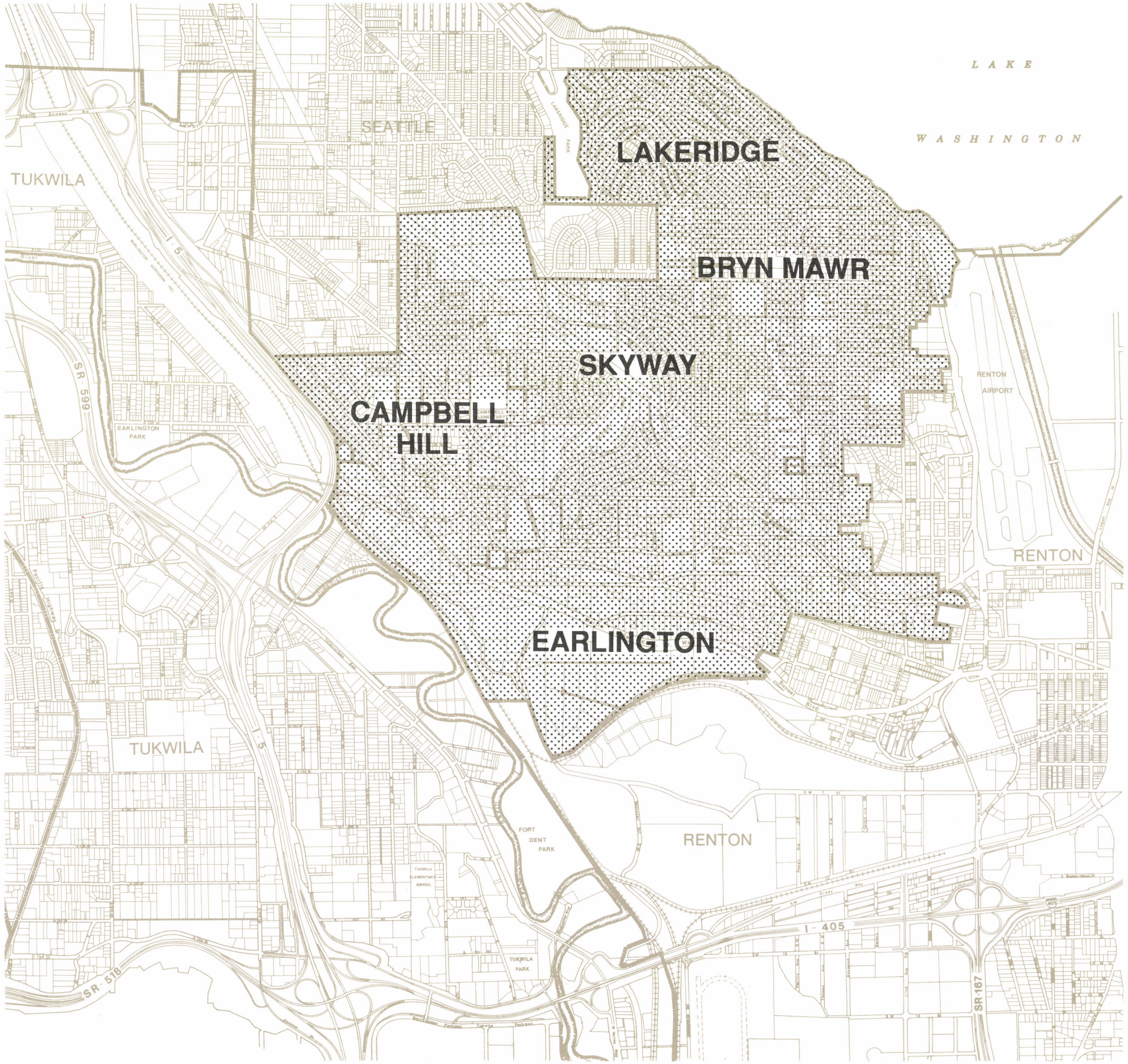

SEATTLE
BELLEVUE
LAKE
Space Needle
Madrona
Dabney Pt
Groat Pt
Meydenbauer Bay
Ray
Harbor Island
Dearborn St
Jackson St
Beacon Hill
90
900
BEAUX ARTS
Eastgate
Factoria
Newport
MERCER ISLAND
167
Rainier
Columbia
Andrews Bay
Martin Luther King Jr Way
Georgetown
Duwamish
Waterway
BOEING FIELD
5
Graham St
Rainier Valley
Pleasure Point
Hazelwood
Newport Hills
Newcastle
Lake Boren
South Pt
Kennydale
Coleman Pt
South Park
White Center
509
Rainier Beach
Renton Ave
405
May Creek
West Hill
Bryn Mawr
Allentown
Lake Garrett
Riverton
Foster
Burien
Riverton Heights
518
Cedar
Grady Way
RENTON
Maplewood
Longacres
Puget
Burien Lake
Miller Creek
SEATTLE TACOMA INTERNATIONAL AIRPORT
99
South Center
TUKWILA
515
Benson Hill
Fairwood
Petrovitsky
Orillia
Bow Lake
Angle Lake
SEA-TAC
River

# Vicinity




**Planning Area Boundary and Neighborhoods**
**King County**
**1990**

Source: King County Planning and Community Development Division.

# West Hill
## Community Plan

King County Planning and
Community Development Division

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# II. Physical Environment

## A. Location

West Hill is located in the Northeast portion of the Highline Community Planning area. It generally lies in West Central King County between the cities of Seattle, Tukwila and Renton. The planning area is about 3.2 square miles or 2,050 acres in size and includes the neighborhoods of Bryn Mawr, Lakeridge, Skyway, Earlington, and Campbell Hill. It is bounded on the north by the Seattle city limits and on the northeast by the shores of Lake Washington; on the east and south by the Renton city limits; and on the west by the Burlington Northern railroad track and Interstate Highway 5. The location map and the planning area boundaries are shown on the following pages.

## B. Natural Features

West Hill has relatively few undisturbed natural areas or inventoried sensitive areas. The area is mostly developed but there are some large lots with significant natural vegetation. The 1990 updated version of the King County Sensitive Areas Map Folio identified sensitive areas in West Hill which include steep slopes, landslide, seismic, and erosion hazards and several small, unclassified streams. These sensitive areas are primarily associated with hillsides and ravines that surround the community and further bisect West Hill into identifiable neighborhoods. Topography of the area ranges from lowlands at the Lake Washington shore and Duwamish River near the southwestern boundary, to a ridge with elevations of nearly 500 feet near the Skyway Business District at the center of the planning area.

Lake Washington is an important natural feature and three of the unclassified streams in the area flow into the lake, the only water body in West Hill. The Bryn Mawr and Lakeridge neighborhoods enjoy a good view of the lake. The eastern half of West Hill generally lies within the Cedar River Basin and the remaining portion within the Green River Basin.

## C. Soils

The West Hill area is generally underlain by bedrock consisting of relatively impermeable sandstone, shale and coal units of the Puget Group. The bedrock crops out or is near the surface along the northwest/southeast ridge through the area.

A thick sequence of unconsolidated glacial and lake bed deposits overlies the bedrock in the northeastern portion of the area, between the ridge and Lake Washington. The upper unit of the unconsolidated deposits are composed of tills (compacted layers of unsorted glacially deposited sand gravel,

clay and silt) and lake deposited clay and silty clay. These units are underlain by older unconsolidated materials.

The above pattern of soils is associated with the Alderwood Association. This association is found extensively on upland and terrace areas of West Hill. They are moderately well drained, undulating to hilly soils that have dense, very slowly permeable glacial till at a depth of 20 to 40 inches. The Alderwood association occupies about 52% of the total King County area. They are well suited to pasture and timber production but are poorly suited to cultivated crops. Limitations for homesites are moderate and slight on most of this association.

According to the 1973 Soil Survey in King County conducted by the Soil Conservation Service (SCS) of the U.S. Department of Agriculture. Soils of the Alderwood association (AgB and AgD) in the West Hill area are rated "severe" in their limitations for septic systems. This is due to the very slow permeability in the underlaying soils. Environmental factors considered for the effectiveness of septic systems include: soil quality, soil depth, proximity to surface or ground water, and topography.



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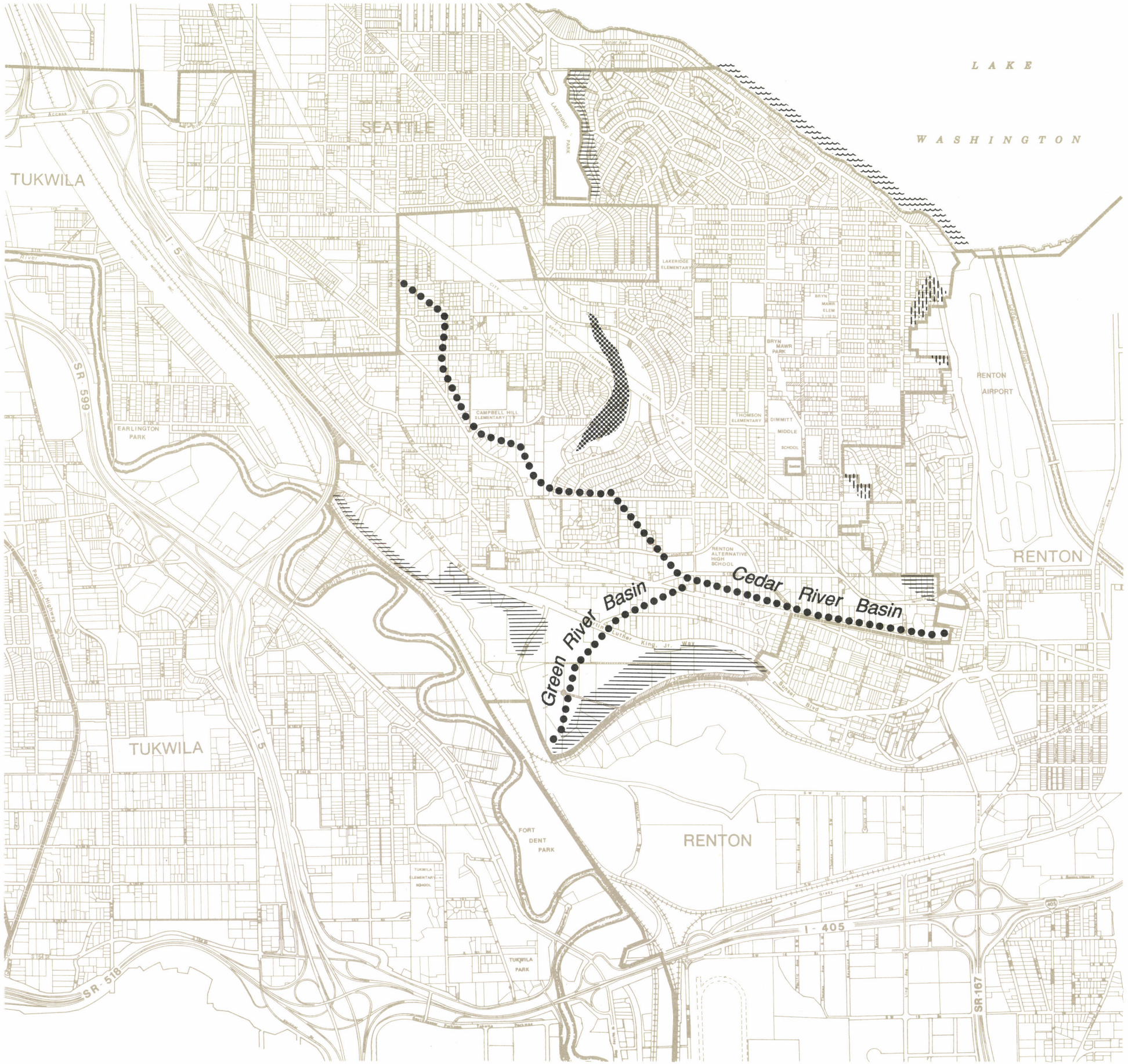


## 1990 Sensitive Areas
### King County
### 1990

- Erosion Hazard Area
- Seismic Hazard Area
- Landslide Hazard Area
- Shoreline
- Basin Boundaries

Source: 1990 King County Sensitive Areas Map Folio, Community Planning Section.

# West Hill
## Community Plan

King County Planning and
Community Development Division

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# III. Demographics

The U.S. Census of Population and Housing is conducted only once every ten years, and its usefulness and value decrease rapidly over time. However it is.the primary source for demographic data for this region. The Puget Sound Council of Governments (PSCOG) and King County Land Development Information System (LDIS) provide data and forecasts for each planning area. Household income, employment, housing, and business market data are also provided by Donnelley Marketing Information Services and the Washington State Office of Financial Management.

The following inventory, analyses and tables which summarize existing conditions for the West Hill area were drawn from all these different sources of information to avoid the risk of relying on one single source or when data from one single source was not available. However, this may create some problems since definitions differ and data has to be disaggregated to conform to the boundaries of the planning area. In addition, previous data and outside planning area information are included for comparison purposes.

## Population

Generally, West Hill's population is included in three census tracts: 260.01 and 260.02 and 261.0 (see Table 1 and Map on page 13). In 1980, the total population (unincorporated and incorporated) of these tracts was 13,964 people representing only 1.1% of King County total population. The 1988 total estimate was 15,086, an increase of 8% compared with 11.3% growth countywide between 1980 and 1988. (Table 1). Current forecasts indicate that unincorporated King County is likely to increase by 14.8% between 1988 and 2000. In comparison, while West Hill's total population may also increase by 2000, its unincorporated population is expected to drop by 0.8% to 12,900 people during the same time. The decreasing unincorporated population may well reflect the size, rather than the number, of families living in the area. This hypothesis will be tested against more demographic information in this report.

The population of West Hill's unincorporated portions (outside the limits of Seattle, Renton and Tukwila) declined 9.4% from 13,015 in 1970 to 12,189 in 1980. However, since 1980, the area's population has been stable. In 1988, it was estimated at 13,000 people, up about 6.7% compared with 13.6% for the County.

## Table 1

### Total Population Estimate, Forecast And Comparison West Hill And King County

| | Population | | | | % Change | |
|---|---|---|---|---|---|---|
| | 1970 | 1980 | Est.Total 1988 | 2000 | 80-88 | 88-2000 |
| **WEST HILL** | | | | | | |
| Unincorp. | | | | | | |
| Tract 260.01 | | 5,068 | 5,074 | | | |
| Tract 260.02 | 7,665 | 1,982 | 2,323 | | | |
| Tract 261.00 | 5,350 | 5,139 | 5,609 | | | |
| **Sub-total** | **13,015** | **12,189** | **13,006** | **12,900** | **6.7** | **-0.8** |
| Incorp. | | | | | | |
| 260.02 Renton | 1,903 | 1,775 | 2,080 | 1,880 | | |
| **Sub-total** | **1,903** | **1,775** | **2,080** | **1,880** | **17.1** | **-9.7** |
| **Total** | **14,918** | **13,964** | **15,086** | **14,780** | **8.0** | **-2.0** |
| **KING COUNTY** | | | | | | |
| Unincorpor. | 410,700 | 503,250 | 571,700 | 656,300 | 13.6 | 14.8 |
| Incorpor. | 748,700 | 766,500 | 842,200 | 1,041,000 | 9.8 | 23.6 |
| **Total** | **1,159,400** | **1,269,750** | **1,413,900** | **1,697,500** | **11.3** | **20.0** |

Notes: The Skyway/Boeing Field Forecast Area Zone (FAZ) includes the West Hill Planning Area Boundary and Census Tract 263.00 which is located outside the planning area.
Since new incorporations are accounted for in the incorporated population numbers, actual unincorporated growth may erroneously be viewed as too conservative.
In 1970, Census Tracts 260.01 and 260.02 were combined as Census Tract 260.00.
2000 projected figures for unincorporated West Hill population were not available by census tracts.

Source: 1988 Puget Sound Council of Governments (PSCOG):
- Population and Employment Forecasts. Pg. 65
- Population and Housing Estimates. Pg. 1, 35

1989 Annual Growth Report (AGR).
1970 and 1980 Census of Population and Housing

## Characteristics of Population

Population characteristics of West Hill are somewhat different from the County's population as a whole. Median age in 1980, for instance, was slightly higher, 32.6 years compared with 30.8 years Countywide (Table 4). According to the 1989 State's Office of Financial Management Report, the 1990 estimated median age Countywide is 34.3 and Statewide is 33.1 years.

In terms of age distribution, West Hill appears quite similar to King County. By 1980, for both West Hill and King County the population between 20 and 64 years (working age population) represented 62% of their total population. Accordingly, 29% and 28% of their total population were under 20 years, and 9% and 10% were 65 years or older, respectively. (Table 4)



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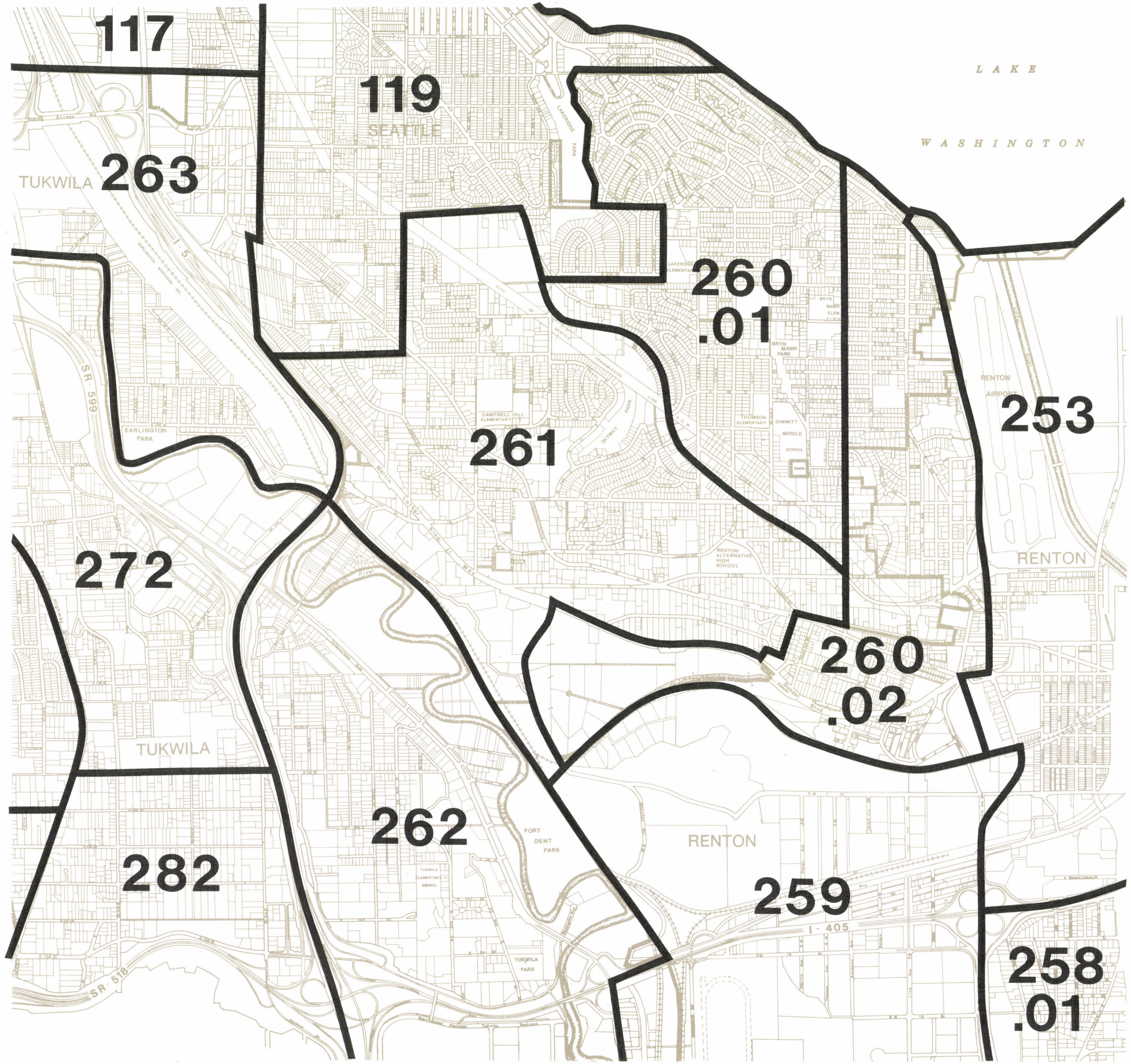


**1980 Census Tracts**
**King County**
**1990**

Source: King County Planning and Community Development Division

# West Hill
## Community Plan

King County Planning and
Community Development Division

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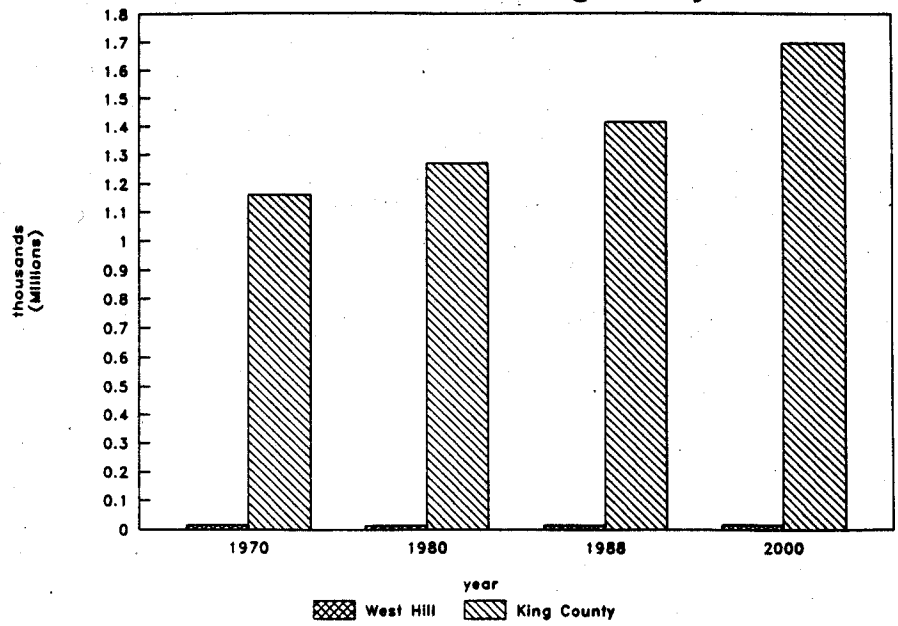
## Graph I

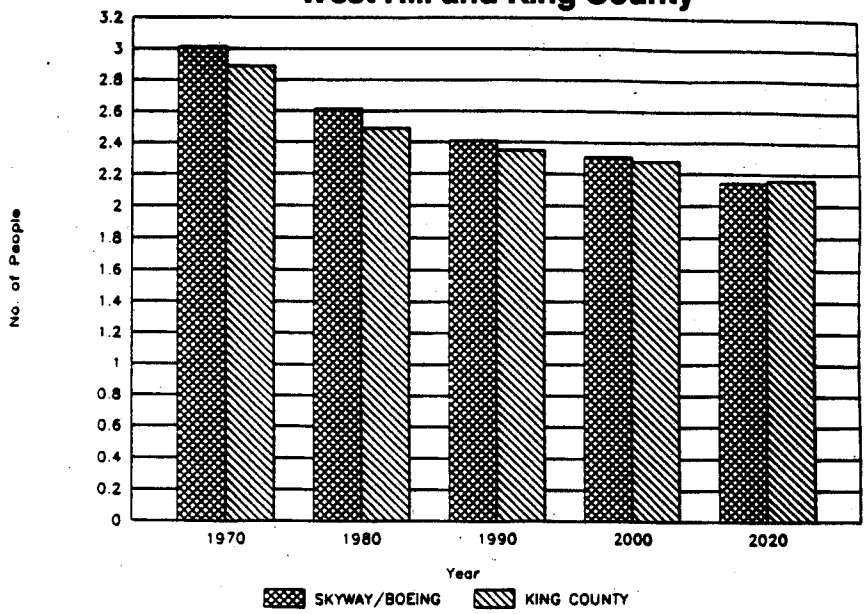
### Total Population Estimate
### West Hill and King County




Data Source: 1988 Puget Sound Council of Governments (PSCOG) Population and Housing Estimates
Production: KC Planning and Community Development Division Community Planning Section, November 1990.

## Graph II

### Average Household Size
### West Hill and King County




Note: Figures for West Hill Average Household Size are taken from the Skyway/Boeing Forecast Area Zone (FAZ) since it includes the West Hill Planning Area Boundary.
Data Source: 1988 Puget Sound Council of Governments (PSCOG) Population and Housing Estimates.
Production: KC Planning and Community Development Division Community Planning Section, November 1990.

West Hill and King County have both experienced a significant household (hh) size decline since 1970. Although slightly larger than King County, average household size in West Hill decreased from 2.61 persons/hh in 1980 to 2.47 persons/hh in 1987 compared with 2.49 to 2.40 for the County. PSCOG current forecasts continue to show a decreasing trend, with 2.28 in King County and 2.31 in West Hill by 2000. (Table 3)

In general, despite its predominantly white population, the ethnic composition in West Hill has now become more diverse than it was in 1970 and 1980. Although in less proportion, it resembles the trend of many older Central Seattle neighborhoods. Table 2, below, shows that the West Hill area has a proportionately larger minority population than the County. Approximately, 83% of the 1980 total population in West Hill was white versus 88% Countywide. From 1970 to 1980, the African American population in West Hill increased by 6% (five times higher than in the County). The Asian population in West Hill rose by nearly 4% while the number in King County grew by only 2.5% during the same period. White population declined by 11% in West Hill versus 5% Countywide. By 1988, the estimated overall minority population in West Hill grew to nearly 20%, an increase of 3% from 1980.

## Table 2

### 1970-1988 Racial Composition
### West Hill And King County

| | West Hill | | | | | King County | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| YEAR | Total Pop. | % White | % Black | % Asian | % Other | Total Pop. | % White | % Black | % Asian | % Other |
| 1970 | 13,015 | 94.0 | 1.0 | 4.0 | 1.0 | 1,156,633 | 93.0 | 3.5 | 2.5 | 1.5 |
| 1980 | 11,754 | 83.0 | 7.0 | 8.0 | 2.0 | 1,270,000 | 88.0 | 4.5 | 5.0 | 2.5 |
| 1988 Est. | 12,532 | 80.0 | 8.0 | 9.0 | 3.0 | 1,413,000 | 86.0 | 5.0 | 6.0 | 3.0 |

Source: U.S. Census Bureau (1970 and 1980 Census Data).
Washington State Office of Financial Management (1988 Estimates).
1989 Annual Growth Report. Pg. 28

In 1979, of the total 15 years and older population in West Hill, 25% were single, 59.6% married, and 15.4% either separated, widowed or divorced according to the 1980 Census data. Accordingly, by 1980, the total number of families in West Hill were 3,258. 84% of these families were married families, 11.4% were female head of household, while only 4.6% were male head of household. By comparison, in King County married couples accounted for 82% of its 320,707 total number of families.



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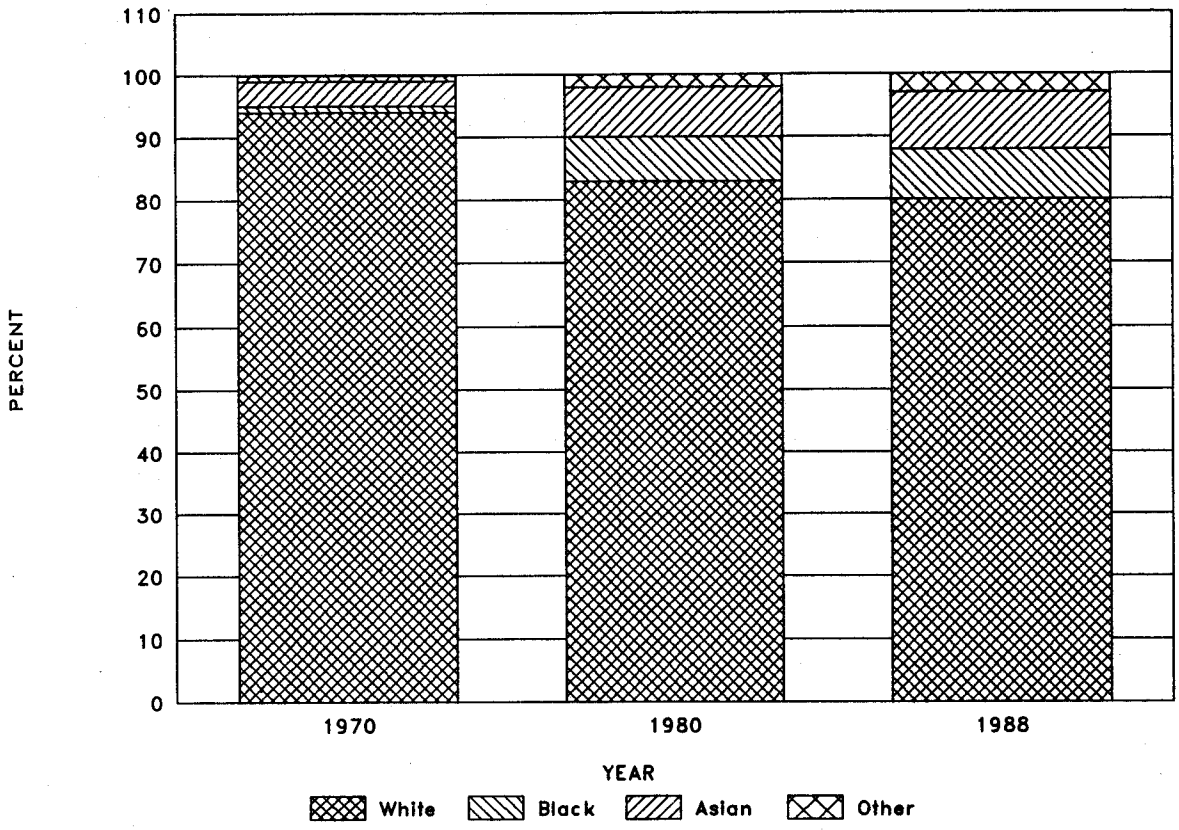
## Graph III

## 1970 - 1988 Racial Composition
## West Hill




Data Source: 1988 Puget Sound Council of Governments (PSCOG) Population and Housing Estimates
Production: KC Planning and Community Development Division Community Planning Section, November 1990.



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## Table 3

## Average Household Size
## West Hill And King County

| Year | West Hill | King County |
|---|---|---|
| 1970 | 3.01 | 2.81 |
| 1980 | 2.61 | 2.49 |
| 1990 | 2.41 | 2.35 |
| 2000 | 2.31 | 2.28 |
| 2020 | 2.14 | 2.16 |

Note: Figures for the West Hill Average Household Size are taken from the Skyway/Boeing FAZ since it includes the West Hill Planning Area Boundary.
Source: Puget Sound Council of Governments (PSCOG) Pop. and Employment Forecasts. June 1988

## Table 4

## 1970-1980 Age Characteristics
## West Hill And King County

| | WEST HILL | | | | KING COUNTY | | | |
|---|---|---|---|---|---|---|---|---|
| | 1980 | | 1988 | | 1980 | | 1988 (Est.) | |
| | # | % | # | % | # | % | # | % |
| Total Pop | 11,754 | 100.0 | 12,532 | 100.0 | 1,269,749 | 100.0 | 1,413,900 | 100.0 |
| 0-5 | 680 | 5.0 | | | 78,525 | 6.2 | 89,210 | 6.3 |
| 5-19 | 2,684 | 22.8 | | | 278,187 | 21.9 | 272,210 | 19.3 |
| 20-44 | 4,340 | 36.9 | | | 536,177 | 42.2 | 620,220 | 43.8 |
| 45-64 | 2,979 | 25.3 | | | 247,446 | 19.5 | 268,520 | 19.0 |
| 65+ | 1,070 | 9.1 | | | 129,414 | 10.2 | 163,740 | 11.6 |
| Median | | 32.6 | | | | 30.8 | | 33.7 |

Note: 1988 estimated figures by age category for West Hill were not available
Source: U.S. Bureau of the Census (1980 Census of Pop. and Housing). Washington State Office of Financial Management, 1988 Donnelley Marketing Information Service. 1989 Market Profile Analysis.



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## School Population

The Renton School District (403) provides four elementary schools and one alternative high school within the West Hill area. Most middle and high school students living in the planning area attend school within the city of Renton. Elected School Board members are now considering reopening some of the middle schools in the area for the 1991-1992 school year.

This report assumes that school population characteristics in West Hill are better represented by the existing elementary schools, partly because all elementary schools listed below are within the planning area and partly because most children attending these schools are living in the planning area. Most middle and high school students in the School District live in Renton and therefore would skew a true representation of West Hill's school population.

### Table 5

### 1989 West Hill Elementary School Population

| Elementary Schools | Black | | Asian Indian | | Americ. | | Hispan. | | White | | Total Pop. | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | # | % | # | % | # | % | # | % | # | % | # | % |
| Bryn Mawr | 84 | 19.5 | 47 | 11.0 | 7 | 2.0 | 24 | 5.0 | 268 | 62.5 | 430 | 100.0 |
| Campbell Hill | 126 | 33.0 | 64 | 16.5 | 7 | 2.0 | 5 | 1.5 | 179 | 47.0 | 381 | 100.0 |
| Lakeridge | 124 | 29.0 | 43 | 10.0 | 5 | 1.0 | 20 | 5.0 | 239 | 55.0 | 431 | 100.0 |
| Thomson | 36 | 21.0 | 18 | 10.0 | 5 | 3.0 | 9 | 5.0 | 108 | 61.0 | 176 | 100.0 |
| Total | 370 | 26.0 | 172 | 12.0 | 24 | 2.0 | 58 | 4.0 | 794 | 56.0 | 1,418 | 100.0 |

Source: Renton School District (403): School Enrollment Report. 1989

In 1979, 76% of the total school enrollment population was white, and 24% minority: 10% African American, 10% Asian, 3% Hispanic, and 1% American Indian (1980 Census). The 1989 Renton School District Enrollment report indicates that almost one in two school children in West Hill was minority while the ratio District-wide was one in four. By 1989, roughly one half (44%) of the total elementary school population in West Hill was non-white, also higher than the Renton School District total elementary school population. In comparison, of the 1988 total population in West Hill, 20% was minority (Table 2).

This ratio of minority school age population to total minority population in West Hill appears to be an extension of the trend in the Southeast Seattle neighborhoods. According to SLR, a consulting firm that used new information, including birth records, to provide a demographic profile for the Seattle-King County Department of Public Health, about 82% of the total school age population was minority, while the 1989 total minority population in the neighborhoods of Southeast Seattle accounted for 72%. Additional findings also indicate that African American and Southeast Asian families in Southeast Seattle appear to have comparatively larger average household size, and greater number of school age children than white families in the same area. This difference in family size appears to extend to West Hill as well.

Also, as described by the Renton School Superintendent, young families with school age children are moving to West Hill and the Renton School District has been scrambling to keep up with a growing student population in its district in recent years. Presently, there is a lack of adequate facilities and special programs to serve the increasing elementary school population.

## Income

In 1980, West Hill incomes kept up with and slightly exceeded King County median household income ($22,486 versus $20,717). By 1987, median incomes in Census tracts 260.02 and 261.00 dropped slightly below King County median, averaging about 96% of the median Countywide. Census tract 260.01 (Lakeridge area) continues to exceed King County median income, averaging about 122% of the 1987 King County median. In general, the average median income in West Hill remains fairly stable.

In 1980, the percentage of households below poverty level (at or below 25% of the County's median income) in West Hill was 5.4% compared to the County's 9.6%. About 19% of the total number of households in West Hill are low income households (at or below 50% of the County's median) in 1987. 133,000 low income households (23% of the total) are estimated to have lived in King County during the same year. Approximately 216 households in West Hill and 26,069 households in King County (5% of their total population) received some form of public assistance income. In comparison, 1987 estimates report that 18.7 percent of all Southeast Seattle households receive public assistance (double the percentage for the City as a whole), according to the 1989 Southeast Seattle Background Report.

### Table 6

### 1980-1987 Median Household (Hh) Income West Hill And King County

| West Hill Census Tracts | Median HHs. Incomes($) | | Total # of HHs. | | Est. % of HHs. at or below 50% County med. | | Est. % of HHs at or below 25% of County median | |
|---|---|---|---|---|---|---|---|---|
| | 1980 | 1987 | 1980 | 1987 | 1980 | 1987 | 1980 | 1987 |
| 260.01 | 24,628 | 35,879 | 1,758 | 1,902 | 18.0 | 14.0 | 1.8 | 7.3 |
| 260.02 | 21,797 | 28,229 | 634 | 727 | 23.0 | 22.0 | 2.6 | 12.0 |
| 261.00 | 21,149 | 28,757 | 2,008 | 2,276 | 21.0 | 21.0 | 6.4 | 11.4 |
| **Total Aver.** | **22,486** | **30,995** | **4,400** | **4,905** | **19.0** | **19.0** | **5.4** | **9.5** |
| **King County** | **20,717** | **29,314** | **498,221** | **575,000** | **22.0** | **23.0** | **9.6** | **9.9** |

Source: 1980 U.S. Census Data
Puget Sound Council of Governments (PSCOG). Income Estimates for Households, 1987 and Pop. and Employment Forecasts (June 1988).



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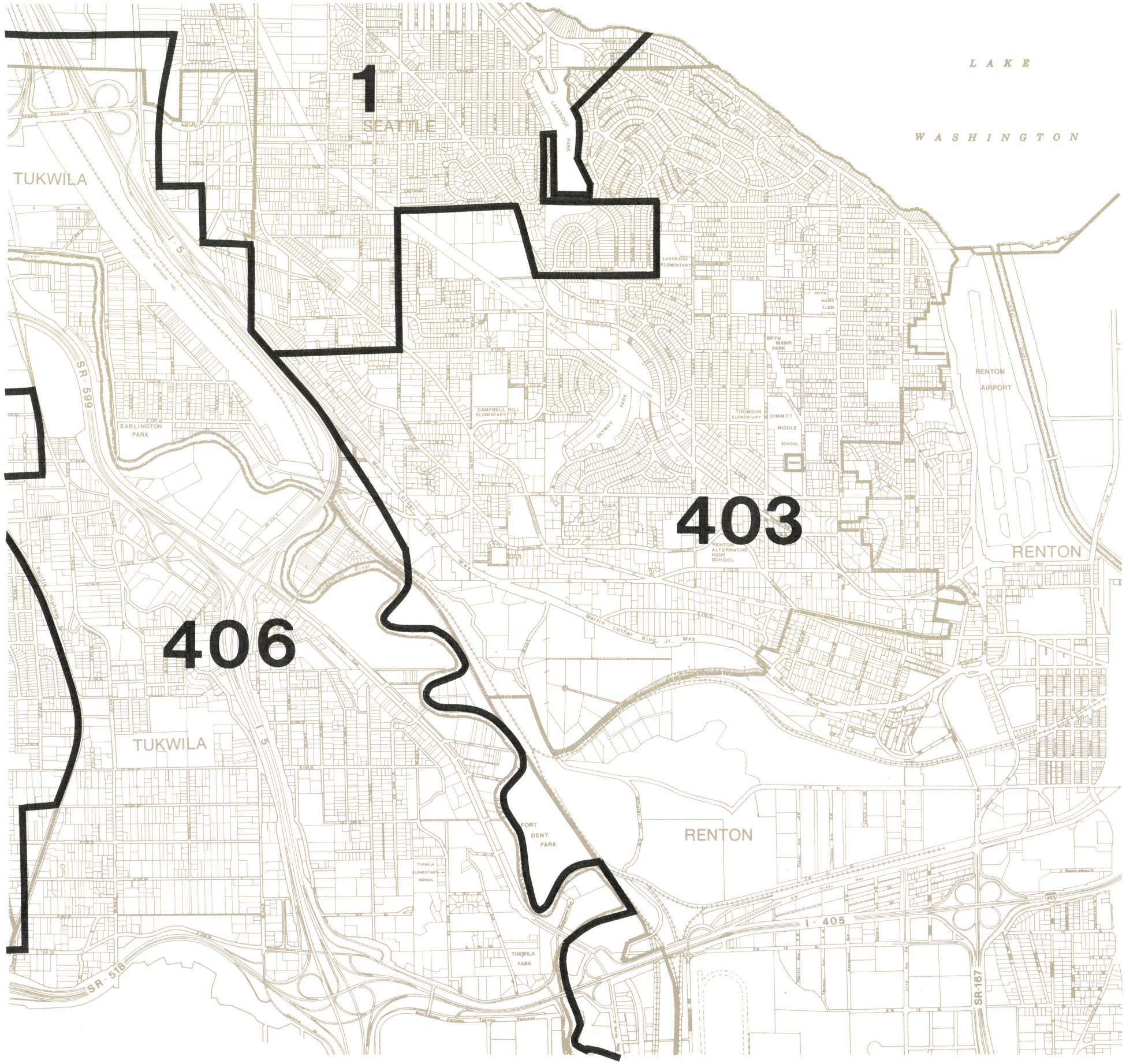
# School Districts
## King County
## 1990

Source: King County Planning and Community Development Division




# West Hill
## Community Plan

King County Planning and
Community Development Division

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## Employment

In 1980, the employed labor force in West Hill was 65.5% of the total population 16 years and older; the civilian labor unemployment rate was lower than in the County (3.8% vs. 5.4%). Manufacturing employment seems to be significant in West Hill. Approximately 34% of the area's labor force is employed in manufacturing jobs compared to 20% in King County. Wholesale and retail trade employed another 21% of the labor force in West Hill, and professional and related services account for another 12%. Service occupations and others including farming, forestry and fishing are less significant, employing the remaining 33% of the labor force.

By 1988, the total labor force unemployment rate in West Hill reached 2.6%, compared with 4.8% for the County as a whole. Of total employed population working in the Skyway/Boeing Field Forecast Area Zone (FAZ), 78% were in manufacturing, 12% in wholesale and retail trade, and 10% in others, according to PSCOG (June 1988).

Most businesses in the West Hill area are small in nature employing 1 to 5 people each. Census tracts included in zip code 98178, which correspond to the West Hill area and a portion of Seattle's city limits, have 380 businesses and 1603 employees, according to the 1989 Market Profile Analysis data by Donnelley Information Services. The West Hill planning area includes the Skyway business district and a number of commercial stores scattered along the planning area's boundaries. In addition, manufacturing and quarrying uses exist along Martin Luther King Jr. Way.

The Skyway business district, which includes about 42 retail businesses and 13 service/offices has a vacancy rate of approximately 12% compared with 11.5% vacancy rate area-wide. Generally, there are three major influences impacting business and employment in West Hill: 1) major outside retail facilities in Southcenter and Downtown Renton; 2) large number of industrial uses in Tukwila and Renton; and 3) convenience store facilities located in Seattle's city limits.

## Housing Conditions

Housing condition is a good indicator of housing needs and opportunities. According to the 1981 King County Housing Condition Survey, housing conditions in the West Hill area vary from census tract to census tract. Of the total single family, duplex and triplex housing stock, 26% needed no repair compared to 63% for the King County Block Grant Consortium (King County less Seattle, Bellevue and Auburn) as a whole. Accordingly, 59% of West Hill's housing stock needed minor repairs versus 28% Countywide, 13.3% needed major repairs compared to 9% of the Consortium, and as in the rest of the County, less than one percent of the total units were dilapidated (rehabilitation unlikely to be feasible). The photographs on the following pages are examples of homes typically found in West Hill.

From the 1990 community survey questionnaire results, of the total 584 respondents to whether their house needs any repairs (Question 13), 41% said "no" and 59% said "yes". Roof leak repair or replacement (30.0%) and home weatherization (28.2%) were mentioned as most needed for those respondents who answered "yes".

From recent field observations, West Hill neighborhoods do not have contiguous areas with dilapidated structures. The housing stock in the Lakeridge and Bryn Mawr neighborhoods appear to be in slightly better condition than Skyway, Earlington and Campbell Hill. Also, neighborhoods in the West Hill area appear to be more integrated than their neighbors in Southeast Seattle and Renton. Asian, African American and other minorities are dispersed throughout the planning area. One reason West Hill is less segregated is perhaps due to its relatively generalized old housing stock which is reflected in relatively affordable real estate and rental prices, compared to other parts of the county.

In conclusion, minor home repairs and better maintenance appear to be the predominant need to avoid deterioration of current housing stock in West Hill. Income-eligible residents of this area may apply for existing King County housing repair programs. Increased marketing of these programs to area residents may be advisable.

## Characteristics of Housing

Housing in unincorporated King County is relatively new; 30% of its housing stock was built between 1970 and 1979, and another 16.6% was built between 1980 and 1985. In contrast, most housing units in West Hill are 20 to 40 years old. Of total questionnaire responses to "how long have you lived in the neighborhood?" (Question # 6), about 76% have lived in the West Hill area for 10 years or longer, 21% between one and five years, and 3% for one year or less.

In terms of housing distribution, the West Hill neighborhoods are mostly developed with single family homes. Multifamily development is located adjacent to the Skyway business district, along Rainier Avenue S. near S. 113th Street, and along Martin Luther King Way S. Mobile home parks are located on waterfront property on Rainier Avenue. S. and along Martin Luther King Way S. 1990 King County development activity information shows that medium and high density multifamily developments have been proposed on the waterfront sites along Rainier Avenue. S. This will reduce the number of mobile homes units in West Hill.

According to King County LDIS, between 1980 and 1989, building permits in West Hill were issued for 166 new single family, 560 multifamily and four mobile home units. Only last year, 158 new multifamily units, representing 29 percent of the 1980-90 total were added to West Hill housing stock. The 1980 U.S. Census data indicated the total number of housing units in West Hill was 4600. Also from the Census, 4,453 were occupied housing units and the vacancy rate in 1979 was 3.19 compared to 5.19 for the County as a whole. By 1988, the total number of housing units increased by about 14% above its 1980 total compared with 21% in unincorporated King County.



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One-story wood frame house in Lakeridge. Excellent condition with horizontal vinyl siding and a cross-gable composition roof.

Two-story wood frame house in Earlington . Deteriorated conditions with wood siding, enclosed porch and a gable roof with projecting eaves.



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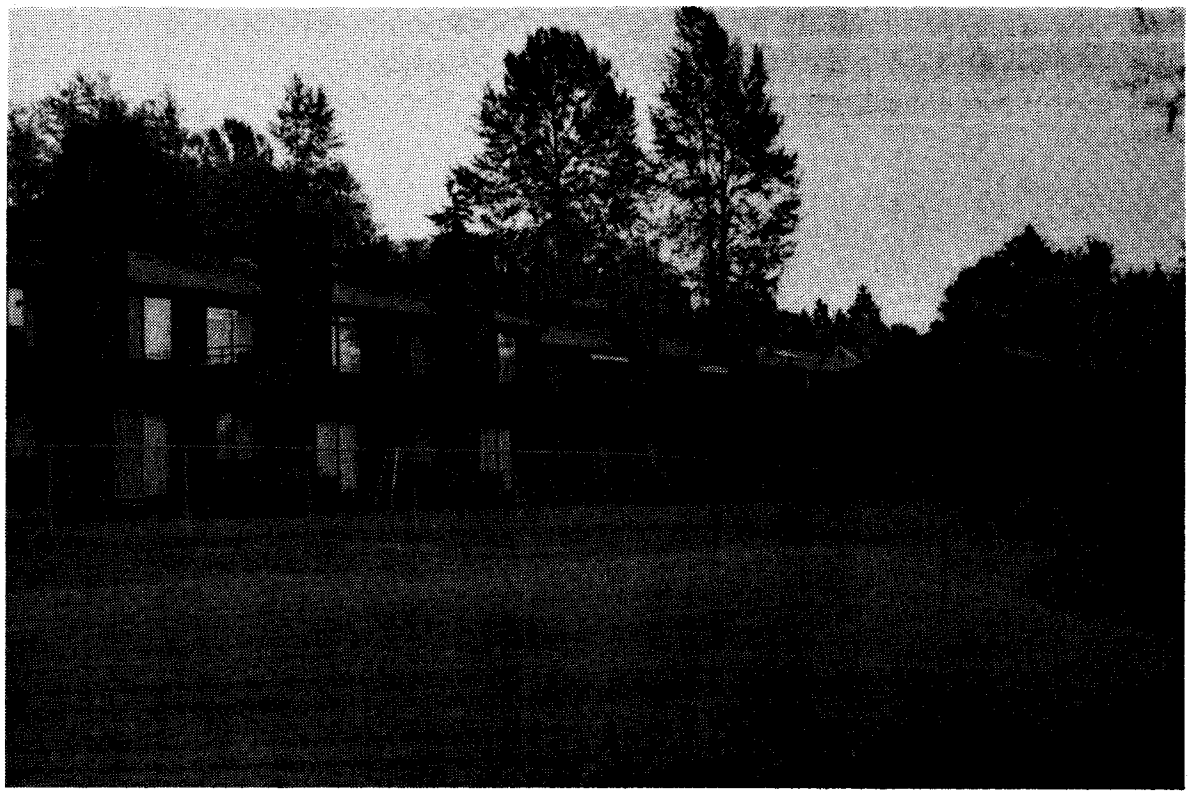
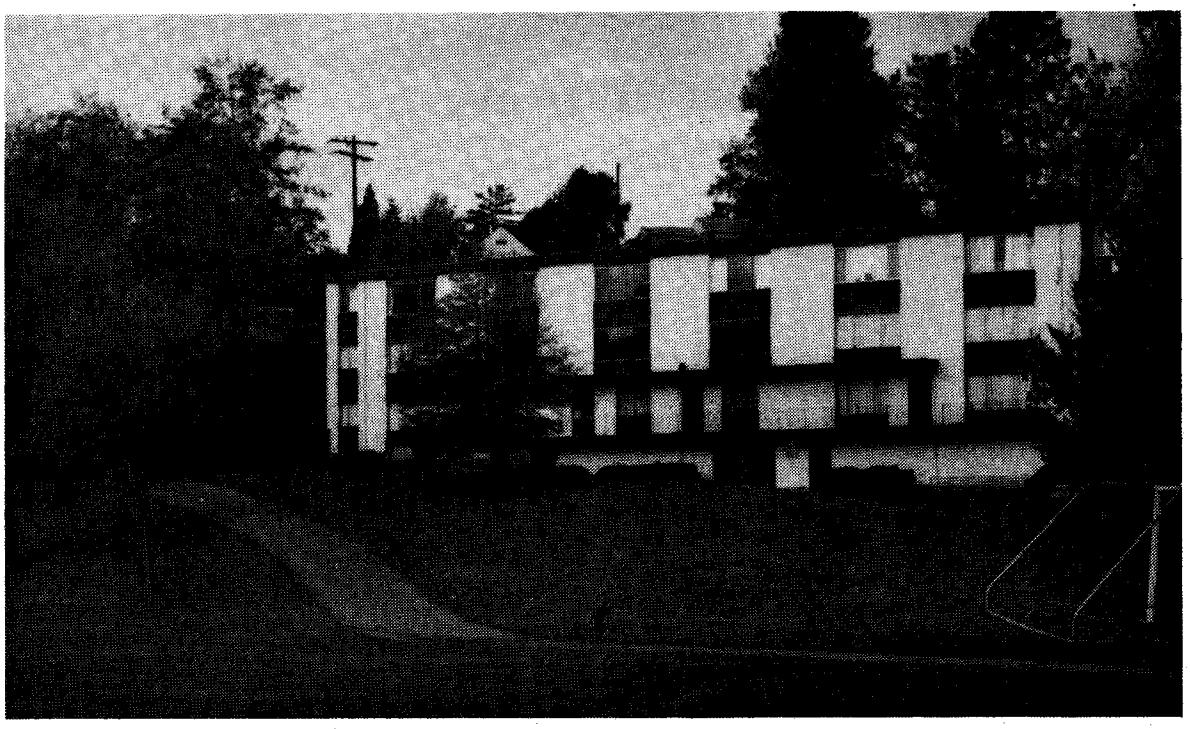


Two-story wood frame multifamily in Skyway. Good condition with vertical wood siding overlooking Skyway Park.



Three-story wood frame multifamily in Skyway. Good condition, with a sloped flat composition roof and pedestrian connection with Skyway Park.



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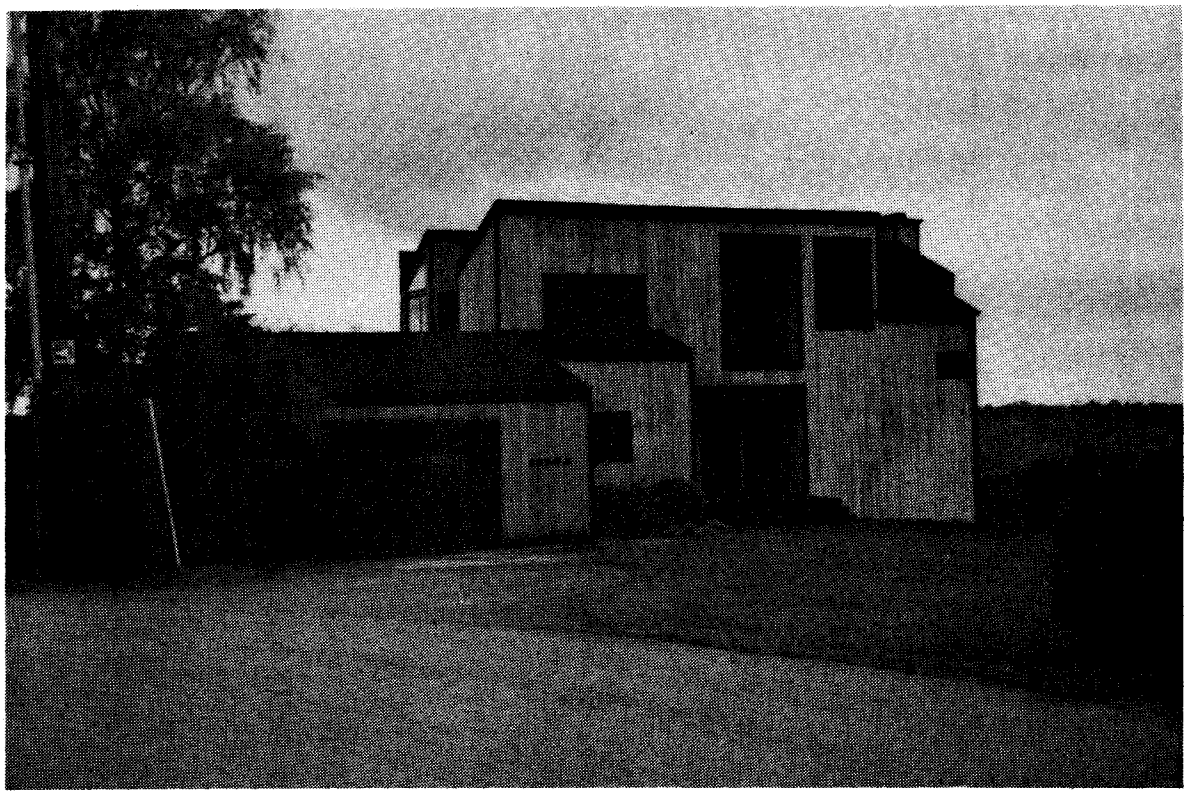
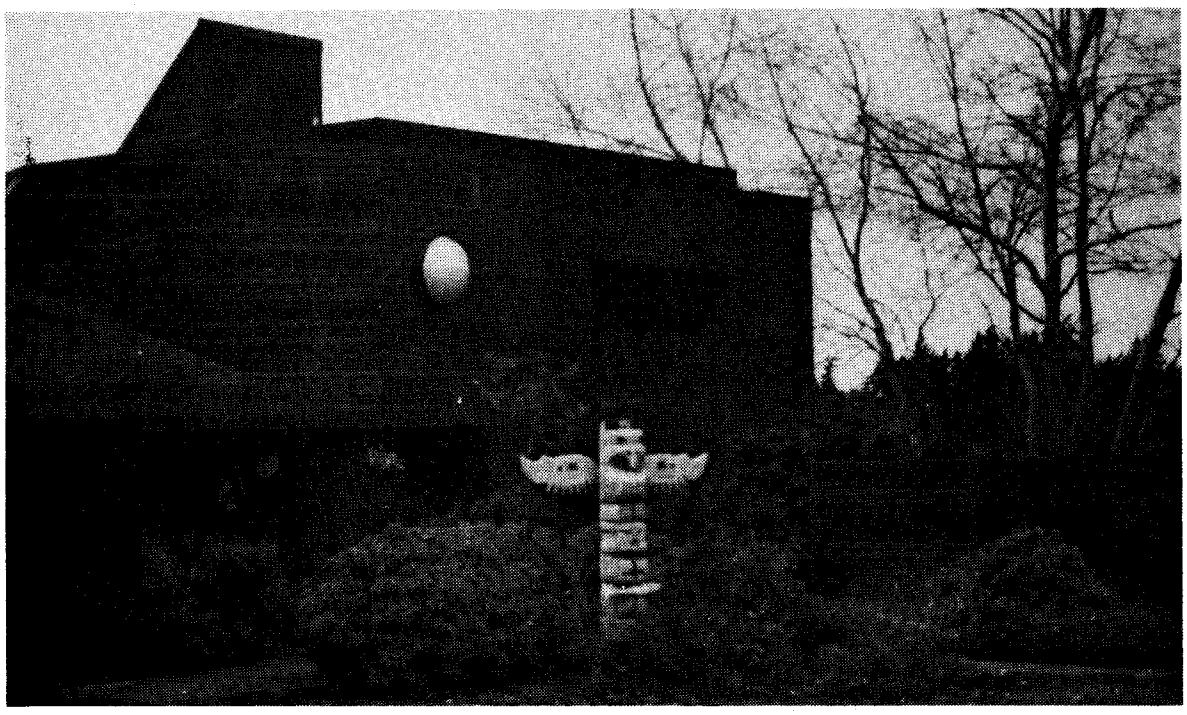


Two-story wood frame house in Earlington. Excellent condition with modern architecture lines, territorial view and enclosed porch.



Two-story custom-built house in Earlington. Excellent condition with wood frame and nicely landscaped area.



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# IV. Land Use And Development

## Existing Land Uses

Existing zoning for the West Hill area provides a range of land uses. There are approximately 1,896 acres zoned residential. Of this, about 1,734 acres or 91.5% is zoned RS-7200 single family and 162 acres or 8.5% is zoned for multifamily including low, medium and high densities according to the area's existing land use map. All of the six mobile home parks in West Hill are located on land zoned for high density multifamily use.

The West Hill area is predominantly zoned RS-7200, which allows up to six single family dwelling units per acre. The density pattern in West Hill varies between neighborhoods. The Bryn Mawr, Lakeridge and Skyway areas, for example, are mostly developed at 6-8 units per acre. These densities are at or slightly above the existing above referenced density, and are mostly supported by sanitary sewers. In comparison, the neighborhoods of Campbell Hill and Earlington are characterized by lower density patterns with larger lot sizes ranging from approximately 7,000 to 35,000 square feet (1-6 units per acre). There are also several large, undeveloped lots in these neighborhoods, and in some cases, sewer service is not yet available. In summary, the planning area contains a mixture of densities. Greenhouses built before or during the 1950's and 1960's as well as woodlots are scattered throughout the planning area.

Approximately 50 acres of land are commercially zoned within the West Hill planning area. About 42 acres have been developed for commercial and office use, 5.74 acres are entirely vacant and the remaining acreage is underutilized. Other commercially zoned parcels have been developed in some other use and could be converted to commercial at a later date.

There are 145 acres of industrial zoned land in West Hill. Of these, 52.5 acres are developed including a site of 31.2 acres used for quarrying, 91.5 acres are undeveloped, and about 1 acre is developed under commercial use.

## Residential Uses

In terms of residential use distribution, single family units in West Hill dropped from 84% of the total housing stock in 1980 to 76% in 1988. Multifamily units grew from 14% to 22% and mobile homes (2%) remained at the 1980 level (Table 7). Mobile homes include manufactured units and trailers.

From the survey questionnaire, 61.8% of total respondents (Question #30) prefer single family for new housing in the area; 27.6% saw a need for some type of multifamily (apartments, townhouses, duplex); and only 10.6% saw the need for the remaining choices of mobile homes, none or other.

## Single Family Housing

Single family home prices have risen much more slowly in the West Hill area than in other parts of the County. Median home prices in West Hill went up from $65,576 in 1980 to $80,694 in 1988, an increase of 23 percent. In comparison, County's home sale values climbed 41 percent ($85,576 to $115,262) during the same time period. (Table 8)

### Table 7

### 1980-1988 Total No. Of Housing Units By Type Unincorporated West Hill And King County

| | West Hill | | | | King County | | | |
|---|---|---|---|---|---|---|---|---|
| | 1980+ | | 1988* | | 1980** | | 1988** | |
| Type Unit | # | % | # | % | # | % | # | % |
| Single Family | 3,871 | 84.0 | 3,979 | 76.0 | 145,755 | 79.5 | 169,516 | 74.0 |
| Multifamily | 626 | 14.0 | 1,174 | 22.0 | 30,627 | 16.7 | 48,683 | 21.0 |
| Mobile Home | 106 | 2.0 | 105 | 2.0 | 6,865 | 3.8 | 11,610 | 5.0 |
| TOTAL | 4,600 | 100.0 | 5,258 | 100.0 | 183,267 | 100.0 | 221,300 | 100.0 |

Source: + 1980 U.S. Census of Population and Housing
* 1988 LDIS Land Development Information System. King County
** 1989 Population Trends for Washington State Office of Financial Management. Forecasting Division. August 1989

### Table 8

### 1980-1988 Generalized Median Home Prices Unincorporated West Hill And King County

| | West Hill | | King County | |
|---|---|---|---|---|
| | 1980 | 1988 | 1980 | 1988 |
| Median Home Price ($) | 65,576 | $80,694 | $81,576 | $115,262 |
| Median Rental Value ($) | 295 | 440 | 312 | 516 |
| Vacancy Rate (%) | 3.19 | | 5.19 | |

Notes: * The Median Rental Value figures represent a two-bed/one bath apartment rental unit.
* The 1988 vacancy rate for West Hill includes the average of data by census tracts.
Source: Housing Affordability in King County, LDIS. November 1989 1980 U.S. Census of Population and Housing

The Seattle-Everett Real Estate Report indicates, from July 1987 through June 1989, the housing values between census tracts in West Hill varied greatly. However, the average home price increased only by three-percent, while mean sale prices in Seattle and King County continued to increase steadily by 25.5 percent and 22.4 percent, respectively since July 1987.



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During January-July 1989, King County average single family home prices increased by about 12 percent over the July-December 1988 period. This is the largest increase in prices of single family homes since the late 1970's. In contrast, the average price of a house in West Hill home increased only 1.5 percent during the same time (Table 9).

**Table 9**

**Single Family Housing Average Sale Prices**
**West Hill (By Census Tracts), King County And Seattle**

| | Jul-Dec.1987 | | Jan-Jun.88 | | Jul-Dec.88 | | Jan-Jun.89 | |
|---|---|---|---|---|---|---|---|---|
| West Hill Census Tracts | # of sales | Mean($) price | # of sales | Mean($) price | # of sales | Mean($) price | # of sales | Mean($) price |
| 260.01 | 66 | 88,097 | 54 | 83,894 | 67 | 80,947 | 56 | 80,694 |
| 260.02 | 27 | 74,748 | 31 | 90,760 | 31 | 80,678 | 31 | 71,234 |
| 261.00 | 61 | 69,998 | 38 | 65,525 | 43 | 74,011 | 47 | 87,233 |
| King County Total | 12,179 | 107,840 | 13,572 | 112,198 | 14,410 | 117,951 | 13,818 | 132,000 |
| Seattle | 3,836 | 100,239 | 3,465 | 102,370 | 4,118 | 108,396 | 4,068 | 121,839 |

Source: Seattle-Everett Real Estate Research Reports: Fall 1988, Spring 1989 and Fall 1989

## Multifamily Housing

During the previous three years, the demand for apartments has been strong in the King/Snohomish County market. Vacancies have dropped below four-percent for the first time since 1980. Rental apartment prices in West Hill are increasing at the same pace as most other parts of Seattle and King County.

Last year's addition of over 150 new multifamily units in West Hill, (29% of the 1980-89 total new units) resembles the regional trend of increased demand for multifamily housing. As of February 1990, a price survey of the area's new (1989-current) apartment buildings shows that the average rent for a two bed/one bath unit increased to $520, a 14 percent increase from the year before ($456). The rental vacancy rate in the area has fallen below three percent.

## Housing Affordability

Housing affordability refers to the ability to buy and/or rent a home. The price of housing as a percentage of income is the main factor in determining if housing is affordable, assuming that households should pay no more than 25% to 30% of their income for housing costs, as stated in the annual report of Housing Affordability in King County.

In 1987, the average median income in West Hill was $30,995, while the average home sales price was **$77,615**. Accordingly, King County median income was $29,314 and the average home price was **$107,840**. These figures compare with the County affordable home price of **$95,100** for the median income household in the same year. The relationship between the 1987 King County affordable home price versus the West Hill actual average home sales price indicates a positive home purchase "affordability gap" of +$17,485 ($95,100 vs. $77,615). Alternatively, the County affordable versus average home price shows a negative "affordability gap" of -$12,740 ($95,100 vs. $107,840).

During January-July 1989, the King County affordable home price (excluding condominiums and mobile homes) for the median income household at $33,956 was $100,700 compared with $137,263 mean home price Countywide. Home purchasing market for the lower income household at half the regional median income ($17,000) has worsened dramatically as a result of increasing home sale prices over the last three years. Affordability gaps increased from -$60,600 in 1987 to -$91,400 in mid 1989 against the average price King County sale of $137,263. Consequently, low income households have very little or no opportunity to buy a home.

Despite increasing rental prices in King County, renter affordability ratios (mean rental price against affordable price) at 0.293 for the median income and 0.365 at 50% of the median have proportionately remained almost the same since early 1980.

According to the areawide survey questionnaire, of those who responded to what percentage of their income was paid toward housing (rent or mortgage), about 63% of the respondents pay 30% or less of monthly income for housing, 19% pay between 30% and 40%; 7% pay over 40%, households whose mortgages are paid off account for 10%, and less than one percent live in subsidized units. In comparison, **Affordable places to live** was mentioned by only 11% of the total number of responses as attributes they like about their neighborhood.

Census data and questionnaire responses demonstrate that the West Hill area shows a significant home purchase affordability advantage over others areas in King County and the County as a whole. However, increasing housing prices throughout the region suggest that the new plan should help to keep housing affordable for West Hill's residents by providing a good match between the household's incomes and housing prices. Land use policies, development conditions and development standards could help maintain affordable housing opportunities for the low and median income households of the area.

## Assisted Housing

Subsidized housing is public and/or private housing that is partially or totally assisted in both housing ownership and rental costs. Presently, King County provides local agencies with limited federal, community development, and private funds to subsidize housing costs for the very low income households including the elderly, homeless, and people with special needs.

As shown in Table 10 below, as of June 1987, the total number of assisted housing units in West Hill represent less than 0.7 percent of both the total number of assisted housing in the County as a whole, and the total number of housing units in the planning area. All of the existing subsidized units in West Hill are in one private housing complex located adjacent to multifamily development along Martin Luther King Jr. Way.

West Hill has a very low proportion of subsidized housing units compared to other areas in King County and South Seattle neighborhoods. For example, the Highline planning area in 1987 contained about 22% of the total number of subsidized housing units in King County. The lack of subsidized housing units in West Hill could indicate that either not many subsidized projects have been proposed



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for the area, it has been a low priority area for building new assisted housing, or current concentration of assisted housing in White Center, Burien, and Renton are supposedly servicing this area's residents.

**Table 10**

**Permanently Assisted Housing In West Hill And King County 1942-1986**

| | Elderly Units | Handicap. Units | Family Units | Total Units | % of 65+ of tot. pop.* | |
|---|---|---|---|---|---|---|
| | | | | | 1980 | 1988 |
| King County | 2,369 | 66 | 3,199 | 5,634 | 10.0 | 11.6 |
| West Hill | 8 | - | 27 | 35 | 9.0 | |

Source: * Washington State Office of Financial Management, 1988
King County Annual Housing Report. King County. Sept., 1988
King County 1988 Annual Action Plan. King County. Jan., 1988

## Commercial Uses

The 1985 KCCP provides guidance for location, design and size of commercial centers necessary to meet the demands of different market area populations. The **Neighborhood Business** (B-N) classification is designed for retail and personal service uses to meet every day neighborhood needs. These should generally be 3-6 acres in size and should serve a nearby population of 8,000-15,000 people, within a 1-3 mile radius. **Community Business** (B-C) areas are generally larger than neighborhood centers and should provide a greater variety of goods and services to meet the demands of a larger market area of 15,000-40,000 people, should generally be 10-20 acres in size and serve a 3-6 mile radius.

Of the total (50 acres) existing commercial land in the West Hill area, about 38.5 acres, or 76% are concentrated at the Skyway Business District (SBD). This business district has developed in two nodes, north and south, and is separated by single family homes and Skyway Park. The northern area extends along Renton Ave. S. between 68th Ave. S. and 74th Ave. S., the southern area is approximately one quarter mile away between 75th Ave. S. and 78th Ave. S. The zoning is either General Commercial (C-G) or Community Business (B-C) and uses include retail, utility and community service facilities, storage, entertainment, limited professional office and personal service, and residential multi-family. Most existing office and commercial uses at this location provide convenience goods and services that are needed daily and are within one to two-and-one-half mile walking distance. The SBD has elements of both neighborhood (convenience goods and services), and community centers.

In addition to the SBD, there are three other small commercial areas located around the perimeter of the planning area: 1) Martin Luther King Jr. Way between 60th Ave. S. and 64th Ave. S (6.32 acres); 2) Beacon Ave. S. and South 120th St. (2.32 acres); and 3) Rainier Ave. S. between South 113th St. and 117th St. (3.02 acres). These convenience commercial areas serve very much the same population of SBD's influence radius. Nearby shopping centers in downtown Renton (two miles) and Southcenter (five miles) also provide comparison goods. Consequently, the lack of comparison/discount stores and light manufacturing/industrial (cabinet shop, furniture repair, plumbing, glass shop, etc.) uses may be due in large part by the presence of these major retail centers and competitive convenience centers. Applying the KCCP criteria above, commercial acreages now developed or zoned in the West Hill area could meet the area's needs through or beyond the year 2000.

## Industrial Uses

As noted previously, there are about 92 acres of available industrially zoned land in West Hill. Of these, at least one-half appears to be precluded from development because of the presence of sensitive areas on these sites. Conversely, the Renton and Tukwila existing comprehensive plans include industrial uses within their zoning and are in close proximity to the planning area. As a result, the plan might determine if more industrial land is needed to meet future market demands.



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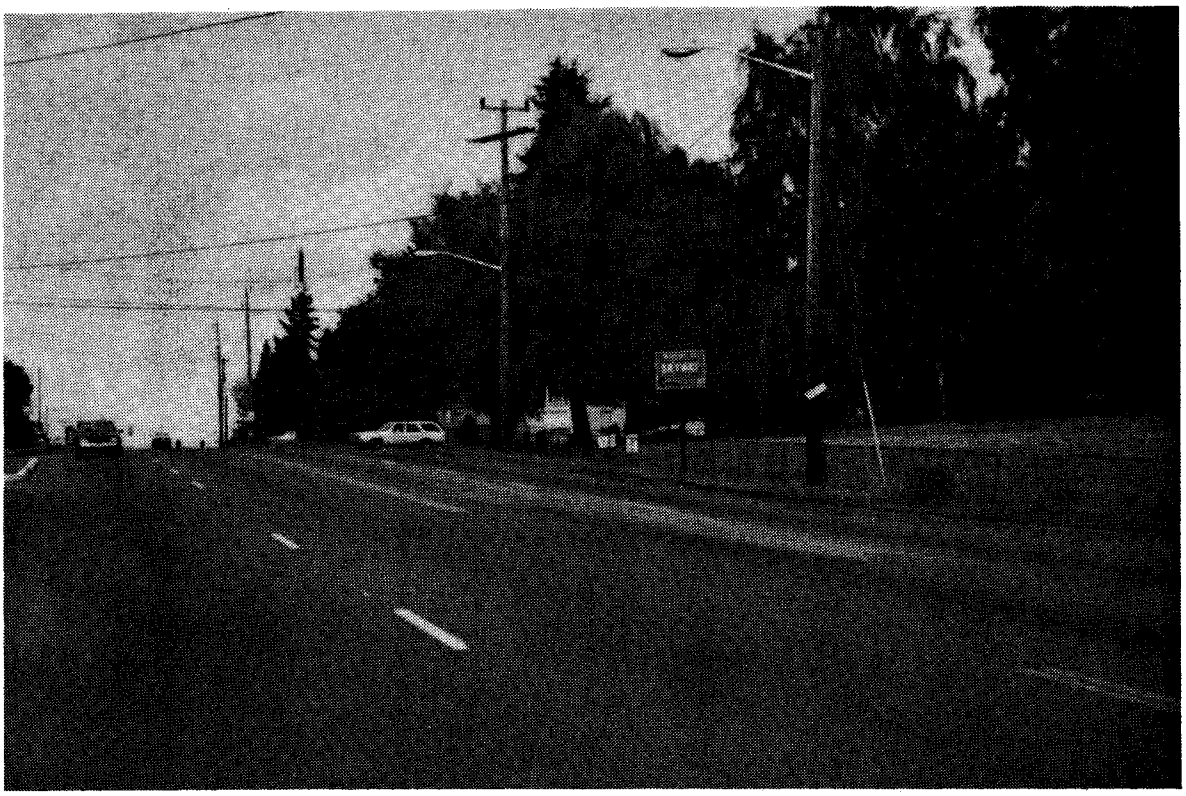
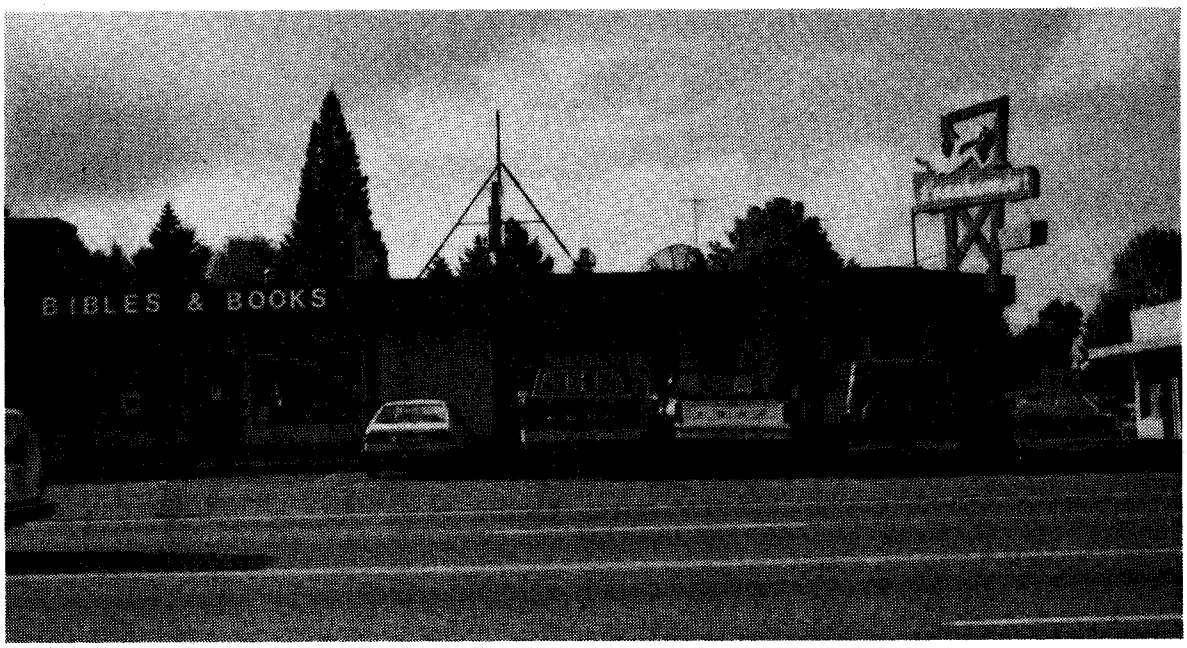
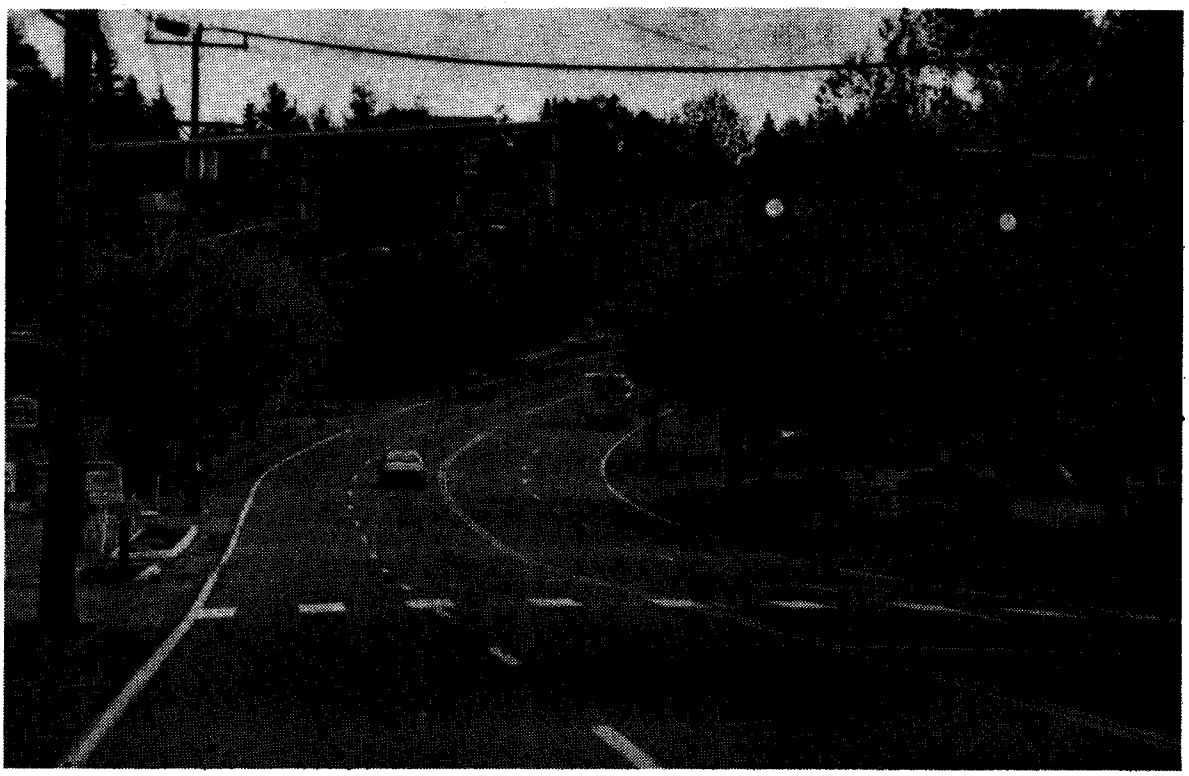


Entrance to the south area of the Skyway Business District




Retail business and entertainment establishments at the south area of the Skyway Business District



Skyway Business District: A perspective view of the northern area looking south.

Renton Avenue South within the northern area in the Skyway Business District.

# V. Community Facilities And Services

## Sewer Utilities

The entire West Hill planning area is within the designated sewer Local Service Area (LSA), that area determined as appropriate for sewer service by the King County Sewerage General Plan. The planning area is presently served by three sewer districts: Bryn Mawr Sewer District in the northeast portion; Skyway Sewer and Water District in the core and western portion; and the City of Seattle Sewer District serves northwest of Renton. There are several unsewered pocket areas within the Seattle and Skyway Sewer Districts.

Most of the Bryn Mawr and Skyway Sewer and Water District facilities are 20 to 40 years old. Pump stations, manholes and trunk lines within these districts are planned to be improved, upgraded and expanded in the future to better serve their service area. Power outages have also caused frequent sewer and water system failures due to the lack of updated pumping facilities and backup generators.

In 1988, the Seattle-King County Health Department (SKCHD) completed a survey of septic tanks in the Langston area which extends roughly from South 128th St. northward to the Seattle city's limits, and from 68th Avenue South westward to Martin Luther King Jr. Way. The survey indicated that 27% of the area's 400+ homes had failing (11%) and near-failing (16%) tank systems resulting in surface water pollution problems and unsafe levels of fecal coliform bacteria in streams and ditches in the area surveyed. In addition, because of the low percolation of soils and the relatively small lot sizes of the area, on-site sanitary sewage disposal has proven to pose a hazard to downstream water sources, particularly where numerous water systems depend on springs for supply.

SKCHD recommended formation of a Utility Local Improvement District (ULID) to extend sanitary sewer service into the Langston area. As a result, in 1989 an ULID was formed in the Skyway Sewer and Water District and the area's residents formed a committee to implement the recommendations. The main sewer installation project is now underway funded by the Washington State Centennial Clean Water Fund and Public Works Trust grants. In addition, King County 1990 Community Development Block Grant (CDBG) funds have been approved to install side sewer connections for low-income households and moderate income senior households in this area. The entire public portion of this project is $4,000,000 and, when completed, it will provide sanitary sewer service to about 500 homes. As of this writing, this project is one-half done and is expected to be concluded next spring.

According to the 1986 Annual Growth Report (AGR) prepared by King County, about 1,000 or 25% single family dwellings had septic tanks in West Hill. Presently, the Bryn Mawr sewer district has 8 dwelling units with septic tanks and the Skyway Sewer and Water District, after the project above is completed, will have about 400 homes on septic tanks, most of which are located in the district's southeastern portion.

## Water Utilities

The Skyway Sewer and Water District, Lakeridge Water and Sewer District and Water Districts No.14 and No.125 serve in most core areas of West Hill. Water District No.57 serves about 70 customers in the northwestern corner. In addition, the cities of Renton, Tukwila and Seattle provide water service to portions of the planning area.

The water districts report they expect to be able to upgrade their facilities in the future. Water District No.14 and the City of Renton are now in negotiations to exchange service areas to better define their service boundaries. Most purveyors appear to have adequate capacity to meet the needs of the immediate future under normal conditions. An analysis of geologic characteristics in the area indicates that there is little or no potential for development of additional groundwater sources within the West Hill area.

In 1988, a Water Utility Coordinating Committee (WUCC) was formed to develop and implement the Skyway Coordinated Water System Plan. The plan found that water systems in West Hill are old, undersized and decrepit. Other problems include isolated areas of too high and too low water pressures, limited water storage capacity, noncontiguous service areas, and illogical service boundaries.

The plan also included multiple recommendations to improve system operations, reliability and level of service including the creation of one King County Water District for the entire West Hill area where seven now exist.

## Surface Water and Storm Water Drainage

The King County Department of Public Works sets standards and provides programs for surface water management, maintenance of river channels, storm water drainage, and retention/detention systems. The Building and Land Development Division reviews drainage plans submitted by developers to assure that they meet County requirements regarding storm water retention and runoff volume.

Drainage in the planning area is generally well controlled, although the Bryn Mawr and Langston areas have frequent drainage complaints with a high potential for flooding, according to the 1985-1990 records of complaints made to the King County Surface Water Management Division (SWM) by the area's residents.

Of a total of 131 complaints between 1985 and April 1990, about 50% have been private property drainage problems, about 30% were referred to the roads division, and the remaining 20% were solved by SWM. Complaints refer to poor soil conditions, old septic systems, unopened/unmaintained right-of-ways, landsliding, debris dumping and natural ditch filling. The area also has a number of small streams, although many of them dry up late in the summer with little rainfall and many others flood during periods of heavy rainfall.



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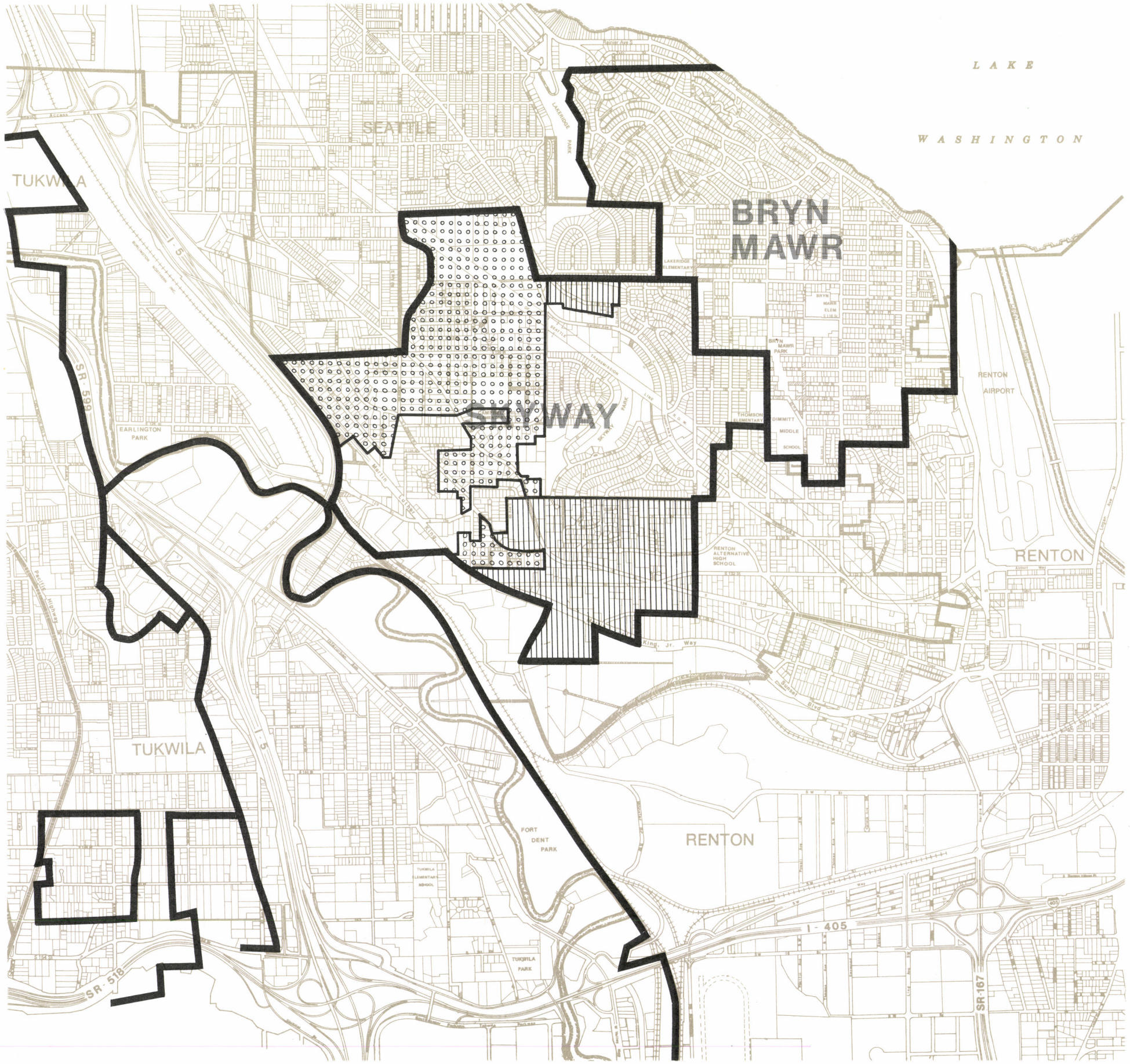


## Sewer Districts
### King County
### 1990

- Area currently with sewer services
- Area without sewer services
- Area with new sewer services through LID (Local Improvement District)

Source: King County Planning and Community Development Division, Skyway Water and Sewer District, and Bryn Mawr Water and Sewer District.

# West Hill
## Community Plan

King County Planning and
Community Development Division

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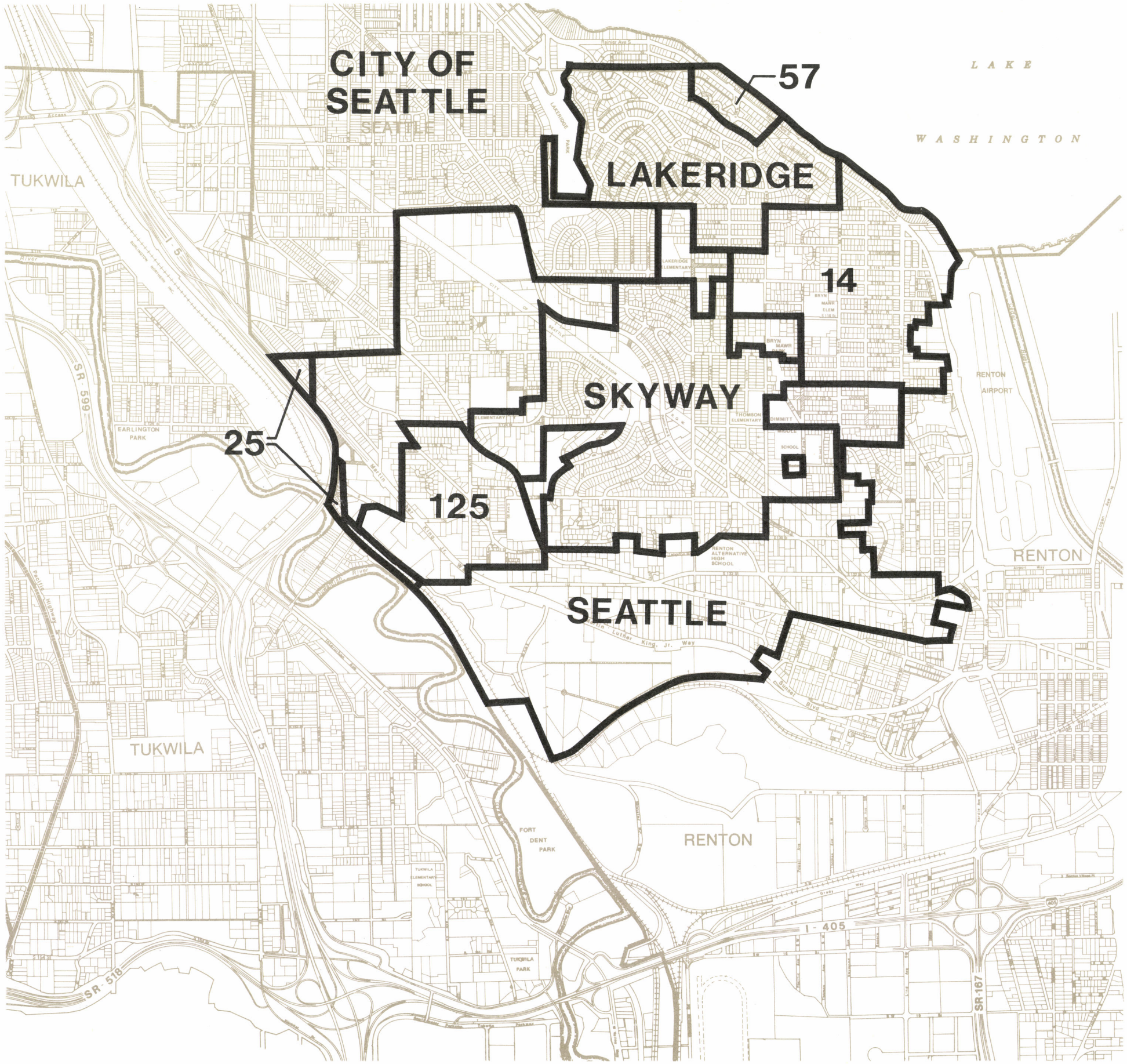


**Existing Water Districts**
**King County**
**1990**

Source: King County Planning and Community Development Division

# West Hill
## Community Plan

King County Planning and
Community Development Division

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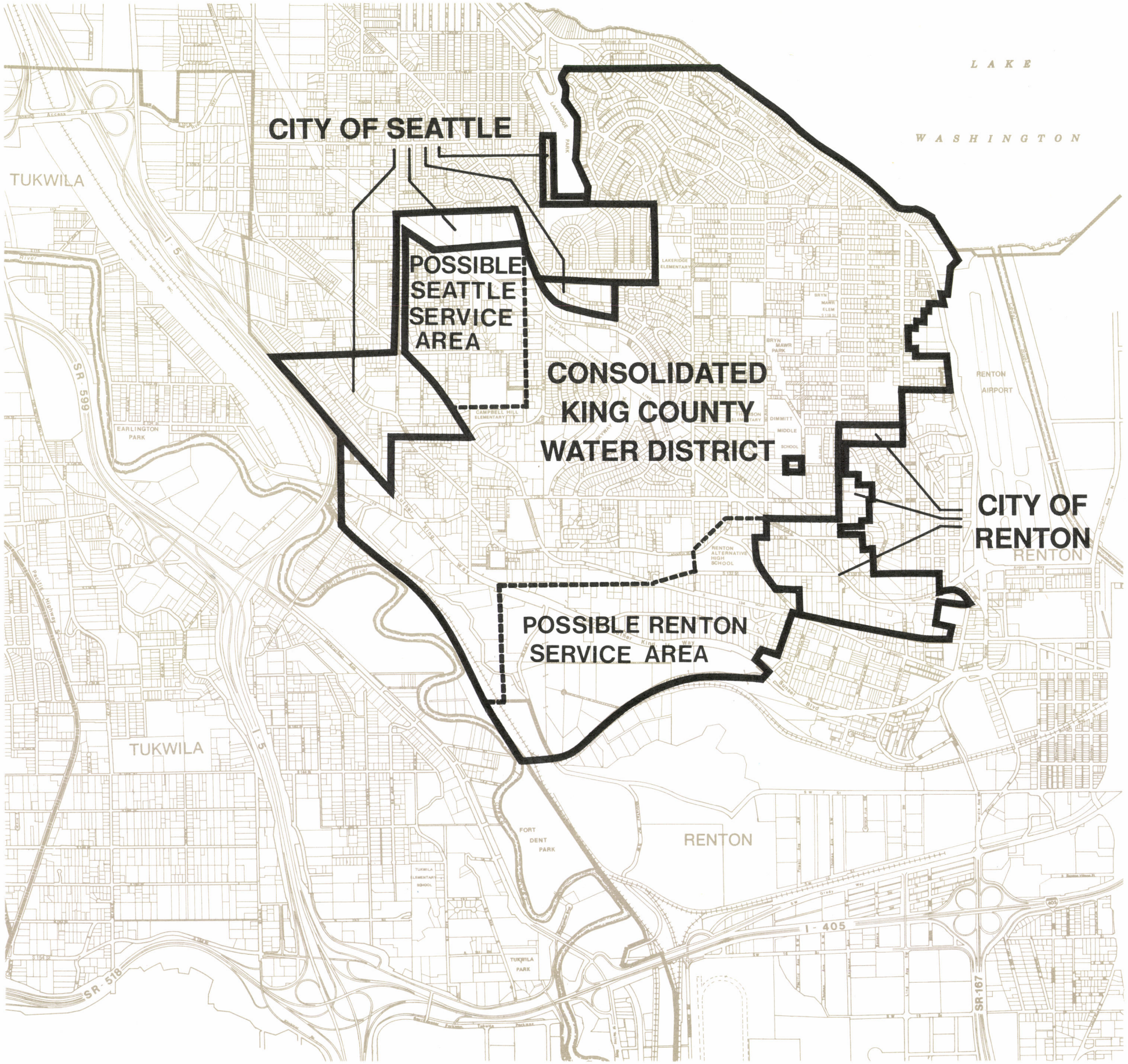
## Proposed Coordinated Water System Plan
### King County
### 1990

Source: Skyway Coordinated Water System Plan, 1988




# West Hill
## Community Plan

King County Planning and
Community Development Division

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## Public Safety

The King County Department of Public Safety provides police service in unincorporated King County. King County precinct #4, headquartered in Burien, is comprised of 12 districts and serves all of Highline including the West Hill area or district N1. King County is currently providing one police patrol with 3 officers assigned to this district on a 24 hour basis. In addition, King County delivers: 1) one patrol car in reserve at all times to assist precinct #4, 2) two holding cells (jail service), and 3) detective and special assignment services when needed. Other districts patrols can also assist in situations of emergency.

Data published by the King County Police Planning Unit include two broad categories: 1) Part One Crime and 2) Part Two Crime. Part One crimes include homicide, forcible rape, robbery, aggravated assault, commercial and residential burglary, arson, larceny, and vehicle theft. Part Two crimes include simple assault, forgery, fraud, moral offenses, and narcotics.

King County police records, between 1980 and 1988, revealed that total Part One crime and Part Two crime in West Hill increased by 14% and 21%, respectively. Forcible rape went up by 71% and residential burglary rose by 300% during this eight year period. Other offenses including narcotics, assault and robbery represent only a small percentage of total crime in West Hill. In comparison, total Part One crime and residential burglary in Southeast Seattle increased 75% and 46%, respectively between 1978 and 1988.

Question #26 of the survey questionnaire asked respondents what kind of problems they see in the West Hill area. 34.5% of the total 403 responses regarded either drugs or gang-related activity as the most urgent problem in the West Hill area. Crime (robbery, burglary and vandalism) was also mentioned by 15.4% of the respondents as needing attention. Police enforcement, patrol cars and police surveillance were most suggested as being possible solutions in this category.

### Table 11

### West Hill Crime Activity

| | Total Part One | | Total Part Two | | Resident. Burglary | | Forcible Rape | | 1980-88 % chang. part One |
|---|---|---|---|---|---|---|---|---|---|
| | 1980 | 1988 | 1980 | 1988 | 1980 | 1988 | 1980 | 1988 | |
| District N1 | 756 | 861 | 403 | 489 | 62 | 249 | 7 | 12 | 14.0 |

Source: King County Criminal Records. 1980-1988

Although crime rates actually increased over a nine year period, the West Hill area's (district N1), overall ranking in precinct #4 has remained in the middle. Higher crime increases occurred in nearby districts N2, N3, K1, K2 and K3.

In summary, crime activity in West Hill is a reality. However, crime statistics are not overwhelmingly high and residents' concerns about crime increase may be attributed in large part by the much higher crime rates in adjacent King County and Southeast Seattle neighborhoods.

King County Police and the Skyway Commercial Club have been working together to keep crime and gang-related activity out of the Skyway Business District and Skyway Park. A major challenge for the new plan will be to provide the community with adequate social services and programs, especially for the youth, to decrease drug and gang-related problems.

## Fire Protection

The King County Fire District 20 was formed in 1943 by the communities of Bryn Mawr, Lakeridge and Skyway. Station 1 was built at Bryn Mawr, 84th Ave. S and 117th St (present site). As more people moved into the area, there was a need for a fire station in Skyway. Station 2 was ready for operation in early 1950, on Renton Avenue South and 76th Ave. S. Don Sorenson was appointed Fire Chief early in 1971 (still chief in 1990). Later in 1974, the Fire District's headquarters was changed from Bryn Mawr Station 1 to Skyway Station 2.

Presently, King County Fire District 20 with two stations, six career full time employees and 24 volunteers serves the unincorporated portion of West Hill. In addition, Renton and Seattle fire districts supplement service in this area when needed. Because of the limited tax base in West Hill, it is now very hard to provide more personnel and equipment.

## Human Service Programs

There are no human service facilities located within the West Hill planning boundaries, however, the 1990 community survey questionnaire results indicate that West Hill's residents are mostly served by service providers located within the city limits of Seattle, Renton and Tukwila. Community service facilities including a post office, library and fire station are located within the southern area of the Skyway business district.

According to Question #14 (which human service programs have you or a member off your household used?), senior citizen services (24.9%), health services (24.4%), cooperative extension (14.5%), and legal services (10.7%) were indicated as most used by respondents.

Question #17 asked questionnaire respondents what additional services are needed in the West Hill community. Approximately 24.5% of the total (695) responses indicated a high concern for after-school programs for children with parents who work. Other services the respondents felt were needed in the community include: community center (21.9%), elderly/handicapped van service (12.5%), drug/alcohol counseling (12.1%), child care facilities (10.6%), parent counseling (8.2%), health care (8.1%), and "other" (2.1%). Residents often mentioned that King County should fund a community center which can provide different needed services in the community.

## Parks, Recreation And Open Space

The King County Natural Resources and Parks Division identifies, develops, and maintains park sites throughout the County. Community plans may identify park sites and facilities to be included in the programming of park projects. King County standards identify three types of parks: neighborhood, community and major urban, each with a specific set of criteria.

**Neighborhood parks** are appropriate for higher density areas and should be between five and ten acres in size providing **1.25 acres per 1,000 people.** These parks should serve 4,000 people/sq. mi. within a one-half mile radius.



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**Community parks** should be between 20 and 40 acres providing **1.25 acres per 1,000 people,** within a two to three mile radius.

**Major Urban parks** are **100 acres and larger,** providing **five acres per 1,000 people.** These urban parks should have a six to ten mile service radius.

In 1988, West Hill, an Urban designated area, with about 15,000 people and an area of about 3.2 square miles, had a population density of 4,687 people/sq.mi. Unincorporated West Hill contains a total of 23.8 acres of park land within its boundaries. Of this, 19.7 acres are developed (Skyway Park) and 4.1 acres are undeveloped (Bryn Mawr Park).

Skyway Park, a community park, owned and operated by King County, is located west of Renton Ave. S. between S. 120th St. and S. 125th St. This park provides a wide range of recreational opportunities and facilities. However, it does not lend itself to any kind of arts and cultural programs. Existing facilities include:

* softball/baseball fields (2);
* tennis courts (2);
* football/soccer field (1);
* softball 90' field (1); and
* picnic tables (4), play area and restrooms.

Bryn Mawr Park, a neighborhood park, extends from S. 118th St. to S. 123rd Pl. between 80th Ave. S. and 82nd Ave. S. It is fenced off, surrounded by single family houses, and no future recreational facilities are expected at this location because its topography precludes it from development.

Other nearby parks provide open space, playfields and other recreational opportunities to the residents of the West Hill area: 19.8 acre Earlington Park within the City of Tukwila will provide access to the regional Green/Duwamish trail and open space systems and park facilities: 52 acre Fort Dent Park south of Highway 900 (Martin Luther King Jr. Way) also within the City of Tukwila; and Gene Coulon Park within the City of Renton.

In addition, there are playfields at all four public elementary schools within the planning area and a private swimming club at the Lakeridge Elementary School. Scenic resources are also of recognized value in West Hill. Viewpoints of mountains, open space, water, or Downtown Seattle skyline are common throughout the planning area.

While actual developed park acreage in general is limited in West Hill, the cities of Seattle, Renton and Tukwila are providing a proportionally good share of park, trail, open space and recreation facilities to West Hill's residents.

Questionnaire respondents who often checked more than one option for Question #23 (what additional recreational activities or programs are needed in your neighborhood?) indicated bicycling trails (34%) and swimming (27%) as the most desired recreational activities. Other recreational activities, listed in order of the frequency mentioned by respondents include: tennis (9.7%), basketball, (7.0%), baseball/softball (6.7%), horseback riding (4.6%), soccer (2.9%), football (2.2%), and "other" (9.7%) which included walking trails/sidewalks, golf courses, aerobic classes, boating, and racquetball.

Skyway Park

## Cultural And Arts Resources

Through the Cultural Resources Division, the King County Arts Commission (KCAC), established in 1967, and the King County Landmarks Commission, established in 1981, administer programs associated with cultural and arts resources throughout the County.

The King County Historic Preservation Program (KCHPP) seeks to identify and protect significant historic resources in King County through survey and inventory work, landmark designation, and development review. The King County Historic Resource Inventory currently contains information on six sites in the West Hill planning area as shown in Table 12. New information may be added to this list at any time.

Historic properties may be nominated for Landmark designation by any citizen subject to review and approval of the nomination by the King County Landmarks Commission. There are presently 36 landmarks in King County. West Hill has no landmarks designated.

Traditionally, very few cultural and art activities have been available in the West Hill area. However, the cities of Renton, Seattle and Tukwila have hosted a variety of art and cultural events during this year whose varied programs draw audiences from the West Hill neighborhoods.

Annually, the Skyway Commercial Club, which represents the business community of Skyway sponsores a community festival at the Skyway Park. The Skyway Library, which is part of the King County Library System, provides a variety of children's activities. A monthly calendar of events is available at the library. A medium size public meeting room is readily accessible to all residents, although it is reportedly rarely used by West Hill's residents and visitors.

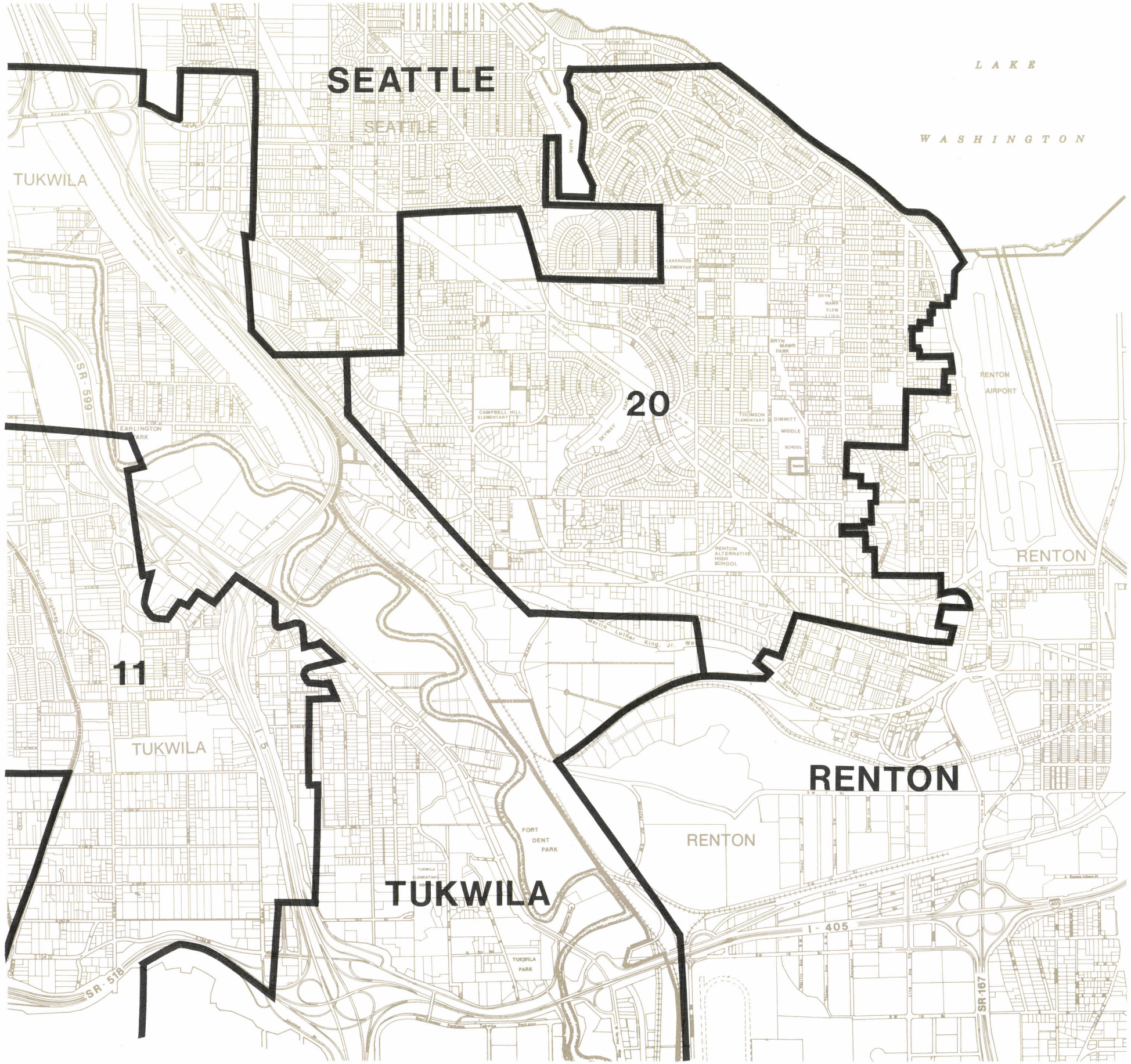
Currently, the West Hill planning area lacks an indoor performing arts theater or community center facility to hold arts and cultural events. Also, there is no organization or museum operating or owning facilities in this area, which deprives residents of heritage and cultural related activities.

## Table 12

## West Hill Historic Resource Sites Inventory

| Map Site # | Historic Name | Address |
|---|---|---|
| 485 | "Sea Lark" | 11621-11629 Rainier Ave. S., Renton |
| 486 | Monster House | 13718 Beacon Coal Mine Road |
| 677 | George Hisey Residence | 8413 S. 118th St., Seattle |
| 678 | H.W. Boyd Residence | 8418 S 114th St., Seattle |
| 679 | Steed residence | 8417 S 118th St., Seattle |
| 683 | | 151 Taylor Ave. NW, Renton |

Source: King County Historic Sites Survey (Inventory Sheets)
Kroll's Atlas of King County.




# Fire Districts
## King County
## 1990

Source: King County Planning and Community Development Division

# West Hill
## Community Plan

King County Planning and
Community Development Division

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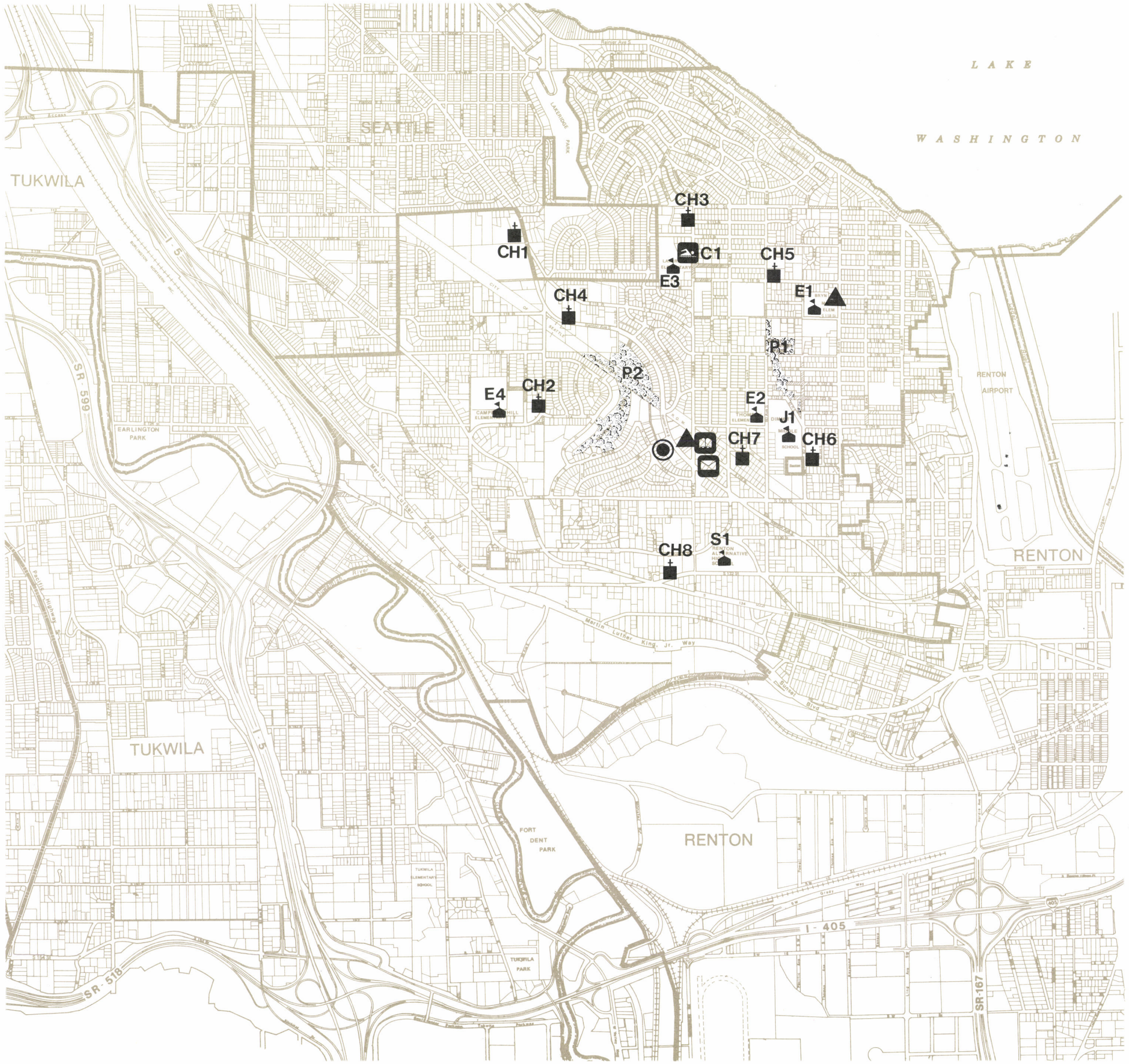


## Community Facilities
### King County
### 1990

**Schools**

**Elementary**

- E1 Bryn Mawr
- E2 Thomson
- E3 Lakeridge
- E4 Campbell Hill

**Junior High or Middle Schools**

- J1 Dimmitt (Closed)

**Senior High Schools**

- S1 Renton Alternative High School

**Parks**

- P1 Bryn Mawr Park (Undeveloped)
- P2 Skyway Park (Developed)

**Recreation Facilities**

- C1 Lakeridge Swimming Club

**Churches**

- CH1 Calvary Evangelical Free Church
- CH2 Kingdom Hall of Jehovah's Witnesses
- CH3 Lakeridge Lutheran Church
- CH4 Skyway Methodist Church
- CH5 Church
- CH6 Church of Latter Day Saints
- CH7 Skyway Baptist Church
- CH8 Skyway Church of God

**Fire Station (King County Fire District 20)**

**Veterans of Foreign War Hall**

**King County Library**

**Post Office**

Source: King County Planning and Community Development Division

# West Hill
## Community Plan

King County Planning and
Community Development Division

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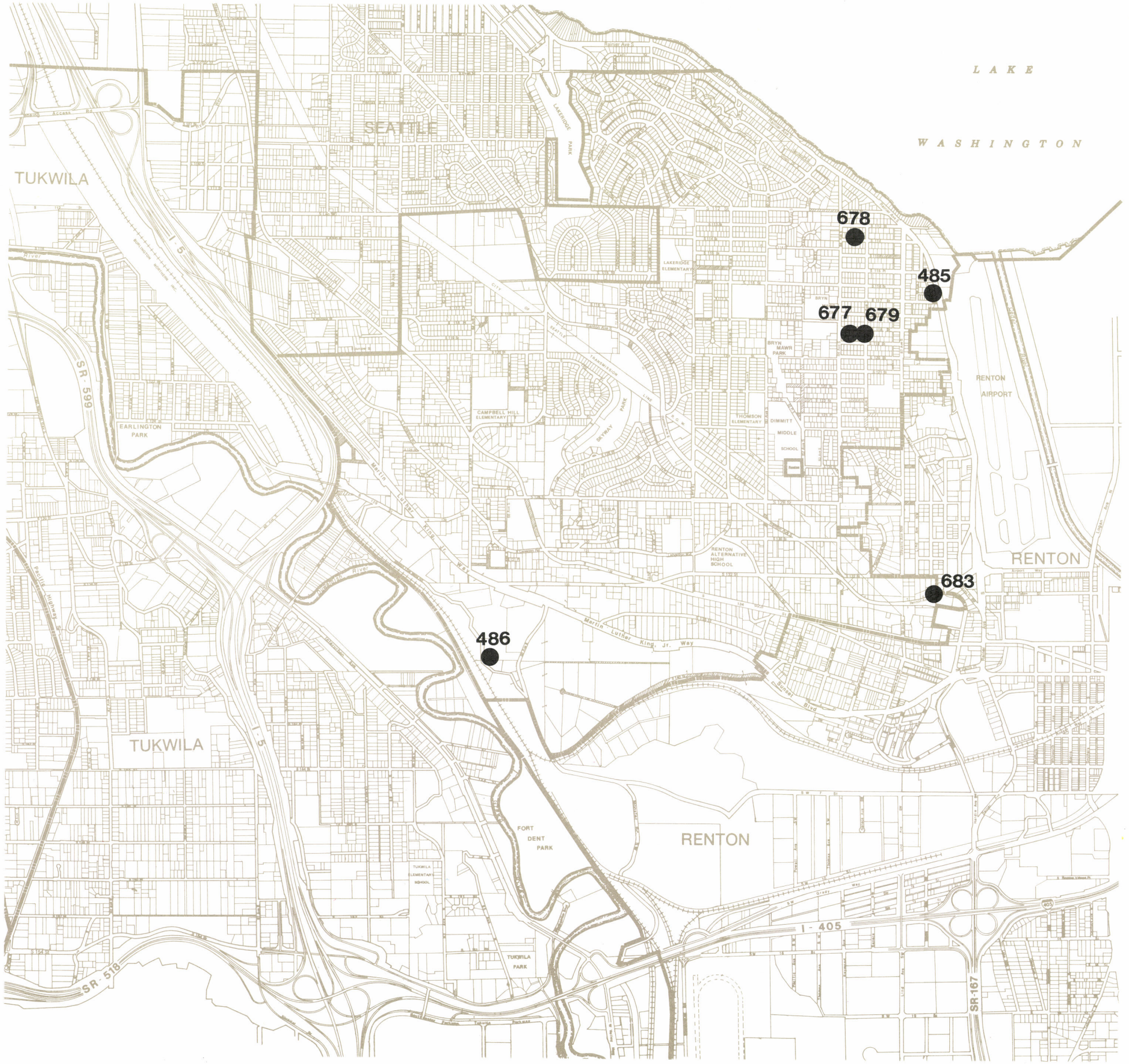


## Historic Sites
### King County
### 1990

Source: King County Historic Preservation.

Map Site Number

| | |
|---|---|
| 485 | "Sea Lark"<br>11621-11629 Rainier Ave S, Renton |
| 486 | Monster House<br>13718 Beacon Coal Mine Rd |
| 677 | George Hisey Residence<br>8413 S 118th St, Seattle |
| 678 | 8418 S 114th St, Seattle |
| 679 | 8417 S 118th St, Seattle |
| 683 | 151 Taylor Ave NW, Renton |

# West Hill
## Community Plan

King County Planning and
Community Development Division

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# VI. Transportation

## Trip Distribution

The West Hill trip distribution for 1985 & 2010 work trips and all trips are shown in Table 12, and 1985 home-based work trips are shown on Page 67. Major existing work trip destinations from West Hill include: Greater Seattle (28.8%), Highline (19.4%), the Green River Valley (18.8%), and the Seattle CBD (11.8%). Major existing trip designations for total trips from West Hill include: The Green River Valley (25.2%, Highline (21.7%), internal trips within West Hill (18.7%) and Greater Seattle (18.0%).

Question #8 of the survey questionnaire asked respondents where members of the household who are employed work. Approximately one-half of all respondents work in Seattle, 19.0% in Renton and 9.0% in Kent. Other places the respondents work include: Tukwila (7.1%), Bellevue (5.1%), Auburn (1.9%) and a variety of others comprised the remaining (10.1%).

**Table 13**

**West Hill Trip Distribution**

| From West Hill to | 1985 Home-based work trips | 1985 All Trips | 2010 Home-based work trips | 2010 All Trips |
|---|---|---|---|---|
| Seattle (less CBD) | 28.8% | 18.8% | 33.7% | 22.0% |
| Highline | 19.4% | 21.7% | 8.5% | 6.3% |
| Green River Valley | 18.8% | 25.2% | 31.2% | 29.6% |
| Seattle CBD | 11.8% | 4.4% | 7.9% | 2.4% |
| Eastside Cities | 6.6% | 3.2% | 5.5% | 2.4% |
| Northeast Highline | 3.6% | 18.7% | 4.5% | 15.2% |
| Soos Creek | 3.4% | 3.5% | 4.0% | 10.5% |
| Federal Way/Pierce Co. | 2.3% | 0.9% | 1.2% | 2.6% |
| Newcastle | 1.9% | 2.8% | 1.5% | 4.5% |
| Sno. Co./Shoreline | 1.4% | 0.6% | 0.6% | 0.8% |
| Vashon Isl./Kitsap Co. | 0.7% | 0.3% | 0.2% | 0.3% |
| Tahoma R. Hts./Enumclaw | 0.6% | 0.4% | 0.7% | 2.4% |
| Northshore | 0.4% | 0.1% | 0.2% | 0.3% |
| Bear Cr./Snoq./E. Samm. | 0.3% | 0.2% | 0.3% | 0.7% |
| | 100.0% | 100.0% | 100.0% | 100.0% |

Source: King County Roads Division, Transportation Planning Section, August, 1990

Forecast work trips for the year 2010 are expected to increase significantly to the Green River Valley (from 18.8% in 1985 to 31.2% in 2010), and greater Seattle (from 28.8% in 1985 to 33.7% in 2010).

Significant decreases in work trips are expected to occur in Highline (from 19.4% in 1985 to 8.5% in 2010) and the Seattle CBD (from 11.8% in 1985 to 7.9% in 2010). For total trips, the largest percentage increases are to Soos Creek (from 3.5% in 1985 to 10.5% in 2010), Federal Way/Pierce Co. (from 0.9% in 1985 to 2.6% in 2010), and Tahoma Raven Heights/Enumclaw (from 0.4% in 1985 to 2.4% in 2010). The greatest percentage decreases are to Highline (from 21.7% in 1985 to 6.3% in 2010) and the Seattle CBD (from 4.4% in 1985 to 2.4% in 2010).

## Existing Road Network

The existing roadway network for West Hill is shown on Page 69. King County classifies roadways according to its "Arterial Functional Classification", as defined in the King County Transportation Plan. This classification has the following four categories: Freeway/Major Highways provide regional connections with partial or limited access, with speeds of 50 to 55 m.p.h. Principal Arterials provide connections across and between large parts of a region, serving predominantly through traffic. Speeds range from 40 to 50 m.p.h. Minor Arterials provide connection from principal arterials to major community centers, with mainly through traffic. They also provide direct service to adjacent land uses, with a speed of 35 to 45 m.p.h. Collector Arterials provide neighborhood connections, serving predominantly local traffic with speeds of 25 to 30 m.p.h. The purpose of this system, which is required by state law, is to provide for the development of access and circulation patterns, to standardize road designs, and to provide a hierarchy for funding transportation improvements.

West Hill has two principal arterials (SR-900 and Rainier Avenue South) and one minor arterial (Renton Avenue South), as well as a number of collector roadways (figure 4). SR-900 (Martin Luther King, Jr. Way South) is a four lane roadway in the southern part of the study area, providing access to I-5 to the northwest, and the Renton Shopping center area to the southeast, with a significant downhill grade towards the east. Rainier Avenue South it a four lane arterial to the north along Lake Washington, with two parking lanes for adjacent residences. It provides access to the Renton Airport area to the southeast and the Rainier Beach area to the northwest.

Renton Avenue south is a minor arterial serving both thorough and local traffic. Most of the areas' businesses are located on this roadway. It lies parallel to and between Rainier Avenue South and SR-900, and like SR-900, has a significant downhill grade towards the east.

There are five signalized intersections in West Hill. Four are on Renton Avenue South, and one is on SR-900.

## Historical Traffic Counts

West Hill historical traffic counts for major area roadways for the years 1987 through 1989 are shown in Table 13. The greatest increases in traffic have been on Renton Avenue South between 68th Avenue South and South 123rd Street, where one of the primary commercial centers in West Hill is located. Another area with a significant increase in traffic is 64th Avenue South, between South 124th Street and South 129th Street. This is a major access roadway to West Hill from the south, via the only signalized intersection on SR-900, at South 129th Street.



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## Table 14

## West Hill Traffic Counts

| Location | 1987 | 1988 | 1989 | % Change 87-89 |
|---|---|---|---|---|
| SR-900 (W. of S. 129 St.) | 28.7 | 23.5 | N.A. | N.A. |
| SR-900 (W. of S. 133 St.) | 28.7 | 19.4 | N.A. | N.A. |
| SR-900 (E. of 68 Ave. S.) | 15.2 | 15.9 | N.A. | N.A |
| Renton Ave S. (W. of 68 Ave. S.) | 9.7 | 10.3 | 10.5 | 8.2% |
| Renton Ave S. (N. of S. 123 St.) | 12.4 | 14.7 | 15.0 | 21.0% |
| Renton Ave S. (W. of 76 Ave. S.) | 11.5 | 11.6 | 11.8 | 2.6% |
| Renton Ave S. (W. of 78 Ave. S.) | 12.3 | 12.3 | 12.5 | 1.6% |
| Renton Ave S. (N. of S. 130 St.) | 13.9 | 14.0 | 14.2 | 2.2% |
| Renton Ave S. (N. of S. 132 St.) | 14.6 | 14.6 | 14.9 | 2.1% |
| Renton Ave S. (W. of SW Victoria St.) | 20.3 | 20.3 | 20.7 | 2.0% |
| 64 Ave S. (N. of S. 124 St.) | 2.0 | 2.0 | 2.1 | 5.0% |
| 64 Ave S. (N. of S. 129 St.) | 7.5 | 7.5 | 8.8 | 17.3% |
| Langston Rd./76 Ave S. (S. OF S. 130 ST.) | 2.8 | 2.8 | 2.9 | 3.6% |

Source: King County "Historical Traffic Counts: 1979-1989." King County Department of Public Works, Roads Division. Transportation Planning Section. September, 1990

## Traffic Operations

Level-of-service (LOS) refers to the degree of congestion on a roadway or intersection and is based on vehicle operating speed, travel time, traffic interruptions, delays, safety, and driving comfort. LOS is described by a letter scale from A to F with "A" representing the best service and "F" the worst. Table 15 relates LOS to ratios of volume to capacity and intersection delay, and describes the corresponding traffic operation.

In April 1986, King County adopted Road Adequacy Standards (Ordinance No.7544) which requires an LOS of D or better on affected roads and intersections for planning purposes. Study area roadways were evaluated using two-way Average Daily Traffic (ADT) volumes. Results of existing study area roadway and intersection capacity analysis are shown on Page 73. Roadway sections were analyzed using the 1965 Highway Capacity Manual. Each study area roadway section was categorized into one of thirty-two different roadway types, its ADT volume was compared to the corresponding types' capacity, and a volume-capacity and LOS determination was made.

## Table 15

## Levels Of Service Descriptions

| LOS | Volume-to-capacity | Description |
|---|---|---|
| A | Less than or equal to 0.6 | Free traffic flow with low volumes and high speeds. Speeds controlled by driver desires, speed limits, and roadway physical conditions. Average intersection delay is typically 16.0 seconds or less. |
| B | Greater than 0.6, less than or equal to 0.7 | Stable traffic flow, with operating speeds beginning to be restricted by traffic conditions. Drivers still have reasonable freedom to select their speed. Average intersection delay is typically 16.1 to 22.0 seconds per vehicle. |
| C | Greater than 0.7, less than or equal to 0.8 | Stable flow, but speeds and maneuverability are more closely controlled by higher volumes. Average intersection delay is typically 22.1 to 28.0 seconds per vehicle. |
| D | Greater than 0.8, less than or equal to 0.9 | Approaches unstable flow with tolerable operating speeds maintained, but considerably affected by changes in operating conditions. Average intersection delay is typically 28.1 to 35.0 seconds per vehicle. |
| E | Greater than 0.9, less than or equal to 1.0 | Unstable flow with low speed and momentary stoppages. Average intersection delay is typically 35.1 to 40.0 seconds per vehicle. |
| F | Greater than 1.0 | Forced flow with low speed. Stop and go with stoppages for long periods is possible. Average intersection delay is greater than 40.0 seconds per vehicle. |

Source: Highway Research Board, "Highway Capacity Manual," 1965. Transportation Research Board "Circular 212," January 1980, Table 7, p. 12



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## Table 16

## West Hill
## Accident Data (1987-1989)

* 2 yr. avg. (87-88) used due to lack of 89 data on traffic vols.

| Location | 1987 | 1988 | 1989 | Total Acc. 1987-1989 | 3 year Accd. Rate |
|---|---|---|---|---|---|
| Renton Avenue South | | | | | |
| @ 68 Ave. S. | 7 | 10 | 14 | 31 | 2.75 |
| @ S. 128 St. | 5 | 4 | 10 | 19 | 2.09 |
| S. 112 St. to 68 Ave. S. | 2 | 6 | 2 | 10 | 298.4 |
| 68 AVE. S. to S. 128 St | 26 | 25 | 28 | 79 | 687.1 |
| S. 128 St. to S. Victoria St. | 8 | 12 | 5 | 25 | 150.3 |
| Martin Luther King Jr., Way S. | | | | | |
| @ S. 129 St. | 8 | 5 | 6 | 19 | 0.55* |
| @ S. 133 St. | 0 | 1 | 2 | 3 | 0.06* |
| @ 68 Ave. S. | 2 | 1 | 1 | 4 | 0.26* |
| S. 129 St. to S. 133 St. | N.A. | N.A. | N.A. | N.A. | N.A. |
| S. 133 St. to 68 Ave. S. | N.A. | N.A. | N.A. | N.A. | N.A. |
| Langston Road | | | | | |
| @ S. 132 St. | 1 | 2 | 4 | 7 | 1.52 |
| @ S. 134 St. | 0 | 3 | 0 | 3 | 0.94 |
| 59 Ave. S. to S. 132 St. | 3 | 0 | 0 | 3 | 140.5 |
| S. 132 St. to S. 134 St. | 8 | 7 | 5 | 20 | 724.8 |
| South 128th Street | | | | | |
| 64 Ave. S. to Renton Ave. S. | 14 | 6 | 8 | 28 | 752.1 |

* Rate for ints. is in accidents per million vehicles entering int.;
Rate for road sections is in accidents per 100 mill. vehicle miles.
Source: King County Department of Public Works. Roads Division. September, 1990

## Traffic Safety

Table 16 shows the number of accidents and accident rates in the West Hill area. Data is for 1987 through 1989. Roadways with the highest accident rates (per hundred million roadway miles) in West Hill included: South 128th Street, from 64th Avenue South to Renton Avenue South (752.1),

Langston Road, from South 132nd street to South 134th Street (724.8), and Renton Avenue South, from 68th Avenue South to South 128th Street (687.1). The intersection with the highest accident rate is Renton Avenue South at 68th Avenue South (2.75 per million entering vehicles).

West Hill residents regarded roads, traffic and speeding as urgent problems to the community. Of the total (403) number of responses for Question 26-What kind of problems do you see in your neighborhood?- the above transportation related problems ranked second with 18.0% after drugs, crime and gangs with 49.9%.

Question 27 of the survey questionnaire asked respondents to list the intersections that need improvement in the community. There were about 40 intersections and roads mentioned in this category. Of the total responses, 29.4% said the intersection of Renton Ave. S. and 68th Ave. S. needs to be redesigned and provided with a traffic light, 24.0% and 23.1% regarded S. 120th St. & 67th Ave. S. and Rainier Ave. S. & Lakeridge respectively as having visibility problems, 14.6% mentioned the S. 121st St. & 84th Ave. S. intersection needs turn lane improvements, and S. Langston Rd. & 64th Ave. S. has too many wrecks and close calls. Other intersections and roadways were less mentioned as having problems.

## Transit Facilities

Transit facilities in West Hill area shown on Page 75. Ten routes currently operate in West Hill. Transit service is limited to the three major roadways in the area, Rainier Avenue South, Renton Avenue South and SR-900. Rainier Avenue South has one route, number 107. It connects West Hill with downtown Seattle via Rainier Beach, I-5 & the downtown bus tunnel, as well as the City of Renton via Taylor Avenue & Park Avenue North.

Renton Avenue South has two routes, 106 and 245. Route 106 connects West Hill with downtown Seattle via Rainier Beach, I-5 & the downtown bus tunnel. It also continues east to Kennydale via the City of Renton. Route 245 connects with South Spokane Street via South Ryan Way, East Marginal Way South and 4th Avenue South, as well as to the South Kirkland Park & Ride via the City of Renton, I-405, Bellevue Way and Northeast Northrup Way.

SR-900 has seven routes: 108, 109, 143, 145, 147, 148 and 149. Route 108 connects West Hill with South Spokane street via East Marginal Way South and 4th Avenue South, as well as to the Renton Highlands area near the Renton vocational Technical Institute via Park Avenue North, Northeast Sunset Boulevard, Union Avenue Northeast & Monroe Avenue Northeast. Routes 109, 143, 145, 147 &148 all connect West Hill with downtown Seattle via I-5, South Spokane Street and 4th Avenue South.

In addition, route 109 connects to the Boeing plant in Renton via Sunset Boulevard, Rainier Avenue South and Park Avenue North, route 143 connects with Maple Valley via the City of Renton and SR-169, route 145 connects with the Fairwood area, and route 147 connects with the East Renton area, near Lake Kathleen. Route 148 is also an express route of route 145. Route 149 connects West Hill with the METRO Federal Center (South), via East Marginal Way South, as well as to the City of Kent via SR-515 and the Kent/East Hill area.

From the survey questionnaire (Question #9), of the total number of respondents, 10% take the bus to work, 80% drive their cars and 5% vanpool or carpool. In contrast, of the total respondents to whether they use the bus or not (Question #19), 32% said "yes". Extension of services, frequency increase and new routes were mentioned as most needed to make bus service more convenient for those who are currently riding the bus or would like to use this service.

METRO planners are currently working on the rail/busway alignment alternatives for designing a High Capacity Transit System (HCT) and Rainier Ave. S. has been considered for further analysis. Also, according to METRO representatives, there are no current plans to increase service to the West Hill area. There is a possibility within the next few years of a West Hill/Renton area service study, but it is not currently planned or funded.



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## Non Motorized Facilities

Non-motorized facilities in West Hill are shown on Page 77. In general, most roads in West Hill lack sidewalks. Existing sidewalks are very limited and scattered within the Skyway business district, along Rainier Ave. S., and on the corner of Martin Luther King Jr. Way and S. 129th St. There are a number of roads with gravel shoulders and open ditches within developed neighborhoods which create safety and circulation problems. There are also several roadways in West Hill recognized as potential bicycle routes on the King County Bicycle Guidemap.

The 1987 King County Road Standards set forth specific design elements to all newly constructed or modified road or right-of-way facilities, for developers or other private parties, which require County licenses or permits. Although these Standards cannot provide for all situations and some exceptions may be justified, they also establish uniform criteria to guide the County's own construction of new County roads or reconstruction of existing roads.

In general, King County Standards for new roads or reconstruction of existing roads are subject to each street classification. According to the 1987 King County Road Standards, new road construction in Urban Areas shall require the following improvements:

1. **Concrete Sidewalks, Curbs and Gutters** on all arterials, neighborhood collectors, subcollectors, multiple dwelling and business access streets, both sides. In all other subaccess and minor access streets, one side.

2. **Curb Ramps** on all streets with vertical or rolled curb.

3. **Asphalt Walkways** may be required adjacent to shoulder and ditch type streets on both sides of all arterials, neighborhood collectors, multiple dwelling and business access streets. On one side of subcollectors, industrial access streets and minor access streets (commercial), unless acceptable alternative off-street walkways are provided for pedestrians.

According to the survey questionnaire responses, use of non-motorized travel modes such as bicycling and walking to get to work is very low (4.5%) in West Hill.

## King County Projects in West Hill

**Capital Improvement Projects (funded)**
Currently, one project in West Hill is on King County's Capital Improvement Program, which includes all funded and scheduled projects (Table 16). Installation of a traffic signal at Renton Avenue South and 68th Avenue South is planned by King County as a high priority project. Construction is scheduled for January, 1991 and completion is expected by August, 1991.

## Transportation Needs Report Project (unfunded)

Four projects have been identified as needed but unfunded projects (Table 16), and are included in the Transportation Needs Report within the King County Transportation Plan. They include Beacon Avenue South, west of 64th Avenue South (paving shoulders), Renton Avenue South, west of 74th Avenue South (constructing curbs, gutters and sidewalks), and two intersection improvement projects, one at 87th Avenue South and South 124th Street, and the other at SR-900 and South 129th Street.

## Table 17

## West Hill Roadway Projects

| Project Name | Limits | Dist. in miles | Priority | Agencies | Improvement |
|---|---|---|---|---|---|
| **Capital Improvement Program (funded and scheduled)** | | | | | |
| 1. Renton Ave. S. @ 68 Ave. S. | ----- | ------ | High | King Co. | Install traffic signal |
| **Transportation Needs Report (unfunded)** | | | | | |
| 1. Beacon Ave. S. | S. 107 St. to 64 Ave. S | 1.55 | Med. | K.C./ Seattle | Pave shoulders |
| 2. Renton Ave. S. | Seattle C/L to 74 Ave. S. | 0.7 | High | K.C. | Construct curbs gutters and sidewalks |
| 3. 87 Ave. S. @ S. 124 St. | -------- | ----- | Low | K.C./ Renton | Intersection/ operational imps. |
| 4. SR-900 @ S. 129 ST. | -------- | ----- | Med. | K.C./ WSDOT | Upgrade traffic signs; Turn chnls. |

Source: King County Transportation Plan/Transportation Needs Report.
King County Department of Public Works, Roads Division, Transportation Planning Section, September, 1990.



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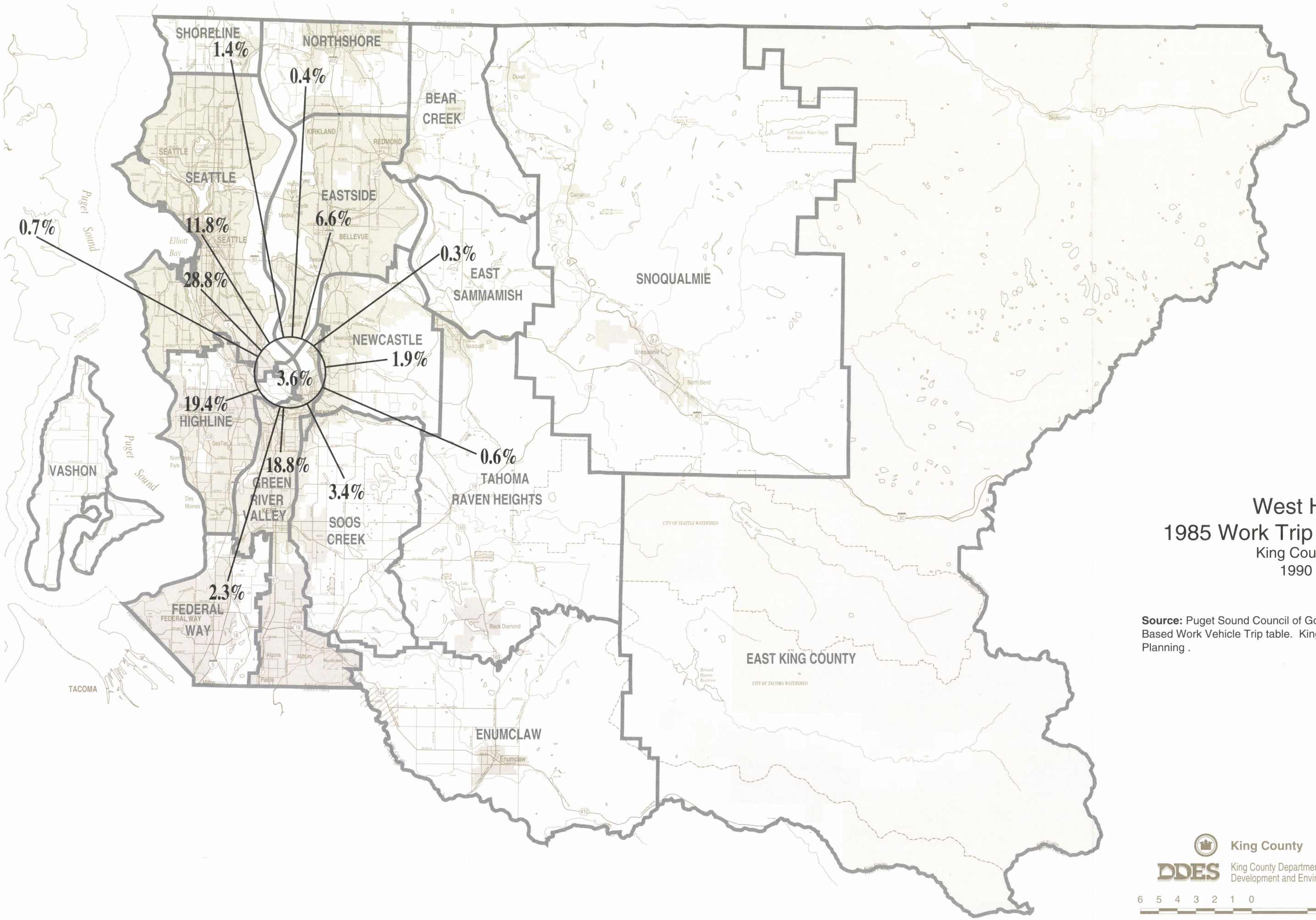


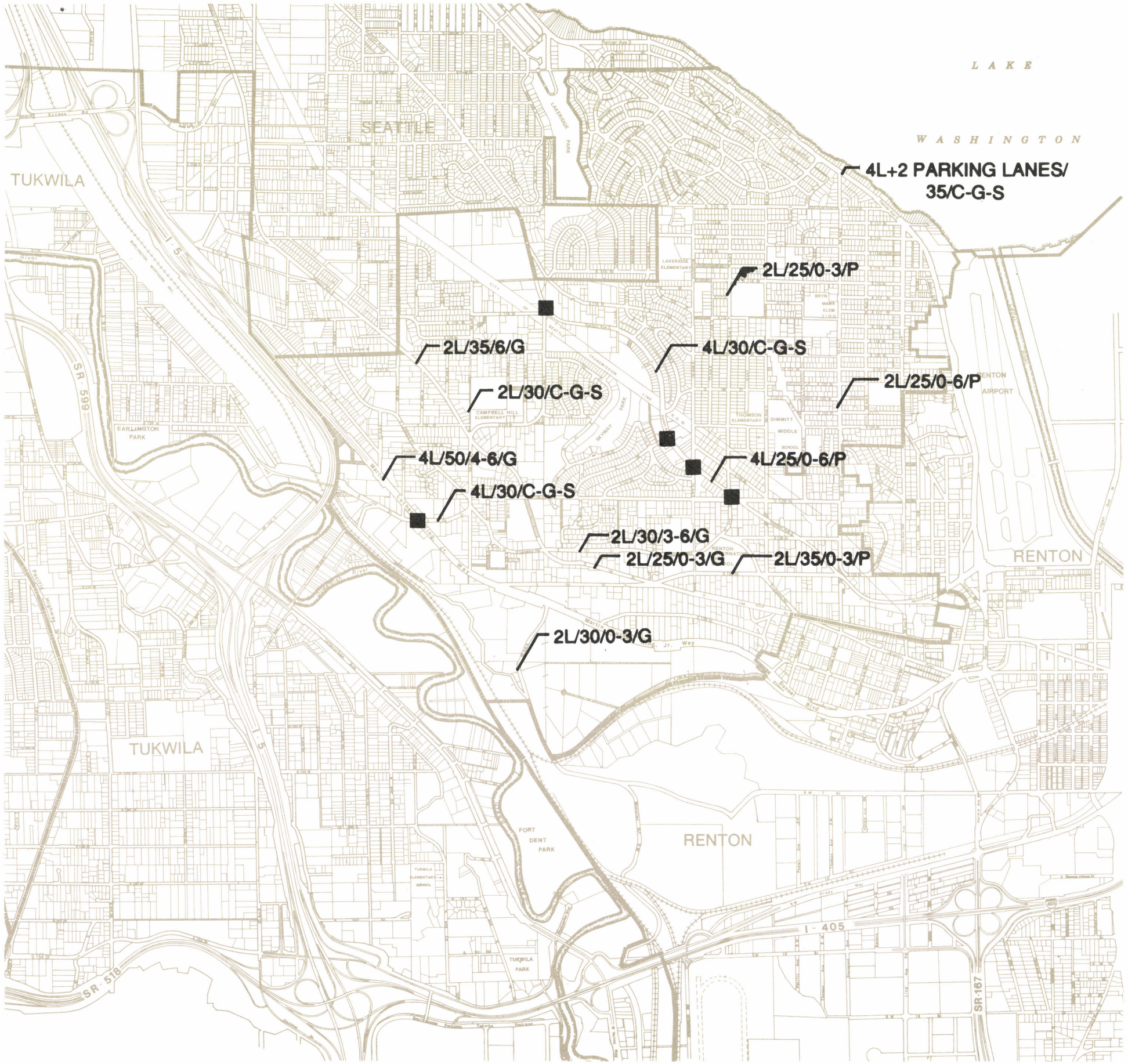

# West Hill
## 1985 Work Trip Distribution
King County
1990

**Source:** Puget Sound Council of Governments 1985 Home-Based Work Vehicle Trip table. King County Transportation Planning .

King County
DDES King County Department of Development and Environment

6 5 4 3 2 1 0 6
Miles
1:300,000

146




## Existing Roadway Network
### King County
### 1990

4L/10/0/G

- Number of Lanes
- Signed Speed
- Shoulder Width (in feet)
- Shoulder Type
  - G-Gravel
  - P-Paved
  - C-Curb
  - S-Sidewalk

■ Signalized Intersections

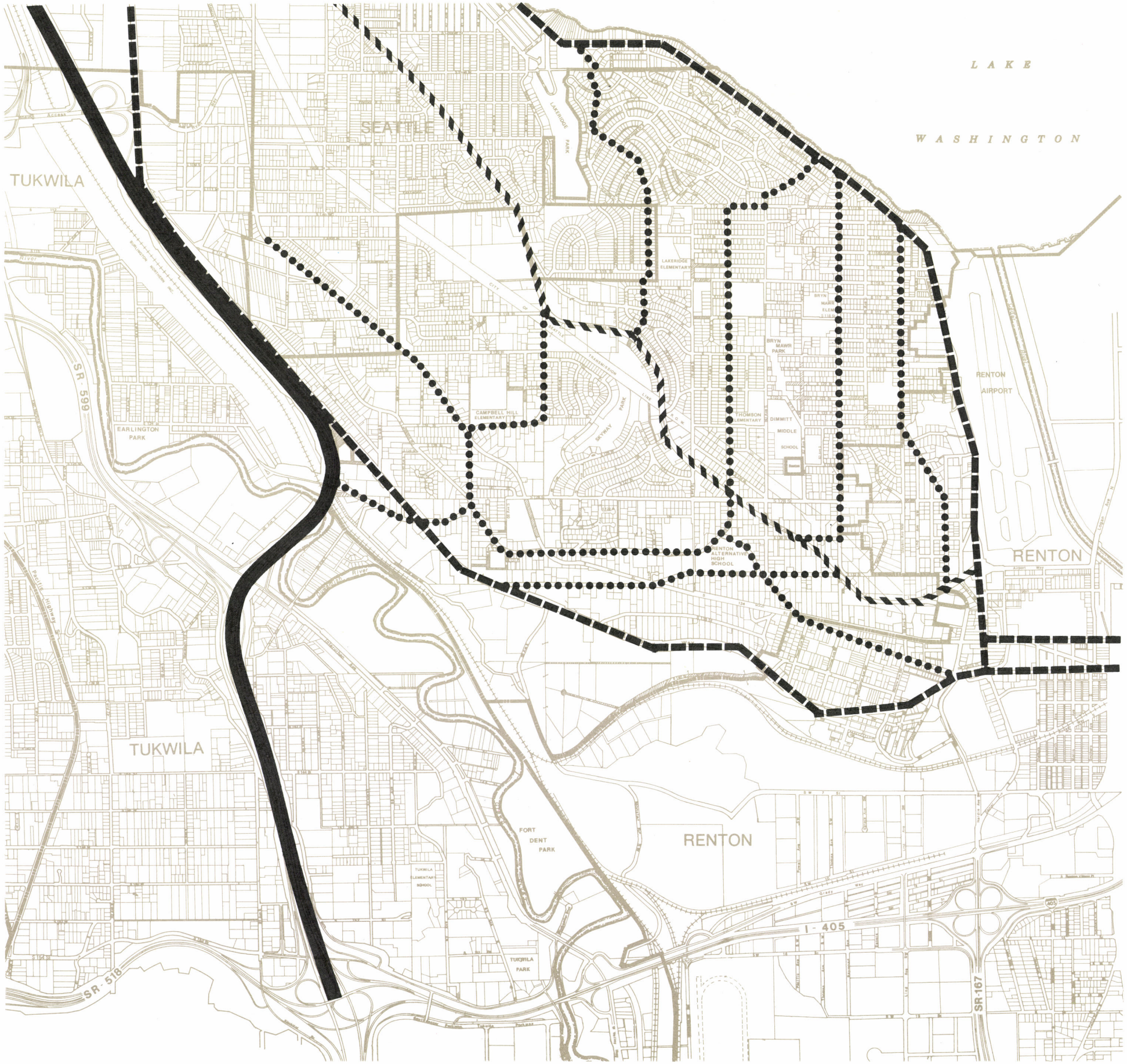
Source: King County Roads Division, Transportation Planning Section.

# West Hill
## Community Plan

King County Planning and
Community Development Division

0 1/2 1 MILE

N




## Functional Classification
### King County
### 1990

- Freeway
- Principal
- Minor
- Collector

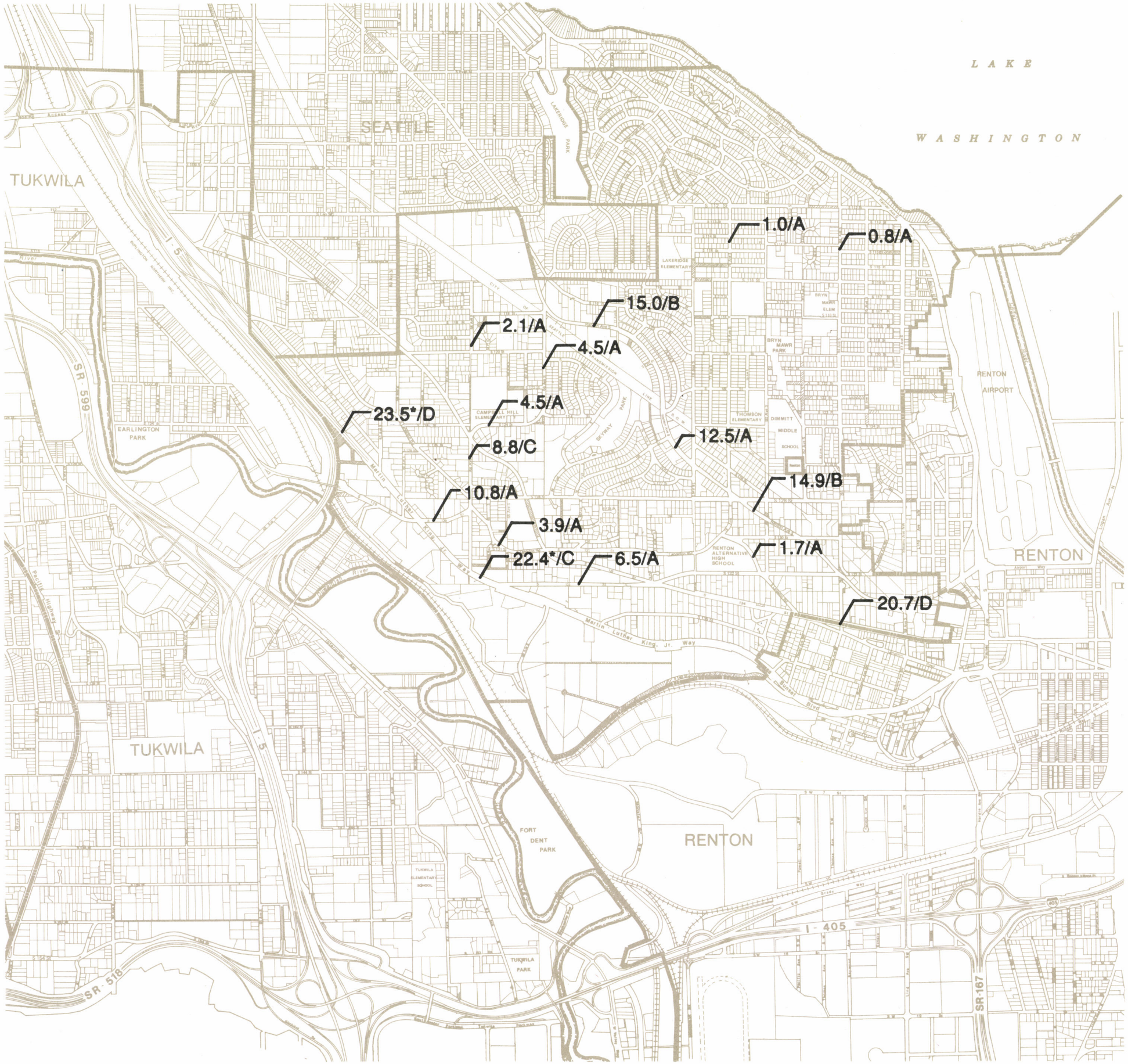
Source: King County Roads Division, Transportation Planning Section.

# West Hill
## Community Plan

King County Planning and
Community Development Division

0 1/2 1 MILE

N




## Existing Traffic Volumes and Levels of Service
### King County
### 1990

xx.x/A

Average Daily Traffic Volume (in 1000's)

Level of Service

* 1988 WSDOT counts

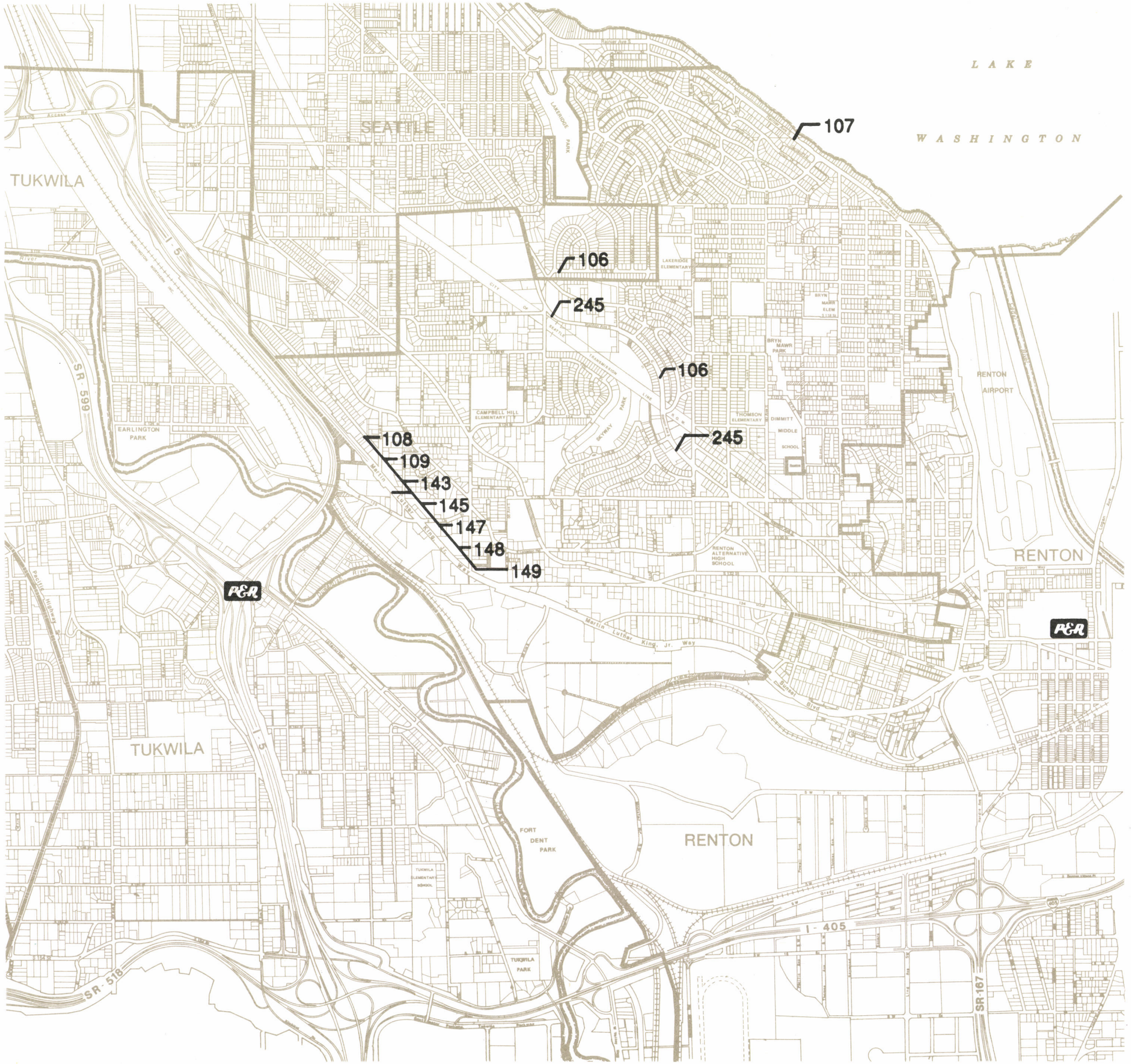
Source: King County Roads Division, Transportation Planning Section.

# West Hill
## Community Plan

King County Planning and
Community Development Division

0 1/2 1 MILE

N




## Transit Facilities
### King County
### 1990

XXX Route Numbers

P&R Park & Ride Lots

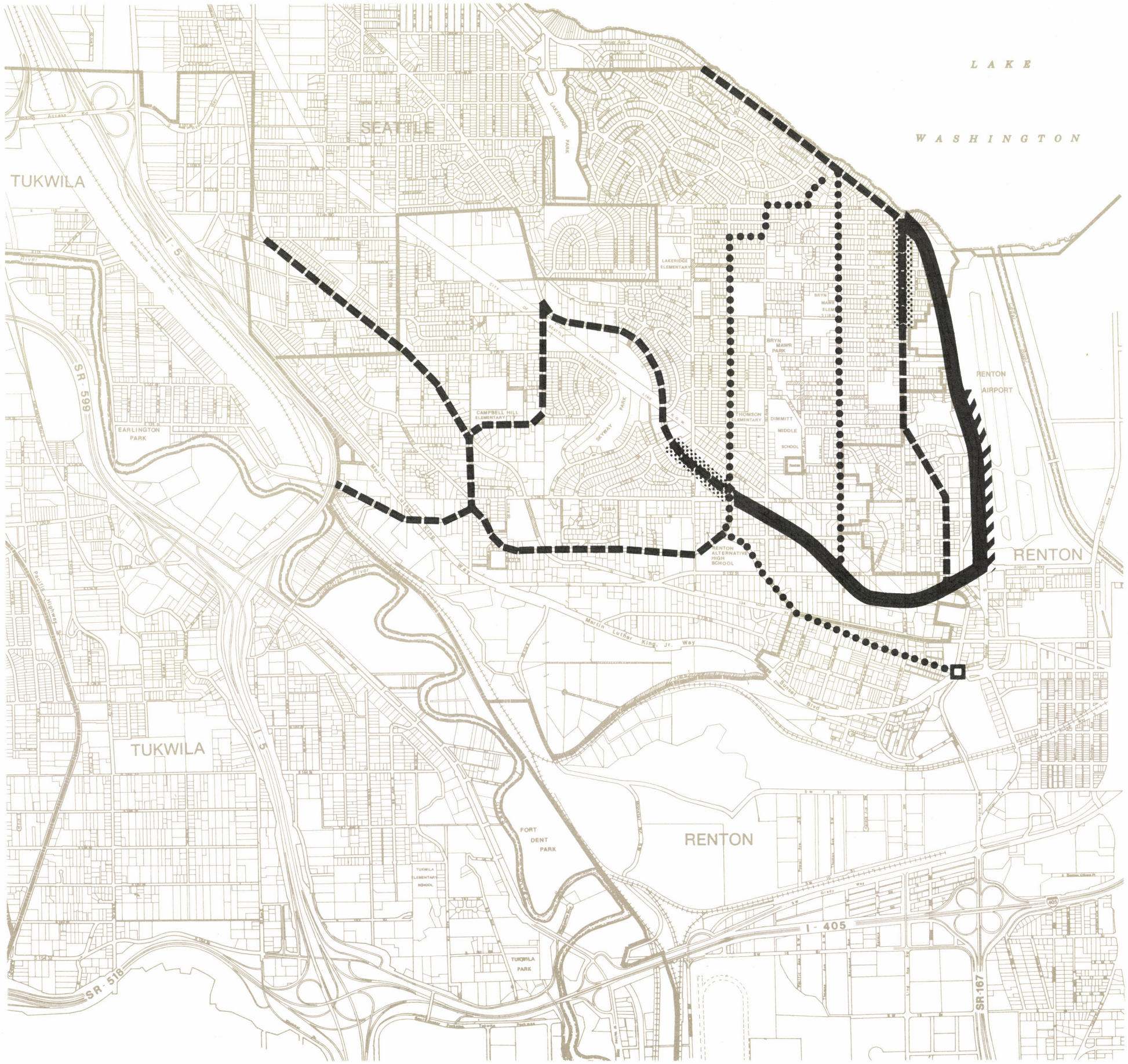
Source: King County Roads Division, Transportation Planning Section.

# West Hill
## Community Plan

King County Planning and
Community Development Division

0 1/2 1 MILE

N




## Nonmotorized Facilities
### King County
### 1990

- Low traffic street with or without wide curb lanes or paved shoulders
- Moderate traffic street without wide curb lanes or paved shoulders
- Heavy traffic street without wide curb lanes or paved shoulders
- Difficult intersection
- Caution area
- On-street bike route or lane

Source: King County Roads Division, Transportation Planning Section.

# West Hill
## Community Plan

King County Planning and
Community Development Division

0 1/2 1 MILE

N

# VII. Conclusions And Design And Planning Recommendations

The following conclusions and recommendations are based on the inventory and analysis of current conditions, results of an areawide survey questionnaire, visual analysis, and from available design and planning documents. They are intended to establish the basis of the next step of the planning process - development of goals, objectives and policies. The following conclusions and recommendations are listed in correspondence to the Table of Contents.

## Background

* Urban areas in King County are areas where most housing and jobs locate, and where most public spending for facilities, services and open space are focused to ensure a healthy and efficient environment.

* West Hill is an urban unincorporated portion of King County which lacks specific policy direction for directing growth and development.

## Location and Natural Features

* Access to West Hill from the freeway system is adequate, its central location with easy access to surrounding communities provides short commutes to and from Seattle and other portions of King County.

* The West Hill area provides a particular character with respect to its topographic setting, distinct homes and unique neighborhoods. The Bryn Mawr and Lakeridge neighborhoods enjoy a sweeping view of Lake Washington. In addition, these neighborhoods along with Skyway enjoy views of the Cascade Mountains and Seattle's skyline. The Earlington and Campbell Hill areas also have several view points of Renton and Tukwila. These characteristics are indicative of West Hill's attractions.

**Recommendation** - The new plan should protect West Hill's unique and unusual views; protect environmentally sensitive areas which have, or have potential to have, earthslide, seismic, erosion and water quality or drainage problems; and maintain the visual identity of separate and identifiable neighborhoods within the planning area.

**Recommendation** - Specific area-wide design guidelines and development conditions should be developed by planning staff to assure protection of the existing character, site opportunities and unique architecture of the community. Design guidelines and conditions should guide and regulate future development throughout the West Hill area.

## Population

* West Hill total population grew by 8.0% compared with 11.3% countywide between 1980 and 1988. West Hill, with a projected declining unincorporated population (-2.8%) by the year 2000 has relatively few children, and a relatively large percentage of non-whites (20%). The decreasing population in unincorporated portions of West Hill may well reflect the size, rather than the number, of families living in the area (more housing units are occupied by fewer people).

* The average West Hill resident in 1980 was 32.6 years. The 1990 estimated average age is 36 years compared with 34.3 Countywide.

* West Hill's working age population (between 20 and 64 years) totaled 62% in 1980. According to the questionnaire responses, 58% of the total number of people who responded were between 20 and 64 years, 17.5% were 65 and older and 24.5% were between 0 and 20 years.

* Minority population is increasing in West Hill. Asians and African/Americans show the largest increase in population. Asian population has grown from 4% in 1970 to 9% in 1988 in relation to the total population of West Hill. African American population grew from 1% to 8% during the same period.

* Elementary minority school population has also increased to 44%. Almost one in two children is minority. The African-American school population shows the largest increase of all the area's non-white population accounting for 26%, Asians for 12% and Others (Indian-Americans, Philippinos, Hispanics, etc.) for 6%.

**Recommendation** - To help meet continuing demands for young families with school age children moving into West Hill, King County should coordinate with the Renton School District to select new sites or rehabilitate existing facilities and provide childcare and special education programs for parents and school children.

## Income

* The average West Hill household enjoys a higher median income than the County as a whole.

* While West Hill has moderate concentrations of low and moderate income households and income conditions vary from census tract to census tract, the majority of the households are middle income.

## Employment

* A large percentage of West Hill's labor force (34%) is employed by the manufacturing sector.

* West Hill's businesses and employment opportunities seem to support the existing and projected population. However, questionnaire respondents indicated a strong preference for additional retail/commercial space (specialty stores and cafe/restaurants).

* Expansion of manufacturing uses may not be appropriate due to the availability of existing vacant land both within the area and within nearby cities of Renton, Seattle and Tukwila.

**Recommendation** - To accommodate additional specialty retail/service/office needs of the community as expressed by questionnaire respondents, the new plan should discuss ways to attract new uses within the Skyway Business District (SBD), at scattered existing centers, or at another location. Precise location of outright or potential commercial/mixed use facilities will be discussed at the upcoming public town-meetings.

## Housing

* Most of the housing stock in West Hill is 20 to 40 years old and a fair amount appears to be in need of minor repairs and maintenance. There is not a concentration of housing in poor condition.

* King County's and West Hill's household size (average number of persons per household) have declined since 1970. West Hill's average household size is projected to decrease to 2.3 persons by 2000.

* Home prices for the median income household remain lower in West Hill than the County since 1970. Moderate income households at 75% to 50% of the median have limited opportunities to purchase a home and low-income households at 50% or less of the median have very little or no opportunity to buy a home.

* West Hill's overall housing market has remained relatively steady since 1970. Rent levels are the same as other parts of the County, vacancy rates have fallen below 3%, and 1989 single family sales price average 40% to 45% lower than the County's 1989 average price of $145,000.

**Recommendation** - To maintain the relatively affordable home prices of the area, the new plan should encourage development of affordable single family and multifamily housing to meet the needs of present and future residents.

**Recommendation** - To maintain and enhance affordable housing to low and moderate income families in West Hill, existing mobile home parks should be protected. The plan should also analyze if the existing number of mobile home units are meeting the needs of the community. Mobile home park locations should be linked with transit, retail, recreation and social facilities and services.

## Land Use

* West Hill's predominant land use is single family, with multifamily and commercial development clustered along major arterials and at the SBD. There are also manufacturing uses along Martin Luther King Jr. Way. South including the abandoned Black River Quarry area.

* Of about 2,048 total acres of land in West Hill, approximately 91.0% is zoned residential, 2.5% is zoned for commercial and 6.5% is zoned manufacturing.

* The existing land use map and visual analysis indicate the planning area is mostly developed and available land for future development is very limited.

* In general, multifamily uses are located adjacent to the SBD, along Rainier Ave. S., along Martin Luther King Way. South, between 57th Ave. S. and 64th Ave. S., and at the intersection of S. 135th St. and Martin Luther King Jr. Way. S. Most multifamily development in West Hill has access and buffering problems.

* Medium and high density multifamily development can be anticipated for waterfront property where mobile home parks now exist along Rainier Ave. South. Development of apartment complexes have been proposed for these sites.

* Commercial uses are clustered along Renton Ave. S. within the SBD and along Martin Luther King Jr. Way S. There are also some commercial uses along Rainier Ave. S.

* The Skyway Business District is located on Renton Ave. between 68th Ave S. and 78th Ave. S., has developed in two nodes separated by single family homes and Skyway Park, and serves as a focus for the West Hill community. The southern area of the business district contains community facilities including a library, post office and fire station. Professional and commercial offices are also located in this area.

* The commercial district has appearance and function problems. It lacks good vehicular and pedestrian access/circulation, visual continuity between the two nodes, and overall design theme. Other problems mentioned by questionnaire respondents are:

  - lack of compact development
  - poor maintenance,
  - lack of landscaping, sidewalks and transit facilities,
  - poor external and internal circulation,
  - traffic problems (speed, visibility and signage),
  - poor street lighting,
  - lack of urban amenities, and
  - unattractive, old and plain buildings.

**Recommendation** - To provide a wide range of residential types and densities to meet the needs of a diverse population, and make efficient use of the land and services and facilities, the West Hill plan should investigate ways to increase housing choices while protecting the predominant single family residential character to meet the needs of present and future residents.

**Recommendation** - To efficiently develop, at urban densities, the limited supply of land in West Hill, the new plan should provide for re-development opportunities as most housing stock is between 20 to 40 years.

**Recommendation** - To enhance existing commercial development and ensure attractive new commercial development, specific design guidelines and development conditions including landscaping, siting, open space, pedestrian linkages, and other urban design elements should be developed.

**Recommendation** - To meet the service needs of the community, the plan should determine if there is sufficient commercial land within existing centers in the area. Mixed use zoning should be considered to promote efficient use of available land.

**Recommendation** - Because at least one-half of existing industrial vacant land zoned is precluded from development due to the presence of sensitive areas, and because the nearby cities of Renton and Tukwila have vacant industrial land, the new plan should further determine if industrial land should be expanded, retained or removed to appropriately meet existing and future market demands.



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## Community Facilities and Services

* The entire West Hill area is included in the sewer Local Service Area (LSA) making it eligible for future sewer service. After the sewer extension is completed into the Langston area, West Hill will have approximately 500 unsewered homes.

* While many existing sewer and water facilities in West Hill need to be improved, upgraded and expanded in the near future, in general, residents are well served by existing water and sewer purveyors. Current facilities in West Hill appear to have adequate capacity to meet the needs of the immediate future under normal conditions.

* Drainage in the planning area is generally well controlled with a few problem areas.

* Following recommendations of the 1989 Skyway Coordinated Water System Plan, consolidation of the water purveyors' service is now in the implementation process. A new King County water district would absorb Water Districts 14, 25, 57 and the Creston Water Association.

* King County Police precinct #4, headquartered in Burien, serves the West Hill area (district N1). One patrol car on a 24 hour basis is assigned to the area. Other precinct patrol cars can also assist in emergency situations.

* West Hill's residents regard crime and drug/gang-related activity as their most urgent problems in the community. Police surveillance and more patrol cars were most suggested as possible solutions, according to the survey questionnaire responses.

* The West Hill area does not currently have a community center, youth center or senior center to serve its residents. Area residents are served by nearby facilities within the city limits of Renton and Seattle.

* Parks, recreation facilities and open space opportunities are limited in West Hill. However, the community is well served by parks and recreational facilities adjacent to the area (Seattle, Renton and Tukwila).

* Existing facilities include: 19.7 acre Skyway Park, developed with playfields, basketball courts and public restrooms; Bryn Mawr Park, precluded from development due to its topography; and playfields within four public elementary schools and one middle school.

* There are no trails for bicycling, walking or jogging and residents would like to see neighborhood and pocket parks in the community according to the questionnaire results.

* The area has potential resources for shoreline access, scenic view sites and trail facilities.

* The West Hill planning area lacks a performing arts theater or community center facility to hold arts and cultural events.

* There is potential for community groups to serve as a presenter or producer of cultural events to address the needs of the community.

**Recommendation** - To better support growth with adequate facilities and services, land development should be linked with transportation, parks, schools, sewers and water services, stormwater drainage, and fire protection.

**Recommendation** - To avoid potential sewage related problems because of the slow permeability of soils and the associated limitations for septic tank systems in the West Hill area, sewer service should be extended throughout the planning area.

**Recommendation** - As West Hill is an older community, existing facilities and services with available capacity should be used efficiently. If needed, new construction of facilities should be encouraged.

**Recommendation** - Specific construction and improvement projects should be identified within the planning area for the next five to ten years to address surface water and drainage problems of the West Hill area.

**Recommendation** - The plan should help to provide the community with adequate social services and outreach programs including neighborhood watches, and youth/family counseling to reduce crime, drug and gang-related problems and assist community with accessing services that may be available.

**Recommendation** -To further identify human service needs and a plan for action to resolve these needs, planning staff should hold a Social Service Summit with community representatives, business organizations and human service providers. This summit should be held during plan development.

**Recommendation** - To provide West Hill's residents with a good share of recreational, open space and trail opportunities, the new plan should identify potential park and open space sites and trail connections within the area and coordinate with surrounding cities for provision of these services.

**Recommendation** - The plan should include cooperative agreements with the cities, the Renton School District and the Skyway Commercial Club for promoting or sponsoring community arts and cultural projects and activities in the area.

## Transportation

* The transportation roadway network for West Hill consists of principal, minor and collector arterials, according to the King County Functional Classification. Interstate 5 runs very close to the western portion of the planning area providing good regional connection.

* Most work trip destinations from West Hill are currently to Greater Seattle and Seattle CBD (40.6%), Highline (19.4%) and Green River Valley (18.8%). Projected work trips will increase to Greater Seattle by 5% and to Green River Valley by 12.4% between 1985 and 2010.

* Most roadways in West Hill have some type of problems including maintenance, pedestrian safety, signage/signals, lack of sidewalks, lack of street lighting, speeding, traffic congestion, and open ditches.

* Renton Ave. S., between 64th and S. 124th St.; 64th Ave. S. between S. 124th and S. 129th St; and SR-900 (Martin Luther King Jr. Way. S.) are experiencing significant traffic increases due to population growth within adjacent cities and other portions of King County.

* Generally, transit service in West Hill is limited and inadequate, according to the survey questionnaire. West Hill is served by ten METRO routes and most transit service is oriented toward peak hours and is limited to the three major roadways in the area: Rainier Ave. S., Renton Ave. S. and SR-900. At present, METRO is considering Rainier Ave. S. as a regional rail/busway alignment alternative for further analysis.



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* Currently, there is only one funded and scheduled capital improvement project for West Hill- a traffic signal at Renton Ave. S. and 68th Ave. S. There are four improvement projects identified but unfunded. No new roads are planned for the area.

* No regional or local bicycle corridors exist or pass through the area but several roadways are shown as potential bicycle routes on the King County Bicycle Guidemap.

**Recommendation** - To ensure appropriate level of services and to improve the community's vehicular and pedestrian mobility, the plan should include large and small scale road, pedestrian and streetscape capital projects for West Hill.

Recommendation - The plan should investigate ways to make transit services more available and convenient for more residents.

# VIII.Appendices

## A. Summary Of Previous Design And Planning Efforts In West Hill And Surroundings

Recent design and planning efforts, between 1980 and 1989, were reviewed to supplement data on existing conditions and results from the survey questionnaire. Some plans provided specific guidance while other plans only provided general information. Plans prepared before 1980 were not used because these include outdated information. The plans below are arranged by date of completion.

**King County Planning and Community Development Division, 1990 Status Report: King County Community Development Block Grant (CDBG) Consortium Accomplishments. King County, Washington. March 1990**

The United States government makes CDBG funds available each year to large cities and urban counties throughout the nation to provide needed housing, capital improvements, community facilities, and critical public (human) services in neighborhoods and communities where low-and moderate-income people live.

The document includes a table listing all CDBG projects from 1975-1987. During that period $848,126 was spent on 16 projects in the West Hill area. These include parks, water lines, roads and sidewalk improvements, and assistance to the Skyway business district. Area residents are presently served by or have access to a number of Countywide CDBG projects including housing repair, housing counseling and other public service programs.

This document also describes all projects funded with CDBG funds from 1988 through 1990. It also provides a brief summary of the accomplishments or status of those projects which are completed or underway as of January, 1990. The project descriptions are grouped by region of the county (northeast, southeast and southwest), followed by Countywide projects. Areas with high concentrations of low and moderate-income persons are called primary Community Development Areas (CDAs). Under this document, West Hill is considered an area with moderate concentrations of low- and moderate-income persons (other CDAs). The West Hill area is within the southwest region and during this two year period the only project funded directly in the planning area is described as follows:

**Langston Homes Sanitary Sewer Connections** **Allocation: $211,750**

The Skyway Water and Sewer District was allocated CDBG funds to improve low and moderate owner-occupied homes by providing home loan funds to install side sewer connections from the houses to the public sanitary sewer now being finished by the sewer district through a Utility Local Improvement District (ULID). The ULID was formed in response to the Langston area being declared a Public Health & Safety Hazard by the King County Health Department due to the presence of raw sewage in the ditches andwaterways. As of January 1, 1991 twenty-two home loans have been made.

CDBG funds will provide about 112 no-interest deferred payment rehabilitation loans averaging about $1,750 per home, and would also pay for a half-time FTE staff person and miscellaneous office and operating supplies to implement the rehabilitation program, specifically the Affordable Monthly Payment Loan (AMPL) program which combines a CDBG funded deferred payment no-interest loan with a home rehabilitation loan from a private lending institution.

**City of Seattle, Department of Community Development (DCD). Southeast Seattle Background Report. Seattle, WA. 1989**

The purpose of this report was to provide background information which can be used both by DCD and the community for producing a joint plan to be forwarded to the Mayor and City Council for consideration. This report includes two sections:

1. A summary of available information concerning the present conditions in Southeast Seattle.

2. An evaluation of the direction and effectiveness of past community development efforts. The purpose of this evaluation is to provide a starting point for the evaluation of possible community development strategies for late 1989 and the 1990's.

The Southeast Seattle area includes the following communities:

1. Mt. Baker/Lakewood/Seward Park;
2. Rainier Valley and immediately surrounding areas;
3. Rainier Beach; and
4. Beacon Hill

All the above areas represented about 15% of the City's land area. These areas are diverse in geography, population and wealth. Existing conditions in the area can be summarized as follows:

* Housing condition surveys conducted by the City in 1974, 1978 and 1989 indicated that conditions have deteriorated slightly in Southeast Seattle as they have citywide over the last 11 years. However, most housing does not require major repairs at this time.
* Home ownership in Southeast Seattle is high compared to the City as a whole (58% vs. 49% citywide).
* Both the housing sale and rental market appear depressed relative to other parts of the Seattle area. As in the past this could be attributed to negative perceptions of the area in the media. Multifamily rents are low and vacancy rates high.
* Housing remains affordable to a wide range of potential buyers.
* Recent protections by PSCOG and Donnally Marketing Services show a continued decline in population since 1970.
* From 1960 to 1988 ethnic population increased from 12% to 56% of the Southeast Seattle total population.

* 5,082 households or 18.7% of the total number of households, receive some type of public assistance in Southeast Seattle.
* Southeast Seattle mean family incomes decreased to 90% relative to the rest of the City from 1970 to 1988. Recent income estimates continue to decrease to between 80% and 84% of mean. Mt. Baker and Lakewood/Seward park areas; and the rest of Beacon Hill continues to have about average incomes.
* Southeast Seattle has 3,239 subsidized housing units or 34% of all rental units in the area. This compares to 42% of subsidized units in the Central Area.
* The area park and recreation system is very good compared to the rest of the City.
* Crime is still a problem for Southeast Seattle. However, real progress is being made toward reducing crime rates.

**Horton Dennis & Associates, Inc., Skyway Coordinated Water System Plan (CWSP). King County Building and Land Development Division. King County, Washington. May, 1988**

This plan was developed pursuant to the Public Water System Coordination Act 1977 which established procedures for adjacent water utility purveyors to jointly coordinate and plan needed improvements and service areas. The plan was prepared following King County Council designation of the West Hill area as a Critical Water Supply Service Area (CWSSA) on December 16, 1985.

The study area for this plan included all or parts of 10 water purveyors: the City of Seattle, City of Renton, City of Tukwila, King County Water Districts 14, 25, 57, 125, Skyway, Lakeridge, and Creston, a private water company. The plan was intended to resolve overlapping service areas and illogical purveyor boundaries to improve system operations, reliability and level of service; and to encourage municipal service in appropriate annexation areas.

The plan, when completely implemented, will result in only one consolidated King County Water District for the West Hill area and no opportunity for new water systems to be created. The merging of Lakeridge Water District and Water District No. 14 is proposed to form the Bryn Mawr-Lakeridge Water and Sewer District. The other existing King County water districts (or portions thereof) within West Hill will be absorbed by the participating municipalities' service areas but not necessarily annexed. To fully implement this plan, it will require a lot of coordination between the different existing water purveyors and joint planning among interested entities between now and 1992. In summary, this plan is a blueprint for the future of water utility service and the benefit of all residents in the West Hill area.

**The Phoenix Group, Community Development Needs Assessment. King County Housing and Community Development Division. King County, Washington 1986**

This study was directed to assess the needs of low-and-moderate income communities throughout unincorporated King County. Specific goals of this study were to: identify housing and community development needs assessment; improve the integration of the CDBG program with other County programs and plans; and to provide a comprehensive planning basis for the 1985 King County Comprehensive Block Grant (CDBG) program.

Part I of this report -Identification and Analysis of King County Needs concludes that many low-and-moderate income people in King County do not live in low income depressed areas, but are scattered throughout the County. Regardless of location, Countywide needs included:

* Housing: Emergency shelters, including those for youth, abused family members, and the handicapped; housing repair and rehabilitation; affordable housing.
* Public Service: Health care; youth counseling; child care; refugee assistance; emergency services.

* Community Facilities: Multi-purpose centers.
* Economic Development

A major identified need within the Community Development Area (CDA) of West Hill was Housing Rehabilitation.

Part II -Discussion of Needs by Community Development Area- provided a discussion within each CDA. The following summarized the needs discussion within West Hill:

* While West Hill has a large number of low and moderate income people, the majority of the residents are middle income.
* West Hill was designated a primary CDA, but for direct benefit projects only (direct beneficiaries of these activities must be areas with significant percentage (40-50%) of low-and-moderate income households).
* The West Hill area with declining population in the 1970s has relatively few children and a large percentage of non-whites.
* The housing stock is in relatively poor condition. Housing rehabilitation represents a major need in the area.
* One public assisted housing project for families is located in the area.
* The low to moderate income people receive subsidized services in Seattle for dental work, at the Valley Clinic in Renton for personal health care and at the Southwest Offices of the King County Health Department in White Center for preventive health care.

**Department of Planning and Community Development, Skyway Business District Development Guide. King County, Washington 1981**

The Skyway Commercial Club requested the King County Department of Planning and Community Development to conduct a special study of the Skyway business district to improve its function and appearance, making it a focus for the community. The development guide included traffic/pedestrian improvements, improved landscaping, sidewalk treatments as well as capital projects and guidelines for new development. Proposed development possibilities to improve the design and appearance of the Skyway business district included:

* Encouraging full development of the areas with existing multifamily zoning;
* Limiting the size of the commercial area to that currently developed;
* Defining the entrances to the business district;
* Boulevarding Renton Ave. S. between the north and south business areas;
* Improving pedestrian facilities throughout the area; and
* Upgrading landscaping within the business district.

Following community review of the above possibilities, planning staff recommended specific implementation capital projects located within the study area boundaries. Capital projects were described in detail including estimated costs, relative priority and responsibility. About one-half of the recommended capital projects for the Skyway business district have been built, funded in part by King County and property owners.

## B. Summary of Questionnaire Results

A survey questionnaire was distributed to all registered voters included in **zip code 98178**, which corresponds to the West Hill area and a small portion of Seattle's city limits. This survey is intended to supplement research on existing conditions and interpretations from visual analysis in West Hill. Below is the summary of the questionnaire results:

| | |
|---|---|
| Total Questionnaires Sent Out | **3,702** |
| Total Respondents | **584** |
| Total Return Ratio | **15.8%** |

1. In what neighborhood do you live?

| | | Number of Responses | Percent of Total |
|---|---|---|---|
| 1) | Skyway | 245 | 42.0% |
| 2) | Earlington | 25 | 4.3% |
| 3) | Bryn Mawr | 117 | 20.0% |
| 4) | Lakeridge | 139 | 23.8% |
| 5) | Campbell Hill | 40 | 6.8% |
| 6) | Other | 18 | 3.1% |
| | | 584 | 100.0% |

2. Do you live in a

| | | | |
|---|---|---|---|
| 1) | House | 538 | 92.8% |
| 2) | Apartment | 27 | 4.6% |
| 3) | Condo | 5 | 0.8% |
| 4) | Mobile Home | 9 | 1.6% |
| 5) | Other | 1 | 0.2% |
| | | 580 | 100.0% |

3. Do you

| | | | |
|---|---|---|---|
| 1) | own | 505 | 89.2% |
| 2) | rent | 56 | 9.9% |
| 3) | share your home | 5 | 0.9% |
| 4) | other | 0 | 0.0% |
| | | 566 | 100.0% |

4. If you live in a mobile home do you:

| | | | |
|---|---|---|---|
| 1) | rent unit and land? | 2 | 25.0% |
| 2) | own unit and rent land? | 6 | 75.0% |
| | | 8 | 100.0% |

5. If you are living with family or friends, are you doing so because affordable or suitable housing is not available to you?

| | | | |
|---|---|---|---|
| 1) | yes | 10 | 12.2% |
| 2) | no | 72 | 87.8% |
| | | 82 | 100.0% |

6. How long have you lived in the neighborhood?

| | | | |
|---|---|---|---|
| 1) | 1 year or less | 12 | 2.1% |
| 2) | 1 to 2 years | 21 | 3.6% |
| 3) | 2 to 5 years | 102 | 17.8% |
| 4) | 5 to 10 years | 65 | 11.3% |
| 5) | 10 to 20 years | 122 | 21.3% |
| 6) | 20 years + | 252 | 43.9% |
| | | 574 | 100.0% |

7. How many people in your household work outside the home?

| | | | |
|---|---|---|---|
| 1) | 1 | 165 | 32.3% |
| 2) | 2 | 430 | 42.2% |
| 3) | 3 | 99 | 6.5% |
| 4) | 4 | 60 | 2.9% |
| 5) | None | 82 | 16.1% |
| | | 836 | 100.0% |

8. Where do members of the household who are employed work?

| | | Number of Times Mentioned | Percent of Total |
|---|---|---|---|
| 1) | Auburn | 12 | 1.9% |
| 2) | Bellevue | 32 | 5.1% |
| 3) | Kent | 55 | 9.0% |
| 4) | Renton | 118 | 19.0% |
| 5) | Tukwila | 44 | 7.1% |
| 6) | Seattle | 297 | 47.8% |
| 7) | Other | 63 | 10.1% |
| | | 621 | 100.0% |

The total number of responses differ from the number of times mentioned because some respondents checked more than one option, assuming they work in more than one place.



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9. How do members of your household who work get to work?

| | | Worker #1 | | Worker #2 | | Worker #3 | | Total #1, 2 & 3 | |
|---|---|---|---|---|---|---|---|---|---|
| | | # | % | # | % | # | % | % | % |
| 1) | Car | 308 | 82.8% | 209 | 75.2% | 34 | 75.5% | 551 | 79.3% |
| 2) | Bike | 12 | 3.2% | 6 | 2.1% | 0 | 0.0% | 18 | 2.6% |
| 3) | Carpool | 17 | 4.6% | 15 | 5.4% | 1 | 2.2% | 33 | 4.7% |
| 4) | Vanpool | 1 | 0.3% | 3 | 1.1% | 0 | 0.0% | 4 | 0.6% |
| 5) | Bus | 26 | 6.9% | 37 | 13.3% | 8 | 17.8% | 71 | 10.2% |
| 6) | Walk | 4 | 1.1% | 7 | 2.5% | 2 | 4.5% | 13 | 1.9% |
| 7) | Other | 4 | 1.1% | 1 | 0.4% | 0 | 0.0% | 5 | 0.7% |
| | | 372 | 100.0% | 278 | 100.0% | 45 | 100.0% | 695 | 100.0% |

10. Are you a single parent with primary custody of one or more minor children?

| | | Number of Responses | Percent of Total |
|---|---|---|---|
| 1) | yes | 42 | 7.2% |
| 2) | no | 542 | 92.8% |
| | | 584 | 100.0% |

11. Please indicate how many people live in your household by age category.

| | | | |
|---|---|---|---|
| 1) | 0 to 5 years | 99 | 6.9% |
| 2) | 5 to 10 years | 91 | 6.3% |
| 3) | 10 to 15 years | 87 | 6.1% |
| 4) | 15 to 20 years | 83 | 5.8% |
| 5) | 20 to 40 years | 371 | 25.9% |
| 6) | 40 to 65 years | 452 | 31.5% |
| 7) | 65 and over | 251 | 17.5% |
| | | 1,434 | 100.0% |

12. What percentage of your monthly income do you pay for housing (rent or mortgage)?

| | | | |
|---|---|---|---|
| 1) | 30% or less of monthly income | 315 | 63.4% |
| 2) | 30% to 40% | 93 | 18.7% |
| 3) | more than 40% | 35 | 7.0% |
| 4) | My rent is subsidized (Section 8 or other) | 3 | 0.6% |
| 5) | Mortgage paid off | 51 | 10.3% |
| | | 497 | 100.0% |

13. Does your house require any repairs?

| | | | |
|---|---|---|---|
| 1) | yes | 239 | 45.3% |
| 2) | no | 289 | 54.7% |
| | | 528 | 100.0% |

If yes, does your:

| | | | |
|---|---|---|---|
| 1) | Roof leak/need repair or replacement? | 101 | 30.0% |
| 2) | Furnace/heating system fail to work or work inadequately? | 28 | 8.3% |
| 3) | Plumbing back up? | 32 | 9.5% |
| 4) | Septic System need repair or cleaning? | 22 | 6.5% |
| 5) | Home need weatherization? | 95 | 28.2% |
| 6) | Other | 59 | 17.5% |
| | | 337 | 100.0% |

14. Which of the following human service programs have you or a member of your household used?

| | | Number of Times Mentioned | Percent of Total |
|---|---|---|---|
| 1) | Legal Services | 37 | 10.7% |
| 2) | Senior Citizen Services | 86 | 24.9% |
| 3) | Development Disability Services | 11 | 3.2% |
| 4) | Mental Health Services | 15 | 4.3% |
| 5) | Child Care Services | 33 | 9.5% |
| 6) | Employment Training | 14 | 4.1% |
| 7) | Woman's Services (Rape/ Domestic Violence Assistance | 5 | 1.5% |
| 8) | Youth Services Program | 10 | 2.9% |
| 9) | Cooperative Extension (Gardening/Nutrition Information) | 50 | 14.5% |
| 10) | Health Department | 84 | 24.4% |
| | | 345 | 100.0% |

15. How many people in each age group use these services?

| | | | |
|---|---|---|---|
| 1) | 10 or less | 81 | 27.6% |
| 2) | 10 to 17 | 19 | 6.5% |
| 3) | 17 to 25 | 25 | 8.5% |
| 4) | 25 to 65 | 106 | 36.2% |
| 5) | 65 and over | 62 | 21.2% |
| | | 293 | 100.0% |



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16. Does anyone in the household have problems in getting transportation to one of these services?

| | | | |
|---|---|---|---|
| 1) | Yes | 20 | 7.1% |
| 2) | No | 263 | 92.9% |
| | | 283 | 100.0% |

17. What additional services are needed in your community?

| | | | |
|---|---|---|---|
| 1) | After school programs for children with parents who work | 170 | 24.5% |
| 2) | Parent counseling service | 57 | 8.2% |
| 3) | Child Care | 74 | 10.6% |
| 4) | Drug/Alcohol Counseling | 84 | 12.1% |
| 5) | Elderly/Handicapped Van Service | 87 | 12.5% |
| 6) | Health Care | 56 | 8.1% |
| 7) | Community Center | 152 | 21.9% |
| 8) | Other | 15 | 2.1% |
| | | 695 | 100.0% |

18. Do you ride the bus?

| | | | |
|---|---|---|---|
| 1) | Yes | 180 | 32.3% |
| 2) | No | 378 | 67.7% |
| | | 558 | 100.0% |

19. If you do ride the bus, is it convenient for you?

| | | | |
|---|---|---|---|
| 1) | Yes | 145 | 53.9% |
| 2) | No | 124 | 46.1% |
| | | 269 | 100.0% |

20. If the bus were more convenient, would you use it?

| | | | |
|---|---|---|---|
| 1) | Yes | 245 | 62.8% |
| 2) | No | 145 | 37.2% |
| | | 390 | 100.0% |

21. How can bus service be made more convenient?

| | | | |
|---|---|---|---|
| 1) | New route/re-route | 57 | 24.9% |
| 2) | Better scheduling/Increase frequency/Extended services | 99 | 43.2% |
| 3) | Capital Improvements/Safety | 23 | 10.1% |
| 4) | Other | 50 | 21.8% |
| | | 229 | 100.0% |

Respondents who indicated other (21.8%) ranged from lowering bus rates to providing light rail.

22. What recreational activities do you and your family participate in?

| | | | |
|---|---|---|---|
| 1) | Basketball | 94 | 10.4% |
| 2) | Baseball/Softball | 136 | 15.1% |
| 3) | Tennis | 88 | 9.8% |
| 4) | Swimming | 242 | 27.0% |
| 5) | Soccer | 43 | 4.8% |
| 6) | Football | 30 | 3.3% |
| 7) | Horseback Riding | 31 | 3.4% |
| 8) | Other | 235 | 26.2% |
| | | 899 | 100.0% |

The above responses summarize the recreational preferences in the West Hill community. Of the total (26.2%) of those respondents who indicated Other: walking, bicycling, hiking, and fishing were by far the most recognized preferences. Boating, bowling, golfing, and sailing split the less mentioned preferences.

23. What additional recreational activities or programs are needed in your neighborhood?

| | | | |
|---|---|---|---|
| 1) | Basketball | 41 | 7.0% |
| 2) | Baseball/Softball | 39 | 6.7% |
| 3) | Football | 13 | 2.2% |
| 4) | Tennis | 57 | 9.7% |
| 5) | Swimming | 136 | 23.2% |
| 6) | Horseback Riding | 27 | 4.6% |
| 7) | Soccer | 17 | 2.9% |
| 8) | Bike Trails | 199 | 34.0% |
| 9) | Other | 57 | 9.7% |
| | | 586 | 100.0% |

Walking areas/Sidewalks, aerobic classes, golf courses, boating, and racquetball were often mentioned when computed to Other (9.7%).

24. Where do your children play and how can we make it better?

Location:

| | | | |
|---|---|---|---|
| 1) | Parks | 52 | 29.5% |
| 2) | Schools | 44 | 25.0% |
| 3) | Home | 59 | 33.5% |
| 4) | Around the block or neighborhood | 21 | 12.0% |
| | | 176 | 100.0% |

How can we improve:

| | | | |
|---|---|---|---|
| 1) | Capital Improvements | 22 | 31.9% |
| 2) | Playgrounds/Neighborhood Parks/Open Space | 8 | 11.6% |

| | | | |
|---|---|---|---|
| 3) | Safety/Supervised Outdoor Activities | 17 | 24.6% |
| 4) | Other | 22 | 31.9% |
| | | 69 | 100.0% |

Most of those who agreed with #4 (Other) often mentioned that the schools' gymnasiums should open after school hours and that the Dimmit school pool should re-open. Other preferences include upgrading existing Skyway park and providing places for teenagers.

25. What do you like about your neighborhood?

| | | | |
|---|---|---|---|
| 1) | Schools | 128 | 6.9% |
| 2) | Bus Service | 128 | 6.9% |
| 3) | Conveniently Located Stores | 312 | 16.7% |
| 4) | Well Maintained Homes | 218 | 11.7% |
| 5) | Affordable Places to Live | 202 | 10.8% |
| 6) | Easy Access to Surrounding Cities | 389 | 20.8% |
| 7) | Neighbors | 281 | 15.1% |
| 8) | Access to Parks and/or Recreation | 198 | 10.6% |
| 9) | Other | 9 | 0.5% |
| | | 1,865 | 100.0% |

26. What kind of problems do you see in your neighborhood?

Type:

| | | | |
|---|---|---|---|
| 1) | Crime | 62 | 15.4% |
| 2) | Drugs/Gangs | 139 | 34.5% |
| 3) | Roads/Traffic/Speeding | 72 | 17.9% |
| 4) | Growth | 17 | 4.2% |
| 5) | Lack of Teenagers' Recreation | 26 | 6.4% |
| 6) | Other | 87 | 21.6% |
| | | 403 | 100.0% |

Other responses range from sewer problems to lack of sidewalks and street lighting.

Possible Solutions:

| | | | |
|---|---|---|---|
| 1) | Police Enforcement/Patrol Cars/Police Surveillance | 109 | 70.8% |
| 2) | Growth Restrictions | 18 | 11.7% |
| 3) | Neighborhood Watch Meetings | 15 | 9.7% |
| 4) | Neighborhood Programs (Family, Youth) | 7 | 4.5% |
| 5) | Other | 5 | 3.3% |
| | | 154 | 100.0% |

27. What road or intersections in your neighborhood need improvement?

| | | | |
|---|---|---|---|
| 1) | S. Langston Rd. & 64th Ave. S. | 8 | 10.7% |
| 2) | Rainier Ave. S. & Lakeridge | 16 | 21.3% |
| 3) | Renton Ave. S. & 68th Ave. S. | 22 | 29.4% |
| 4) | 120th St. & 67th Ave. S. | 18 | 24.0% |
| 5) | 121st St. & 84th Ave. S. | 11 | 14.6% |
| | | 75 | 100.0% |

Possible Solutions:

| | | | |
|---|---|---|---|
| 1) | Turn Signals | 23 | 9.4% |
| 2) | Stop Signs/Traffic Lights | 62 | 25.3% |
| 3) | Street Repairs (Resurfacing) | 75 | 30.6% |
| 4) | Sidewalks/Pedestrian Crossing | 49 | 20.0% |
| 5) | Other (Cleaning/Trimming) | 36 | 14.7% |
| | | 245 | 100.0% |

28. What new businesses, uses or activities would you like to have in the Skyway Business District?

| | | | |
|---|---|---|---|
| 1) | Variety/Specialty Store | 62 | 35.4% |
| 2) | Restaurants | 70 | 40.0% |
| 3) | Swim Center | 13 | 7.4% |
| 4) | Teen Center | 12 | 6.8% |
| 5) | Other | 18 | 10.4% |
| | | 175 | 100.0% |

29. How can the existing business district be improved?

| | | | |
|---|---|---|---|
| 1) | Facelift/Clean Up | 58 | 29.9% |
| 2) | Landscaping (Trees, flowers, shrubs) | 19 | 9.8% |
| 3) | More Stores | 52 | 26.8% |
| 4) | Other | 65 | 33.5% |
| | | 194 | 100.0% |

Other responses include streets and sidewalks, better access and egress, theme decoration for buildings, clean up, police surveillance, etc.



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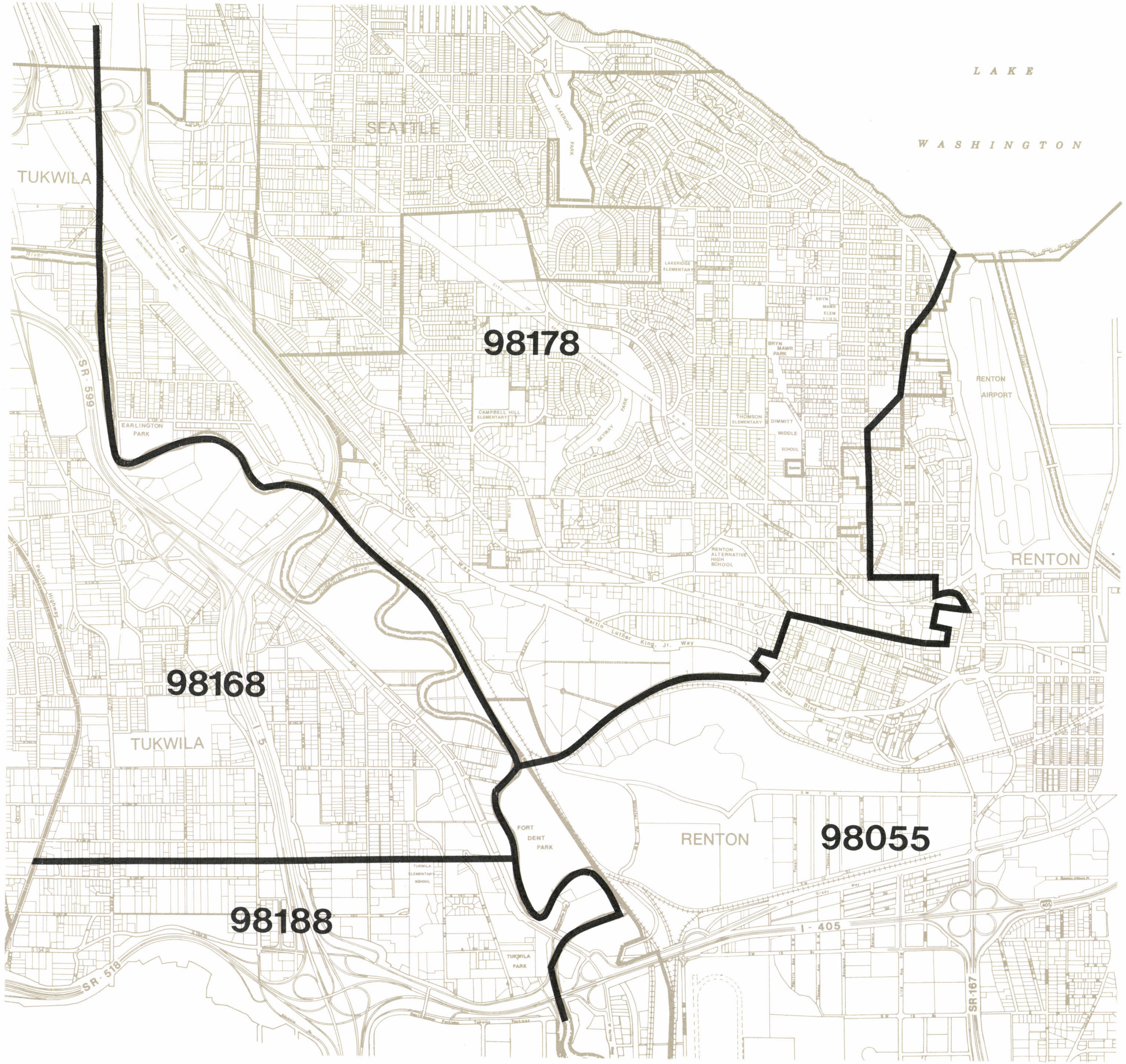
30. What type of residential land uses would you like to see in your neighborhood?

| | | | |
|---|---|---|---|
| 1) | Single Family | 379 | 61.8% |
| 2) | Duplexes | 53 | 8.6% |
| 3) | Low Rise Apartments | 34 | 5.5% |
| 4) | 2 to 3 Story | 17 | 2.8% |
| 5) | Condos | 24 | 3.9% |
| 6) | Townhouse | 41 | 6.8% |
| 7) | Mobile Homes in well landscaped parks | 42 | 6.9% |
| 8) | Other | 8 | 1.3% |
| 9) | None | 15 | 2.4% |
| | | 613 | 100.0% |

# Zip Codes
## King County
## 1990

Source: King County Planning and Community Development Division.



# West Hill
## Community Plan

King County Planning and
Community Development Division

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# Appendix B

## Appendix B

### Estimated Traffic Generated by Land Use Scenarios

| | (1) Existing Develop-ment | (2) Add'l for Buildout of Existing Zoning | (3) Add'l for Buildout of Proposed Zoning | (1+2) Total Trips Buildout of Existing Zoning | (1+2+3) Total Trips Buildout of Proposed Zoning | % Change: Buildout at Existing Zoning to Build-out at Proposed Zoning |
|---|---|---|---|---|---|---|
| Single Family | | | | | | |
| # of Units | 4,000 | +1,500 | +400 | 5,500 | 5,900 | +7.3% |
| # of Trips | 40,200 | +15,400 | +4,000 | 55,600 | 59,600 | +7.2% |
| Multifamily | | | | | | |
| # of Units | 1,400 | +1,200 | +600 | 2,600 | 3,200 | +23.1% |
| # of Trips | 8,600 | +7,400 | +3,400 | 16,000 | 19,400 | +21.3% |
| TOTALS | | | | | | |
| # of Units | 5,400 | +2,700 | +1,000 | 8,100 | 9,100 | +12.3% |
| # of Trips | 48,800 | +22,800 | +7,400 | 71,600 | 79,000 | +10.3% |

Source: Trip Generation, Fifth Edition.
Institute of Transportation Engineers.
January, 1991



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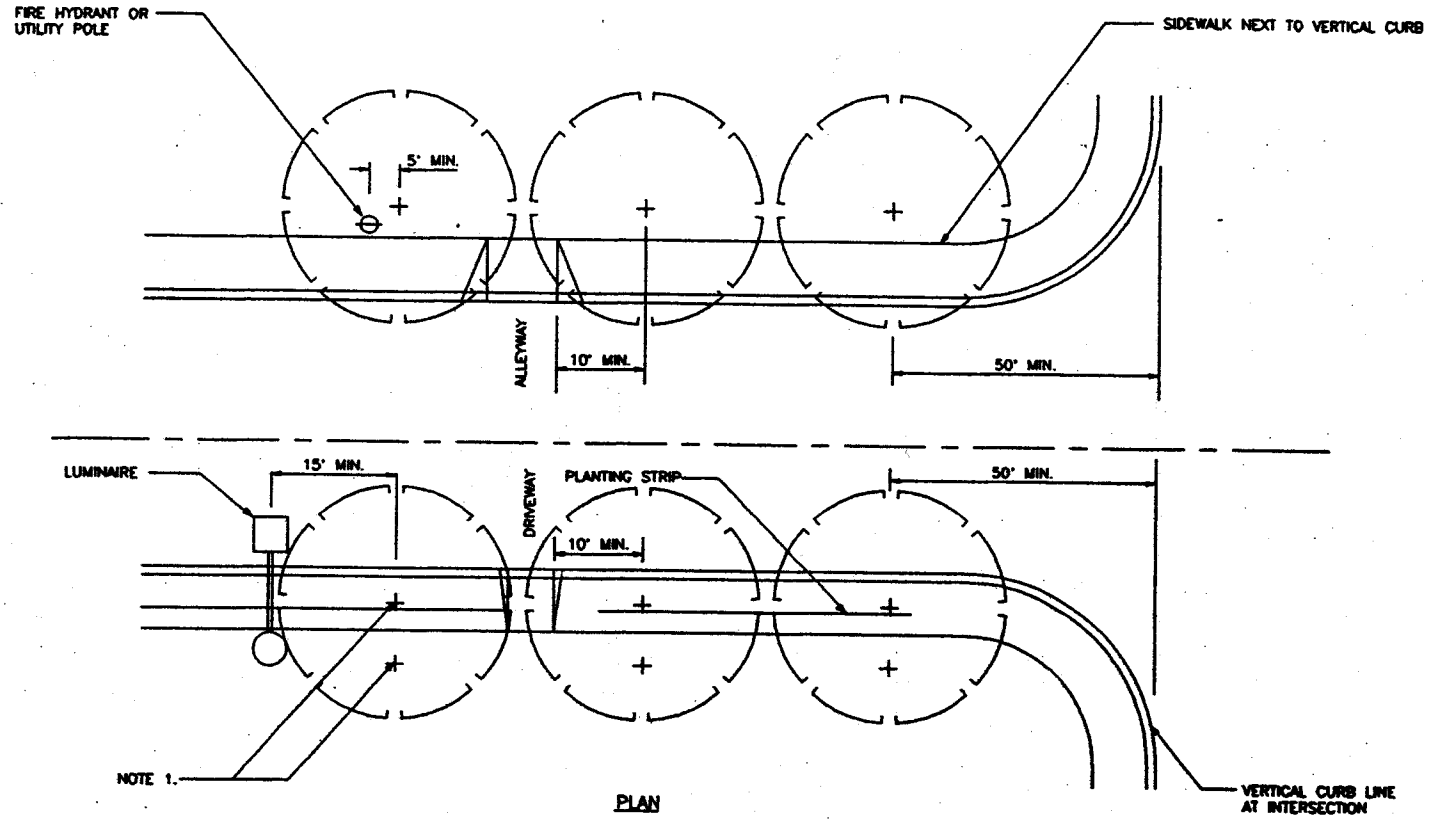
# Appendix C




PLAN

NOTES:

1. TREES SHALL GENERALLY BE PLANTED BACK OF THE SIDEWALK. PLANTING STRIPS WILL BE APPROVED ONLY AS PART OF A LANDSCAPING PLAN IN WHICH PLANT MAINTENANCE, COMPATIBILITY WITH UTILITIES, AND TRAFFIC SAFETY ARE DULY CONSIDERED.
2. IF PLANTING STRIPS ARE APPROVED:
   A. MIN. DISTANCE FROM CENTER OF ANY TREE TO NEAREST EDGE OF VERTICAL CURB SHALL BE 4 FEET.
   B. TREES SHALL BE STAKED IN A MANNER NOT TO OBSTRUCT SIDEWALK TRAFFIC.
   C. IN CASE OF BLOCK-OUTS, MIN. CLEAR SIDEWALK WIDTH SHALL BE 5 FEET IN RESIDENTIAL OR 8 FEET IN BUSINESS DISTRICTS.
3. ON BUS ROUTES, PLANS SHALL BE COORDINATED WITH METRO SERVICE PLANNING. PHONE 684-1622.
4. SEE SEC. 5.03.

| | | |
|---|---|---|
| KING COUNTY PUBLIC WORKS<br>KING COUNTY, WASHINGTON | STREET TREE STANDARDS | DWG. NO. 5-009 |

# Appendix D

## Appendix D

The adopted zoning for this document is based on King County Code Title 21A. The following is a general conversion table between the former code and the new Title 21 code.

| Title 21 (Old zoning) | Title 21A (New Zoning) |
|---|---|
| RS 5,000 | R-8 |
| RS 7,200 | R-6 |
| RS 15,000 | R-4 |
| GR-5 | UR |
| RD-3,600 | R-12 |
| RM-2,400 | R-18 |
| RM-1,800 | R-24 |
| RM-900 | 0 |
| SE | R-1 |
| AR-2.5 | R-2.5 |
| AR-5 | |
| AR-10 | R-10 |
| BN | NB |
| BC or BR | CB, RB |
| CG | CB, RB, or I |
| ML | I |
| MP | I |
| MH | I |



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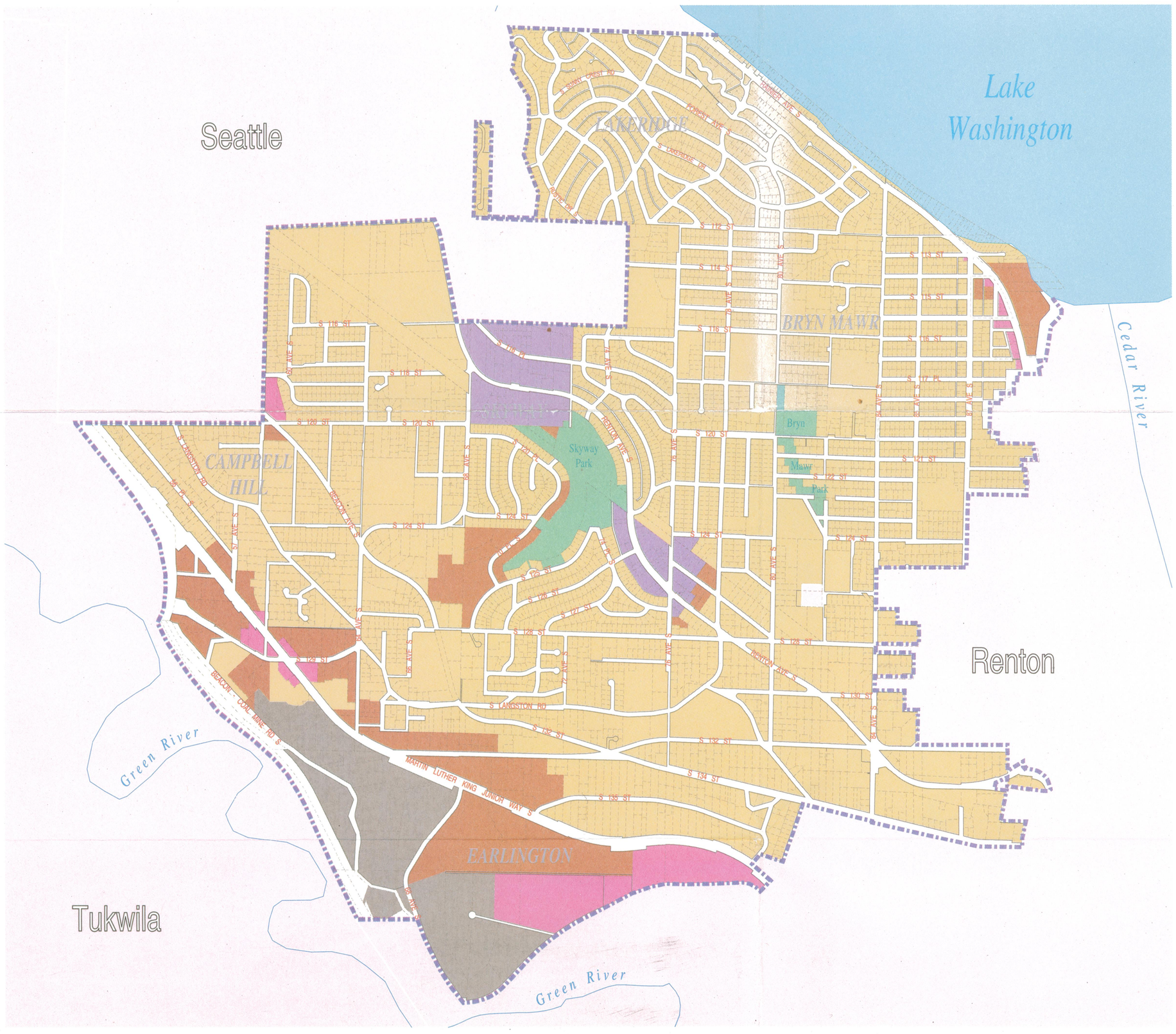
# West Hill Adopted Land Use

Effective January 6,1994




West Hill Community Planning Area

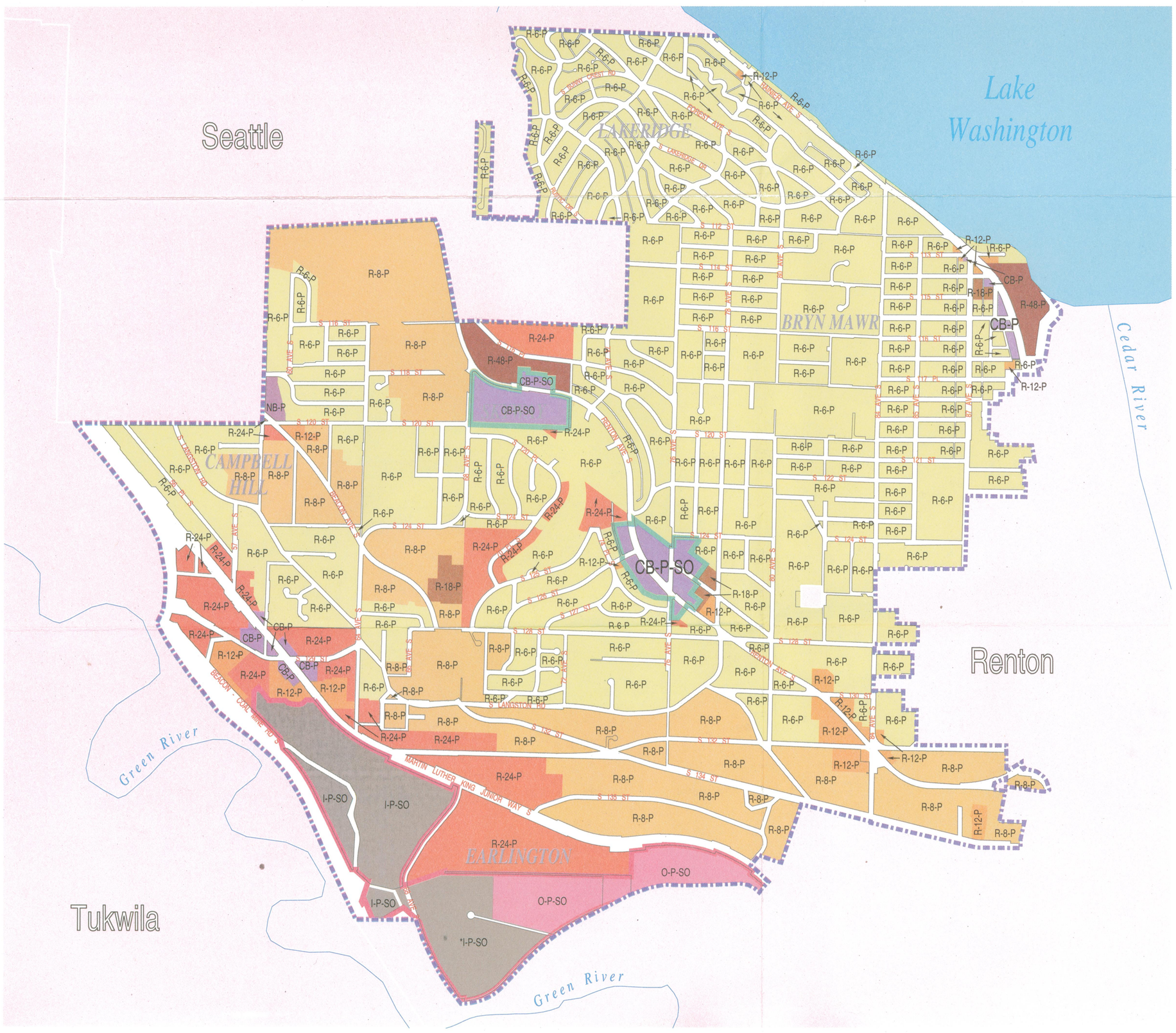
King County
Department of Development and Environmental Services

0 625 1250 1875
Feet

April 1996

# West Hill Adopted Area Zoning

Effective January 6,1994




| ZONING CODE | Residential |
|---|---|
| R-6 | 6 dwelling units per acre |
| R-8 | 8 dwelling units per acre |
| R-12 | 12 dwelling units per acre |
| R-18 | 18 dwelling units per acre |
| R-24 | 24 dwelling units per acre |
| R-48 | 48 dwelling units per acre |
| O | Office |
| NB | Neighborhood Business |
| CB | Community Business |
| I | Industrial |
| -SO | Skyway Pedestrian Special District Overlay |
| -SO | Office/Research Park Special District Overlay |
| *I-P-SO | Currently, property is zoned for Mining (M), with the condition that when property is reclaimed for total quarry use, the Industrial (I) zoning will apply. |
| | Planning Area Boundary |
| | Incorporated Area |

**P=Site Development Conditions**

West Hill Community Planning Area

King County
Department of Development and Environmental Services

0 625 1250 1875
Feet

April 1996