Major Change Scenario

What does this scenario propose?

This scenario assesses an option for extending public infrastructure to the central core of the neighborhood. The scenario proposes a new roadway that would connect 47th Avenue S to 49th Avenue S. Water and sewer would be provided as part of roadway construction. Roadway and infrastructure extensions would be costly to provide, so a large area of medium density residential has been proposed to make redevelopment more feasible. Additional areas of medium density residential are depicted near Ryan Way, and a high density area is depicted at the neighborhood edge near Interstate 5. Low density residential remains in areas where critical areas and steep slopes would likely limit development potential, as well as within the southern portion of the neighborhood where traffic increases could have a significant impact.

What are the benefits?

- Developer-driven roadway, sewer, and water improvements
- New internal roadway connection
- Neighborhood-wide sewer

How would changes be implemented?

- Comprehensive Plan/Zoning Changes
- Latecomer Agreements for sewer reimbursement, when applicable
- Impact Fees to pay for Park and roadway improvements

Thinking Big

This scenario depicts widespread change within the neighborhood. Infrastructure extensions would be extremely costly and, even with land use changes, would likely face significant challenges being implemented. The roadway connection shown between 47th Ave S and 49th Ave S can be constructed, but would only be able to be completed by a developer if a large area was acquired and if the density allowed for the recuperation of costs. Slopes, soils, and critical areas would also reduce developable area, particularly when stormwater facilities are incorporated. For this to happen in the first place, development at the "high density" parcel near Interstate 5 would need to happen in some capacity which would bring sewer from it's current location to 47th Avenue S. where it could be extended further.

Tell us Your thoughts below! What do you think of this Scenario?

Ryan Hill Neighborhood Study: Scenario Three