



# Ryan Hill Neighborhood Study

Neighborhood Input Meeting

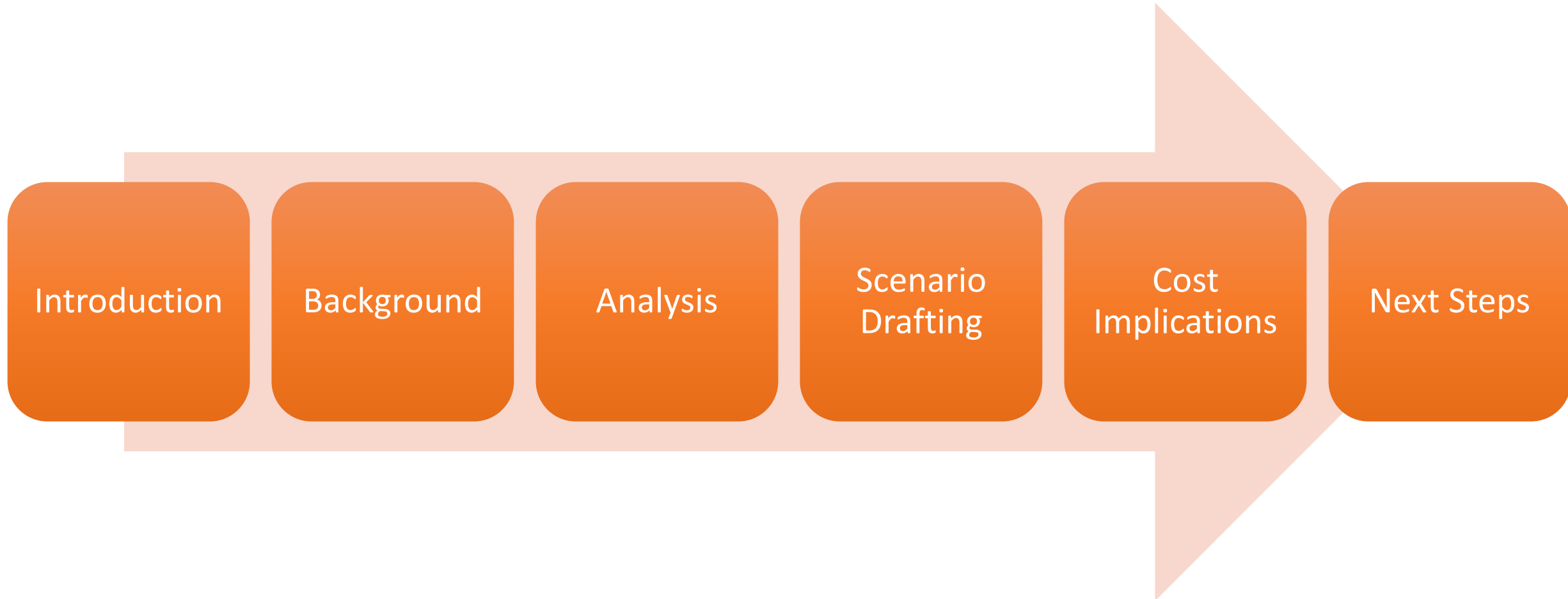
City of Tukwila

November 15, 2017

Clay White; Brandon Gonzalez, AICP

# TONIGHT'S AGENDA

| Purpose: Provide Project Overview and Receive Your Input





# INTRODUCTION – WHAT IS PLANNING?





# BACKGROUND

- | Where is the Study Area?
- | What will the study accomplish?
- | Why is this study being performed?
  - 1989 Annexation
  - Rising Development Interest
  - Engage Residents and Land Owners
  - Assess Land Use Patterns
  - Infrastructure Coordination



# BACKGROUND

| What is the overall process?

Analysis /  
Draft  
Scenarios

Scenario  
Refinement

Public Input

Land Use  
Amendment, If  
Necessary

Neighborhood  
Input

Cost  
Implications

City Council  
Review



**WE ARE HERE**

## Existing Land Use

- Single-Family Residential
- Pockets of Medium and High- Density Residential
- Some commercial establishments
- Vacant Land

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## Critical Areas

- 
- A photograph showing a dense stand of tall, green, blade-like plants, possibly reeds or sedges, growing in a wetland or marshy area. The plants are in the foreground, with a background of more vegetation and a cloudy sky.

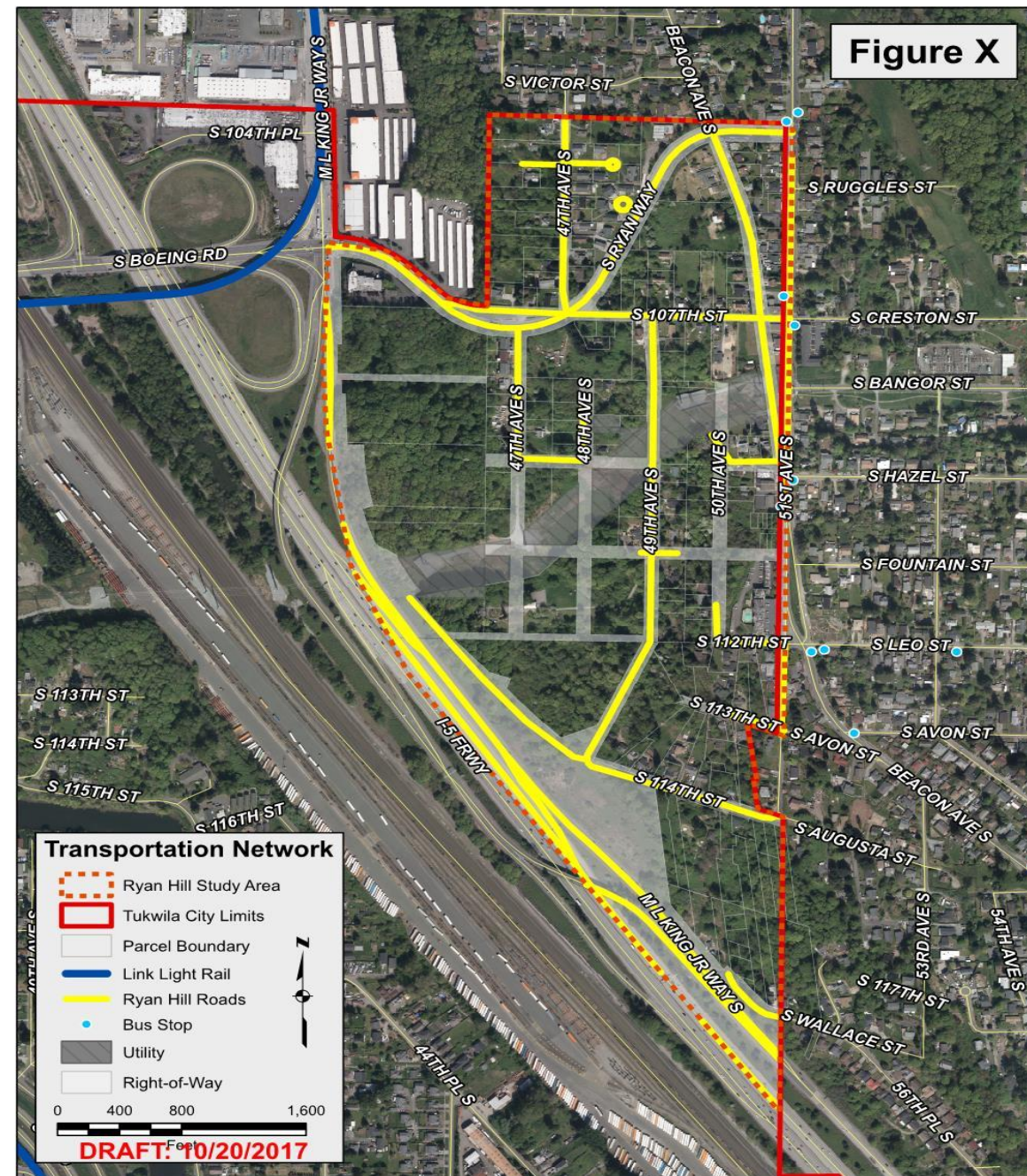




# ANALYSIS

## Streets & Connectivity

- Neighborhood-Wide Right-of-Way
- Limited Street Connectivity
- Existing Roadways Not-to-Standard
- Seattle City Light Easement





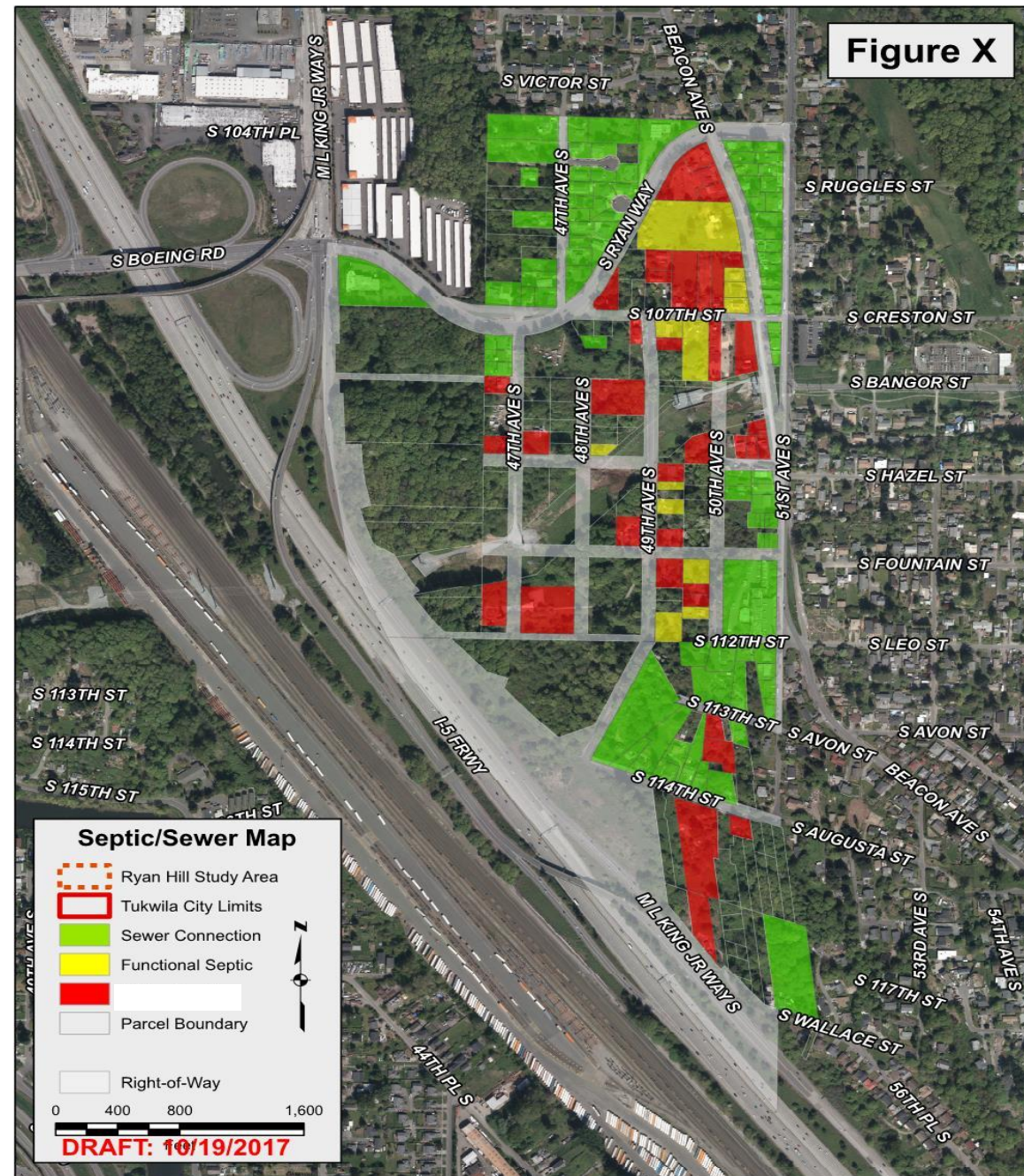
# ANALYSIS

## Septic Systems

- Limited Public Sewer
- Sewer Connection
- Functional Septic
- Problematic Septic

Why would a system be classified as problematic?

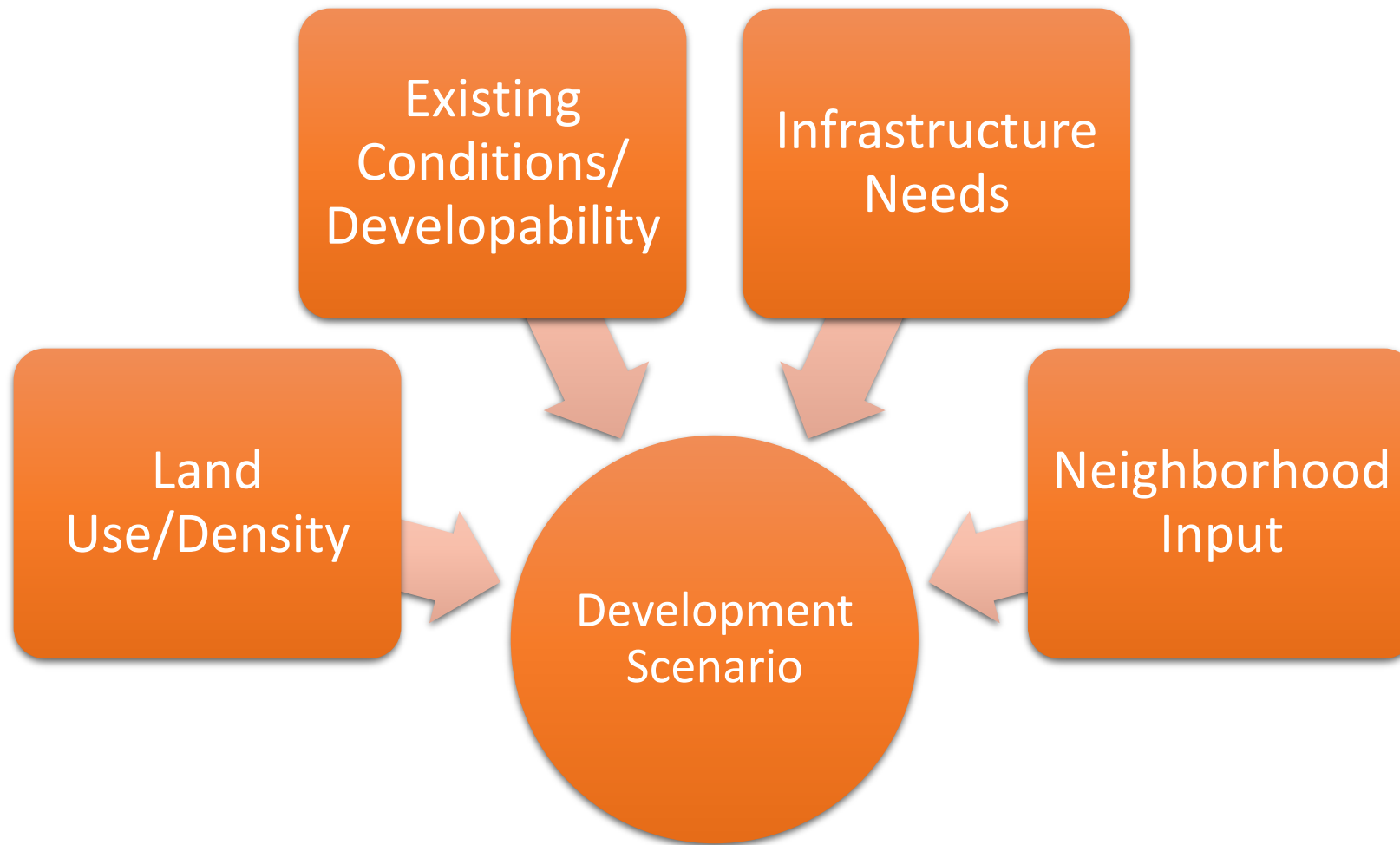
- House Built Prior to 1970
- Onsite Sewage System installed without a Permit
- No Construction Documents Submitted





# SCENARIO DRAFTING

| How is a scenario drafted?





## Baseline Scenario

- ## No Change/Baseline
- 
- Ryan Hill Study Area
  - Tukwila City Limits
  - Low Density
  - Medium Density
  - High Density
  - Commercial
  - Industrial
  - Infill Possible
  - Infill Unlikely
  - Utility
  - Right-of-Way

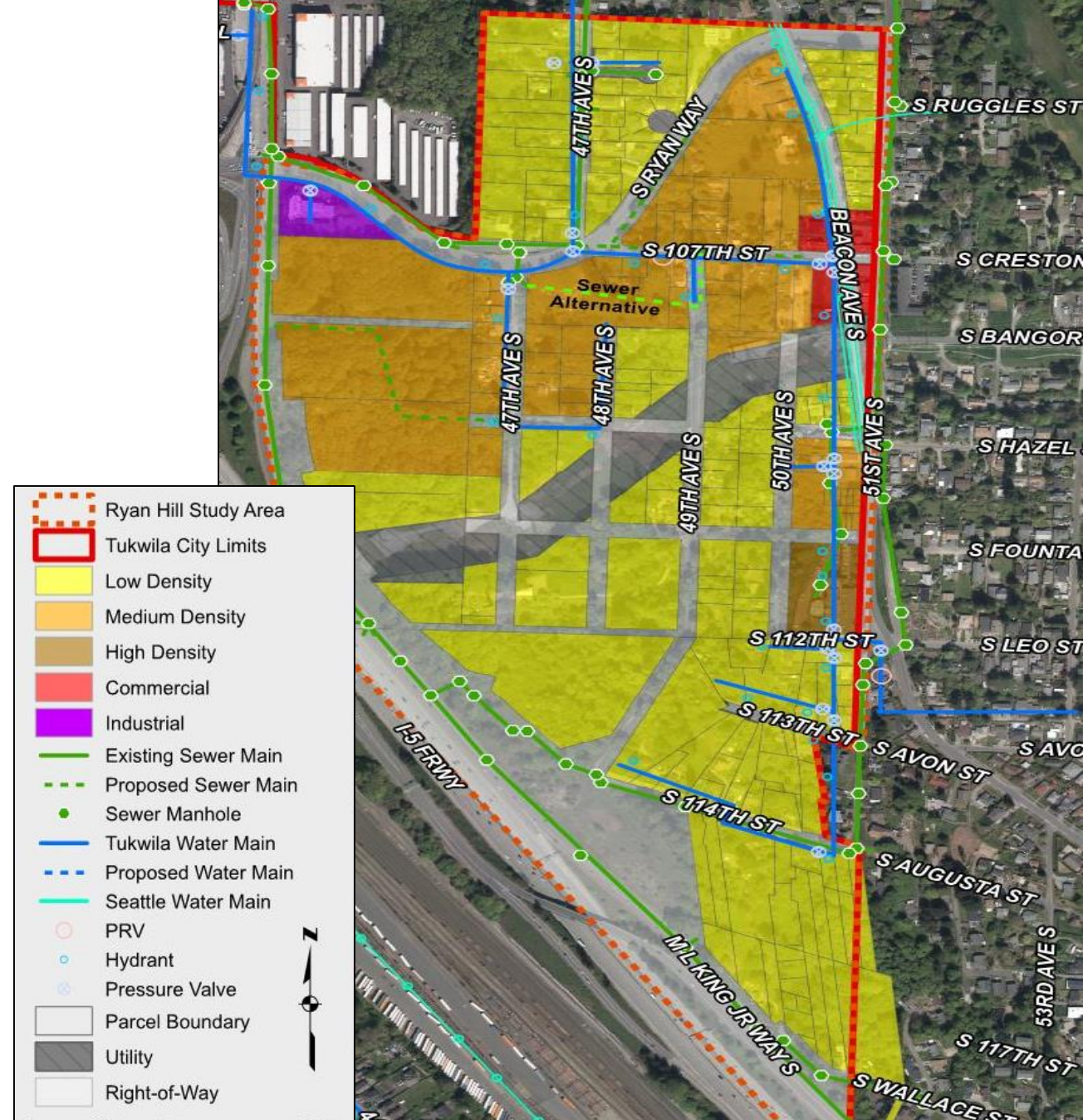




# SCENARIO DRAFTING

## Scenario One

- New Medium Density Residential
- Expanded Neighborhood Center
- Development Focus Near S. Ryan Way
- Minor Sewer Expansion
- Minor Roadway Improvements
- No Change in Neighborhood Core
- Incremental Infrastructure Expansion for Next Development Cycle

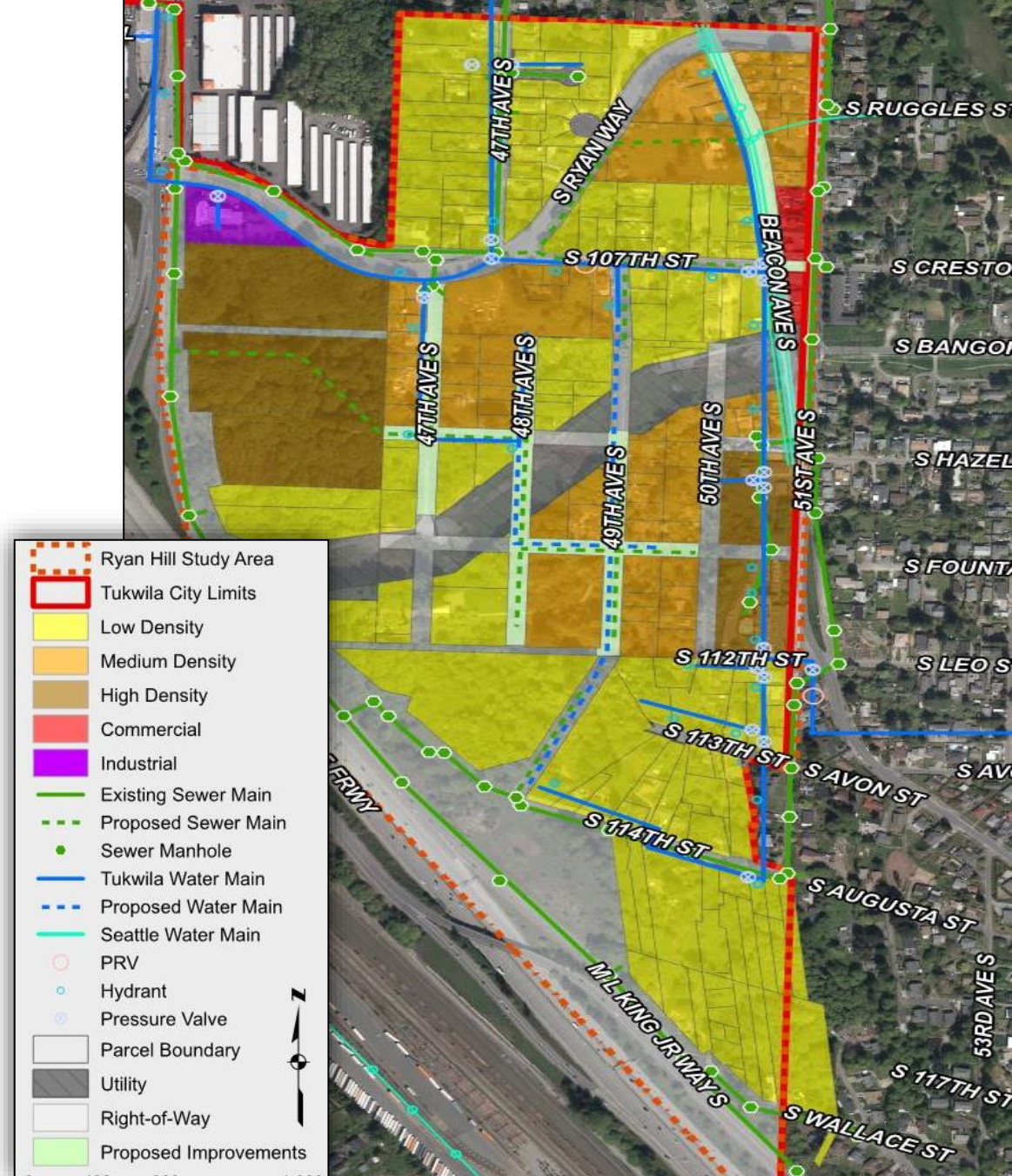




# SCENARIO DRAFTING

## Scenario Two

- New Medium Density Residential
- New High Density Residential
- Major Sewer Infrastructure Expansion
- Major Water Infrastructure Expansion
- New Roadway Connection from 47<sup>th</sup> Ave S. to 49<sup>th</sup> Ave S.
- Extensive Developer Expenses
- Requires Significant Density Increases





# COST IMPLICATIONS

## Developer Driven Improvements

- Infrastructure provided with new development
- “Pioneers” bear greatest initial burden
- “Latecomers” Agreements

## Self-Assessments

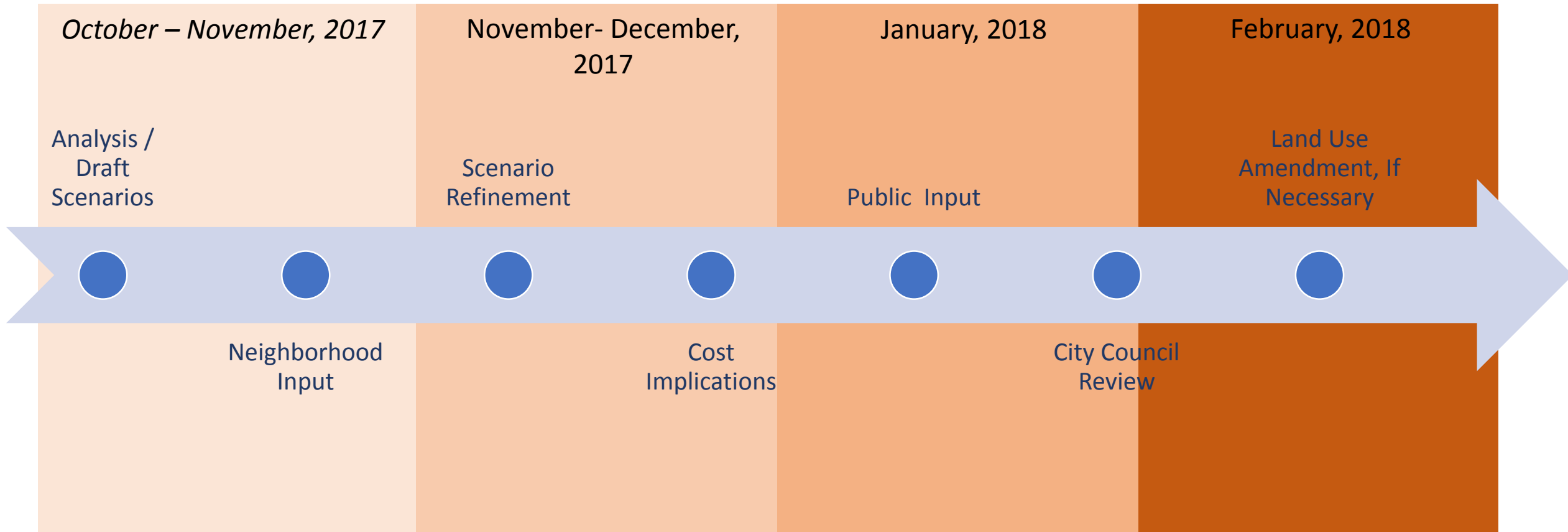
- Local Improvement District (LID)
- Utility Local Improvement District (ULID)

## Grants/Supplemental Funding



# NEXT STEPS

| Where do we go from here?

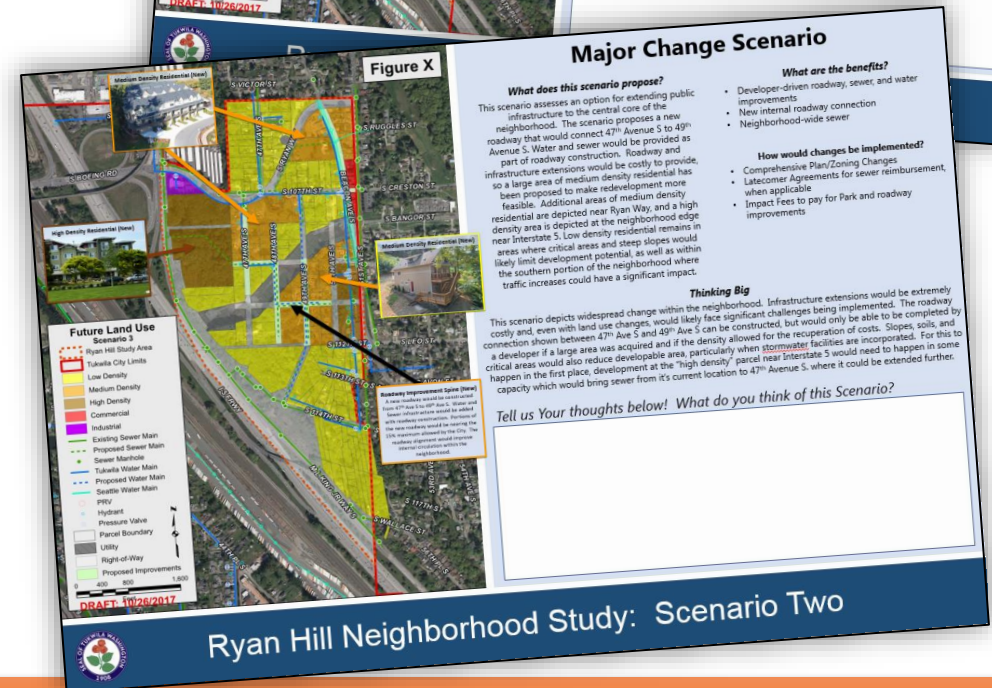
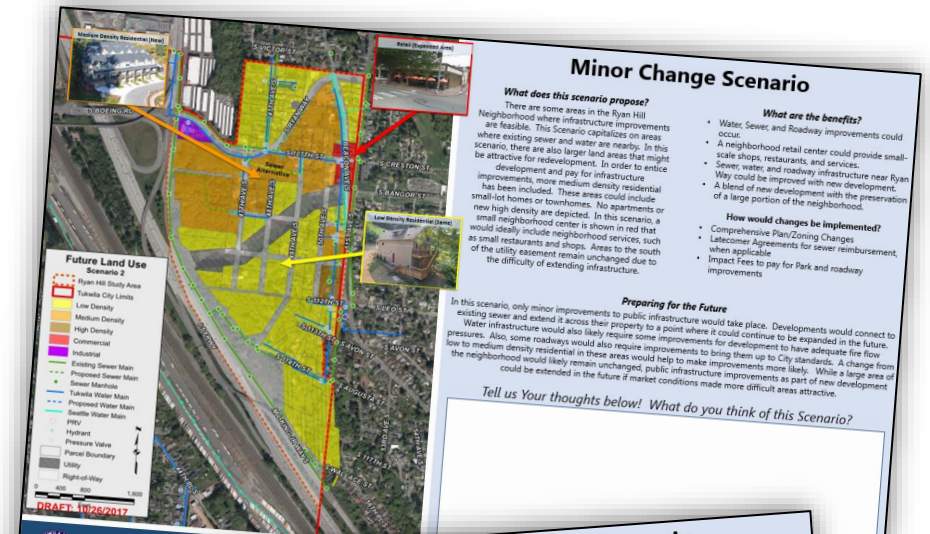




# WE NEED YOUR INPUT

## Share your Thoughts!

- Scenario Boards
- Project Website
- Project Survey – Take a Card & Pass to Friends!
- Comment Cards
- Ask Us Questions
- Email or Call



Ryan Hill Neighborhood Study: Scenario Two

# THANK YOU FOR BEING HERE!



**TAKE OUR SURVEY :** <https://www.surveymonkey.com/r/ryanhillneighborhood>

**Please see the Welcome Table for more information, including survey link**