TONIGHT’S AGENDA

Purpose: Provide Project Overview and Receive Your Input

Introduction  Background  Analysis  Scenario Drafting  Cost Implications  Next Steps
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
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
ANALYSIS

Existing Land Use

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

Critical Areas

• Extensive Steep Slopes
• Wetlands & Buffers
• Streams & Buffers
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
How is a scenario drafted?

- Existing Conditions/Developability
- Infrastructure Needs
- Land Use/Density
- Neighborhood Input

Development Scenario
SCENARIO DRAFTING

Baseline Scenario

- No Land Use Changes
- No Major Infrastructure Changes
- Some Infill Possible
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 Two

- New Medium Density Residential
- New High Density Residential
- Major Sewer Infrastructure Expansion
- Major Water Infrastructure Expansion
- New Roadway Connection from 47th Ave S. to 49th 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?

<table>
<thead>
<tr>
<th>October – November, 2017</th>
<th>November- December, 2017</th>
<th>January, 2018</th>
<th>February, 2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Analysis / Draft Scenarios</td>
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<td></td>
</tr>
</tbody>
</table>

October – November, 2017

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Analysis / Draft Scenarios

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City Council Review
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
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