



## Ryan Hill Neighborhood Study – Neighborhood Input Summary

On November 15, 2017, a neighborhood input meeting for the Ryan Hill Neighborhood Study was held at the Tukwila Community Center from 5 to 7 pm. Approximately 30 individuals attended the meeting where input on the future of the neighborhood was solicited. In addition to numerous existing conditions maps, three future scenario maps, along with a summary on each, were provided for input. The following outlines the neighborhood input received:

### Baseline Scenario

The Baseline Scenario assumed that no significant neighborhood changes would occur. A parcel-by-parcel evaluation was performed to determine the viability of development on vacant parcels without any infrastructure improvements or land use changes. Several “infill possible” parcels were identified and were mostly lots large enough to accommodate a potential septic system or lots where public sewer was available. Many “infill unlikely” lots were also identified and would include those where steep slopes, critical areas, or lack of infrastructure would make development unlikely.

No input was received on the baseline scenario. Two individuals did express their desire for the neighborhood to remain as-is, with no changes made.

### Minor Change Scenario

The minor change scenario proposed some land use changes (mostly from low to medium density along Ryan Hill Way), included a small node of retail, and proposed some infrastructure improvements, primarily through developer-driven water, sewer, and roadway improvements. The following comments were received on this scenario:

- “Yes” to more retail.
- More retail.
- How about a staircase at the north end of 50<sup>th</sup> Avenue connecting to 111<sup>th</sup>? This would make it much easier to walk to the light rail, etc.
- Safe bicycle and pedestrian [connection] across Boeing Access Road.
- “Yes” to sewer, yes to some retail, ambiguous about higher density.

### Major Change Scenario

The major change scenario proposed more extensive land use changes. Some areas along Ryan Hill Way were depicted as medium density residential, a change from low density residential. A high density residential area was depicted between 47<sup>th</sup> Avenue S. and Interstate 5. Additionally, an area of medium density residential was depicted at the central core of the neighborhood, along the spines of 50<sup>th</sup> Avenue S. and 49<sup>th</sup> Ave S. A new roadway connection was proposed between 47<sup>th</sup> Avenue S. and 49<sup>th</sup> Ave S. The following comments were received on this scenario:

- Traffic would be a major concern.
- Though this appears to be the most exciting, it would really change the “feel” of the neighborhood.
- No, don’t like the medium density north of 112<sup>th</sup> Street.
- Plan should include a parks or greenspace plan. I like the density, makes sense given the growth in the region.

### Comment Card Feedback

Comment cards were available to attendees. The following information was received on comment cards:

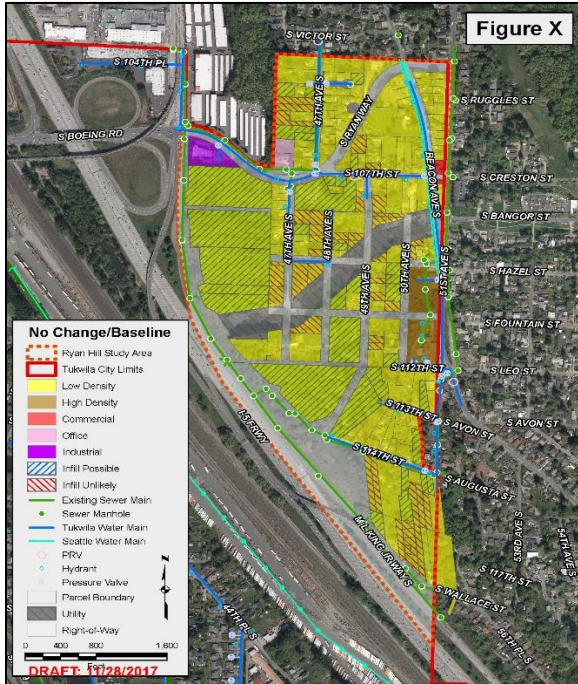
#### *Greatest Neighborhood Assets:*

- Close to everything yet far enough away to be peaceful.
- Wooded, nice neighbors, proximity to good bus, light rail, airport, and closeness to most things.
- Proximity to City – Access to Interstate 5, 405, and Highway 167.

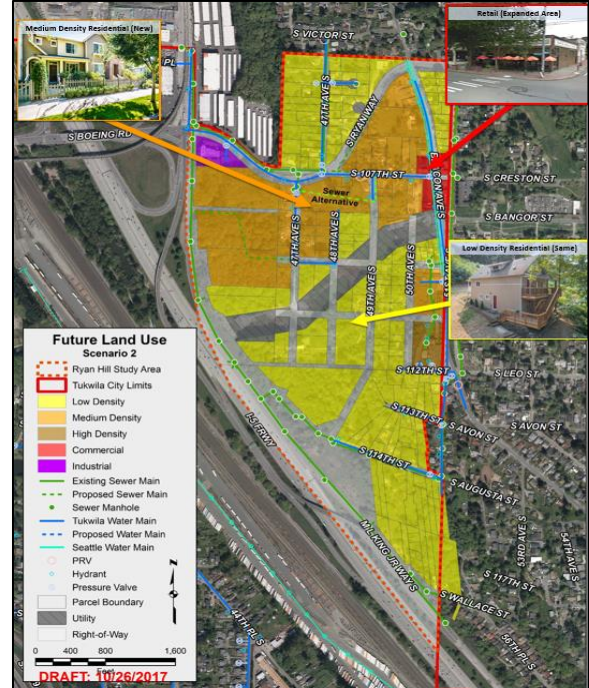
## Greatest Issue

- Lack of parks, we feel forgotten when it snows, inconsistent sidewalks.
- I've been waiting for sewer in the area and would say it's a high priority for me. Would like to see more development, more neighbors, and more activity. The commercial potential is exciting at 107<sup>th</sup> and 51<sup>st</sup>. Drainage in general.
- Public transportation, criminal aspect to parts of the community.

### Baseline Scenario



### Minor Change Scenario



### Major Change Scenario

