

## COMMUNITY PLANNING--A GAME?

## Question #1

Last week, workshop participants were asked to identify the things they liked most in the community. If you had to pick just one thing you liked best about the community, what would it be?

VALLEY VIEW:

Neighborhoods, accessibility, view, the schools.

RIVERTON HEIGHTS:

Convenient, open space, schools, NOT the taxes, weather, good area to live in, not too old, happy mix of people, monies, etc.

MARVISTA:

Convenient, (between Seattle & Tacoma), living near the water, woody, but not in the boondocks, not too dense, (rural atmosphere)

Des Moines:

Topography, Puget Sound, views in all directions (most often mentioned), convenience, the elementary schools, variety (woods + metropolitan area)

NORTH HILL:

Preservation of natural amenities, trees, schools.

SHOREWOOD:

First of importance is the natural beauty of the area. Because of the topography we have a unique variety of different types of characted. Highline unlike many such areas has creeks. It has beautiful scenery and a close proximity to Puget Sound.

Even though we are fairly close to a metropolitan area we are still secluded and retain a relaxed atmosphere. Shopping is easier than most areas. Generally it is a convenient place to live, especially where recreation is concerned, as it is close to beach, mountains, forrest, streams, and lakes, We like it and would like to keep it beautiful.

HIGHLINE COMMUNITY COLLEGE:

The tall trees, generally can see the Olympics and the Sound, Burien Library, Federal Way Library, views in all directions. Don't like the traffic in Burien.

Question # 2. What kind of controls or regulations, if any, might be needed to keep or enhance the things you like best?

VALLEY VIEW:

Controls needed: requirements for safe walkways for historical roads, Military Road is oldest in Western Washington, Custer rode it. Nelson's knew someone else who had ridden it as a calvary man. It should be disignated a historical road after talking it over they didn't want it widened but felt they did need safe paths along side.

RIVERTON HEIGHTS:

Watch dog the people who are running our community, business etc., controls don't work unless we make them work, people should

RIVERTON HEIGHTS: (response cont)

establish controls and see that they work.

MARVISTA:

Anti litter law, preservation of green belts ( like in Chicago) by regulation (identify neighborhood parks, zoning), the system doesn't seem too open and seems they don't listen to the citizens) Policy has to reflect the plan.

DES MOINES:

Controls on building heights so as not obstruct view, depending on topography. Preserve open and woodsy spaces that are still here need to identify those that should be saved because of them may be better used for other purposes, require preservation of vegetation or green belts in large developments, those who felt it was a problem not being a part of the small city which made decisions affecting nearby residents felt they might need to annex to be able to influence the decisions, provincialism can be a problem but there is a need for residents to work together, people need to become more aware.

NORTH HILL:

Awareness, sensitivity--people must want to be controlled--dollar factor is too important--zoning should be on an initiative basis (polls)

SHOREWOOD:

We still need clean-air controls. Policies for sewers and drainage to keep our streams clean. Building codes and/or zoning to regulate drainage. Perhaps an "impervious surface tax" would stimulate action. Need local review and control of policies for development--an expression of the community. Perhaps a Regional Office would act as a clearing house for local governmental district so local citizenry would be informed and have a voice in decisions.

HIGHLINE COMMUNITY COLLEGE:

Building heights, (mentioned in Germany need a permit to cut down a tree.) bad use of @ 260th and 99 cutting all the trees on 2 acres. Utilize existing things rather than always tearing down (recycle buildings), such as the new horror, the Social Security building, when they are so many empties. Problem of monetary investors, should't be penalized for good up-keep. Community government, problem knowing about local leaders.

Question # 3:

A comprehensive land use plan is supposed to result from the Sea-Tac Communities project. What are all the things you think should be considered in such a land use plan? ( Consider not only development but things about the land itself)

VALLEY VIEW:

3& 4, Things to be considered: protection of residential areas lack of sewers not always bad because it prevents building, need concentration rather than scattering of commercial areas, commercial areas should be near transportation corridors and not build new transportation corridors just to have more commercial. Don't interrupt more residential areas with arterials, use existing corridors for many purposes, preserve some of the undeveloped area for recreation Unique areas such as McMicken- Valley View should remain protected

VALLEY VIEW: (response cont)

and has been because of its geography. Needs safe walk-ways; Noise there is not bad and drainage is OK. For industrial, near the airport. For additional multi-family units would prefer duplexes and tri-plexes. Really need pedestrian overpasses over 99 and 188th. County maybe should have separate policies for different parts of the County. OK to have high buildings from 160th to 180th because of hill behind it but please, not on the east side of Bow Lake, or up the hill toward Angle Lake.

RIVERTON HEIGHTS:

Don't pave under market gardens. What is going to happen to private land? Consider private ownership, don't zone us out. Balance for a community (not a bedroom type). recreational, industrial, farms, residential, It is important to be able to work in OUR area.

Can't have one section farm, one section manufacturing etc. Can't be an airport surrounded by housing. What good will it be if they raise our property taxes because of zoning so we can't afford our property. Tax a land use NOW;;; Can't guarantee future land use for tax purposes.

What's protected--be selective about alternatives. Peoples should be able to work and live where they want to, live and work in our own community--transportation convenience, etc.

Zoning is not a guarantee--it can change, we need a plan and money to accomplish it.

Planners have to be in direct contact with people of area. They don't take into consideration the many facts of the local area. Considerer on a block by block area. It shouldn't cost us for a planned community if everything is in (sewer, water, power) Taxes will vary with the times.

MARVISTA:

Farming (need some examples in the community) industry, shopping centers, small business, residences, conservation areas for wild-life, schools and churches, transportation, recreation.

DES MOINES:

Access to water, paths or walkways for pedestrians, natural beaches, natural streams (don't alter them), schools, churches libraries, police stations, water. serwrs, Preserve the flavor of communities (uniqueness) even though it may not be the best idea of planning.

NORTH HILL:

Cluster high density housing, Make sure vista and natural amenities not destroyed.

SHOREWOOD:

People as individual or groups should be the starting point. Conservation--input from all levels of the community on a continuing basis. Preservation of natural resources and correction of degraded areas. Land-use planning was not a concern when the area was developed, building was done strictly selfish basis. This can no longer be permitted.

Question # 3 ( cont)

HIGHLINE COMMUNITY COLLEGE:

Change should be for necessity not just for change. Aesthetics is functional too. Transportation system--not fair to this community to put any more roads through this corridor. If more freight carrying needed put in a rail somewhere. Internally need more east-west roads--need to know about the roads to Southcenter. Soil characteristics should be a priority and determine proper use. Need flexible controls--things need to be divided on merit not by category.

## QUESTION # 4:

Which of the land planning elements in # 2 should always be considered or have priority in land use planning decisions.

VALLEY VIEW:

See # 3

RIVERTON HEIGHTS:

Needs of residents already there, present use of the land, beauty, taxes, electric and telephone lines under ground, sewer systems, population density, streets.

MARVISTA:

Feel like trying to survive amongst the freeway and the airport, mass transportation needed, ( on central subway), need to know where the South end of 509 will go, favor its extension, most of the roads are pretty good but some pretty bad, need walkways and bicycle ways, tennis court, picnic areas, community parks, some disagree with putting the pool at Mt Rainier because of the noise. The school should be coordinated. One thought industry poor, but rest wanted present balance, diversification--any new industry should only be in most improved area. Health facilities good. variety

Des Moines:

Consider the value of the land itself also the effects of land use upon the land itself. Progress doesn't have to be a malignancy. Should have a choice of places with mixed used as well as well defined districts. In some ways need to preserve residential character.

NORTH HILL:

Sound proofing regulations on new construction, controls enforced

SHOREWOOD:

People--economics--tax base. What is the impact on the individual property owner? A citizen's forum or community council should consider each project for its various aspects--pollution--environmental irretrievability--preservation (shorelines, etc)

HIGHLINE COMMUNITY COLLEGE:

Liked of the ideas of the airport and its area as the convenient core of the community and radiate in rings from that with different uses rather than present strip communities now.

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Question # 5

Who do you think does the planning in this community? (Consider all kinds, not just land-use: transportation, building design, advertising controls, public service facilities, housing, recreation, education, employment, etc.) Where is the best planning done? By whom?

VALLEY VIEW:

Who does planning: some idiot some place; big money; down at the county building; the port; some real estate developer--its piece meal. The old county plan for area around Tye was never implemented and it was a good one. The schools are an example of pretty good planning but have made some mistakes.

RIVERTON HEIGHTS: (QUESTION # 6)

County planning and zoning should provide a plan to be followed by all. Building for total of business, residents etc. There should be an enforcement of requirements when established---Planning limitations lets try it.

MARVISTA:

Business gets what it wants first (developers), voters (Burien incorporation failures), county attempts too, the highway does, the little cities, retirement homes, nobody---maybe but we don't know about it. Don't know who to tak to, who to beleive.

Des Moines:

Planners: (no response)

NORTH HILL:

The guy spending the money and making the profit is the planner. Builders do planning--to many single purpose planners. Port and County together could be effective but only one agency(county) should be responsible.

SHOREWOOD:

Planning is uncoordinated with no interagency cooperation. The developer who develops an area does the major planning. Some of the best planning in the area has happened as a result of the airport. Library is beautifully planned. METRO system is much better approach to planning than private. Burien Beautification mentioned as a case of good planning. Replanning of Seahurst Beach example of the good.

HIGHLINE COMMUNITY COLLEGE:

King County Library System group sees a dirth of planning. Groups like this can help--there needs to be more of it.

Question # 6:

How should the different kinds of planning and regulation be coordinated?

VALLEY VIEW:

Thorough review of residential areas in trouble; there should be one coordinating agency; county should take the lead; speaking of coordination it would be ideal to have a bus along Military Road

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VALLEY VIEW: (response cont)

but when they add a route people don't ride because they don't know about it. There should be a law that requires jurisdictions to consult each other.

RIVERTON HEIGHTS: (question # 5 )

Someone who doesn't live here, King County Planning & zoning School districts.

MARVISTA:

Education of citizens through programs of this nature, so people can be part of the planning--they can force coordination.

DES MOINES:

How to coordinate: energy shortage may help the community by cutting the number of airline flights, encourage walking leading to the more convenient areas. PSGC has some coordinating effect, we sometimes need a regional overview. An ombudsman or someone who at least keeps track of all the plans and development (monitoring). Projects of greater nature than local impact should require more than one jurisdiction to OK. Spirit of cooperation is essential.

NORTH HILL:

Should be continuing community involvement by citizens--a continuous organization to serve community needs--Port of Seattle and County are partners for one year--County should take the lead as they represent the people.

SHOREWOOD:

Through elected officials.. There has to be accountability--a delegation of responsibility. Citizen watch-dogging of governmental planning departments and exercising pressure when needed. Possibly could be through a community council.

HIGHLINW COMMUNITY COLLEGE:

Should be coordinated. Need some intergovernmental people to monitor things--need more requirements to notify people.

Question # 7

Of the suggestions made by the group for improvement, which would be the most feasible? The most difficult? The most important?

VALLEY VIEW:

Coordination: Most difficult: Coordination: Most important: Coordination

RIVERTON HEIGHTS:

There should be limits for number of residences, apartments, business, etc. that can be built in an area. Miller Creek drainage problems prove it. SAVE OUR TAVERNS. What can we do to make the decision makers look at us and our plans? Can the county come back later and blame us for our PLAN if it fails?

The people who look at property for zoning, who appoints them? Competitive swimming pools like little league is healthy--We need a swimming pool in the area large enough for this ( 50 yard pool)

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Question # 7 (cont)

MARVISTA:  
COORDINATION:

DES MOINES:

Coordination, most important, the neighborhoods: We don't want to leave, there is no escape anymore to another area (one person's retirement property is now threatened by the Trident base) we must preserve and improve what we have right here. How long can you keep running?

NCRHILL:

Community involvement, consolidation of services, public attitude.

SHOREWOOD:

Delegation of responsibility would be most difficult, Citizen council most feasible. Implementation of meaningful "Environmental Impact Statement's should be required.

HIGHLINE COMMUNITY COLLEGE:

Information dissemination, community involvement.