

## ALTERNATIVE FUTURES

Alternative #1: Greenbelts and Open Spaces - combination of active (play areas, farming, etc.) and passive (fenced-off areas, holding ponds, "just woods") open spaces.

### VALLEY VIEW:

Higher maintenance cost, have more trees be more attractive, cuts noise with more trees, aid in water retention, less need for sewer services, Some scheme for Port to compensate for taxes that have been lost, for local services, school, police, fire, re-distribution of school population.

### RIVERTON HEIGHTS:

Objectives may change if the Port does not buy us out. We feel probably we'll only be here four or five years. Discussion of Paul Friedlanders announcement, 6-months presentation does not provide solution.

#1. Around airport should have green belt, Port or someone should keep it up. Port destroyed lake on So 154th--will have to do a lot to make the man-made lake adequate, give careful consideration before they wipe something out. New lake awful close to Port, replacement necessary, but will it replace the natural beauty?

Greenbelts and open space an attractive alternative--Wildlife will be attracted to it (Ducks Geese etc.) Will it be a deterrent to airplanes?

Can we afford public ownership? The Port could own it and keep it up--but would they "fence us out", How about County ownership? Weyerhouser did an excellent land-scaping job in Federal Way--Keep it natural.

TAXES, housing going off tax roles within the acquisition. Where are the people going to relocate? Education, schools keep people in the area? No they are moving out of the area to get equivalent housing. Employment will double or triple in the next few years - Federal Way will be building will it cut into us? Growth will not preclude the Highline area.

### DES MOINES:

Fringe area, still same problem, boundary roads might have more traffic if they are freeway access, safe street become boundaries because no cross traffic, but can travel faster. Limits East & West access so put strain on other, condominiums and apts good because access to area, plus convenience, effect on rest of community, not sure devices or cohesive element, depends on use for recreation.

### Shorewood:

Preferred Alternative #1.

### HIGHLINE COMMUNITY COLLEGE:

Maybe fringe residential property, probably would increase in value even remaining residential--pastoral scene, quieter--like living next to a great park, lesser drainage problem, increase population density in rest of community, would need to redistribute the school population. Need more greenbelts and recreation areas so can be comfortable if more dense (if density per acre increases need to increase public areas). Subdivisions aren't built for privacy, we need it, could be built for privacy, pollution be less.

**ALTERNATIVE # 2;** Planned city approach - completer renewal of the area with business and residential areas, schools and parks designed to be compatible with noise.

VALLEY VIEW:

Provide some thins community does not have, like storage areas for recreational vehicles, covered tennis courts, play areas. Some roads would need to chnaged and widened, soundproofing schools. More services needed, police, fire, sewage. Watch for fair tax base because of these increased needs, Why must taxes pay to the Port of Seattle? Will need more coordination with other nearby communities and cities in planning, Rapid Transit.

RIVERTON HEIGHTS:

What is the future of our community? Zoning 2/3 residential now Future reflection of policy comes out of plan--probably stay residential primarily. Could tract homes be built with all of the improvements in? Should be made to put them all in first by law. Need policies to see that this is done. Could learn a lesson from Tukwila. Should provide strom drains, sewers, sidewalks, curbs, streets in advance. Plan for it. Highline has a problem with too many sewer and water districts. 35 taxing districts for the school district. Why do we always have to be compatible with the noise? Why can't the situation be reversed? Land now bought for noise could perhaps be rezoned later and sold back for other purposes. Will all the land the Port buys be turned into Parks etc. or will they turn it into industry etc. when they see fit. Could the County zone the land within the acquisition before it is purchased so people can profit on their land. ( in some noise areas could be zoned muliple housing with noise insulation for people who live in apartments don't need the quietness of the yard that single families need. Maybe the reason, why can't build, have to take the lowest bid. Sloppy procedures big problem. (Contractor who comes nerest to quota gets the bid, picks land and design)

Port bought several houses (Quality of renters poor, didn't do anything for the community, glad to see the Port get them out. ) No pride in ownership, Some people frantic because had to move in 3 months, emotional hardship, retired and couldn't move, would have preffered to rent back their homes. Concern for sel'ing house, might find apartments preferable.

Change of nieghborhoods, lost the quality of neighborhoods, Kind of neighborhood you can't buy. Where can you find neighborhoods like that? Resent government agencies blackballing property ie., FHA Pay high taxes--there you are you are stcuk. Lots of reeducation to be more appreciative of natural resources, miss them so much Rustic appeal not there any more. Builders and developers cut every tree. Trees are precious.

DESMOINES:

(variation, govt subsidizes the purchase and a corperation developes) One thinks most exciting of all, doesn't take other raw land which should remain open. Think would enhance the area instead of blight would become desireable area. Might change other population types.

## ALTERNATIVE # 2 (cont)

NORTH HILL:

Realistic approach, have to do what is possible, ultimate plan a money thing. Variety of attitudes, people should be sensitive. Can't pacify everybody. Planning inter-relationships needed. Our community always built piecemeal, large areas would have teeth in restructuring streets, bus service, drainage. Biggest obstacles in re-development need way to assemble small areas into larger whole. Zoning can't work alone. Let it go abandon planning. (Planning has to be part of government) Wholesale development of the land. What happens to the gus who sold--at market price and land is re-developed and huge money made by developers. Could form investors group, need liquid assets tremendous zoning changes etc. Experience needed.

Fuel crisis may be the solution to urban sprawl. No alternatives without buying large amounts of property. Only consolidation gives airport ability to buy without developers coming in and disrupting plan. Let private enterprise develop if they meet standards.

HIGHLINE COMMUNITY COLLEGE:

Wonder about what would happen to Burien, would it become a ghetto? If successful would it draw away business from existing areas? Would people really allow that much control for a real planned city? Would government really do a better job?

## ALTERNATIVE # 3:

Unrestricted Free Market--place bare minimum controls in the area (ie. no zoning, etc.,) and let the private market redevelop it (the hard core) anything goes.

VALLEY VIEW:

Worse then we are now, Little Las Vegas of King County, no protection from highrise. We like putting industry and commercial business in places close to freeway entrances. Some flexibility in some land-use, not against mix of residential and commercial. Regulation agencies should be more responsive to people in the area. Fringe area people need lots more and special consideration. Port needs restriction on use of area, especially near private property. Example of Zoning--public hearings like private industry. We want to know about changes and projects ahead so we can get what we want and also to save money from unneeded things and eliminate court injunctions. Should have planning for whole area, should have a person who can be reached by the citizens. Have a district office ombudsman for citizens of the area, or site some interest in splitting the county. Have a definite area of newspaper for community announcements, meeting notices, where a person could easily scan for meetings of interest to them.

## PROPOSED ALTERNATIVE:

We want open areas with mixed uses--like Palo Alto.  
ENFORCEABLE PLANNING with citizen input from beginning

Planners please read

ALTERNATIVE # 3 ( cont)

RIVERTON HEIGHTS:

One of our problems now, too much has already been done-very stringent zoning needed. Thought we were coming to that, citizens have been protesting. If we don't have controls, will end up like animals. Show consideration for other people. More sense of community like in Mercer Island, Bellevue. Burien use to be more rural.

ZONING, zoned business, but residential has to pay business taxes, it isn't fair, like to stay but can't afford to stay. We'll have to cut down all the trees. Regulations should be handled by city, could be special zoning, County government would have to expand. State government has expanded 35% people are rebelling, continuing to turn down taxes.

DES MOINES:

Takes some big private money to make worthwhile, think it would attract shoddy and cheap enterprises, determinet, don't think it is possible to coordinate.

County would have strict controls and special ones in the fringe area, transportation ex. Problem of competition with local services kinds of things that should go in these are things needed, park trails, day land storage, condominiums etc, storm water control ponds.

HIGHLINE COMMUNITY COLLEGE:

Buyer beware situations, create undesirable area, felt the kinds of things going in there no the best possible, (auto wreckers next to dress shop?) Easier for people to redevelop on the fringe but kind of hairy situation, probably the fringe would have to develop commercially or not at all. Undoubtedly get commercial development.