

NEWSLETTER

Number 12

March 5, 1979

Members of the Hilltop Community have attended two meetings that were important to our community.

- ITEM 1: Representatives from the WHSC attended the January 24th hearing to again respond to the Port of Seattle's draft Environmental Impact Statement (EIS) for development of the westside general/corporate aviation facility; specifically, the corporate aviation facility for the Weyerhaeuser Company. Our position remains unchanged--- that there be no airport facility development on the westside of Sea-Tac north of South 176th without proper community safeguards!! This development is in conflict with the Sea-Tac Communities Plan and incompatible with the adjacent residential neighborhood.
- ITEM 2: There was a good attendance from the Hilltop area at the February 8th rezone hearing at the King County Court House. Our presentation, in response to the POS; requested rezone of 30 acres of committed westside green belt, included the following:
- (a) Recommendations:
 - (1) that the requested rezone, as presented in the preliminary report by the County Building and Land Development, be denied, or alternately
 - (2) that any action be deferred until the legality of the Port's proposed land resale is resolved and King County accomplishes a comprehensive planning study and proper plan revision to insure appropriate neighborhood reinforcement measures.
 - (b) We reviewed, for the hearing examiner, our community safeguards required to insure compatability with the proposed rezone, and presented significant documentation and recent land use decisions supporting our position.
- ITEM 3: There is another matter we feel needs to be clarified and brought to your attention. Shortly after the recent rezone hearing (Item 2 above) two peculiar rumors were started in the Hilltop community to apparently frighten residents into abandoning support of the Westside Hilltop Area Survival Committee's effort to make sure that the Port of Seattle's planned westside development will not be at the expense of our depreciating property values. Someone would like to convince Hilltop residents that anyone supporting the Survival Committee's activities will somehow be held responsible for any legal expenses incurred by the committee. Our attorney, Roger Leed, has confirmed that whereas the Survival Committee acts in behalf of the 69% of Hilltop residents who indicated that they would accept Boeing only if the community safeguards, included in our June, 1977 position statement, were satisfied, it is actually just those residents who signed the legal suits, along with any resident who have also accepted that responsibility, who are legally liable.

for any legal expenses. Any other Hilltop residents who have voluntarily made a financial contribution to the Survival Committee are not liable for additional expenses. In actual fact, our legal expenses are not open-ended and were set at a maximum to see us through the anticipated legal activities involved in such a land use change conflict. This maximum expenditure had been completely subscribed, at the offset, by enough Hilltop residents concerned with how the POS proceeds with westside developments that we were able to protect ourselves with a strong legal base. Nonetheless, the voluntary financial contributions from some 40% of other Hilltop residents have helped a great deal in meeting the Survival Committee expenses and are greatly appreciated. Anyone wishing to review the Committee's financial record in more detail is encouraged to call Lue Gestner 242-5951, Carol Berwald on 243-3959, or Chuck Schuh on 243-6537.

The second rumor---that the Survival Committee represents interests outside of the Hilltop Community---is completely without truth and smacks of another old political scare tactic. The Survival Committee represents only homeowners in the Hilltop residential area, as described in our June 1977 position statement.

Earlier, we were threatened by our Councilman, Paul Barden (during the June 19, 1978 plan revision public hearing), that if we didn't accept the POS's planned 30 acre rezone to accommodate the Boeing office complex unconditionally, then we should reconcile ourselves to something worse; intimating that development of the committed westside greenbelt was inevitable, and that there wasn't much we could do to control that development. Well, maybe it is inevitable---and the Survival Committee has never said it was against westside development, per se---but we do have a right and an obligation to make sure that it is done properly, and that we benefit, as well as the POS, from such change. It would have been clear to anyone attending the recent rezone hearing on Feb. 8th, that the POS is trying to offer the community a Trojan Horse with its 30 acre rezone. The POS wants no conditions or restrictions imposed upon any of its planned developments, particularly those included in the county's Preliminary Report to the Hearing Examiner regarding who would be required to occupy the proposed office complex and a limitation on how much of the greenbelt could be converted to other purposes.

Those of us who might feel intimidated at times by the POS will be interested in a quote from the March 1979, Reader's Digest on attitude:

Get the right perspective. When Goliath came against the Israelites, the soldiers all thought, "He's so big we can never kill him." David looked at the same giant and thought, "He's so big I can't miss."

ITEM 4: The State Legislature has approved legislation that would allow the POS to extend the airport impact zone to include the hilltop area. We feel that input from our committee was not only heard, but was instrumental in furthering this legislation.