



INFORMATIONAL MEMORANDUM

TO: Community Development and Neighborhoods

FROM: Jack Pace, DCD Director

BY: Nora Gierloff, Deputy DCD Director

CC: Mayor Ekberg

DATE: November 6, 2017

SUBJECT: Ryan Hill Subarea Plan

ISSUE

Tukwila is developing a Subarea Plan for the Ryan Hill Neighborhood in response to a rezone request.

BACKGROUND

In 2016 the owner of a large undeveloped site in Ryan Hill applied for a rezone from Low Density Residential (LDR) to High Density Residential (HDR) in order to develop a senior housing project, Vintage@Tukwila. Staff recommended that a comprehensive analysis of the neighborhood be done before considering changes to the area on an individual project or parcel basis. This information would be used for discussion with existing property owners, residents, service providers, and decision makers on the land use options and costs for services and meeting municipal standards in this area.

Ryan Hill annexed to the City of Tukwila in 1989 as part of the Fire District #1 Annexation. It is predominately single family, although there is a mix of single family and higher density and commercial uses on the east border fronting on 51 Avenue S. and on Ryan Way S. There is also a large amount of undeveloped land. Current zoning for the area is based upon the County's zoning at the time the area was annexed and the closest comparable Tukwila zone.

The area has remained relatively unchanged for the last 30 years. The area is topographically the east valley wall for the Duwamish River basin/watershed. The area is environmentally sensitive due to wetlands, a stream and slopes. Most infrastructure in the area does not meet current City standards. In addition, a number of lots are too small for septic systems and property owners do not have the availability of a sewer line within adjacent rights of way.

Tukwila is responsible for all municipal services including Parks, Recreation, Police, Emergency Medical Services, Fire, Sewer, Water, Surface Water; Permitting, and Transportation infrastructure excluding 51 Avenue S.

DISCUSSION

LDC consultants have been hired to develop three land use scenarios based on infrastructure needs, environmental constraints, utility service and neighborhood preferences. Staff is holding an open house on November 15, 2017 at the Tukwila Community Center to share these findings and gather feedback from the community. We have mailed a postcard to all residents and

owners in the neighborhood inviting them to the open house, pointing them to the web site for further information and advertising an online survey.

Planning Process

Step One: Assess the neighborhood's existing conditions and constraints, analyze development patterns, and identify infrastructure deficiencies.

Step Two: Solicit feedback on neighborhood opportunities and challenges from residents, property owners, and stakeholders.

Step Three: Create three future land use scenarios that reflect input, existing conditions, and development realities. Prepare infrastructure cost estimates associated with each of the three land use scenarios.

Step Four: Provide the land use scenarios and their respective implications and development costs to the public; make scenario adjustments, as necessary.

Step Five: Present public comments on the land use scenarios, infrastructure options, and possible financing strategies to City Council.

Step Six: Prepare a Comprehensive Plan amendment to adjust zoning in the area, if necessary.

The Vintage@Tukwila rezone will go back to the Council for a decision in the second quarter of 2018.

FINANCIAL IMPACT

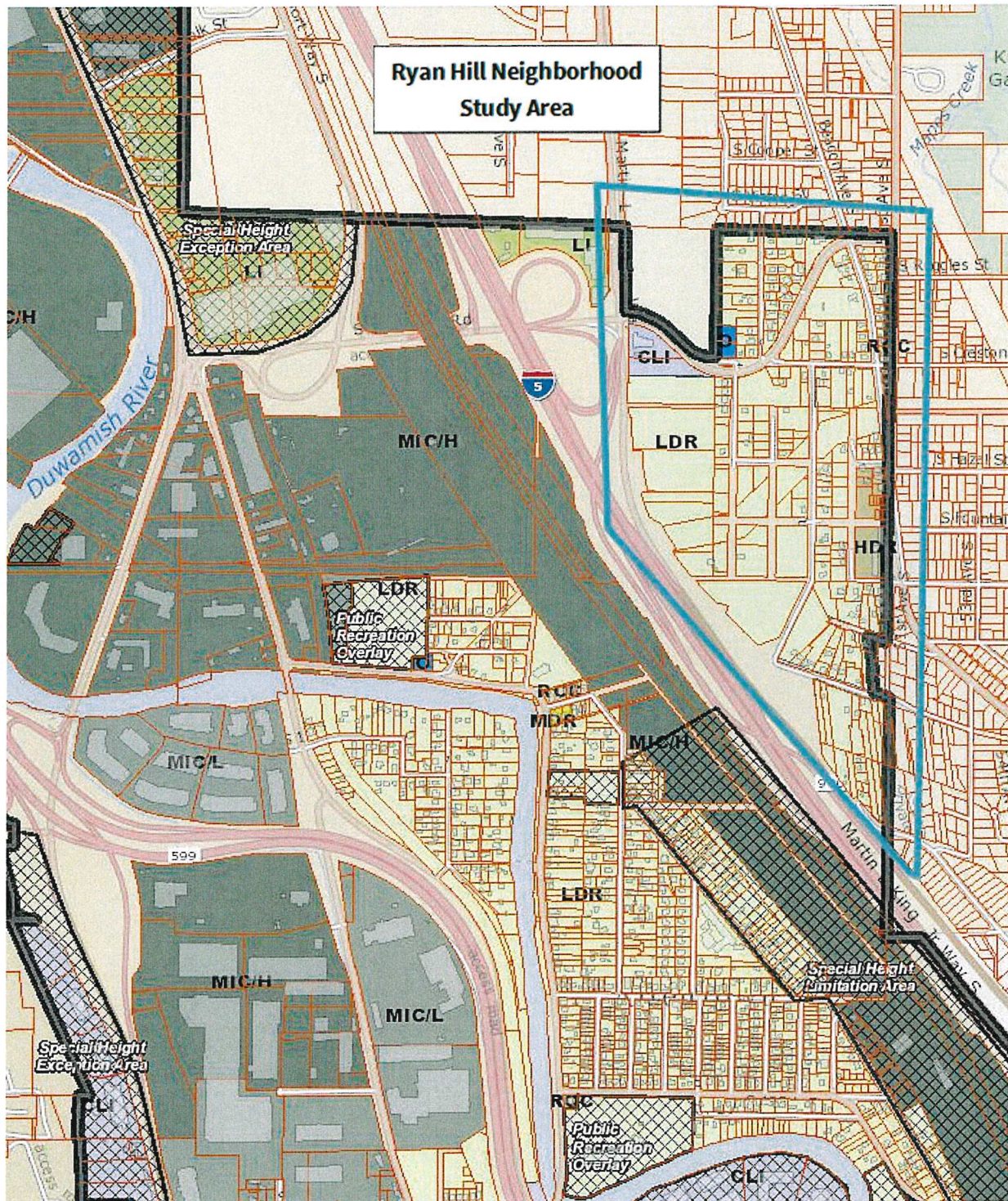
The consultant services are being funded through the Professional Services account in the DCD budget.

RECOMMENDATION

Information Only.

ATTACHMENT

A. Ryan Hill Neighborhood Study Area Map



Attachment A