

Urban Fringe Subarea Comments
April 2, 2003
Airport/Curtis Rd./Marine Dr./Alderwood Area

I. Land Use and Zoning

- Don't expand UGA on Curtis Road.
- Plan for parks and greenways.
- Extend greenway to Hovander (along river dike).
- Preserve single family housing.
- Allow accessory housing on larger lots.
- Allow multi-family at Bennett and McAlpine (URMX).
- No more multi-family in Bennett URMX.
- Expand public notice for rezones.
- Don't put more housing by airport and industrial areas.
- Consider impacts to adjacent property in rezones.
- Maintain adequate buffers.
- Compensate owners for lost value.
- Rezone LII area on Mercer Street to residential with access from Mercer or McAlpine.
- Retain Marine Drive as scenic area and residential (move industrial to Bakerview and Airport Way).
- Coordinate with water district before making plans (District 2).
- Don't allow pipe stem lots.
- Build back road north of Alderwood (along park) so lots can be split and have access.
- Alternating residential and industrial zones areas makes neighborhood connectivity difficult.
- LII zoning is a concern. Some people would prefer residential zoning instead.

NOTES ON MAPS

Northwest Analysis Area – Aerial Photograph

- Keep existing R5A zoning in area between Curtis Rd. and Wynn Rd. (don't expand UGA to the northwest).
- Remove R5A, add this area to UGA (zone UR4) same area as above).
- Make area along Wynn Road northwest of the airport into a County park and golf course.
- Runway not used (storage only).
- Sewer to the area north of Marine Drive, north of Tilbury Cement has a sewer line that is not on the sewer map.

Buildable Land Supply

- Since the Port owns 2,000 acres in the Marine Drive area, the Port should have been here. What they plan and do will have a greater impact on this area than any other planning group.

- Maintain current policies/programs re: noise levels. No more... and no more often...no late night flights.
- Develop the park ROS zoned area (Little Squaticum Creek and Beach) with trails.
- Allow cottage industry in URMX.
- Keep ROS footprint. Do not make smaller. Develop the park; it's needed now.
- URMX – change to allow single family on lots. Lots should be allowed at ¼ acre.
- Develop this area (McAlpine to Marine Dr.) as single family residential area.
- LII between Marine Drive and McAlpine needs to become mostly residential – leaving strip currently used along Marine Drive as LII. Rest is a finger into residential area.

II. Community Character and Vision for the Future

- Develop park at the end of Cherrywood by Willowood with trails.
- Better speed control on McAlpine Road from Marine Drive to Bennett.
- Help take some traffic away from Bennett Drive.
- “We agree” with above, we need cross walk on Bennett.
- We could count the rivets in plane wings and was told there were no set fly paths.
- Alderwood Area: keep “no Multi-family” in zoning.
- Allow smaller lot sizes for single family development.
- Keep larger projects more flexible to meet market demands/changes.
- Remove R5A on Marietta Avenue.
- Maintain industrial base so people can live and work in the community without having to drive significant distances.
- Keep property southwest of Marine Drive residential.
- Sewer extended past Alderwood- residential growth.
- Rezone LII area between Locust and Bennett and Marine Drive to residential. It extends into a residential area now.
- Industry means jobs; maintain LII and HII areas. This will keep people from living here and commuting to work somewhere else. Less traffic. Maintain truck route access and corridors.
- Need sidewalks so kids can walk safely to Alderwood School.
- Encourage different cultures by bringing community together to highlight diversity. Could be really fun learning experience.
- Retain and upgrade Marietta firehouse on Bennett Drive.
- Need community /public trails; greenways.
- Zoning: South Hill will look like White Rock as will Marine Drive.
- In the northwest industrial. area, put in the infrastructure to handle industrial growth- power, roads, water, sewer so the smaller industries have a place to locate.
- Speed process for obtaining building permits.

III. Environment and Recreation

- Alderwood Elementary serves as a “neighborhood park” – the next closest park is Cedarwood Park.
- It would be nice if the County could develop a park on the County property at the end of Owens Ct. (ROS Property – likely a reserve tract for a subdivision and may be limited by wetlands).
- Public shoreline access at end of Locust Ave. – says “no access.” Citizens need help keeping access and need parking.
- City Parks does have trail plans for west side of airport that would link Little Squaticum to Hovander Park.
- Limitations on recreational opportunities near airport (passive use vs. congregational areas). Previous thoughts of a soccer field near the airport are not supported by the F.A.A. due to hazard concerns.
- Possible need/desire for a neighborhood park to serve McAlpine area (any land?).
- Would cement plant be interested in providing parking for Locust shore access?
- What about DNR land? – Possible trail opportunities around/by ponds. Informal trails already exist in this area.
- County land to west along river (to Hovander) would be good for trails. Ski to Sea route. Already owned.
- Concerns re: stormwater regulations – ponds creating habitat for disease carrying insects.
- Canterbury Court has a good wetland/pond amenity – citizens thought this was a good example of what kind of development could be done as far as working with critical areas.
- Airport noise abatement policies should stay as they are.
- Extension of beach trails.
- Airport – set flight paths (planes coming in too low). Aren’t they supposed to be set?
- Desire for shore access – some old accesses have fallen in.
- Sidewalks – roads aren’t very pedestrian friendly.
- Neighbors support new trail (along Bennett Rd.?).
- “Park” (picnic tables) at corner of Redwood and Alderwood are not very useful - Poor location and traffic goes by too fast.
- Alderwood: When will parks be developed or will they be made smaller?

IV. Public Facilities and Utilities

- What are the City’s plans for Annexation?
- Will sewer be coming up Marine Drive?
- Will there be sewer service for Cliffside?
- What happens with Water District #2 after annexation? Is there an agreement with the City to take over Water District #2?
- Need more frequent bus service out Marine Drive.

- Property owners should receive notification of road improvement projects.
- Crime Increases with growth.
- Maintain (do not increase) current airport noise levels and abatement.
- What kind of water system development is allowed? “Pipe stem” systems are not allowed by Water District #2.
- What are the sewer line plans for Curtis Road and Bellingham Cold Storage?
- What is the feasibility for sewers in the Alderwood – Boxwood area? Will a pump station be needed?
- Sewer and water on McLeod west of Bennett? City allows septic only in area.
- Homeowners (Dibble Engineering) brought sewer in from condos on Marine Drive. Would “they” be included in ULID?
- Why are water and sewer so expensive, even on meters?
- Why doesn’t City try to conserve water?
- Will City bring sewer to Light Industrial area on Wynn Road?
- If water comes in do you have to hook up or pay assessment?
- Can you build a house in LII zone?
- How will Marine Dr. sewer be financed?
- What road improvements are planned for Marine Dr.?
- City can control location and type of growth by extending utilities?
- Existing residents on acreage don’t want to have to pay for sewer.
- Don’t want to be in UGA – Curtis Road north of fire hall.
- Cliffside – For the last 2-3 years trains (switching) has been blocking access for up to two hours at a time, thus cutting of fire and emergency services.
- What happens to fire district with annexation?
- Plan seems to be working OK for Marine Drive industrial area.
- What is happening with sewer on Old Marine Drive?
- Existing residents on smaller lots would like to have the option of connecting to sewer.

V Transportation

- Need more Bike and pedestrian facilities.
- Need more traffic signals.
- Need street lighting on Marine Drive.
- Need more frequent WTA busses.
- Alderwood Road has become a thoroughfare with too many speeding cars
- BNSF freight trains stop and block Cliffside Drive; the freight trains are very noisy and blow their whistles too often.
- Airplanes fly right over our houses and are too noisy.
- Too much speeding traffic on Bennett Drive.
- McAlpine Road has become a “drag-strip” for speeders. This is dangerous for people living in multifamily housing and children around the childcare center. McAlpine Road needs speed controls and sidewalks.

- Maplewood Avenue will be heavily impacted with traffic as the adjacent gateway industrial area between the freeway and the Birchwood Neighborhood develops.
- Why are York and Lowell Streets (off Oriental north of Lakeway) blocked? (This comment relates to the Geneva area).