

“Influencing Our Community”



HCA’s vision for a “Modified Urban Village” in the Highlands



Every duplex can look like the one above. And you’ve seen citizens at the podium during previous public hearings with similar pictures. Every rundown duplex has the potential to become like this.

The HCA believes its “Modified Urban Village” Proposal is a wonderful and workable compromise which allows the neighborhood and the City to begin moving ahead with redevelopment of the Highlands, which is what we all urgently desire. We believe this plan is really the BEST option for all parties.

With that being said, here are the fourteen (14) points of the HCA’s **“Modified Urban Village” Proposal:**

1. First and foremost, there would be no need for a Declaration of Blight and the door to eminent domain which a Declaration of Blight opens.
2. Flexible zoning will allow private property owners to decide their own futures.
3. Single family dwellings and duplexes would be within code, zoning would not create any non conforming property.
4. Higher densities would be defined in a way to co-exist aesthetically with the single family dwellings and duplexes, probably not as high as Mayor Koelker wants.
5. Property owners would have the option to develop to higher densities, remodel their existing property, or voluntarily sell to a developer if that is

their wish. And in some cases, property will remain "as is" because no improvement is needed.

6. Property owners would work with the City and others to remove identified blight.
7. From the money set aside for the City's "development partner," the City would create low interest loans for the low-income elderly to upgrade their properties.
Note: We assume there are more low income widows and widowers than slumlords, and these elderly citizens depend on rental income to live and do not have anything left over for improvements. These are the same citizens who do not want to be removed from the homes where their roots and memories are.
8. The Non profit builders that Councilman Clawson has mentioned might be a good resource to help our honored and elderly low-income citizens.
9. Once the blight is identified and removed, both property owners and tenants would work to maintain the property. The HCA would be the glue to hold neighborhood together.
10. Ideally, property owners would enter into a Neighborhood Covenant, and many have already signed a petition to do so. This petition was presented at the May 8th city council meeting, but its importance was missed entirely.
11. The "Modified Urban Village" Proposal places responsibility on the City of Renton to initially bring the alleys and sidewalks up to code.
Note: People have been paying taxes in that area for over 50 years. Certainly the City can now put some of that money back into the area by assuming the initial cost of removing this blight. Property owners would assume maintenance after that.
12. This proposal would require the City of Renton to coordinate with the Section 8 housing authorities to ensure their tenant selection and location processes do not create problems in the Highlands.
13. It would require that the City of Renton to allocate police patrols in numbers commensurate with the population, something that has not been done in the past.
14. And lastly, if the Code Enforcement process is "too expensive" as city leaders have indicated, then the City of Renton should review and improve this needed service until process is cost efficient. All new programs need some initial tweaking to run efficiently; and to stay efficient, programs need an ongoing review to keep them cost efficient and value-added.



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