

1
2



King County

3
4
5

SKYWAY-WEST HILL COMMUNITY SERVICE AREA SUBAREA PLAN

9 An Element of the King County Comprehensive Plan
10 December 2022

11



12
13

14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

Table of Contents

| | |
|--|-----------|
| Executive Summary | 4 |
| Introduction | 6 |
| Why the County Plans | 6 |
| Planning History | 7 |
| Community Needs Lists | 9 |
| Subarea Plan Structure | 10 |
| Equity and Social Justice | 10 |
| Chapter 1: Community Outreach, Vision, and Guiding Principles | 12 |
| Community Outreach | 12 |
| Community Vision Statement | 14 |
| Guiding Principles | 14 |
| Chapter 2: Community Description | 16 |
| Chapter 3: Land Use | 24 |
| Land Use and Zoning | 24 |
| Community Priorities | 27 |
| Policies | 28 |
| Chapter 4: Housing and Human Services | 31 |
| Housing | 31 |
| Community Priorities | 34 |
| Policies | 34 |
| Health and Human Services | 36 |
| Community Priorities | 39 |
| Policies | 39 |
| Chapter 5: Parks, Open Space, and Cultural Resources | 40 |
| Community Priorities | 43 |
| Policies | 44 |
| Chapter 6: Transportation | 45 |
| Community Priorities | 48 |
| Policies | 48 |
| Chapter 7: Services and Utilities | 50 |
| Community Priorities | 50 |
| Policies | 51 |
| Chapter 8: Economic Development | 52 |
| Community Priorities | 52 |
| Policies | 53 |

51 **Chapter 9: Implementation**..... **54**

52 Land Use and Zoning Changes ----- 54

53 Inclusionary Housing Regulations ----- 55

54 Anti-Displacement ----- 55

55 Designation of the Skyway Business District Unincorporated Activity Center as a Countywide Center 55

56 Community Needs List and Budgeting ----- 56

57 Economic Development----- 56

58 Community Center ----- 56

59 Performance Measures ----- 56

60 **Appendix A: Tables and Maps** **58**

61 **Appendix B: Equity Impact Review** **78**

62 Equity Impact Review Phase 1 – Who will be affected by the Skyway-West Hill Subarea Plan?----- 80

63 Equity Impact Review Phase 2 – Assess Equity and Community Context ----- 86

64 Equity Impact Review Phase 3 – Analysis and Decision Process----- 92

65 **Appendix C: Community Engagement** **110**

66 **Appendix D: Community Center Feasibility Study** **129**

67

68

69 Executive Summary

70
71 Welcome to Skyway-West Hill's plan for the future. The goal of the Skyway-West Hill Subarea
72 Plan is to make real, equitable improvements to the quality of life for everyone who lives, works,
73 and plays in Skyway-West Hill. The Subarea Plan is a 20-year plan that establishes a
74 community vision and policies to help achieve that vision. Implementation of the Subarea Plan
75 happens through the County's land use and zoning maps and application of development
76 regulations, budget decisions, and a Community Needs List. The Subarea Plan includes
77 performance measures that the County and community can track over time to ensure we are
78 working together to realize the community's vision.

79
80 The Subarea Plan was developed by King County over several years with a robust community
81 engagement effort. That engagement focused on building capacity, creating opportunities for
82 meaningful input, and facilitating participation in the planning process by Skyway-West Hill
83 residents and businesses, especially those that have not participated in community planning
84 processes.

85
86 The Subarea Plan begins with a description of the development of the Subarea Plan program
87 and how this Subarea Plan fits within King County's broader planning efforts. The introduction
88 provides a brief history of the community's planning efforts and describes how the Subarea Plan
89 was shaped by the County's commitment to the shared values of equity and social justice.

90
91 Chapter 1 includes the community vision statement that was generated by the community
92 during past community planning efforts and was reaffirmed through this process.

93
94 *"Skyway-West Hill will grow into a vibrant, walkable neighborhood where housing*
95 *is affordable and local, community-based businesses are thriving. Skyway-West*
96 *Hill will be an ethnically diverse and civically engaged community where the*
97 *collective voice, wisdom, and expertise of its residents and business owners are*
98 *vital in ongoing civic decision-making."*
99

100 The vision statement is supported by a series of guiding principles that both informed the
101 development of the Subarea Plan and provide additional context about the community's
102 sentiments and priorities.

103
104 Chapter 2 describes Skyway-West Hill's geography, population, and demographics. It also
105 describes the government agencies, special service districts, and non-governmental agencies
106 that are providing services and programs to the community.

107
108 Chapters 3 through 8 are organized by topic and address specific conditions and needs of the
109 Skyway-West Hill community. Many of the topics mirror those found in the *Comprehensive Plan*,
110 which is King County's long-range guiding policy document. These chapters provide
111 background and context on the topic area and a summary of the community's priorities received
112 through engagement with community members. Each chapter provides subarea-specific policies
113 that will guide County decision-making and investments for the next generation. The Subarea
114 Plan policies focus and tailor the broader policies in the *Comprehensive Plan* to the specific
115 conditions and needs of the community.

116
117 The Subarea Plan chapters include:

| | | | |
|-----|---|---|-------------------------------|
| 118 | | | |
| 119 | • Land Use | 123 | • Transportation |
| 120 | • Housing and Human Services | 124 | • Services and Utilities, and |
| 121 | • Parks, Open Space, and Cultural | 125 | • Economic Development |
| 122 | Resources | | |
| 126 | | | |
| 127 | Along with the Subarea Plan, a set of implementation measures are proposed, including | | |
| 128 | amendments to King County’s development regulations and Land Use and Zoning Maps to | | |
| 129 | effectuate the priorities outlined by community and help guide future development consistent | | |
| 130 | with the Subarea Plan policies. These implementation measures and actions can be found in | | |
| 131 | Chapter 9: Implementation. | | |
| 132 | | | |
| 133 | The Subarea Plan includes three appendices. | | |
| 134 | • Appendix A | is a collection of supporting maps and tables that cover a variety of | |
| 135 | | technical topics in the Subarea Plan. | |
| 136 | • Appendix B | is an equity impact review of the Subarea Plan. This equity impact review | |
| 137 | | identifies, evaluates, and communicates potential impacts associated with the | |
| 138 | | development and implementation of the Subarea Plan. | |
| 139 | • Appendix C | is a summary of the community outreach efforts completed during the | |
| 140 | | development of the Subarea Plan. This summary describes the major themes and | |
| 141 | | priorities expressed by the community. | |
| 142 | | | |
| 143 | The development of the Skyway-West Hill Subarea Plan has been years in the making. This | | |
| 144 | plan centers the diversity of voices and lived experiences of those that call Skyway-West Hill | | |
| 145 | home. This Subarea Plan is the first step of many in the County’s commitment to continue to | | |
| 146 | work with the community to ensure the community’s vision is realized and that the residents and | | |
| 147 | businesses in Skyway-West Hill thrive. | | |
| 148 | | | |
| 149 | | | |



150
151 *Caroline Walker Evans Photography of the 2018 West Hill Community Association Skyway Outdoor Cinema*

152 Introduction

153 Why the County Plans

154 The places where people live, work, and play have a significant influence on physical, mental,
155 and economic well-being and future success. The social, economic, geographic, political,
156 physical, and environmental conditions of these places are known as the determinants of equity.
157 Access to the determinants of equity is necessary for people to thrive and achieve their full
158 potential regardless of race, income, or language spoken.

159
160 Within King County, not all communities are built and resourced equally, and the determinants
161 of equity vary disproportionately by neighborhood. Inequitable access to services, safe and
162 affordable housing, transportation options, and jobs are more prevalent in some communities
163 than others.

164
165 Planning decisions made today on how housing and job growth will be accommodated can
166 shape a community for generations to come. Skyway-West Hill is an established community
167 within unincorporated King County with opportunities for redevelopment. Although
168 redevelopment can bring benefits to the community, it is important to recognize that this growth
169 may leave some residents behind and push others out. The policies in the Skyway-West Hill
170 Community Service Area Subarea Plan (Subarea Plan) recognize that Skyway-West Hill's
171 residents and businesses should benefit from potential redevelopment and have the resources
172 they need to thrive.

173
174 Planning is a key factor in promoting equity and social justice, affecting residents' ability to
175 access the resources they need. Past land use and investment decisions have contributed to
176 economic and social disparities, which have been felt in communities like Skyway-West Hill.
177 *King County's Determinants of Equity Report* states that "identifying how the built environment

178 supports residents in improving quality of life, accessing jobs and housing is critical for
179 promoting a healthy environment for all residents."¹
180

181 The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life
182 for everyone who lives, works, and plays in Skyway-West Hill. King County works to implement
183 this goal through a variety of mechanisms, such as budget, policy, and programmatic decisions,
184 in coordination and partnership with the community.
185

186 Planning History

187 Unincorporated areas of King County, such as Skyway-West Hill, are governed by the *King*
188 *County Comprehensive Plan (Comprehensive Plan)* and the individual subarea plans that are
189 elements of the *Comprehensive Plan*. The *Comprehensive Plan* is the long-range guiding policy
190 document for King County, adopted under the requirements of the Washington State Growth
191 Management Act.² It guides all land use and development in unincorporated King County, and
192 guides provision of local and regional services throughout the County—including transit, sewers,
193 parks, trails, and open space.
194

195 Subarea plans address smaller geographies within the County and establish policies specific to
196 the needs of those communities. Policies in the *Comprehensive Plan* and subarea plans are
197 implemented through the King County Code (KCC), which includes development regulations
198 and service-oriented plans, and the County budget.
199

200 The King County Council adopted the *1994 Comprehensive Plan*, which used the term
201 “community plan” to identify 12 large geographic areas of the County that had subarea plans.
202 Generally, community-specific planning ended with the adoption of the *1994 Comprehensive*
203 *Plan*, as the County moved towards countywide planning under the Growth Management Act.
204

205 In 2011 and 2012, King County adopted an approach for engagement and service delivery in its
206 unincorporated areas. Seven Community Service Areas (CSAs) were established to guide the
207 work.² In 2015, the County reinstated long-range planning for its unincorporated communities
208 and launched a Community Service Area Subarea Planning Program for 11 unincorporated
209 communities located within the 7 CSAs. The West King County CSA covers the 5 major
210 Potential Annexation Areas in urban unincorporated King County, which are Skyway-West Hill,
211 North Highline, East Federal Way, Fairwood, and the East Renton Plateau. The other 6 CSAs
212 cover the rural, unincorporated areas of Bear Creek/Sammamish, Snoqualmie Valley-NE King
213 County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, and
214 Vashon/Maury Island.³
215

216 The scope and nature of this program has continued to evolve since the program was adopted.
217 In 2020, the County updated the subarea planning program to ensure it was addressing the full
218 range of community needs, centering equity in the planning process, and establishing
219 performance measures to inform plans and to ensure the community’s vision is realized.⁴
220

¹ [The Determinants of Equity Report \(2015\)](#)

² Framework adopted by [Ordinance 17139](#), boundaries by [Ordinance 17415](#)

³ [Motion 15142](#)

⁴ [King County Comprehensive Plan](#)

221 The following is a summary of the planning history for Skyway-West Hill beginning with the last
222 2 plans formally adopted by King County. These are followed by 4 other community planning
223 efforts that happened between 2008 and 2015 but were not formally adopted by the County.
224

225 Adopted Plans 1994 to 2020

226 WEST HILL COMMUNITY PLAN (1994)

227 Skyway-West Hill's last adopted community plan is the *1994 West Hill Community Plan and*
228 *Area Zoning (Community Plan)*.⁵ The *Community Plan* established a vision for Skyway-West
229 Hill's residential neighborhoods and the Skyway Business District. The plan envisioned
230 building a strong community identity through aesthetics and character of the built
231 environment, support for seniors, revitalized commercial businesses, and improved
232 pedestrian facilities. The plan addressed a broad range of issues such as community
233 services, infill development, affordable housing, and beautification of the business district.
234 Except for zoning updates to implement the Growth Management Act in the 1990s, this plan
235 has not been updated or amended since its adoption.
236

237 SKYWAY-WEST HILL LAND USE STRATEGY (2020)⁶

238 Between 2018 and 2020, the County worked with the community to create and adopt the
239 *Skyway-West Hill Land Use Strategy - Phase 1 of the Skyway-West Hill Community Service*
240 *Area Subarea Plan (Land Use Strategy)* that included a community vision statement, guiding
241 principles, a series of neighborhood-specific policies related to the use of land. Concurrent
242 with the *Land Use Strategy*, a set of associated land use and zoning map amendments were
243 also proposed and adopted, aimed at supporting the community's vision in the *Land Use*
244 *Strategy*.
245

246 Other Community Planning Efforts 2008 to 2015

247 Between 2008 and 2015, community volunteers, local nonprofit groups, and the County have
248 worked on planning efforts related to Skyway Park, neighborhood and commercial revitalization,
249 and community action planning. These efforts were led by Skyway Solutions, the Pomegranate
250 Center with support from King County's Community Enhancement Initiative, and the King
251 County Department of Natural Resources and Parks.
252

253 SKYWAY PARK COMMUNITY VISION (2008)⁷

254 This report identified several community enhancement goals, including: providing a safe
255 environment for recreation and exercise; demonstrating sound environmental practices,
256 such as wetland and forest restoration; being sensitive to concerns surrounding
257 gentrification and equitably serving a culturally and economically diverse community; and
258 leveraging the park's central location to improve neighborhood walkability and connectivity.
259 Concepts for Skyway Park included a central plaza, amphitheater, off-leash dog park,
260 children's play areas, playfields and athletic fields, community gardens, and trails through
261 wooded areas.
262

⁵ [Ordinance 11166](#)

⁶ [Ordinance 19146, Attachments F and G](#)

⁷ [Skyway Park Community Vision \(2008\)](#)

263 *COMMUNITY AGENDA FOR REVITALIZATION (2009)*⁸
264 This document created a vision for a positive and equitable Skyway with 6 key goals and a
265 menu of actions to support each goal. The community agenda was a result of the efforts of
266 over 100 Skyway residents. The document envisioned a future Skyway as a community rich
267 in pride with strong ethics and participation, where all people feel safe, with a positive
268 identity with distinction and local character, with a vibrant business district with strong local
269 representation, known for its commitment to young people and creativity, and where people
270 have access to safe parks, walking trails, and connections to healthy food. This plan
271 identified 33 associated actions, each with individual work plans, to implement this vision.
272

273 *COMMUNITY CENTER VISIONING PROCESS AND REPORT (2014)*⁹
274 A community center has been long desired in Skyway-West Hill as a place for residents and
275 youth to recreate and connect. In 2014, Skyway Solutions, a locally based non-profit, hired a
276 consultant to produce the *Community Center Visioning Report*, built from resident input
277 during 3 community workshops, which created a conceptual building layout that included
278 spaces such as play areas, learning spaces, gathering spaces, basketball court, swimming
279 pool, and more. The report estimated a cost of \$10 million for site work and construction of
280 such a community center.
281

282 *SKYWAY-WEST HILL ACTION PLAN (2015)*¹⁰
283 In 2014 and 2015, King County Motions 14221¹¹ and 14351¹² called for a comprehensive
284 update of the *Community Plan*. Around this time, the County was providing technical
285 assistance to a community planning effort led by Skyway Solutions to update elements of
286 the *Community Plan*. This planning effort resulted in the development of a local action plan
287 called the *Skyway-West Hill Action Plan (SWAP)*. The *SWAP* was initially proposed to be
288 included as an addendum to the *Community Plan* as part of the 2016 *Comprehensive Plan*.
289 With the creation of the County's new subarea planning program in 2015 and an identified
290 need to comprehensively update the *Community Plan*, the County did not adopt the *SWAP*.
291 Instead, the *Comprehensive Plan* directed the County to work with the community to review
292 the *SWAP* and to update the *Community Plan* within the context of the new subarea
293 planning program. The *SWAP*'s planning principles helped inform the guiding principles of
294 this plan and its action items were included in the separate, but related, Community Needs
295 List planning effort.
296

297 Community Needs Lists

298 A Community Needs List¹³ specifies programs, services, and capital improvements that respond
299 to community-identified needs in a CSA. A list is created for each of the 6 rural CSAs and each
300 of the 5 large unincorporated urban areas of the West King County CSA, which includes
301 Skyway-West Hill. These lists are developed and implemented using the tools and resources
302 developed by the Office of Equity and Social Justice.
303

⁸ [Community Agenda for Revitalization \(2009\)](#)

⁹ [Skyway Community Center: Conceptual Design Report](#)

¹⁰ [Skyway West Hill Action Plan \(2015\)](#)

¹¹ [Motion 14221 \(2014\)](#)

¹² [Motion 14351 \(2015\)](#)

¹³ King County Code [Title 2](#) (2.16.055.C)

304 As required by King County Code,¹⁴ the Skyway-West Hill Subarea Plan adopts by reference
305 the Skyway-West Hill Community Needs List and its associated performance metrics as
306 adopted in Proposed Ordinance 2022-0161.
307

308 Subarea Plan Structure

309 The Skyway-West Hill Subarea Plan is arranged in chapters that address many of the same
310 topic areas as the overall *Comprehensive Plan* and focuses on specific policies that reflect
311 community priorities. The Subarea Plan policies will guide public and private investments that
312 will shape the community over the next 20 years.

313
314 Chapters 3 through 8 are arranged in the following format:

- 315 • Background and context describing existing conditions and programs in place at
316 adoption of the Subarea Plan
- 317 • Community priorities and needs describing the major themes gathered during the
318 community engagement process
- 319 • Subarea-specific policies addressing long-range community needs
320

321 To fulfill the community vision and policies contained within the Subarea Plan, implementation
322 actions and measures are included in Chapter 9. These include a series of amendments to the
323 Land Use and Zoning Maps, new and revised development conditions that apply to the subarea,
324 designating the Skyway Business District and the immediate vicinity as an unincorporated
325 activity center, inclusionary housing regulations to create affordable housing and reduce
326 displacement, urban design standards, designation of the unincorporated activity center as a
327 countywide center in regional planning, a community needs list, and performance measures.
328

329 Implementation of the Subarea Plan and its ability to support the community to realize its vision
330 will, in part, be the result of ongoing dialogue and collaboration between the County and
331 community. It is important to note that implementation of the Subarea Plan requires balancing
332 other policies and priorities that guide County actions and investments.
333

334 Equity and Social Justice

335 King County abounds with opportunities, but those opportunities are not accessible to all who
336 live in King County. As a local and regional government, King County recognizes this and is
337 focusing on equity and social justice in its work through the Equity and Social Justice (ESJ)
338 Strategic Plan.¹⁵ The ESJ Strategic Plan is a blueprint for action and change that guides the
339 County's pro-equity policy direction, decision-making, planning, operations and services, and
340 workplace practices to advance equity and social justice within County government and in
341 partnership with communities. The ESJ Strategic Plan lays out a set of shared values in which
342 the County commits to being:

- 343 • Inclusive and collaborative,
- 344 • Diverse and people focused,
- 345 • Responsive and adaptive,

¹⁴ King County Code [Title 2 \(2.16.055.B.2.h\)](#)

¹⁵ [Equity and Social Justice Strategic Plan \(2016-2022\)](#)

- 346 • Transparent and accountable,
- 347 • Racially just, and
- 348 • Focused upstream and where needs are greatest.

349
350 Furthermore, the *Comprehensive Plan* states that King County “will identify and address the
351 conditions at the root of disparities, engage communities to have a strong voice in shaping their
352 future, and raise and sustain the visibility of equity and social justice. The goal is to start by
353 focusing on prevention and addressing the fundamental causes of the inequities to have a
354 greater overall impact.”¹⁶

355
356 Development of the Subarea Plan was shaped and guided by these values and goals, as well
357 as the equity requirements in King County Code.¹⁷ Engagement with the Skyway-West Hill
358 community strove to be as inclusive and collaborative as possible, while centering and lifting the
359 voices of those who would be most impacted.

360
361 An analysis of equity impacts associated with the Subarea Plan policies, as well as associated
362 implementation, is included in Appendix B: Equity Impact Review.

363
364

¹⁶ [King County Comprehensive Plan \(2020\)](#), Page 1-21

¹⁷ [King County Code Title 2 \(2.16.055.B.2.d\)](#)



365

366 Chapter 1: Community Outreach, Vision, and Guiding 367 Principles

368 This Subarea Plan establishes a vision for the urban unincorporated community of Skyway-
369 West Hill, including the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top,
370 Lakeridge, Panorama View, Skycrest, and Skyway. The following community vision statement
371 and guiding principles were created based on the collective community input gathered during
372 the development of this Subarea Plan.

373

374 Community Outreach

375 Development of the Subarea Plan was driven by a robust community input and outreach
376 program. The outreach work focused on building capacity, creating opportunities for meaningful
377 input, and facilitating participation in the planning process for community members and
378 businesses who reflect the diverse communities of Skyway-West Hill. The approach was
379 intentional about including those who have not historically been included in community planning
380 processes.

381

382 The public outreach process for this Subarea Plan was undertaken in 2 phases as outlined
383 below. The work included discussions with Skyway-West Hill businesses, community groups,
384 youth, communities whose primary language is other than English, seniors, and many residents.
385 As experts on the assets and needs in its neighborhoods, community contributions are central
386 to the scope and content of this Subarea Plan.

387

388 **Phase 1 - 2018-2020:** During this time, King County worked with community to create the *Land*
389 *Use Strategy*. This work included gathering input from Skyway-West Hill residents on values,
390 aspirations, and vision. Community members were interviewed to learn about their
391 opportunities, challenges, and conditions in Skyway-West Hill. The results of this effort were the
392 community vision, associated policies to achieve that vision, and a framework for future
393 planning, including developing the Community Needs List.

394

395 The process began with a community open house in October 2018 to gather initial input from
396 the community. Based on feedback at that meeting, the County updated and extended the
397 public engagement process to enable participation by a broader group of community members.
398 The public outreach process included conducting 22 community member interviews, 4 focus
399 groups, an online survey, 2 community forums, and County participation at local community
400 group meetings.

401

402 During this time, the County heard from community about issues and priorities other than land
403 use. In July 2020 the King County Council adopted the *Land Use Strategy* and directed
404 development of the Subarea Plan. The engagement and feedback gathered in this first phase
405 formed the foundation for work with the community in the second phase of the Subarea Plan,
406 described below.

407
408 **Phase 2 –2020-2021:** This phase focused on policy areas raised by the community other than
409 land use. This second phase of community engagement was combined with community
410 conversations about the development of the Community Needs List and the County’s Skyway-
411 West Hill and North Highline Anti-Displacement Strategies Report.¹⁸ This phase included
412 several overlapping stages:

- 413
- 414 • Stage 1 – July 2020: An updated community engagement plan was created with input
415 from several community leaders and the King County Office of Equity and Social Justice.
416 The objective was to hear from a wider variety of residents and other interested parties,
417 with an intentional focus on ensuring that the diverse and historically underrepresented
418 voices of the community were reflected in the Subarea Plan.
 - 419 • Stage 2 – August 2020 to September 2021: This phase of engagement started early in
420 the COVID-19 pandemic, when in-person meetings and gatherings were prohibited to
421 protect public health.

422 Although the pandemic limited face-to-face community engagement, it created
423 opportunities to reach more residents through electronic engagement. An online
424 engagement hub was utilized that included built-in translation services allowing
425 information to be translated into multiple languages. The online survey tool was revised
426 several times to keep the content fresh and draw additional respondents to the platform.
427 The first version of the survey had over 100 participants. The second version, which was
428 arranged around the 5 planning concepts of the Skyway-West Hill Action Plan, asked
429 residents to rate the importance of a range of community identified needs. The second
430 version of the survey had over 4,000 responses.

431 Understanding that not all people have access to technology and the internet, the
432 County used other methods to reach those who could not access information
433 electronically. Postcards offering a phone number to collect community priorities were
434 sent to every mailing address in the subarea. The postcard message was translated into
435 Skyway-West Hill’s top 5 languages of Spanish, Somali, Vietnamese, Chinese, and
436 Tagalog.

437 County staff also participated in 6 Skyway Resource Center events hosted by the
438 Renton Innovation Zone Partnership¹⁹ to distribute masks and hand sanitizer to
439 community members, while sharing information about the planning process and listening
440 to community concerns.

- 441 • Stage 3 – October 2020 to June 2021: King County facilitated a series of 5 community-
442 centered workshops on affordable housing and anti-displacement strategies for North
443 Highline and Skyway-West Hill. The community identified affordable housing and anti-
444 displacement strategies as priorities during early engagement for the two Subarea

¹⁸ [The Skyway-West Hill and North Highline Anti-displacement Strategy Report](#) analyzes and makes recommendations for a suite of actionable anti-displacement strategies for the Skyway-West Hill and North Highline subareas.

¹⁹ [Renton Innovation Zone Partnership](#)

445 Plans. The workshop series covered a range of anti-displacement strategies, with 3
446 additional community discussions on inclusionary housing and how it might be applied to
447 both subareas. The meeting series was co-created with 6 community leaders from
448 Skyway-West Hill and North Highline.

- 449 • Stage 4 – April 2021 to April 2022: Through a contract with the Urban Family, a local
450 community-based organization, the County initiated the Skyway Community Voices
451 Project. This project was created to engage with residents who were historically
452 underrepresented in community planning processes. The Skyway Community Voices
453 Project hosted 2 virtual community meetings and connected directly with area residents
454 at Urban Family’s events. The project partners worked closely with community members
455 throughout the process to help explain the details, encourage participation, and identify
456 community priorities for this Subarea Plan and the Community Needs List.
- 457 • Stage 5 – September 2021 to December 2021: On September 30, 2021, a public review
458 draft of the Subarea Plan and the associated map amendments were published on the
459 County website, condensed as an online survey, and hard copies were distributed at the
460 Skyway Library. The release of the public review draft was publicized through emails,
461 social media, a press release, and a direct mail flyer sent to every address in Skyway-
462 West Hill. The comment period was initially expected to be 4 weeks long but was
463 extended twice at the request of the community and closed on December 19, 2021.
464 Subarea plan materials were shared at virtual community meetings hosted by the
465 Community Voices Project, the West Hill Community Association, and community
466 leadership forums hosted by the Councilmember representing Skyway-West Hill.

467 The County prepared a “Readers Guide” of the Subarea Plan and the associated map
468 amendments after receiving community feedback on initial materials and the difficulty of using
469 the built-in translation services to the online hub. The guide was translated into Spanish,
470 Vietnamese, and Somali and published on the County website. The County also contracted with
471 consultants to prepare visual materials for some of the map amendments.
472 More detail on the community engagement for the Subarea Plan development, the results, and
473 some lessons learned for future engagement is provided in both Appendix B: Equity Impact
474 Review and Appendix C: Community Engagement.
475

476 Community Vision Statement

477 The community vision is an aspirational, forward-looking statement of how the community wants
478 to be over the next 20 years guided by input from community members through the Subarea
479 Plan process.
480

481 *Skyway-West Hill will grow into a vibrant, walkable neighborhood where housing is affordable*
482 *and local, community-based businesses are thriving. Skyway-West Hill will be an ethnically*
483 *diverse and civically engaged community where the collective voice, wisdom, and expertise of*
484 *its residents and business owners are vital in ongoing civic decision-making.*
485

486 Guiding Principles

487 The following guiding principles support the community vision and were used by the County to
488 inform and direct the development of the Subarea Plan. The guiding principles were developed
489 based on several years of dialogue and work with the community on the Subarea Plan, drawing
490 from prior community planning efforts, such as the Skyway-West Hill Action Plan, and other

- 491 community conversations. They express the community’s sentiments around a range of
492 community issues discussed during the planning process.
- 493 a. Support community health by providing opportunities to access fresh foods, as well as
494 routes and trails for walking and bicycling.
 - 495 b. Create healthy connected neighborhoods where residents have safe and adequate
496 means to connect with their neighbors, schools, community services and programs, and
497 local businesses.
 - 498 c. Encourage equitable development by promoting access to a variety of housing choices,
499 incentivizing the creation of public amenities, addressing displacement, encouraging
500 economic opportunity, and cultivating neighborhood character.
 - 501 d. Create sustainable, vibrant, and walkable business districts that provide opportunities for
502 local businesses to succeed and jobs for area residents.
 - 503 e. Protect existing and create new affordable housing that focuses on preventing
504 displacement and providing options and opportunities for Skyway-West Hill residents to
505 remain in their community.
 - 506 f. Ensure the community grows in a well-planned and sustainable way and that it has the
507 resources necessary for all its residents to thrive and enjoy a high quality of life.
 - 508 g. Ensure Skyway-West Hill’s youth are thriving and engaged in local decision-making so
509 they can advocate for and receive the services and resources they and their families
510 need to succeed.
 - 511 h. Promote the development of community-desired amenities and enrich the community’s
512 diverse physical and cultural assets.
 - 513 i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the
514 principles of equity and social justice.
 - 515 j. Protect and enhance the existing character of the community’s residential
516 neighborhoods and enhance connections between these areas and business districts.

517
518 The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life
519 for *everyone* who lives, works, and plays in Skyway-West Hill. Guided by the community vision,
520 equitable improvements should encompass thoughtful development that builds individual and
521 collective wealth and supports the health and well-being of current and future community
522 members without displacing people or businesses. Making real, equitable improvements means
523 providing ways for implementing thoughtful development in partnership with the community
524 while respecting the community’s wisdom, creativity, diversity, and sense of place.
525



Map concept provided by West Hill Community Association

526 Chapter 2: Community Description

527 Skyway-West Hill is an urban unincorporated area located in King County. Skyway-West Hill is
528 situated at the south end of Lake Washington and is bordered by the City of Seattle to the north,
529 the City of Renton to the south and east, and the City of Tukwila to the west. The area is almost
530 3-square miles in size with a population of approximately 18,000 people,²⁰ making it the
531 County's fourth most populous urban unincorporated area, after Fairwood, East Federal Way,
532 and North Highline. Skyway-West Hill is comprised of the neighborhoods of Bryn Mawr,
533 Campbell Hill, Earlington, Hill Top, Lakeridge, Panorama View, Skycrest, and Skyway.

534
535 This chapter discusses some of the current context and characteristics of the community at the
536 time of the Subarea Plan adoption. Additional supporting information and data can be found in
537 Appendix A: Tables and Maps.

538

539 Community History

540 The commonly used names of "Skyway," "West Hill," and "Bryn Mawr" (Welsh for "big hill") are
541 likely derived from the area's position on a prominent ridge west of Lake Washington and the
542 City of Renton. The Skyway-West Hill area was settled in the 1870s as farmland, pastures,
543 orchards, and ranches. In the 1880s a community began to develop around Taylor Mill and
544 other sawmills using the area's advantageous location on Lake Washington. The arrival of the
545 Seattle and Rainier Beach Railway streetcar line made the Bryn Mawr area increasingly
546 accessible to prospective residents and spurred additional residential development.

²⁰ All of the demographic data for this chapter was drawn from the US Census Bureau, 2020 American Community Survey 5-year Estimates, unless noted otherwise.

547
548 However, the area did not begin to develop into a full-fledged residential community until the
549 1940s, when local land developers began subdividing the land. The new, modest single-family
550 homes were attractive to employees of Boeing’s aircraft plant in Renton. Development
551 increased rapidly after World War II when soldiers and their families returned to the area.
552 According to U.S. Census estimates, roughly 57% (3,957 housing units) of housing in the area
553 was constructed between 1940 and 1969. The available supply of modest, affordable homes
554 and land, as well as its location convenient to Seattle and Lake Washington, made it a desirable
555 place for soldiers and others to settle.
556

557 **Residential Population**

558 For the purposes of summarizing the area, the socioeconomic characteristics of the Bryn Mawr-
559 Skyway Census Designated Place (CDP) are used with data from the 2020 American
560 Community Survey 5-year estimates. As of the 2010 Census, the Bryn Mawr-Skyway CDP was
561 mostly comprised of 2 census tracts. One encompasses the Lakeridge and Bryn Mawr
562 neighborhoods on the north side of the subarea, between Renton Avenue S and Lake
563 Washington. The other tract includes Skyway, Earlington, and Campbell Hill and is located
564 south of Renton Avenue S. The census tracts that make up the CDP were revised for the 2020
565 Census, but the data that informed the Subarea Plan used the 2010 Census tracts that were
566 available when the Subarea Plan was developed.
567
568

Table 1. Skyway-West Hill Population Data

| | Bryn Mawr-Skyway CDP | King County |
|---|-----------------------------|--------------------|
| Population | 17,643 | 2,225,064 |
| Average household size | 2.6 | 2.4 |
| Median age | 41.2 | 37 |
| Males | 47% | 50% |
| Females | 53% | 50% |
| Youths (under age 18) | 19% | 20% |
| Seniors (over age 65) | 17% | 13% |
| Persons with disabilities ²¹ | 12% | 10% |
| Income and Poverty | | |
| Median household income | \$76,190 | \$99,158 |
| Population below poverty line | 8% | 8% |
| Race and Ethnicity | | |
| White, not Hispanic/Latino | 32% | 58% |
| Black or African American | 23% | 7% |
| American Indian and Alaska Native | 0.3% | 1% |
| Asian | 28% | 18% |
| Native Hawaiian or Other Pacific Islander | 1% | 1% |
| Some Other Race | 8% | 4% |

²¹ Does not include individuals who are institutionalized

| | | |
|---|-----|-----|
| Two or More Races | 7% | 7% |
| Hispanic or Latino (of any race) | 9% | 10% |
| Language and Foreign-born Population | | |
| Limited English-speaking households | 8% | 6% |
| Percent foreign born | 32% | 24% |
| Housing | | |
| Owner-occupied households | 60% | 57% |
| Renter-occupied households | 40% | 44% |
| Cost-burdened households (owner- and renter-occupied) | 41% | 34% |

569
570 Between 2000 and 2020, Skyway-West Hill experienced significant growth. In that time, the total
571 population of the subarea increased by 26% to approximately 17,600 residents. These numbers
572 only tell a small part of the story, however. The following sections discuss in more detail the
573 socioeconomic characteristics of the Skyway-West Hill community.
574

575 *HOUSEHOLD INCOME AND POVERTY*

576 The median annual household income in Skyway-West Hill is \$76,190, which is 30% lower than
577 the countywide median of \$99,158. An estimated 1,368 individuals (8%) in Skyway-West Hill
578 lived below the poverty line in 2020.²² Approximately 21% of youth under 18 years of age lived
579 below the poverty level in 2019, which was twice the county percentage (10%) for that year.²³
580

581 *RACIAL AND ETHNIC COMMUNITIES*

582 Skyway-West Hill is 1 of 3 communities in King County in which people of color constitute the
583 majority of the population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has
584 the highest proportion of Black and African American residents of any community in Washington
585 at 23%. It also has the fourth-highest percentage of Asian residents (28%; most of whom are
586 Vietnamese) of any community in Washington. White residents who are not Hispanic or Latino
587 represent 32% of the community (the lowest percentage of any community in King County) and
588 Hispanic/Latino residents represent 9% of the community.
589

590 *COMMUNITIES WHO SPEAK A PRIMARY LANGUAGE OTHER THAN ENGLISH*

591 Skyway-West Hill has the highest percentage of people who speak an Asian or Pacific Island²⁴
592 language at home (23%) and among the lowest rates of English only spoken at home (60%) of
593 any community in the state. In 2020, approximately 40% of the community spoke a language
594 other than English at home. The predominant languages spoken in Skyway-West Hill today are
595 Vietnamese, Tagalog, Spanish, Chinese, and Russian, in addition to English. About 22% of the
596 community has limited English proficiency.
597

²² A family of four making about \$25,000 or less is considered at or below the poverty line, according to the [US Department of Health and Human Services](#).

²³ 2020 ACS 5-Year estimates for Skyway-West Hill showed a drastic drop in poverty among youth under 18, with only 8 percent of youth living below the poverty line. However, this drop was within the margin of error and is an anomaly compared to the estimates from the previous five years.

²⁴ Asian and Pacific Island languages include Chinese, Japanese, Korean, Hmong, Vietnamese, Khmer, Tagalog, Thai, Lao, and other languages of Asia according to the US Census Bureau.

598 *YOUTH*

599 Youths under 18 years old comprise about 19% of Skyway-West Hill's population, roughly equal
600 to the countywide percentage (20%).

601

602 *SENIORS AND ELDERLY RESIDENTS*

603 About 17% of the population in Skyway-West Hill is over 65 years of age, which is slightly higher
604 than King County as a whole (13%).

605

606 *PERSONS WITH DISABILITIES*

607 About 12% of the population in Skyway-West Hill identify as having a disability that may include
608 challenges with mobility or cognitive function. This figure is slightly higher than the proportion
609 found among all county residents (10%). Those with disabilities are most likely to be over the
610 age of 65.

611

612 *RENTERS AND HOMEOWNERS*

613 About 40% of the households in Skyway-West Hill rent their homes, which is slightly lower than
614 compared with King County as whole (44%). Renters in the subarea are more likely than not to
615 be Black, Indigenous and people of color and are more likely than not to have incomes lower
616 than the area median and experience a housing cost burden. In Skyway-West Hill, about 41% of
617 all households are "cost burdened," meaning they spend more than 30% of their income on
618 housing. This is higher than the countywide percentage of 34%. Among renters in Skyway-West
619 Hill, 54% are cost burdened.

620

621 **Businesses**

622 Skyway-West Hill has 4 commercial areas that offer services, entertainment, and employment
623 opportunities. These areas are the Skyway Business District along Renton Avenue S, with 2
624 smaller business centers on Martin Luther King Jr. Way S and Rainier Avenue S. There are
625 industrial properties south of Martin Luther King Jr. Way S and west of 68th Avenue S.

626

627 The Skyway Business District is the largest commercial area in the community, spanning 37
628 acres. The Skyway Business District is comprised of a northern node and a southern node and
629 is zoned Community Business (CB). The nodes are separated by Skyway Park and residential
630 housing. The northern node includes restaurants, a grocery store, a bowling alley, a casino,
631 retail establishments, a self-storage facility, a gas station, and automotive services. The
632 southern node includes the Skyway Library, restaurants, convenience stores, religious
633 institutions, a post office, a fire station, and personal services and retail establishments.

634

635 The other 2 other concentrations of business activity are both designated as Neighborhood
636 Business Centers in the Comprehensive Plan and are zoned Neighborhood Business (NB),
637 except for 2 properties on Rainier Avenue S that are zoned Office (O). The Neighborhood
638 Business Centers cover a total of 8 acres of Skyway-West Hill. The first area is on Martin Luther
639 King Jr. Way S between 60th Avenue S and 64th Avenue S, and the second is on Rainier
640 Avenue S between S 114th and S 117th Street. These areas include some small-scale
641 businesses such as restaurants, hair salons, a gas station, convenience stores and other retail.

642

643 The only industrial area is located south of Martin Luther King Jr. Way S and west of 68th
644 Avenue S. This area covers about 40 acres and is home to several small to medium-sized
645 manufacturing firms. As the sole Industrial-zoned area in Skyway-West Hill where

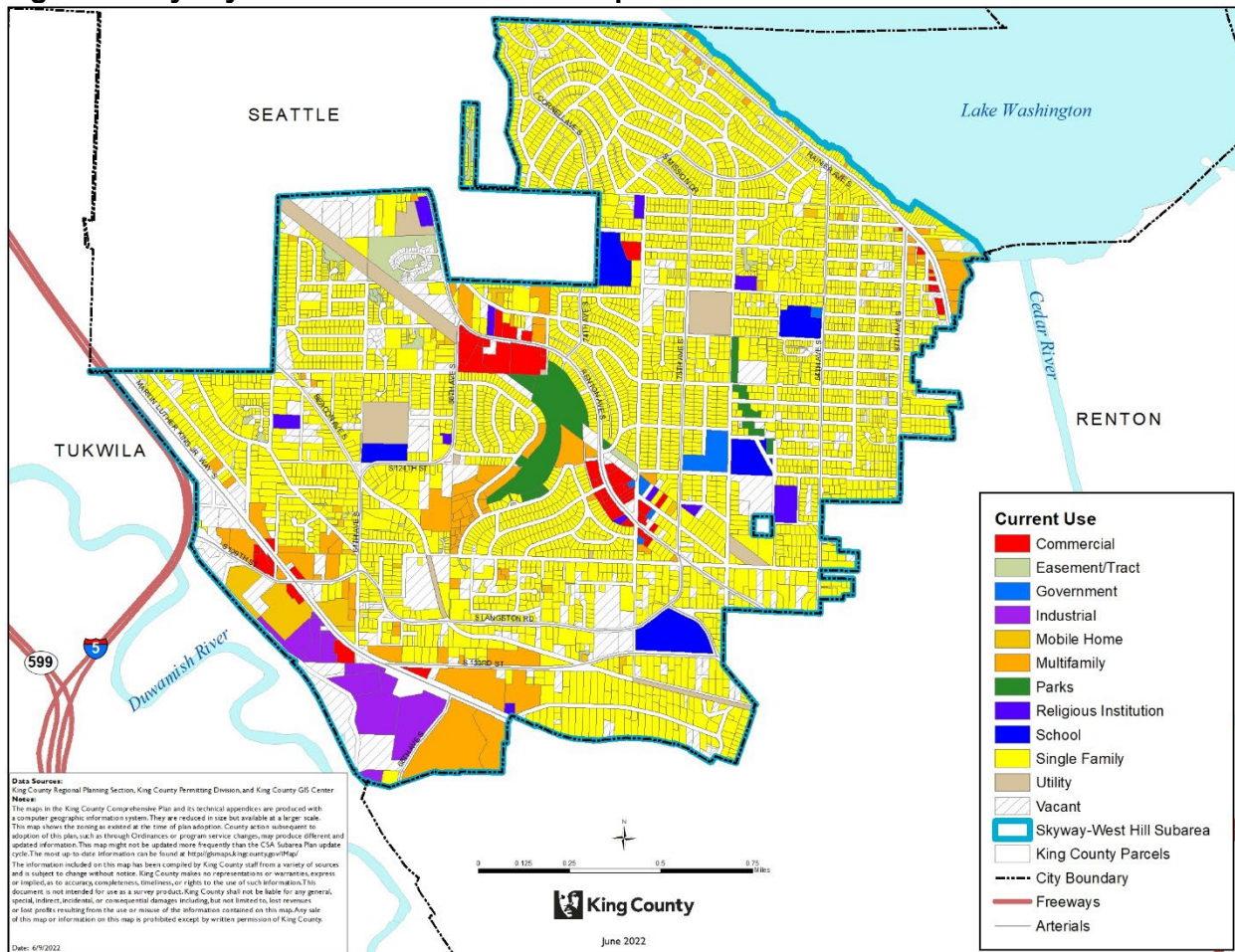
646 manufacturing, warehousing, and related land uses can be sited, this group of parcels serves as
 647 an asset to local economic sectors. Existing industrial uses include an engineering company,
 648 equipment rental company, concrete recycler, transfer station, and fencing company.
 649

650 **Current Uses**

651 Multifamily developments are clustered primarily around Martin Luther King Jr. Way S and
 652 Skyway-Park and make up about 6% of the total land area. Mobile homes comprise 25 acres,
 653 with 4 mobile home parks present along Martin Luther King Jr. Way S and Rainier Avenue S.
 654

655 Commercial areas cover 2% of the subarea and are found in the Skyway Business District on
 656 Renton Avenue S, and 2 neighborhood business districts on Rainier Avenue S and Martin
 657 Luther King Jr. Way S. Approximately 9% of Skyway-West Hill's total land area is vacant or
 658 undeveloped, dispersed throughout the subarea with a concentration south of Martin Luther
 659 King Jr. Way S. Approximately 58 acres of the subarea is comprised of land used by utilities,
 660 including a FAA signal station, sewer district properties, and the Seattle City Light transmission
 661 corridor. The following map shows how the land in Skyway-West Hill is presently being used.
 662
 663

Figure 1. Skyway-West Hill Current Uses Map



664
 665

666 Community Service Providers

667 In Skyway-West Hill, economic, social, health, and human services are provided by community
668 organizations and government agencies. As of 2021, the following non-profits are either located
669 in or provide direct service to the community. This list is not meant to be a complete list of all the
670 organizations currently serving the residents of Skyway-West Hill, but rather to illustrate the
671 large number of groups with connections in the community.

- 672 • [African Community Housing & Development \(ACHD\)](#)
- 673 • [Childhaven](#)
- 674 • [Dare2Be Project](#)
- 675 • [New Birth Center for Community Inclusion](#)
- 676 • [King County Housing Authority \(KCHA\)](#)
- 677 • [Supporting Parents in Education and Beyond \(SPEB\)](#)
- 678 • [Skyway Coalition](#)
- 679 • [Urban Family](#)
- 680 • [Urban Food Systems Pact](#)
- 681 • [Wellspring](#)
- 682 • [West Hill Community Association](#)
- 683 • [Women United Seattle](#)
- 684

685 Government Services

686 King County is the local government for Skyway-West Hill and administers a range of services
687 and programs for the community. These include direct local services, such as road services,
688 surface water management, animal control, code enforcement, and building permitting, in
689 addition to countywide services such as public health, public transit, and parks. Specific
690 services and investments in Skyway-West Hill are set in King County's budget, functional
691 plans,²⁵ and capital improvement plans.

692
693 In addition to King County, other government agencies work in partnership with King County to
694 provide services to the Skyway-West Hill community, implement plans, and to identify where
695 improvements in services and facilities may be needed. These agencies providing services in
696 the subarea include:

- 697 • [Skyway Water and Sewer District](#)
- 698 • [Seattle Public Utilities](#)
- 699 • [King County Water District #125](#)
- 700 • [City of Renton](#)
- 701 • [King County Fire District 20](#)
- 702 • [King County Library System](#)

²⁵ Functional plans are detailed plans for facilities and services and actions plans for other governmental activities.

- 703 • [King County Housing Authority](#)

704
705 A map showing water and sewer service providers in Skyway-West Hill can be found in
706 Appendix A: Tables and Maps.
707

708 Schools

709 Skyway-West Hill is located entirely in the Renton School District. The area is served by
710 Campbell Hill Elementary, Bryn Mawr Elementary and Lakeridge Elementary, Dimmitt Middle
711 School, and Albert Talley High School. A map showing the school district boundary and the
712 location of the schools can be found in Appendix A: Tables and Maps.
713

714 Annexation

715 Washington's Growth Management Act identifies cities as the most appropriate local
716 government to provide urban services.²⁶ The *Comprehensive Plan*, as well as the *King County*
717 *Countywide Planning Policies*,²⁷ also encourage the annexation of unincorporated areas that
718 are already urbanized. These areas are known as Potential Annexation Areas (PAAs) and are
719 affiliated with cities for future annexation. Skyway-West Hill is one of the largest of the more
720 than 60 PAAs in King County. Most of unincorporated King County's future population and
721 employment growth is expected to locate inside incorporated areas or within PAAs. As the
722 regional government, King County works with cities to facilitate the annexation of PAAs. As the
723 local government, King County provides many essential programs and services to residents in
724 urban unincorporated areas until annexation occurs.
725

726 The Skyway-West Hill area has been a part of the City of Renton's Potential Annexation Area
727 since 2005. The most recent question of annexation of Skyway-West Hill was on the ballot for a
728 public vote in November 2012, when 56% of the Skyway-West Hill community voted not to
729 annex to the City of Renton. This vote resulted in the area remaining unincorporated King
730 County. As of 2022, the City of Renton has not adopted a timeline for annexation of the Skyway-
731 West Hill Potential Annexation Area and has no immediate plans to move forward with
732 annexation.
733

734 This Subarea Plan is not intended to advance annexation. Skyway-West Hill will remain in
735 unincorporated King County until future annexation, and King County will continue to serve as
736 Skyway-West Hill's local government. As part of developing this plan, compatibility with adjacent
737 neighborhoods in the City of Renton was taken into consideration.
738

739 Planning for Future Growth

740 Under the Growth Management Act, jurisdictions must plan to accommodate projected growth
741 within their boundaries. This includes long-range planning for the unincorporated portions of
742 King County such as Skyway-West Hill.
743

744 2019-2044 GROWTH TARGETS

745 As a part of the 2021 update to the *King County Countywide Planning Policies*, King County
746 jurisdictions adopted new targets for the convened to draft 2019-2044 planning period. Growth
747 targets were developed for the 39 cities and unincorporated King County based on their role in

²⁶ Revised Code of Washington [36.70A.110](#)

²⁷ [2012 King County Countywide Planning Policies](#)

748 the Regional Growth Strategy²⁸ and using information on capacity, transit and transportation
749 connections, and existing development, and growth rates. It was determined that Skyway-West
750 Hill, although still a part of Renton's Potential Annexation Areas, would have its own targets.
751 The 2019-2044 growth targets for Skyway-West Hill are 670 housing units and 600 jobs. These
752 targets reflect Skyway-West Hill's role in accommodating growth given planned transit
753 investments and urban centers designated in the *Comprehensive Plan*.
754
755

²⁸ VISION 2050's Regional Growth Strategy defines roles for different types of places in accommodating the region's population and employment growth, which inform countywide growth targets, local plans, and regional plans.



756

757 Chapter 3: Land Use

758 The *Comprehensive Plan* applies land use designations to all unincorporated portions of King
759 County to indicate the planned, long-term use of that land. A zoning classification is then applied
760 to individual parcels of land to indicate the current allowed uses of that property and the
761 development regulations to be used when evaluating land use and building permit applications.
762

763 The *Comprehensive Plan* directs the accommodation of projected housing and job growth into
764 urban unincorporated areas, such as East Federal Way, East Renton Plateau, Fairwood, North
765 Highline, and Skyway-West Hill. Land use policies in subarea plans help tailor and focus how
766 growth will occur based on community input and local needs.
767

768 Land Use and Zoning

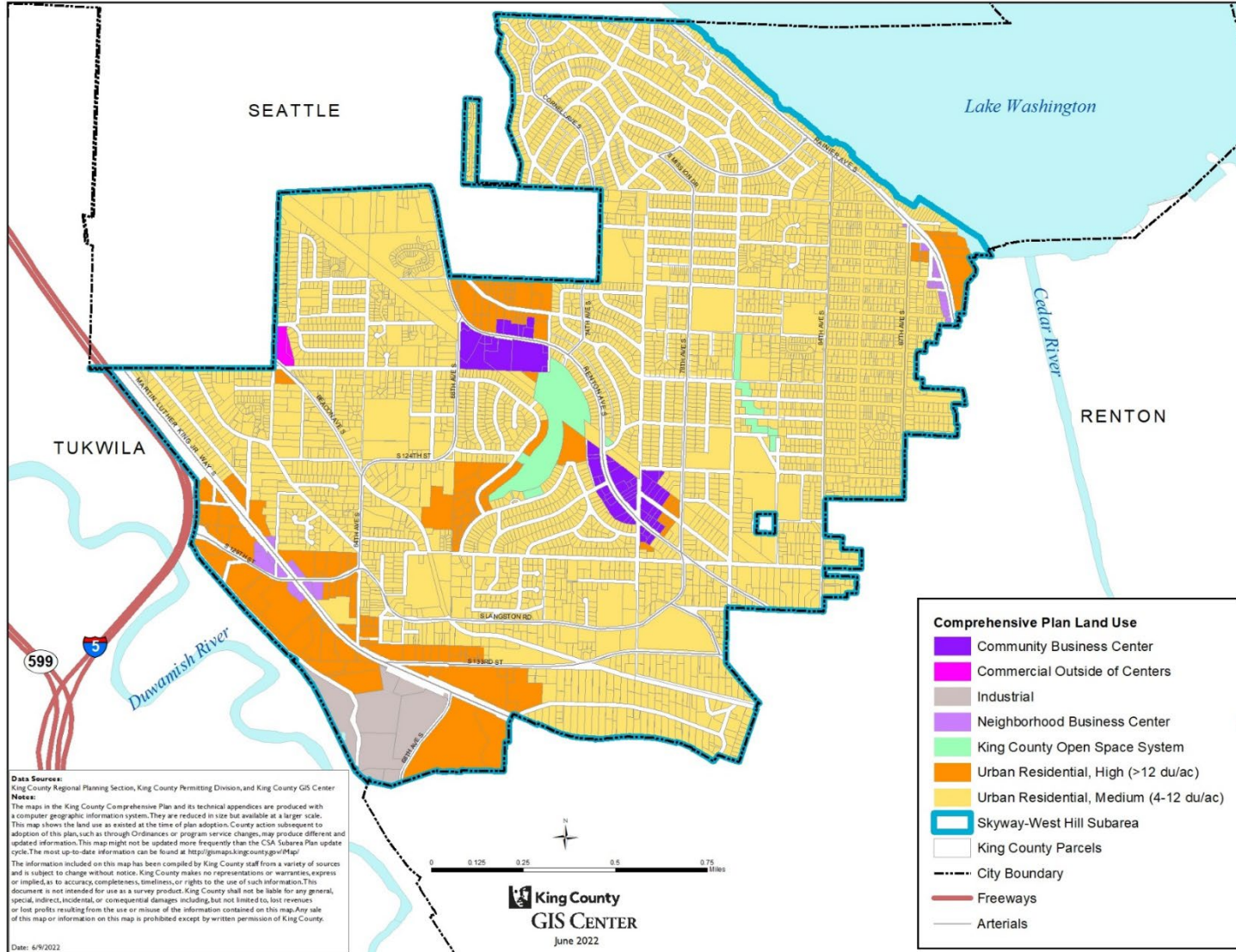
769 As of 2021, the *Comprehensive Plan* designates most of the land in Skyway-West Hill as "urban
770 residential, medium" (80.4%), which typically equates to between 4 and 12 dwelling units per
771 acre. The next most prevalent land use designation is "urban residential, high" (12%), which
772 allows for residential densities from 18 to 48 dwelling units per acre.
773

774 About 2.2% of the land area of Skyway-West Hill is designated as community business centers.
775 Community business centers, according to the *Comprehensive Plan*, allow a zoning
776 classification of either CB (Community Business), NB (Neighborhood Business), or O (Office).
777 These areas are for daily retail, personal services, community and human services, office, and
778 multifamily uses that can be carried out with minimal impact on the nearby residential areas.
779

780 Two neighborhood business centers comprise almost 8 acres (0.5%) of the subarea.
781 Neighborhood business centers, according to the *Comprehensive Plan*, allow a zoning
782 classification of either NB (Neighborhood Business) or O (Office). These areas are for daily
783 retail, personal services, and office uses that can be carried out with minimal impact on the
784 nearby residential areas. Mixed-use development is also allowed but with less relative density
785 than that of the community business center.
786

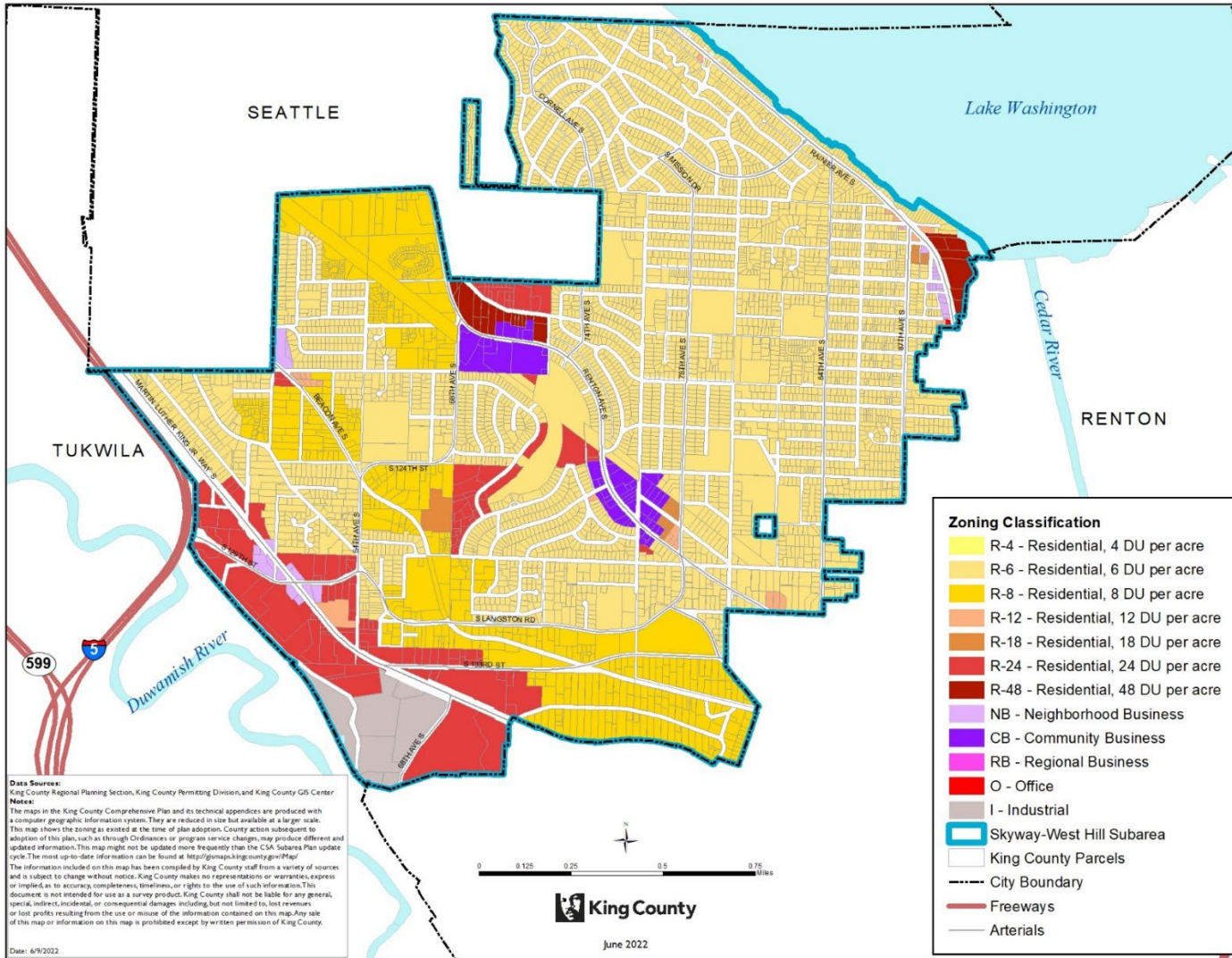
787 One industrial designated and zoned area exists in the southern portion of Skyway-West Hill
788 covering about 39 acres (2.7%). Most of this area is developed with construction industries and
789 manufacturing businesses. There is 1 vacant parcel with development potential.
790

791 **Figure 2. Skyway-West Hill Comprehensive Plan Land Use Designations Map**



792
793

794 **Figure 3. Skyway-West Hill Zoning Classifications Map**



795

796 **Property Specific Development Conditions and Special District Overlays**

797 King County Code Title 21A, the Zoning Code, applies development standards on use, size, and
798 intensity based on zones. There are 2 ways to modify these standards for specific properties to
799 meet comprehensive plan and neighborhood-identified goals. The first method is to apply
800 property-specific development conditions that may limit permitted uses or apply special
801 development standards, such as restrictions on height or type of uses. This is denoted with the -
802 P suffix on the zoning map. The second method is to establish special district overlays, denoted
803 with an -SO suffix on the zoning map. Special district overlays may waive, modify, and
804 substitute for the range of permitted uses or development standards within the underlying zone.
805 Skyway-West Hill contains 6 p-suffix development conditions and 4 special district overlays.
806

807 **Comprehensive Plan Urban Centers**

808 The *Comprehensive Plan* designates types of urban centers in its urban unincorporated area as
809 areas where employment and housing should be concentrated. For Skyway-West Hill, this
810 includes 2 urban centers: the Neighborhood Business Centers around Martin Luther King Jr.
811 Way and around Rainier Avenue.²⁹
812

813 Neighborhood Business centers are areas for daily retail, personal service, and office uses
814 that can be carried out with minimal impact on the nearby residential areas. Mixed-use
815 development is also allowed, but with lower relative density than is allowed in other centers.
816

817 **Community Priorities**

818 The Skyway-West Hill community identified land use priorities during the development of the
819 Subarea Plan between 2018 and 2020, with additional refinement of priorities occurring in 2021.
820 The Skyway-West Hill community state that they are generally supportive of new development
821 when it is done in ways that are respectful of community and based on meaningful community
822 input and engagement.
823

824 Community members repeatedly express that they would like to see new development that
825 enriches the lives of existing community residents with jobs, amenities, and services while not
826 displacing residents or changing the neighborhood in ways that weaken its strong sense of
827 community.
828

829 The community is interested in increasing equitable development, which the US EPA defines as
830 an approach for meeting the needs of underserved communities through policies and programs
831 that reduce disparities while fostering places that are healthy and vibrant. Residents and
832 businesses call for additional investment and revitalization of the commercial center of the
833 subarea in ways that protect and support small, local businesses as well as enhance the overall
834 character of the neighborhood with thoughtful design of the sidewalks, storefronts, and outdoor
835 common areas. They voiced support for existing Skyway-West Hill businesses that may
836 experience displacement risk due to economic or development pressure, stating that would like
837 to revitalize the business districts while protecting existing businesses. The community stated
838 that they saw revitalization occurring through encouraging development of vacant parcels and
839 improving the aesthetic quality of the area. They also expressed a desire to see new businesses
840 such as restaurants, grocery stores, a pharmacy, retail, and health care providers locate in the
841 area.

²⁹ *Urban Centers are centers of concentrated employment and housing located within the Urban Growth Area.*

842
843 The Skyway-West Hill community stated that they want to ensure that new development occurs
844 in a way that is well-planned and adequately served by necessary utilities, infrastructure, and
845 services. This means having adequate water and sanitary sewer services, sidewalks, parking,
846 on-site or nearby recreational amenities, and a road network that can handle increased traffic.
847 Specifically, residents also noted the existing poor pedestrian infrastructure and expressed a
848 desire for improvements in the commercial districts, including better connections with the
849 surrounding residential areas. The community wants to see increased investment in both
850 motorized and active transportation infrastructure that keeps pace with or even comes ahead of
851 significant private development.

852
853 Another consistent community message is a desire to be more involved or engaged in the
854 development review process and input on the types and scale of development proposed for
855 the subarea. Culturally appropriate engagement opportunities include appropriate languages
856 for anticipated attendees, having facilitators or interpreters from the community, translating or
857 trans-creating printed and online materials with the community, presenting information and
858 concepts without technical or complex jargon, and providing sufficient time for the community
859 to process and authentically engage.

860
861 The community wants to encourage growth in the higher density commercial and residential
862 areas of the neighborhoods while maintaining and enhancing the character of the existing
863 neighborhoods that surround the heart of Skyway-West Hill.

864
865 Lastly, the community identified that the number and density of marijuana-related businesses
866 within Skyway-West Hill was out of proportion with the population and the community's
867 desired vision for the commercial areas.

868

869 Policies

870 General

871

872 **SWH-1** Implement the Skyway-West Hill Community Service Area Subarea Plan through a
873 combination of development regulations and incentives, capital investments, and
874 other public and private strategies.

875

876 **SWH-2** Prioritize achieving community-identified equitable development outcomes that
877 serve the needs of all Skyway-West Hill residents and businesses, especially the
878 needs of those underserved and underrepresented, through tools, strategies, and
879 funding that mitigate residential, economic, and cultural displacement.

880

881 **SWH-3** Provide accessible engagement opportunities for Skyway-West Hill residents and
882 businesses during the development review process. Create opportunities for public
883 input to inform permitting decisions, help ensure new development is consistent
884 with the community's vision, and build capacity in the community.

885

886 **SWH-4** Skyway Business District and the adjacent high-density residential areas should be
887 designated as an Unincorporated Activity Center to serve as the physical,
888 economic, and cultural center of Skyway-West Hill.

889

890 Residential

- 891
- 892 **SWH-5** Focus residential density near business districts and major corridors to provide
893 convenient access to shops, services and amenities, and transit options.
894
- 895 **SWH-6** Support new residential development that is consistent with the community's
896 vision, particularly affordable homes and rentals, homeownership opportunities for
897 first time and moderate-income families, economically and racially diverse
898 neighborhoods, and vibrant communities.
899

900 Commercial and Industrial

- 901
- 902 **SWH-7** Preserve the Skyway Business District and consider nearby properties for
903 inclusion into the District to encourage local economic opportunities, a diverse mix
904 of businesses, and the siting of new businesses.
905
- 906 **SWH-8** Support development and improvements in the Skyway Business District that
907 prioritize opportunities to walk, gather, and recreate through an emphasis on the
908 pedestrian environment and public community spaces.
909
- 910
- 911 **SWH-9** Establish a vibrant Skyway Business District identity such as through urban
912 design standards or other regulations that encourage mixed-use buildings with
913 small and medium-sized ground floor retail, buildings sited adjacent to sidewalks
914 with pedestrian-scale lighting, pedestrian corridors between lots, screened
915 parking, high-quality landscaping and public spaces, and connections to Skyway
916 Park and other public spaces.
917
- 918 **SWH-10** Support the development and continuation of microenterprises in the pedestrian-
919 oriented mixed-use corridor between the two nodes of the Skyway Business
920 District.
921
- 922 **SWH-11** Support the redevelopment of the Martin Luther King Jr. Way S and Rainer
923 Avenue S Business Districts into attractive pedestrian-friendly environments that
924 reflect the diverse needs of the community. Protect existing businesses in the
925 districts as new commercial development occurs.
926
- 927 **SWH-12** Support and maintain employment opportunities and local economic activity in
928 existing industrial areas near Martin Luther King Jr. Way S through zoning and
929 other regulatory tools.
930
- 931 **SWH-13** Limit and avoid the clustering of legal cannabis businesses in Skyway-West Hill
932 through planning and policies, store licensing and siting, and related measures to
933 prevent negative community impacts.
934
935

936 Community Amenities

937

938 **SWH-14** Prioritize the development of community-identified amenities near commercial
939 centers, frequent transit corridors, and parks and trails through partnerships,
940 incentives, and development requirements among other mechanisms.

941

942 **SWH-15** Preserve and enhance community-identified cultural assets in Skyway-West Hill.
943 Work with the community and developers to identify and mitigate the loss of
944 Skyway-West Hill's unique cultural assets when development occurs.

945



946
947

Photo supplied by Renton Innovation Zone Partnership

948

Chapter 4: Housing and Human Services

949
950
951
952
953
954

The *Comprehensive Plan* supports fully addressing the spectrum of housing needs in all communities for all of King County's residents. It also supports establishing healthy communities and fostering conditions that lead to positive health outcomes. This chapter addresses both housing and community health in the context of the specific needs of the Skyway-West Hill community.

955

Housing

956
957
958
959
960

Housing has a profound effect on the quality of life and the vitality of the economy, and thoughtful planning decisions have the power to create strong residential neighborhoods that support connected intergenerational and multicultural communities. This section identifies housing issues and priorities of Skyway-West Hill as identified by the community.

961
962
963
964
965
966
967
968

The *Comprehensive Plan* land use map designates 71% of Skyway-West Hill for medium-density residential (4 to 12 dwelling units per acre) and high-density residential (12 or more dwelling units per acre) land uses. The predominant land use pattern in Skyway-West Hill's neighborhoods is detached single-family residential, with pockets of townhomes and low-rise multifamily development. Another 6% of Skyway-West Hill is designated as unincorporated activity center, which allows for a range of residential and mixed-use developments. The *Comprehensive Plan* Land Use Designation map in Chapter 3 shows these areas.

969
970
971
972
973
974
975
976
977

There are approximately 6,900 housing units in Skyway-West Hill. Over two-thirds of occupied housing units are in detached single-family houses and approximately 30% of the occupied housing units are higher density, including apartments and townhouses.³⁰ These developments are found throughout the subarea, with the majority concentrated along Martin Luther King Jr. Way S, Renton Avenue S, and near Skyway Park. The blending of commercial and residential uses, also known as mixed-use developments, can provide residents with better and more convenient access to shops and services. The Skyway Business District allows for mixed-use developments and has the capacity for this type of growth under existing zoning.

³⁰ US Census Bureau, 2020 ACS 5-year Estimate

978 The housing stock in Skyway-West Hill is generally older than the housing stock of King County
979 as a whole, with nearly 68% of units at least 40 years old. Mobile homes make up a higher
980 percentage of housing in this area (3%) than countywide (1.9%)³¹ and traditionally provide a
981 more affordable source of housing.
982

983 HOUSING AFFORDABILITY

984 Access to safe and affordable housing improves a person's ability to achieve economic well-
985 being, high quality of life, good health, and future success. Skyway-West Hill and King
986 County overall have experienced a need for more housing as the population of the Puget
987 Sound region continues to grow. Data shows that King County faces an unprecedented
988 demand for affordable housing, with an identified need for nearly 244,000 more housing units
989 countywide between 2019 and 2040 for residents at or below 80% of the area median income
990 (AMI).³²
991

992 The typical home value for homes in Skyway-West Hill in December 2021 was over \$587,000.
993 While this is \$350,000 lower than the countywide average, it still represents a 16.7 percent
994 increase from the previous year.³³ Between 2000 and 2019, Skyway-West Hill residents saw an
995 increase in housing costs for both renters and owners. In 2010, the typical home value was
996 nearly \$275,000 and by 2020, the typical home value had increased to close to \$521,000. This
997 represents an increase of 6.6% per year.³⁴ During this same time, the median income for the
998 neighborhood rose by only 3.1% per year.
999

1000 Additionally, housing costs are not spread across Skyway-West Hill equally. For example, in the
1001 Bryn Mawr and Lakeridge neighborhoods with views of Lake Washington and the Cascade
1002 mountains, sales for single-family homes averaged \$629,000, compared to \$526,000 in 2021 for
1003 homes on the west side of the subarea or without views, illustrating significant differences within
1004 the same subarea.³⁵
1005

1006 Rents in Skyway-West Hill have also increased at comparable rates. In 2014, the average
1007 monthly rent was just under \$1,700. By 2019, the average monthly rent had increased to over
1008 \$2,300, which equates to an average yearly increase of 6.3%.³⁶ Countywide, rents have
1009 increased by 3.8% over the same time period. When housing cost increases are compared to
1010 the annual growth in incomes for neighborhood residents, people are needing to spend more of
1011 their monthly income on housing.
1012

1013 Currently, roughly 40% of all households in Skyway-West Hill are cost burdened, meaning they
1014 pay more than 30% of their income for housing. Cost burden increases to over 70% of
1015 households at or below 80% AMI.³⁷ Those that are severely cost burdened, paying more than
1016 50% of their income for housing, account for nearly 20% of all households. A higher percentage
1017 of cost-burdened households indicates that more residents are struggling with basic needs and
1018 may be more vulnerable to evictions and displacement.³⁸

³¹ US Census Bureau, 2019 ACS 5-year Estimate

³² [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 11](#)

³³ [Zillow, Typical sale price for April 2019 through May 2021 for Bryn Mawr-Skyway and King County, pulled July 2022](#)

³⁴ King County Assessor's Office, Localscape, data accessed June 22, 2021

³⁵ King County Assessor's Office, Localscape, data accessed June 22, 2021

³⁶ [Zillow Observed Rent Index for 98178](#)

³⁷ [Department of Housing and Urban Development, 2012-2016 Comprehensive Housing Affordability Strategy](#)

³⁸ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 16](#)

1019
1020 As of 2021, there were 913 units of rental housing affordable to income-qualified households in
1021 Skyway-West Hill.
1022

1023 **Table 2. Skyway-West Existing Housing (2020 ACS 5-Year)**

| Unit Types | Skyway | King County |
|-------------------------------------|-----------|-------------|
| Total housing units | 6,918 | 952,344 |
| Single unit buildings | 68% | 57% |
| 2-9 unit buildings | 8% | 12% |
| 10+ unit buildings | 21% | 29% |
| Owner-occupied units | 60% | 57% |
| Renter-occupied units | 40% | 44% |
| Median value of owner-occupied unit | \$441,900 | \$601,100 |
| Median rent | \$1,535 | \$1,695 |
| Renters experiencing cost burden | 54% | 45% |
| Housing units built before 1969 | 64% | 37% |

1024
1025 The Puget Sound Regional Council's Regional Displacement Risk Index³⁹ identifies areas at
1026 greater risk of displacement relative to the central Puget Sound region. This index is based on
1027 existing neighborhood conditions and includes socio-demographic, transportation, neighborhood
1028 characteristics, housing, and civic engagement indicators. The Displacement Risk Index
1029 designates all of the Skyway-West Hill subarea as being at a moderate risk of displacement.
1030 However, these aggregated statistics may not consider the risk experienced by individual
1031 households.

1032 The combination of rising housing prices, the high rate of cost-burdened households, and lower
1033 than average incomes places Skyway-West Hill residents at an increased risk of displacement.
1034 Individuals in Skyway-West Hill who are Black, Indigenous, or persons of color are about twice
1035 as likely to be severely cost-burdened than White individuals, indicating an increased risk of
1036 displacement for households of color.⁴⁰

1037 In 2020, King County's Department of Community and Human Services and Department of
1038 Local Services studied affordable housing incentives in the North Highline and Skyway-West Hill
1039 subareas.⁴¹ This work led to the development of a set of recommended tools and strategies for
1040 the County to implement to address the challenges of housing affordability and the risk of
1041 residential displacement.⁴² One of the recommended tools is an inclusionary housing policy for
1042 the Skyway-West Hill and North Highline subareas. Inclusionary housing either requires or
1043 incentivizes developers to build new affordable housing units as part of their projects by allowing
1044 additional market rate dwelling units to be constructed to balance the cost of providing the
1045 affordable units. A series of workshops and focused conversations were held with community
1046 members to develop the details of the inclusionary housing standards.

³⁹ [Puget Sound Regional Council, 2019. Displacement Risk Mapping: Technical Documentation](#)

⁴⁰ [BERK Consulting, Inc. King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill. \(King County, WA: Department of Community and Human Services, 2020\)](#)

⁴¹ [BERK Consulting, Inc. King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill. \(King County, WA: Department of Community and Human Services, 2020\)](#)

⁴² [Skyway-West Hill and North Highline Anti-displacement Strategy Report and Recommendations](#)

1047
1048 A community preference will be applied when assigning affordable units created under the
1049 program. Community members with a connection to Skyway-West Hill will be given priority for
1050 the units to help stem displacement.
1051

1052 Community Priorities

1053 Equitable development is a key issue identified by Skyway-West Hill residents, which includes
1054 preventing displacement of existing residents and creating more housing that is affordable to the
1055 community. Feedback from residents shows that many consider the area's stock of affordable
1056 housing to be an asset and were supportive of the protection and creation of affordable housing.
1057

1058 As development pressure and housing costs in King County rise, areas like Skyway-West Hill
1059 have also seen large increases in rents and home values. Some former Skyway-West Hill
1060 residents who participated in the process shared that they have been forced to move to find
1061 more affordable housing. This displacement of households erodes community over time
1062 because, as was said during community conversations remaining residents fear that they too
1063 may also be forced to move away from the community they call home. The community identified
1064 a need for protections to slow housing instability and residential displacement. Such protections
1065 may include programs or regulatory requirements that preserve existing "naturally affordable"
1066 housing, provide new subsidized affordable units, and protect existing residents by
1067 implementing community preference policies.
1068

1069 The community says that more affordable housing options are needed throughout Skyway-West
1070 Hill. Residents state that they are strongly in favor of programs like inclusionary zoning
1071 requirements, land trusts, right-to-return programs, and community benefit agreements that
1072 assure no net loss of affordable units. Programs that did not directly result in affordable housing,
1073 such as in-lieu fee programs, are less favored.
1074

1075 Policies

1076 **SWH-16** Promote access to diverse housing choices for residents at a variety of income
1077 levels, ages, household sizes, and lifestyles to address the housing needs of the
1078 Skyway-West Hill community.
1079

1080 **SWH-17** Preserve and improve existing affordable housing and increase the supply of
1081 affordable housing in Skyway-West Hill through tools such as:
1082 a. Inclusionary zoning;
1083 b. Community land trusts and other models of permanently affordable, shared-
1084 equity homeownership;
1085 c. Property tax exemptions, such as the multifamily tax exemption (MFTE); and
1086 d. Funding equitable, community-driven affordable housing.
1087

1088 **SWH-18** Expand homeownership opportunities for Skyway-West Hill residents, through
1089 tools such as down payment assistance and redevelopment assistance.
1090

1091 **SWH-19** Utilize a range of strategies to reduce residential displacement in Skyway-West
1092 Hill such as adopting a tenant relocation assistance policy and implementing right
1093 to return and/or community preference policies
1094

- 1095 **SWH-20** Require or incentivize residential development that serves a range of household
1096 sizes, types, and incomes, including 2 or more bedroom units for families, and
1097 affordable culturally specific housing for elders in Skyway-West Hill.
1098
- 1099 **SWH-21** Support development of and access to housing suitable and affordable for
1100 households with special needs, low-, very low-, and extremely low-incomes.
1101
- 1102 **SWH-22** Promote safe and healthy homes by implementing strategies, programs, and
1103 regulations to address dilapidated or unsafe properties, or potentially prevent
1104 declining conditions, so Skyway-West Hill residents can remain in their homes.
1105
- 1106 **SWH-23** Prevent displacement of mobile home residents by preserving existing mobile
1107 home parks and requiring that any redevelopment proposal of these properties
1108 include evaluation and mitigation of residential displacement impacts.
1109
1110

1111 **Health and Human Services**

1112 King County’s *Comprehensive Plan* prioritizes the delivery of human services as a critical
1113 component of sustainable communities and environmental justice. King County has a regional
1114 role in health and human services, working with many partners, such as federal, state, and other
1115 local governments, service providers, nonprofit organizations, foundations, faith communities,
1116 businesses, schools, and the criminal justice system, to improve the health and well-being of all
1117 people in King County’s communities.

1118
1119 As the Key Health Indicators table below illustrates, residents in and near Skyway-West Hill are
1120 overall less healthy than King County residents as a whole. This highlights the need for
1121 additional programs and services to address these disparities.
1122

1123 **Table 3. Skyway-West Hill Key Health Indicators**

| | Census Tract* 53033026100 | Census Tract* 53033026001 | Zip Code 98178 | King County | Year |
|---|------------------------------|------------------------------|-------------------|--------------|----------------------|
| General Health Indicators | | | | | |
| Total Population | 7,560 | 5,820 | 24,400 | 2.18 million | Average of 2016-2020 |
| Life Expectancy at Birth (years) | 78.5* | 81.2 | 80.0* | 81.6 | 2015-2019 |
| Low birth weight (%)** | 9.3 | 8.1 | 8.44* | 6.6 | 2015-2019 |
| | | | | | |
| Hospitalizations | | | | | |
| Asthma (counts) | | | 52 | 551 | 2017-2019 |
| Asthma Age-adjusted rate per 100,000 | | | 76.6* | 26.1 | 2017-2019 |
| Diabetes (counts) | | | 40 | 5,951 | 2017-2019 |
| Diabetes Age-adjusted rate per 100,000 | | | 153.3* | 88.4 | 2017-2019 |
| Heart Disease (counts) | | | 131 | 9,018 | 2017-2019 |
| Heart Disease Age-adjusted rate per 100,000 | | | 478.9 | 441.3 | 2017-2019 |

Note:

* Statistically different compared to King County

**Percent of live born singleton infants born at term (at or above 37 weeks) with a birth weight of less than 2,500 grams (5.5 lbs.).

Data Sources

- WA Hospital Discharge Data, Comprehensive Hospitalization Abstract Reporting System (CHARS) 1987-2019. Washington State Department of Health, Center for Health Statistics, Community Health Assessment Tool (CHAT), Aug 2021.
- Washington State Department of Health, Center for Health Statistics, Death Certificate Data, 1990-2019, Community Health Assessment Tool (CHAT), January 2021.
- Washington State Department of Health, Center for Health Statistics (CHS), Birth Certificate Data, 1990 - 2019, Community Health Assessment Tool (CHAT), October 2020.

Prepared by: Public Health - Seattle & King County, Assessment, Policy Development & Evaluation Unit,
October 2021

1124

1125 Healthcare Services

1126 Skyway-West Hill lacks many community healthcare services. Only 1 healthcare center is
1127 located in the subarea, the Cynthia A. Green Family Center operated by HealthPoint in a
1128 partnership with Childhaven.

1129

1130 Public Health – Seattle & King County also provides services to the residents of Skyway-West
1131 Hill either directly or through partnerships with other agencies, including:

1132

- 1133 • **WIC and First Steps** (Maternity Support Services and Infant Care Management):
1134 Provided in partnership with Cynthia A. Green Family Center
- 1135 • **Family Planning Health Education Team:** Provides District teacher trainings on
1136 elementary and secondary FLASH curriculum.
- 1137 • **Public Health School Based Partnership Team:** Provides funds annually to support
1138 school-based health centers including Opportunity Skyway-Interagency High School and
1139 Renton Senior High School.
- 1140 • **Street Medicine Team and Evergreen Treatment Services-REACH:** Conducts
1141 outreach to provide primary and behavioral health care to those experiencing
1142 homelessness.
- 1143 • **Community Health Services' Parent Child Health programs:** Conducts visits at area
1144 shelters. These services include care for new mothers and their babies.
- 1145 • **Access and Outreach Team:** Works with Skyway community-based organizations to
1146 link their clients to health care insurance, health services and ORCA Lift (A free and
1147 reduced-cost transportation program).

1148

1149 Skyway-West Hill is in the Valley Medical Center – Public Hospital District No. 1 service area,
1150 which operate hospital facilities as well as provide healthcare services to keep people healthy.
1151 Hospital districts adapt their services to support local community needs. Valley Medical Center –
1152 Public Hospital District No. 1 is managed by UW Medicine and encompasses the cities of Kent,
1153 Renton, a majority of Tukwila, and portions of Auburn, Black Diamond, Covington, Federal Way,
1154 Maple Valley, Newcastle, and Seattle, as well as Skyway-West Hill.

1155

1156 Access to Healthy Foods

1157 One key component of achieving positive health outcomes is having convenient access to
1158 affordable, healthy, and local food. Skyway-West Hill contains a Grocery Outlet supermarket
1159 located on Renton Avenue S, in the Skyway Business District, along with several walk-
1160 up/carryout restaurants. The closest supermarkets that serve residents' needs are the Fred
1161 Meyer and Safeway grocery stores located about a mile away in the City of Renton. Due to the
1162 location of these stores, outside of the subarea, residents' access to fresh fruits and vegetables
1163 is inconvenient and access to culturally specific and healthy foods is limited.

1164

1165 **Early Learning and Childcare**

1166 Early childhood development is an essential part of healthy cognitive, linguistic, and social
1167 development. Access to early childhood development is a determinant of equity. Skyway-West
1168 Hill contains 1 commercial childcare facility located within the Skyway Business District and a
1169 second, outdoor preschool under development on a 2-acre parcel to the west of the Skyway
1170 Business District. A number of home daycare facilities are operated out of single-family
1171 residences.

1172
1173 **Renton School District and Renton Innovation Zone Partnership**

1174 Skyway-West Hill is located within the Renton School District, with 3 elementary, 2 middle, and
1175 2 high schools serving Skyway-West Hill children and families. In 2018, the Renton Innovation
1176 Zone Partnership (RIZP) was established in partnership with the district, the Community Center
1177 for Education Results, community stakeholders, families, and King County. RIZP was created to
1178 improve educational outcomes because in 2011, Lakeridge Elementary in Skyway-West Hill
1179 was identified as one of the state’s lowest performing schools and the district was awarded a
1180 grant to help improve educational outcomes. In 2016 similar interventions were implemented at
1181 Campbell Hill and Bryn Mawr Elementary Schools, also in Skyway-West Hill. Along with 2017
1182 inclusion of Highlands Elementary School in Renton, the collective effort was branded the
1183 Renton Innovation Zone.

1184
1185 The RIZP uses a collective impact⁴³ approach to improve educational outcomes by convening
1186 community partners and stakeholders to focus on 3 core strategies:

- 1187 1. Building an early learning system
1188 2. Meeting the basic needs of students and families, and
1189 3. Intentionally engaging with the community and families

1190
1191 In 2020, after a year of planning and in response to the COVID-19 pandemic, the RIZP, in
1192 partnership with the U.S. Department of Housing and Urban Development (HUD) Region X
1193 Seattle office, Renton School District, and other community-based, began hosting Skyway
1194 Resource Center pop-up events. The biweekly events, held outdoors, farmers market style,
1195 allowed community members to access critical services and resources at a convenient location.
1196 The services and resources provided ranged from food boxes, school backpacks and supplies,
1197 housing and rental assistance, diapers, warm clothing, healthcare consultations and referrals,
1198 and COVID-19 responsive personal protective equipment of masks and hand sanitizer.

1199
1200 **Skyway Resource Center**

1201 The Skyway Resource Center is a multi-service social and human service provider network that
1202 is connecting Skyway-West Hill residents with the resources they need to live and thrive. The
1203 Skyway Resource Center is the culmination of years of community planning, dating back to
1204 2014 when Schemata Workshop led a Community Center Visioning Process. In 2016, the
1205 SWAP called out the need to “Establish a space open to the community where service providers
1206 can conduct programs geared toward activities to benefit youth, seniors and/or other targeted
1207 populations.” In October 2020, the Skyway Resource Center was formally recognized as a HUD
1208 EnVision Center. This was the second such designation in Washington State.

⁴³ The collective impact concept was introduced in the [2011 Stanford Social Innovation Review](#)

1210 The Skyway Resource Center, in partnership with the King County Housing Authority,
1211 negotiated the acquisition of the former bank branch located at 12601 76th Avenue South to
1212 establish a fixed facility to better deliver some of the need social and health service needs of the
1213 community, such as: early learning, mental health care for all ages, culturally responsive social
1214 services, and co-located wraparound services from multiple human service providers.
1215

1216 Community Priorities

1217 Through the engagement process, the community identified several priorities summarized
1218 below:

- 1219 • Support area youth through recreation, education, and employment programs. This
1220 priority is also closely linked with the community's need for a community center
1221 established in the neighborhood to support all aspects of community wellbeing.
- 1222 • More behavioral health services.
- 1223 • More services for elderly and disabled residents, including transportation services. The
1224 community links this priority to their need for more affordable housing in the
1225 neighborhood prioritized for these vulnerable community members.
- 1226 • Improved access to healthy food options, through a regular farmer's market in the
1227 Skyway Business District and additional restaurants that serve a range of culturally
1228 relevant food options.
- 1229 • More early childhood education programs that enrich the lives of students and their
1230 families. The types of programs identified include tutoring programs for bilingual
1231 students, music and arts programs, and programs that provide early exposure to
1232 science, technology, and math curricula.
1233

1234 Policies

- 1235
- 1236 **SWH-24** Support access to healthy, affordable, and culturally relevant foods for all
1237 residents throughout Skyway-West Hill by encouraging grocery stores, small
1238 markets, farmers markets, urban farms, and community gardens.
- 1239
- 1240 **SWH-25** Partner with agencies and organizations including, but not limited to, Renton
1241 School District, community-based organizations, and other health and human
1242 service agencies to provide healthcare (physical and behavioral), social and
1243 human services, early education, and childcare to improve outcomes for residents
1244 of all ages, students, and their families, especially where needs are greatest.
1245
1246

1247



1248

1249

Chapter 5: Parks, Open Space, and Cultural Resources

1250

1251

1252

1253

1254

1255

1256

1257

1258

1259

Parks and open space lands in Skyway-West Hill are owned by King County and managed by the King County Department of Natural Resources and Parks (DNRP). The Parks and Recreation Division of DNRP offers several programs in Skyway-West Hill in partnership with private organizations. DNRP also administers multiple grant programs that support public agencies and community organizations serving the Skyway-West Hill community. Notably, the *2016 King County Open Space Plan: Parks, Trails, and Natural Areas (2016 Open Space Plan)*, a functional plan of the *Comprehensive Plan*, provides the policy framework for the County's acquisition, planning, development, stewardship, maintenance, management, and funding of its countywide system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.⁴⁴

1260

1261

1262

1263

As of 2021, Skyway-West Hill contains approximately 27 acres of public parkland within its boundaries. Of this, 23 acres are developed as Skyway Park behind the Skyway Business District and 4 acres are undeveloped open space known as Bryn Mawr Park.

1264

1265

1266

Currently, Skyway Park hosts little league baseball and youth football games as well as community events like the Skyway Community Festival.

1267

1268

1269

1270

1271

1272

1273

Other nearby parks provide open space, playfields, and other recreational opportunities for Skyway-West Hill residents. These include Lakeridge Park and Deadhorse Canyon in Seattle, Fort Dent Park in Tukwila, and Gene Coulon Park in Renton. Bryn Mawr, Campbell Hill, and Lakeridge Elementary Schools and Dimmitt Middle School also offer sports fields, playgrounds, and facilities used by residents but are not classified as public parks, nor are they open to the public during school operating hours. The location of these school properties is shown on the School District Map in Appendix A: Tables and Maps.

1274

1275

1276

1277

1278

1279

1280

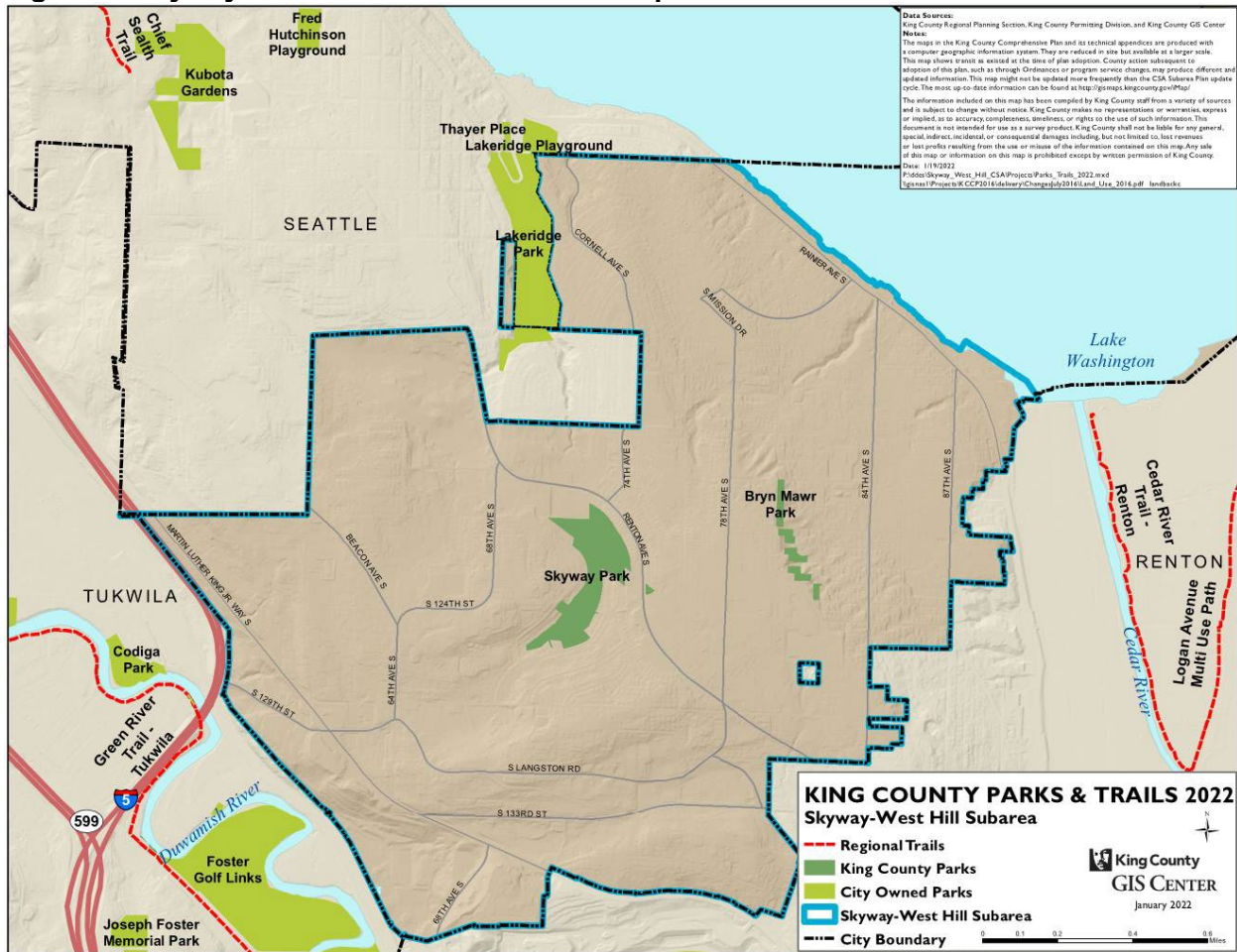
1281

1282

Privately owned and semi-public recreation and open space are also important contributors to the area's green space network, offering amenities like plazas, playgrounds, picnic tables, dog-walking areas, and swimming pools to residents. Many churches and religious organizations also provide similar amenities and gathering spaces on their properties.

⁴⁴ King County [Open Space Plan](#)

1283 **Figure 4. Skyway-West Hill Parks and Trails Map**



1284
1285

1286 **Skyway Park Vision**

1287 In 2008, King County, the Pomegranate Center, and the community developed a joint
1288 community vision plan for improvements at Skyway Park. The overall goal of the plan was to
1289 increase the use and safety of the park and reclaim it as a central feature and asset of the
1290 community. The plan called for improving entryways to the park, providing auxiliary parking
1291 locations, establishing community gardens, upgrading ball fields and/or adding sports facilities,
1292 and upgrading lighting for security and evening use.

1293
1294 In 2020, the County implemented a capital project in Skyway Park to improve recreation and
1295 sports facilities. This includes improvements such as adding an outdoor mini soccer arena,
1296 expanding and moving the playground, upgrading fencing and lighting, and improving pathways
1297 and basketball courts, and other improvements. Additionally, King County Parks has a public-
1298 private partnership with the Seattle Kraken professional hockey team to install street goal nets
1299 on the basketball court. The team will work with local community-based organizations, schools,
1300 and organizations to conduct free youth hockey activities at the park.

1301

1302 Skyway-West Hill Community Center

1303 In 2020, King County appropriated \$10 million to help the Skyway-West Hill community initiate
1304 acquisition and development of property to realize its goal of building a community center. This
1305 work stemmed the community’s work with the Pomegranate Center to “Create momentum to
1306 build a community center to serve as the glue to hold the community together and become
1307 home away from home for many young people.”⁴⁵

1308
1309 In 2013, a project team led by Skyway Solutions worked with Schemata Workshop, a
1310 community-oriented architecture firm, to develop a conceptual design and construction cost
1311 estimate so the community could begin to take the next steps toward realizing a community
1312 center to serve as the cultural and social hub of the community. A feasibility analysis was
1313 completed in 2019 that estimated that the cost to develop a Skyway-West Hill Community
1314 Center would cost in the range of \$35 to \$50 million, at a minimum.⁴⁶

1315

1316 Regional Trails

1317 Several regional multi-use trails (biking and pedestrian) surround the Skyway-West Hill
1318 community. However, formal links to these routes from Skyway-West Hill do not exist.

1319

1320 The following King County and other municipal regional trails are nearby but do not yet connect
1321 to the community:

1322

1323 - **Chief Sealth Trail** – Connects downtown Seattle to the City of Seattle’s Kubota Gardens
1324 via Beacon Hill and the Seattle City Light Power Transmission Corridor.

1325 - **Lake to Sound Trail** – Connects the south end of Lake Washington in Renton to Puget
1326 Sound in Des Moines, passing through Tukwila, Burien, and SeaTac. While portions of
1327 the trail are still in development, the segment of the trail nearest to Skyway-West Hill is
1328 complete, connecting City of Renton’s Black River Riparian Forest to City of Tukwila’s
1329 Fort Dent and the Green River Trail. Once complete, this trail will be 16 miles long and
1330 connect to 4 other regional trails.

1331 - **Green River Trail** – Runs more than 19 miles connecting Cecil Moses Park near
1332 Seattle’s south boundary to North Green River Park in south Kent near Auburn

1333 - **Cedar River Trail** – The Trail is 17.3 miles and follows the Cedar River from where it
1334 enters Lake Washington in the City of Renton upriver to Maple Valley

1335 - **Lake Washington Trail** – A 55-mile loop around Lake Washington accessible at the
1336 Gene Coulon Park in Renton

1337

1338 Open Space and the Environment

1339 In February 2021, King County published its *30-Year Forest Plan*,⁴⁷ which is organized around 7
1340 priority areas. Based on Skyway-West Hill’s location within the urban areas of King County, the
1341 following 3 priority areas are likely to have the most direct impact on the lives of the Skyway-
1342 West Hill community:

⁴⁵ Action 5.6 from “Skyway Solutions – A community agenda for revitalization (2009)

⁴⁶ Skyway-West Hill Land Use Strategy – Appendix C, Attachment G to Ordinance 19146

⁴⁷ [30-Year Forest Plan](#)

- 1343 • **Urban Forest Canopy** – Increasing tree canopy in urban areas with a focus on areas
1344 with the lowest canopy cover.
- 1345 • **Human Health** – Prioritizing tree canopy improvements and increased access to
1346 forested open space to improve health outcomes and advance health equity.
- 1347 • **Water Quality and Quantity** – Maintaining and expanding forest canopy to improve
1348 water quality, reduce stormwater runoff, and reduce flooding.
1349

1350 An analysis of the forest canopy cover in the *Forest Plan* found that Skyway-West Hill's urban
1351 forest canopy covers roughly 511 acres, or around 28%, in the subarea. For the cities and
1352 unincorporated areas analyzed, the canopy coverage percentages ranged from a high of 67%
1353 down to 16%. Skyway-West Hill's canopy coverage is similar to the cities of Seattle and Kent
1354 and about 7% more than North Highline's.
1355

1356 While no specific target for the “right” amount of tree canopy can be prescribed, increases in
1357 urban forest tree canopy can help to reduce urban heat islands by providing shade, increase
1358 physical well-being and health outcomes by trapping particulate matter, and positively affect
1359 water quality and quantity by intercepting rainfall.
1360

1361 Skyway Library

1362 Skyway-West Hill has been served by the King County Library System (KCLS) since 1953,
1363 when the Skyway Branch Library Board and its 2,000 volumes opened to the public in the back
1364 room of a local bakery on Renton Ave S. In 1970, a 5,200 square foot Skyway Library opened
1365 with space to double the volumes available and included a meeting room. As part of a
1366 successful \$172 million KCLS voter approved bond measure, a new Skyway Library opened in
1367 2016. The \$8.3 million, 8,000 square foot facility includes eco-friendly building features, a plaza
1368 that is used for community events and farmers markets, and a table made from an airplane wing
1369 in a nod to the community's historical connection with the aviation industry. Skyway Library
1370 offers collections in Chinese, Somali, Spanish, and Vietnamese and is an important cultural
1371 resource in the heart of Skyway-West Hill.
1372

1373 Community Priorities

1374 Skyway-West Hill residents' feedback shows that they value their parks, open spaces, and the
1375 environment. Residents voice strong support for making recreational amenities, access, and
1376 parking enhancements to Skyway Park. They identified their need to acquire additional parks
1377 and open space lands throughout the neighborhood so that more people have access to nature
1378 and recreational amenities near their homes. The community is especially interested in seeing
1379 parks, greenspaces, and interconnected public spaces when new development occurs in and
1380 around the Skyway Business District and in the residential areas of the neighborhood.
1381

1382 Another long-standing community priority is the acquisition and development of a Skyway-West
1383 Hill Community Center. The community center concept was expressed as community priority in
1384 the *1994 West Hill Community Plan*.⁴⁸ Since the County appropriated \$10 million in 2020 for the
1385 acquisition and development of a community center, the community is eager to work toward
1386 creating a multi-cultural, multi-generational recreational and human service hub for the
1387 neighborhood.

⁴⁸ [Ordinance 11166](#)

1388
1389 Organized recreational activities for all ages, but especially for area youth, are a top priority for
1390 the community. The community have asked that programs be developed and fostered. This
1391 collaboration should occur in close partnership with the community to ensure the programs are
1392 culturally appropriate and economically accessible to area residents.

1393
1394 Skyway-West Hill residents would like to see trail connections created with existing surrounding
1395 regional trails for safe circulation for bicycle commuters and other active transportation users
1396 between Seattle, Renton, and other destinations to the south and east. Specifically, the
1397 community called for the Chief Sealth Trail corridor from Seattle to extend up and over Skyway-
1398 West Hill to provide not only a recreational amenity, but also an active transportation corridor
1399 and a linear greenspace connecting the Skyway-West Hill area to its neighbors. Additionally, the
1400 community would like to see more trails developed to and through Skyway-Park and to
1401 Lakeridge Park, in Seattle's Deadhorse Canyon.

1402
1403 The community has expressed a desire for tree planting campaigns in the neighborhood, along
1404 with protection of existing trees and forest cover either during the development process or
1405 through acquisition and stewardship of natural areas and open spaces.

1406

1407 Policies

1408

1409 **SWH-26** Highlight Skyway Park as a major community amenity through enhanced physical
1410 and visual connections to the park.

1411

1412 **SWH-27** Work with Skyway-West Hill residents, businesses, and other community
1413 organizations to identify and implement opportunities for planting trees and
1414 installing green infrastructure to reduce the urban heat island and improve water
1415 and air quality. Prioritize areas that have been underserved and
1416 underrepresented.

1417

1418 **SWH-28** Ensure that parks, open space, and recreational and cultural facilities reasonably
1419 provide for the existing and future needs of the Skyway-West Hill community.
1420 These facilities should be readily accessible to residents and within close
1421 proximity to residential and mixed-use developments.

1422

1423 **SWH-29** Support development of additional public trails in Skyway-West Hill to connect
1424 with regional trails, Seattle trails, and other locations.

1425

1426 **SWH-30** Acquire land for parks, open spaces, and environmental protection in Skyway-
1427 West Hill, including properties with views of the mountains or Lake Washington,
1428 as desired by the community.

1429

1430 **SWH-31** Support development and operation of a Skyway-West Hill Community Center as
1431 a place for community enrichment.

1432

1433 **SWH-32** Support the delivery of park improvements and recreational, cultural, and
1434 educational programs in Skyway by partnering with community organizations and
1435 public agencies to increase capacity building and funding, sharing technical
1436 expertise, and leveraging County-owned parks facilities.

1437



1438

1439

Chapter 6: Transportation

1440 Transportation has a profound effect on quality of life and the vitality of the economy. It provides
1441 access to jobs, education, services, recreation, and other opportunities. Well-planned land use
1442 patterns and neighborhoods have features like connected street networks, nearby shopping,
1443 walking paths, and transit service. These features reduce dependency on cars, increase
1444 opportunities to be physically active, and improve air quality.

1445
1446 The County focuses its roads-related resources on critical safety needs and core maintenance
1447 and operations. Similar to other urban unincorporated areas, there has been insufficient
1448 investments in Skyway-West Hills' transportation system to support improved mobility, safety,
1449 and community health. The community seeks a network of connected streets that support
1450 motorized and active transportation options for moving about the neighborhood and beyond, as
1451 well as transit services to meet the travel needs of the community.

1452
1453 In addition to transportation policies in the *Comprehensive Plan*, delivery of transportation and
1454 mobility services are implemented through functional plans including:

- 1455 • The Strategic Plan for Road Services⁴⁹
- 1456 • The Strategic Plan for Public Transportation⁵⁰
- 1457 • The Long Range Plan for Public Transportation – Metro Connects⁵¹

1458

Road Services

1460 The King County Department of Local Services, Road Services Division provides an array of
1461 broad services with its constrained revenue. Services include:

- 1462 • general roadway maintenance
- 1463 • pothole filling
- 1464 • snow and storm responses
- 1465 • inspections
- 1466 • repaving

⁴⁹ [Strategic Plan for Road Services](#)

⁵⁰ [Strategic Plan for Public Transportation](#)

⁵¹ [Long Range Plan for Public Transportation – Metro Connects](#)

- 1467 • safety investigations
- 1468 • traffic analysis
- 1469 • installation of devices such as signals and signs
- 1470 • pavement marking
- 1471 • school safety zone improvements
- 1472 • roadside vegetation and litter removal
- 1473 • graffiti removal
- 1474 • bridge monitoring and repair
- 1475 • road alerts
- 1476 • emergency response services
- 1477 • establishing and updating design standards
- 1478 • development and construction review
- 1479 • permitting

The 2021 Skyway-West Hill road network includes the following assets:

Table 4. Skyway-West Hill Transportation Assets

| Asset | Quantity |
|-----------------------------------|--------------------------|
| Total centerline miles of road | 57 miles |
| King County maintained lane miles | 47 lane miles |
| Traffic cameras | 1 |
| Traffic signals | 7 |
| School zone flashers | 22 |
| Traffic control signs | 2,459 |
| Guardrails | 1.8 miles |
| Drainage pipes | 40 miles |
| Drainage ditches | 6.6 miles |
| Catch basins | 2,230 |
| Sidewalks | 20 linear sidewalk miles |
| Bike lanes | 4 miles |
| Crosswalks | 70 |

1484
1485 Additionally, as part of the *Comprehensive Plan*, King County develops a Transportation Needs
1486 Report (TNR),⁵² which is a long-term list of needed improvements to roads and related
1487 transportation infrastructure. The 2020 TNR identifies 28 needed improvements, with a total
1488 estimated cost of nearly \$58 million, in Skyway-West Hill. The projects include providing
1489 nonmotorized facilities such as sidewalks, while others seek to address drainage issues,
1490 improve intersection operation and safety, and upgrade traffic signals. The TNR does not
1491 identify any roadway capacity projects within Skyway-West Hill. A map showing the locations of
1492 the TNR projects in Skyway-West Hill is in Appendix A: Tables and Maps.

1493
1494 Finally, as part of its *Americans with Disabilities Act Transition Plan*,⁵³ the County identified over
1495 40 curb ramps in Skyway-West Hill that are a high priority for upgrades to current accessibility
1496 standards.

⁵² [Transportation Needs Report 2020](#)

⁵³ [ADA Transition Plan and Accessibility Services](#)

1498 **State Highways**

1499 Martin Luther King Jr. Way S, also known as State Route 900 is one of the major arterial
1500 roadways serving Skyway-West Hill. It is managed by the Washington State Department of
1501 Transportation. In 2021, the State undertook a planning project to evaluate the corridor and
1502 engage with community residents regarding their ideas for making it safer, more functional, and
1503 attractive. A map showing the roadway classifications in Skyway-West Hill is in Appendix A:
1504 Tables and Maps.

1506 **Public Transportation Services**

1507 The King County Metro Transit Department (Metro) provides fixed-route bus service and
1508 corresponding Access paratransit service in the Skyway-West Hill subarea. The following transit
1509 routes serve Skyway-West Hill as of June 2022.⁵⁴

1511 **Table 5. King County Metro Transit Routes in Skyway-West Hill**

| Route # | Route | Weekday Average Headways* | Weekend Average Headways |
|---------|---|--|--------------------------|
| 101 | Renton Transit Center to Downtown Seattle via Martin Luther King Jr. Way S | Peak: 15-20 minutes Off-peak: 15-20 minutes | All day: 30-60 minutes |
| 102** | Fairwood to Downtown Seattle – peak only via Martin Luther King Jr. Way S | | |
| 106 | Renton Transit Center to Downtown Seattle via Renton Avenue | Peak: 15 minutes Off-peak: 15-30 minutes | All day: 15-30 minutes |
| 107 | Renton Transit Center to Beacon Hill via 87 th Ave S, S 114 th St, Renton Ave S, and Beacon Ave S | Peak: 10-15 minutes Off-peak: 30 minutes | All day: 30-60 minutes |

1512 *King County Metro transit service in June 2022. Peak is typically 5am to 9am and 3pm to 7pm and can vary by
1513 route.

1514 **In Skyway-West Hill, Routes 101 and 102 travel the same corridor and provide service to the same transit centers.
1515 Combined, these routes provide frequent service In Skyway-West Hill.

1517 In 2020, to be intentional about sharing power with the community, Metro dedicated staff
1518 resources to develop and improve relationships with the Skyway-West Hill community and co-
1519 define an investment approach to resolve mobility challenges facing the community. Taking
1520 community input compiled by the County in previous outreach efforts and dedicating months of
1521 listening to and collaborating with community stakeholders, Metro identified and are
1522 implementing several programs to meet the mobility needs of area residents, including:

- 1524 • An ORCA Youth pilot that will increase Skyway youth’s access to transit and transit
1525 education by providing free bus passes to area youth.
- 1526 • Expanding the Metro Community Van program to the Skyway community in partnership
1527 with the Department of Local Services, providing residents with customized options for
1528 travel when fixed-route bus service cannot meet their needs.

⁵⁴ King County Metro transit service as of March 2022; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change.

- 1529
- 1530
- 1531
- 1532
- 1533
- Expansion of the Via to Transit service, which provides on-demand trips that connect area residents to transit hubs and community assets (Rainier Beach Link Light Rail Station, Renton Transit Center, the Skyway Library, and Kubota Gardens) to increase service coverage and connectivity throughout Skyway.

1534 Community Priorities

1535 Over the past several years, when asked what type of transportation investments would be
1536 meaningful and have lasting impact on the community, residents continually expressed needs
1537 for more and improved pedestrian and active transportation facilities, such as sidewalks, bike
1538 lanes, and regional trail connections. These improvements provide safe and healthy areas to
1539 recreate and offer additional commuting options to nearby destinations.

1540

1541 In concert with improved active transportation facilities, the community has expressed a desire
1542 to have more streetlights installed throughout residential areas. This will illuminate roadways for
1543 motorists and pedestrians using the public right-of-way. When asked about priorities for
1544 sidewalks and streetlights, people asked that improvements be directed toward streets with the
1545 most traffic and higher speeds. The community has also requested more frequent maintenance
1546 of the road surface and the vegetation along shoulders and behind sidewalks.

1547

1548 The community has requested additional bus service, especially routes that connect residential
1549 areas along Martin Luther King Jr. Way S with the Skyway Business District. In addition,
1550 requests have been made to connect Skyway-West Hill more directly with the retail and
1551 commercial centers in Tukwila.

1552

1553 The community wants assistance to address mobility challenges such as transit access for
1554 youth, more mobility options for customers with limited physical abilities or who are elderly, and
1555 improved access to the Rainier Beach Link Light Rail station.

1556

1557 The community has identified several improvements with regard to the Martin Luther King Jr.
1558 Way S corridor. Identified improvements include reduced speed limits, wider sidewalks that are
1559 separated from the roadway by planting strips, convenient and safe crosswalks, better turning
1560 options for motorists, and ample lighting along the corridor and near transit stops.

1561 Policies

1562

1563

1564 **SWH-33** Prioritize safe and inviting walking, bicycling, and rolling throughout Skyway-West
1565 Hill to connect residents to transit facilities, the Skyway Business District,
1566 neighborhood business districts, Skyway Park, the Skyway Library, schools, and
1567 other local destinations.

1568

1569 **SWH-34** Provide convenient, safe transit access to commercial areas, jobs, services, and
1570 community amenities in Skyway-West Hill and surrounding transit hubs so that
1571 residents can participate in the economy and access amenities regardless of their
1572 age, socioeconomic status, or abilities.

1573

1574 **SWH-35** By working closely with Washington State Department of Transportation, support
1575 improvements the State Route 900 corridor to enhance the safety of the area

1576 residents and the traveling public, operational functionality, and walking and
1577 bicycling facilities.
1578



1579

1580 Chapter 7: Services and Utilities

1581 A full range of urban utilities and services is critical to supporting urban communities, including
1582 utilities and services include water and sanitary sewer, stormwater management, solid waste
1583 collection and disposal, and fire protection. Skyway-West Hill is served by several different
1584 special utility districts and organizations that collectively provide these vital services. The
1585 provision of water and sewer services has a direct impact on the use and development of land
1586 in Skyway-West Hill.

1587
1588 Skyway Water and Sewer District, Seattle Public Utilities, and King County Water District #125
1589 provide public water to a majority of Skyway-West Hill. A small portion of the area is served by
1590 private water supply (such as wells) and the City of Renton. Sewer service for most of Skyway-
1591 West Hill is provided by Skyway Water and Sewer District. Small pockets in the northwest and
1592 southeast parts of Skyway-West Hill are in the sewer service area of Seattle Public Utilities and
1593 the City of Renton, respectively. Parcels with on-site septic systems are clustered in the south
1594 and southeast portions of Skyway-West Hill. Public Health - Seattle & King County provides
1595 oversight for on-site septic systems. As redevelopment occurs in areas with private water and
1596 sewer systems, connections to public services are anticipated.

1597
1598 A map showing sewer service providers in the Skyway-West Hill subarea is included in
1599 Appendix A: Tables and Maps.

1600 Community Priorities

1601 The community has identified several utilities and services. The community wants to see new
1602 development that is well-planned. In this context, “well planned” means that the utilities and
1603 services that are needed to serve new development are adequate for the new development, but
1604 also provide capacity for future growth.

1605
1606 During the community engagement process, the community asked that new residential and
1607 commercial developments in Skyway-West Hill connect to public sewer service and increase

1608 opportunities for existing private property owners relying on older, failing on-site septic systems
1609 to connect to public water and sanitary sewer.
1610

1611 **Policies**

1612
1613 **SWH-36** Promote the efficient use of land through a coordinated and logical approach to
1614 infrastructure and service provision, including coordination with neighboring cities
1615 for future annexation.
1616

1617 **SWH-37** Partner with the Skyway-West Hill community, Skyway Water & Sewer District,
1618 City of Renton, King County Water District #125, and Seattle Public Utilities to
1619 address aging and failing on-site sewage systems by identifying the most
1620 appropriate wastewater treatment options, that protect public health and support
1621 the community's housing and equity goals.
1622

1623 **SWH-38** Encourage developers proposing to extend water or sewer service for new
1624 residential, commercial, or mixed-use development in Skyway-West Hill to work
1625 with surrounding property owners to provide reasonable access to public utilities.
1626
1627



1628

1629 Chapter 8: Economic Development

1630 Economic development supports community resilience and cultural retention, increases
1631 opportunities for residents, improves the environment for local small businesses, and reduces
1632 displacement.

1633
1634 Skyway-West Hill has 4 commercial areas that provide goods and services, entertainment,
1635 employment, and economic opportunities. Since 2010 employment has grown by 430 jobs,
1636 averaging 7.3% growth a year, outpacing the countywide growth rate of 2.7% over the same
1637 period.

1638
1639 Employment opportunities within Skyway-West Hill have a strong local and regional focus. Arts,
1640 entertainment, and recreation are the largest employment sector, totaling 19% of all jobs in the
1641 subarea. Administration and support, waste management and remediation are the second
1642 largest employment sector, totaling 17% of jobs. Health care and social assistance are third
1643 largest, totaling 13%. The economy within Skyway-West Hill is a local draw for workers, with the
1644 majority living within the neighborhood, South Seattle, Renton, and Kent. Skyway-West Hill's
1645 residents mostly commute elsewhere in the region, with Seattle as the primary employment
1646 destination, distantly followed by Renton, Bellevue, and then Tukwila.

1647
1648 The community's proportion of retail and food service employment is lower than average for the
1649 County, which suggests the Skyway Business District and the 2 neighborhood business areas
1650 are currently not a strong draw in the region. This also means that Skyway-West Hill's
1651 commercial areas are more oriented to serving the needs of area residents and those of nearby
1652 cities.

1653

1654 Community Priorities

1655 Residents prioritized revitalization of Skyway-West Hill's commercial centers with additional
1656 businesses, updated storefronts, and an enhanced pedestrian environment with well-lit and
1657 connected community space. Currently, residents must leave Skyway-West Hill to access retail
1658 and services, going to nearby commercial areas in Renton and Seattle. This indicates a
1659 community need for a wide range of businesses, so residents do not have to leave the subarea

1660 to meet their daily retail and service needs. Residents expressed an interest in supporting and
1661 incentivizing small, locally owned, and independent stores in Skyway-West Hill's business
1662 districts. It is also a community priority that the community is involved in economic development
1663 decisions, and that the business enterprises and entrepreneurs represent the racial and ethnic
1664 diversity of Skyway-West Hill.

1665
1666 Improving economic opportunities for area residents, especially lower-income residents, is also
1667 identified as a community priority.

1668
1669 For Skyway-West Hill to realize the maximum benefit possible from the public investments
1670 made in their community, residents would like to see the County prioritize contracting with local
1671 businesses whenever possible.

1672

1673 Policies

1674

1675 **SWH-39** Work with the community to support and develop the individual identities of
1676 Skyway's business districts through street treatments, gateway landmarks,
1677 murals, and other defining features.

1678

1679 **SWH-40** Support the prevention of the economic and physical displacement of long-term
1680 locally-owned businesses in Skyway-West Hill. Prioritize the development of new
1681 locally-owned businesses by improving access to affordable commercial
1682 ownership and funding for expansion of operations.

1683

1684 **SWH-41** Promote safe and healthy commercial spaces by implementing strategies,
1685 programs, and regulations to address dilapidated or unsafe properties, or
1686 potentially prevent declining conditions, so local businesses can remain in the
1687 Skyway-West Hill.

1688

1689 Chapter 9: Implementation

1690 Actions and measures work to implement the community vision and policies contained within
1691 the Subarea Plan. Actions taken with the adoption of the Subarea Plan include amendments to
1692 the County's Land Use and Zoning Maps, new and revised development conditions that will
1693 apply to the subarea, and inclusionary housing regulations. Future action items include
1694 designation of the unincorporated activity center as a countywide center, a community needs
1695 list, and performance measures to monitor implementation of the Subarea Plan.

1696 Implementation of the Subarea Plan and its ability to support the community to realize its vision
1697 will involve ongoing dialogue and cooperation between the County and community. It will require
1698 balancing policies and priorities that guide County actions and investments. Ongoing and future
1699 implementation occurs through County budgeting, which is proposed by the County Executive
1700 and approved by the County Council, policy priorities, which are set by the County Council, and
1701 further work completed by the Executive Branch.

1702 Land Use and Zoning Changes

1703 To implement the land use-specific policies contained within the Subarea Plan, the County is
1704 adopting a series of amendments to the County's Land Use and Zoning Maps, as well as new
1705 and revised development conditions that apply in the subarea geography.

1706 Designation of the Skyway Unincorporated Activity Center

1707 A new Skyway Unincorporated Activity Center was established in the economic core of Skyway-
1708 West Hill, where the most development investment and focus should be directed. This area
1709 contains frequent transit service, which will support business and housing development. The
1710 corridor along the west side of Renton Avenue S between the two ends of the Skyway Business
1711 District was rezoned as a new microenterprise district. Residential zoning along the east side of
1712 this corridor and on the southeast side of the Skyway Business District is increased to medium-
1713 density housing.
1714

1715 Skyway-West Hill Open Space System Expansion

1716 Several parcels next to Skyway Park and the Skyway Business District were redesignated to
1717 King County open space. These parcels are actively being acquired by the King County
1718 Department of Natural Resources and Parks to be included in the King County Park and Open
1719 Space System.
1720

1721 Martin Luther King Jr. Way – Residential Density Increase

1722 Residential density was increased to R-48 for parcels on the west side of Martin Luther King Jr.
1723 Way S that were historically used as an industrial processing facility. The proposed amendment
1724 increased the development capacity of the properties to make their redevelopment with a
1725 mixture of residential and commercial uses more financially feasible. It also maintained the
1726 requirement for affordable housing as part of any new development on the site.
1727

1728 P-Suffix Development Condition Amendment to Preserve Existing Mobile Home 1729 Parks

1730 An equity impact review requirement was added to a development condition that exists on
1731 mobile home parks in Skyway-West Hill. If the proposed redevelopment of a mobile home park

1732 displaces the existing residents, the development would require an agreement approved by the
1733 King County Council that stipulates notification requirements, relocation assistance and right to
1734 return options.
1735

1736 Inclusionary Housing Regulations

1737 Along with the Subarea Plan and associated map amendments, the County adopted
1738 inclusionary housing regulations to require or promote the creation of new affordable housing
1739 and to help reduce the risk of residential and cultural displacement.
1740

1741 The inclusionary housing regulations would require residential and mixed-use developments to
1742 construct and maintain a certain percentage of the dwelling units as affordable to various
1743 income levels. In exchange, developments would be able to construct more dwelling units than
1744 would be allowed without providing affordable housing. The regulations also have a community
1745 preference requirement for affordable units for people with a current or past connection to
1746 Skyway-West Hill.
1747

1748 In Skyway-West Hill, inclusionary housing would be required within the unincorporated activity
1749 center, wherever two or more dwelling units are created. Elsewhere in Skyway-West Hill,
1750 residential and mixed-use development would have the option to increase residential density by
1751 providing affordable units.
1752

1753 Anti-Displacement

1754 Preventing displacement of residents and businesses was repeatedly voiced as a key priority of
1755 the Skyway-West Hill community, and this is reflected in many of the subarea plan's policies.
1756 The County has already taken several steps recommended by the Skyway-West Hill and North
1757 Highline Anti-Displacement Strategies Report, including mandatory and voluntary inclusionary
1758 housing requirements, community preference requirements, and regulations intended to
1759 preserve manufactured housing communities. The County will continue to evaluate the
1760 effectiveness of these strategies, and make adjustments as needed.
1761

1762 The County may also pursue other near-term, mid-term, and long-term strategies to address
1763 displacement risk, such as tenant relocation assistance, expanded down payment assistance,
1764 and additional subsidies or incentives for affordable housing.
1765

1766 Designation of the Skyway Business District Unincorporated Activity 1767 Center as a Countywide Center

1768 VISION 2050, the regional growth plan, calls for the designation of countywide centers in urban
1769 areas. VISION 2050 Multicounty Planning Policy RC-8 states that funds managed by the Puget
1770 Sound Regional Council (PSRC) be directed toward designated centers. For the 2022 funding
1771 cycle, this was estimated to be between \$30 and \$40 million.
1772

1773 The 2021 Update to the King County Countywide Planning Policies (CPP) established a
1774 framework for designating centers in King County. In the update, the Skyway Business District
1775 was designated as a candidate countywide center. Countywide centers would be identified in
1776 the 2024 King County Comprehensive Plan update and then designated in 2025-2026 by the
1777 King County Growth Management Planning Council (GMPC) through a CPP amendment.
1778

1779 **Community Needs List and Budgeting**

1780 Community Needs Lists (CNL) identify specific actions such as programs, services, or capital
1781 improvements that respond to community-identified needs. Within Skyway-West Hill, community
1782 needs may span topics such as affordable housing, education, healthcare access, public safety,
1783 and infrastructure.

1784 CNLs are vetted by the community and a County process to implement the policies and
1785 community priorities. Each item to be included in the CNL is required to have a prioritization, an
1786 agency responsible for implementation, and potential timelines for completion. CNLs are
1787 required to be transmitted with each subarea plan and with each biennial budget. As part of the
1788 County's budgeting process, projects from the CNL are brought forward for funding. Projects
1789 may be completed using existing resources or may require additional resource allocation
1790 through the budget process.

1791 The Skyway-West Hill CNL was transmitted with the Subarea Plan and includes request
1792 categories with high priorities from the community like affordable housing, bike lanes, code
1793 enforcement, drainage improvements, early childhood education, economic development,
1794 parks, sidewalks, traffic calming, and workforce development.

1795 **Economic Development**

1796 Chapter 8 of the Subarea Plan contains policies related to economic development in Skyway-
1797 West Hill, including support for the prevention of economic and physical displacement of long-
1798 term locally owned businesses, and prioritization of the development of new locally owned
1799 businesses.

1800
1801 The County will continue to work with the community on which strategies would best effectuate
1802 these policies. This may include funding support for businesses through a small business
1803 incubator program, funding for capital improvements, or down payment assistance, among other
1804 things.

1805
1806 **Community Center**

1807 As noted in this Subarea Plan, Skyway-West Hill residents have long desired a community
1808 center to act as a public gathering space for a variety of community programs and events. In
1809 2020, King County appropriated \$10 million to help the Skyway-West Hill community initiate
1810 acquisition and development of property to realize this goal. However, more funding will be
1811 needed to make this community center a reality.

1812
1813 In 2022, the King County Council directed its Department of Natural Resources and Parks to
1814 develop a Community Center Plan that would, in part, determine the staffing levels and funding
1815 needed to complete design, community engagement, land acquisition, and construction of a
1816 community center in Skyway-West Hill, and identify funding sources that could be used to
1817 achieve those ends. Additionally, the plan will identify the staffing and funding levels needed to
1818 operate the community center once built. This Community Center Plan will allow the County and
1819 community to take the next steps towards completing this long-desired community amenity.
1820

1821 **Performance Measures**

1822 The King County Comprehensive Plan and the King County Code require performance metrics
1823 to monitor progress and implementation of the subarea plan. A set of five quantitative metrics

1824 apply to all urban unincorporated areas. These measures are tracked for the King County
1825 Comprehensive Plan, which supports the tracking of Skyway-West Hill with other urban
1826 unincorporated areas of King County. In addition, five Skyway-West Hill-specific measures will
1827 be tracked that relate to the community's vision and priorities, and the policies in the Subarea
1828 Plan.

1829
1830 These measures will be tracked to show change over time. Where possible, they will be
1831 disaggregated by race and ethnicity to measure how conditions may vary for different
1832 communities.

1833 *STANDARDIZED URBAN UNINCORPORATED QUANTITATIVE PERFORMANCE METRICS*

1834 The following metrics from the Comprehensive Plan's Performance Measures program will be
1835 tracked at the subarea level to provide a numeric-based snapshot, tracked over time, of the
1836 performance of the Subarea Plan.

- 1837 • **Development occurs in areas planned for growth:** Number of jobs and businesses,
1838 population, and housing units by type
- 1839 • **The economy is strong and diverse:** Jobs by sector
- 1840 • **Housing is affordable to residents at all income levels:** Percent of households
1841 paying more than 30 percent and 50 percent of income for housing costs
- 1842 • **Residents have access to transit:** Proximity of housing units (by type) and jobs to
1843 transit stops
- 1844 • **Residents have access to parks and open space:** Proximity to parks and open
1845 spaces
1846

1847 *SKYWAY-WEST HILL SPECIFIC IMPLEMENTATION MEASURES*

1848 To supplement the existing data metrics, the following measures will be tracked to evaluate
1849 progress made toward implementing the community priorities in the Subarea Plan. Tracking
1850 these measures will require reporting on investments, programs, and functional planning related
1851 to the indicators. Examples include investments by the Department of Community and Human
1852 Services through their housing programs, changes to codes and regulations by the Department
1853 of Local Services, or projects to increase active transportation infrastructure by Roads Services.

- 1854 • **Increase access to social and health services, including the development of a**
1855 **community center:** Reporting by the Department of Community and Human Services,
1856 Department of National Resources and Parks, and Department of Local Services.
- 1857 • **Improve economic vitality and condition of the Skyway Business District:**
1858 Reporting by the Department of Local Services.
- 1859 • **Protect and increase availability of affordable housing:** Reporting by the Department
1860 of Community and Human Services.
- 1861 • **Increase active transportation infrastructure:** Reporting by the Department of Local
1862 Services.
- 1863 • **Reduce the risk of residential, economic, and cultural displacement:** Reporting by
1864 the Department of Community and Human Services and Department of Local Services
1865

1866

1867 **Appendix A: Tables and Maps**

1868 Appendix A contains the tables and maps that are referenced in the plan chapters. The
1869 information in this Appendix represents point-in-time at the time the subarea plan was
1870 completed. The information shown will change over time.

1871 **TABLE 1: 2022 CURRENT USES**

| Current Use | Acres | Percent of Acres |
|-----------------------------|-------|------------------|
| Religious Institution | 14 | 1% |
| Commercial | 34 | 2.4% |
| Industrial | 35 | 2.4% |
| Mobile Home | 25 | 1.7% |
| Multifamily | 104 | 7.2% |
| Parks and Open Space | 30 | 2.1% |
| Public | 8 | 1.4% |
| School | 35 | 2.4% |
| Single Family | 918 | 63.4% |
| Utility | 45 | 3.1% |
| Vacant | 179 | 12.4% |
| Easement, Tract, or Unknown | 20 | 1.4% |

1873 **TABLE 2: 2022 COMPREHENSIVE PLAN LAND USE DESIGNATIONS**

| Comprehensive Plan Land Use Designation | Acres | Percent of Acres |
|---|-------|------------------|
| Commercial Outside of Center (co) | 3 | 0.2% |
| Industrial (I) | 39 | 2.7% |
| Community Business Center | 32 | 2.2% |
| Neighborhood Business Center (nb) | 8 | 0.5% |
| Open Space (os) | 28 | 2% |
| Urban Residential High (uh) | 174 | 12.0% |
| Urban Residential Medium (um) | 1163 | 80.4% |

1875 **TABLE 3: 2022 ZONING CLASSIFICATIONS**

| Zoning | Acres | Percent of Acres |
|--|-------|------------------|
| Community Business (CB) | 31 | 2.1% |
| Industrial (I) | 39 | 2.7% |
| Neighborhood Business (NB) | 10 | 0.7% |
| Office (O) | 0.2 | 0.02% |
| Residential, 6 dwelling units per acre (R-6) | 902 | 62.4% |
| Residential, 8 dwelling units per acre (R-8) | 281 | 19.4% |
| Residential, 12 dwelling units per acre (R-12) | 9 | 0.6% |

| | | |
|--|-----|------|
| Residential, 18 dwelling units per acre (R-18) | 8 | 0.6% |
| Residential, 24 dwelling units per acre (R-24) | 145 | 10% |
| Residential, 48 dwelling units per acre (R-48) | 21 | 1.5% |

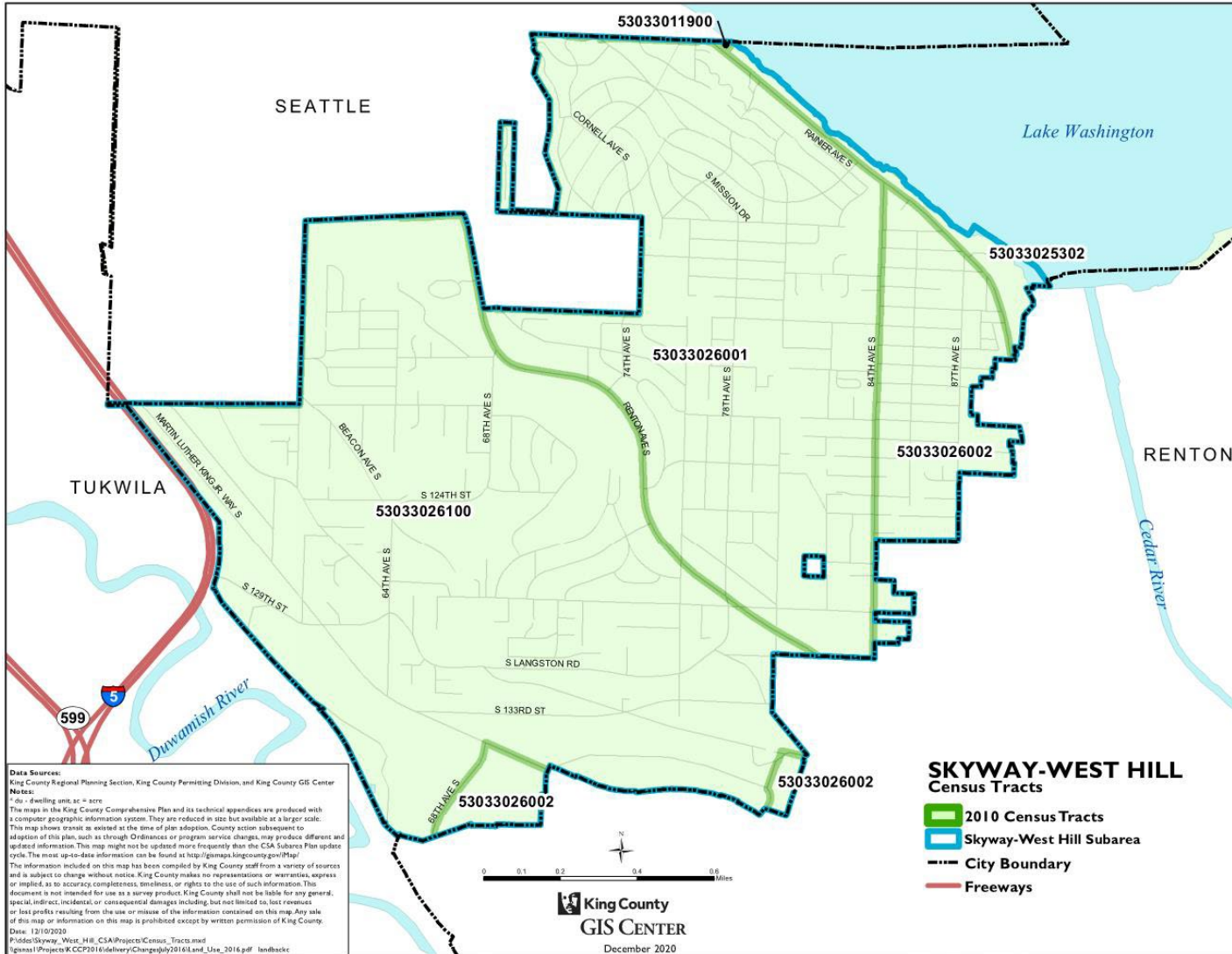
1877
 1878

TABLE 4: SKYWAY-WEST HILL MANAGED AFFORDABLE HOUSING UNITS

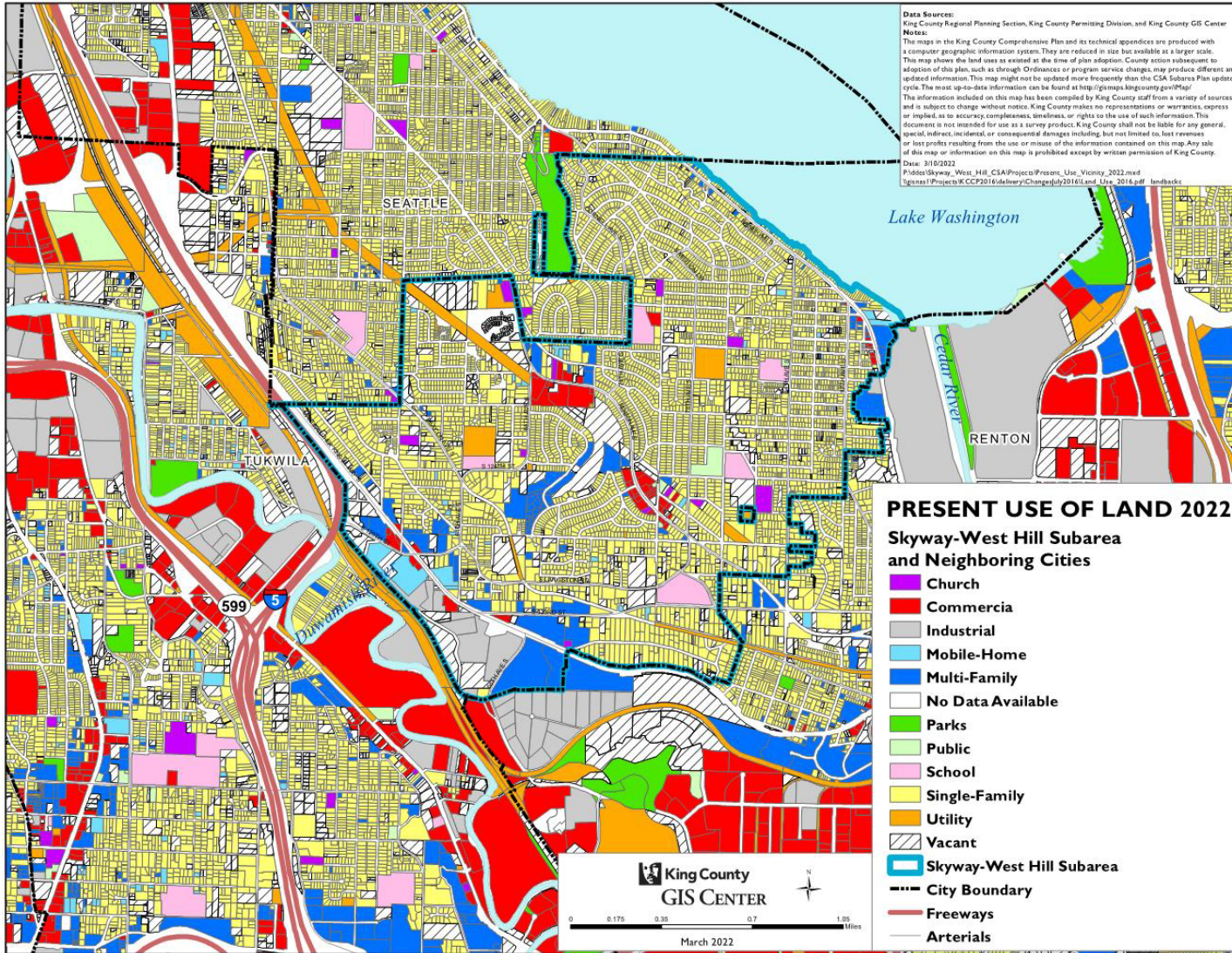
| Property | Address | Units | Population Served |
|------------------------------|-----------------------------------|--------------|---------------------------|
| Arbor Woods | 6230 S 129 th St | 27 | 50% AMI |
| Aspen Ridge | 12601 68 th Ave S | 44 | 30% AMI, 40% AMI, 80% AMI |
| Creston Point | 13445 Martin Luther King Jr Way S | 470 | 60% AMI |
| Greentree Apartment Homes | 6900 S 125th St | 205 | 50% AMI, 60% AMI |
| Empire View Mobile Home Park | 5711 S 129th St | 42 | 50% AMI, 80% AMI |
| Park Hill Apartments | 12511 69th Ave S | 78 | 50% AMI, 60% AMI |
| Vue Mobile Home Park | 12929 Martin Luther King Jr Wy S | 47 | 50% AMI, 80% AMI |

1879

1880 MAP 1: SKYWAY-WEST HILL CENSUS TRACTS (2010 CENSUS)

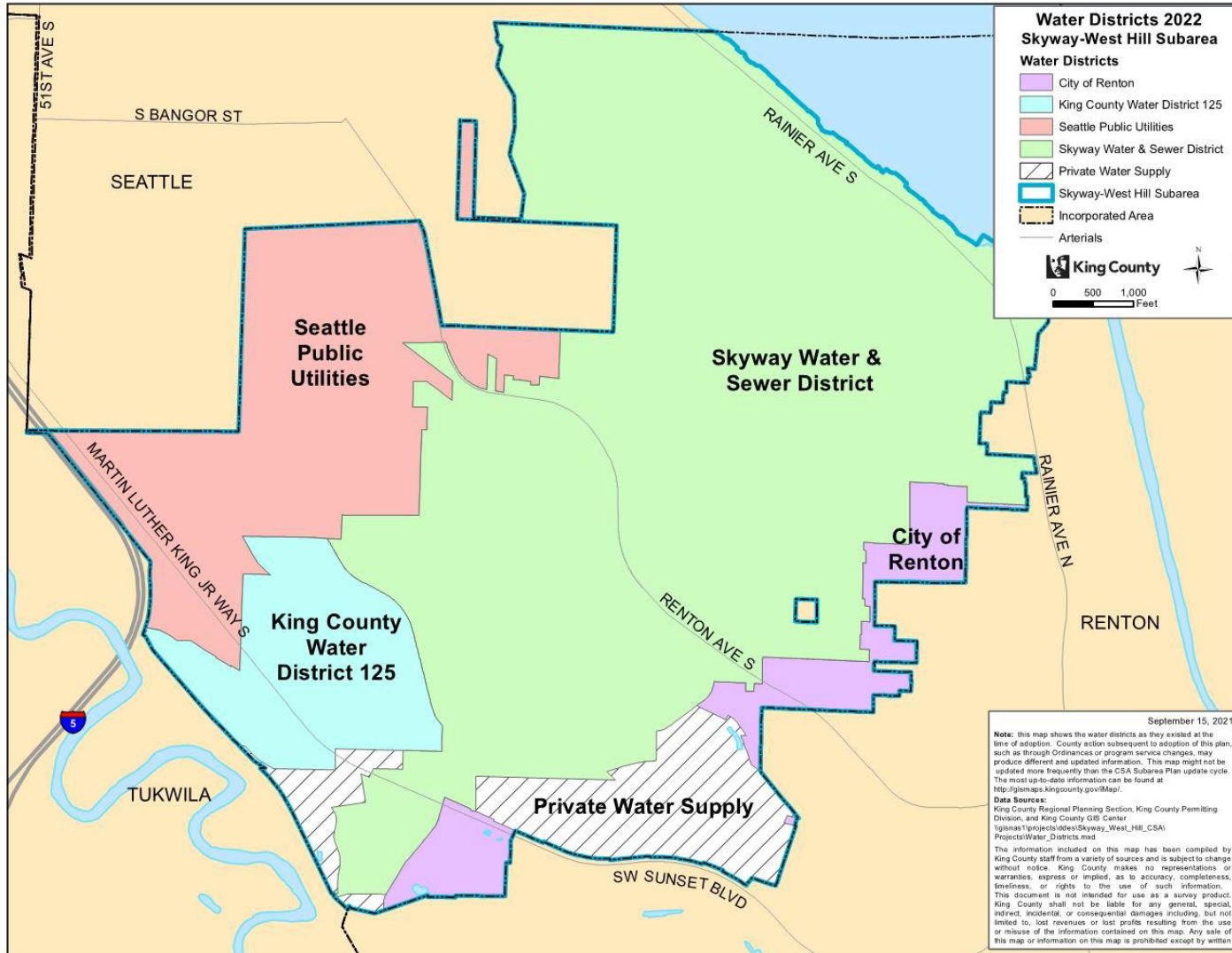


1883 **MAP 2: CURRENT USE OF LAND IN SKYWAY-WEST HILL AND VICINITY**



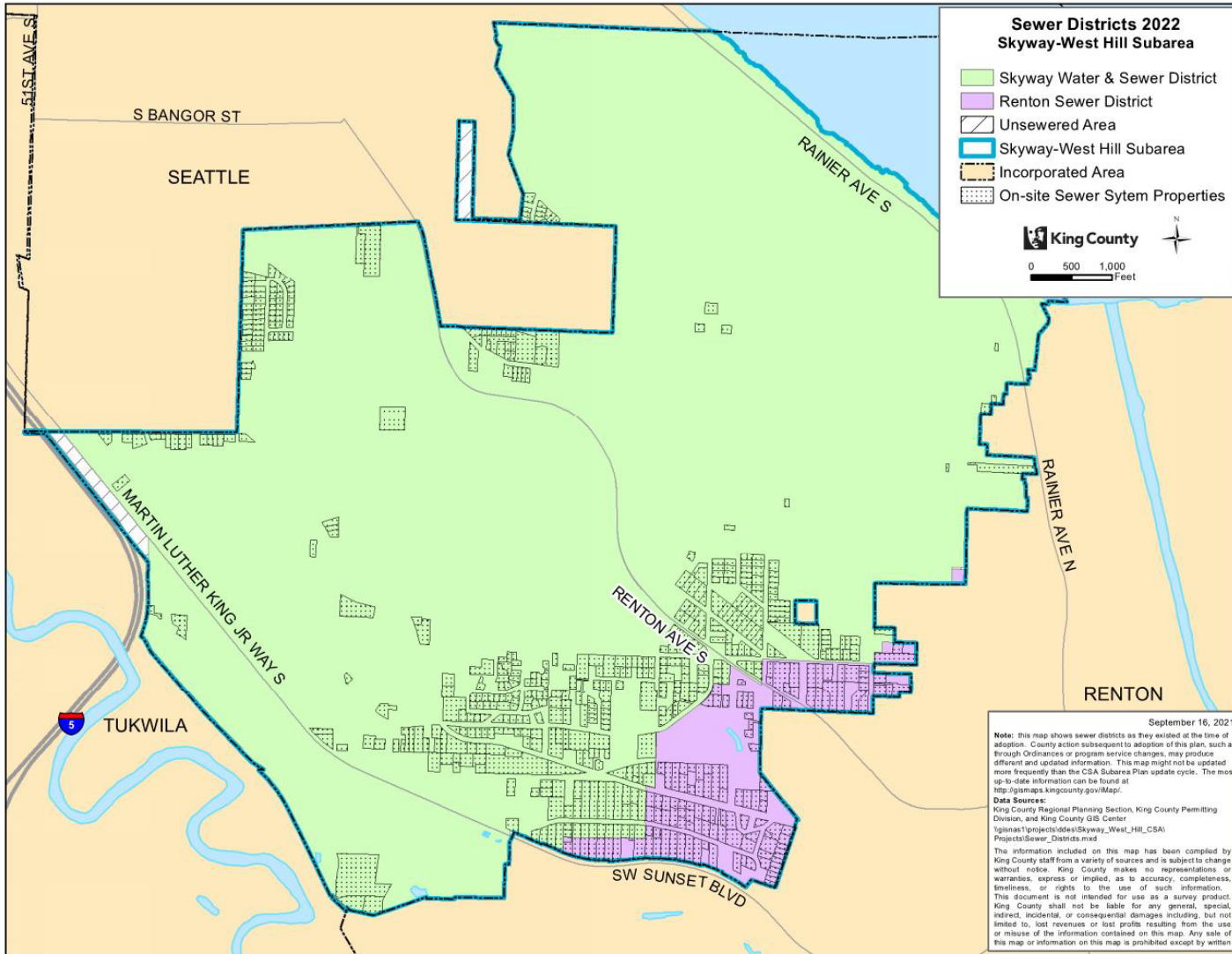
1884

1885 **MAP 3: SKYWAY-WEST HILL WATER SERVICE PROVIDERS**



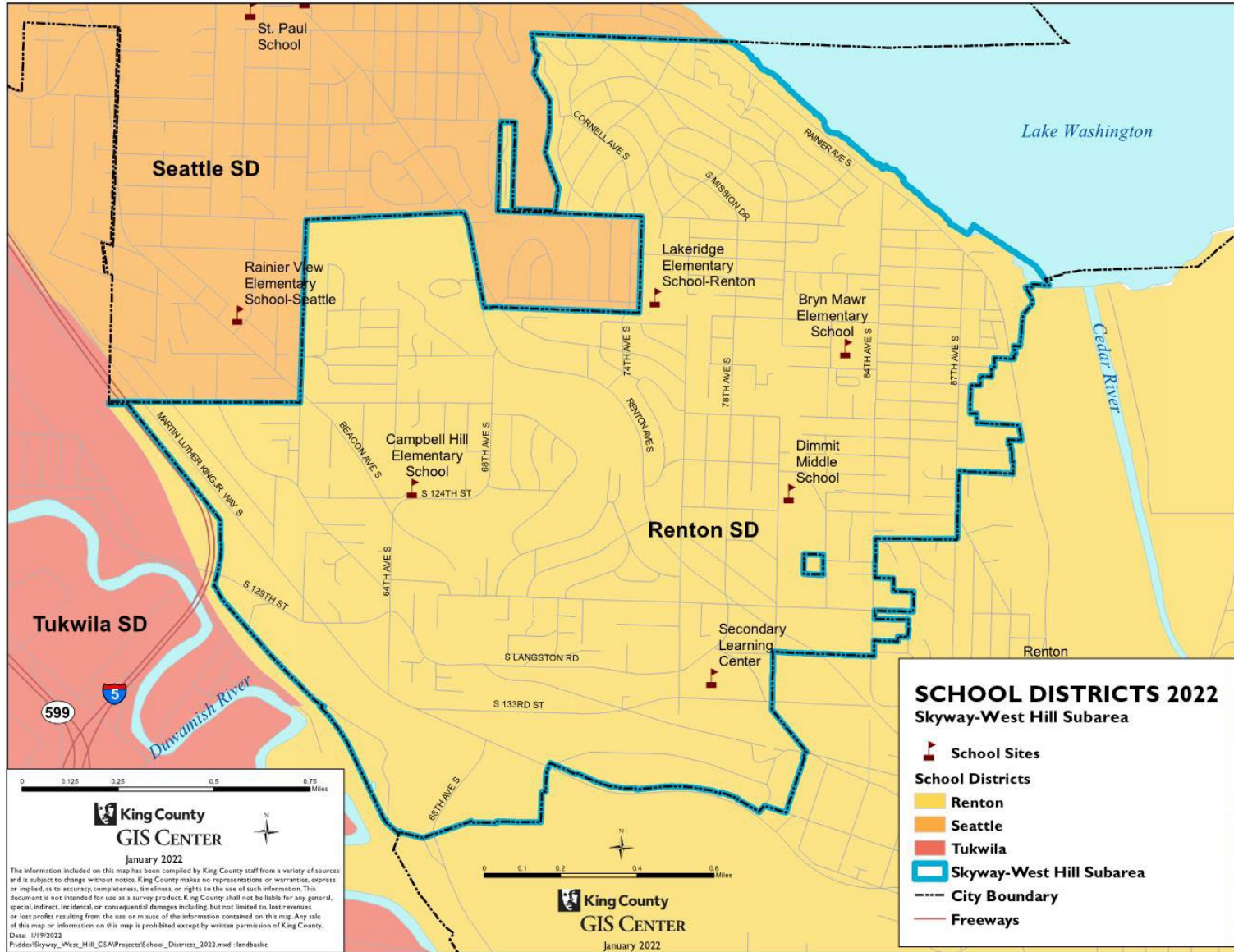
1886
 1887
 1888

1889 MAP 4: SKYWAY-WEST HILL SEWER PROVIDERS



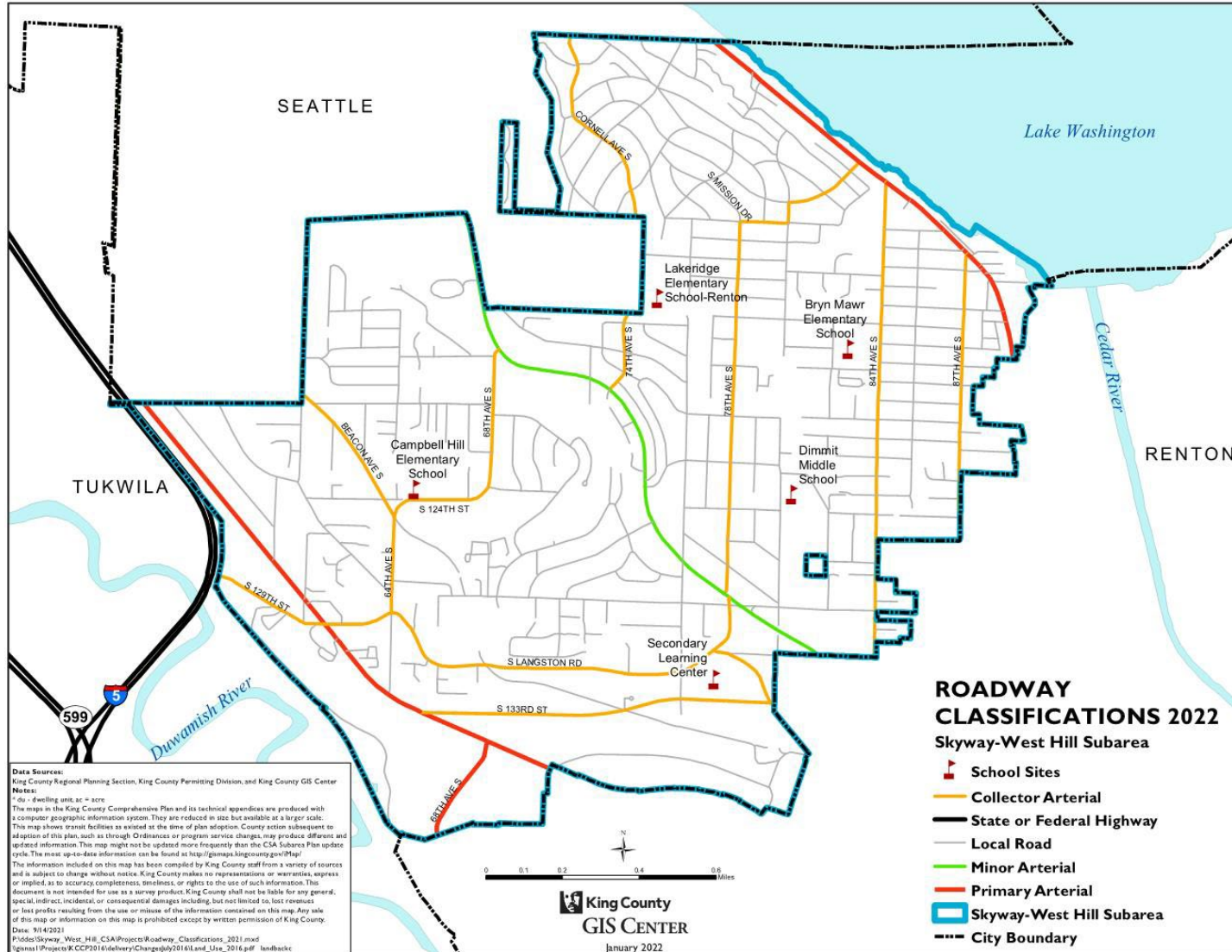
1890
 1891
 1892

1893 **MAP 5: SCHOOL DISTRICTS AND LOCAL SCHOOLS**



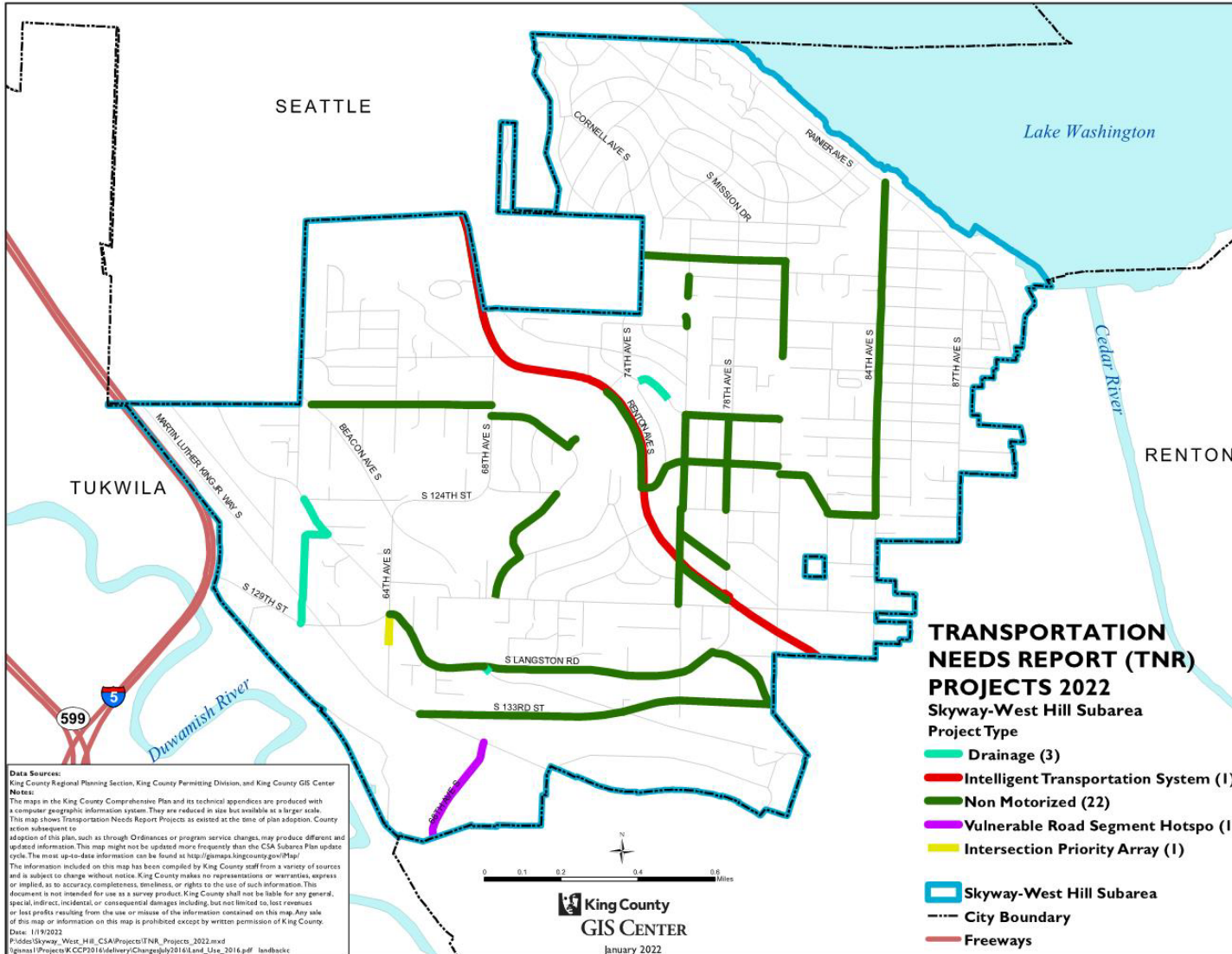
1894

1895 MAP 6: SKYWAY-WEST HILL ROADWAY CLASSIFICATIONS



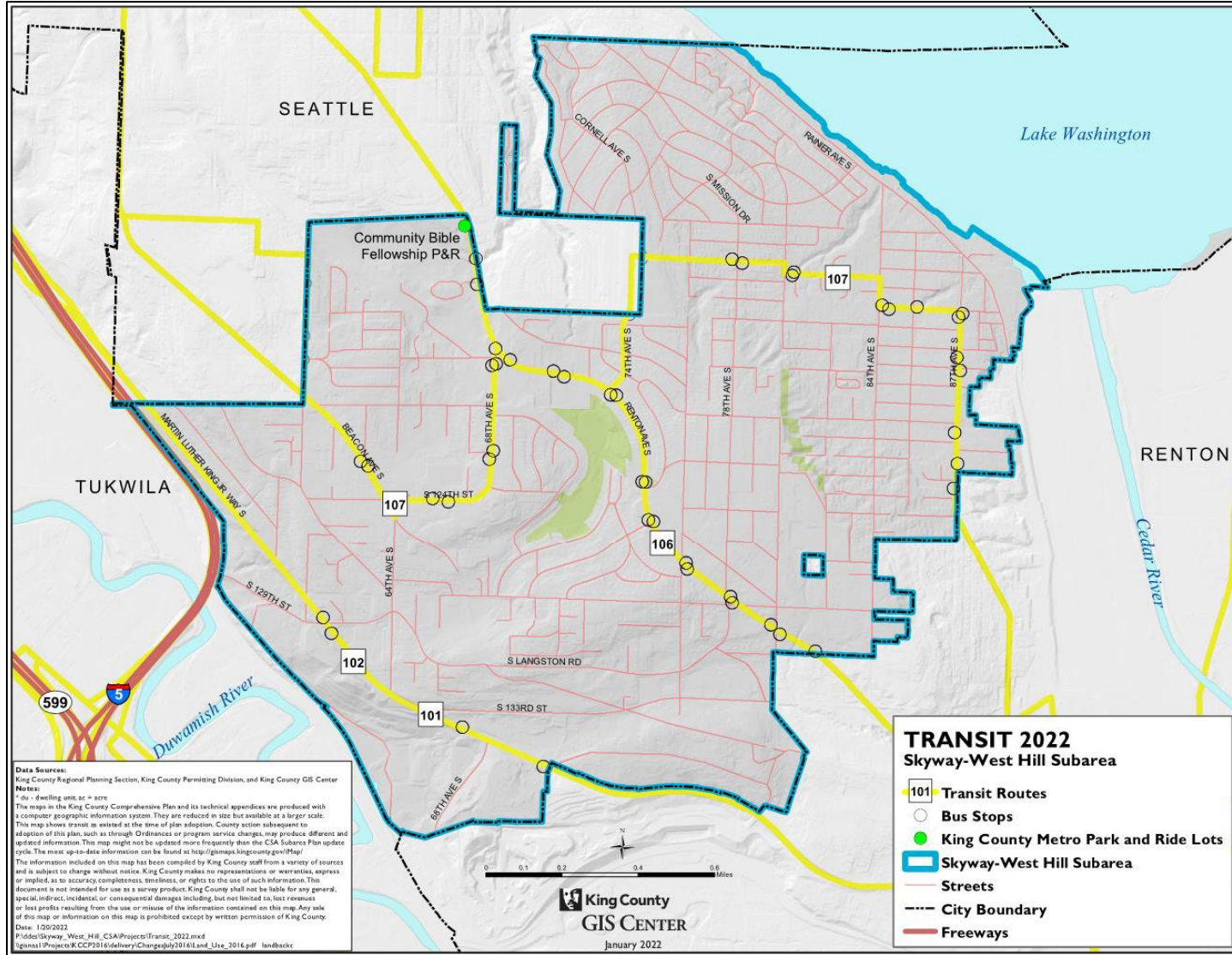
1896
1897

1898 MAP 7: TRANSPORTATION NEED REPORT (TNR) PROJECTS



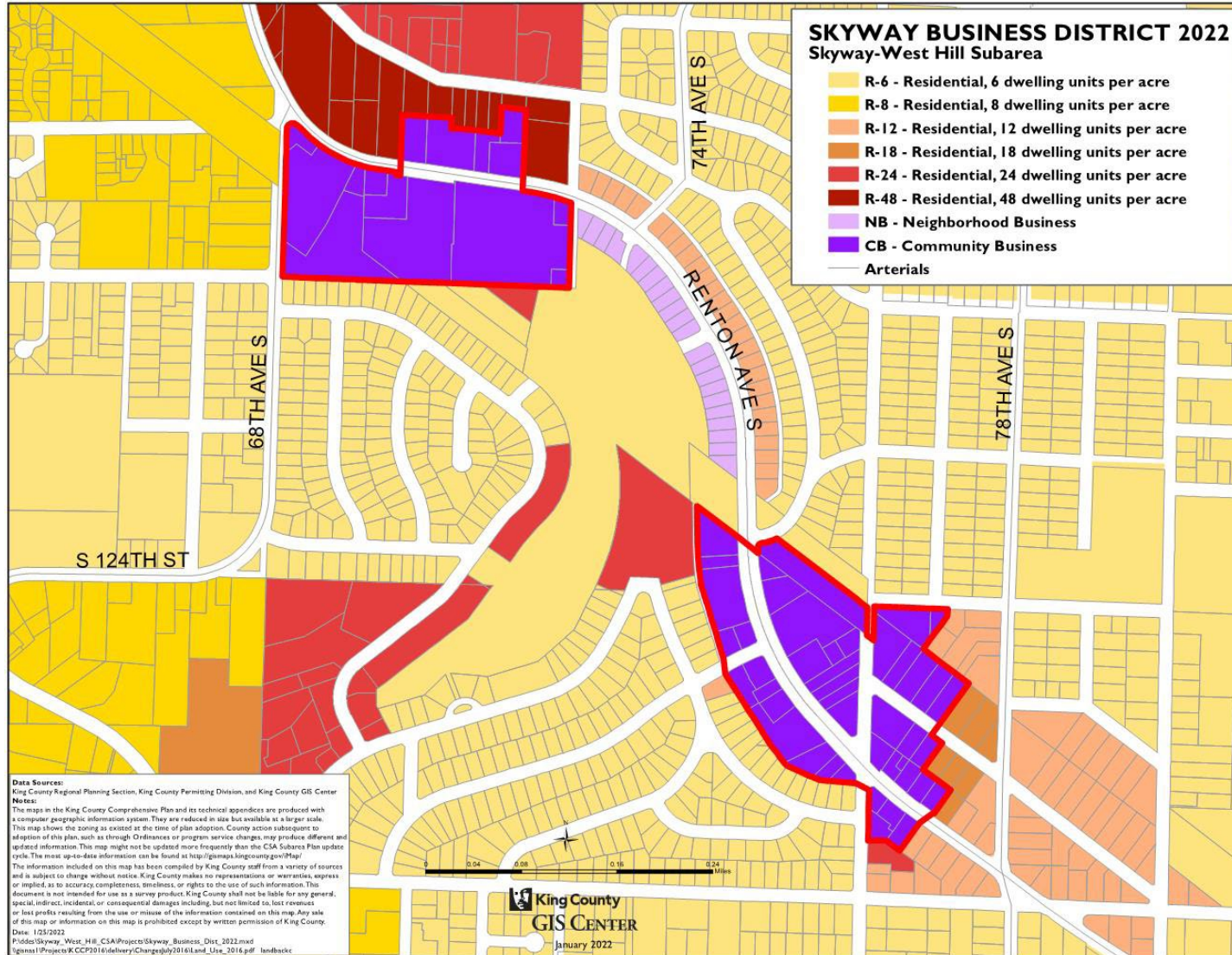
1899
1900

1901 **MAP 8: SKYWAY-WEST HILL TRANSIT SERVICE**



1902
 1903

MAP 9: SKYWAY BUSINESS DISTRICT



1904

MAP 10: NEIGHBORHOOD BUSINESS CENTERS

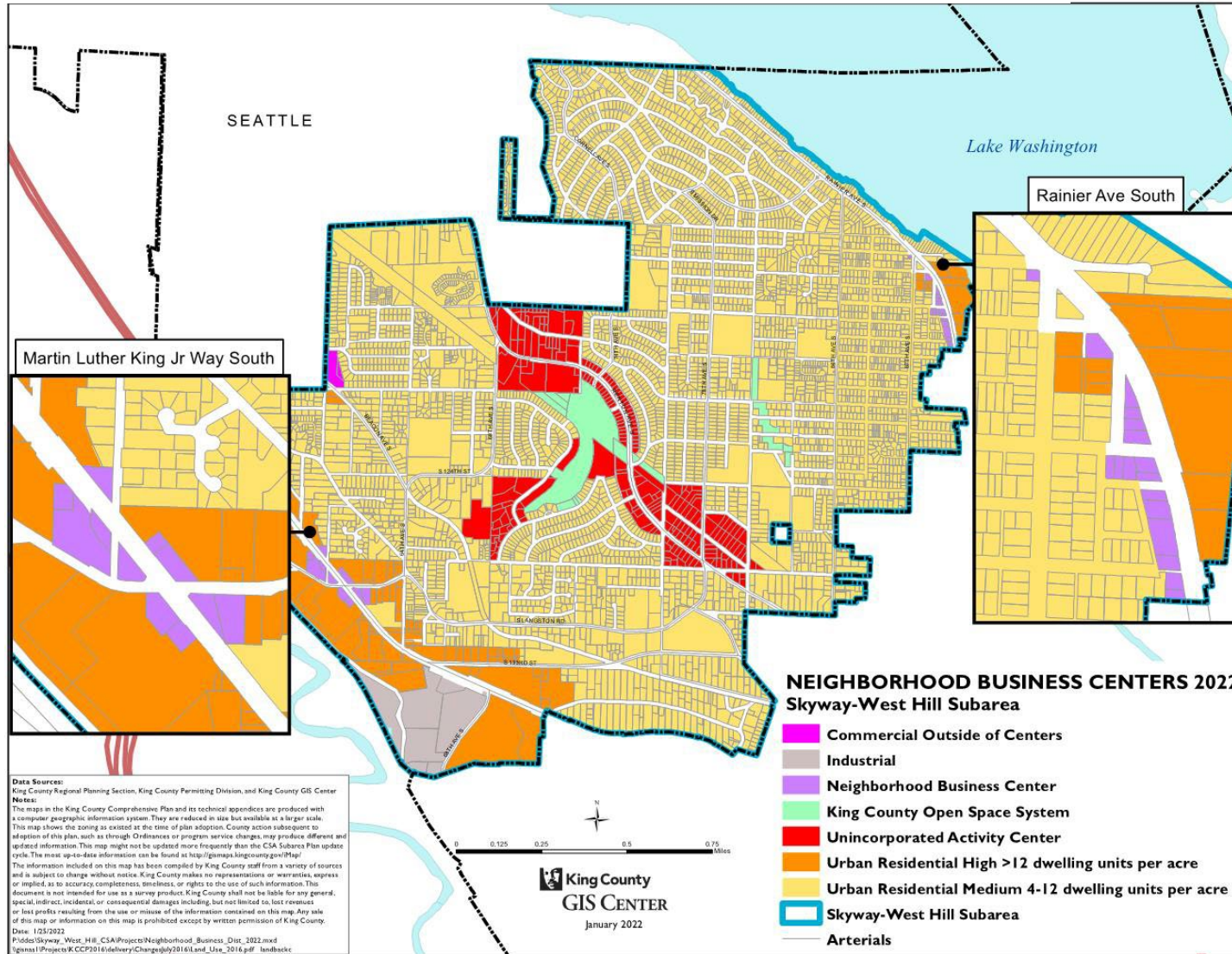
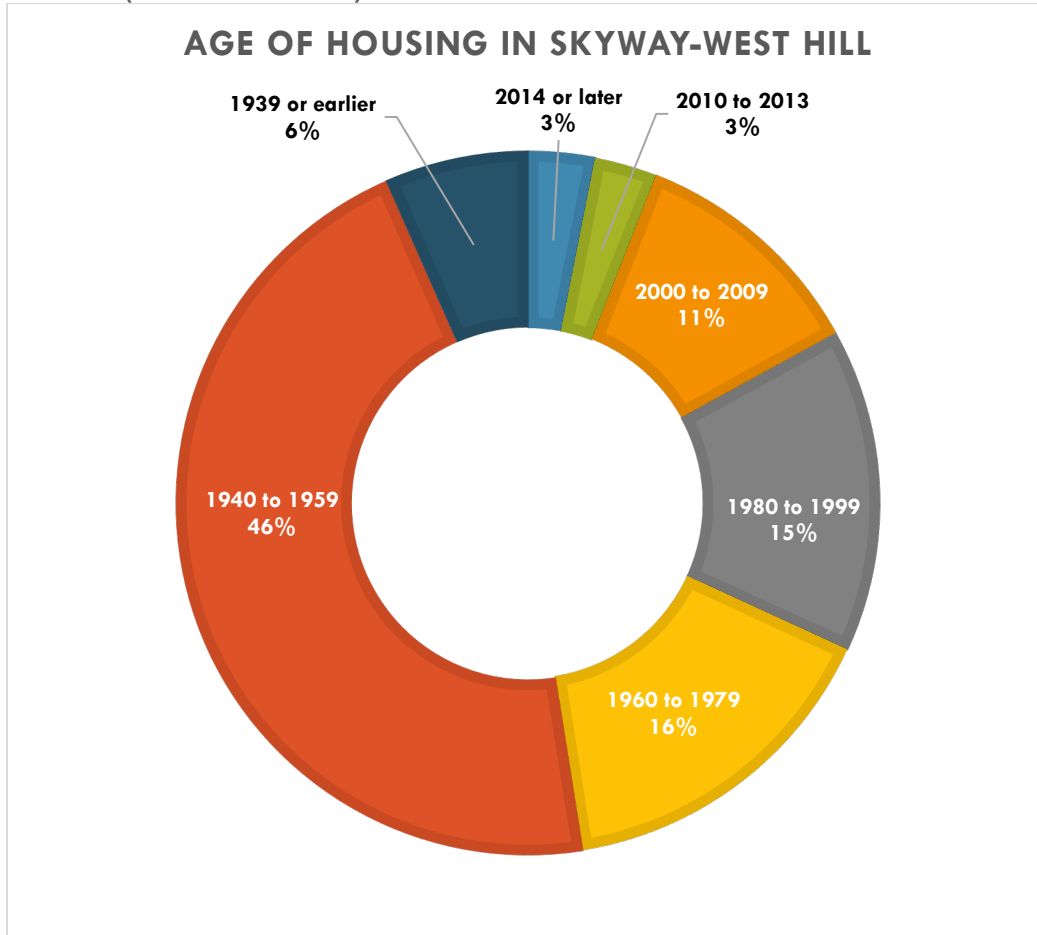


FIGURE 3: AGE OF

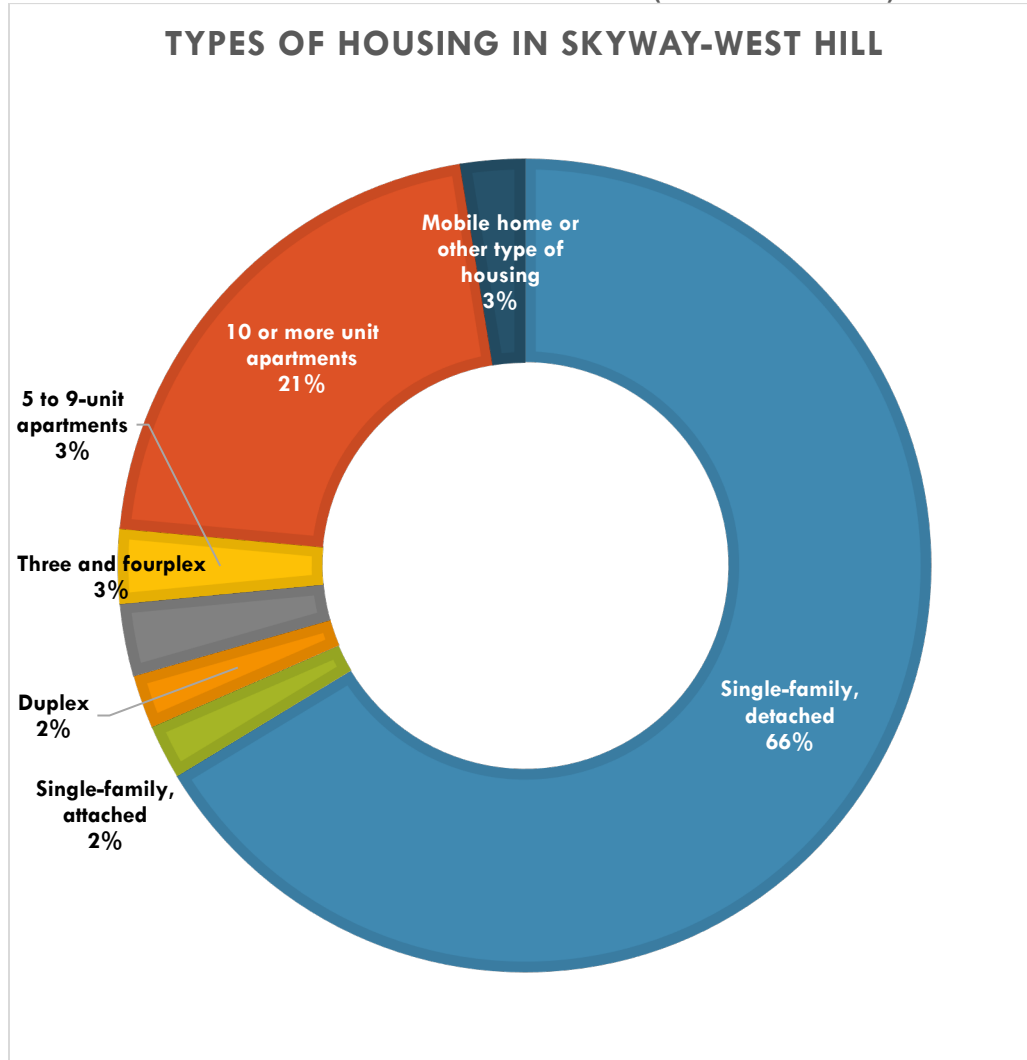
1905

1906 HOUSING (2020 ACS 5-YEAR)



1907

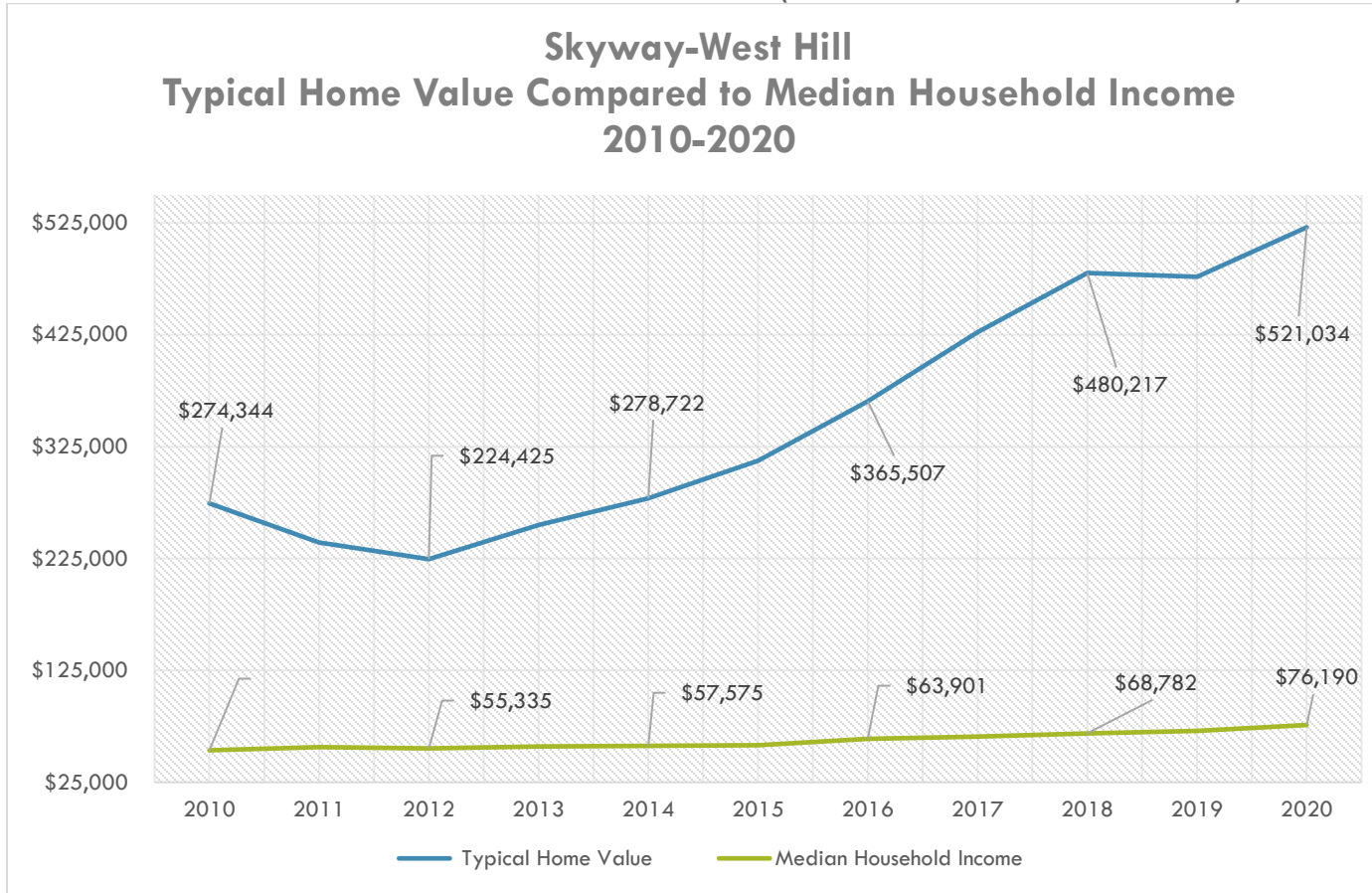
1908 **FIGURE 4: TYPES OF HOUSING IN SKYWAY-WEST HILL (2020 ACS 5-YEAR)**



1909

1910
 1911

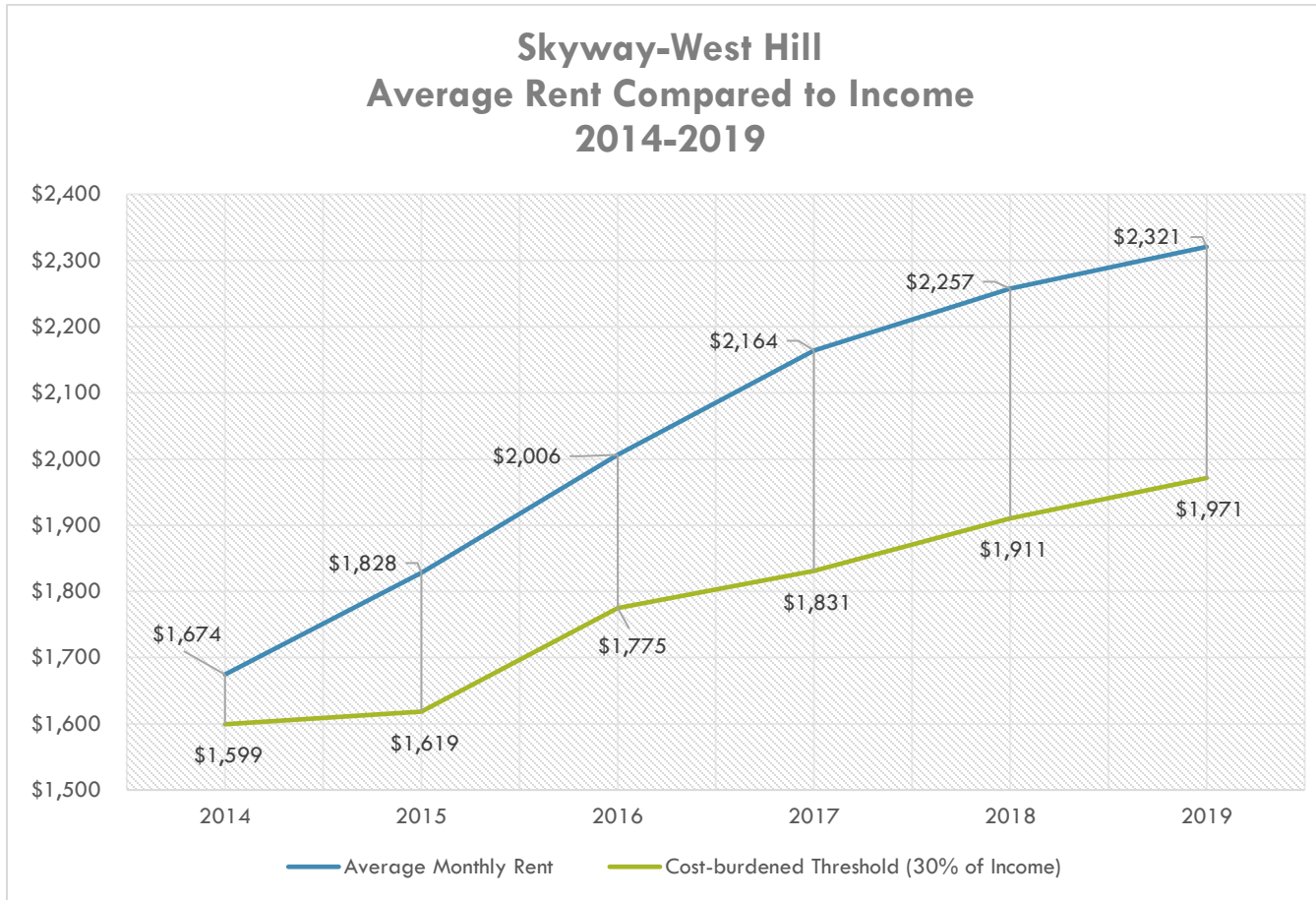
FIGURE 5: TYPICAL HOME VALUE COMPARED TO MEDIAN INCOME (ZILLOW AND 2010-2020 ACS 5-YEAR)



1912
 1913
 1914
 1915
 1916
 1917
 1918

1919
1920

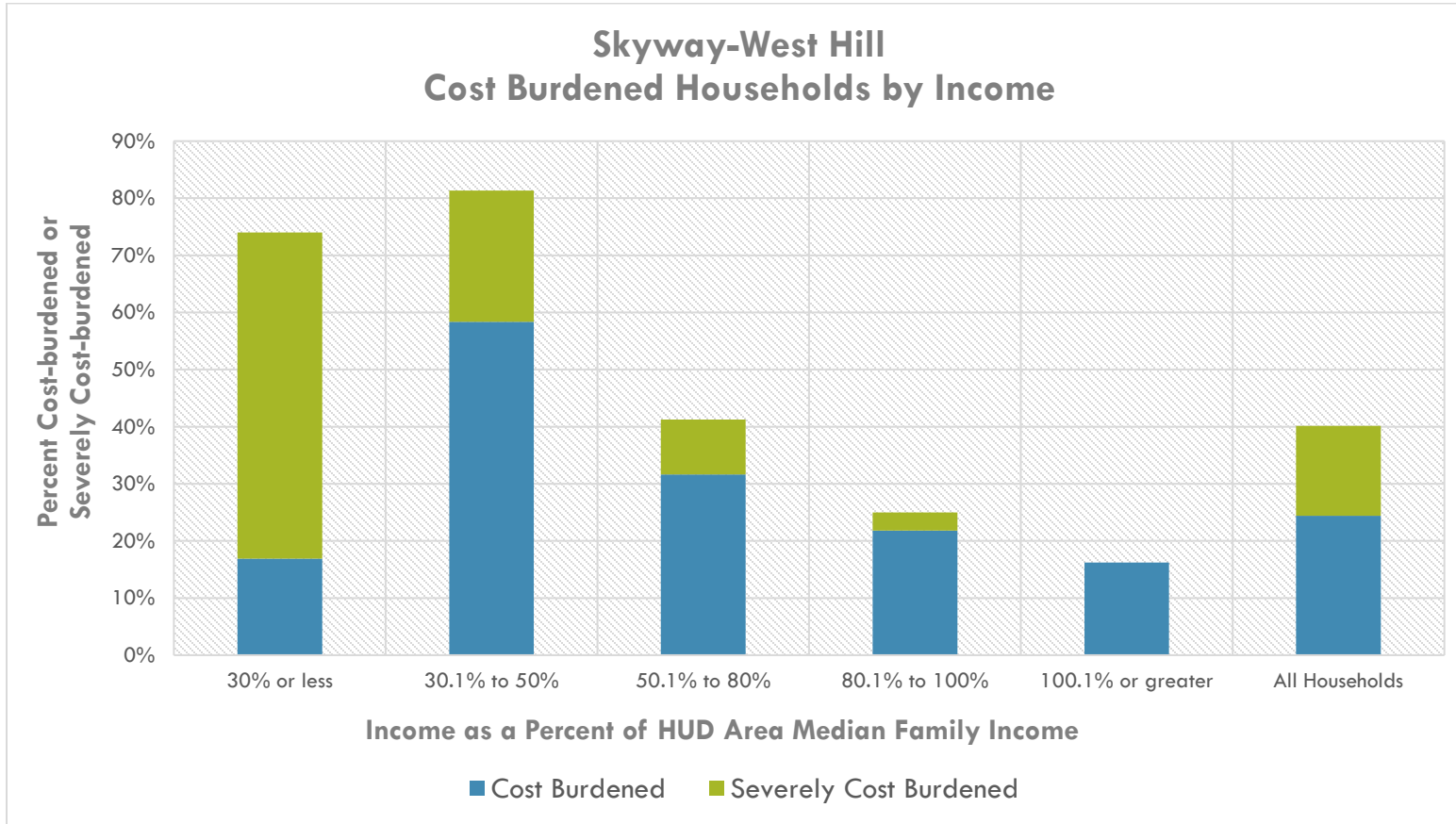
FIGURE 6: AVERAGE RENT COMPARED TO INCOME (ZILLOW AND 2014-2019 ACS 5-YEAR)



1921
1922
1923
1924
1925
1926

1927
1928
1929
1930
1931

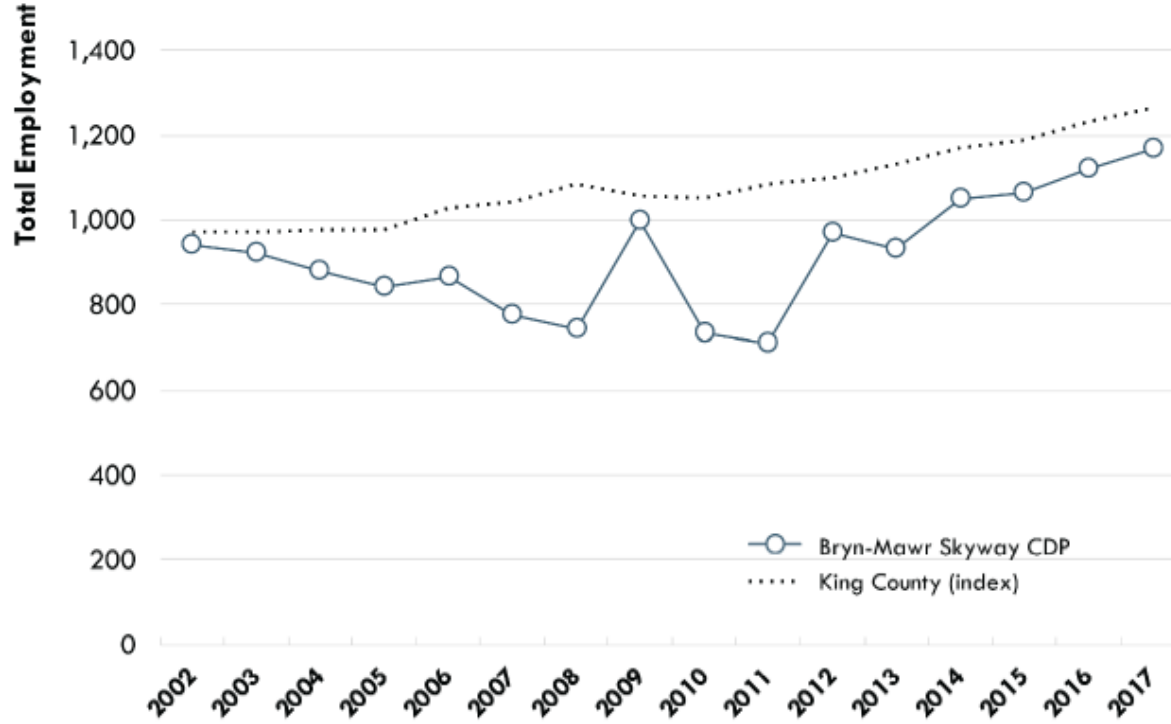
FIGURE 7: PERCENT OF COST-BURDENED HOUSEHOLDS BY INCOME



1932
1933
1934
1935
1936
1937

1938
1939
1940

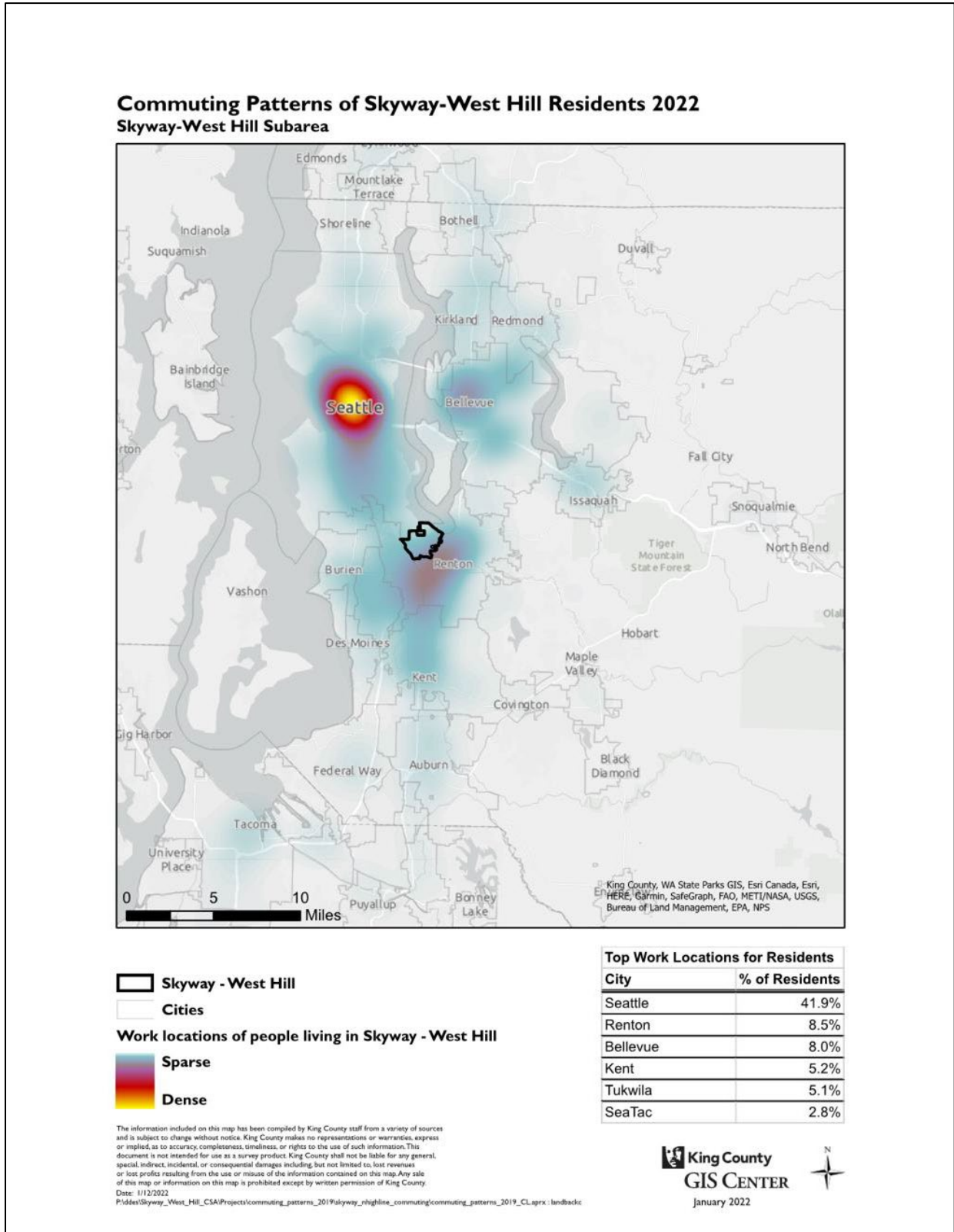
FIGURE 8: TOTAL EMPLOYMENT IN BRYN-MAWR SKYWAY CDP COMPARED TO COUNTY INDEX



Source: BERK, 2020; US Census Longitudinal Employer-Household Dynamics (LEHD), 2017.

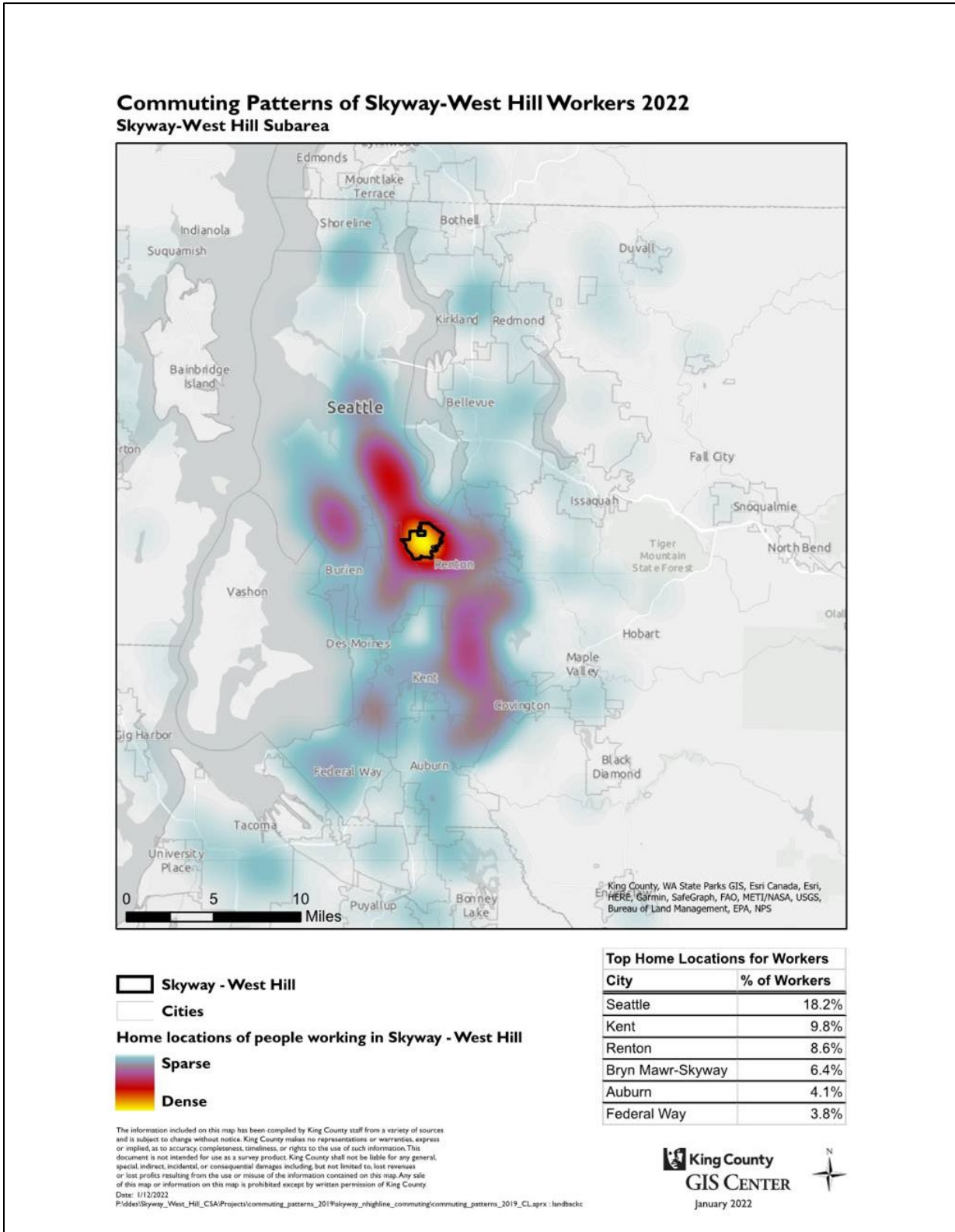
1941

1942 MAP 11: COMMUTING PATTERNS OF SKYWAY-WEST HILL RESIDENTS



1943
1944

1945 MAP 12: COMMUTING PATTERNS OF SKYWAY-WEST HILL WORKERS



1946

1947 **Appendix B: Equity Impact Review**

1948 The King County Strategic Plan present a vision for “King County where all people have
1949 equitable opportunities to thrive.” This vision is consistent with and furthered by the 2016-2022
1950 Equity and Social Justice (ESJ) Strategic Plan that contains 4 strategies to advance equity and
1951 social justice that include investing:

- 1952 • Upstream and where the needs are greatest
- 1953 • In community partnerships
- 1954 • In employees

1955
1956 And with accountable and transparent leadership.

1957
1958 The equity and social justice shared values that guide and shape our work included commit us
1959 to being:

- 1960 • Inclusive and collaborative
- 1961 • Diverse and people focused
- 1962 • Responsive and adaptive
- 1963 • Transparent and accountable
- 1964 • Racially just
- 1965 • Focused upstream and where the needs are greatest

1966
1967 It is within this framework that the Skyway-West Hill Community Service Area Subarea Plan
1968 (Subarea Plan) was developed and will be implemented. Furthermore, this analysis of equity
1969 impacts seeks to identify, evaluate, and communicate potential impacts – both positive and
1970 negative – associated with the development and implementation of the Subarea Plan. This
1971 analysis generally follows the process King County Office of Equity and Social Justice Equity
1972 Impact Review Tool.

1973
1974 **Introduction**

1975 This equity impact review strives to rigorously and holistically summarize the process by which
1976 the Subarea Plan was developed and how it might affect the residents of Skyway-West Hill. It
1977 relies on King County’s Equity Impact Review Process⁵⁵ by considering the following equity
1978 frameworks:

- 1979 • **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties;
- 1980 • **Process Equity:** Inclusive, open, and fair process with meaningful opportunities for
1981 input; and
- 1982 • **Cross-generational Equity:** Consideration of effects of current actions on future
1983 generations.

⁵⁵ [Ordinance 16948](#)

1985 Following the Equity Impact Review framework established by the King County Office of Equity
1986 and Social Justice, this Equity Impact Review is organized into 5 phases of analysis, as follows:

- 1987
- Phase 1: Scope. Identify who will be affected.
- 1988
- Phase 2: Assess equity and community context.
- 1989
- Phase 3: Analysis and decision process.
- 1990
- Phase 4: Implementation. Staying connected with the community.
- 1991
- Phase 5: Ongoing Learning. Listening, learning, and adjusting with the community.
- 1992

1993 [What is the Skyway-West Hill Subarea Plan?](#)

1994 The Subarea Plan is an element of the King County *Comprehensive Plan* and sets the vision for
1995 King County’s governance of the area, including land use and development, for the following 20
1996 years. The scope and schedule of the Subarea Plan were established by the King County
1997 Council in 2020.⁵⁶ The County has not conducted a comprehensive update to its long-range
1998 plan for Skyway-West Hill since the 1994 West Hill Community Plan and Area Zoning
1999 (Community Plan) were adopted. With the exceptions of a number of land use policies and land
2000 use and zoning map amendments adopted in 2020 with the Skyway-West Hill Land Use
2001 Strategy – Phase 1 of the Community Service Area Subarea Plan (Land Use Strategy), the
2002 policies in the Community Plan will be in effect until the King County Council adopts the
2003 Subarea Plan.

2004

2005 The Skyway-West Hill Land Use Strategy was developed from August 2018 to August 2020 and
2006 was limited in scope to land use issues. This first timeframe was considered the first phase of
2007 plan development. The second phase of subarea planning in Skyway-West Hill began after the
2008 August 2020 adoption of updates to the King County *Comprehensive Plan*, when the scope of
2009 the Subarea Plan was expanded to include all topics of interest to the community, along with the
2010 creation of a Community Needs List.

2011

2012 The Community Needs List is a list of community-identified projects, programs, and investments
2013 that King County will implement in Skyway-West Hill. While developed at the same time as the
2014 Subarea Plan, the Community Needs List is not an element of the *Comprehensive Plan*.
2015 Engagement with the community was naturally blended due to the coinciding timeframes and
2016 the linkage between community vision and policies in the Subarea Plan and the program,
2017 services, and investments in the Community Needs List.

2018

2019 Community engagement focused on residents historically left out of the planning process and
2020 centering and amplifying the voices of residents who reflect the diversity of the area. The
2021 recommendations for updated subarea policies and amendments to land use designations and
2022 zoning classifications are based on the feedback gathered from the community, as well as a
2023 thorough review of the historic, demographic, economic, and geographic characteristics of
2024 Skyway-West Hill and its context within King County and the region.

2025
2026

⁵⁶ [Ordinance 19146](#)

2027 **What are the Determinants of Equity?**

2028 King County Code 2.10.210 defines the Determinants of Equity⁵⁷ as the social, economic,
2029 geographic, political, and physical environment conditions in which people are born, grow, live,
2030 work, and age that lead to the creation of a fair and just society. The determinants of equity
2031 include:

- | | | | |
|------|---------------------------------|------|----------------------------------|
| 2032 | • Early Childhood Development | 2039 | • Transportation |
| 2033 | • Education | 2040 | • Community Economic Development |
| 2034 | • Jobs and Job Training | 2041 | • Neighborhoods |
| 2035 | • Health and Human Services | 2042 | • Housing |
| 2036 | • Food Systems | 2043 | • Community and Public Safety |
| 2037 | • Parks and Natural Resources | 2044 | • Law and Justice |
| 2038 | • Built and Natural Environment | | |

2045
2046 Access to the determinants of equity creates a baseline of equitable outcomes for people
2047 regardless of race, class, gender, or language spoken. Inequities are created when barriers
2048 exist that prevent individuals and communities from accessing these conditions and reaching
2049 their full potential. These factors, while invisible to some, have profound and tangible impacts on
2050 all.

2051
2052 The determinants of equity most likely to be directly or indirectly influenced by the Subarea Plan
2053 and Community Needs List include: Built and Natural Environment, Neighborhoods, Housing,
2054 Transportation, Community Economic Development, and Parks and Natural Resources. Those
2055 with a less direct relationship include Health and Human Services, Early Childhood
2056 Development, Education, Food Systems, and Community and Public Safety.

2058 **Equity Impact Review Phase 1 – Who will be affected by the Skyway-**
2059 **West Hill Subarea Plan?**

2060 **A Demographic and Socioeconomic Overview of Skyway-West Hill**

2061 The Skyway-West Hill Subarea covers an area of almost 3 square miles, is home to
2062 approximately 18,000 people, making it the County’s fourth most populous urban
2063 unincorporated area, after Fairwood, East Federal Way, and North Highline. Skyway-West Hill is
2064 comprised of the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge,
2065 Panorama View, Skycrest, and Skyway.

2066
2067 Skyway-West Hill is rich in cultural diversity. Skyway-West Hill is 1 of 3 communities in King
2068 County in which Black, Indigenous, People of Color (BIPOC) constitute a majority of the
2069 population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has the highest
2070 proportion of Black and African American residents of any community in Washington at 28%. It
2071 also has fourth-highest percentage of Asian residents with 31% (most of whom are Vietnamese)
2072 of any community in Washington. White residents represent 27% of the community (the lowest
2073 percentage of any community in King County) and Hispanic/Latino residents represent 8%.

⁵⁷ [King County’s Determinants of Equity Report \(2016\)](#)

2075 Skyway-West Hill has the highest percentage of people
2076 who speak more than one language at home (45%) and
2077 some of the highest rates of limited English proficiency of
2078 any community in the state. The predominant non-English
2079 languages spoken in Skyway-West Hill today are
2080 Vietnamese, Spanish, Somali, Tagalog, Chinese, and
2081 Russian.

2082
2083 The median household income in Skyway-West Hill is
2084 about \$71,000, which is 25% lower than the countywide
2085 median of \$95,000. An estimated 2,200 individuals (12%)
2086 in Skyway-West Hill lived below the poverty line in 2019.
2087 With children and youth under 18 living below the poverty
2088 level, this statistic increases to 21%, which is double the
2089 county percentage.

2090
2091 These figures only tell a small part of the picture, however.
2092 The socioeconomic data selected and analyzed in this
2093 review is in consideration of 4 “factors” in King County’s
2094 Equity and Social Justice Ordinance 16948⁵⁸ that were
2095 identified as impacting access to the determinants of
2096 equity: race, class (referring to varying degrees of income),
2097 gender or language spoken.⁵⁹

2098
2099 The needs and vulnerabilities of residents can vary
2100 significantly based on factors such as household income,
2101 homeownership status, access to networks of support,
2102 English language proficiency, immigration status, civic
2103 engagement, and many others.⁶⁰ This section builds on the
2104 demographic profile in the Subarea Plan to identify notable
2105 differences and disparities that are related to residents’
2106 needs and vulnerabilities⁶¹ Additionally, it highlights where
2107 there are significant differences in demographic and
2108 socioeconomic data for Skyway-West Hill.

2109
2110 **Affected Community, including Populations of Concern**

2111 In the 25 years since the County last updated its long-range plan for Skyway-West Hill, the
2112 community and the region have changed; a generation has passed since the residents of
2113 Skyway-West Hill have been engaged in long-range planning process. Compounding this lack
2114 of engagement in planning is the fact that compared to King County as a whole, Skyway-West
2115 Hill has a high proportion of lower-income residents, residents of color, residents who speak a
2116 language other than English at home, and foreign-born residents – all groups who have not
2117 historically been or felt included in community planning at any level.

⁵⁸ [Ordinance 16948](#)

⁵⁹ [King County Code 2.10.210.B](#)

⁶⁰ [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#), Section III

⁶¹ All statistics in this section are based on the 2015-2019 American Community Survey (ACS) 5-Year Estimates unless otherwise noted. 2020 ACS data was not available at the time the equity impact review was in progress.

| YEAR | 2000 | 2019 |
|---|---------------|---------------|
| Total Population | 14,000 | 18,000 |
| Change from 2000 | | 32% |
| Age Characteristics | | |
| Under 18 years | 23% | 23% |
| 65 years and over | 14% | 13% |
| Median Age | 38 | 39 |
| Race and Ethnicity | | |
| Black or African American | 25% | 28% |
| American Indian/ Alaska Native | 0.8% | 0.6% |
| Asian | 22% | 31% |
| Native Hawaiian / Pacific Islander | 0.5% | 0.5% |
| White | 44% | 27% |
| Other race | 2% | 7% |
| Two or more races | 5% | 6% |
| Hispanic or Latinx (of any race) | 5% | 8% |
| Foreign Born Population and Language | | |
| English Only | 78% | 56% |
| Other than English | 23% | 45% |
| Percent Foreign Born | 18% | 34% |
| Median Monthly Housing Costs | | |
| Gross Rent | \$750 | \$1,400 |
| Owner with Mortgage | \$1,250 | \$2,200 |
| Household Income | | |
| Median Household | \$47,400 | \$71,000 |
| % of King County Median Household | 89% | 75% |

Sources: 2000 Census and 2019 ACS survey 5-year estimate for the Bryn Mawr-Skyway CDP. Figures rounded to an appropriate significant digit.

TABLE 1: DEMOGRAPHICS AT A GLANCE

2119 County planners prioritized outreach to ensure that the perspectives of the following groups
2120 were included in the development of the Plan:

- 2121 • Limited English Proficiency Communities, specifically Vietnamese, Spanish, and Somali,
2122 speakers
- 2123 • Racial and Ethnic Groups
- 2124 • Youth
- 2125 • Seniors and Elderly
- 2126 • Persons with Disabilities
- 2127 • Neighborhoods
- 2128 • Renters and Low-Income Households
- 2129 • Businesses
- 2130 • Community Service Providers

2131
2132 The following sections discuss stakeholders, including populations of concern, in the context of
2133 how the Subarea Plan may impact each group.

2134
2135 This section also summarizes the County’s engagement with each group of stakeholders to
2136 better understand the needs of each group in developing the Subarea Plan.

2137

2138 Limited English Proficiency Communities

2139 Residents who do not speak English as their primary language, face significant challenges in
2140 engaging in civic life, including the subarea planning process. In 2019, approximately 7,700
2141 people, or 45% of the community, spoke a language other than English at home. Approximately
2142 10% of the community, have limited English proficiency.

2143

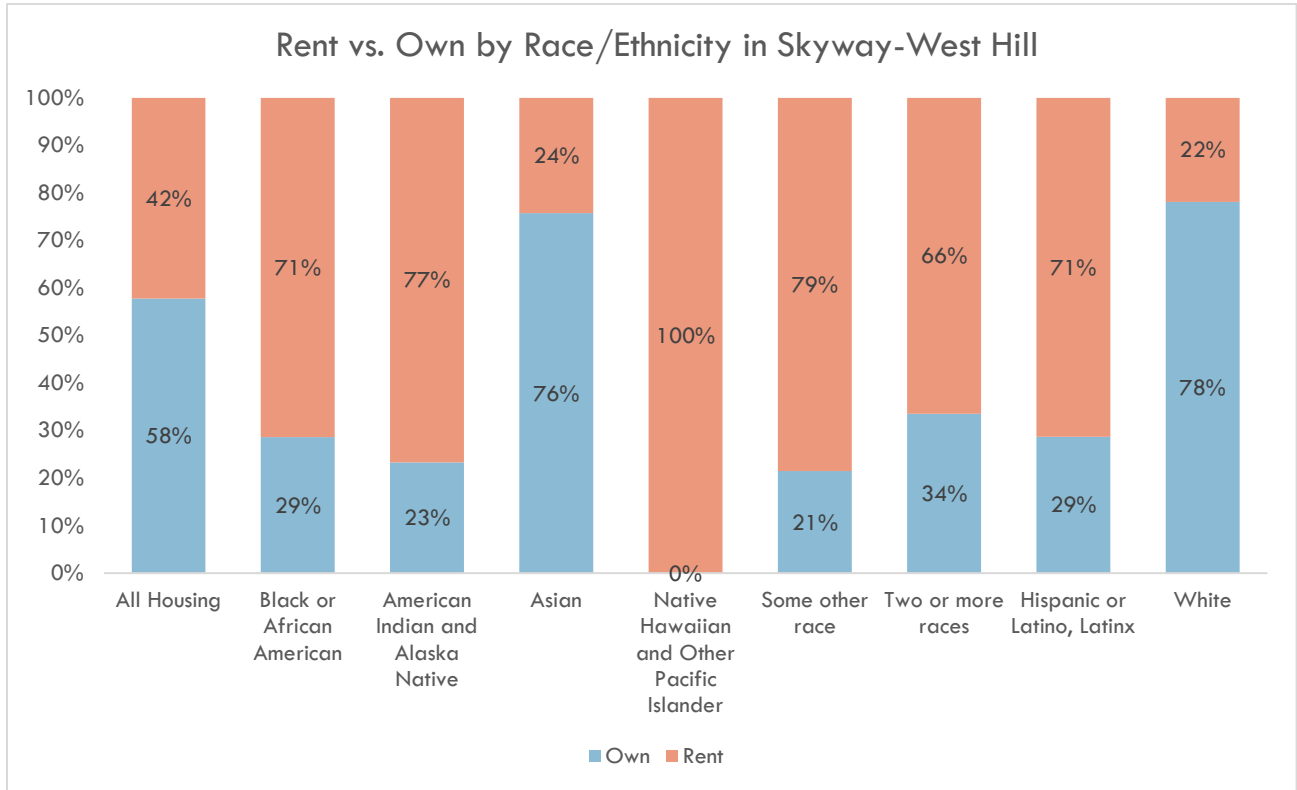
2144 Most outreach and engagement activities are conducted in English and lack sufficient
2145 accessibility provisions. Since 45% of the people in the study area speak a language other than
2146 English at home, and nearly one-tenth of the population does not have strong English-
2147 proficiency, it is important to communicate with people in the languages in which they feel most
2148 comfortable.

2149

2150 Racial and Ethnic Communities

2151 Skyway-West Hill is a diverse community where over 70% of the residents are BIPOC.
2152 Approximately a third of residents identify as Asian, over a quarter of residents identify as Black
2153 or African American, and about 8% of residents identify as Latino. There are significant racial
2154 disparities within Skyway-West Hill that impact vulnerability to land use changes. For instance,
2155 those identifying as White represent about 47% of homeowners, while Black or African
2156 Americans represent about 13% of the homeowners. The reverse is true with renters, with Black
2157 and African Americans representing about 44% of the renters, and Whites representing about
2158 20% of renters. These figures highlight why engaging with people from a variety of racial, ethnic,
2159 and cultural groups is one way to better understand community disparities including those
2160 related to institutionalized racism, racial privilege, and systemic inequities.

2161



2162
 2163

2164 **Youth**

2165 Youth (under 18 years old) comprise about 22% of the
2166 population of Skyway-West Hill, higher than King County
2167 as a whole (21%). Plans that provide safe, healthy, and
2168 accessible environments for youth are often an indicator
2169 that they are beneficial for people of all ages.
2170

2171 **Seniors and Elderly Residents**

2172 About 13% of the population in Skyway-West Hill is over
2173 65 years of age. This same percentage as the whole of
2174 King County (13%). Planning decisions made today can
2175 impact the ability of seniors to age-in-place or find
2176 suitable housing that meets their changing needs.
2177 Similarly, providing for the mobility of seniors requires
2178 special consideration for the pedestrian environment and
2179 accessibility of new development.
2180

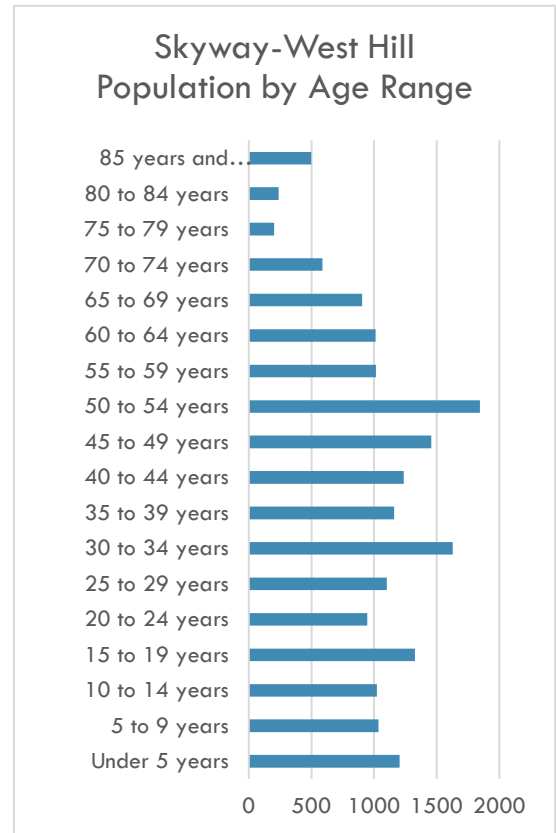
2181 **Persons with Disabilities**

2182 About 13% of the population in Skyway-West Hill identify
2183 as having a disability that could include challenges with
2184 mobility, sensory, or cognitive difficulties. This is higher
2185 than King County as a whole (9.5%). Those with
2186 disabilities are much more likely to be over the age of 65,
2187 and the needs of disabled residents often overlaps with
2188 the needs of elderly residents.
2189

2190 **Renters and Low-Income Households**

2191 Most households in Skyway-West Hill own their home residence. However, 42% of households
2192 rent, and those households are more likely to be BIPOC. They are also more likely to have
2193 lower incomes and to experience a housing cost burden; both factors potentially increase
2194 susceptibility to economic and physical displacement in areas of neighborhood change.
2195

2196 There are significant racial and ethnic disparities between owner- and renter-households.
2197 Seventy-eight% of all white non-Hispanic householders own their homes, compared to 47% for
2198 householders of color and only 29% for black householders. At all levels of income, White
2199 households own more homes than populations of color combined.
2200



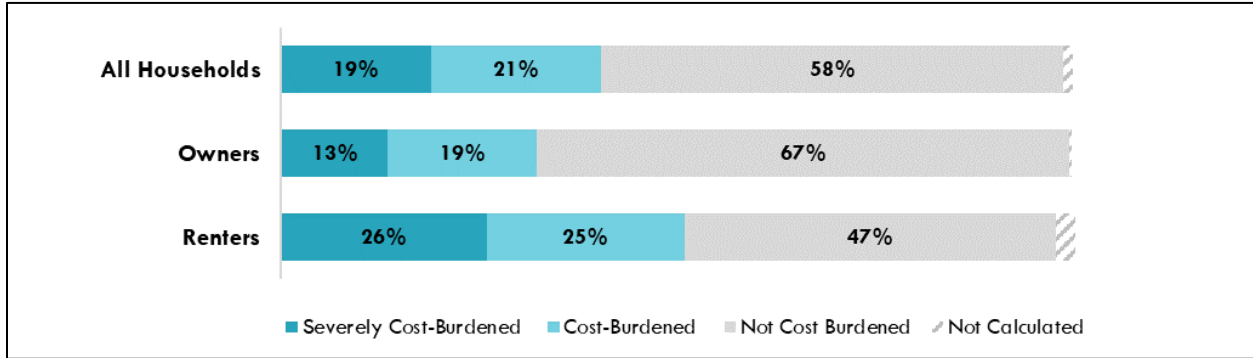


TABLE 3: COST BURDEN OF OWNERS AND RENTERS (HUD CHAS FROM 2015 ACS 5-YEAR ESTIMATE); BERK 2019

In Skyway-West Hill approximately 40% of all households are “cost burdened,” meaning they spend more than 30% of their income on housing. Among renters, 51% are cost-burdened. In King County, 32% of all households are cost-burdened, including 42% of renters.

Neighborhoods

Skyway-West Hill is mostly composed of 2 census tracts which roughly split the subarea in half. Comparing demographic and socioeconomic data for these 2 census tracts reveals significant differences between the residents of Campbell Hill and Skyway in the southwestern portion of the study area and Bryn Mawr and Lakeridge in the northeastern portion closer to Lake Washington. This makes it important to engage with people from both areas to collect input on priorities and concerns.

Engagement with neighborhood groups on the development of the Plan is discussed in Phase 2 of the Equity Impact Review.

Businesses

Skyway-West Hill has 3 commercial areas and 1 industrial business area. A neighborhood's business community provides not only needed goods and services, but also sense cultural connection to a neighborhood, as well as opportunities for employment. As growth and development occur, it is natural that some businesses will come and go, but it is important that business districts remain vital and relatively stable for the sake of the business owners and their employees, along with the surrounding community.

Skyway-West Hill’s business community and its residents are seeking opportunities to strengthen and revitalize the neighborhood’s business districts, increase the diversity of goods and services available, and ensure that businesses are culturally consistent with the neighborhood diversity.

Community Service Providers

All communities have gaps in social and health indicators that community service providers seek to address. The gaps in service are more likely to be greater and of more significance in areas where the population experiences social and economic disparities. Different communities in Skyway-West Hill will likely have different service partners they work with. The service partners used by each community are well-placed to understand and identify whether and how

2239 distributional, process, and cross-generational equity is experienced by residents and how
2240 planning decisions may positively or negatively impact access to the determinants of equity.

2241
2242 In Skyway-West Hill, social, health and human services are provided by community institutions
2243 such as the Renton School District and the Renton Innovation Zone Partnership, government
2244 agencies like the Seattle-King County Public Health Department, non-profit organizations such
2245 as African Community Housing and Development, Childhaven, Healthpoint, King County
2246 Housing Authority, Supporting Parents in Education and Beyond, Skyway Coalition, Urban
2247 Family, West Hill Community Association, and many other groups.

2248

2249 Equity Impact Review Phase 2 – Assess Equity and Community Context

2250 This section of the Equity Impact Review identifies how, and at what stage, the County reached
2251 out to stakeholders in the community, including populations of concern, to learn about their
2252 priorities and concerns and receive feedback and direction on the Subarea Plan. This section
2253 considers whether and how each of the determinants of equity may be impacted, and a review
2254 of how the policies, land use designations and zoning regulations relate to the community's
2255 expressed priorities and concerns.

2256
2257 Community engagement in the planning process provides the opportunity for participants to
2258 shape the development of the Subarea Plan, gain a deeper understanding of governmental
2259 processes to better position them in co-creating policies that benefit their community, and an
2260 increased sense of belonging. The ability for the community to influence plan development
2261 changes throughout the process:

- 2262 • Visioning and Scoping – Input given at the visioning and scoping stage helps to drive
2263 plan goals and objectives as well as provides an opportunity for community led outcome
2264 improvements.
- 2265 • Subarea Plan Development – During plan development, engagement sets the vision,
2266 guides the policies and map amendments, and informs the strategies that are proposed.
- 2267 • Public Review Draft – Once a public review draft is released, community review what
2268 has been written aligns with their vision, goals, and objectives, and recommend changes
2269 to all parts of the draft plan.
- 2270 • Implementation – Community involvement creates a greater sense of accountability in
2271 the implementation of plan policies to ensure that it meets the community's vision.

2272
2273 Community engagement during the development of the Subarea Plan occurred over several
2274 phases. The first was when the planning process was focused solely on land use issues. The
2275 second phase included a broader range of issues. As these 2 phases proceeded, the County
2276 continued to learn and grow in its understanding of ways to connect with the community. At the
2277 outset of the planning process there was a strong reliance on traditional County-led community
2278 engagement methods. The approach then shifted to more community-centered smaller focus
2279 group forums and one-on-one interviews. As the County matured in its understanding of the
2280 community and their needs, the approach again shifted toward attending other community
2281 groups' meetings to couple listening and learning with providing service delivery when possible.
2282 The County also acknowledged the community's limitations on their time and tried to be
2283 sensitive to making additional demands on peoples' time. In accordance, information was
2284 gathered from past community planning efforts, such as the SWAP, to inform the planning

2285 process. In this way, engagement efforts could be focused on confirming existing direction from
 2286 the community, rather than starting from scratch.
 2287

2288 **Overview of Community Engagement**

2289 As mentioned above, community engagement on the Subarea Plan occurred in 2 distinct
 2290 phases: the first ran from July 2018 to June 2019 when the Subarea Plan was limited to land
 2291 use topics only; the second ran from August 2020 through December 2021 under an expanded
 2292 scope, including the Community Needs List.
 2293

2294 The Community Needs List is a separate body of work that is being developed simultaneously
 2295 alongside the Subarea Plan.
 2296

2297 The following table summarizes outreach with specific key stakeholder groups and populations
 2298 of concern identified earlier in the report. All meetings listed were held in person unless
 2299 otherwise noted. The third column in the table notes additional opportunities the County could
 2300 take to improve equity outcomes in its engagement process.
 2301

| Population | Engagement Details | Equity Opportunity |
|---|--|---|
| Limited English Proficiency Communities | <p>Somali language interpretation was provided at the March 28, 2018 Martin Luther King Jr. Way Focus Group and the Spanish interpretation was available for the June 1, 2019 Community Forum. Other attempts to connect with limited English proficiency communities was not well documented.</p> <p>In addition to one meeting in English, 3 separate language specific meetings were held in August 2020 to kick-off the second phase of the planning process. The languages were Somali, Spanish, and Vietnamese. Flyers in the same languages were produced and disseminated to participants at the Skyway Resource Center events in the Summer and Fall of 2020. Use of the interpreters was relatively small. Only the Somali community took part in measurable numbers with about six residents participating. The Spanish-language meeting only had one attendee. No Vietnamese community members joined that meeting.</p> <p>The online engagement hub provided an opportunity for built-in language</p> | <ul style="list-style-type: none"> Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations. Make connections with faith-based communities and other trusted community organizations that serve immigrant and non-English speakers. |

| | | |
|--------------------------|---|--|
| | <p>interpretation. Then, a direct mailing was sent to every household in Skyway-West Hill. The direct mail flyer was then translated into Spanish, Somali, Vietnamese, Chinese, and Tagalog. The response rate increased following the direct mailing.</p> | |
| Racial and Ethnic Groups | <p>There were 22 stakeholder interviews held during the Spring and Summer of 2019. The interviews included a broad cross section of the community, which included people of diverse racial and ethnic backgrounds. General engagements, such as community forums or focus groups, drew people of diverse racial and ethnic backgrounds. Detailed documentation about the race or ethnicity of attendees was not documented.</p> <p>Phase 2: More intention and focus were placed on engaging with community members of different racial and ethnic groups. Staff attended existing community group meetings with BIPOC leadership and membership.</p> | <ul style="list-style-type: none"> When holding community meetings, document the number of participants, and if possible, their race and ethnicity to ensure they represent the demographics of the community. |
| Youth | <p>A group of youth from Creston Point participated in the focus group discussing the Martin Luther King Jr. corridor. Records do not indicate whether additional engagement was targeted at youth.</p> <p>During the Anti-displacement collaboration with the Department of Community and Human Services, staff worked with the Skyway Youth Leadership Council. The young people who participated in this effort chose several anti-displacement strategies to focus on and then developed a survey of their peers to solicit input.</p> | <ul style="list-style-type: none"> Working with local schools to connect with youth allows the plan to reflect their unique perspectives and attitudes. Area youth have traditionally been ignored in the planning process, therefore plans often miss the mark when identifying policies that support their success. |
| Seniors and Elderly | <p>There is no documented outreach to older adults in the community. Some older adults are likely to have participated in community forums or other general engagements.</p> | <ul style="list-style-type: none"> Skyway-West Hill has one senior living community, on Rainier Ave S. There is an opportunity to engage with those residents to learn from their lived experiences. |

| | | |
|-----------------------------------|--|--|
| Persons with Disabilities | There is no documented outreach that was targeted towards persons with disabilities. | <ul style="list-style-type: none"> • Connect with disability service providers to learn what challenges and priorities their customers have. |
| Neighborhoods | Several engagements were directed to the Skyway neighborhood including meetings with the community group, Skyway Solutions, and attendance at the Skyway Block Party. The County conducted a focus group on the Martin Luther King Jr. Way South area. There was also a focus group on views, which attracted residents of Bryn Mawr. There is no documented focus on the Rainier Avenue Business District area. | |
| Renters and Low-Income Households | <p>The Martin Luther King Jr. Way South Focus Group took place at Creston Point Apartments and likely attracted mostly renters. The Scenic Views Focus group likely attracted property owners. Outreach and engagement to address the perspectives of renters or owners was not well documented because participants were not asked to provide their housing status.</p> <p>The County participated in multiple in-person community events, such as the Skyway Resource Center. Participants at these events were attending these events to access social and health services.</p> | <ul style="list-style-type: none"> • Renters and low-income households are at the highest risk of involuntary displacement. When housing prices or the cost-of-living increases, they are often left with no choice but to relocate to other neighborhoods or areas. Understanding the strategies that can help alleviate some of these risks is vitally important. |
| Businesses | The County conducted a Commercial District Focus Group for the Skyway Business District and some of the stakeholder interviews included people who worked in the study area. Businesses in the Martin Luther King Jr. Way and Rainier Avenue Businesses Districts may not have been engaged. Future developers and builders, or those looking to invest in the community have not been engaged, but their engagement may be more appropriate in the draft plan review and implementation phases. | |

| | | |
|------------------------------------|---|--|
| | <p>The Skyway Community Voices Consultant is talking with business owners and employees to learn about their priorities for the community and what would help them be more successful.</p> | |
| <p>Community Service Providers</p> | <p>The County spent time attending numerous community service provider meetings to share updates on the development of the plan and seek input on what should be included in the Subarea Plan.</p> <p>By attending existing community service provider meetings, the County was able to work with community leaders and members in a setting where they already felt comfortable and had budgeted their time to be. This allowed staff to hear from individuals and organizations with deeper ties and experience in the community.</p> | |

2302

2303 King County advertised engagement opportunities using the following channels:

- 2304 • Department of Local Services/King County website
- 2305 • GovDelivery E-mail List
- 2306 • PublicInput.com
- 2307 • Next Door
- 2308 • Social Media (Facebook, Instagram)
- 2309 • Unincorporated Area News
- 2310 • Postcards in multiple languages sent to all Skyway-West Hill addresses in December
- 2311 2020

2312

2313 Groups external to the County also provided a mechanism for sharing information about the
2314 project and opportunities for attending meetings and providing input. This included:

- 2315 • Renton Innovation Zone Partnership
- 2316 • Renton School District
- 2317 • Skyway Solutions
- 2318 • Skyway Coalition
- 2319 • West Hill Community Association

2320

2321 The Office of Equity and Social Justice “Community Engagement Continuum”⁶² identifies a
2322 range of actions to use for engagement on both simple and complex initiatives. Components of
2323 the 2 levels of engagement identified for use in both subarea plan development and
2324 development of the Community Needs Lists for King County’s Community Service Areas –
2325 “County Engages in Dialogue” and “County and Community Work Together” – are identified in
2326 the following table:
2327

| Levels of Engagement | | | | |
|--|--|--|--|--|
| County Informs | County Consults | County engages in dialogue | County and community work together | Community directs action |
| King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action | King County gathers information from the community to inform county-led interventions | King County engages community members to shape county priorities and plans | Community and King County share in decision-making to co-create solutions together | Community initiates and directs strategy and action with participation and technical assistance from King County |
| Characteristics of Engagement | | | | |
| <ul style="list-style-type: none"> Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community | <ul style="list-style-type: none"> Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs | <ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems | <ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems | <ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems |
| Strategies | | | | |
| Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media | Focus groups, interviews, community surveys | Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events | Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony | Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony |

2328
2329
2330 Working collaboratively with the community and using the Office of Equity and Social Justice’s
2331 Equity Impact Review tool as a guide, goals of the community engagement for the expanded
2332 Subarea Plan included ensuring that diverse and historically underrepresented voices of the
2333 community were amplified and reflected in the expanded Plan. This included developing an
2334 updated engagement process to develop and refine a long-term vision and policies across
2335 multiple, community-identified topic areas for the Plan. Additionally, Local Services prepared an
2336 “Engagement Pledge”⁶³ for the Skyway-West Hill Subarea Plan and Community Needs List,
2337 committing to have a bi-directional conversation with the community, work together, and lift up
2338 the voices of historically underrepresented residents and groups.

2339
2340 King County has learned many things during this process and will apply them in future
2341 community engagement strategies to increase Skyway-West Hill community involvement. For
2342 example:

- 2343 • Work closely with trusted community service providers to get more community residents
2344 to know about and participate in the process.
- 2345 • Engage with faith-based organizations as cultural cornerstones in the community to
2346 learn what types of issues residents are dealing with and how the County may work to
2347 address them.
- 2348 • Partner with schools and the school district to connect with parents and their families to
2349 learn what policies and programs are most needed.

⁶² [King County Office of Equity and Social Justice Community Engagement Guide](#)

⁶³ [Skyway-West Hill Subarea Plan and Community Needs List Engagement Pledge](#)

2350 **Equity Impact Review Phase 3 – Analysis and Decision Process**

2351 **What is the relationship between the Subarea Plan and the determinants of equity?**

2352 The Subarea Plan proposes neighborhood-specific policies and land use and zoning
2353 amendments that will guide and regulate the scale and type of development that may potentially
2354 occur within Skyway-West Hill over the next 20 years. The land use policies are grouped into
2355 the categories by chapters in the Subarea Plan.

2356
2357 Land use and zoning map amendments are a separate document but are guided by the policies
2358 proposed in the Subarea Plan. The associated land use and zoning map amendments regulate
2359 how land can be used.

2360
2361 For example, a change in zoning classification may allow “mixed-use” residential and
2362 commercial structures in an area that previously may have been zoned only to allow commercial
2363 uses and no residential uses. Conditions within the zoning classification may provide incentives
2364 that support delivery of amenities, or community benefits such as increased affordable housing.

2365
2366 Regulations can also change what can take place on the land by applying Special District
2367 Overlays (SDOs), that, for discrete areas, apply special conditions on how the land can be used.
2368 These conditions may allow for more flexibility in how the land can be developed compared to
2369 the regulations in the underlying zoning. Another regulatory tool that can be applied to specific
2370 parcels is the “p-suffix.” With this tool, more restrictive conditions than those included in the
2371 underlying zoning are applied.

2372
2373 The changes in regulations pertain directly to the zoning classifications of the properties within
2374 the neighborhood along with an assortment of property-specific and special district overlays are
2375 aimed at implementing the Subarea Plan policies. The policies and the regulations are designed
2376 to support the community’s vision for the future of their neighborhood and to address its unique
2377 needs.

2378
2379 While the Subarea Plan may directly or indirectly influence the determinants of equity, it is
2380 important to note that most decisions made about how land is developed that will have an
2381 impact on the Determinants of Equity are made by the private sector based on market factors
2382 and personal choices. However, local governments can provide the structure governing how
2383 land can be developed and used in a way that positively influences the kind of new development
2384 that may occur in the future.

2385
2386 Through its authority, King County can change zoning, the conditions under which land can be
2387 developed and used, and the cost for processing land development permits. The results of this
2388 can both positively and negatively impact a community’s ability to access the determinants of
2389 equity.

2390
2391 While King County can use its authority to develop policy and take regulatory action, provide
2392 funding, and engage with the community, the private market will determine whether it wants to
2393 invest in development in Skyway-West Hill. It is the intent of the Subarea Plan to increase the
2394 likelihood that new development will occur in a way that will support distributional, process, and
2395 intergenerational equity and that changes over time will be consistent with the vision and
2396 community priorities expressed by the residents and businesses of Skyway-West Hill.

2397
2398 Predicting specific outcomes of a Subarea Plan can be difficult for a few reasons:

2399 Land use policies and zoning regulations permit a range of uses, but it is up to each particular
2400 landowner to determine what to build.

2401
2402 It is difficult to determine impacts that would have happened if current regulations remained in
2403 the absence of a new land use subarea plan, as neighborhoods go through natural cycles of
2404 development.

2405
2406 By using the determinants of equity as a framework, some general observations can be made
2407 about what types of impacts the Subarea Plan may have. Access to the determinants of equity
2408 creates a baseline of equitable outcomes for people regardless of race, class, gender, or
2409 language spoken. Inequities are created when barriers exist that prevent individuals and
2410 communities from accessing these conditions and reaching their full potential. These factors,
2411 while invisible to some, have profound and tangible impacts on all.

2412
2413 **Summary of Decision-Making Process and Proposed Policies, Regulations, and**
2414 **Community Needs List Items**

2415 Guided by stakeholder engagement, including engagement with populations of concern, a
2416 proposed community vision statement, policies, and land use and zoning map amendments was
2417 drafted and shared as a Public Review Draft (PRD) from September 30, 2021 to October 28,
2418 2021.

2419
2420 In developing the proposals outlined here, County staff began by reviewing the priorities and
2421 concerns expressed by community members and the history of Skyway-West Hill. Staff then
2422 began identifying various potential policy interventions to address those issues, gathering
2423 relevant data, and researching how other jurisdictions have done similar work. In reviewing
2424 different options, staff analyzed whether each potential policy intervention would:

- 2425 • Result in the preferred outcome of the community, or improve the status quo
- 2426 • Improve access to the determinants of equity
- 2427 • Be feasible for the County to implement given legal and budgetary constraints
- 2428 • Align with existing *King County Strategic Plan* and *Comprehensive Plan* policies and
2429 established best practices

2430
2431 The following table summarizes Skyway-West Hills community priorities and how the proposals
2432 in the Public Review Draft were built, considering the input received, and outcomes that are
2433 intended to be achieved.

2434

| What was heard | Public Review Draft Proposal | Intended outcome | Further questions |
|--|--|--|---|
| Housing Affordability and Displacement is a Concern | <ul style="list-style-type: none"> • A policy to require affordable housing creation in and around the Skyway Business District is proposed | <ul style="list-style-type: none"> • More mixed income housing options near the heart of Skyway | <ul style="list-style-type: none"> • Will these measures increase land values, housing prices, and property taxes for residents? |

| What was heard | Public Review Draft Proposal | Intended outcome | Further questions |
|--|---|---|---|
| | <ul style="list-style-type: none"> • Similar voluntary allowance for increased residential density when affordable housing is included is proposed for rest of subarea | | <ul style="list-style-type: none"> • What measures can be taken to ensure area residents who qualify for the affordable units have access to the units? • Will these policies stifle development? • What provisions can be made to ensure that a homeowner will not be displaced because they can no longer afford the property taxes on their home? • How will the proposed changes impact current tenants? • Will new requirements stifle development and result in little or no new housing, while prices continue to rise? |
| <p>More Housing Options Desired</p> | <ul style="list-style-type: none"> • A policy to designate the Skyway Business District and nearby multifamily areas as an unincorporated activity center | <ul style="list-style-type: none"> • This designation necessitates some changes in zoning on parcels around Skyway Park and along Renton Avenue that will encourage townhouse and duplex construction on lots containing | <ul style="list-style-type: none"> • Will renters and lower-income residents in the area be displaced if a property owner decides to sell to a townhouse or duplex developer? • What provisions can be made to reduce the rate of displacement? |

| What was heard | Public Review Draft Proposal | Intended outcome | Further questions |
|--|--|---|---|
| | | <p>single-family residences</p> <ul style="list-style-type: none"> This designation includes a change from residential to neighborhood business which will allow mixed-use development connecting the 2 nodes of the Skyway Business District | <ul style="list-style-type: none"> Will the allowed mixed-use along Renton Ave encourage development of apartments above commercial establishment? Are existing utilities and services adequate to serve the potential increase in residents and businesses? |
| <p>More Sidewalks and Streetlights Desired in Residential Neighborhoods</p> | <ul style="list-style-type: none"> New developments in residential neighborhoods will be required to construct sidewalks and streetlights | <ul style="list-style-type: none"> Improve active transportation infrastructure Improve opportunities for healthy lifestyle | <ul style="list-style-type: none"> How will additional requirement affect price of housing? Will having more complete streets and regional trail linkages put further pressure on housing prices? |
| <p>Expanding Economic Opportunity for Existing Residents</p> | <ul style="list-style-type: none"> Creation of a Skyway Unincorporated Activity Center is proposed that includes the Skyway Business District and surrounding multi-family residential areas A proposed microenterprise special district overlay is proposed in a new neighborhood | <ul style="list-style-type: none"> The unincorporated activity center is meant to focus commercial and mixed-use development in the heart of Skyway-West Hill. More development in the activity center would create more jobs. Area residents should be able to take advantage of | <ul style="list-style-type: none"> The areas most affected are also covered by a requirement for affordable housing creation. It is unknown at this point whether these rules will stifle development and opportunity How quickly will small commercial opportunities develop in the proposed |

| What was heard | Public Review Draft Proposal | Intended outcome | Further questions |
|----------------|---|--|---|
| | business zone along Renton Ave S <ul style="list-style-type: none"> • Policies exist in the comprehensive plan about providing job training and placement services | these opportunities. <ul style="list-style-type: none"> • The microenterprise overlay is meant to provide small commercial spaces in either existing buildings or new small commercial buildings for business that do not need or cannot afford large tenant spaces | microenterprise overlay, if at all? <ul style="list-style-type: none"> • How will the County ensure local residents have the skills to take advantage of employment opportunities? |

2435
 2436

2437 EQUITY ANALYSIS OF PROPOSED POLICIES AND LAND USE AND ZONING MAP AMENDMENTS

2438 The following table considers how the Subarea Plan and associated Land Use and Zoning Map Amendments may directly or indirectly impact
2439 access to each of the determinants of equity.

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|---|--|
| Early Childhood Development | Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children. | <p>Children have unique needs and circumstances, and plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages.</p> <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and between households in Skyway-West Hill and households across King County. This may be expected to affect equity in access to early childhood development opportunities. The proposed Subarea Plan will indirectly influence access to early childhood development by, for example, influencing whether childcare facilities are a profitable use of land or by directing more resources to area non-profits. Plan provisions will help lead to increased access for both new and existing residents. The map amendments include zoning changes to encourage more commercial, mixed-use development in and around the Skyway Business District. Since childcare facilities are an allowed use in commercially zoned areas, there is the potential that the supply of such facilities could increase and could be a benefit to families who can afford the care. The Subarea Plan includes policies directing King County to work with and support the Renton School District and local service agencies in providing health and human services to the community.</p> |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|---|---|
| Education | Education that is high quality and culturally appropriate and allows each student to reach their full learning and career potential | There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may be expected to affect equity in access a range of school choices and opportunities. English-speaking ability may also be expected to impact access to education. Skyway-West Hill has double the limited English-speaking population compared to the King County as a whole. The Subarea Plan has limited potential to directly influence equity in access to education. The Subarea Plan has a policy that encourages the County to work with the Renton School District and other community organizations on better educational outcome, which could have a direct influence on access to quality education and support of educational networks in the community. |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|--|--|
| Jobs and Job Training | Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families | <p>Creation of jobs is mostly determined by market forces. However, the Plan could help lead to increased access to jobs for both new and current residents through its clear statement of the community’s desire to see improved access to job training and career-readiness programs. The Subarea Plan has the potential to indirectly influence creation of jobs if land use and zoning changes successfully encourage a more vibrant local business district that creates opportunities for new businesses and jobs, as well as jobs tied to developing and redeveloping land and structures in Skyway-West Hill. However, residents must still compete for those jobs and business opportunities. The Subarea Plan contains policies aimed at increasing the number and types of employment opportunities in the neighborhood, as well as creation of job training facilities and programs in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p> <p>Conversely, the plan also proposes policies guiding the County to consider anti-displacement strategies to create additional affordable housing. These policies, if implemented in regulations, could slow development pressure, resulting in fewer local jobs in the near term.</p> |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|---|---|
| Health and Human Services | Health and human services that are high quality, affordable and culturally appropriate and support the optimal well-being of all people | <p>All communities have gaps in social and health indicators that are addressed by community service providers. The gaps in service are more likely to be greater and more significant in areas where the population experiences social and economic disparities.</p> <p>The disparities in income between people of different races and ethnicities within Skyway-West Hill, and between households in Skyway-West Hill may affect equity in access to healthcare providers and human services. The Subarea Plan has the potential to indirectly influence this determinant of equity, because health and human service facilities are an allowed use in commercially zoned areas and there is the potential that the supply of such facilities could increase. However, this is a determination for the market; the Subarea Plan states that health and human services are a desired community priority and encourages improved access to health and human services but, at this time, does not include requirements or incentives for provision of such facilities and it does not directly affect the quality, affordability, or cultural appropriateness of such facilities or services.</p> |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|---|---|
| Food Systems | Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people. | <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill. This may be anticipated to affect equity in access to a range of healthy food sources and choices. The Subarea Plan acknowledges that Skyway-West Hill lacks a range of affordable, healthy, and culturally appropriate food providers. While provision of places supplying food on a commercial basis is determined by market forces, the Subarea Plan may have the potential to influence access to food systems for both new and existing residents. The Subarea Plan includes zoning that allows commercial and mixed-use development. Since grocery stores and restaurants are an allowed use in commercially zoned areas, there is the potential that the supply of such facilities could increase. However, these healthy food sources may be less affordable than convenience stores and fast food restaurants that exist or remain. Response to changes in zoning will be determined by the market, and the Subarea Plan does not directly affect the quality or affordability of food sources. However, some social and health services have begun to coalesce around providing additional healthy and culturally appropriate food choices for Skyway-West Hill. The Subarea Plan does not include requirements or incentives for provision of such food systems. The Plan does include policies and zoning intended to retain the character of commercial areas in Skyway-West Hill. It's in these areas where grocery stores and food sources would be located.</p> |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|--|---|
| Parks and Natural Resources | Parks and Natural Resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities. | Many Skyway-West Hill residential neighborhoods lack access to parks and natural resources in the community as well as trails and sidewalks to allow them to access what parks do exist. Current and proposed zoning that provides for development will allow for some new residential development and these developments will be required to install on-site recreation areas and sidewalks. These are the areas that are most likely to have ease of access to parks as there will either be sidewalks in place prior to redevelopment or provided with redevelopment. By increasing density in these areas, more people will have greater accessibility to parks, affecting existing and new residents. There are policies in the Subarea Plan that encourage the County to enhance connections to Skyway Park, acquire and develop parks and recreation opportunities, and support development of public trails in Skyway-West Hill. The Subarea Plan itself does not include such incentives. The Plan proposes amendments to add the “Open Space” land use designation to several properties which will ensure their inclusion in the King County Parks system in perpetuity. |

| | | |
|--------------------------------------|---|--|
| <p>Built and Natural Environment</p> | <p>Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment.</p> | <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This disparity affects equity in access to choices in renting or owning homes, choices in and location of housing, and the ability to access jobs and amenities. The Subarea Plan has a high potential to influence equity in access to buildings and natural environments that support health. The Plan includes land use and zoning amendments could lead to development of more housing, a range of housing options, including additional, affordable residential development opportunities on transit corridors. Commercial, mixed-use, and pedestrian-friendly development is encouraged by the Subarea Plan with supporting policies, zoning and other regulations and actions. The Subarea Plan also includes policy support for additional focus on enhancements in active transportation infrastructure, as well as water and sewer infrastructure.</p> <p>Policies in the Subarea Plan that have the intent to support low income households and other populations of concern in benefiting from new and redevelopment in Skyway-West Hill, with the objective of reducing displacement, include the following: new mixed-use developments in the Skyway Business District adjacent to transit; increasing the capacity for development of “missing middle” homes (cottage housing, duplexes and townhouses) in residential areas adjacent to commercial areas and transit by upzoning; increasing the ability to develop apartments by rezoning areas to allow mixed-use development.</p> <p>Policies and incentives for additional amenities to enhance walkability and community vitality will improve the quality of the built environment. The Subarea Plan includes policy support for increasing tree and forest canopy coverage, clean air, water, soil, and sediment. By influencing the development of additional jobs, services, and housing in Skyway-West Hill, and on transit corridors, the Subarea Plan will indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and</p> |
|--------------------------------------|---|--|

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|-----------------------|--|---|
| | | tree canopy, water, soil, and sediment are addressed when development is proposed. |
| Transportation | Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking. | <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may affect equity in access to different modes of transportation, which could further limit equity in access to transportation. The Subarea Plan has a potential to influence equity in access to transportation and transit for existing and new residents. Land use and zoning amendments, such as increases in residential density along transit corridors, have the potential to enable more people to live within easy walking distance of frequent transit service. Additionally, with changes to development there is more likelihood of increases in provision of community assets such as sidewalks and pedestrian networks or street lighting that can improve walkability and perceptions of safety. Such changes will likely lead to increased access to transit for both new and existing residents.</p> <p>The Subarea Plan also includes policy support for working with the Washington State Department of Transportation to realize implementation of corridor improvements on Martin Luther King Jr. Way South (SR 900). When complete, this project would result in significant improvements in access to a safe transportation system.</p> |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|--------------------------------|--|--|
| Community Economic Development | Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities | <p>There are disparities in Skyway-West Hill based on household incomes, whether households are cost-burdened, and in terms of on race and ethnicity. In addition, median income across Skyway-West Hill is almost half that of King County as a whole. This has the potential to limit access to homeownership and business ownership. Provisions in the Subarea Plan are intended to increase the opportunity for ownership of homes by creating opportunities for increased housing and options for different types of housing. Additionally, the Subarea Plan supports retention of existing business and creation of additional business opportunities through regulatory actions and non-regulatory actions, zoning that supports mixed-use development, and other commercial development, requiring measures to enhance the character of commercial areas and identifying areas for pedestrian-friendly amenities. One such provision is the proposal to amend the zoning in the proposed Skyway Unincorporated Activity Center from residential to neighborhood business, along with a special district overlay to require microenterprise commercial spaces.</p> <p>In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. As noted above, the provisions in the Subarea Plan area intended to support households earning below the King County median income and other populations of concern in benefiting from new development and redevelopment in Skyway-West Hill, with the objective of reducing potential for displacement.</p> |

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|------------------------------|--|---|
| Neighborhoods | Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood. | <p>Neighborhood identity and character give a community its sense of place. Skyway-West Hill has a strong sense of neighborhood identity and its residents feel strongly about maintaining that character while being actively engaged in potential changes.</p> <p>The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other determinants of equity discussed in this table are likely to have the potential to impact whether Skyway-West Hill’s neighborhoods thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces, and encourage improved access to them, allow for more dense development to support opportunities for families to remain in proximity and for aging-in-place.</p> |

| | | |
|----------------|---|--|
| <p>Housing</p> | <p>Housing for all people that is safe, affordable, high quality and healthy.</p> | <p>Households that rent are more likely to have lower incomes and to experience a housing cost burden. These are both factors that potentially increase susceptibility to economic and physical displacement as a neighborhood changes and develops over time.</p> <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may be anticipated to affect equity in access to choices in renting or owning homes. The elderly and disabled are populations that can be impacted if housing options that allow aging-in-place and access to services are limited.</p> <p>While it will largely be the market that determines housing development, the Subarea Plan has a high potential to influence equity in access to housing for all people that is safe, affordable, high quality and healthy.</p> <p>The Subarea Plan includes zoning changes to encourage development of more housing, and a range of housing options, including additional residential development opportunities close to transit corridors. The Subarea Plan also includes policy support for creation of a mandatory housing affordability program (inclusionary housing) within the proposed Skyway Unincorporated Activity Center. If developers choose to build housing in the activity center, the requirements will add to the supply of affordable housing options. However, if the rules are not economically viable for developers, even nonprofit developers, the supply of affordable housing will likely decrease because markets rents will likely rise.</p> <p>Provisions in the Subarea Plan that have the intent to support low income households and other populations of concern in benefiting from new development and redevelopment in Skyway-West Hill, with the objective of reducing displacement, include the following: a requirement to provide affordable housing in new developments in the Skyway Unincorporated Activity Center adjacent to transit (adding to existing voluntary incentives for affordable housing); and increasing the ability to</p> |
|----------------|---|--|

| Determinant of Equity | Brief Description from KC Office of Equity and Social Justice | Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity |
|-----------------------------|--|---|
| | | develop “missing middle” homes (cottage housing, duplexes and townhouses) in the activity center and near transit. |
| Community and Public Safety | Community and public safety that includes services such as fire, police, emergency medical services and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County. | <p>The Subarea Plan has some potential to indirectly influence equity in access to community and public safety facilities and services. Reimagining public safety in partnership with the community is a top priority for the residents in Skyway-West Hill. While land use and zoning amendments proposed by the Subarea Plan do not alter the ability for public safety facilities to remain in their current locations the potential for rezones and other regulatory provisions may result in increased housing and business opportunities in the area, which could have an indirect impact on the need for additional services to meet “level of service” standards.</p> <p>Additionally, as discussed above, some land use outcomes have the potential to influence perceptions of neighborhood safety such as a revitalized Skyway Business District, increases in sidewalks and streetlights, and expanded opportunities for commercial and mixed-use development could result in more businesses and activity in commercial districts.</p> |
| Law and Justice | A law and justice system that provides equitable access and fair treatment for all. | The Plan has limited potential to influence this determinant of equity. |

2440
2441

2442 This is not a complete analysis of all the potential outcomes associated with each determinant,
2443 but rather an illustration of how the Subarea Plan relates with the realization of these
2444 determinants in a community. This phase of the Equity Impact Review, "Analysis and Decision,"
2445 considers how the intended outcomes of the Subarea Plan, guided by community input, and
2446 expressed through policies, regulations and actions in the Subarea Plan may affect the 3
2447 frameworks of equity: Distributional equity, process equity, and cross-generational equity. The
2448 analysis in Phase 3 also considers the potential for the Subarea Plan to have unintended
2449 consequences that negatively impact access to equity, such as displacement, and provisions in
2450 the Subarea Plan that are intended to reduce this potential.

2451
2452 109

2453 Appendix C: Community Engagement

2454
2455 Beginning in the summer of 2018, at the outset of the first phase of the Skyway-West Hill
2456 Community Service Area Subarea Plan process, which was focused on land use issues, King
2457 County engaged with the public, including residents and key stakeholders such as business
2458 owners and non-profits, to identify land use issues in the community and update the Community
2459 Plan to reflect current needs and the current planning framework. This process was informed by
2460 the land use components of the 2016 SWAP, and included in-person community forums,
2461 stakeholder interviews and focus groups, participation at community events, and an on-line
2462 survey.

2463
2464 Then, in August of 2020, following adoption of the 2020 Skyway-West Hill Land Use Strategy:
2465 Phase 1 of the Skyway-West Hill Community Service Area Subarea Plan, an updated
2466 community engagement plan was drafted with input from several community leaders, as well as
2467 the King County Office of Equity and Social Justice.

2468
2469 The second phase of subarea planning started during the COVID-19 pandemic. In-person
2470 meetings and gatherings were restricted to protect public health. Therefore, the engagement
2471 efforts relied primarily on virtual community meetings, attendance at existing community based-
2472 organization meetings, phone interviews, and an on-line community engagement hub called
2473 www.publicinput.com/skyway. The Subarea Plan and Community Needs List information was
2474 shared with neighborhood residents at the Skyway Resource Center pop-up events along with
2475 personal protective equipment. Subarea plan information was distributed through the Renton
2476 School District's digital communication platform, Peachjar. In addition, Skyway-West Hill
2477 residents were notified of the subarea planning and community needs and encouraged to
2478 participate with a flyer sent to every mailing address in the neighborhood. The flyers were
2479 translated into six of the most common languages spoken in Skyway-West Hill.

2480
2481 At the same time as the initiation of the second phase of subarea planning, subarea and
2482 communications staff from the Department of Local Services cooperated with the Department of
2483 Community and Human Services on an Anti-displacement Strategy Report and
2484 recommendations for the communities of Skyway-West Hill and North Highline. This project
2485 involved a series of 8 community workshops that were co-lead and facilitated by the community
2486 members. While the focus of the sessions were strategies and actions the County could take to
2487 combat residential displacement, there was significant crossover in terms of topics related to the
2488 Skyway-West Hill's community's priorities and vision for the future.

2489
2490 In April 2021, the Skyway Community Voices contract was signed with Urban Family, a locally-
2491 based community organization to assist further with community engagement on the Subarea
2492 Plan and Community Needs List. Urban Family was also asked to assist with engagement on
2493 local investments being planned by King County Metro, as well as additional engagement on the
2494 Anti-Displacement Strategy Report mentioned above.

2495
2496 Outreach efforts for this Skyway-West Hill Subarea Plan was more extensive than previous
2497 efforts and focused on hearing from a wide variety of residents and stakeholders with an
2498 intentional focus on inclusion of marginalized communities and communities of color to align
2499 with the current demographics of the area more closely.

2500

2501 Community engagement related to the subarea plan were led by communications staff from the
2502 Director's Office of the Department of Local Services in concert with subarea planning staff from
2503 the Permitting Division. Outreach efforts, each discussed in more detail below, consisted of
2504 community stakeholder interviews with 22 leaders from different segments of the community, 4
2505 focus groups engaging 62 residents, and 3 large community meetings. In addition to these
2506 primary outreach efforts, planning and outreach staff provided periodic briefings to both the
2507 West Hill Community Association and Skyway Solutions throughout the process and conducted
2508 2 online and paper surveys that garnered 97 individual respondents.
2509

2510 Stakeholder Interviews

2511 To develop a framework for focus groups and the public meetings, the Department of Local
2512 Services community relations and planning staff conducted interviews with 22 community
2513 leaders. These community stakeholders were identified by soliciting names from community
2514 groups, seeking participants at local meetings, advertising through King County's
2515 Unincorporated Area News and Next Door social media platform, and word-of-mouth. In
2516 addition, former King County Councilmember Larry Gossett's (Council District 2, which includes
2517 the Skyway-West Hill community) office was asked for additional outreach recommendations
2518 during monthly meetings at which the team shared updates on plan development and
2519 community issues.

2520
2521 Each of the participants in the interviews were asked 5 questions and offered the opportunity to
2522 provide additional comments. In reviewing the substance of the interviews, the following key
2523 themes emerged that influenced how the Department of Local Services staff structured the
2524 Focus Groups and ongoing outreach with the community.
2525

2526 **Gentrification and Displacement.** Uncontrolled gentrification and displacement of
2527 communities and businesses that have deep roots in Skyway-West Hill was the biggest theme
2528 that emerged from the interviews. Most respondents saw this as a critical challenge facing the
2529 community, and overwhelmingly expressed concerns about it. Many respondents see it as an
2530 issue facing both the commercial and residential districts. Many respondents had examples of
2531 people they knew who had left the community, and they shared thoughtful ideas about how to
2532 fight displacement including requiring more of developers, building more affordable housing,
2533 and placing limits on the size/scale of new houses. One resident pointed out that it was not their
2534 job to come up with strategies to fight displacement, it was the County's job.
2535

2536 **Pros and Cons of New Development.** While most interview participants were deeply
2537 concerned about development pressure on the community and its possible deleterious effects,
2538 they also overwhelmingly wanted to see new and better development come to the commercial
2539 districts of Skyway-West Hill. A few respondents talked about the need to revitalize the
2540 commercial districts. Among the most mentioned types of new businesses that community
2541 members would like to see are:

- 2542
- 2543 - Restaurants and Nightlife
- 2544 - Grocery Store
- 2545 - Community Center
- 2546 - Childcare
- 2547 - Pharmacy
- 2548 - Retail (Several respondents pointed out that Skyway-West Hill residents' shop in
2549 Renton)

2550 - Health Care Facility/Doctors/Dentists
2551

2552 **Affordable Housing.** Most respondents felt that more affordable housing is a component of
2553 fighting displacement and were generally supportive of more affordable housing. However,
2554 support depended to a degree on how “affordable housing” is defined. Several participants
2555 expressed concerns about the effect of large-scale affordable housing developments on
2556 communities, in terms of losing existing market-rate affordable housing stock and tax revenue.
2557 Generally, those with concerns favored strategies that would preserve the existing stock of
2558 market-rate housing that is affordable to low-income members of the community, rather than
2559 investing in new large-scale government or non-profit sponsored housing.
2560

2561 **Community Investments.** All participants in the interview process understood that the Skyway-
2562 West Hill Subarea Plan is a land use plan, but the Department of Local Services staff asked
2563 them what other community amenities they felt were critical to improving the community, with
2564 the goal of identifying possible areas for investment by the County or as mitigation from
2565 developers. While the responses ranged widely, there were some common threads through
2566 many of the interviews.
2567

2568 **Sidewalks and Walkability.** Many respondents commented on the poor pedestrian
2569 infrastructure in the community and the need for more and better sidewalks in the commercial
2570 districts, on main arterials like Martin Luther King Jr. Way South, and in some of the school
2571 zones.
2572

2573 **Community Center.** A community center for Skyway-West Hill has been a long-articulated
2574 need by the community and groups representing residents. A feasibility study of a Skyway-West
2575 Hill community center was attached to the *Land Use Strategy* as Appendix C.
2576

2577 **Open Space and Recreation.** Many respondents expressed concerns about the limited amount
2578 of recreation and open space in the community. There were many comments that the County
2579 needs to improve access to Skyway Park, which is poorly accessed from Renton Avenue South,
2580 the main arterial running through the heart of the community.
2581

2582 **Community Outreach/Focus Group Suggestions.** Overall respondents supported the idea of
2583 engaging community members in smaller groups, focusing on more specific issues. While there
2584 was a wide range of suggestions on how to approach the focus groups, following are the ones
2585 that were most common:

- 2586 - **Geographic Focus Groups.** Organize groups based on geographic areas of Skyway-
2587 West Hill.
- 2588 - **Demographic Focus Groups.** Organize groups based on the various Skyway-West Hill
2589 demographic groups.
- 2590 - **Community Organizations as Focus Groups.** Use the many non-profits that the
2591 County works with regularly as focus groups.
- 2592 - **Engage Youth.** Find ways to engage youth in the focus group process.
- 2593 - **Provide Food.** Many interview participants felt that we would have better luck getting
2594 community members to participate if we provided a meal.
2595

2596 Focus Groups/Briefings

2597 Department of Local Services conducted 4 focus groups with segments of the Skyway-West Hill
2598 community. These were informed by many of the comments the team received during the

2599 stakeholder interview process. The team tried to gain input from geographic communities in
2600 Skyway-West Hill (e.g., Martin Luther King Jr. Way South Corridor, Business District), specific
2601 demographics within the community (e.g., the Creston Point focus group had outreach to the
2602 Somali community and translation services were provided at the meeting); and outreach to
2603 community groups (West Hill Community Association and Skyway Solutions). Additionally, a
2604 group of youth from Creston Point participated in the focus group discussing the Martin Luther
2605 King Jr. Way South corridor and all focus group participants were provided dinner. Following is
2606 a brief overview of themes that emerged from each focus group.

2607
2608 **West Hill Community Association Board Meeting, February 13, 2019.** Department of Local
2609 Services staff met with the West Hill Community Association Board (WHCA) and provided them
2610 with an overview of the overall approach for the focus groups and solicited input from the Board.

2611
2612 **Skyway Solutions Board Meeting.** Department of Local Services staff scheduled a briefing for
2613 the Skyway Solutions Board members on the focus groups, like the one given to the WHCA, but
2614 it was impacted by the heavy February 2019 snowstorm, and subsequently by changes in
2615 leadership at Skyway Solutions.

2617 **Scenic View Focus Group, February 20, 2019.**

2618 This meeting was held at Bryn Mawr United Methodist Church, and was attended by 12
2619 residents in the area that had private views or were concerned about the preservation of private
2620 views, with members of both the Skyway Solutions and West Hill Community Association
2621 boards represented.

2622
2623 **Define Scenic Views.** The group strongly felt that “views” are those sweeping territorial views
2624 of major physical features of the region (e.g., Mount Rainier, Cascades, and Lake Washington).
2625 Views of importance to this group were both public views from parks or road right-of-way and
2626 private views from residences.

- 2627 - **Importance of Scenic Views.** These views enhance the community and property
2628 values of residents. The construction of newer, larger, “boxier,” homes has impacted
2629 private views and are out of scale with the community. Views are a defining feature of
2630 Skyway-West Hill.
- 2631 - **Important Public Views.** The group identified a range of public spaces that have
2632 significant views and emphasized that some roads in the community have significant
2633 views that should be protected.
- 2634 - **Protecting Views.** The group generally supported protecting both public and private
2635 views and discussed how to achieve that goal, whether to accomplish it through outright
2636 regulation of views or through design standards. For some participants the real concern
2637 was new development that was out of scale with the surrounding structures, rather than
2638 protecting views just for the sake of protecting views.

2640 **Commercial District Focus Group, March 12, 2019.**

2641 This meeting was held at the Fire District 20 Administration Building and was attended by 13
2642 local business owners and members of the community interested in revitalizing the commercial
2643 districts within Skyway-West Hill.

2644
2645 **Barriers to Revitalizing Commercial Districts.** The attendees identified a range of factors
2646 impacting redevelopment, but leading factors were crime or the perception of the neighborhood

2647 as being dangerous, absentee property owners who don't want to reinvest in the community,
2648 and lack of investment in the area by the County government.

2649
2650 **Commercial Design/Development.** The group was asked what design elements/street scape
2651 features strengthen or weaken the community, and there were a range of opinions. Generally,
2652 the group felt that the presence of the Sheriff's storefront and the new library strengthen the
2653 Renton Ave commercial district, that there should be more flexibility in zoning, and that mixed-
2654 use development that integrates ground floor retail would be desirable. Several participants
2655 expressed an interest in seeing more corporate/well financed businesses (e.g., Starbucks,
2656 McDonalds, Walmart), while others favored smaller "mom and pop" enterprises.

2658 **Martin Luther King Jr. Way South Corridor Focus Group, March 28, 2019.**

2659 This meeting was held at the Creston Point Apartments Community Room and attended by 16
2660 residents of Creston Point and surrounding mobile home parks. This group had significant
2661 participation from youth at Creston Point, and from members of the Somali community.
2662 Translation services were provided, and one member of the group relied on the translator to
2663 participate.

- 2664 - **Desired Community Features.** Participants identified those physical features that they
2665 felt characterized a thriving/healthy community, and there was significant alignment
2666 around the need for more parks, sidewalks, lighting, places for youth, transit, and police
2667 service.
- 2668 - **Desired Businesses in the Martin Luther King Jr. Way South Corridor.** While there
2669 was a range of opinions about what types of businesses/uses should be fostered in the
2670 Martin Luther King Jr. Way South corridor, there was agreements that spaces for youth
2671 were important, particularly a community center. Additionally, there was an interest
2672 among several participants in seeing more coffee shops, grocery stores, pharmacies,
2673 and childcare/daycare.
- 2674 - **Housing.** While the participants favored housing, many felt that the Martin Luther King
2675 Jr. Way South corridor should be developed as mixed-use development, and that the
2676 focus should be commercial development over housing. Residents from the mobile
2677 home parks expressed an interest in preserving the mobile home parks.

2679 **Public Meetings**

2680 **First Community Open House – October 30, 2018.** This was the kickoff meeting for the
2681 Skyway-West Hill Subarea Planning effort. Held at the Albert Talley High School in Skyway, it
2682 was attended by staff from various King County departments and 53 residents.

2683
2684 To ensure attendees who spoke English as a second language could participate in the forum,
2685 Department of Local Services advertised the event in Vietnamese, Somali and Spanish and had
2686 interpreters for those 3 languages on site. Staff reported that 9 Somali residents attended but
2687 did not need the interpreter service. They did appreciate the effort and noted they heard about
2688 the meeting through the Somali language flyer the Department sent out to residents.

2689
2690 Attendees were able to circulate through several stations that highlighted geographic portions of
2691 the community that were likely to be addressed as part of the subarea planning effort.
2692 Additionally, King County Department of Natural Resources and Parks, Parks Division, staff
2693 were present with maps to indicated areas of open space and areas of possible
2694 expansion/enhancement to existing park and open space. Senior Managers from the

2695 Department of Local Services, Executive’s Office, and Permitting Division of the Department of
2696 Local Services were also in attendance.

2697
2698 The format of the meeting allowed for brief overview of the planning process, and then a
2699 question and answer/public comments section. Key themes or observations that emerged from
2700 that portion of the evening were:

- 2701 - A range of concerns were expressed about gentrification and displacement within the
2702 neighborhood because of the plan. Residents pointed out that the composition of the
2703 team leading the planning effort did not reflect the demographics of the community.
- 2704 - Questions about the intent and scope of the planning effort. Staff pointed out that the
2705 scope of the subarea plans are limited to land-use issues but indicated that the County
2706 would try to capture community issues/concerns that extend beyond the mandate of the
2707 sub-area plan (e.g., the need for a community center).
- 2708 - Economic development garnered support among attendees. Staff committed to share
2709 the job description for the new Economic Development position description.
- 2710 - Attendees asked a range of questions about the plan and what could be required of
2711 future developers. Wondering if developers could be required to provide amenities like
2712 street trees and sidewalks; or to pay for sheriff, fire, and other services.
- 2713 - A request that an equity analysis be included as part of the subarea plan.
- 2714 - Rather than questions many participants enumerated needs within the community,
2715 among these:
 - 2716 ○ New stop signs in the area.
 - 2717 ○ Sidewalks in areas like Creston Point
 - 2718 ○ Economic and technical support for small businesses
 - 2719 ○ Road Improvements
 - 2720 ○ Public health services / clinics in this low-income community

2721
2722 **Second Community Forum – June 1, 2019.** A second Community Forum was held at Dimmitt
2723 Middle School on Saturday, June 1, 2019. The timing of the meeting was set to receive
2724 feedback in preparation of the public review draft that was released on July 1, 2019, as part of
2725 the 2020 *Comprehensive Plan* Update. The goal of the meeting was to share and receive
2726 feedback on the following topics:

- 2727 - Proposed land use and zoning map changes included in the draft subarea land use plan;
- 2728 - Draft community vision, plan purpose statement, and plan guiding principles;
- 2729 - Public engagement received up to this point; and
- 2730 - Potential strategies to address the risk of displacement.

2731
2732 Forum participants visited stations where the proposed land use and zoning amendments were
2733 grouped by geographic area and materials were shared about the changes. Participants were
2734 encouraged to share their thoughts on the proposed changes. Another station was also
2735 available that presented the draft vision and guiding principles, along with a list of potential anti-
2736 displacement measures. Participants reflected on the vision, plan mission statement, and
2737 guiding principles and added dots to the anti-displacement measures as a means of expressing
2738 their support for or against.

2739

2740 The feedback gathered was consistent with much of what had been heard earlier, with some
2741 additional specifics because participants were able to glimpse some of what was proposed and
2742 provide direct input. Some of the major themes included:

- 2743 - Regarding the Vision and Guiding Principles
 - 2744 ○ Captures the community's vision well
 - 2745 ○ Should encourage walkability
 - 2746 ○ Equity should be highlighted
- 2747 - Regarding Anti-Displacement
 - 2748 ○ Community was in favor of implementing anti-displacement measures. Ones that
2749 were preferred include: No net loss, Inclusionary zoning, Community land trusts,
2750 right to return policies, Community benefit agreements, Commercial
2751 displacement mitigation, and Cultural asset preservation.
 - 2752 ○ The community expressed opposition to fee-in-lieu programs
 - 2753 ○ The community was undecided about density bonuses.
- 2754 - Regarding the proposed land use and zoning changes
 - 2755 ○ There was general support expanding the commercial zones within the Skyway
2756 Business District with some concern over the impacts that come with new
2757 development, such as traffic and the loss of affordable commercial spaces for
2758 local business.
 - 2759 ○ The adjustment of zoning to Neighborhood Business along Martin Luther King Jr.
2760 Way South and Rainier Avenue South, along with the pedestrian orientation
2761 standards were mostly supported, but there was some concern over the potential
2762 cost on the development community of having to comply with the pedestrian-
2763 oriented standards.
 - 2764 ○ The community was supportive of protections for the mobile home park
2765 communities and their residents.
 - 2766 ○ Additional feedback regarding the need for improved sidewalks and streetlights
2767 was shared.
 - 2768 ○ Concern over affordable housing was shared.

2769
2770 **Third Community Forum – August 8, 2019.** A third community forum was held on the evening
2771 of August 8, 2019, at the Skyway Library. The goal of the meeting was to present the changes
2772 that were made to the draft of the Skyway-West Hill Land Use Subarea Plan following the Public
2773 Review Draft comment period during the month of July. Approximately 35 members of the
2774 community attended the forum. The community members in attendance expressed a general
2775 support for the changes made in the plan, such as: removal of the proposal to amend the land
2776 use and zoning in the residential area in the northeast corner of the subarea, increasing the
2777 inclusionary zoning/affordable housing requirements for the 2 residential density increases, and
2778 increasing the residential density of the properties along Renton Ave S, between the 2 nodes of
2779 the Skyway Business District.

- 2780 - The community asked questions about the action items listed presented in the Plan and
2781 how they might be able to be involved.
- 2782 - There was discussion about the proposed limitations on the marijuana retail uses and
2783 what that may mean for the existing businesses operating on Rainier Ave S and Martin
2784 Luther King Jr. Way S.
- 2785 - There was also discussion about how the planning process for land use and zoning
2786 interconnects with the other service providers, such as King County Roads and Metro.

2787
2788 **Fall Planning Kickoff – August 18, 2020.** As a kick-off to the second phase of Skyway-West
2789 Hill Subarea Plan a virtual community meeting was held to explain the changes to the subarea

2790 planning program and the inclusion of the community needs list body of work. Separate
2791 language specific virtual meetings were held for residents who speak Spanish, Vietnamese, and
2792 Somali meetings were held August 25, 26, and 27, respectively. The number of participants for
2793 the August 18 meeting was about 25 residents, while the language specific meetings were not
2794 as well attended. The Somali language meeting had about six attendees and it was an active
2795 discussion. The main themes that came out of the meetings were:

- 2796 - Development of a community center
- 2797 - Skyway Business District revitalization and economic development
- 2798 - Job creation and priority hiring of local residents
- 2799 - Sidewalks, especially in the residential areas to make walking safer
- 2800 - Investment in and activation of parks
- 2801 - Transit service and greater access to service
- 2802 - Youth programs and services

2803
2804 Community members were also asked for ideas on community engagement and they had
2805 several suggestions:

- 2806 - Involve as many community members as possible
- 2807 - Go to where folks are already meeting
- 2808 - Make break out rooms smaller so there is more neighbor-to-neighbor discussion
- 2809 - Record the meetings and make them available on-demand for later viewing and
2810 commenting
- 2811 - Ask immigrant community groups to help with meeting advertising to increase turnout
- 2812 - Set up a phone bank and have people call someone they know
- 2813 - Advertise on language radio stations where possible

2814
2815 **Skyway Community Voices Community Conversation – July 8, 2021.** The community
2816 conversation was facilitated by Paul Patu, Urban Family’s Executive Director. There were
2817 approximately 3943 participants at the meeting. The focus was the following top 10 priorities
2818 that have emerged from the ongoing community conversations:

2819
2820 Top Priorities discussed at the meeting, based on the responses to the second survey
2821 described below:

- 2822 - Establish a Skyway-West Hill Community Center
- 2823 - Provide social and health services and job-training programs in the neighborhood
- 2824 - Improve transit services
- 2825 - Support area youth with recreation, education, and employment programs
- 2826 - Re-imagine public safety in partnership with the community
- 2827 - Improve safety and control speeds on local streets and Martin Luther King Jr. Way S
2828 (SR900)
- 2829 - Install sidewalks, crosswalks, and streetlights on neighborhood streets
- 2830 - Invest in community-driven affordable housing and mixed-use developments
- 2831 - Revitalize the Skyway Business District and other neighborhood business areas for
2832 local, BIPOC businesses
- 2833 - Complete improvements to Skyway Park and improve access and visibility to the park

2834
2835 Participants discussed whether they felt these top priorities reflect the true needs of the
2836 community. The general sentiment was that these were a good list if they had to be boiled down
2837 to 10, but doesn’t account for the many other needs of the community.

2838

2839 Following the meeting, participants were asked to tag which of these 10 where the most
2840 important. The 3 priorities that received the most support included:

- 2841 - Revitalization of the Skyway Business District with/ local BIPOC businesses
- 2842 - Sidewalks, crosswalks, and streetlights, and
- 2843 - The Community Center

2844

2845 **Skyway Community Voices Subarea Plan and Community Needs List Virtual Input**
2846 **Session – October 26, 2021.** The virtual community meeting was facilitated by Paul Patu,
2847 Urban Family’s Executive Director. There were 22 participants at the meeting, including 2 urban
2848 planning specialists from the architecture and urban design firm, Schemata Workshops. They
2849 walked participants through the public review draft of the subarea plan and answered questions
2850 about how to submit comments. Several members of the public asked about particular action
2851 items that have been included in the catalog of community requests. They were also directed to
2852 the publicinput.com engagement hub to review the material that has been collected and to
2853 share additional thoughts. The meetings were publicized with flyers in English, as well as
2854 translated into Spanish and Arabic. Although the top 3 non-English languages spoken at home
2855 in Skyway-West Hill are Spanish, Vietnamese, and Somali, the organizers of the event were
2856 advised by other community partners that many Muslim residents feel more comfortable with
2857 Arabic and this may lead to greater participation by these traditionally underrepresented
2858 residents.

2859

2860 Phase 1 Community Surveys

2861 Two online and paper surveys were conducted from September 18 through November 30, 2018,
2862 and January 15 to February 5, 2019. The survey garnered 97 individual respondents.

2863

2864 The questions posed to the interviewees and the online survey as follows:

- 2865 - In the next 10 to 15 years, what pressures to change do you think the residential
2866 neighborhoods and commercial districts of Skyway-West Hill will experience?
2867 (Examples: lot sizes, types of housing, roads, walkability, lighting, building types)
- 2868 - What one or two improvements—or different types of commerce—would help make the
2869 Skyway Business District a more attractive “downtown” for this community (both
2870 businesses and residents)?
- 2871 - Do you have an opinion about how much and what type of affordable housing is needed
2872 in Skyway-West Hill? What are the pros and cons for you?
- 2873 - A recent King County survey showed a high level of concern that current residents and
2874 businesses might be displaced by future growth and investment in Skyway-West Hill. Do
2875 you know of any specific people or businesses that have had to leave due to
2876 development? Should King County require developers to help us prevent this?
- 2877 - Is there anything you’d like to add related to land use and development in
2878 Skyway-West Hill?

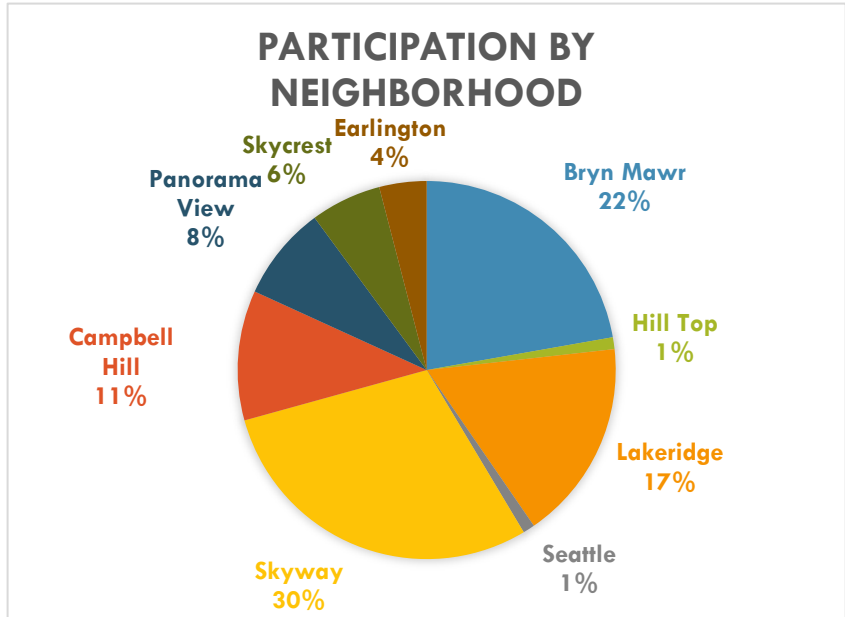
2879

2880 Phase 2 On-line Survey and Engagement Hub

2881 As a result of the COVID-19 pandemic and restrictions on in-person gatherings, King County
2882 developed an online engagement hub with the address: www.publicinput.com/skyway. The
2883 engagement hub was initially populated with a multi-page survey that asked community
2884 residents to both learn about the services and programs the County offers, but also to suggest
2885 programs, services, and capital improvements that they felt were most needed for the
2886 neighborhood. The website was distributed at a series of community resource events, publicized

2887 in the Skyway Water and Sewer District Newsletter, through several email communications to
2888 area residents, as well as via the Renton School District's e-flyer delivery system. This first
2889 round of surveying and information gathering was open from August 2020 through mid-October
2890 2020. While open, the survey had 102 participants and collected 159 comments. The page was
2891 viewed 2,535 times. The main themes that emerged were:

- 2892 - Community center
- 2893 - Transportation
- 2894 (sidewalks and
- 2895 transit/bus service)
- 2896 - Parks, open spaces,
- 2897 and recreation
- 2898 - Public safety
- 2899 - Youth programs
- 2900 - Economic development



2902 A second survey was launched
2903 in October 2020 and ran
2904 through January 2021. This
2905 survey asked participants to
2906 express how much they
2907 support the requests that were
2908 gathered during the first survey
2909 along with additional items
2910 from the 2016 SWAP. The

2911 number of participants and responses to the following 5 topic areas are included under the
2912 subheadings below. All the following surveys were also translated into Spanish, Vietnamese,
2913 and Somali.

2914
2915 Under the heading **Healthy Connected Neighborhoods** (38 participants, 1,383 responses) the
2916 top priorities were:

- 2917 - More walkable spaces or sidewalks in the residential areas (no specified location)
- 2918 - Improve pedestrian and bicycle routes in north/south corridors
- 2919 - Improve safety for pedestrians on Martin Luther King Jr. Way S (SR 900)
- 2920 - Add crosswalks and speed limit signs to high traffic streets
- 2921 - Improve roadside vegetation maintenance
- 2922 - Provide bus passes to the youth and elderly
- 2923 - Improve bus stop sitting areas with lighting, safety, and signage
- 2924 - Create a farmer's market to stimulate health and the local economy
- 2925 - Provide more options for health services
- 2926 - Create an 'action group' dedicated to establishing programs for at-risk youth and
- 2927 individuals as alternatives to criminal and gang activity
- 2928 - Create an 'action group' dedicated to working with the King County Sheriff and
- 2929 Prosecuting Attorney to pursue alternative community policing models

2930
2931 Under the heading **Smart Sustainable Growth** (21 participants, 514 responses) the top
2932 priorities were:

- 2933 - New multifamily developments should be confined to areas currently designated for
- 2934 multifamily
- 2935 - Mixed-use buildings that include both residential and commercial space should be
- 2936 allowed in the Skyway Business District

- 2937 - Pursue businesses and uses to locate in the Skyway Business District
- 2938 - Enhance the appearance of existing commercial buildings and properties
- 2939 - Develop urban design standards and a community review process for the commercial, non-industrial areas of Skyway-West Hill
- 2941 - Pursue improvements to transit (bus services/facilities) in the community to access
- 2942 - locations more easily in surrounding cities
- 2943 - Provide pedestrian/bicycle access along streets, parking lots, and between and through
- 2944 - residential areas

2945
2946 Under the heading **Thriving, Educated Youth and Community** (43 participants, 1,396
2947 responses) the top priorities were:

- 2948 - More community parks and trails with safe walkable access
- 2949 - Community Center for youth and seniors as a place for multiple service providers to
- 2950 - come together to serve the community
- 2951 - Protect existing parks and add where feasible
- 2952 - Complete renovations of Skyway Park that have been planned for years
- 2953 - Regulate overnight parking at Skyway Park
- 2954 - Add new and improve access points to Skyway Park
- 2955 - Create affordable recreational opportunities for youth (i.e., sports leagues, camps, etc.)
- 2956 - Create a tutoring center for extended learning opportunities
- 2957 - Establish a childcare center for working parents and as a youth employment opportunity
- 2958 - Increase access to college and college preparation opportunities
- 2959 - Work with the community and community-based organizations to support advancement
- 2960 - of the school district and local schools

2961
2962 Under the heading **Economic Prosperity and Affordable Housing** (30 participants, 625
2963 responses) the top priorities were:

- 2964 - Expand property tax exemption for low-income seniors
- 2965 - Increase homeownership with down payment assistance programs
- 2966 - Create redevelopment assistance program
- 2967 - Require relocation assistance for renters being involuntarily displaced
- 2968 - More business activity in the neighborhood with more diverse and healthy dining and
- 2969 - drinking options
- 2970 - Develop the “empty space” areas between commercial buildings into mini-public plazas
- 2971 - or green spaces
- 2972 - Purchase and maintain litter bins for the business district

2973
2974 Under the heading **Culture Art and Innovation** (17 participants, 366 responses) the top
2975 priorities were:

- 2976 - Create public spaces that help increase cross cultural social and community connections
- 2977 - Establish artistic gateways at the entrances to the Skyway Business District
- 2978 - Improve the overall appearance of the Skyway Business District to reflect the cultural
- 2979 - diversity of this community
- 2980 - Build kiosks and signage to promote neighborhood communications and awareness of
- 2981 - local businesses

2982
2983 The second survey included an optional demographic questionnaire that participants could
2984 complete at the end of answering the survey questions. The demographic questions asked
2985 about gender, age, race/ethnicity, housing tenure, and language spoken at home, and
2986 household income. The response rate to the demographic questions was lower than for the

2987 survey itself, but there were some common themes that emerged. The gender of respondents
2988 was closely split between male and female, with some choosing not to answer. The ages of
2989 respondents were generally representative of the subarea as a whole. About a third said they
2990 were between 26 and 35 years old. Interestingly, on the Economic Prosperity survey, almost a
2991 third of the participants reported as being over the age of 56. In terms of race and ethnicity, the
2992 participants overwhelmingly (60-85%) reported as White. Black or African American and Asian
2993 participants represented about 15 to 20% of the respondents to the demographic questions.
2994 Most (75% or more) of the respondents reported as living in a single-family home that they own.
2995 English was the dominant language spoken at home (90 to 100%) of respondents. In terms of
2996 household income, anywhere between 20 and 33% of respondents. Those that did respond
2997 tended to be mostly from household making more than the area median income.
2998

2999 At the closure of the second survey, a single comment box was left open for participants to
3000 share additional thoughts and to sign up for email updates on the subarea plan and community
3001 needs list process. To date, 14 additional comments have been received and 56 people have
3002 signed up to receive updates.
3003

3004 Then, a simple, one-question survey was posted to ask for feedback on the community vision
3005 statement. Visitors were shown 2 vision statement versions. The first was from the 2016 SWAP
3006 and the second was from the 2020 Skyway-West Hill Land Use Strategy. Although participation
3007 was low with only 64 page views, six participants, and seven comments, the preference is for
3008 the 2016 SWAP Vision Statement.
3009

3010 Skyway West Hill and North Highline Anti-displacement Strategy Report

3011 In preparation for writing the Skyway-West Hill and North Highline Anti-displacement Strategies
3012 Report, the County's interdepartmental workgroup engaged closely with community members
3013 and residents to hear their ideas and understand their concerns regarding displacement. The
3014 overarching goal of the engagement was to collaboratively shape the anti-displacement
3015 recommendations to reflect the communities' priorities.
3016

3017 While King County staff strived to engage the community in multiple ways, the COVID-19
3018 pandemic created challenges for engaging with the community. All workshops were held
3019 virtually, and staff could not perform in-person outreach. Many community members have been
3020 economically, physically, and mentally impacted by the pandemic, understandably limiting some
3021 community members' capacity to engage with this process. Additionally, a mostly virtual
3022 approach to community outreach limits engagement from community members whose preferred
3023 method of engagement is in-person.
3024

3025 Translation of written materials and interpretation was offered at the first 3 workshop sessions in
3026 Spanish, Somali, and Vietnamese, which are the most-spoken languages other than English in
3027 Skyway-West Hill and North Highline.⁶⁴ Unfortunately, Zoom had limited capability to adequately
3028 accommodate and support language access services for all languages in channels. In-language
3029 support was used by fewer than 10 community members per meeting. County staff is assessing
3030 outreach methods that would increase limited English proficient community participation.
3031

⁶⁴ King County. King County Executive. "King County's Top Languages," Written Language Translation Process (King County, WA: King County Executive, 2010) <https://tinyurl.com/ynm3dzvy>

3032 The following methods were used to engage with community members. County staff collected
3033 community input from October 2020 through April 2021.

3034

3035 Community Facilitators

3036 A community facilitator team consisting of seven community leaders representing six
3037 stakeholder organizations in Skyway-West Hill and North Highline that are rooted in
3038 communities most impacted by displacement. Community facilitators were paid for their time
3039 and played a critical role in the process, contributing approximately 30 to 45 hours of their time
3040 over six months to co-designing the curriculum for the Anti-displacement Workshop Series; co-
3041 facilitating 5 out of the six community meetings; providing in-language facilitation in Spanish,
3042 Vietnamese, and Somali as needed; initiating a community work session to develop community-
3043 led recommendations; and providing feedback and strategic guidance on the draft
3044 recommendations to County staff.

3045

3046 Anti-displacement Workshop Series

3047 In the fall of 2020, County staff and community facilitators designed and hosted 3 workshops to
3048 review the anti-displacement strategies identified in King County Motion 15539 and Action 19 of
3049 the *Comprehensive Plan* update. Over 40 community members participated in the fall workshop
3050 series.

3051

3052 Community Work Sessions and Discussions

3053 In January 2021, 35 community members came together with the community facilitators to
3054 generate community-led recommendations and provide feedback to County staff about the
3055 proposed anti-displacement strategies. Community members also identified other ideas and
3056 areas of concern outside of the proposed anti-displacement strategies. In March 2021, the
3057 interdepartmental workgroup hosted another workshop to further explore inclusionary zoning
3058 strategies. Community members reviewed and provided input on different options for an
3059 inclusionary zoning policy. In April 2021, the County hosted a community meeting to review the
3060 draft anti-displacement recommendations, answer questions, and gather final input. The
3061 numerous discussions with the community shaped the recommendations of this report.

3062

3063 Skyway Youth Leadership Council and Youth Survey

3064 From January to April 2021, King County staff partnered with the Skyway Youth Leadership
3065 Council (SYLC), a youth leadership organization comprised of 9 youth aged 13 to 24 years old
3066 who live in the Skyway area, to collect input on anti-displacement strategies from young people
3067 living in Skyway-West Hill and North Highline. After learning about the potential anti-
3068 displacement strategies, the SYLC decided to focus on Community Preference, Priority Hire,
3069 and Community Land Trusts. The SYLC created and launched a survey to understand how
3070 youth are impacted by displacement and gather input on these 3 strategies. Forty youth from
3071 Skyway-West Hill and North Highline responded to the survey. Almost half of the respondents
3072 had experienced some form of displacement. Many youth shared concerns that housing is too
3073 expensive, and they need financial assistance with rent and bills.

3074

3075 Interviews with Immigrant and Refugee Community Organizations

3076 The interdepartmental workgroup had in-depth dialogues with several organizations serving
3077 immigrant and refugee communities in the Skyway-West Hill and North Highline neighborhoods.
3078 Staff met with 35 Vietnamese elders who shared their challenges accessing housing, a desire
3079 for a community gathering space located near affordable housing and need for accessible
3080 transportation options. Staff also met with the Khmer Community of Seattle/King County who
3081 shared the Khmer community's need for a community gathering space, culturally appropriate

3082 housing, deeply affordable housing, and homeownership options. Finally, staff met with the
3083 Duwamish Valley Affordable Housing coalition who shared that Latinx immigrant communities in
3084 North Highline need accessible and affordable homeownership options specifically targeted
3085 towards immigrants, as well as community-owned projects and zoning changes that meet the
3086 needs of community-owned affordable housing projects. While not all the community members
3087 participating were Skyway-West Hill residents, some were, and their willingness to share their
3088 lived experience was instrumental in informing the priorities contained within the subarea plan.
3089

3090 Online Surveys and Social Media

3091 County staff administered an online public input survey online from late September 2020
3092 through mid-April 2021. Staff also sent surveys out after each workshop to gather more in-depth
3093 feedback from community members. Survey outreach was incorporated into the community
3094 engagement performed for the subarea planning work. Over 40 community members completed
3095 the surveys. The survey respondents reported that anti-displacement needs to be a top priority
3096 for King County, with a strong emphasis on the development of affordable housing, creating
3097 homeownership opportunities, and exploring innovative strategies like investing in community
3098 land-trusts.
3099

3100 Anti-displacement Strategies Toolkit and Online Resource Hub

3101 In addition to online surveys, the County used the Anti-displacement Public Input webpage as a
3102 way to document the community process and create an online resource hub with links to
3103 materials including a glossary of terms, important background documents, explanations of each
3104 strategy, workshop presentation slides, and workshop video recordings.⁶⁵ All materials,
3105 including those translated into Somali, Spanish, and Vietnamese, were also available on Google
3106 Drive in the form of an Anti-displacement Strategies Toolkit to maximize the accessibility and
3107 shareability of the resources.⁶⁶ The Anti-displacement Strategies Toolkit also included case
3108 studies of similar programs and policies in other cities.
3109

3110 **Community Priorities from the Anti-Displacement Workshops**

3111 The below community priorities emerged from the community engagement process.

- 3112 1. Increase public investment in affordable housing:
- 3113 - fund permanently affordable homeownership units for households at 50 through 80%
3114 of AMI
 - 3115 - build affordable rental units for households at or below 60% of AMI
 - 3116 - finance community-driven development projects
 - 3117 - provide funding for strategic land acquisition for community development
 - 3118 - create mixed-use developments with affordable housing, commercial and non-profit
3119 office space, and community gathering space
 - 3120 - preserve manufactured home communities in Skyway-West Hill
 - 3121 - increase housing options and types in Skyway-West Hill and North Highline, such as
3122 allowing and investing in accessory dwelling units (ADUs), family size units, and

⁶⁵ King County. *Departments of Local Services and Community & Human Services*. "Skyway-West Hill and North Highline Anti-displacement Strategies Report" (King County, WA: Department of Community & Human Services, 2020) <https://tinyurl.com/3783by74>

⁶⁶ King County. *King County Department of Community and Human Services*. "King County's Skyway-West Hill and North Highline Anti-displacement Strategies Toolkit" (King County Department of Community and Human Services, 2020). <https://tinyurl.com/5aun4d9u>

- 3123 culturally specific affordable housing for immigrant and refugee elders
3124
- 3125 2. Enact policies and programs that prevent displacement, protect tenants, and prioritize
3126 neighborhood residents:
- 3127 - prioritize current and past residents for new affordable housing units
 - 3128 - connect eligible homeowners with home repair and property tax exemption programs
 - 3129 - provide eviction prevention and rental assistance for low-income renters and
3130 implement tenant protections
 - 3131 - provide down payment assistance for low-income home buyers
 - 3132 - reduce commercial displacement and support economic development opportunities
3133 for current residents
 - 3134
- 3135 3. Increase access to opportunities, amenities, and benefits to current residents when
3136 private development happens:
- 3137 - build more mixed-income developments
 - 3138 - increase density or other incentives in exchange for affordable units, especially in the
3139 commercial core
 - 3140 - maintain building scale, adequate parking, and access for elders and people with
3141 disabilities as density increases
 - 3142

3143 Skyway Community Voices Project

3144 At the beginning of 2021, King County sought a locally based community organization to assist
3145 with community engagement to find innovative ways to connect with historically underserved
3146 and underrepresented community members as part of the subarea plan, community needs list,
3147 Metro service investments, and Anti-displacement Report development process. In April 2021, a
3148 contract was signed with Urban Family, a non-profit with deep connections in the Skyway
3149 community and especially with youth, non-English speaking families, renters, and immigrants.
3150 The initial strategy was to make residents aware of the upcoming planning process and its long-
3151 term implications on the development and well-being of the Skyway community. The project
3152 also emphasized the importance of the community's feedback and the power of the community's
3153 voice to create healthy and sustainable change.

3154
3155 At the outset of the Community Voices Project, staff from Urban Family performed direct
3156 outreach by phone, door-to-door conversations with business owners, and interactions with
3157 community members during food and resource distribution events at apartment complexes in
3158 Skyway. Staff were prepared with materials summarizing the top priorities.

3159
3160 The first engagement event under the Skyway Community Voices approach was held virtually
3161 the evening of July 8, 2021. The community conversation was facilitated by Paul Patu, Urban
3162 Family's Executive Director. There were approximately 43 community members who
3163 participated in the meeting. The focus was the top 10 priorities (see Public Meetings section
3164 above) that have emerged from the ongoing community conversations and the second online
3165 survey. At that meeting, it was confirmed that the top 10 were still relevant and important goals
3166 for the community and the County to work together on achieving.

3167
3168 On September 30, 2021, the Community Voices Project hosted a second virtual community
3169 meeting to announce the release of the public review draft of the Subarea Plan. The focus of the
3170 meeting was on the structure of the subarea plan and how the ways that people could provide
3171 comments to the County. About 25 community members participated in the discussion. The

3172 discussion also included a review of the top 10 priorities that had been described earlier to
3173 confirm if these priorities were still accurate.

3174
3175 On October 26, 2021, a third Community Voices Project meeting was hosted online. At this
3176 meeting, Urban Family invited urban planning experts from Schemata Workshop to help the
3177 community discuss and understand the Subarea Plan and its potential implications on future
3178 development in the neighborhood. About 24 community members participated in the discussion.

3179
3180 In addition to hosting several meetings with the community, the Skyway Community Voices
3181 Project also pursued social media and email marketing campaigns to publicize the Subarea
3182 Plan processes and encourage participation. Through these efforts, over 3,000 people were
3183 reached via social media and over 1,800 people were reached with email messages.

3184
3185 The Skyway Community Voices project also engaged directly with 18 local businesses in
3186 Skyway-West Hill and participated in food and resource distribution events at 10 apartment
3187 communities in Skyway-West Hill.

3188

3189 Public Review Draft

3190 On September 30, 2021, the Public Review of the Skyway-West Hill Subarea Plan and the
3191 associated Land Use and Zoning Map Amendments were released for public review and
3192 comment. The comment period was originally scheduled to last 4 weeks and end on October
3193 28, 2021. The deadline for comments was extended twice based on community requests and
3194 ultimately closed on December 19, 2021.

3195

3196 The County posted a copy of the draft Subarea Plan and Land Use and Zoning Map
3197 Amendments on their website and advised people that they could provide comments by sending
3198 an email, written letter, or calling by phone. The County also published a multi-part public review
3199 draft online survey that summarized the chapters of the Subarea Plan and provided space for
3200 participants to react to and comment on the narrative and policies in the plan. More detail on the
3201 result of the online survey can be found below.

3202

3203 On the evening of September 30, 2022, the Skyway Community Voices project hosted a virtual
3204 community meeting to kick off the comment period and explain some of the ways to comment
3205 on the Plan. The meeting was publicized through email notifications sent to Skyway
3206 stakeholders and attended by about 20 community members and several County staff. At the
3207 meeting the audience asked for additional resources to explain what was in the plan, if the
3208 language could be simplified, and for additional resources for gathering feedback, such as
3209 language assistance for non-English community members. They also asked if more time could
3210 be provided for comment because of the breadth of the materials to be reviewed.

3211

3212 On October 25, 2021, the Skyway Community Voices project hosted a second virtual meeting in
3213 partnership with the Skyway Coalition and some of its member organizations. The meeting was
3214 publicized with flyers distributed in English, Spanish, and Arabic by Urban Family and their
3215 partners at the Skyway Coalition. The meeting was attended by about 15 community members,
3216 along with 2 urban design professionals who had been working with the community on the
3217 Skyway Resource Center. Many topics were discussed but a good portion of the time was spent
3218 in dialogue about the proposed land use and zoning map amendments. People expressed
3219 confusion about the pros and cons of the proposed unincorporated activity center designation.
3220 There was also a discussion of the proposed microenterprise special district overlay. The

3221 audience also asked for additional information regarding the existing P-suffix development
3222 conditions and special district overlays that apply in Skyway-West Hill.

3223

3224 *PUBLIC REVIEW DRAFT ONLINE SURVEY*

3225 At the beginning of the comment period on the public review draft, the County published a multi-
3226 part survey online that was arranged in the same order and presented summaries of each of the
3227 subarea plan chapters. The online survey tool allowed for translation into multiple languages
3228 directly in the platform. In each chapter of the survey, the participant could understand what was
3229 in the draft subarea plan and read the text of each of the proposed policies statements for that
3230 chapter. At the end of each chapter, there was space provide where a person could provide
3231 open-ended comments. If the participant wished, they could also make their comments visible to
3232 other participants, and those public comments could be “liked” by others.

3233

3234 A total of 86 people participated in the online survey. There was a total of 2,273 responses to
3235 the 58 individual survey questions across the subarea plan survey chapters, and total of 123
3236 written comments were received through the survey. The survey included a question that asked
3237 what neighborhood the participant called home. Nearly 43% of participants said they identify
3238 with Skyway, Campbell Hill, or Skycrest; while about 37% said they come from Bryn Mawr,
3239 Lakeridge, or Hill Top.

3240

3241 In addition to the online survey itself, the platform also allowed additional information to be
3242 shared. During the course of the comment period, the County posted the following supplemental
3243 materials to aid with the review and comment on the plan:

- 3244 • Plain language explanation of key terms in the plan
- 3245 • A listing and summary of Skyway-West Hill P-suffix and Special District Overlay
3246 Development Conditions
- 3247 • A Subarea Plan Reader’s Guide – translated into Spanish, Somali, and Vietnamese
- 3248 • A slide show showing Residential and Commercial Development Examples in each of
3249 the King County Zoning Code classifications
- 3250 • One-page flyers explaining what the Subarea Plan is and how to comment – translated
3251 to Spanish, Somali, and Vietnamese

3252

3253 When the comment period closed on December 19, 2021, the survey page was closed to new
3254 responses and comments, but the website continued to be viewable, along with the result of the
3255 survey. Of the 41 proposed policies, the feedback received either supported or strongly
3256 supported nearly all of them. The 2 policies that received a lack of support were around
3257 maintaining the land use patterns in the residential neighborhoods and the policy aimed at
3258 limiting proliferation of marijuana retail establishments. Other policies that received mixed
3259 support had to do with providing affordable housing and incentivizing affordability in new
3260 housing developments.

3261

3262 *PUBLIC REVIEW DRAFT OUTREACH*

3263 During the comment period and in addition to the online survey, the County and its partners
3264 used multiple other avenues to increase awareness of the Subarea Plan process and
3265 encourage community members to participate.

- 3266 • Hard copies of plan and map amendments were placed at the Skyway Library, and the
3267 library's staff sent an email to their mailing list letting people know it was available.
- 3268 • Subarea planning staff participated in the West Hill Community Association's board
3269 meeting on October 13, 2021, and their quarterly meeting on October 19, 2021. The
3270 quarterly meeting was broadcast live on Facebook and recorded for reviewing on their
3271 website.
- 3272 • The Subarea Plan was explained at a virtual community meeting discussing the Skyway-
3273 West Hill and North Highline Anti-displacement Report on October 15, 2021.
- 3274 • Flyers were created and disseminated through the Renton School District's Peachjar
3275 flyer dissemination portal on October 18, 2021. The target schools included Campbell
3276 Hill Elementary, Lakeridge Elementary, Bryn Mawr Elementary, Dimmitt Middle School,
3277 and Albert Talley High School.
- 3278 • The Subarea Plan process was mentioned in the October, November, and December
3279 2021 issues of the King County Local Service Unincorporated Areas News.
- 3280 • Subarea planning staff participated in Skyway Leadership Meetings hosted by the King
3281 County Councilmember representing District 2 – Councilmember Zahilay on October 29,
3282 and November 19, 2021.
- 3283 • The Department of Local Service sent email reminders to a Subarea Plan email mailing
3284 list on September 30, October 4 and 26, November 12 and 19, and December 6 and 14,
3285 2021.
- 3286 • On November 19, and December 16 and 17, 2021, the Skyway Community Voices
3287 project sent email announcements to their mailing list in Skyway-West Hill.
- 3288 • On December 7, 2021, the Skyway Coalition sent an email announcement to their
3289 mailing list to encourage participation.
- 3290 • On November 29, and December 18, 2021, the Renton Innovation Zone Partnership
3291 sent emails to their subscribers.
- 3292 • On December 15, 2021, the Department of Community and Human Services sent an
3293 email announcement to all of the community members who had participated in the
3294 Skyway-West Hill and North Highline Anti-displacement Strategy Report Workshop
3295 Series.
- 3296 • The week of November 22, 2021, a direct mail announcement was sent to all of the
3297 mailing addresses in Skyway-West Hill. The announcement encouraged people to visit
3298 the online survey and included information about the proposed inclusionary housing
3299 ordinance being considered at the same time.

3300

3301 *PUBLIC REVIEW DRAFT MAJOR THEMES*

3302 In addition to the comments gathered through the online survey of the public review draft, the
3303 County also received 14 written comments by email. Some of the major themes or topics that
3304 were highlighted during the public, both through the online survey and the written comments,
3305 include the following:

- 3306 • Skyway-West Hill Community Center – The community continues to need a public
3307 gathering space where a variety of community programs and events can be located.

- 3308 • Affordable Housing and Displacement – The County should strengthen measures to
3309 ensure affordable housing, carefully consider potential displacement risks when
3310 considering upzones, and not remove any affordable housing requirements without new
3311 requirements in place.
- 3312 • Economic Development – Revitalization of the Skyway Business District should be a
3313 priority for the economic enrichment of Skyway’s businesses. Any work on developing a
3314 Skyway Business District should be community-driven and county-supported.
- 3315 • Active Transportation, Sidewalks, and Streetlights – Building out an active transportation
3316 network in Skyway-West Hill will have long-term benefits for Skyway’s residents by
3317 connecting them with neighborhood destinations, supporting healthy lifestyles, and foster
3318 the strong sense of community that residents already feel.
- 3319 • Residential Density and Growth – People are generally supportive of growth and
3320 increased density in and around the proposed unincorporated activity center especially if
3321 paired with affordable housing requirements and provision of other community amenities
3322 such as interconnected public spaces.
- 3323 • Green Space and the Environment – Skyway Park is a community asset, but it is not
3324 equitably accessible to all residents, so there is a desire to see more parks and green
3325 spaces throughout the neighborhood.

Appendix D: Community Center Feasibility Study

This study was developed in compliance with the 2019-2020 Biennial Budget Ordinance 18835, Section 84, Proviso P5 B. The report was prepared by the Department of Local Services and the Parks and Recreation Division of the Department of Natural Resources and Parks.

The appendix contains the following components.

I. Introduction

II. Background and Current Conditions

- About Skyway-West Hill
- Inventory of Like Facilities
- History and Documentation of Need

III. Community Center Feasibility

- Criteria and Functions
- Exploring Potentially Suitable Locations
- Review of Cost Estimates

IV. Barriers and Methods to Overcome Those Barriers

V. Conclusion

I. Introduction

This report responds to the following proviso in King County’s 2019-20 Biennial Budget Ordinance 18835, Section 84, Proviso P5 B, which states:

“P5 PROVIDED FURTHER THAT:

Of this appropriation, \$250,000 shall not be expended or encumbered until the executive transmits the Skyway-West Hill Community Service Area Subarea Plan that includes an equity impact analysis report and a feasibility study for a community center as appendices to the subarea plan and a motion that acknowledges receipt of the equity impact analysis report and feasibility study, and the motion is passed by the council. The motion should reference the subject matter, the proviso’s ordinance, ordinance section and proviso number in both the title and body of the motion.

...

B. The feasibility study for a community center in Skyway-West Hill shall include, but not be limited to:

1. Potential sites for a community center;
2. Cost estimates for a community center; and
3. Barriers to development of a community center and methods to overcome those barriers.”

Section III of this report addresses the potential sites and the cost estimates for a community center. Section IV of this report addresses the potential barriers and methods or opportunities to overcome those barriers.

In developing this Proviso response, the Parks and Recreation Division of the Department of Natural Resources and Parks (Parks) and the Department of Local Services (Local Services) reviewed the *Skyway Community Center: Conceptual Design Report*, which was commissioned by Skyway Solutions and published in January 2014. This Proviso response assessed information from the report in terms of today’s economic climate. A copy of *The Skyway Community Center: Conceptual Design Report’s* Executive Summary, Concept Plan, Concept Perspective, and Cost Estimate can be obtained by contacting the Subarea Planning Program at the King County Department of Local Services – Permitting Division.

Although there can be large amount of variability about what makes up a community center, based on prior work by the community and Parks’ experience, the following criteria represent a general understanding of a traditional community center building and its site characteristics:

Building size: 20,000 – 50,000 square feet, often with recreation facilities or flexible spaces that can be used for both meetings and recreation.

Property size: Varies, but generally large enough to support some outdoor space, such as a patio or plaza. (Community centers are frequently sited together with community parks that feature amenities such as play areas, walking paths, and playfields.)

Site characteristics:

- A largely flat, cleared area is ideal and helps limit permitting and construction costs.
- Sufficient space for parking, access for safe ingress/egress, and considerations of pedestrian/cyclist movement through the site.
- Proximity to public transportation.
- Access to utilities.
- Zoning designation that allows land to be used for such a purpose.

Currently, there are public and non-profit organizations that offer community centers close by. There are three multi-functional community centers located within three miles of the center of Skyway-West Hill that are operated by surrounding cities. Additionally, the Renton/Skyway Boys & Girls Club, which provides after school enrichment programs for youth in grades six through twelve, is located in Skyway-West Hill in a small building in the Dimmitt Middle School complex.

Several properties were explored for their suitability. In 2013, when the *Skyway Community Center: Conceptual Design Report* was developed, as well as today, no site in the Skyway-West Hill community was readily identifiable as an appropriate and available location for a community center.

Moreover, today's construction costs are more than triple the report's \$10 million estimate. For comparison, the Rainier Beach Community Center, completed in 2013, cost \$25 million and the Sammamish Community and Aquatic Center, completed in 2016, cost \$33 million. Note that these costs do not reflect the price of land or ongoing operations and maintenance.

In today's dollars, it is conservative to estimate that such a facility as outlined in the report would cost at minimum in the range of \$35 to \$50 million.

Multiple product elements, including construction costs, land values, and ongoing operations, make it challenging for such a project to be carried out in the traditional manner of a local government building and operating the community center. However, the Skyway-West Hill Land Use Subarea Plan includes creation of a new incentive program for developers that may include incentives for public-private partnerships for locating and constructing a community center and/or community center-like facilities. The Department of Local Services is committed to working with the Skyway-West Hill Community to build the requisite partnerships that will make a community center a reality.

II. Background and Current Conditions

A. About Skyway-West Hill

The nearly 20,000 residents of Skyway-West Hill are served by several recreational amenities and green spaces. These include:

- King County's Skyway Park (community park)
- King County's Bryn Mawr Park (natural area)
- Seattle's Lakeridge Park (community park)
- Seattle's Deadhorse Canyon (natural area)

The Skyway branch of the King County Library System, in the Skyway Business District, has community meeting spaces and hosts many free community and family events. The Renton/Skyway Boys and Girls Club, which is in a building next to Dimmitt Middle School, offers programming for youth.

B. Inventory of Like Facilities

The table below summarizes city community centers within approximately five miles of the King County Library’s Skyway branch, a proxy for the center of the community.

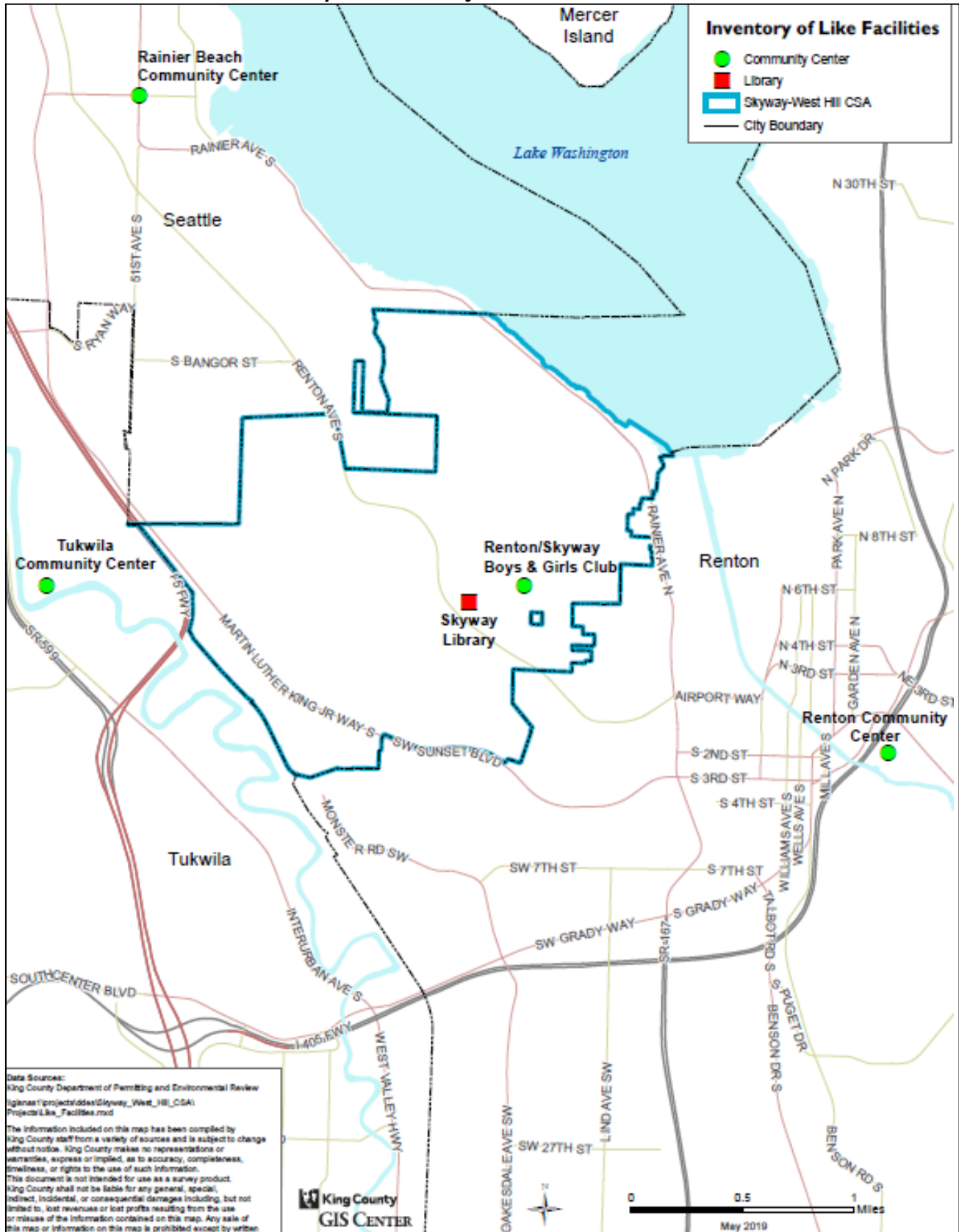
Table 1 – Inventory of Like Facilities

| Owner | Facility | Size (building sq. ft. / property acreage) | Features/ Programming | Distance- Driving / Trip Length-Public Transit | Admission Fees |
|--|---------------------------------|--|---|--|---|
| Renton | Renton Community Center | 36,000 sf / 20 acres | <ul style="list-style-type: none"> - fitness room - activity rooms - racquetball courts - basketball courts - banquet room, meeting rooms, and kitchen - aquatic center, theatre, ballfields on same parcel | ~ 3 miles / 30 min. bus ride (direct) | <p>Fee-based and free programming for all ages</p> <p>Non-resident fees apply for residents of unincorporated King County</p> |
| Tukwila | Tukwila Community Center | 35,000 sf / 12.80 acres | <ul style="list-style-type: none"> - fitness room - activity rooms - basketball courts - banquet room, meeting rooms, and kitchen | ~ 2.5 miles / 60 min. bus ride (2-3 transfers) | Fee-based and free programming for all ages |
| Seattle | Rainier Beach Community Center | 46,000 sf (part of school complex) | <ul style="list-style-type: none"> - aquatic facility - gymnasium - activity rooms - computer lab | ~ 3 miles / 15 min. bus ride (direct) | Fee-based and free programming for all ages |
| King County/ Renton/Skyway Boys & Girls Club* | Renton/Skyway Boys & Girls Club | (part of school complex) | <ul style="list-style-type: none"> - activity rooms | ~ 0.5 miles / 10 min. walk (no public transit available) | Fee-based (with scholarships) for youths in grades 6-12 |

*Operated by the Boys and Girls Club via a renewable, five-year, council-approved agreement

1

Map 1 – Inventory of Like Facilities



2 **C. History and Documentation of Need**

3 The topic of locating a community center in the Skyway-West Hill area has been documented
4 in multiple planning and community-led efforts over the past 25 years. The table below
5 summarizes that history.
6

7 **Table 2 –Skyway-West Hill Community Center in Planning Documents**

| Plan/Author | Description |
|--|---|
| West Hill Community Plan (1994) / King County, adopted via Ordinance 11166 | <ul style="list-style-type: none"> • Cited in economic development, human services, and implementation sections. • Suggested programming: counseling, job assistance, childcare, elderly/handicapped services, arts and cultural events, and community outreach. • Desired location: Skyway business district, on or around Renton Avenue South. |
| Community Vision for Revitalization (2009) / Skyway Solutions | <ul style="list-style-type: none"> • Cited in overall vision and as part of Goal 5: foster youth development and engage young people in community life. Suggested programming: engaging youth, community hub. • Desired location: not addressed. |
| Skyway Community Center: Conceptual Design Report (2014) / Skyway Solutions | <ul style="list-style-type: none"> • Community-led effort that developed a “decision making tool” for organization to use. • Gathered community feedback on design, size, priorities, and costs for a community center. • Desired location: Explored multiple potential sites with the Skyway Mart property ranked highest. |
| Skyway-West Hill Action Plan (2016) (not adopted) / Skyway Solutions and the Community | <ul style="list-style-type: none"> • Cited as actions in the “Healthy, Connected Neighborhoods” and “Thriving, Educated Youth and Community” goal areas. • Suggested programming: engaging youths, community hub. • Desired location: not addressed. |

8

9 **III. Community Center Feasibility**

10
11 **A. Criteria and Functions**

12 Recognizing the well-established desire of community members to have a community center
13 in Skyway-West Hill, in 2014, Skyway Solutions released the *Skyway Community Center:*
14 *Conceptual Design Report*. The report, completed by a consultant funded by Skyway Solutions,
15 was intended to envision what a community center might look like and help inform the
16 organization’s future decisions about siting and developing such a center.

17
18 The *Skyway Community Center: Conceptual Design Report* thoroughly explored community
19 members’ vision for a community center. As part of the process, community members defined
20 foundational elements of the look, feel, services, and amenities of a center. The report outlined
21 community center elements that then served as basic criteria for exploring conceptual designs,
22 construction cost estimates, and potential locations.

23
24 The process of creating the report included:

- 25 ▪ Three workshops to gather input from community members. The report includes
26 summaries of each meeting’s proceedings and a list of participants.
- 27 ▪ Site visits to several existing community centers to learn about their operations,
28 maintenance, facilities, and funding. Notes from those visits were included in the
29 report.
- 30 ▪ Site visits to potential locations in the community, with each one scored on three
31 criteria established by the participants: accessibility, land, and whether the existing
32 buildings were solid structures. Notes from those visits were included in the report.

33
34 Cost estimates and conceptual designs for a new community center were developed, based on
35 the following programming and support needs:

- 36 ▪ Flexible programming spaces for classes and small-group gatherings.
- 37 ▪ Basketball courts/gymnasium.
- 38 ▪ Swimming pool (lap/recreation pool).
- 39 ▪ Administrative offices, restrooms, and other building infrastructure.
- 40 ▪ Reception hall, meeting rooms, and kitchen area.

41
42 Other assumptions included:

- 43 ▪ One-story building.
- 44 ▪ Ability for the project to be phased.

45 While the conceptual design was not site-specific, the report did explore several locations,
46 which are outlined in Table 3.

48 **B. Potential Sites for a Community Center**

49 Various factors drive site selection for community centers. In our region, many community
50 center buildings have been in operation for decades or used historically for public purposes (such
51 as for a school) and were later repurposed for community use.

52
53 Per guiding documents, such as a parks, recreation and open space plan or capital
54 improvement plan, each jurisdiction establishes its own level of service for how best to meet the
55 needs of its residents. Summarized below are guidelines used by Seattle and Renton, the
56 jurisdictions surrounding Skyway-West Hill.

57
58 In its 2011 Development Plan, Seattle Parks and Recreation established the following
59 guideline for siting a community center:

60
61 *“A community center should be provided within 1½ miles of every Seattle*
62 *household. Satellite facilities or less than full service facilities shall be considered to*
63 *provide community gathering places, and to accommodate certain program activities,*
64 *where conditions warrant. In order to control the number of new city facilities,*
65 *programs may be provided in facilities owned by others in some cases.”*

66
67 In the City of Renton’s 2011 Parks, Recreation and Natural Areas Plan, the City states that
68 they have one facility per 8,417 residents or 1.1 square feet per person and notes that:

69
70 *“...the quantity of buildings is one factor, but the quality and distribution of*
71 *facilities rounds out the picture of indoor space needs.”*

72
73 Also noted is the closure of smaller centers due to operating costs. Renton’s plan
74 recommended a move toward larger facilities offering a greater range of programming, based
75 upon an analysis that set forth a standard for travel distance of two miles.

76
77 As an unincorporated urban area, King County Parks oversees local parks and open space for
78 Skyway-West Hill. In 2003, King County Parks underwent a significant transformation in which
79 the agency’s mission was refocused towards stewarding regional open space parks, regional
80 trails, and local parks in unincorporated areas. With the exception of its legacy programs, Parks
81 does not build or operate community centers, indoor recreation facilities, or recreation programs.
82 As such, it does not have a comparable guideline for community centers.

83
84 Characteristics of community centers in the Puget Sound region typically include:

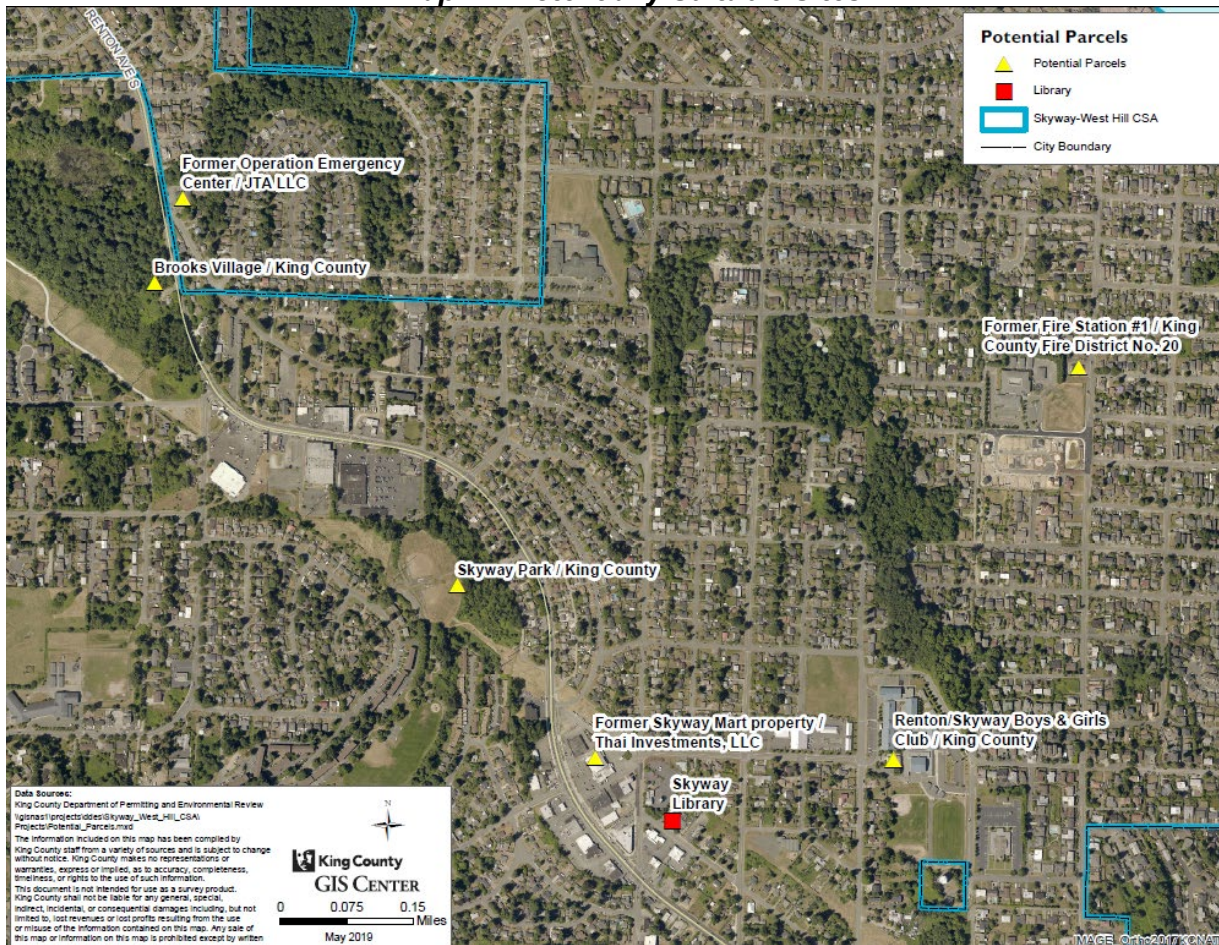
- 85 ■ Building size: 20,000 – 50,000 square feet with recreation and community meeting
86 spaces.
- 87 ■ Property size: Varies, but generally large enough to support some outdoor space, such
88 as a patio or plaza. Community centers are frequently sited together with community
89 parks that feature amenities such as play areas, walking paths, and playfields.
- 90 ■ Site characteristics:

- 91 ○ A largely flat, cleared area is ideal and helps contain permitting and construction
- 92 costs.
- 93 ○ Sufficient space for parking, access for safe ingress/egress, and considerations of
- 94 pedestrian/cyclist movement through the site.
- 95 ○ Proximity to public transportation.
- 96 ○ Access to utilities.
- 97 ○ Zoning designation that allows for land to be used for such a purpose.
- 98

99 In 2013, when the Skyway Solutions planning effort was in progress, no site in the Skyway-
100 West Hill community was readily identifiable as an appropriate and available location for a
101 community center, although several ideas were contributed by the community. Table 3 and Map
102 2 summarize the sites explored in the report, as well as additional sites known to King County at
103 this time.

104
105

Map 2 – Potentially Suitable Sites



106
107

108

Table 3 – Potentially Suitable Sites

| Site Name/Owner | Address/Parcel Number | Site Conditions |
|---|--|---|
| Former Skyway Market property / Thai Investments, LLC | 12600 Renton Avenue S Parcel #023100-0011 Lot size: 1.34 acres | In the central business district with access to transit. Site has existing building (25,000 sf), parking lot. Currently use is religious facility. Possible brownfield. |



| | | |
|---|---|--|
| Former Fire Station #1 / King County Fire District No. 20 | 11619 84th Avenue S Parcel #381000-0400 Lot size: .50 acres | Next to Bryn Mawr Elementary School. Small parcel, with existing building, former fire station (3,750 sf). Current use by fire district for equipment storage. |
|---|---|--|

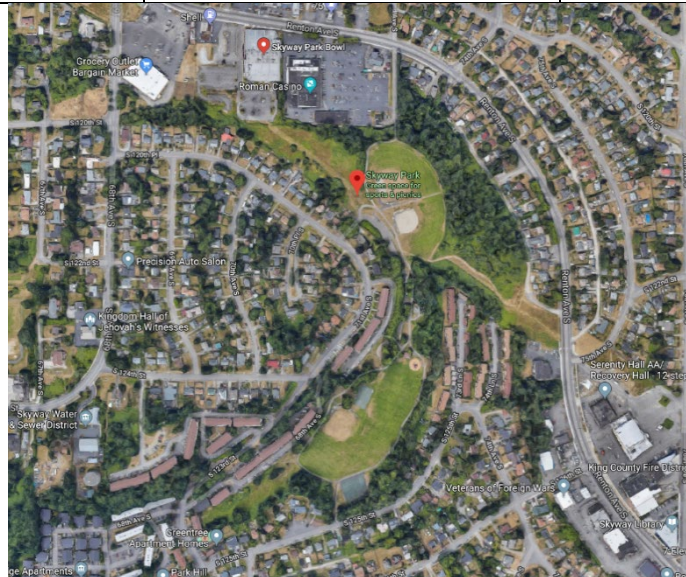




109

| Site Name/Owner | Address/Parcel Number | Site Conditions |
|---|---|--|
| Former Operation Emergency Center / JTA LLC | 11410 Renton Avenue S Parcel #112304-9059 Lot size: .96 acres | On main road, with access to transit, at edge of community/border with Seattle. Site has existing building (2,384 sf) and small parking lot. Not currently in use. |



| | | |
|---------------------------|---|---|
| Skyway Park / King County | Parcel #781280-1960 Lot size: 22 acres | 22-acre community park, no structures beyond small restroom. Limited parking and access. Significant wetland constraints. |
|---------------------------|---|---|



| Site Name/Owner | Address/Parcel Number | Site Conditions |
|--|--|---|
| Brooks Village / King County | Parcel #1148300500 Lot size: .56 acres | Undeveloped land, was slated for development by King County, Dept. of Community & Human Services. Significant wetland and access constraints. |
|  | | |
| Renton/Skyway Boys & Girls Club / King County | 12400 80th Ave S Parcel #118000-7450 Lot size: 4.50 acres (school complex) | Dimmitt Middle School property. Boys & Girls Club building is part of middle-school complex. Managed via partnership agreement with King County through 2023. |
|  | | |

111

112 **C. Cost Estimates for a Community Center**

113 The *Skyway Community Center: Conceptual Design Report* presented a breakdown of
114 construction costs in 2013 dollars. Total construction costs were estimated at \$10 million

115 (including a pool). The report cited estimates based on historical ranges between \$225 and \$240
116 per square foot without a pool, and \$350 per square foot with a pool.

117
118 Other recently completed community center projects have run well beyond the \$10 million
119 range, including the \$25 million Rainier Beach Community Center, completed in 2013 with
120 46,000 square feet and a pool (\$543 per square foot), and the \$33 million Sammamish
121 Community and Aquatic Center, completed in 2016 with 69,000 square feet and a pool (\$478 per
122 square foot). Costs for these facilities do not reflect the price of land or ongoing operations and
123 maintenance.

124
125 King County’s Department of Local Services’ Permitting Division uses national construction
126 values to estimate building costs. In the *2019 Fee Guide 12, Standard Building Construction*
127 *Values and Engineering Complexity Level Definitions* table, building cost data for the
128 “Assembly, General” category ranged from \$128 to \$190 per square foot based on the
129 complexity of the project. For this region, local jurisdictions, including King County, multiply
130 these standard national values by a minimum of fifteen percent to more accurately reflect the
131 current demand pressures on the Seattle metropolitan area’s construction industry and the
132 impacts those pressures have on construction costs. When applying this fifteen percent local
133 price inflator, the range in cost per square foot for a community center-like facility would be
134 \$147 to \$218 per square foot. These square foot estimates do not account for the cost of the land.

135
136 Factors that can quickly add to the cost of building a community center include:
137

- 138 ■ Land acquisition or easements.
- 139 ■ Impact fees.
- 140 ■ Required traffic management modifications, such as frontage improvements and turn
141 signals/lanes.
- 142 ■ Environmental factors, such as stormwater management, wetland mitigation, site
143 remediation, and disposal of hazardous materials.
- 144 ■ New/changed building and energy codes and requirements.

145
146 In order to develop an estimate that more completely reflects costs for this type of capital
147 improvement project in today’s market conditions, King County Parks’ Capital Projects staff
148 reviewed the report’s cost estimates to factor in the current economic climate and account for
149 other cost elements not included in the 2014 report. Current conceptual estimates for community
150 centers in King County are within a range of \$35 to \$50 million in total project costs.

151
152 The differences between Park’s estimates from those produced in the *Skyway Community*
153 *Center: Conceptual Design Report* can be attributed to the following:

154

- 155 ■ In 2019, according to Parks’ capital projects managers, the cost of a large, multi-use
156 assembly structure was ranging from \$400 to \$600 per square foot, which would
make base construction costs total roughly \$20 million.
- Given that the 2014 report’s cost estimate was prepared during an economic

- 157 recession, an annual inflator of at least seven percent should be added to account for
158 2019 market conditions.
- 159 ■ Soft costs, such as design, project management, permitting fees, administration, and
160 utility hook-up fees, were not fully considered in the report.
 - 161 ■ The report’s cost estimate allocated 15 percent for contingency, whereas King County
162 typically applies a 30 percent rate for planning-level estimates.
 - 163 ■ State-required building energy codes have changed since 2014, contributing to cost
164 increases.
 - 165 ■ Adequate office and administrative space for facility operations, a dedicated
166 mechanical room next to the pool area, and dedicated rooms for technological needs
167 and a fire sprinkler riser, should also be added to the estimate for fully account for
168 required building elements.

169 **IV. Barriers to Development and Methods to Overcome those Barriers**

171 The *Skyway Community Center: Conceptual Design Report* provided comprehensive initial
172 research and community feedback on the functions of a community center, initial siting criteria,
173 background research, and preliminary construction cost estimates. The following are barriers and
174 potential methods to overcome them in the context of the current economic climate:
175

176 **A. Barriers**

- 177 ■ **Location:** Lack of readily available land already owned by a public agency or
178 potential partner organization, necessitating acquisition.
- 179 ■ **Population size:** In Parks’ and Local Services’ conversations with the YMCA about
180 siting a community center in Skyway-West Hill, YMCA staff described general
181 criteria of an eight-square-mile area with approximately 50,000 households as a
182 reasonable service area to yield the level of participation necessary to sustain their
183 facility and programs. The population of Skyway-West Hill is considerably smaller at
184 approximately 18,500 residents, with three existing public community centers within
185 five miles.
- 186 ■ **Zoning:** In many cases, a public community center is located as an accessory facility
187 within a public park. King County Code 21A.06.835 defines the term “park,” which
188 includes indoor facilities, as “a site owned by the public for recreational, exercise or
189 amusement purposes.” Parks are a permitted use in all zoning districts and pursuant to
190 development condition B.1 in the A, F, M, RA, UR, R-1-8, and R-12-48 in King
191 County Code 21A.08.040. Parks in Industrial zones are permitted pursuant to King
192 County Code 21A08.040.B13. If the property were not owned by a public entity, such
193 as King County, a community center as a primary use of the property would be
194 classified as “social services” (Standard Industrial Classification Major Group 83)
195 land use by the King County Code 21A.08.050. King County code allows social
196 services a permitted use in all zones. In urban residential zones, social services are
197 allowed with a conditional use permit. Satisfying the decision criteria for a
198 conditional use permit may be a barrier to whether the use would be allowed.

- 199 ▪ **Construction costs:** The current Seattle-area construction market has experienced
200 skyrocketing costs, and government agencies are experiencing significant project
201 delays, in part due to the short supply of contractors available to bid on public
202 projects. Aquatic facilities are particularly expensive to build and operate; recent
203 studies estimate a range from \$40 to \$100 million to renovate an old or construct a
204 new aquatic facility.
- 205 ▪ **Service provider:** As an unincorporated urban area, Skyway-West Hill receives local
206 government services from King County. King County Parks is the provider for local
207 parks and open space, but Parks does not build or operate community centers, indoor
208 recreation facilities, or recreation programs. It would be necessary to identify a
209 service provider and/or operator to build and operate a community center.
- 210 ▪ **Long-term operations and maintenance:** Costs associated with the long-term
211 operations and maintenance of a community center need to be considered. The
212 YMCA quoted operating costs for a smaller community center (14,000 square feet, no
213 pool) at \$4 to \$5 million annually.

215 ***B. Methods to Overcome Barriers***

- 216 ▪ **Existing nearby facilities:** There are existing community centers within five miles of
217 the heart of Skyway-West Hill, which presents opportunities to think creatively about
218 better connecting Skyway-West Hill residents with those facilities by way of
219 improved transit connections or special incentive agreements with them to reduce
220 fees for unincorporated area residents.
- 221 ▪ **Existing programs:** There are organizations that serve or might consider serving
222 Skyway-West Hill residents with programs similar to those provided by a community
223 center, which presents opportunities to think creatively about connecting Skyway-
224 West Hill residents with those programs.
- 225 ▪ **Building incentives:** The Skyway-West Hill Land Use Subarea Plan proposes that
226 King County create a “Community-Desired Amenities Program” in Skyway-West
227 Hill where developers and property owners might receive bonuses, such as permitting
228 prioritization or density increases, if they invest in community facilities, such as a
229 new community center in Skyway-West Hill. At the time of the writing of this report,
230 the program had yet to be developed.
- 231 ▪ **Zoning:** King County Code 21A.06.835 defines “park,” which includes indoor
232 facilities, as “a site owned by the public for recreational, exercise or amusement
233 purposes.” Parks are a permitted use in all zoning districts, pursuant to special
234 development condition B.1 in King County Code 21.08.040. If the community center
235 were located within a public park, it would be considered a permitted use. If the
236 facility were developed on a non-park site (not operated as a public park by King
237 County), the facility would be permitted if it met the development conditions in King
238 County Code 21A.08.050.B.12 or 13. Otherwise, it would be permitted through the
239 conditional use process. A conditional use permit must satisfy the criteria stated in
240 King County Code 21A.44.040. Given the long-standing community desire to see a

- 241 community center developed in Skyway, it is conceivable that the criteria could be
242 met.
- 243 ■ **Regional aquatics coordination:** Recognizing that many of the region’s public
244 pools, which were built with funding from the 1968 Forward Thrust Bond Measure,
245 are nearing the end of their lifecycles, a regional group made up of jurisdictions,
246 aquatics recreation providers, and community groups was formed to study the
247 development of publicly-funded aquatics facilities in east King County. This study is
248 intended to determine the feasibility of partnerships to develop regional and local
249 aquatic centers. When completed, the draft report will highlight the demand, need,
250 and priorities for aquatic facilities. The report will provide a range of funding options
251 and next steps to move forward on whether a regional versus local approach is more
252 feasible. The findings of this report may inform efforts to site an aquatic facility in or
253 near Skyway-West Hill.
 - 254 ■ **Grant funding:** Grant funding opportunities exist at the King County, state, and
255 federal levels to support capital projects and recreation programming. In addition to
256 private funding and philanthropy, these opportunities could match capital investments
257 and/or support programs that achieve similar outcomes that would come from a
258 locally-based community center. Examples include:
 - 259 ○ **Federal Community Development Block Grants**, which support public
260 facilities, such as parks, sidewalks, and community facilities that benefit low- and
261 moderate-income residents in King County. Skyway-West Hill is an eligible
262 community for this funding.
 - 263 ○ **State-administered grants, from agencies such as the Recreation and
264 Conservation Office and Department of Commerce**, offer multiple competitive
265 and non-competitive grant opportunities for the development of park and
266 recreation facilities, including community centers. Examples include the
267 Washington Wildlife and Recreation Program, the Youth Recreation Facilities
268 program, and the Land and Water Conservation Fund.
 - 269 ○ **King County Parks’ Community Partnerships and Grants Program**, which
270 uses seed funding from Parks Levy funds and from partners’ private fundraising
271 and in-kind resources to empower community partners, such as sports
272 associations, recreation clubs, and other nonprofit organizations, to construct,
273 develop, program, and/or maintain new or enhanced public recreation facilities on
274 King County-owned lands.
 - 275 ○ **King County Parks’ Youth and Amateur Sports Grants**, which are funded
276 through a one percent car rental tax, support fit and healthy communities by
277 investing in programs and capital improvements that reduce barriers to accessing
278 physical activity. There is a specific emphasis on projects that benefit underserved
279 youth, as well as those that serve unincorporated area residents.
 - 280 ○ **The 2020-2025 King County Parks, Recreation, Trails, and Open Space Levy**
281 includes new funding for grant programs, capital projects, and recreation

282 programming. Cities, park districts, and nonprofit organizations would be eligible
283 to apply.

- 284 ○ **Partnerships:** In today’s climate, this type of facility would require robust public-
285 private partnerships for funding, construction, and operation. Between economic
286 development support and the actions in the Skyway-West Hill Land Use Subarea
287 Plan, efforts being undertaken by King County’s Department of Local Services may
288 foster more favorable conditions that could result in this type of partnership.

289

290 **V. Conclusion**

291 As the Skyway-West Hill community has undergone demographic and economic changes
292 over the last 25 years, residents have continually expressed interest in having a community
293 center or, as the 2014 *Skyway Community Center: Conceptual Design Report* put it, a “home
294 away from home for people of all ages.” The report’s cost estimates were largely accurate for the
295 economic climate of the time but were provided during recession market conditions and did not
296 account for the full scope of costs for such a complicated project.

297

298 In 2019, the King County Council directed the Department of Local Services to conduct a
299 feasibility study for a community center in Skyway-West Hill as a component of the Skyway-
300 West Hill Land Use Subarea Plan. The direction stated that the feasibility study should include
301 potential sites, cost estimates, and enumeration of barriers and methods to overcome those
302 barriers. Section III of this report addresses the potential sites and the cost estimates for a
303 community center. Section IV of this report addresses the potential barriers and methods or
304 opportunities to overcome those barriers.

305

306 In reviewing the past community work and incorporating current information, six properties
307 were reviewed for potential siting of a new community center. All of the sites had various pros
308 and cons regarding their suitability for a community center and the value of land in the Skyway-
309 West Hill Area, which has been steadily rising, as it has in the region as a whole. If a community
310 center is to become a reality for the Skyway-West Hill community, it is important that a site or
311 sites be actively pursued for acquisition and use in the future.

312

313 This feasibility study relied heavily on the work done by Skyway Solutions and their
314 consultant in establishing a baseline of the cost to construct a community center. This
315 information was then updated to current market conditions in the area and supplemented with
316 current experience from King County and other local governments to provide a possible range of
317 costs to construct a community center. This study found that costs have risen dramatically in
318 recent years. That said, construction costs do fluctuate from year to year depending on market
319 conditions. Furthermore, if the facility were co-located with another development project there
320 could be efficiencies gained. It may even be possible to be selective about the types of facilities
321 and programming that would be built into the building in order to control costs.

322

323 Multiple obstacles, including construction costs, land values, and ongoing operations, make it
324 extremely challenging for such a project to be carried out in the traditional way community

325 centers have been built: with the local government funding, building, and operating the center.
326 However, emerging opportunities exist to potentially see this project come to fruition. Multiple
327 examples existing of non-governmental agencies partnering with local communities and
328 jurisdictions to pool resources and expertise to site, construct and operate these types of facilities.
329 The King County Zoning Code is generally permissive of the community centers and other social
330 services, especially when they are supported by the King County Comprehensive Plan, Subarea
331 Plans, and the community. Furthermore, the Skyway-West Hill Land Use Subarea Plan, includes
332 an action item that calls for the creation of a new incentive program for developers that may
333 translate into the type of public-private partnerships that result in locating and constructing a
334 community center and/or community center-like facility. Finally, there are a number public and
335 private partnership and grant opportunities available that could result in a community center for
336 Skyway-West Hill.

337