

1  
2



King County

3  
4  
5

# 6 SKYWAY-WEST HILL 7 COMMUNITY SERVICE AREA 8 SUBAREA PLAN

9 An Element of the King County Comprehensive Plan

10 ~~July 26,~~ 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

<b>Executive Summary .....</b>	<b>6</b>
<b>Introduction .....</b>	<b>8</b>
Why the County Plans .....	8
Planning History .....	9
Community Needs Lists .....	11
Subarea Plan Structure .....	12
Equity and Social Justice .....	12
<b>Chapter 1: Community Outreach, Vision, and Guiding Principles .....</b>	<b>14</b>
Community Outreach .....	14
Community Vision Statement .....	16
Guiding Principles .....	16
<b>Chapter 2: Community Description .....</b>	<b>18</b>
<b>Chapter 3: Land Use .....</b>	<b>26</b>
Land Use and Zoning .....	26
Community Priorities .....	29
Policies .....	30
<b>Chapter 4: Housing and Human Services .....</b>	<b>33</b>
Housing .....	33
Community Priorities .....	36
Policies .....	36
Health and Human Services .....	38
Community Priorities .....	41
Policies .....	41
<b>Chapter 5: Parks, Open Space, and Cultural Resources .....</b>	<b>42</b>
Community Priorities .....	45
Policies .....	46
<b>Chapter 6: Transportation .....</b>	<b>47</b>
Community Priorities .....	50
Policies .....	50
<b>Chapter 7: Services and Utilities .....</b>	<b>52</b>
Community Priorities .....	52
Policies .....	53
<b>Chapter 8: Economic Development .....</b>	<b>54</b>
Community Priorities .....	54
Policies .....	55

51	<b>Chapter 9: Implementation</b> .....	<b>56</b>
52	<u>Land Use and Zoning Changes</u> .....	56
53	<u>Inclusionary Housing Regulations</u> .....	57
54	<u>Anti-Displacement</u> .....	57
55	<u>Designation of the Skyway Business District Unincorporated Activity Center as a Countywide Center</u> .....	57
56	<u>Community Needs List and Budgeting</u> .....	58
57	<u>Economic Development</u> .....	58
58	<u>Community Center</u> .....	58
59	<u>Performance Measures</u> .....	58
60	<b>Appendix A: Tables and Maps</b> .....	<b>60</b>
61	<b>Appendix B: Equity Impact Review</b> .....	<b>91</b>
62	<u>Equity Impact Review Phase 1 – Who will be affected by the Skyway-West Hill Subarea Plan?</u> .....	93
63	<u>Equity Impact Review Phase 2 – Assess Equity and Community Context</u> .....	99
64	<u>Equity Impact Review Phase 3 – Analysis and Decision Process</u> .....	105
65	<b>Appendix C: Community Engagement</b> .....	<b>123</b>
66	<b>Appendix D: Community Center Feasibility Study</b> .....	<b>142</b>
67	<u>Executive Summary</u> .....	<b>4</b>
68	<u>Introduction</u> .....	<b>6</b>
69	<u>Why the County Plans</u> .....	6
70	<u>Planning History</u> .....	7
71	<u>Community Needs Lists</u> .....	9
72	<u>Subarea Plan Structure</u> .....	10
73	<u>Equity and Social Justice</u> .....	10
74	<b>Chapter 1: Community Outreach, Vision, and Guiding Principles</b> .....	<b>12</b>
75	<u>Community Outreach</u> .....	12
76	<u>Community Vision Statement</u> .....	14
77	<u>Guiding Principles</u> .....	14
78	<b>Chapter 2: Community Description</b> .....	<b>16</b>
79	<b>Chapter 3: Land Use</b> .....	<b>24</b>
80	<u>Land Use and Zoning</u> .....	24
81	<u>Community Priorities</u> .....	27
82	<u>Policies</u> .....	28
83	<b>Chapter 4: Housing and Human Services</b> .....	<b>31</b>
84	<u>Housing</u> .....	31
85	<u>Community Priorities</u> .....	34
86	<u>Policies</u> .....	34
87	<u>Health and Human Services</u> .....	36
88	<u>Community Priorities</u> .....	39
89	<u>Policies</u> .....	39

90	<b>Chapter 5: Parks, Open Space, and Cultural Resources</b> .....	<b>40</b>
91	Community Priorities .....	43
92	Policies .....	44
93	<b>Chapter 6: Transportation</b> .....	<b>45</b>
94	Community Priorities .....	48
95	Policies .....	48
96	<b>Chapter 7: Services and Utilities</b> .....	<b>49</b>
97	Community Priorities .....	49
98	Policies .....	50
99	<b>Chapter 8: Economic Development</b> .....	<b>51</b>
100	Community Priorities .....	51
101	Policies .....	52
102	<b>Chapter 9: Implementation</b> .....	<b>53</b>
103	Land Use and Zoning Changes .....	53
104	Inclusionary Housing Regulations .....	54
105	Anti-Displacement .....	54
106	Designation of the Skyway Business District Unincorporated Activity Center as a Countywide Center .....	54
107	Community Needs List and Budgeting .....	55
108	Economic Development .....	55
109	Community Center .....	55
110	Performance Measures .....	56
111	<b>Appendix A: Tables and Maps</b> .....	<b>58</b>
112	<b>Appendix B: Equity Impact Review</b> .....	<b>73</b>
113	Equity Impact Review Phase 1 – Who will be affected by the Skyway West Hill Subarea Plan? .....	75
114	Equity Impact Review Phase 2 – Assess Equity and Community Context .....	81
115	Equity Impact Review Phase 3 – Analysis and Decision Process .....	87
116	Equity Impact Review Phase 4 – Implementation. Staying Connected with the Community .....	104
117	Equity Impact Review Phase 5 – Ongoing Learning .....	104
118	<b>Appendix C: Community Engagement</b> .....	<b>105</b>
119	<b>Executive Summary</b> .....	<b>4</b>
120	<b>Introduction</b> .....	<b>6</b>
121	Why the County Plans .....	6
122	Planning History .....	7
123	Community Needs Lists .....	9
124	Subarea Plan Structure .....	10
125	Equity and Social Justice .....	10
126	<b>Chapter 1: Community Outreach, Vision, and Guiding Principles</b> .....	<b>12</b>
127	Community Outreach .....	12

128	Guiding Principles .....	14
129	<b>Chapter 2: Community Description .....</b>	<b>16</b>
130	<b>Chapter 3: Land Use .....</b>	<b>24</b>
131	Land Use and Zoning .....	24
132	Community Priorities .....	27
133	Policies .....	28
134	<b>Chapter 4: Housing and Human Services .....</b>	<b>31</b>
135	Housing .....	31
136	Community Priorities .....	34
137	Policies .....	34
138	Health and Human Services .....	36
139	Community Priorities .....	39
140	Policies .....	39
141	<b>Chapter 5: Parks, Open Space, and Cultural Resources .....</b>	<b>40</b>
142	Community Priorities .....	43
143	Policies .....	44
144	<b>Chapter 6: Transportation .....</b>	<b>45</b>
145	Community Priorities .....	48
146	Policies .....	48
147	<b>Chapter 7: Services and Utilities .....</b>	<b>49</b>
148	Community Priorities .....	49
149	Policies .....	50
150	<b>Chapter 8: Economic Development .....</b>	<b>51</b>
151	Community Priorities .....	51
152	Policies .....	52
153	<b>Chapter 9: Implementation .....</b>	<b>53</b>
154	<b>Appendix A: Supporting Maps and Tables .....</b>	<b>54</b>
155	<b>Appendix B: Subarea Plan Monitoring .....</b>	<b>76</b>
156	<b>Appendix C: Equity Impact Review .....</b>	<b>78</b>
157	Equity Impact Review Phase 1 — Who will be affected by the Skyway West Hill Subarea Plan? .....	80
158	Equity Impact Review Phase 2 — Assess Equity and Community Context .....	86
159	Equity Impact Review Phase 3 — Analysis and Decision Process .....	92
160	Equity Impact Review Phase 4 — Implementation. Staying Connected with the Community .....	109
161	Equity Impact Review Phase 5 — Ongoing Learning .....	109
162	<b>Appendix D: Community Engagement .....</b>	<b>110</b>
163		
164		

## 165 Executive Summary

166  
167 Welcome to Skyway-West Hill's plan for the future. The goal of the Skyway-West Hill Subarea  
168 Plan is to make real, equitable improvements to the quality of life for everyone who lives, works,  
169 and plays in Skyway-West Hill. The Subarea Plan is a 20-year plan that establishes a  
170 community vision and policies to help achieve that vision. Implementation of the Subarea Plan  
171 happens through the County's land use and zoning maps and application of development  
172 regulations, budget decisions, and a Community Needs List. The Subarea Plan includes  
173 performance measures that the County and community can track over time to ensure we are  
174 working together to realize the community's vision.

175  
176 The Subarea Plan was developed by King County over several years with a robust community  
177 engagement effort. That engagement focused on building capacity, creating opportunities for  
178 meaningful input, and facilitating participation in the planning process by Skyway-West Hill  
179 residents and businesses, especially those that have not participated in community planning  
180 processes.

181  
182 The Subarea Plan begins with a description of the development of the Subarea Plan program  
183 and how this Subarea Plan fits within King County's broader planning efforts. The introduction  
184 provides a brief history of the community's planning efforts and describes how the Subarea Plan  
185 was shaped by the County's commitment to the shared values of equity and social justice.

186  
187 Chapter 1 includes the community vision statement that was generated by the community  
188 during past community planning efforts and was reaffirmed through this process.

189  
190 *"Skyway-West Hill will grow into a vibrant, walkable neighborhood where housing*  
191 *is affordable and local, community-based businesses are thriving. Skyway-West*  
192 *Hill will be an ethnically diverse and civically engaged community where the*  
193 *collective voice, wisdom, and expertise of its residents and business owners are*  
194 *vital in ongoing civic decision-making."*

195  
196 The vision statement is supported by a series of guiding principles that both informed the  
197 development of the Subarea Plan and provide additional context about the community's  
198 sentiments and priorities.

199  
200 Chapter 2 describes Skyway-West Hill's geography, population, and demographics. It also  
201 describes the government agencies, special service districts, and non-governmental agencies  
202 that are providing services and programs to the community.

203  
204 Chapters 3 through 8 are organized by topic and address specific conditions and needs of the  
205 Skyway-West Hill community. Many of the topics mirror those found in the *Comprehensive Plan*,  
206 which is King County's long-range guiding policy document. These chapters provide  
207 background and context on the topic area and a summary of the community's priorities received  
208 through engagement with community members. Each chapter provides subarea-specific policies  
209 that will guide County decision-making and investments for the next generation. The Subarea  
210 Plan policies focus and tailor the broader policies in the *Comprehensive Plan* to the specific  
211 conditions and needs of the community.

212  
213 The Subarea Plan chapters include:

214			
215	• Land Use	219	• Transportation
216	• Housing and Human Services	220	• Services and Utilities, and
217	• Parks, Open Space, and Cultural	221	• Economic Development
218	Resources		

222  
223 Along with the Subarea Plan, a set of implementation measures are proposed, including  
224 amendments to King County’s development regulations and Land Use and Zoning Maps to  
225 effectuate the priorities outlined by community and help guide future development consistent  
226 with the Subarea Plan policies. These implementation measures and actions can be found in  
227 Chapter 9: [Implementation](#).

228  
229 The Subarea Plan includes ~~three~~<sup>4</sup> appendices.

- 230 • **Appendix A** is a collection of supporting maps and tables that cover a variety of  
231 technical topics in the Subarea Plan.
- 232 ~~• **Appendix B** is a plan for monitoring the implementation and performance of the~~  
233 ~~Subarea Plan. It includes 5 standardized, numeric-based performance measures that~~  
234 ~~can be tracked over time, and 5 Skyway West Hill specific qualitative implementation~~  
235 ~~measures that tell the story of how the County is fulfilling the community vision.~~
- 236 • **Appendix C-B** is an equity impact review of the Subarea Plan. This equity impact review  
237 identifies, evaluates, and communicates potential impacts associated with the  
238 development and implementation of the Subarea Plan.
- 239 • **Appendix D-C** is a summary of the community outreach efforts completed during the  
240 development of the Subarea Plan. This summary describes the major themes and  
241 priorities expressed by the community.

242  
243 The development of the Skyway-West Hill Subarea Plan has been years in the making. This  
244 plan centers the diversity of voices and lived experiences of those that call Skyway-West Hill  
245 home. This Subarea Plan is the first step of many in the County’s commitment to continue to  
246 work with the community to ensure the community’s vision is realized and that the residents and  
247 businesses in Skyway-West Hill thrive.



250  
251 *Caroline Walker Evans Photography of the 2018 West Hill Community Association Skyway Outdoor Cinema*

## 252 Introduction

### 253 Why the County Plans

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

259  
260 Within King County, not all communities are built and resourced equally, and the determinants  
261 of equity vary disproportionately by neighborhood. Inequitable access to services, safe and  
262 affordable housing, transportation options, and jobs are more prevalent in some communities  
263 than others.

264  
265 Planning decisions made today on how housing and job growth will be accommodated can  
266 shape a community for generations to come. Skyway-West Hill is an established community  
267 within unincorporated King County with opportunities for redevelopment. Although  
268 redevelopment can bring benefits to the community, it is important to recognize that this growth  
269 may leave some residents behind and push others out. The policies in the Skyway-West Hill  
270 Community Service Area Subarea Plan (Subarea Plan) recognize that Skyway-West Hill's  
271 residents and businesses should benefit from potential redevelopment and have the resources  
272 they need to thrive.

273  
274 Planning is a key factor in promoting equity and social justice, affecting residents' ability to  
275 access the resources they need. Past land use and investment decisions have contributed to  
276 economic and social disparities, which have been felt in communities like Skyway-West Hill.  
277 *King County's Determinants of Equity Report* states that "identifying how the built environment



278 supports residents in improving quality of life, accessing jobs and housing is critical for  
279 promoting a healthy environment for all residents."<sup>1</sup>  
280

281 The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life  
282 for everyone who lives, works, and plays in Skyway-West Hill. [The King](#) County works to  
283 implement this [goal](#) through a variety of mechanisms, such as budget, policy, and programmatic  
284 decisions, in coordination and partnership with the community.  
285

## 286 [Planning History](#)

287 Unincorporated areas of King County, such as Skyway-West Hill, are governed by the *King*  
288 *County Comprehensive Plan (Comprehensive Plan)* and the individual subarea plans that are  
289 elements of the *Comprehensive Plan*. The *Comprehensive Plan* is the long-range guiding policy  
290 document for King County, adopted under the requirements of the Washington State Growth  
291 Management Act.<sup>2</sup> It guides all land use and development in unincorporated King County, and  
292 guides provision of local and regional services throughout the County—including transit, sewers,  
293 parks, trails, and open space.  
294

295 Subarea plans address smaller geographies within the County and establish policies specific to  
296 the needs of those communities. Policies in the *Comprehensive Plan* and subarea plans are  
297 implemented through the King County Code (KCC), which includes development regulations  
298 and service-oriented plans, and the County budget.  
299

300 The King County Council adopted the *1994 Comprehensive Plan*, which used the term  
301 “community plan” to identify 12 large geographic areas of the County that had subarea plans.  
302 Generally, community-specific planning ended with the adoption of the *1994 Comprehensive*  
303 *Plan*, as the County moved towards countywide planning under the Growth Management Act.  
304

305 In 2011 and 2012, King County adopted an approach for engagement and service delivery in its  
306 unincorporated areas. Seven Community Service Areas (CSAs) were established to guide the  
307 work.<sup>2</sup> In 2015, the County reinstated long-range planning for its unincorporated communities  
308 and launched a Community Service Area Subarea Planning Program for 11 unincorporated  
309 communities located within the 7 CSAs. The West King County CSA covers the 5 major  
310 Potential Annexation Areas in urban unincorporated King County, which are Skyway-West Hill,  
311 North Highline, East Federal Way, Fairwood, and the East Renton Plateau. The other 6 CSAs  
312 cover the rural, unincorporated areas of Bear Creek/Sammamish, Snoqualmie Valley-NE King  
313 County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, and  
314 Vashon/Maury Island.<sup>3</sup>  
315

316 The scope and nature of this program has continued to evolve since the program was adopted.  
317 In 2020, the County updated the subarea planning program to ensure it was addressing the full  
318 range of community needs, centering equity in the planning process, and establishing  
319 performance measures to inform plans and to ensure the community’s vision is realized.<sup>4</sup>  
320

---

<sup>1</sup> [The Determinants of Equity Report \(2015\)](#)

<sup>2</sup> Framework adopted by [Ordinance 17139](#), boundaries by [Ordinance 17415](#)

<sup>3</sup> [Motion 15142](#)

<sup>4</sup> [King County Comprehensive Plan](#)

321 The following is a summary of the planning history for Skyway-West Hill beginning with the last  
322 [23](#) plans formally adopted by King County. These are followed by 4 other community planning  
323 efforts that happened between 2008 and 2015 but were not formally adopted by the County.  
324

### 325 Adopted Plans 1994 to 2020

#### 326 WEST HILL COMMUNITY PLAN (1994)

327 Skyway-West Hill's last adopted community plan is the *1994 West Hill Community Plan and*  
328 *Area Zoning (Community Plan)*.<sup>5</sup> The *Community Plan* established a vision for Skyway-West  
329 Hill's residential neighborhoods and the Skyway Business District. The plan envisioned  
330 building a strong community identity through aesthetics and character of the built  
331 environment, support for seniors, revitalized commercial businesses, and improved  
332 pedestrian facilities. The plan addressed a broad range of issues such as community  
333 services, infill development, affordable housing, and beautification of the business district.  
334 Except for zoning updates to implement the Growth Management Act in the 1990s, this plan  
335 has not been updated or amended since its adoption.  
336

#### 337 SKYWAY-WEST HILL LAND USE STRATEGY (2020)<sup>6</sup>

338 Between 2018 and 2020, the County worked with the community to create and adopt the  
339 *Skyway-West Hill Land Use Strategy - Phase 1 of the Skyway-West Hill Community Service*  
340 *Area Subarea Plan (Land Use Strategy)* that included a community vision statement, guiding  
341 principles, a series of neighborhood-specific policies related to the use of land. Concurrent  
342 with the *Land Use Strategy*, a set of associated land use and zoning map amendments were  
343 also proposed and adopted, aimed at supporting the community's vision in the *Land Use*  
344 *Strategy*.  
345

### 346 Other Community Planning Efforts 2008 to 2015

347 Between 2008 and 2015, community volunteers, local nonprofit groups, and the County have  
348 worked on planning efforts related to Skyway Park, neighborhood and commercial revitalization,  
349 and community action planning. These efforts were led by Skyway Solutions, the Pomegranate  
350 Center with support from King County's Community Enhancement Initiative, and the King  
351 County Department of Natural Resources and Parks.  
352

#### 353 SKYWAY PARK COMMUNITY VISION (2008)<sup>7</sup>

354 This report identified several community enhancement goals, including: providing a safe  
355 environment for recreation and exercise; demonstrating sound environmental practices,  
356 such as wetland and forest restoration; being sensitive to concerns surrounding  
357 gentrification and equitably serving a culturally and economically diverse community; and  
358 leveraging the park's central location to improve neighborhood walkability and connectivity.  
359 Concepts for Skyway Park included a central plaza, amphitheater, off-leash dog park,  
360 children's play areas, playfields and athletic fields, community gardens, and trails through  
361 wooded areas.  
362

---

<sup>5</sup> [Ordinance 11166](#)

<sup>6</sup> [Ordinance 19146, Attachments F and G](#)

<sup>7</sup> [Skyway Park Community Vision \(2008\)](#)

363 *COMMUNITY AGENDA FOR REVITALIZATION (2009)*<sup>8</sup>  
364 This document created a vision for a positive and equitable Skyway with 6 key goals and a  
365 menu of actions to support each goal. The community agenda was a result of the efforts of  
366 over 100 Skyway residents. The document envisioned a future Skyway as a community rich  
367 in pride with strong ethics and participation, where all people feel safe, with a positive  
368 identity with distinction and local character, with a vibrant business district with strong local  
369 representation, known for its commitment to young people and creativity, and where people  
370 have access to safe parks, walking trails, and connections to healthy food. This plan  
371 identified 33 associated actions, each with individual work plans, to implement this vision.  
372

373 *COMMUNITY CENTER VISIONING PROCESS AND REPORT (2014)*<sup>9</sup>  
374 A community center has been long desired in Skyway-West Hill as a place for residents and  
375 youth to recreate and connect. In 2014, Skyway Solutions, a locally based non-profit, hired a  
376 consultant to produce the *Community Center Visioning Report*, built from resident input  
377 during 3 community workshops, which created a conceptual building layout that included  
378 spaces such as play areas, learning spaces, gathering spaces, basketball court, swimming  
379 pool, and more. The report estimated a cost of \$10 million for site work and construction of  
380 such a community center.  
381

382 *SKYWAY-WEST HILL ACTION PLAN (2015)*<sup>10</sup>  
383 In 2014 and 2015, King County Motions 14221<sup>11</sup> and 14351<sup>12</sup> called for a comprehensive  
384 update of the *Community Plan*. Around this time, the County was providing technical  
385 assistance to a community planning effort led by Skyway Solutions to update elements of  
386 the *Community Plan*. This planning effort resulted in the development of a local action plan  
387 called the *Skyway-West Hill Action Plan (SWAP)*. The *SWAP* was initially proposed to be  
388 included as an addendum to the *Community Plan* as part of the 2016 *Comprehensive Plan*.  
389 With the creation of the County's new subarea planning program in 2015 and an identified  
390 need to comprehensively update the *Community Plan*, the County did not adopt the *SWAP*.  
391 Instead, the *Comprehensive Plan* directed the County to work with the community to review  
392 the *SWAP* and to update the *Community Plan* within the context of the new subarea  
393 planning program. The *SWAP*'s planning principles helped inform the guiding principles of  
394 this plan and its action items were included in the separate, but related, Community Needs  
395 List planning effort.  
396

## 397 Community Needs Lists

398 A Community Needs List<sup>13</sup> specifies programs, services, and capital improvements that respond  
399 to community-identified needs in a CSA. A list is created for each of the 6 rural CSAs and each  
400 of the 5 large unincorporated urban areas of the West King County CSA, which includes  
401 Skyway-West Hill. These lists are developed and implemented using the tools and resources  
402 developed by the Office of Equity and Social Justice.  
403

---

<sup>8</sup> [Community Agenda for Revitalization \(2009\)](#)

<sup>9</sup> [Skyway Community Center: Conceptual Design Report](#)

<sup>10</sup> [Skyway West Hill Action Plan \(2015\)](#)

<sup>11</sup> [Motion 14221 \(2014\)](#)

<sup>12</sup> [Motion 14351 \(2015\)](#)

<sup>13</sup> King County Code [Title 2](#) (2.16.055.C)

404 As required by King County Code,<sup>14</sup> the Skyway-West Hill Subarea Plan adopts by reference  
405 the Skyway-West Hill Community Needs List and its associated performance metrics as  
406 adopted in Proposed Ordinance 2022-0161.  
407

### 408 Subarea Plan Structure

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

413  
414 Chapters 3 through 8 are arranged in the following format:

- 415 • Background and context describing existing conditions and programs in place at  
416 adoption of the Subarea Plan
- 417 • Community priorities and needs describing the major themes gathered during the  
418 community engagement process
- 419 • Subarea-specific policies addressing long-range community needs  
420

421 To fulfill the community vision and policies contained within the Subarea Plan, implementation  
422 actions and measures are included in Chapter 9. These include a series of amendments to the  
423 Land Use and Zoning Maps, new and revised development conditions that apply to the subarea,  
424 designating the Skyway Business District and the immediate vicinity as an unincorporated  
425 activity center, inclusionary housing regulations to create affordable housing and reduce  
426 displacement, urban design standards, designation of the unincorporated activity center as a  
427 countywide center in regional planning, a community needs list, and performance measures.  
428

429 Implementation of the Subarea Plan and its ability to support the community to realize its vision  
430 will, in part, be the result of ongoing dialogue and collaboration between the County and  
431 community. It is important to note that implementation of the Subarea Plan requires balancing  
432 other policies and priorities that guide County actions and investments.  
433

### 434 Equity and Social Justice

435 King County abounds with opportunities, but those opportunities are not accessible to all who  
436 live in King County. As a local and regional government, King County recognizes this and is  
437 focusing on equity and social justice in its work through the Equity and Social Justice (ESJ)  
438 Strategic Plan.<sup>15</sup> The ESJ Strategic Plan is a blueprint for action and change that guides the  
439 County's pro-equity policy direction, decision-making, planning, operations and services, and  
440 workplace practices to advance equity and social justice within County government and in  
441 partnership with communities. The ESJ Strategic Plan lays out a set of shared values in which  
442 the County commits to being:

- 443 • Inclusive and collaborative,
- 444 • Diverse and people focused,
- 445 • Responsive and adaptive,

---

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

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

- 446 • Transparent and accountable,
- 447 • Racially just, and
- 448 • Focused upstream and where needs are greatest.

449  
450 Furthermore, the *Comprehensive Plan* states that King County “will identify and address the  
451 conditions at the root of disparities, engage communities to have a strong voice in shaping their  
452 future, and raise and sustain the visibility of equity and social justice. The goal is to start by  
453 focusing on prevention and addressing the fundamental causes of the inequities to have a  
454 greater overall impact.”<sup>16</sup>

455  
456 Development of the Subarea Plan was shaped and guided by these values and goals, as well  
457 as the equity requirements in King County Code.<sup>17</sup> Engagement with the Skyway-West Hill  
458 community strove to be as inclusive and collaborative as possible, while centering and lifting the  
459 voices of those who would be most impacted.

460  
461 An analysis of equity impacts associated with the Subarea Plan policies, as well as associated  
462 implementation, is included in Appendix [B: Equity Impact Review](#)~~C to this plan~~.

463  
464

---

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

<sup>17</sup> [King County Code Title 2](#) (2.16.055.B.2.d)



465

## 466 Chapter 1: Community Outreach, Vision, and Guiding 467 Principles

468 This Subarea Plan establishes a vision for the urban unincorporated community of Skyway-  
469 West Hill, including the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top,  
470 Lakeridge, Panorama View, Skycrest, and Skyway. The following community vision statement  
471 and guiding principles were created based on the collective community input gathered during  
472 the development of this Subarea Plan.  
473

### 474 Community Outreach

475 Development of this Subarea Plan was driven by a robust community input and outreach  
476 program. The outreach work focused on building capacity, creating opportunities for meaningful  
477 input, and facilitating participation in the planning process for community members and  
478 businesses who reflect the diverse communities of Skyway-West Hill. The approach was  
479 intentional about including those who have not historically been included in community planning  
480 processes.  
481

482 The public outreach process for this Subarea Plan was undertaken in 2 phases as outlined  
483 below. The work included discussions with Skyway-West Hill businesses, community groups,  
484 youth, communities whose primary language is other than English, seniors, and many residents.  
485 As experts on the assets and needs in its neighborhoods, community contributions are central  
486 to the scope and content of this Subarea Plan.  
487

488 **Phase 1 - 2018-2020:** During this time, King County worked with community to create the *Land*  
489 *Use Strategy*. This work included gathering input from Skyway-West Hill residents on values,  
490 aspirations, and vision. Community members were interviewed to learn about their  
491 opportunities, challenges, and conditions in Skyway-West Hill. The results of this effort were the  
492 community vision, associated policies to achieve that vision, and a framework for future  
493 planning, including developing the Community Needs List.  
494

495 The process began with a community open house in October 2018 to gather initial input from  
496 the community. Based on feedback at that meeting, the County updated and extended the  
497 public engagement process to enable participation by a broader group of community members.  
498 The public outreach process included conducting 22 community member interviews, 4 focus  
499 groups, an online survey, 2 community forums, and County participation at local community  
500 group meetings.  
501

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

507  
508 **Phase 2 –2020-2021:** This phase focused on policy areas raised by the community other than  
509 land use. This second phase of community engagement was combined with community  
510 conversations about the development of the Community Needs List and the County’s Skyway-  
511 West Hill and North Highline Anti-Displacement Strategies Report.<sup>18</sup> This phase included  
512 several overlapping stages:

- 513
- 514 • Stage 1 – July 2020: An updated community engagement plan was created with input  
515 from several community leaders and the King County Office of Equity and Social Justice.  
516 The objective was to hear from a wider variety of residents and other interested parties,  
517 with an intentional focus on ensuring that the diverse and historically underrepresented  
518 voices of the community were reflected in the Subarea Plan.
  - 519 • Stage 2 – August 2020 to September 2021: This phase of engagement started early in  
520 the COVID-19 pandemic, when in-person meetings and gatherings were prohibited to  
521 protect public health.

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

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

537 County staff also participated in 6 Skyway Resource Center events hosted by the  
538 Renton Innovation Zone Partnership<sup>19</sup> to distribute masks and hand sanitizer to  
539 community members, while sharing information about the planning process and listening  
540 to community concerns.

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

---

<sup>18</sup> [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.

<sup>19</sup> [Renton Innovation Zone Partnership](#)

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

- 549 • Stage 4 – April 2021 to April 2022: Through a contract with the Urban Family, a local  
550 community-based organization, the County initiated the Skyway Community Voices  
551 Project. This project was created to engage with residents who were historically  
552 underrepresented in community planning processes. The Skyway Community Voices  
553 Project hosted 2 virtual community meetings and connected directly with area residents  
554 at Urban Family’s events. The project partners worked closely with community members  
555 throughout the process to help explain the details, encourage participation, and identify  
556 community priorities for this Subarea Plan and the Community Needs List.
- 557 • Stage 5 – September 2021 to December 2021: On September 30, 2021, a public review  
558 draft of the Subarea Plan and the associated map amendments were published on the  
559 County website, condensed as an online survey, and hard copies were distributed at the  
560 Skyway Library. The release of the public review draft was publicized through emails,  
561 social media, a press release, and a direct mail flyer sent to every address in Skyway-  
562 West Hill. The comment period was initially expected to be 4 weeks long but was  
563 extended twice at the request of the community and closed on December 19, 2021.  
564 Subarea plan materials were shared at virtual community meetings hosted by the  
565 Community Voices Project, the West Hill Community Association, and community  
566 leadership forums hosted by the Councilmember representing Skyway-West Hill.

567 The County prepared a “Readers Guide” of the Subarea Plan and the associated map  
568 amendments after receiving community feedback on initial materials and the difficulty of using  
569 the built-in translation services to the online hub. The guide was translated into Spanish,  
570 Vietnamese, and Somali and published on the County website. The County also contracted with  
571 consultants to prepare visual materials for some of the map amendments.  
572 More detail on the community engagement for the Subarea Plan development, the results, and  
573 some lessons learned for future engagement is provided in both Appendix [BG](#); Equity Impact  
574 Review and Appendix [CD](#); Community Engagement.

## 576 Community Vision Statement

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

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

## 586 Guiding Principles

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



- 591 community conversations. They express the community’s sentiments around a range of  
592 community issues discussed during the planning process.
- 593 a. Support community health by providing opportunities to access fresh foods, as well as  
594 routes and trails for walking and bicycling.
  - 595 b. Create healthy connected neighborhoods where residents have safe and adequate  
596 means to connect with their neighbors, schools, community services and programs, and  
597 local businesses.
  - 598 c. Encourage equitable development by promoting access to a variety of housing choices,  
599 incentivizing the creation of public amenities, addressing displacement, encouraging  
600 economic opportunity, and cultivating neighborhood character.
  - 601 d. Create sustainable, vibrant, and walkable business districts that provide opportunities for  
602 local businesses to succeed and jobs for area residents.
  - 603 e. Protect existing and create new affordable housing that focuses on preventing  
604 displacement and providing options and opportunities for Skyway-West Hill residents to  
605 remain in their community.
  - 606 f. Ensure the community grows in a well-planned and sustainable way and that it has the  
607 resources necessary for all its residents to thrive and enjoy a high quality of life.
  - 608 g. Ensure Skyway-West Hill’s youth are thriving and engaged in local decision-making so  
609 they can advocate for and receive the services and resources they and their families  
610 need to succeed.
  - 611 h. Promote the development of community-desired amenities and enrich the community’s  
612 diverse physical and cultural assets.
  - 613 i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the  
614 principles of equity and social justice.
  - 615 j. Protect and enhance the existing character of the community’s residential  
616 neighborhoods and enhance connections between these areas and business districts.  
617

618 The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life  
619 for *everyone* who lives, works, and plays in Skyway-West Hill. Guided by the community vision,  
620 equitable improvements should encompass thoughtful development that builds individual and  
621 collective wealth and supports the health and well-being of current and future community  
622 members without displacing people or businesses. Making real, equitable improvements means  
623 providing ways for implementing thoughtful development in partnership with the community  
624 while respecting the community’s wisdom, creativity, diversity, and sense of place.  
625



Map concept provided by West Hill Community Association

## 626 Chapter 2: Community Description

627 Skyway-West Hill is an urban unincorporated area located in King County. Skyway-West Hill is  
628 situated at the south end of Lake Washington and is bordered by the City of Seattle to the north,  
629 the City of Renton to the south and east, and the City of Tukwila to the west. The area is almost  
630 3-square miles in size with a population of approximately 18,000 people,<sup>20</sup> making it the  
631 County's fourth most populous urban unincorporated area, after Fairwood, East Federal Way,  
632 and North Highline. Skyway-West Hill is comprised of the neighborhoods of Bryn Mawr,  
633 Campbell Hill, Earlington, Hill Top, Lakeridge, Panorama View, Skycrest, and Skyway.

634  
635 This chapter discusses some of the current context and characteristics of the community at the  
636 time of the Subarea Plan adoption. Additional supporting information and data can be found in  
637 Appendix A: [Supporting Maps and Tables Tables and Maps](#).

638

### 639 Community History

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

<sup>20</sup> 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.

647  
648 However, the area did not begin to develop into a full-fledged residential community until the  
649 1940s, when local land developers began subdividing the land. The new, modest single-family  
650 homes were attractive to employees of Boeing’s aircraft plant in Renton. Development  
651 increased rapidly after World War II when soldiers and their families returned to the area.  
652 According to U.S. Census estimates, roughly 57% (3,957 housing units) of housing in the area  
653 was constructed between 1940 and 1969. The available supply of modest, affordable homes  
654 and land, as well as its location convenient to Seattle and Lake Washington, made it a desirable  
655 place for soldiers and others to settle.  
656

657 **Residential Population**

658 For the purposes of summarizing the area, the socioeconomic characteristics of the Bryn Mawr-  
659 Skyway Census Designated Place (CDP) are used with data from the 2020 American  
660 Community Survey 5-year estimates. As of the 2010 Census, the Bryn Mawr-Skyway CDP was  
661 mostly comprised of 2 census tracts. One encompasses the Lakeridge and Bryn Mawr  
662 neighborhoods on the north side of the subarea, between Renton Avenue S and Lake  
663 Washington. The other tract includes Skyway, Earlington, and Campbell Hill and is located  
664 south of Renton Avenue S. The census tracts that make up the CDP were revised for the 2020  
665 Census, but the data that informed the Subarea Plan used the 2010 Census tracts that were  
666 available when the Subarea Plan was developed.  
667  
668

**Table 1. Skyway-West Hill Population Data**

	<b>Bryn Mawr-Skyway CDP</b>	<b>King County</b>
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 <sup>21</sup>	12%	10%
<b>Income and Poverty</b>		
Median household income	\$76,190	\$99,158
Population below poverty line	8%	8%
<b>Race and Ethnicity</b>		
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%

<sup>21</sup> Does not include individuals who are institutionalized

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

669  
670 Between 2000 and 2020, Skyway-West Hill experienced significant growth. In that time, the total  
671 population of the subarea increased by 26% to approximately 17,600 residents. These numbers  
672 only tell a small part of the story, however. The following sections discuss in more detail the  
673 socioeconomic characteristics of the Skyway-West Hill community, ~~and the figures in Appendix~~  
674 ~~A: Supporting Maps and Tables provide additional detail.~~  
675

676 *HOUSEHOLD INCOME AND POVERTY*

677 The median annual household income in Skyway-West Hill is \$76,190, which is 30% lower than  
678 the countywide median of \$99,158. An estimated 1,368 individuals (-8%) in Skyway-West Hill  
679 lived below the poverty line in 2020.<sup>22</sup> Approximately 21% of youth under 18 years of age lived  
680 below the poverty level in 2019, which was twice the county percentage (10%) for that year.<sup>23</sup>  
681

682 *RACIAL AND ETHNIC COMMUNITIES*

683 Skyway-West Hill is 1 of 3 communities in King County in which people of color constitute the  
684 majority of the population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has  
685 the highest proportion of Black and African American residents of any community in Washington  
686 at 23%. It also has [the](#) fourth-highest percentage of Asian residents (28%; most of whom are  
687 Vietnamese) of any community in Washington. White residents who are not Hispanic or Latino  
688 represent 32% of the community (the lowest percentage of any community in King County) and  
689 Hispanic/Latino residents represent 9% of the community.  
690

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

692 Skyway-West Hill has the highest percentage of people who speak an Asian or Pacific Island<sup>24</sup>  
693 language at home (23%) and among the lowest rates of English only spoken at home (60%) of  
694 any community in the state. In 2020, approximately 40% of the community spoke a language  
695 other than English at home. The predominant languages spoken in Skyway-West Hill today are  
696 Vietnamese, Tagalog, Spanish, Chinese, and Russian, in addition to English. About 22% of the  
697 community ~~have~~[has](#) limited English proficiency.  
698

<sup>22</sup> 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](#).

<sup>23</sup> 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.

<sup>24</sup> 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.

699 *YOUTH*

700 Youths under 18 years old comprise about 19% of Skyway-West Hill's population, roughly equal  
701 to the countywide percentage (20%).  
702

703 *SENIORS AND ELDERLY RESIDENTS*

704 About 17% of the population in Skyway-West Hill is over 65 years of age, which is slightly higher  
705 than King County as a whole (13%).  
706

707 *PERSONS WITH DISABILITIES*

708 About 12% of the population in Skyway-West Hill identify as having a disability that may include  
709 challenges with mobility or cognitive function. This figure is slightly higher than the proportion  
710 found among all county residents (10%). Those with disabilities are most likely to be over the  
711 age of 65.  
712

713 *RENTERS AND HOMEOWNERS*

714 About 40% of the households in Skyway-West Hill rent their homes, which is slightly lower than  
715 compared with King County as whole (44%). Renters in the subarea are more likely than not to  
716 be Black, Indigenous and people of color and are more likely than not to have incomes lower  
717 than the area median and experience a housing cost burden. In Skyway-West Hill, about 41% of  
718 all households are "cost burdened," meaning they spend more than 30% of their income on  
719 housing. This is higher than the countywide percentage of 34%. Among renters in Skyway-West  
720 Hill, 54% are cost burdened.  
721

722 **Businesses**

723 Skyway-West Hill has 4 commercial areas that offer services, entertainment, and employment  
724 opportunities. These areas are the Skyway Business District along Renton Avenue S, with 2  
725 smaller business centers on Martin Luther King Jr. Way S and Rainier Avenue S. There are  
726 industrial properties south of Martin Luther King Jr. Way S and west of 68th Avenue S.  
727

728 The Skyway Business District is the largest commercial area in the community, spanning 37  
729 acres. The Skyway Business District is comprised of a northern node and a southern node and  
730 is zoned Community Business (CB). The nodes are separated by Skyway Park and residential  
731 housing. The northern node includes restaurants, a grocery store, a bowling alley, a casino,  
732 retail establishments, a self-storage facility, a gas station, and automotive services. The  
733 southern node includes the Skyway Library, restaurants, convenience stores, religious  
734 institutions, a post office, a fire station, and personal services and retail establishments.  
735

736 The other 2 other concentrations of business activity are both designated as Neighborhood  
737 Business Centers in the Comprehensive Plan and are zoned Neighborhood Business (NB),  
738 except for 2 properties on Rainier Avenue S that are zoned Office (O). The Neighborhood  
739 Business Centers cover a total of 8 acres of Skyway-West Hill. The first area is on Martin Luther  
740 King Jr. Way S between 60th Avenue S and 64th Avenue S, and the second is on Rainier  
741 Avenue S between S 114th and S 117th Street. These areas include some small-scale  
742 businesses such as restaurants, hair salons, a gas station, convenience stores and other retail.  
743

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

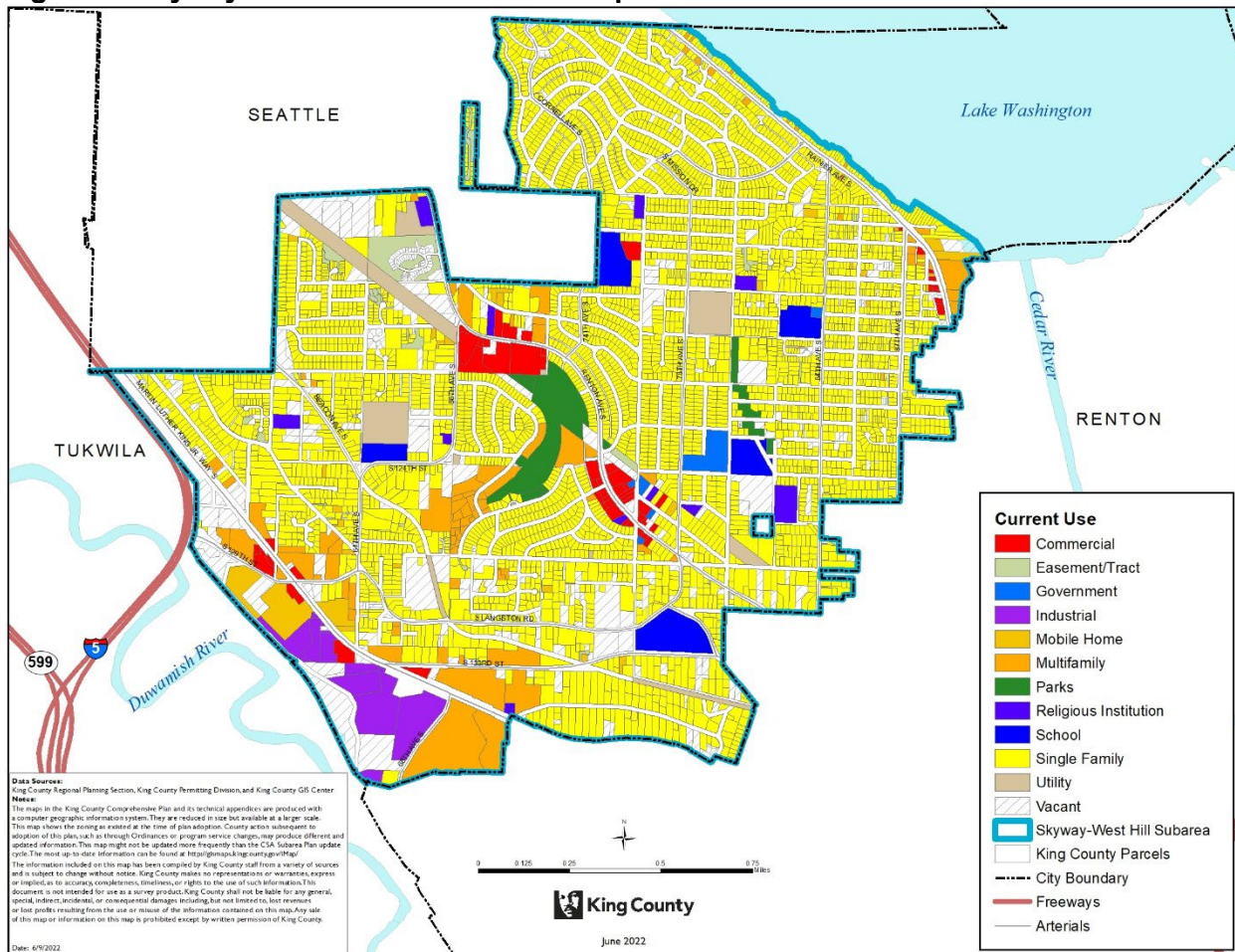
747 manufacturing, warehousing, and related land uses can be sited, this group of parcels serves as  
 748 an asset to local economic sectors. Existing industrial uses include an engineering company,  
 749 equipment rental company, concrete recycler, transfer station, and fencing company.  
 750

751 **Current Uses**

752 Multifamily developments are clustered primarily around Martin Luther King Jr. Way S and  
 753 Skyway-Park and make up about 6% of the total land area. Mobile homes comprise 25 acres,  
 754 with 4 mobile home parks present along Martin Luther King Jr. Way S and Rainer Avenue S.  
 755

756 Commercial areas cover 2% of the subarea and are found in the Skyway Business District on  
 757 Renton Avenue S, and 2 neighborhood business districts on Rainier Avenue S and Martin  
 758 Luther King Jr. Way S. Approximately 9% of Skyway-West Hill's total land area is vacant or  
 759 undeveloped, dispersed throughout the subarea with a concentration south of Martin Luther  
 760 King Jr. Way S. Approximately 58 acres of the subarea is comprised of land used by utilities,  
 761 including a FAA signal station, sewer district properties, and the Seattle City Light transmission  
 762 corridor. The following map shows how the land in Skyway-West Hill is presently being used.  
 763  
 764

**Figure 1. Skyway-West Hill Current Uses Map**



765  
 766

## 767 Community Service Providers

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

- 773 • [African Community Housing & Development \(ACHD\)](#)
- 774 • [Childhaven](#)
- 775 • [Dare2Be Project](#)
- 776 • [New Birth Center for Community Inclusion](#)
- 777 • [King County Housing Authority \(KCHA\)](#)
- 778 • [Supporting Parents in Education and Beyond \(SPEB\)](#)
- 779 • [Skyway Coalition](#)
- 780 • [Urban Family](#)
- 781 • [Urban Food Systems Pact](#)
- 782 • [Wellspring](#)
- 783 • [West Hill Community Association](#)
- 784 • [Women United Seattle](#)
- 785

## 786 Government Services

787 King County is the local government for Skyway-West Hill and administers a range of services  
788 and programs for the community. These include direct local services, such as road services,  
789 surface water management, animal control, code enforcement, and building permitting, in  
790 addition to countywide services such as public health, public transit, and parks. Specific  
791 services and investments in Skyway-West Hill are set in King County's budget, functional  
792 plans,<sup>25</sup> and capital improvement plans.

793  
794 In addition to King County, other government agencies work in partnership with King County to  
795 provide services to the Skyway-West Hill community, implement plans, and to identify where  
796 improvements in services and facilities may be needed. These agencies providing services in  
797 the subarea include:

- 798 • [Skyway Water and Sewer District](#)
- 799 • [Seattle Public Utilities](#)
- 800 • [King County Water District #125](#)
- 801 • [City of Renton](#)
- 802 • [King County Fire District 20](#)
- 803 • [King County Library System](#)

---

<sup>25</sup> Functional plans are detailed plans for facilities and services and actions plans for other governmental activities.

- [King County Housing Authority](#)

A map showing water and sewer service providers in Skyway-West Hill can be found in Appendix A: [Supporting Maps and Tables Tables and Maps](#).

## Schools

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

## Annexation

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

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

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

## Planning for Future Growth

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

### 2019-2044 GROWTH TARGETS

As a part of the 2021 update to the *King County Countywide Planning Policies*, King County jurisdictions adopted new targets for the convened to draft 2019-2044 planning period. Growth

<sup>26</sup> Revised Code of Washington [36.70A.110](#)

<sup>27</sup> [2012 King County Countywide Planning Policies](#)



849 targets were developed for the 39 cities and unincorporated King County based on their role in  
850 the Regional Growth Strategy<sup>28</sup> and using information on capacity, transit and transportation  
851 connections, and existing development, and growth rates. It was determined that Skyway-West  
852 Hill, although still a part of Renton's Potential Annexation Areas, would have its own targets.  
853 The 2019-2044 growth targets for Skyway-West Hill are 670 housing units and 600 jobs. These  
854 targets reflect ~~the~~ Skyway-West Hill's role in accommodating growth given planned transit  
855 investments and urban centers designated in the *Comprehensive Plan*.  
856  
857

---

<sup>28</sup> 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.



858

## 859 Chapter 3: Land Use

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

864  
865 The *Comprehensive Plan* directs the accommodation of projected housing and job growth into  
866 urban unincorporated areas, such as East Federal Way, East Renton Plateau, Fairwood, North  
867 Highline, and Skyway-West Hill. Land use policies in subarea plans help tailor and focus how  
868 growth will occur based on community input and local needs.

869

### 870 Land Use and Zoning

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

875

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

881

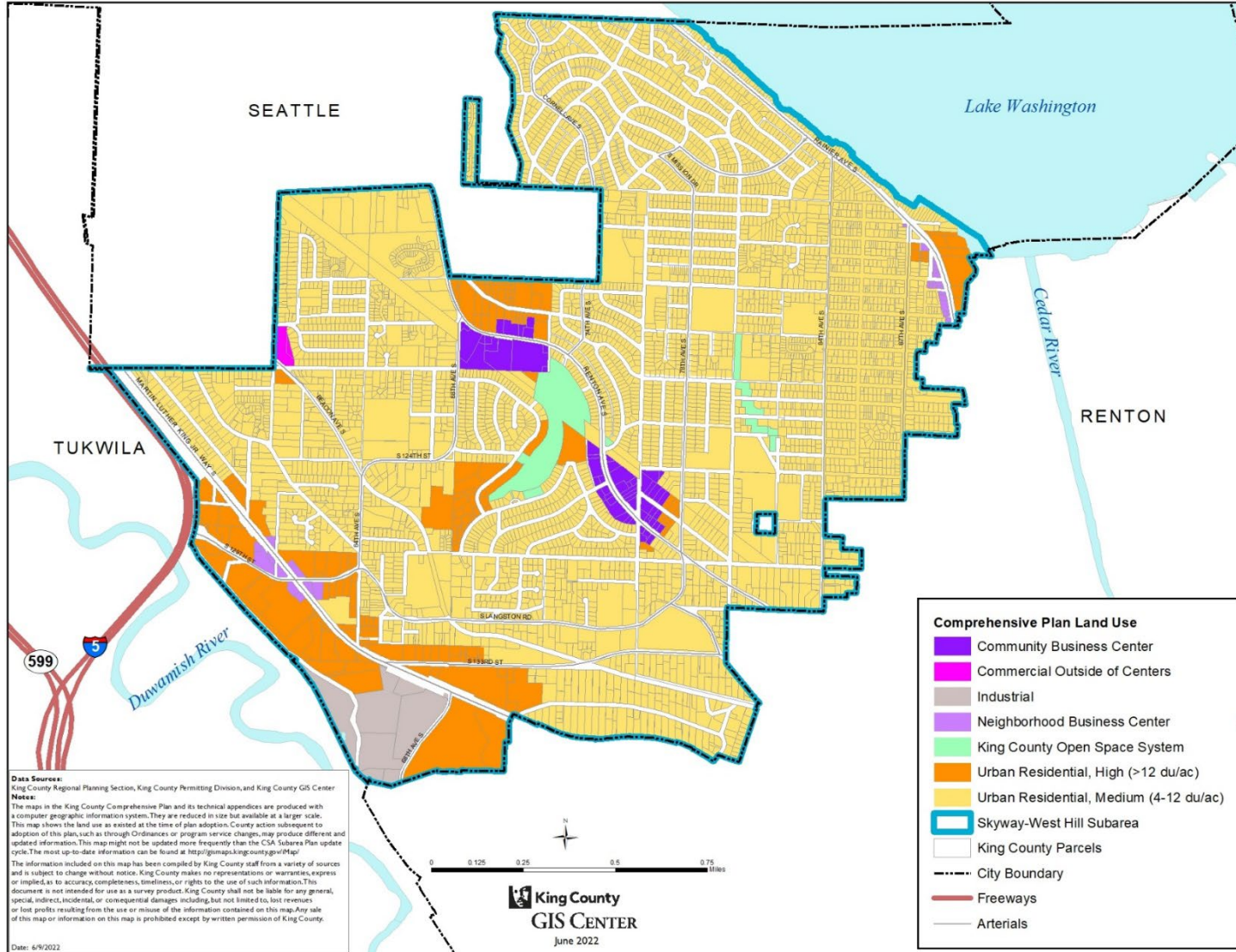
882 Two neighborhood business centers comprise almost 8 acres (0.5%) of the subarea.  
883 Neighborhood business centers, according to the *Comprehensive Plan*, allow a zoning  
884 classification of either NB (Neighborhood Business) or O (Office). These areas are for daily  
885 retail, personal services,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

888

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

892

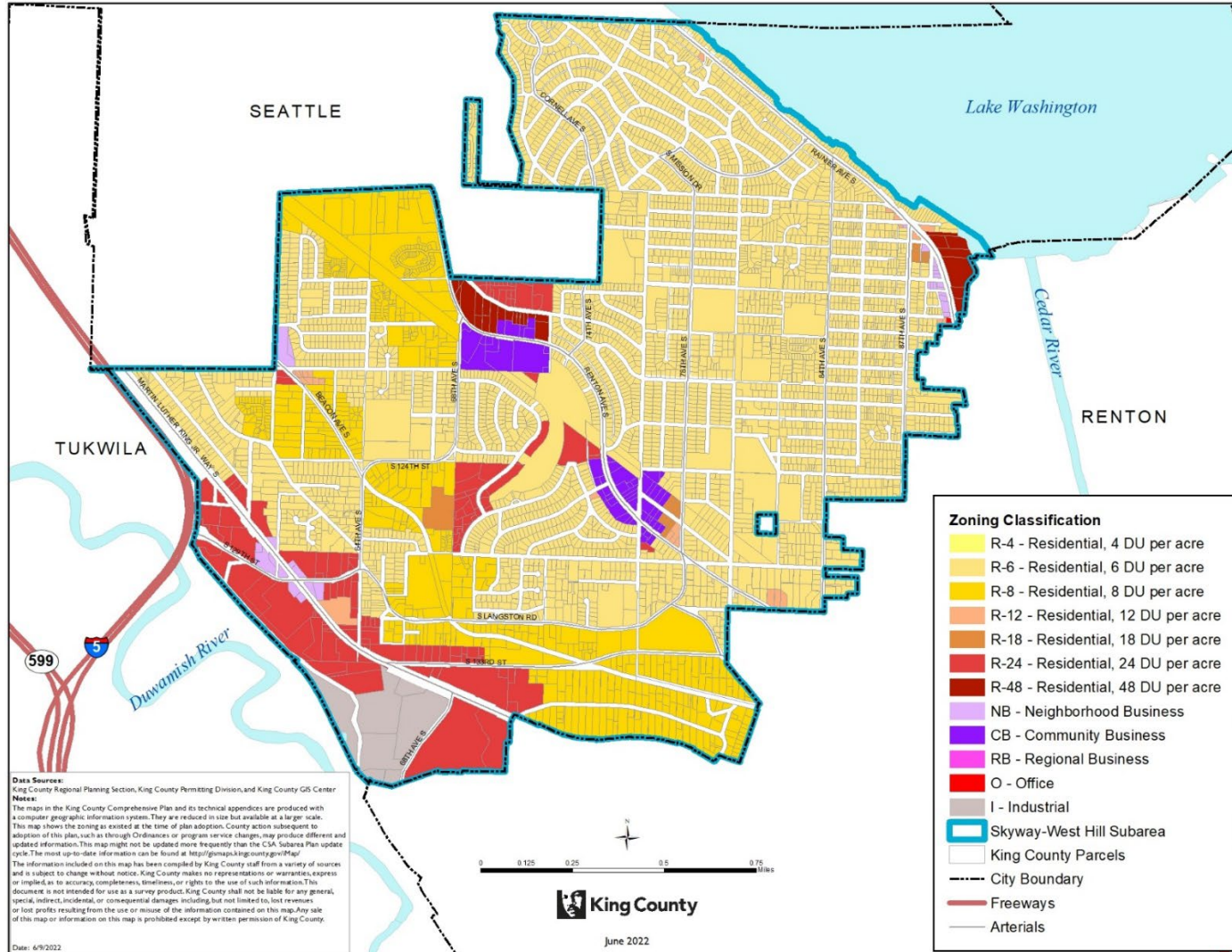
893 **Figure 2. Skyway-West Hill Comprehensive Plan Land Use Designations Map**



894  
 895

896  
 897

Figure 3. Skyway-West Hill Zoning Classifications Map



898

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

900 King County Code Title 21A, the Zoning Code, applies development standards on use, size, and  
901 intensity based on zones. There are 2 ways to modify these standards for specific properties to  
902 meet comprehensive plan and neighborhood-identified goals. The first method is to apply  
903 property-specific development conditions that may limit permitted uses or apply special  
904 development standards, such as restrictions on height or type of uses. This is denoted with the -  
905 P suffix on the zoning map. The second method is to establish special district overlays, denoted  
906 with an -SO suffix on the zoning map. Special district overlays may waive, modify, and  
907 substitute for the range of permitted uses or development standards within the underlying zone.  
908 Skyway-West Hill contains 6 p-suffix development conditions and 4 special district overlays.  
909

910 **Comprehensive Plan Urban Centers**

911 The *Comprehensive Plan* designates types of urban centers in its urban unincorporated area as  
912 areas where employment and housing should be concentrated. For Skyway-West Hill, this  
913 includes 2 urban centers: the Neighborhood Business Centers around Martin Luther King Jr.  
914 Way and around Rainier Avenue.<sup>29</sup>  
915

916 Neighborhood Business centers are areas for daily retail, personal service, and office uses  
917 that can be carried out with minimal impact on the nearby residential areas. Mixed-use  
918 development is also allowed, but with lower relative density than is allowed in other centers.  
919

920 **Community Priorities**

921 The Skyway-West Hill community identified land use priorities during the development of the  
922 Subarea Plan between 2018 and 2020, with additional refinement of priorities occurring in 2021.  
923 The Skyway-West Hill community state that they are generally supportive of new development  
924 when it is done in ways that are respectful of community and based on meaningful community  
925 input and engagement.  
926

927 Community members repeatedly express that they would like to see new development that  
928 enriches the lives of existing community residents with jobs, amenities, and services while not  
929 displacing residents or changing the neighborhood in ways that weaken its strong sense of  
930 community.  
931

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

---

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

945  
946 The Skyway-West Hill community stated that they want to ensure that new development occurs  
947 in a way that is well-planned and adequately served by necessary utilities, infrastructure, and  
948 services. This means having adequate water and sanitary sewer services, sidewalks, parking,  
949 on-site or nearby recreational amenities, and a road network that can handle increased traffic.  
950 Specifically, residents also noted the existing poor pedestrian infrastructure and expressed a  
951 desire for improvements in the commercial districts, including better connections with the  
952 surrounding residential areas. The community wants to see increased investment in both  
953 motorized and active transportation infrastructure that keeps pace with or even comes ahead of  
954 significant private development.

955  
956 Another consistent community message is a desire to be more involved or engaged in the  
957 development review process and input on the types and scale of development proposed for  
958 the subarea. Culturally appropriate engagement opportunities include appropriate languages  
959 for anticipated attendees, having facilitators or interpreters from the community, translating or  
960 trans-creating printed and online materials with the community, presenting information and  
961 concepts without technical or complex jargon, and providing sufficient time for the community  
962 to process and authentically engage.

963  
964 The community wants to encourage growth in the higher density commercial and residential  
965 areas of the neighborhoods while maintaining and enhancing the character of the existing  
966 neighborhoods that surround the heart of Skyway-West Hill.

967  
968 Lastly, the community identified that the number and density of marijuana-related businesses  
969 within Skyway-West Hill was out of proportion with the population and the community's  
970 desired vision for the commercial areas.

971

## 972 Policies

### 973 General

974

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

978

979 **SWH-2** Prioritize achieving community-identified equitable development outcomes that  
980 serve the needs of all Skyway-West Hill residents and businesses, especially the  
981 needs of those underserved and underrepresented, through tools, ~~and strategies,~~  
982 ~~and funding~~ that ~~mitigate~~prevent residential, economic, and cultural displacement.

983

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

988

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

992

- 993 Residential  
994  
995 **SWH-5** Focus residential density near business districts and major corridors to provide  
996 convenient access to shops, services and amenities, and transit options.  
997  
998 **SWH-6** Support new residential development that is consistent with the community's  
999 vision, particularly affordable homes and rentals, homeownership opportunities for  
1000 first time and moderate-income families, economically and racially diverse  
1001 neighborhoods, and vibrant communities.  
1002  
1003 Commercial and Industrial  
1004  
1005 **SWH-7** Preserve the Skyway Business District and consider nearby properties for  
1006 inclusion into the District to encourage local economic opportunities, a diverse mix  
1007 of businesses, and the siting of new businesses.  
1008  
1009 **SWH-8** Support development and improvements in the Skyway Business District that  
1010 prioritize opportunities to walk, gather, and recreate through an emphasis on the  
1011 pedestrian environment and public community spaces.  
1012  
1013  
1014 **SWH-9** Establish a vibrant Skyway Business District identity such as through urban  
1015 design standards or other regulations that encourage mixed-use buildings with  
1016 small and medium-sized ground floor retail, buildings sited adjacent to sidewalks  
1017 with pedestrian-scale lighting, pedestrian corridors between lots, screened  
1018 parking, high-quality landscaping and public spaces, and connections to Skyway  
1019 Park and other public spaces.  
1020  
1021 **SWH-10** Support the development and continuation of microenterprises in the pedestrian-  
1022 oriented mixed-use corridor between the two nodes of the Skyway Business  
1023 District.  
1024  
1025 **SWH-11** Support the redevelopment of the Martin Luther King Jr. Way S and Rainer  
1026 Avenue S Business Districts into attractive pedestrian-friendly environments that  
1027 reflect the diverse needs of the community. Protect existing businesses in the  
1028 districts as new commercial development occurs.  
1029  
1030 **SWH-12** Support and maintain employment opportunities and local economic activity in  
1031 existing industrial areas near Martin Luther King Jr. Way S through zoning and  
1032 other regulatory tools.  
1033  
1034 **SWH-13** Limit and avoid the clustering of legal cannabis businesses in Skyway-West Hill  
1035 through planning and policies, store licensing and siting, and related measures to  
1036 prevent negative community impacts.  
1037  
1038

1039 Community Amenities

- 1040
- 1041 **SWH-14** ~~Support~~ Prioritize the development of community-identified amenities near
- 1042 commercial centers, frequent transit corridors, and parks and trails through
- 1043 partnerships, incentives, and development requirements among other
- 1044 mechanisms.
- 1045
- 1046 **SWH-15** Preserve and enhance community-identified cultural assets in Skyway-West Hill.
- 1047 Work with the community and developers to identify and mitigate the loss of
- 1048 Skyway-West Hill's unique cultural assets when development occurs.
- 1049





1050  
1051

Photo supplied by Renton Innovation Zone Partnership

1052

## Chapter 4: Housing and Human Services

1053  
1054  
1055  
1056  
1057  
1058

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.

1059

### Housing

1060  
1061  
1062  
1063  
1064

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.

1065  
1066  
1067  
1068  
1069  
1070  
1071  
1072

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.

1073  
1074  
1075  
1076  
1077  
1078  
1079  
1080  
1081

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.<sup>30</sup> 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.

---

<sup>30</sup> US Census Bureau, 2020 ACS 5-year Estimate

1082 The housing stock in Skyway-West Hill is generally older than the housing stock of King County  
1083 as a whole, with nearly 68% of units at least 40 years old. Mobile homes make up a higher  
1084 percentage of housing in this area (3%) than countywide (1.9%)<sup>31</sup> and traditionally provide a  
1085 more affordable source of housing.  
1086

1087 *HOUSING AFFORDABILITY*

1088 Access to safe and affordable housing improves a person's ability to achieve economic well-  
1089 being, high quality of life, good health, and future success. Skyway-West Hill and King  
1090 County overall have experienced a need for more housing as the population of the Puget  
1091 Sound region continues to grow. Data shows that King County faces an unprecedented  
1092 demand for affordable housing, with an identified need for nearly 244,000 more housing units  
1093 countywide between 2019 and 2040 for residents at or below 80% of the area median income  
1094 (AMI).<sup>32</sup>  
1095

1096 The typical home value for homes in Skyway-West Hill in December 2021 was over \$587,000.  
1097 While this is \$350,000 lower than the countywide average, it still represents a 16.7 percent  
1098 increase from the previous year.<sup>33</sup> Between 2000 and 2019, Skyway-West Hill residents saw an  
1099 increase in housing costs for both renters and owners. In 2010, the typical home value was  
1100 nearly \$275,000 and by 2020, the typical home value had increased to close to \$521,000. This  
1101 represents an increase of 6.6% per year.<sup>34</sup> During this same time, the median income for the  
1102 neighborhood rose by only 3.1% per year.  
1103

1104 Additionally, housing costs are not spread across Skyway-West Hill equally. For example, in the  
1105 Bryn Mawr and Lakeridge neighborhoods with views of Lake Washington and the Cascade  
1106 mountains, sales for single-family homes averaged \$629,000, compared to \$526,000 in 2021 for  
1107 homes on the west side of the subarea or without views, illustrating significant differences within  
1108 the same subarea.<sup>35</sup>  
1109

1110 Rents in Skyway-West Hill have also increased at comparable rates. In 2014, the average  
1111 monthly rent was just under \$1,700. By 2019, the average monthly rent had increased to over  
1112 \$2,300, which equates to an average yearly increase of 6.3%.<sup>36</sup> Countywide, rents have  
1113 increased by 3.8% over the same time period. When housing cost increases are compared to  
1114 the annual growth in incomes for neighborhood residents, people are needing to spend more of  
1115 their monthly income for on housing.  
1116

1117 Currently, roughly 40% of all households in Skyway-West Hill are cost burdened, meaning they  
1118 pay more than 30% of their income for housing. Cost burden increases to over 70% of  
1119 households at or below 80% AMI.<sup>37</sup> Those that are severely cost burdened, paying more than  
1120 50% of their income for housing, account for nearly 20% of all households. A higher percentage  
1121 of cost-burdened households indicates that more residents are struggling with basic needs and  
1122 may be more vulnerable to evictions and displacement.<sup>38</sup>

<sup>31</sup> US Census Bureau, 2019 ACS 5-year Estimate

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

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

<sup>34</sup> King County Assessor's Office, Localscape, data accessed June 22, 2021

<sup>35</sup> King County Assessor's Office, Localscape, data accessed June 22, 2021

<sup>36</sup> [Zillow Observed Rent Index for 98178](#)

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

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

1123  
1124 As of 2021, there were 913 units of rental housing affordable to income-qualified households in  
1125 Skyway-West Hill.

1126  
1127 **Table 23. Skyway-West Existing Housing (2020 ACS 5-Year)**  
1128

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%

1129  
1130 The Puget Sound Regional Council’s Regional Displacement Risk Index<sup>39</sup> identifies areas at  
1131 greater risk of displacement relative to the central Puget Sound region. This index is based on  
1132 existing neighborhood conditions and includes socio-demographic, transportation, neighborhood  
1133 characteristics, housing, and civic engagement indicators. The Displacement Risk Index  
1134 designates all of the Skyway-West Hill subarea as being at a moderate risk of displacement.  
1135 However, these aggregated statistics may not consider the risk experienced by individual  
1136 households.

1137 The combination of rising housing prices, the high rate of cost-burdened households, and lower  
1138 than average incomes places Skyway-West Hill residents at an increased risk of displacement.  
1139 Individuals in Skyway-West Hill who are Black, Indigenous, or persons of color are about twice  
1140 as likely to be severely cost-burdened than White individuals, indicating an increased risk of  
1141 displacement for households of color.<sup>40</sup>

1142 In 2020, King County’s Department of Community and Human Services and Department of  
1143 Local Services studied affordable housing incentives in the North Highline and Skyway-West Hill  
1144 subareas.<sup>41</sup> This work led to the development of a set of recommended tools and strategies for  
1145 the County to implement to address the challenges of housing affordability and the risk of  
1146 residential displacement.<sup>42</sup> One of the recommended tools is an inclusionary housing policy for  
1147 the Skyway-West Hill and North Highline subareas. Inclusionary housing either requires or  
1148 incentivizes developers to build new affordable housing units as part of their projects by allowing  
1149 additional market rate dwelling units to be constructed to balance the cost of providing the

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

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

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

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

1150 affordable units. A series of workshops and focused conversations were held with community  
1151 members to develop the details of the inclusionary housing standards.

1152  
1153 A community preference will be applied when assigning affordable units created under the  
1154 program. Community members with a connection to Skyway-West Hill will be given priority for  
1155 the units to help stem displacement.  
1156

## 1157 Community Priorities

1158 Equitable development is a key issue identified by Skyway-West Hill residents, which includes  
1159 preventing displacement of existing residents and creating more housing that is affordable to the  
1160 community. Feedback from residents shows that many consider the area's stock of affordable  
1161 housing to be an asset and were supportive of the protection and creation of affordable housing.  
1162

1163 As development pressure and housing costs in King County rise, areas like Skyway-West Hill  
1164 have also seen large increases in rents and home values. Some former Skyway-West Hill  
1165 residents who participated in the process shared that they have been forced to move to find  
1166 more affordable housing. This displacement of households erodes community over time  
1167 because, as was said during community conversations remaining residents fear that they too  
1168 may also be forced to move away from the community they call home. The community identified  
1169 a need for protections to slow housing instability and residential displacement. Such protections  
1170 may include programs or regulatory requirements that preserve existing "naturally affordable"  
1171 housing, provide new subsidized affordable units, and protect existing residents by  
1172 implementing community preference policies.  
1173

1174 The community says that more affordable housing options are needed throughout Skyway-West  
1175 Hill. Residents state that they are strongly in favor of programs like inclusionary zoning  
1176 requirements, land trusts, right-to-return programs, and community benefit agreements that  
1177 assure no net loss of affordable units. Programs that did not directly result in affordable housing,  
1178 such as in-lieu fee programs, are less favored.  
1179

## 1180 Policies

1181 **SWH-16** Promote access to diverse housing choices for residents at a variety of income  
1182 levels, ages, household sizes, and lifestyles to address the housing needs of the  
1183 Skyway-West Hill community.  
1184

1185 **SWH-17** Preserve and improve existing affordable housing and increase the supply of  
1186 affordable housing in Skyway-West Hill through tools such as:  
1187 a. Inclusionary zoning;  
1188 b. Community land trusts and other models of permanently affordable, shared-  
1189 equity homeownership;  
1190 c. Property tax exemptions, such as the multifamily tax exemption (MFTE); and  
1191 d. Funding equitable, community-driven affordable housing.  
1192

1193 **SWH-18** Expand homeownership opportunities for Skyway-West Hill residents, through  
1194 tools such as down payment assistance and redevelopment assistance.  
1195

- 1196  
1197  
1198  
1199  
1200  
1201  
1202  
1203  
1204  
1205  
1206  
1207  
1208  
1209  
1210  
1211  
1212  
1213  
1214  
1215
- SWH-19** Utilize a range of strategies to reduce residential displacement in Skyway-West Hill such as adopting a tenant relocation assistance policy and implementing right to return and/or community preference policies
  - SWH-20** Require or incentivize residential development that serves a range of household sizes, types, and incomes, including 2 or more bedroom units for families, and affordable culturally specific housing for elders in Skyway-West Hill.
  - SWH-21** Support development of and access to housing suitable and affordable for households with special needs, low-, very low-, and extremely low-incomes.
  - SWH-22** Promote safe and healthy homes by implementing strategies, programs, and regulations to address dilapidated or unsafe properties, or potentially prevent declining conditions, so Skyway-West Hill residents can remain in their homes.
  - SWH-23** Prevent displacement of mobile home residents by preserving existing mobile home parks and requiring that any redevelopment proposal of these properties include evaluation and mitigation of residential displacement impacts.

1216 **Health and Human Services**

1217 King County’s *Comprehensive Plan* prioritizes the delivery of human services as a critical  
1218 component of sustainable communities and environmental justice. King County has a regional  
1219 role in health and human services, working with many partners, such as federal, state, and other  
1220 local governments, service providers, nonprofit organizations, foundations, faith communities,  
1221 businesses, schools, and the criminal justice system, to improve the health and well-being of all  
1222 people in King County’s communities.

1223  
1224 As the Key Health Indicators table below illustrates, residents in and near Skyway-West Hill are  
1225 overall less healthy than King County residents as a whole. This highlights the need for  
1226 additional programs and services to address these disparities.

1227  
1228 **Table 34. Skyway-West Hill Key Health Indicators**  
1229

	Census Tract* 53033026100	Census Tract* 53033026001	Zip Code 98178	King County	Year
<b>General Health Indicators</b>					
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
<b>Hospitalizations</b>					
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

1230

### 1231 Healthcare Services

1232 Skyway-West Hill lacks many community healthcare services. Only 1 healthcare center is  
1233 located in the subarea, the Cynthia A. Green Family Center operated by HealthPoint in a  
1234 partnership with Childhaven.

1235

1236 Public Health – Seattle & King County also provides services to the residents of Skyway-West  
1237 Hill either directly or through partnerships with other agencies, including:

1238

- 1239 • **WIC and First Steps** (Maternity Support Services and Infant Care Management):  
1240 Provided in partnership with Cynthia A. Green Family Center
- 1241 • **Family Planning Health Education Team:** Provides District teacher trainings on  
1242 elementary and secondary FLASH curriculum.
- 1243 • **Public Health School Based Partnership Team:** Provides funds annually to support  
1244 school-based health centers including Opportunity Skyway-Interagency High School and  
1245 Renton Senior High School.
- 1246 • **Street Medicine Team and Evergreen Treatment Services-REACH:** Conducts  
1247 outreach to provide primary and behavioral health care to those experiencing  
1248 homelessness.
- 1249 • **Community Health Services' Parent Child Health programs:** Conducts visits at area  
1250 shelters. These services include care for new mothers and their babies.
- 1251 • **Access and Outreach Team:** Works with Skyway community-based organizations to  
1252 link their clients to health care insurance, health services and ORCA Lift (A free and  
1253 reduced-cost transportation program).

1254

1255 Skyway-West Hill is in the Valley Medical Center – Public Hospital District No. 1 service area,  
1256 which operate hospital facilities as well as provide healthcare services to keep people healthy.  
1257 Hospital districts adapt their services to support local community needs. Valley Medical Center –  
1258 Public Hospital District No. 1 is managed by UW Medicine and encompasses the cities of Kent,  
1259 Renton, a majority of Tukwila, and portions of Auburn, Black Diamond, Covington, Federal Way,  
1260 Maple Valley, Newcastle, and Seattle, as well as Skyway-West Hill.

1261

### 1262 Access to Healthy Foods

1263 One key component of achieving positive health outcomes is having convenient access to  
1264 affordable, healthy, and local food. Skyway-West Hill contains a Grocery Outlet supermarket  
1265 located on Renton Avenue S, in the Skyway Business District, along with several walk-  
1266 up/carryout restaurants. The closest supermarkets that serve residents' needs are the Fred  
1267 Meyer and Safeway grocery stores located about a mile away in the City of Renton. Due to the  
1268 location of these stores, outside of the subarea, residents' access to fresh fruits and vegetables  
1269 is inconvenient and access to culturally specific and healthy foods is limited.

1270

1271 **Early Learning and Childcare**

1272 Early childhood development is an essential part of healthy cognitive, linguistic, and social  
1273 development. Access to early childhood development is a determinant of equity. Skyway-West  
1274 Hill contains 1 commercial childcare facility located within the Skyway Business District and a  
1275 second, outdoor preschool under development on a 2-acre parcel to the west of the Skyway  
1276 Business District. A number of home daycare facilities are operated out of single-family  
1277 residences.  
1278

1279 **Renton School District and Renton Innovation Zone Partnership**

1280 Skyway-West Hill is located within the Renton School District, with 3 elementary, 2 middle, and  
1281 2 high schools serving Skyway-West Hill children and families. In 2018, the Renton Innovation  
1282 Zone Partnership (RIZP) was established in partnership with the district, the Community Center  
1283 for Education Results, community stakeholders, families, and King County. RIZP was created to  
1284 improve educational outcomes because in 2011, Lakeridge Elementary in Skyway-West Hill  
1285 was identified as one of the state’s lowest performing schools and the district was awarded a  
1286 grant to help improve educational outcomes. In 2016 similar interventions were implemented at  
1287 Campbell Hill and Bryn Mawr Elementary Schools, also in Skyway-West Hill. Along with 2017  
1288 inclusion of Highlands Elementary School in Renton, the collective effort was branded the  
1289 Renton Innovation Zone.  
1290

1291 The RIZP uses a collective impact<sup>43</sup> approach to improve educational outcomes by convening  
1292 community partners and stakeholders to focus on 3 core strategies:

- 1293 1. Building an early learning system  
1294 2. Meeting the basic needs of students and families, and  
1295 3. Intentionally engaging with the community and families  
1296

1297 In 2020, after a year of planning and in response to the COVID-19 pandemic, the RIZP, in  
1298 partnership with the U.S. Department of Housing and Urban Development (HUD) Region X  
1299 Seattle office, Renton School District, and other community-based, began hosting Skyway  
1300 Resource Center pop-up events. The biweekly events, held outdoors, farmers market style,  
1301 allowed community members to access critical services and resources at a convenient location.  
1302 The services and resources provided ranged from food boxes, school backpacks and supplies,  
1303 housing and rental assistance, diapers, warm clothing, healthcare consultations and referrals,  
1304 and COVID-19 responsive personal protective equipment of masks and hand sanitizer.  
1305

1306 **Skyway Resource Center**

1307 The Skyway Resource Center is a multi-service social and human service provider network that  
1308 is connecting Skyway-West Hill residents with the resources they need to live and thrive. The  
1309 Skyway Resource Center is the culmination of years of community planning, dating back to  
1310 2014 when Schemata Workshop led a Community Center Visioning Process. In 2016, the  
1311 SWAP called out the need to “Establish a space open to the community where service providers  
1312 can conduct programs geared toward activities to benefit youth, seniors and/or other targeted  
1313 populations.” In October 2020, the Skyway Resource Center was formally recognized as a HUD  
1314 EnVision Center. This was the second such designation in Washington State.  
1315

---

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



1316 The Skyway Resource Center, in partnership with the King County Housing Authority,  
1317 negotiated the acquisition of the former bank branch located at 12601 76<sup>th</sup> Avenue South to  
1318 establish a fixed facility to better deliver some of the need social and health service needs of the  
1319 community, such as: early learning, mental health care for all ages, culturally responsive social  
1320 services, and co-located wraparound services from multiple human service providers.  
1321

## 1322 Community Priorities

1323 Through the engagement process, the community identified several priorities summarized  
1324 below:

- 1325 • Support area youth through recreation, education, and employment programs. This  
1326 priority is also closely linked with the community's need for a community center  
1327 established in the neighborhood to support all aspects of community wellbeing.
- 1328 • More behavioral health services.
- 1329 • More services for elderly and disabled residents, including transportation services. The  
1330 community links this priority to their need for more affordable housing in the  
1331 neighborhood prioritized for these vulnerable community members.
- 1332 • Improved access to healthy food options, through a regular farmer's market in the  
1333 Skyway Business District and additional restaurants that serve a range of culturally  
1334 relevant food options.
- 1335 • More early childhood education programs that enrich the lives of students and their  
1336 families. The types of programs identified include tutoring programs for bilingual  
1337 students, music and arts programs, and programs that provide early exposure to  
1338 science, technology, and math curricula.  
1339

## 1340 Policies

- 1341
- 1342 **SWH-24** Support access to healthy, affordable, and culturally relevant foods for all  
1343 residents throughout Skyway-West Hill by encouraging grocery stores, small  
1344 markets, farmers markets, urban farms, and community gardens.  
1345
- 1346 **SWH-25** Partner with agencies and organizations including, but not limited to, Renton  
1347 School District, community-based organizations, and other health and human  
1348 service agencies to provide healthcare (physical and behavioral), social and  
1349 human services, early education, and childcare to improve outcomes for residents  
1350 of all ages, students, and their families, especially where needs are greatest.  
1351  
1352

1353



1354

## 1355 Chapter 5: Parks, Open Space, and Cultural Resources

1356 Parks and open space lands in Skyway-West Hill are owned by King County and managed by  
1357 the King County Department of Natural Resources and Parks (DNRP). The Parks and  
1358 Recreation Division of DNRP offers several programs in Skyway-West Hill in partnership -with  
1359 private organizations. DNRP also administers multiple grant programs that support public  
1360 agencies and community organizations serving the Skyway-West Hill community. Notably, the  
1361 *2016 King County Open Space Plan: Parks, Trails, and Natural Areas (2016 Open Space Plan)*,  
1362 a functional plan of the *Comprehensive Plan*, provides the policy framework for the County's  
1363 acquisition, planning, development, stewardship, maintenance, management, and funding of its  
1364 countywide system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.<sup>44</sup>

1365  
1366 As of 2021, Skyway-West Hill contains approximately 27 acres of public parkland within its  
1367 boundaries. Of this, 23 acres are developed as Skyway Park behind the Skyway Business  
1368 District and 4 acres are undeveloped open space known as Bryn Mawr Park.

1369  
1370 Currently, Skyway Park hosts little league baseball and youth football games as well as  
1371 community events like the Skyway Community Festival.

1372  
1373 Other nearby parks provide open space, playfields, and other recreational opportunities for  
1374 Skyway-West Hill residents. These include Lakeridge Park and Deadhorse Canyon in Seattle,  
1375 Fort Dent Park in Tukwila, and Gene Coulon Park in Renton. Bryn Mawr, Campbell Hill, and  
1376 Lakeridge Elementary Schools and Dimmitt Middle School also offer sports fields, playgrounds,  
1377 and facilities used by residents but are not classified as public parks, nor are they open to the  
1378 public during school operating hours. The location of these school properties is shown on the  
1379 School District Map in Appendix A: [Tables and Maps](#).

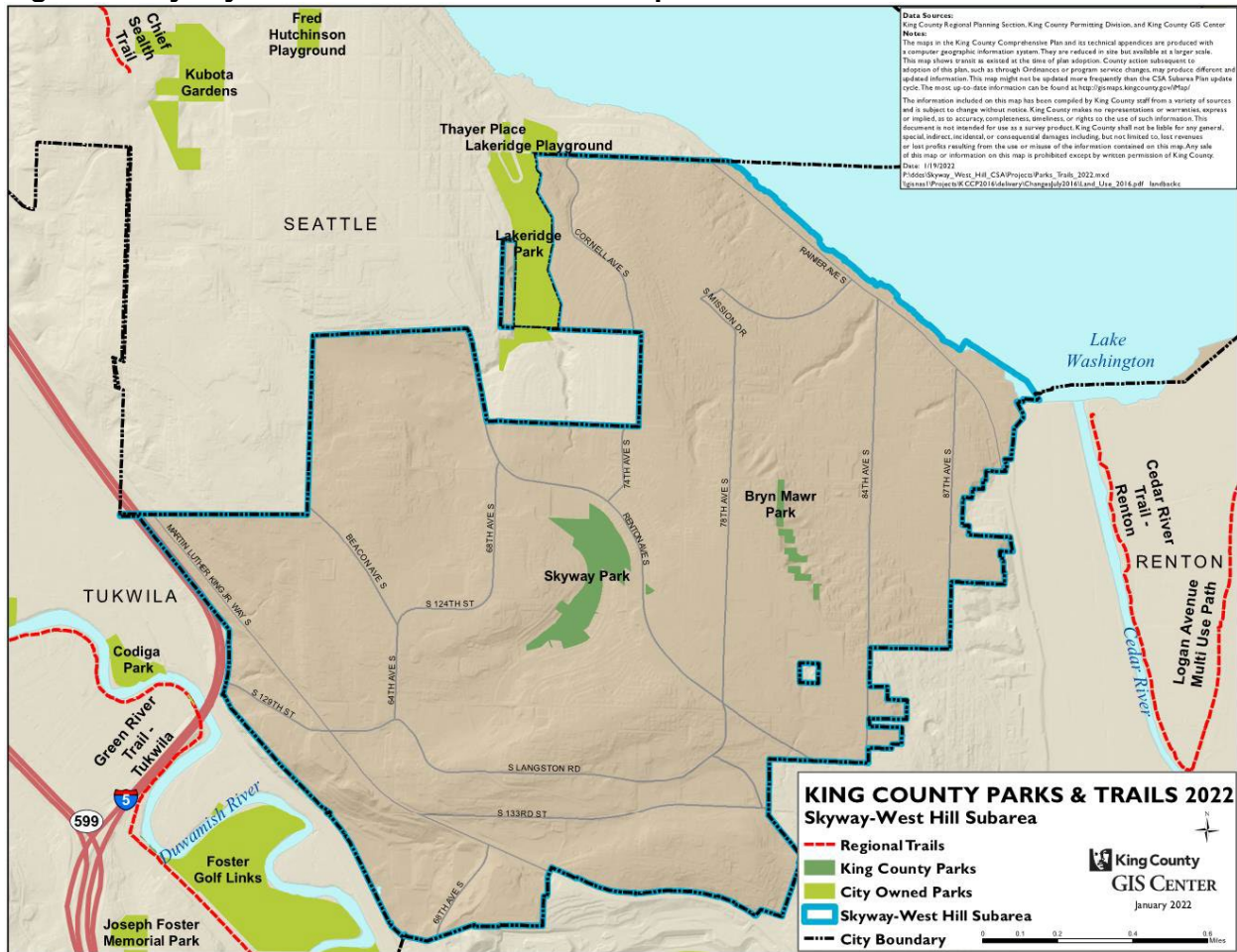
1380  
1381 Privately owned and semi-public recreation and open space are also important contributors to  
1382 the area's green space network, offering amenities like plazas, playgrounds, picnic tables, dog-  
1383 walking areas, and swimming pools to residents. Many churches and religious organizations  
1384 also provide similar amenities and gathering spaces on their properties.

1385  
1386  
1387  
1388

---

<sup>44</sup> King County [Open Space Plan](#)

1389 **Figure 4. Skyway-West Hill Parks and Trails Map**



1390  
1391  
1392  
1393  
1394  
1395  
1396  
1397  
1398  
1399  
1400  
1401  
1402  
1403  
1404  
1405  
1406  
1407  
1408

### Skyway Park Vision

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

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

1409 **Skyway-West Hill Community Center**

1410 In 2020, King County appropriated \$10 million to help the Skyway-West Hill community initiate  
1411 acquisition and development of property to realize its goal of building a community center.  
1412 This work stemmed the community’s work with the Pomegranate Center to “Create momentum  
1413 to build a community center to serve as the glue to hold the community together and become  
1414 home away from home for many young people.”<sup>45</sup>

1415  
1416 In 2013, a project team led by Skyway Solutions worked with Schemata Workshop, a  
1417 community-oriented architecture firm, to develop a conceptual design and construction cost  
1418 estimate so the community could begin to take the next steps toward realizing a community  
1419 center to serve as the cultural and social hub of the community. A feasibility analysis was  
1420 completed in 2019 that estimated that the cost to develop a Skyway-West Hill Community  
1421 Center would cost in the range of \$35 to \$50 million, at a minimum.<sup>46</sup>

1422  
1423 **Regional Trails**

1424 Several regional multi-use trails (biking and pedestrian) surround the Skyway-West Hill  
1425 community. However, formal links to these routes from Skyway-West Hill do not exist.

1426  
1427 The following King County and other municipal regional trails are nearby but do not yet connect  
1428 to the community:

- 1429  
1430 - **Chief Sealth Trail** – Connects downtown Seattle to the City of Seattle’s Kubota Gardens  
1431 via Beacon Hill and the Seattle City Light Power Transmission Corridor.
- 1432 - **Lake to Sound Trail** – Connects the south end of Lake Washington in Renton to Puget  
1433 Sound in Des Moines, passing through Tukwila, Burien, and SeaTac. While portions of  
1434 the trail are still in development, the segment of the trail nearest to Skyway-West Hill is  
1435 complete, connecting City of Renton’s Black River Riparian Forest to City of Tukwila’s  
1436 Fort Dent and the Green River Trail. Once complete, this trail will be 16 miles long and  
1437 connect to 4 other regional trails.
- 1438 - **Green River Trail** – Runs more than 19 miles connecting Cecil Moses Park near  
1439 Seattle’s south boundary to North Green River Park in south Kent near Auburn
- 1440 - **Cedar River Trail** – The Trail is 17.3 miles and follows the Cedar River from where it  
1441 enters Lake Washington in the City of Renton upriver to Maple Valley
- 1442 - **Lake Washington Trail** – A 55-mile loop around Lake Washington accessible at the  
1443 Gene Coulon Park in Renton

1444  
1445 **Open Space and the Environment**

1446 In February 2021, King County published its *30-Year Forest Plan*,<sup>47</sup> which is organized around 7  
1447 priority areas. Based on Skyway-West Hill’s location within the urban areas of King County, the  
1448 following 3 priority areas are likely to have the most direct impact on the lives of the Skyway-  
1449 West Hill community:

---

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

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

<sup>47</sup> [30-Year Forest Plan](#)

- 1450 • **Urban Forest Canopy** – Increasing tree canopy in urban areas with a focus on areas  
1451 with the lowest canopy cover.
- 1452 • **Human Health** – Prioritizing tree canopy improvements and increased access to  
1453 forested open space to improve health outcomes and advance health equity.
- 1454 • **Water Quality and Quantity** – Maintaining and expanding forest canopy to improve  
1455 water quality, reduce stormwater runoff, and reduce flooding.  
1456

1457 An analysis of the forest canopy cover in the *Forest Plan* found that Skyway-West Hill’s urban  
1458 forest canopy covers roughly 511 acres, or around 28%, in the subarea. For the cities and  
1459 unincorporated areas analyzed, the canopy coverage percentages ranged from a high of 67%  
1460 down to 16%. Skyway-West Hill’s canopy coverage is similar to the cities of Seattle and Kent  
1461 and about 7% more than North Highline’s.  
1462

1463 While no specific target for the “right” amount of tree canopy can be prescribed, increases in  
1464 urban forest tree canopy can help to reduce urban heat islands by providing shade, increase  
1465 physical well-being and health outcomes by trapping particulate matter, and positively affect  
1466 water quality and quantity by intercepting rainfall.  
1467

### 1468 Skyway Library

1469 Skyway-West Hill has been served by the King County Library System (KCLS) since 1953,  
1470 when the Skyway Branch Library Board and its 2,000 volumes opened to the public in the back  
1471 room of a local bakery on Renton Ave S. In 1970, a 5,200 square foot Skyway Library opened  
1472 with space to double the volumes available and included a meeting room. As part of a  
1473 successful \$172 million KCLS voter approved bond measure, a new Skyway Library opened in  
1474 in 2016. The \$8.3 million, 8,000 square foot facility includes eco-friendly building features, a  
1475 plaza that is used for community events and farmers markets, and a table made from an  
1476 airplane wing in a nod to the community’s historical connection with the aviation industry.  
1477 Skyway Library offers collections in Chinese, Somali, Spanish, and Vietnamese and is an  
1478 important cultural resource in the heart of Skyway-West Hill.  
1479

### 1480 Community Priorities

1481 Skyway-West Hill residents’ feedback shows that they value their parks, open spaces, and the  
1482 environment. Residents’ voice strong support for making recreational amenities, access, and  
1483 parking enhancements to Skyway Park. They identified their need to acquire additional parks  
1484 and open space lands throughout the neighborhood so that more people have access to nature  
1485 and recreational amenities near their homes. The community is especially interested in seeing  
1486 parks, greenspaces, and interconnected public spaces when new development occurs in and  
1487 around the Skyway Business District and in the residential areas of the neighborhood.  
1488

1489 Another long-standing community priority is the acquisition and development of a Skyway-West  
1490 Hill Community Center. The community center concept was expressed as community priority in  
1491 the *1994 West Hill Community Plan*.<sup>48</sup> Since the County appropriated \$10 million in 2020 for the  
1492 acquisition and development of a community center, the community is eager to work toward  
1493 creating a multi-cultural, multi-generational recreational and human service hub for the  
1494 neighborhood.

---

<sup>48</sup> [Ordinance 11166](#)

1495  
1496 Organized recreational activities for all ages, but especially for area youth, are a top priority for  
1497 the community. The community have asked that programs be developed and fostered. This  
1498 collaboration should occur in close partnership with the community to ensure the programs are  
1499 culturally appropriate and economically accessible to area residents.

1500  
1501 Skyway-West Hill residents would like to see trail connections created with existing surrounding  
1502 regional trails for safe circulation for bicycle commuters and other active transportation users  
1503 between Seattle, Renton, and other destinations to the south and east. Specifically, the  
1504 community called for the Chief Sealth Trail corridor from Seattle to extend up and over Skyway-  
1505 West Hill to provide not only a recreational amenity, but also an active transportation corridor  
1506 and a linear greenspace connecting the Skyway-West Hill area to its neighbors. Additionally, the  
1507 community would like to see more trails developed to and through Skyway-Park and to  
1508 Lakeridge Park, in Seattle's Deadhorse Canyon.

1509  
1510 The community has expressed a desire for tree planting campaigns in the neighborhood, along  
1511 with protection of existing trees and forest cover either during the development process or  
1512 through acquisition and stewardship of natural areas and open spaces.

1513  
1514 **Policies**

1515  
1516 **SWH-26** Highlight Skyway Park as a major community amenity through enhanced physical  
1517 and visual connections to the park.

1518  
1519 **SWH-27** Work with Skyway-West Hill residents, businesses, and other community  
1520 organizations to identify and implement opportunities for planting trees and  
1521 installing green infrastructure to reduce the urban heat island and improve water  
1522 and air quality. Prioritize areas that have been underserved and  
1523 underrepresented.

1524  
1525 **SWH-28** Ensure that parks, open space, and recreational and cultural facilities reasonably  
1526 provide for the existing and future needs of the Skyway-West Hill community.  
1527 These facilities should be readily accessible to residents and within close  
1528 proximity to residential and mixed-use developments.

1529  
1530 **SWH-29** Support development of additional public trails in Skyway-West Hill to connect  
1531 with regional trails, Seattle trails, and other locations.

1532  
1533 **SWH-30** Acquire land for parks, open spaces, and environmental protection in Skyway-  
1534 West Hill, including properties with views of the mountains or Lake Washington,  
1535 as desired by the community.

1536  
1537 **SWH-31** Support development and operation of a Skyway-West Hill Community Center as  
1538 a place for community enrichment.

1539  
1540 **SWH-32** Support the delivery of park improvements and recreational, cultural, and  
1541 educational programs in Skyway by partnering with community organizations and  
1542 public agencies to increase capacity building and funding, sharing technical  
1543 expertise, and leveraging County-owned parks facilities.

1544



1545

1546

## Chapter 6: Transportation

1547 Transportation has a profound effect on quality of life and the vitality of the economy. It provides  
1548 access to jobs, education, services, recreation, and other opportunities. Well-planned land use  
1549 patterns and neighborhoods have features like connected street networks, nearby shopping,  
1550 walking paths, and transit service. These features reduce dependency on cars, increase  
1551 opportunities to be physically active, and improve air quality.

1552

1553 The County focuses its roads-related resources on critical safety needs and core maintenance  
1554 and operations. Similar to other urban unincorporated areas, there has been insufficient  
1555 investments in Skyway-West Hills' transportation system to support improved mobility, safety,  
1556 and community health. The community seeks a network of connected streets that support  
1557 motorized and active transportation options for moving about the neighborhood and beyond, as  
1558 well as transit services to meet the travel needs of the community.

1559

1560 In addition to transportation policies in the *Comprehensive Plan*, delivery of transportation and  
1561 mobility services are implemented through functional plans including:

1562

- The Strategic Plan for Road Services<sup>49</sup>

1563

- The Strategic Plan for Public Transportation<sup>50</sup>

1564

- The Long Range Plan for Public Transportation – Metro Connects<sup>51</sup>

1565

### Road Services

1567 The King County Department of Local Services, Road Services Division provides an array of  
1568 broad services with its constrained revenue. Services include:

1569

- general roadway maintenance

1570

- pothole filling

1571

- snow and storm responses

1572

- inspections

1573

- repaving

<sup>49</sup> [Strategic Plan for Road Services](#)

<sup>50</sup> [Strategic Plan for Public Transportation](#)

<sup>51</sup> [Long Range Plan for Public Transportation – Metro Connects](#)

- 1574 • safety investigations
- 1575 • traffic analysis
- 1576 • installation of devices such as signals and signs
- 1577 • pavement marking
- 1578 • school safety zone improvements
- 1579 • roadside vegetation and litter removal
- 1580 • graffiti removal
- 1581 • bridge monitoring and repair
- 1582 • road alerts
- 1583 • emergency response services
- 1584 • establishing and updating design standards
- 1585 • development and construction review
- 1586 • 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

1591  
1592 Additionally, as part of the *Comprehensive Plan*, King County develops a Transportation Needs  
1593 Report (TNR),<sup>52</sup> which is a long-term list of needed improvements to roads and related  
1594 transportation infrastructure. The 2020 TNR identifies 28 needed improvements, with a total  
1595 estimated cost of nearly \$58 million, in Skyway-West Hill. The projects include providing  
1596 nonmotorized facilities such as sidewalks, while others seek to address drainage issues,  
1597 improve intersection operation and safety, and upgrade traffic signals. The TNR does not  
1598 identify any roadway capacity projects within Skyway-West Hill. A map showing the locations of  
1599 the TNR projects in Skyway-West Hill is in Appendix A: [Tables and Maps](#).

1600  
1601 Finally, as part of its *Americans with Disabilities Act Transition Plan*,<sup>53</sup> the County identified over  
1602 40 curb ramps in Skyway-West Hill that are a high priority for upgrades to current accessibility  
1603 standards.  
1604

<sup>52</sup> [Transportation Needs Report 2020](#)

<sup>53</sup> [ADA Transition Plan and Accessibility Services](#)



1605 **State Highways**

1606 Martin Luther King Jr. Way S, also known as State Route 900 is one of the major arterial  
1607 roadways serving Skyway-West Hill. It is managed by the Washington State Department of  
1608 Transportation. In 2021, the State undertook a planning project to evaluate the corridor and  
1609 engage with community residents regarding their ideas for making it safer, more functional, and  
1610 attractive. A map showing the roadway classifications in Skyway-West Hill is in Appendix A:  
1611 [Tables and Maps](#).

1613 **Public Transportation Services**

1614 The King County Metro Transit Department (Metro) provides fixed-route bus service and  
1615 corresponding Access paratransit service in the Skyway-West Hill subarea. The following transit  
1616 routes serve Skyway-West Hill as of June 2022.<sup>54</sup>

1619 **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 <sup>th</sup> Ave S, S 114 <sup>th</sup> St, Renton Ave S, and Beacon Ave S	Peak: 10-15 minutes Off-peak: 30 minutes	All day: 30-60 minutes

1620 *\*King County Metro transit service in June 2022. Peak is typically 5am to 9am and 3pm to 7pm and can vary by*  
1621 *route.*

1622 *\*\*-In Skyway-West Hill, Routes 101 and 102 travel the same corridor and provide service to the same transit centers.*  
1623 *Combined, these routes provide frequent service In Skyway-West Hill.*

1624  
1625 In 2020, to be intentional about sharing power with the community, Metro dedicated staff  
1626 resources to develop and improve relationships with the Skyway-West Hill community and co-  
1627 define an investment approach to resolve mobility challenges facing the community. Taking  
1628 community input compiled by the County in previous outreach efforts and dedicating months of  
1629 listening to and collaborating with community stakeholders, Metro identified and are  
1630 implementing several programs to meet the mobility needs of area residents, including:

- 1631
- 1632 • An ORCA Youth pilot that will increase Skyway youth’s access to transit and transit  
1633 education by providing free bus passes to area youth.
  - 1634 • Expanding the Metro Community Van program to the Skyway community in partnership  
1635 with the Department of Local Services, providing residents with customized options for  
1636 travel when fixed-route bus service cannot meet their needs.

<sup>54</sup> *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.*

- 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.

## Community Priorities

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

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

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

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

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

## Policies

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

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

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

|

1684 residents and the traveling public, operational functionality, and walking and  
1685 bicycling facilities.  
1686



1687

## 1688 Chapter 7: Services and Utilities

1689 A full range of urban utilities and services is critical to supporting urban communities, including  
1690 utilities and services include water and sanitary sewer, stormwater management, solid waste  
1691 collection and disposal, and fire protection. Skyway-West Hill is served by several different  
1692 special utility districts and organizations that collectively provide these vital services. The  
1693 provision of water and sewer services has a direct impact on the use and development of land  
1694 in Skyway-West Hill.

1695  
1696 Skyway Water and Sewer District, Seattle Public Utilities, and King County Water District #125  
1697 provide public water to a majority of Skyway-West Hill. A small portion of the area is served by  
1698 private water supply (such as wells) and the City of Renton. Sewer service for most of Skyway-  
1699 West Hill is provided by Skyway Water and Sewer District. Small pockets in the northwest and  
1700 southeast parts of Skyway-West Hill are in the sewer service area of Seattle Public Utilities and  
1701 the City of Renton, respectively. Parcels with on-site septic systems are clustered in the south  
1702 and southeast portions of Skyway-West Hill. Public Health - Seattle & King County provides  
1703 oversight for on-site septic systems. As redevelopment occurs in areas with private water and  
1704 sewer systems, connections to public services are anticipated.

1705  
1706 A map showing sewer service providers in the Skyway-West Hill subarea is included in  
1707 Appendix A: [Supporting Maps and Tables and Maps](#).

## 1708 Community Priorities

1709 The community has identified several utilities and services. The community wants to see new  
1710 development that is well-planned. In this context, “well planned” means that the utilities and  
1711 services that are needed to serve new development are adequate for the new development, but  
1712 also provide capacity for future growth.

1713  
1714 During the community engagement process, the community asked that new residential and  
1715 commercial developments in Skyway-West Hill connect to public sewer service and increase

1716 opportunities for existing private property owners relying on older, failing on-site septic systems  
1717 to connect to public water and sanitary sewer.  
1718

1719 **Policies**

1720  
1721 **SWH-36** Promote the efficient use of land through a coordinated and logical approach to  
1722 infrastructure and service provision, including coordination with neighboring cities  
1723 for future annexation.  
1724

1725 **SWH-37** Partner with the Skyway-West Hill community, Skyway Water & Sewer District,  
1726 City of Renton, King County Water District #125, and Seattle Public Utilities to  
1727 address aging and failing on-site sewage systems by identifying the most  
1728 appropriate wastewater treatment options, that protect public health and support  
1729 the community’s housing and equity goals.  
1730

1731 **SWH-38** Encourage developers proposing to extend water or sewer service for new  
1732 residential, commercial, or mixed-use development in Skyway-West Hill to work  
1733 with surrounding property owners to provide reasonable access to public utilities.  
1734  
1735



1736

## 1737 Chapter 8: Economic Development

1738 Economic development supports community resilience and cultural retention, increases  
1739 opportunities for residents, improves the environment for local small businesses, and reduces  
1740 displacement.

1741  
1742 Skyway-West Hill has 4 commercial areas that provide goods and services, entertainment,  
1743 employment, and economic opportunities. Since 2010 employment has grown by 430 jobs,  
1744 averaging 7.3% growth a year, outpacing the countywide growth rate of 2.7% over the same  
1745 period.

1746  
1747 Employment opportunities within Skyway-West Hill have a strong local and regional focus. Arts,  
1748 entertainment, and recreation are [the](#) largest employment sector, totaling 19% of all jobs in the  
1749 subarea. Administration and support, waste management and remediation are the second  
1750 largest employment sector, totaling 17% of jobs. Health care and social assistance are third  
1751 largest, totaling 13%. [As shown in Appendix A,](#) the economy within Skyway-West Hill is a local  
1752 draw for workers, with the majority living within the neighborhood, South Seattle, Renton, and  
1753 Kent. Skyway-West Hill's residents mostly commute elsewhere in the region, with Seattle as the  
1754 primary employment destination, distantly followed by Renton, Bellevue, and then Tukwila.

1755  
1756 The community's proportion of retail and food service employment is lower than average for the  
1757 County, which suggests the Skyway Business District and the 2 neighborhood business areas  
1758 are currently not a strong draw in the region. This also means that Skyway-West Hill's  
1759 commercial areas are more oriented to serving the needs of area residents and those of nearby  
1760 cities.

1761

### 1762 Community Priorities

1763 Residents prioritized revitalization of Skyway-West Hill's commercial centers with additional  
1764 businesses, updated storefronts, and an enhanced pedestrian environment with well-lit and  
1765 connected community space. Currently, residents must leave Skyway-West Hill to access retail  
1766 and services, going to nearby commercial areas in Renton and Seattle. This indicates a  
1767 community need for a wide range of businesses, so residents do not have to leave the subarea

1768 to meet their daily retail and service needs. Residents expressed an interest in supporting and  
1769 incentivizing small, locally owned, and independent stores in Skyway-West Hill's business  
1770 districts. It is also a community priority that the community is involved in economic development  
1771 decisions, and that the business enterprises and entrepreneurs represent the racial and ethnic  
1772 diversity of Skyway-West Hill.

1773  
1774 Improving economic opportunities for area residents, especially lower-income residents, is also  
1775 identified as a community priority.

1776  
1777 For Skyway-West Hill to realize the maximum benefit possible from the public investments  
1778 made in their community, residents would like to see the County prioritize contracting with local  
1779 businesses whenever possible.

1780

## 1781 Policies

1782

1783

1784 **SWH-39** Work with the community to support and develop the individual identities of  
1785 Skyway's business districts through street treatments, gateway landmarks,  
1786 murals, and other defining features.

1787

1788 **SWH-40** Support the prevention of the economic and physical displacement of long-term  
1789 locally-owned businesses in Skyway-West Hill. ~~Encourage~~Prioritize the  
1790 development of new locally-owned businesses by improving access to affordable  
1791 commercial ownership and funding for expansion of operations.

1792

1793 **SWH-41** Promote safe and healthy commercial spaces by implementing strategies,  
1794 programs, and regulations to address dilapidated or unsafe properties, or  
1795 potentially prevent declining conditions, so local businesses can remain in the  
1796 Skyway-West Hill.

1797

1798

1799 **Chapter 9: Implementation**

1800 Actions and measures work to implement the community vision and policies contained within  
1801 the Subarea Plan. Actions taken with the adoption of the Subarea Plan include amendments to  
1802 the County's Land Use and Zoning Maps, new and revised development conditions that will  
1803 apply to the subarea, and inclusionary housing regulations. Future action items include  
1804 designation of the unincorporated activity center as a countywide center, a community needs  
1805 list, and performance measures to monitor implementation of the Subarea Plan.

1806 Implementation of the Subarea Plan and its ability to support the community to realize its vision  
1807 will involve ongoing dialogue and cooperation between the County and community. It will require  
1808 balancing policies and priorities that guide County actions and investments. Ongoing and future  
1809 implementation occurs through County budgeting, which is proposed by the County Executive  
1810 and approved by the County Council, policy priorities, which are set by the County Council, and  
1811 further work completed by the Executive Branch.

1812 **Land Use and Zoning Changes**

1813 To implement the land use-specific policies contained within the Subarea Plan, the County is  
1814 adopting a series of amendments to the County's Land Use and Zoning Maps, as well as new  
1815 and revised development conditions that apply in the subarea geography.

1816 **Designation of the Skyway Unincorporated Activity Center**

1817 A new Skyway Unincorporated Activity Center was established in the economic core of Skyway-  
1818 West Hill, where the most development investment and focus should be directed. This area  
1819 contains frequent transit service, which will support business and housing development. The  
1820 corridor along the west side of Renton Avenue S between the two ends of the Skyway Business  
1821 District was rezoned as a new microenterprise district. Residential zoning along the east side of  
1822 this corridor and on the southeast side of the Skyway Business District is increased to medium-  
1823 density housing.

1824

1825 **Skyway-West Hill Open Space System Expansion**

1826 Several parcels next to Skyway Park and the Skyway Business District were redesignated to  
1827 King County open space. These parcels are actively being acquired by the King County  
1828 Department of Natural Resources and Parks to be included in the King County Park and Open  
1829 Space System.

1830

1831 **Martin Luther King Jr. Way – Residential Density Increase**

1832 Residential density was increased to R-48 for parcels on the west side of Martin Luther King Jr.  
1833 Way S that were historically used as an industrial processing facility. The proposed amendment  
1834 increased the development capacity of the properties to make their redevelopment with a  
1835 mixture of residential and commercial uses more financially feasible. It also maintained the  
1836 requirement for affordable housing as part of any new development on the site.

1837

1838 **P-Suffix Development Condition Amendment to Preserve Existing Mobile Home**  
1839 **Parks**

1840 An equity impact review requirement was added to a development condition that exists on  
1841 mobile home parks in Skyway-West Hill. If the proposed redevelopment of a mobile home park



1842 displaces the existing residents, the development would require an agreement approved by the  
1843 King County Council that stipulates notification requirements, relocation assistance and right to  
1844 return options.

### 1846 Inclusionary Housing Regulations

1847 Along with the Subarea Plan and associated map amendments, the County adopted  
1848 inclusionary housing regulations to require or promote the creation of new affordable housing  
1849 and to help reduce the risk of residential and cultural displacement.

1850  
1851 The inclusionary housing regulations would require residential and mixed-use developments to  
1852 construct and maintain a certain percentage of the dwelling units as affordable to various  
1853 income levels. In exchange, developments would be able to construct more dwelling units than  
1854 would be allowed without providing affordable housing. The regulations also have a community  
1855 preference requirement for affordable units for people with a current or past connection to  
1856 Skyway-West Hill.

1857  
1858 In Skyway-West Hill, inclusionary housing would be required within the unincorporated activity  
1859 center, wherever two or more dwelling units are created. Elsewhere in Skyway-West Hill,  
1860 residential and mixed-use development would have the option to increase residential density by  
1861 providing affordable units.

### 1862 1863 Anti-Displacement

1864 Preventing displacement of residents and businesses was repeatedly voiced as a key priority of  
1865 the Skyway-West Hill community, and this is reflected in many of the subarea plan's policies.  
1866 The County has already taken several steps recommended by the Skyway-West Hill and North  
1867 Highline Anti-Displacement Strategies Report, including mandatory and voluntary inclusionary  
1868 housing requirements, community preference requirements, and regulations intended to  
1869 preserve manufactured housing communities. The County will continue to evaluate the  
1870 effectiveness of these strategies, and make adjustments as needed.

1871  
1872 The County may also pursue other near-term, mid-term, and long-term strategies to address  
1873 displacement risk, such as tenant relocation assistance, expanded down payment assistance,  
1874 and additional subsidies or incentives for affordable housing.

### 1875 1876 Designation of the Skyway Business District Unincorporated Activity 1877 Center as a Countywide Center

1878 VISION 2050, the regional growth plan, calls for the designation of countywide centers in urban  
1879 areas. VISION 2050 Multicounty Planning Policy RC-8 states that funds managed by the Puget  
1880 Sound Regional Council (PSRC) be directed toward designated centers. For the 2022 funding  
1881 cycle, this was estimated to be between \$30 and \$40 million.

1882  
1883 The 2021 Update to the King County Countywide Planning Policies (CPP) established a  
1884 framework for designating centers in King County. In the update, the [Skyway Business District](#)  
1885 was designated as a candidate countywide center. Countywide centers would be identified in  
1886 the 2024 King County Comprehensive Plan update and then designated in 2025-2026 by the  
1887 King County Growth Management Planning Council (GMPC) through a CPP amendment.

1889 Community Needs List and Budgeting

1890 Community Needs Lists (CNL) identify specific actions such as programs, services, or capital  
1891 improvements that respond to community-identified needs. Within Skyway-West Hill, community  
1892 needs may span topics such as affordable housing, education, healthcare access, public safety,  
1893 and infrastructure.

1894 CNLs are vetted by the community and a County process to implement the policies and  
1895 community priorities. Each item to be included in the CNL is required to have a prioritization, an  
1896 agency responsible for implementation, and potential timelines for completion. CNLs are  
1897 required to be transmitted with each subarea plan and with each biennial budget. As part of the  
1898 County's budgeting process, projects from the CNL are brought forward for funding. Projects  
1899 may be completed using existing resources or may require additional resource allocation  
1900 through the budget process.

1901 The Skyway-West Hill CNL was transmitted with the Subarea Plan and includes request  
1902 categories with high priorities from the community like affordable housing, bike lanes, code  
1903 enforcement, drainage improvements, early childhood education, economic development,  
1904 parks, sidewalks, traffic calming, and workforce development.

1905 Economic Development

1906 Chapter 8 of the Subarea Plan contains policies related to economic development in Skyway-  
1907 West Hill, including support for the prevention of economic and physical displacement of long-  
1908 term locally owned businesses, and prioritization of the development of new locally owned  
1909 businesses.

1910 The County will continue to work with the community on which strategies would best effectuate  
1911 these policies. This may include funding support for businesses through a small business  
1912 incubator program, funding for capital improvements, or down payment assistance, among other  
1913 things.

1914 Community Center

1915 As noted in this Subarea Plan, Skyway-West Hill residents have long desired a community  
1916 center to act as a public gathering space for a variety of community programs and events. In  
1917 2020, King County appropriated \$10 million to help the Skyway-West Hill community initiate  
1918 acquisition and development of property to realize this goal. However, more funding will be  
1919 needed to make this community center a reality.

1920 In 2022, the King County Council directed its Department of Natural Resources and Parks to  
1921 develop a Community Center Plan that would, in part, determine the staffing levels and funding  
1922 needed to complete design, community engagement, land acquisition, and construction of a  
1923 community center in Skyway-West Hill, and identify funding sources that could be used to  
1924 achieve those ends. Additionally, the plan will identify the staffing and funding levels needed to  
1925 operate the community center once built. This Community Center Plan will allow the County and  
1926 community to take the next steps towards completing this long-desired community amenity.

1927 Performance Measures

1928 The King County Comprehensive Plan and the King County Code require performance metrics  
1929 to monitor progress and implementation of the subarea plan. A set of five quantitative metrics  
1930

1934 apply to all urban unincorporated areas. These measures are tracked for the King County  
1935 Comprehensive Plan, which supports the tracking of Skyway-West Hill with other urban  
1936 unincorporated areas of King County. In addition, five Skyway-West Hill-specific measures will  
1937 be tracked that relate to the community's vision and priorities, and the policies in the Subarea  
1938 Plan.

1939  
1940 These measures will be tracked to show change over time. Where possible, they will be  
1941 disaggregated by race and ethnicity to measure how conditions may vary for different  
1942 communities.

1943 STANDARDIZED URBAN UNINCORPORATED QUANTITATIVE PERFORMANCE METRICS

1944 The following metrics from the Comprehensive Plan's Performance Measures program will be  
1945 tracked at the subarea level to provide a numeric-based snapshot, tracked over time, of the  
1946 performance of the Subarea Plan.

1947 • **Development occurs in areas planned for growth:** Number of jobs and businesses,  
1948 population, and housing units by type

1949 • **The economy is strong and diverse:** Jobs by sector

1950 • **Housing is affordable to residents at all income levels:** Percent of households  
1951 paying more than 30 percent and 50 percent of income for housing costs

1952 • **Residents have access to transit:** Proximity of housing units (by type) and jobs to  
1953 transit stops

1954 • **Residents have access to parks and open space:** Proximity to parks and open  
1955 spaces

1956  
1957 SKYWAY-WEST HILL SPECIFIC IMPLEMENTATION MEASURES

1958 To supplement the existing data metrics, the following measures will be tracked to evaluate  
1959 progress made toward implementing the community priorities in the Subarea Plan. Tracking  
1960 these measures will require reporting on investments, programs, and functional planning related  
1961 to the indicators. Examples include investments by the Department of Community and Human  
1962 Services through their housing programs, changes to codes and regulations by the Department  
1963 of Local Services, or projects to increase active transportation infrastructure by Roads Services.

1964 • **Increase access to social and health services, including the development of a**  
1965 **community center:** Reporting by the Department of Community and Human Services,  
1966 Department of National Resources and Parks, and Department of Local Services.

1967 • **Improve economic vitality and condition of the Skyway Business District:**  
1968 Reporting by the Department of Local Services.

1969 • **Protect and increase availability of affordable housing:** Reporting by the Department  
1970 of Community and Human Services.

1971 • **Increase active transportation infrastructure:** Reporting by the Department of Local  
1972 Services.

1973 • **Reduce the risk of residential, economic, and cultural displacement:** Reporting by  
1974 the Department of Community and Human Services and Department of Local Services

1975  
1976

1977  
1978

1979

# Appendix A: ~~Supporting Maps and Tables~~ Tables and Maps

1980

1981

1982

1983

1984

1985

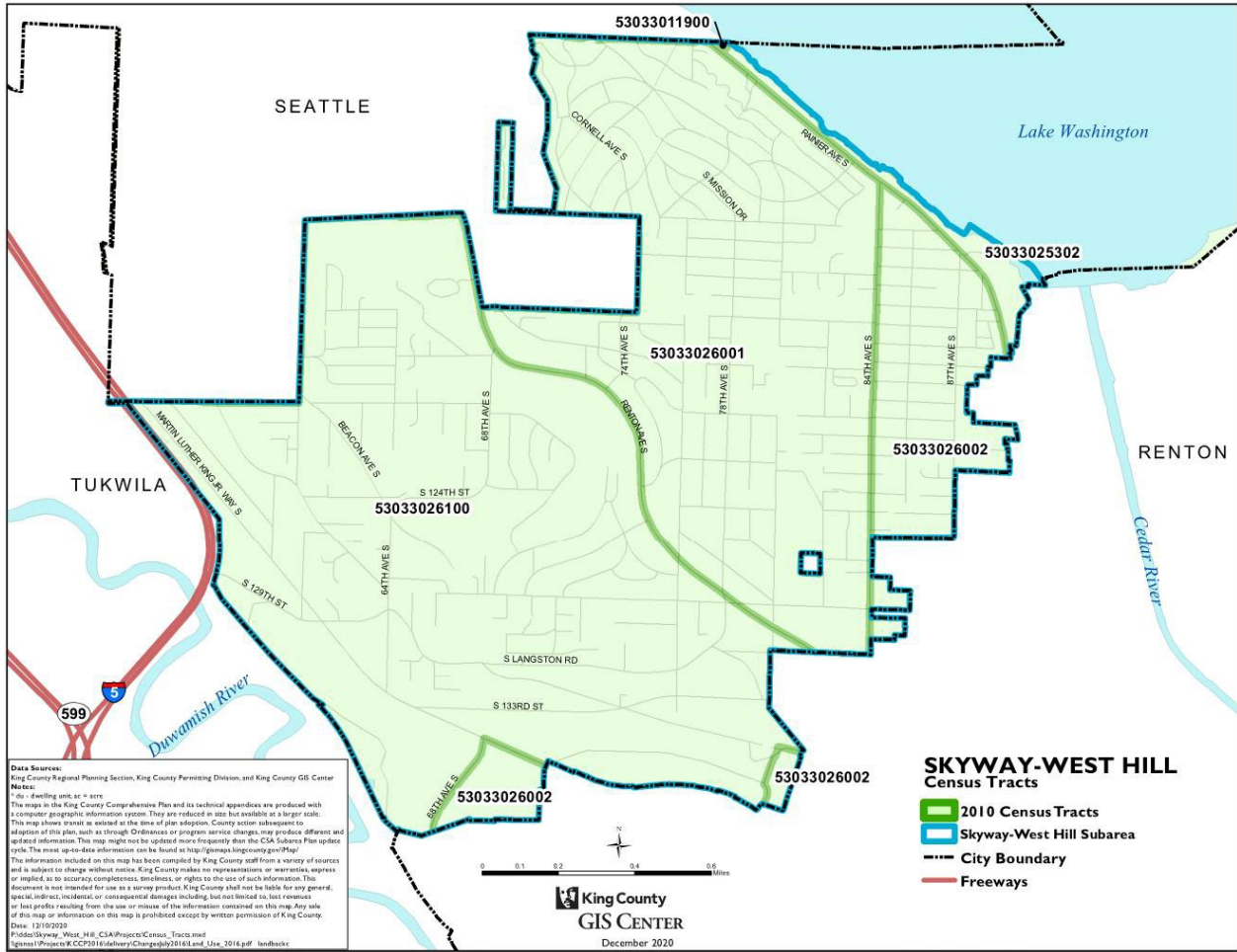
1986

1987

1988

The subarea plan addresses a wide variety of technical topics, and the work is based on several data sources. Shown below is data, charts, and maps that supported the development of the Subarea Plan. Appendix A contains the tables and maps that are referenced in the plan chapters. The information in this Appendix represents point-in-time at the time the subarea plan was completed. ~~and comes from a variety of sources.~~ The information shown will change over time.

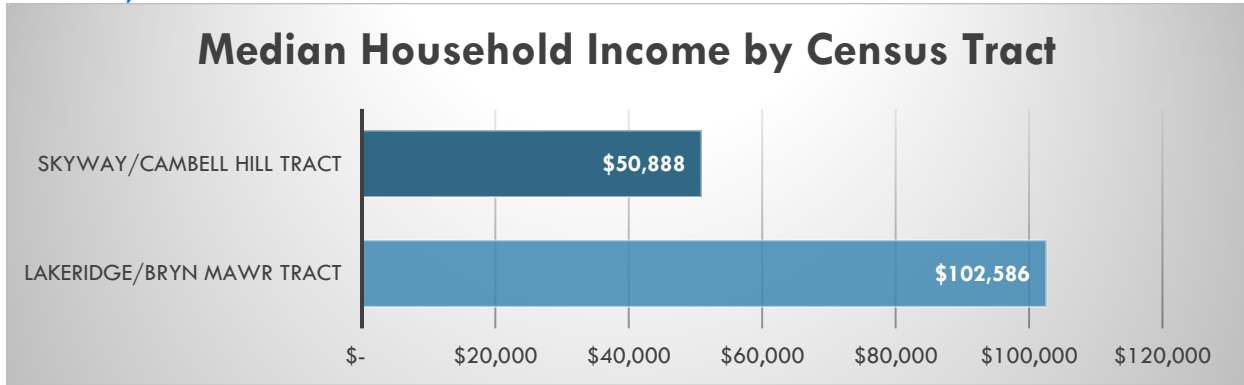
~~MAP 1: SKYWAY WEST HILL CENSUS TRACTS (2010 CENSUS)~~



1989  
1990

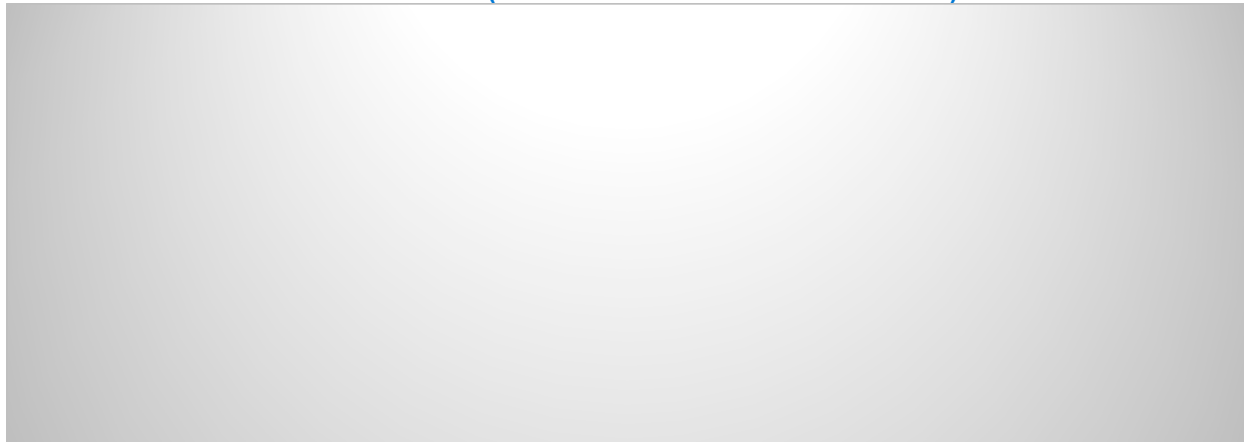
1991  
1992

**FIGURE 1: MEDIAN HOUSEHOLD INCOME BY 2010 CENSUS TRACTS (2019 ACS SURVEY 5-YEAR ESTIMATE)<sup>55</sup>**



1993  
1994  
1995  
1996  
1997

**FIGURE 2: MEDIAN HOUSEHOLD INCOME (2020 ACS SURVEY 5-YEAR ESTIMATE)**



1998  
1999

<sup>55</sup> *Most recent data available.*

2000  
2001  
2002

**TABLE 1: 2022 CURRENT USES**

<b>Current Use</b>	<b>Acres</b>	<b>Percent of Acres</b>
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%

2003  
2004

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

<b>Comprehensive Plan Land Use Designation</b>	<b>Acres</b>	<b>Percent of Acres</b>
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%

2005  
2006

**TABLE 3: 2022 ZONING CLASSIFICATIONS**

<b>Zoning</b>	<b>Acres</b>	<b>Percent of Acres</b>
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%

2007  
 2008

**TABLE 4: SKYWAY-WEST HILL MANAGED AFFORDABLE HOUSING UNITS**

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

2009

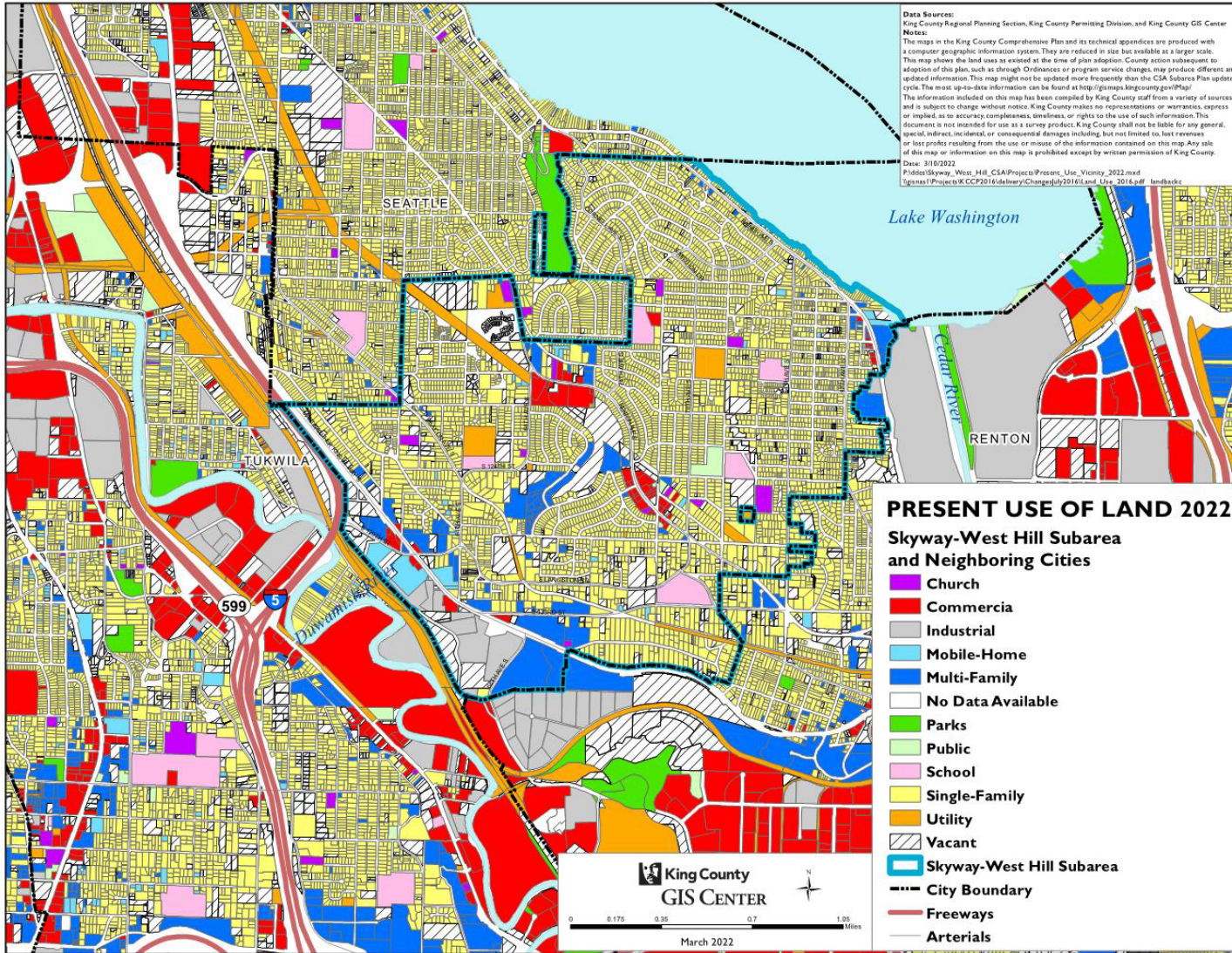




|

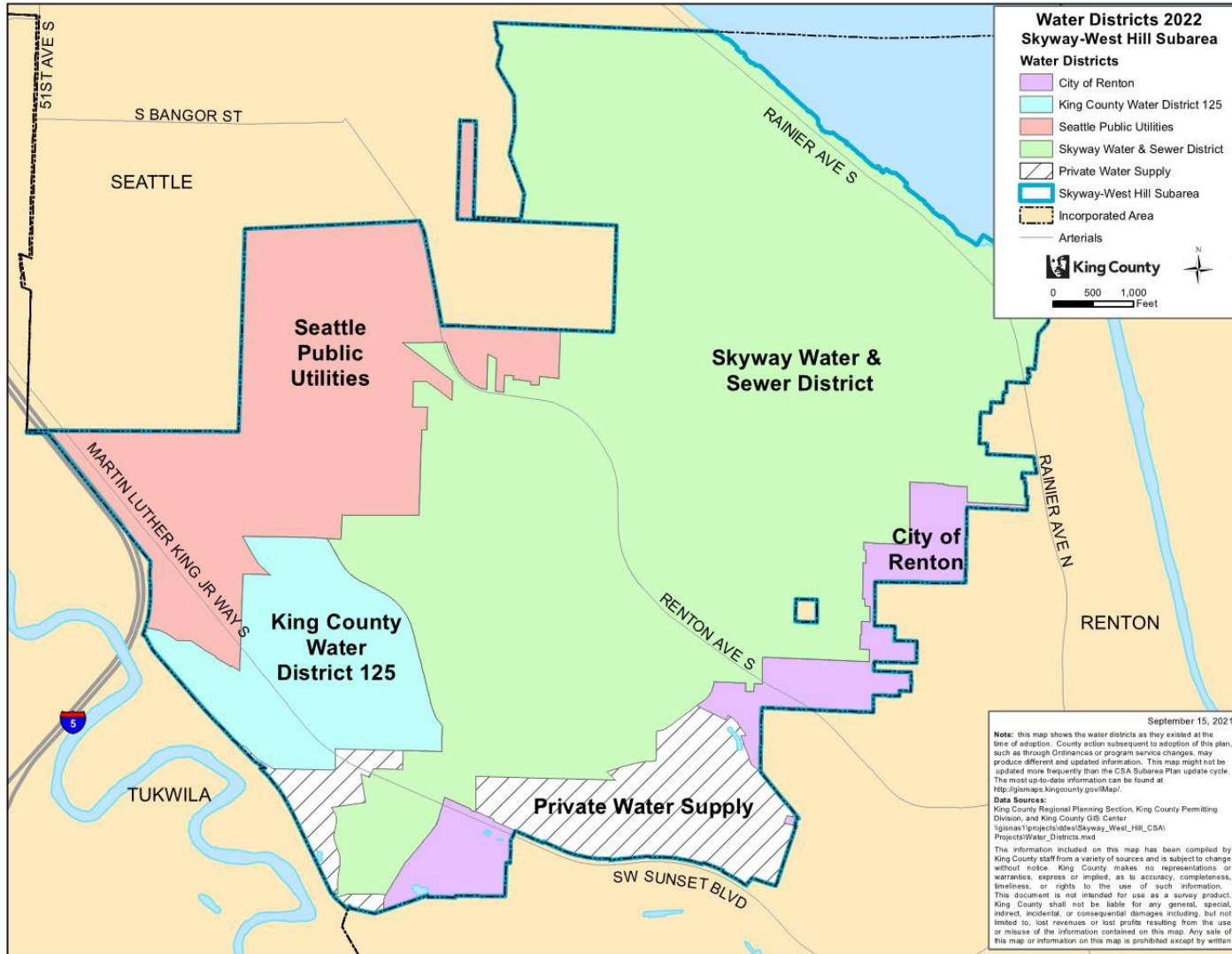
2013

2014 **MAP 2: CURRENT USE OF LAND IN SKYWAY-WEST HILL AND VICINITY**



2015

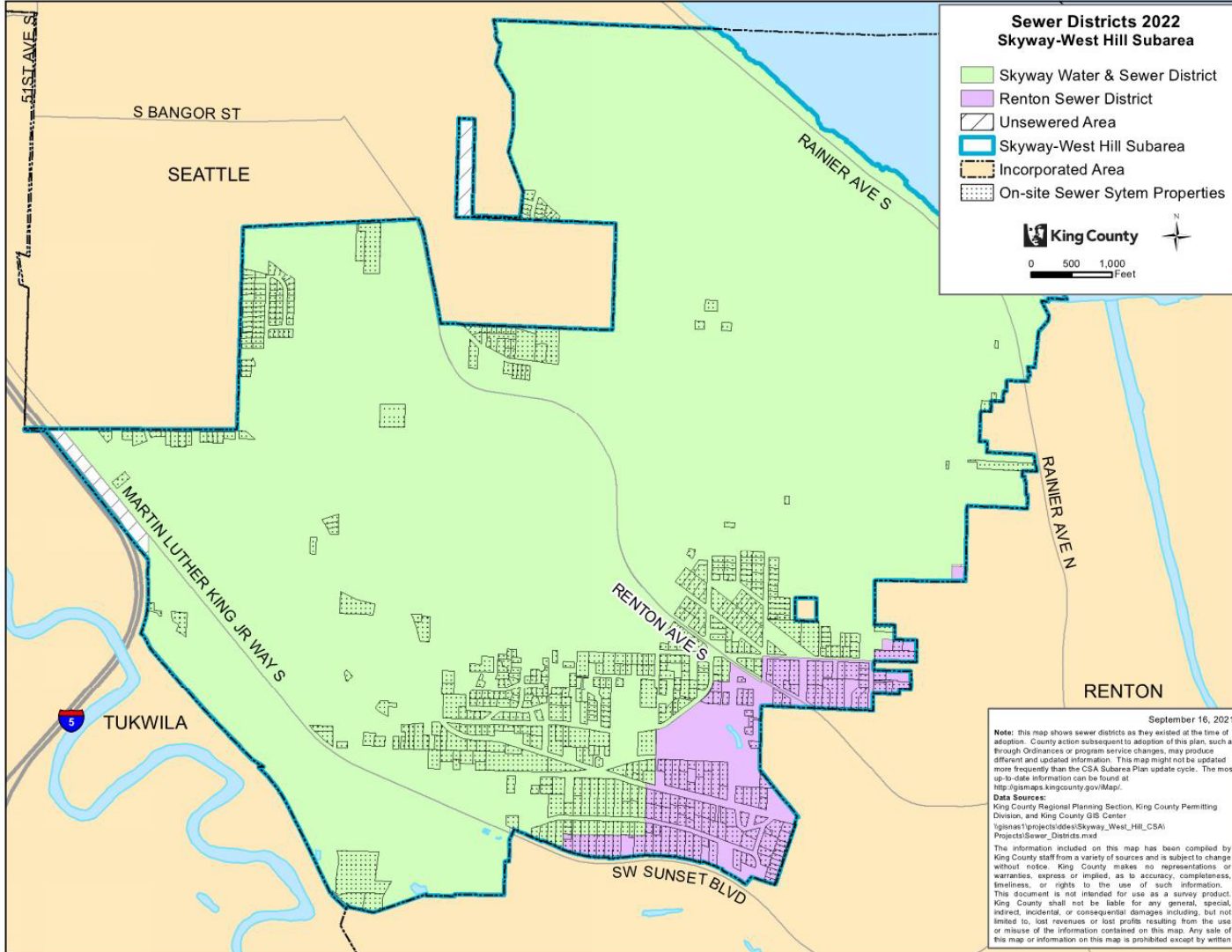
2016 **MAP 3: SKYWAY-WEST HILL WATER SERVICE PROVIDERS**



2017

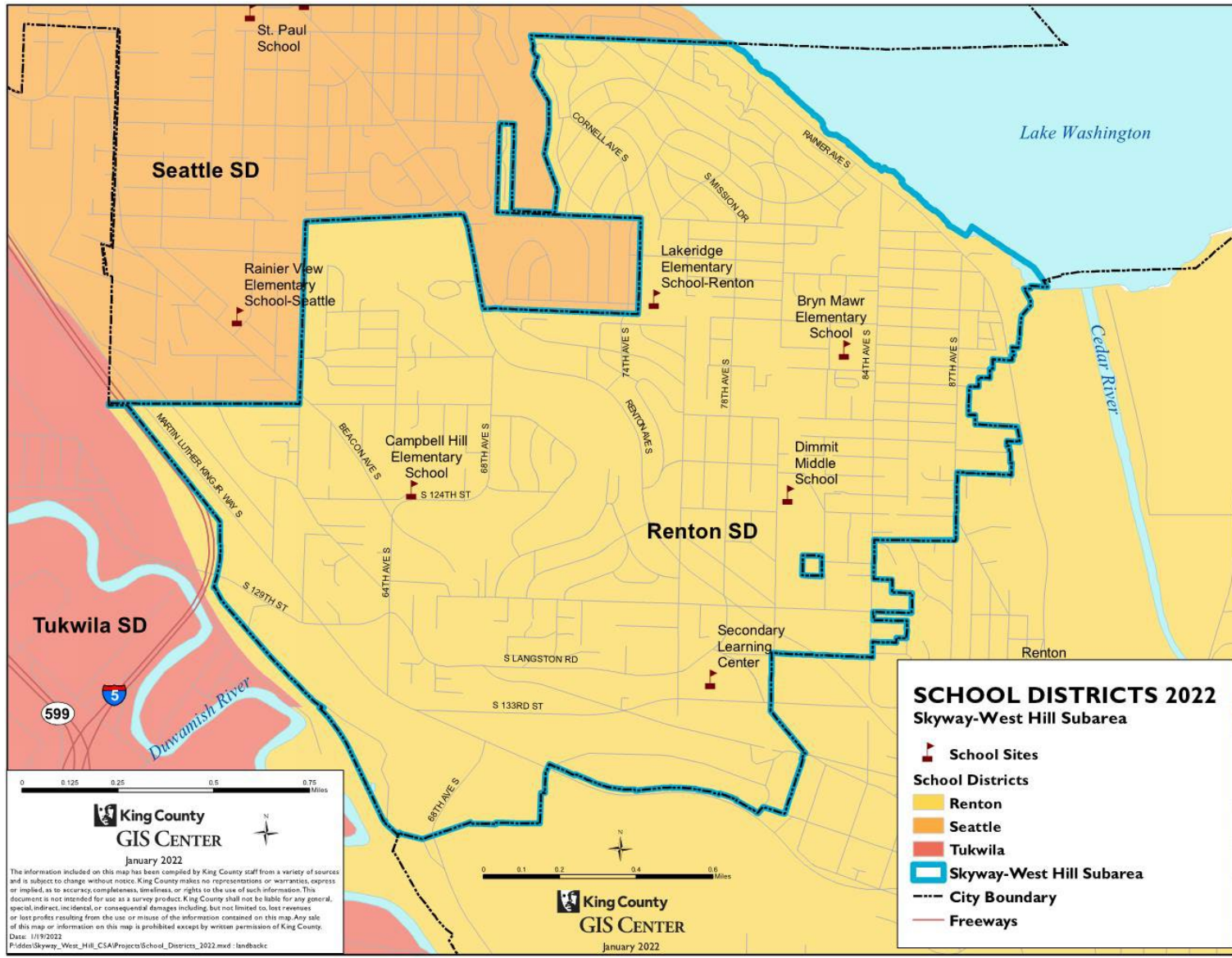
|  
2018  
2019  
2020  
2021

**MAP 4: SKYWAY-WEST HILL SEWER PROVIDERS**



2022  
 2023  
 2024  
 2025

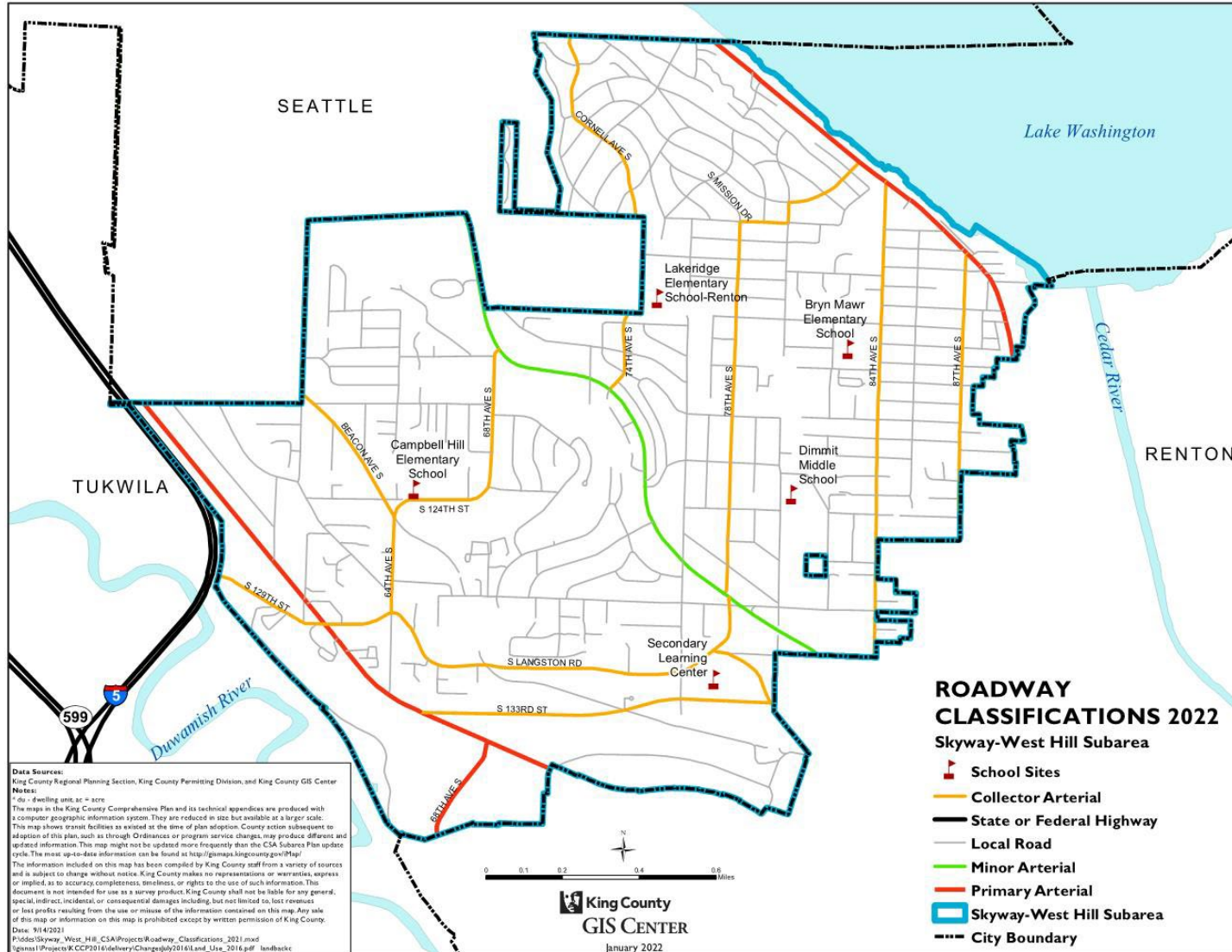
**MAP 512: SCHOOL DISTRICTS AND LOCAL SCHOOLS**



2026



2028 **MAP 65: SKYWAY-WEST HILL ROADWAY CLASSIFICATIONS**

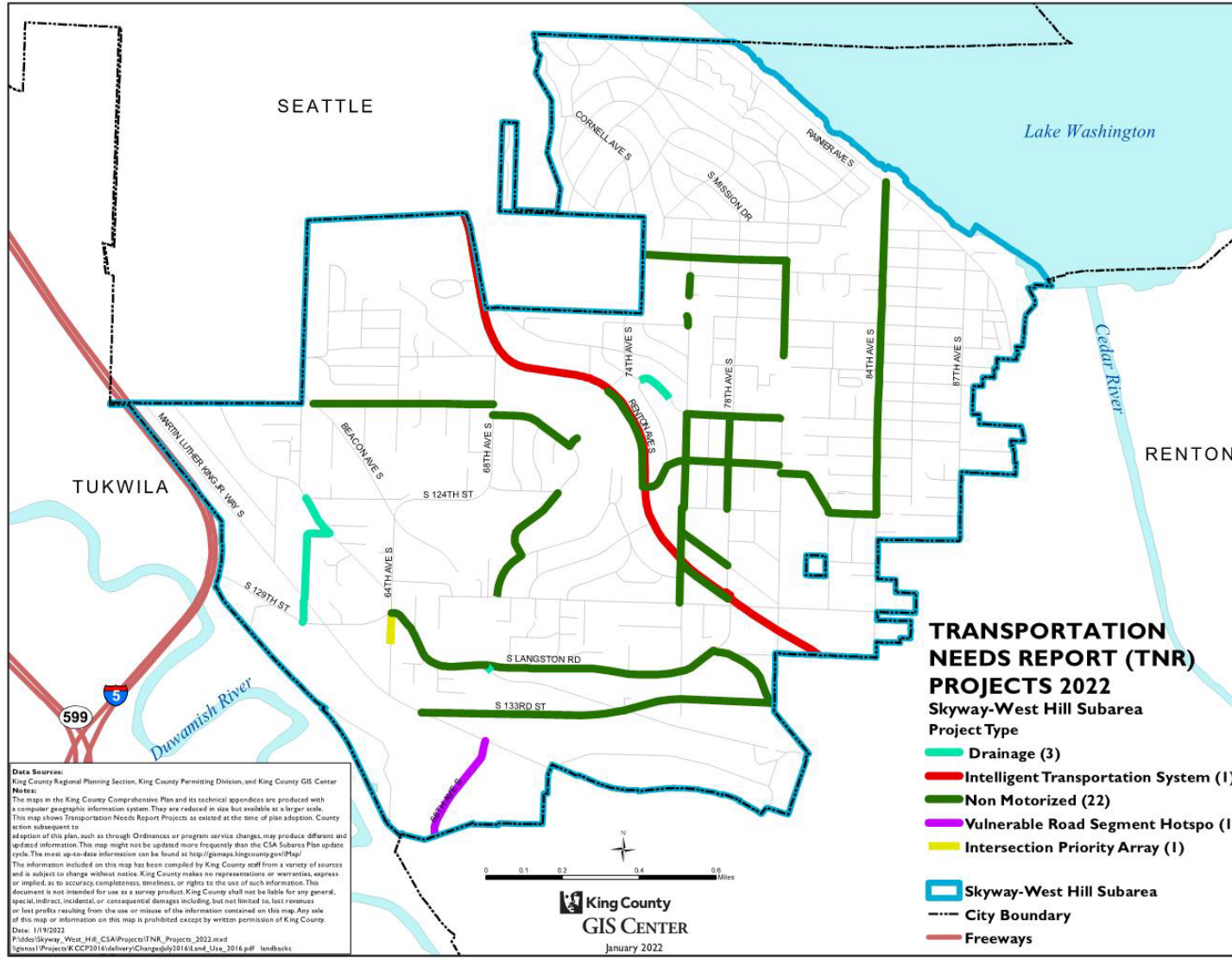


2029  
 2030



2031

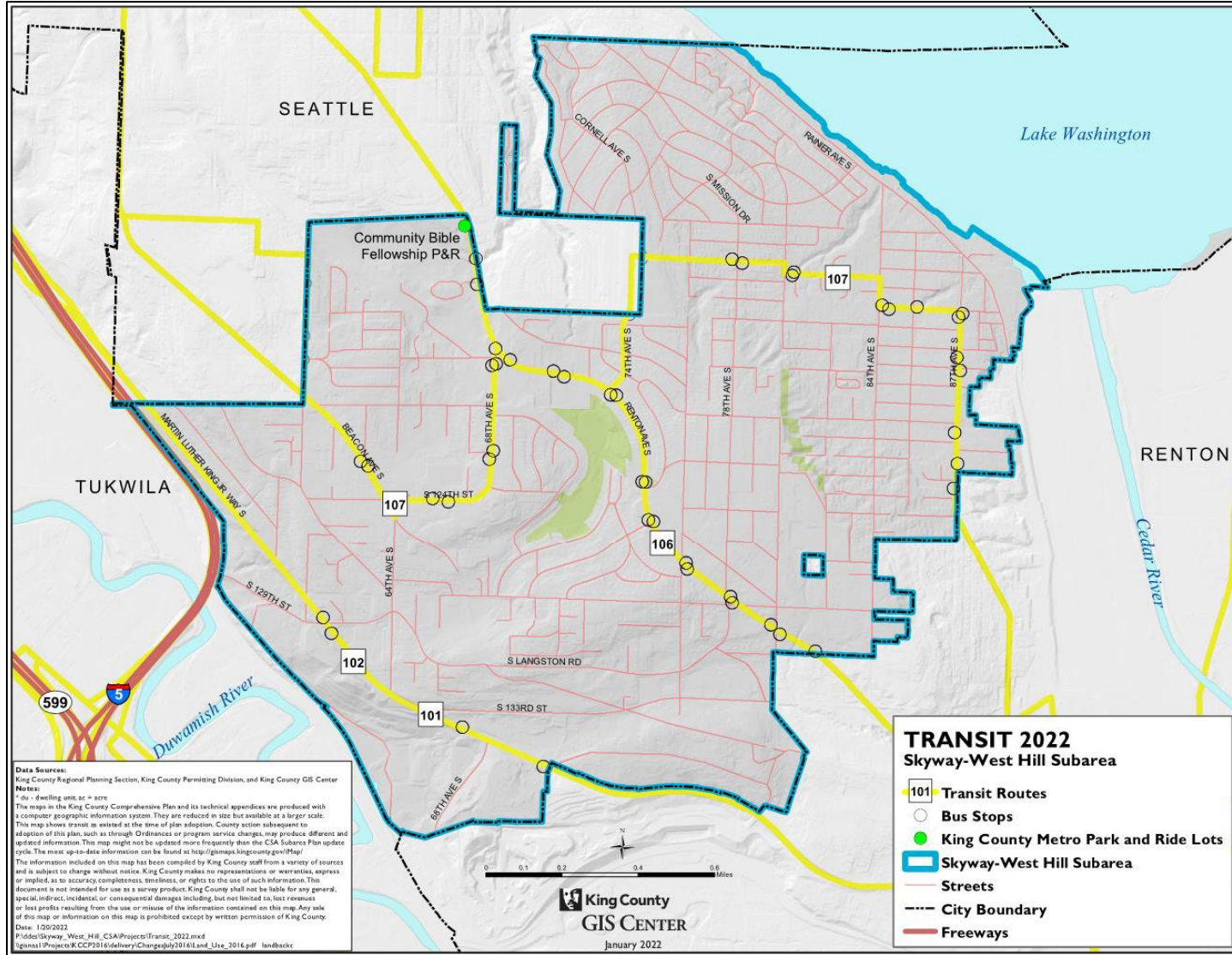
**MAP 744: TRANSPORTATION NEED REPORT (TNR) PROJECTS**



2032

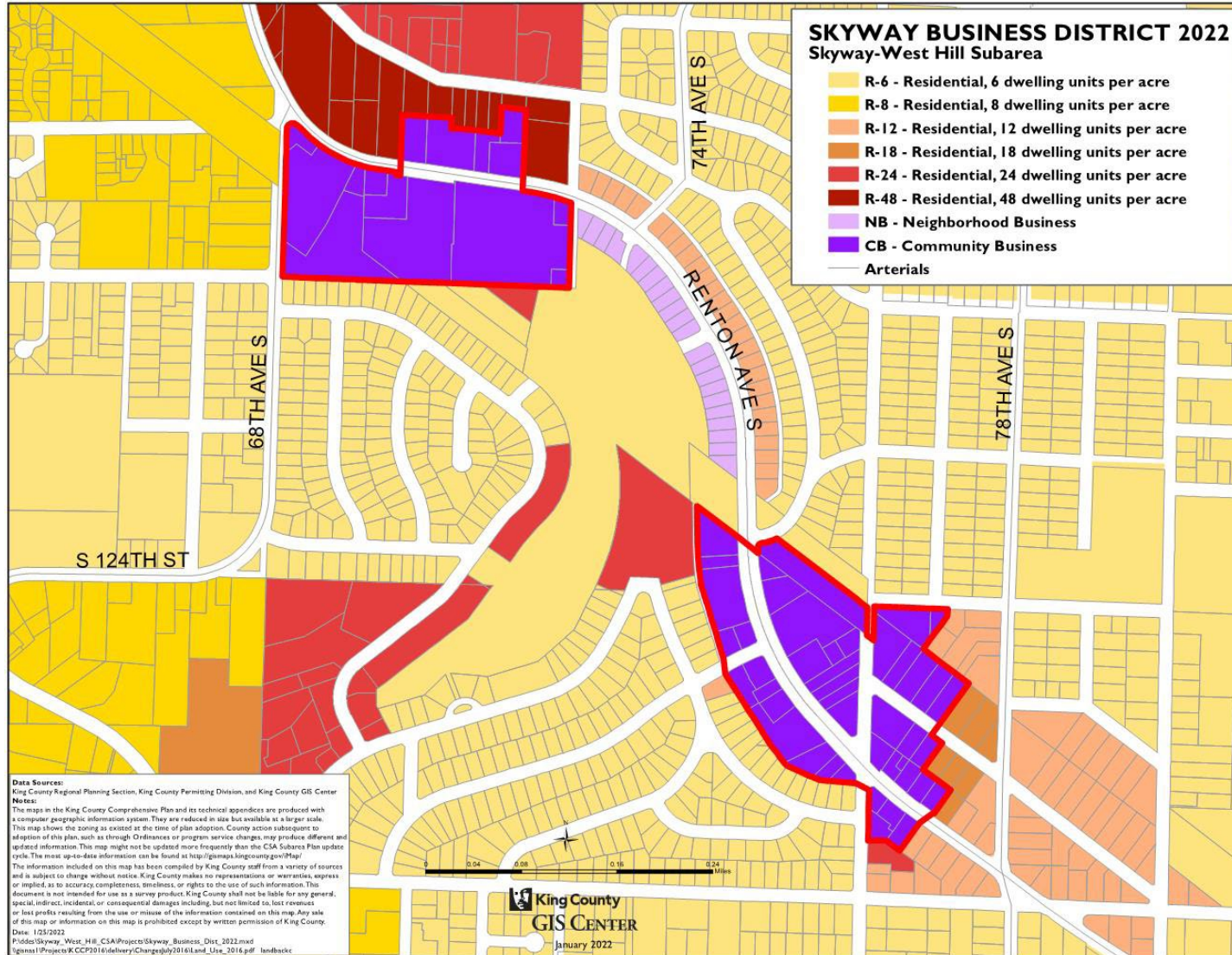
|  
2033  
2034

2035 **MAP 86: SKYWAY-WEST HILL TRANSIT SERVICE**



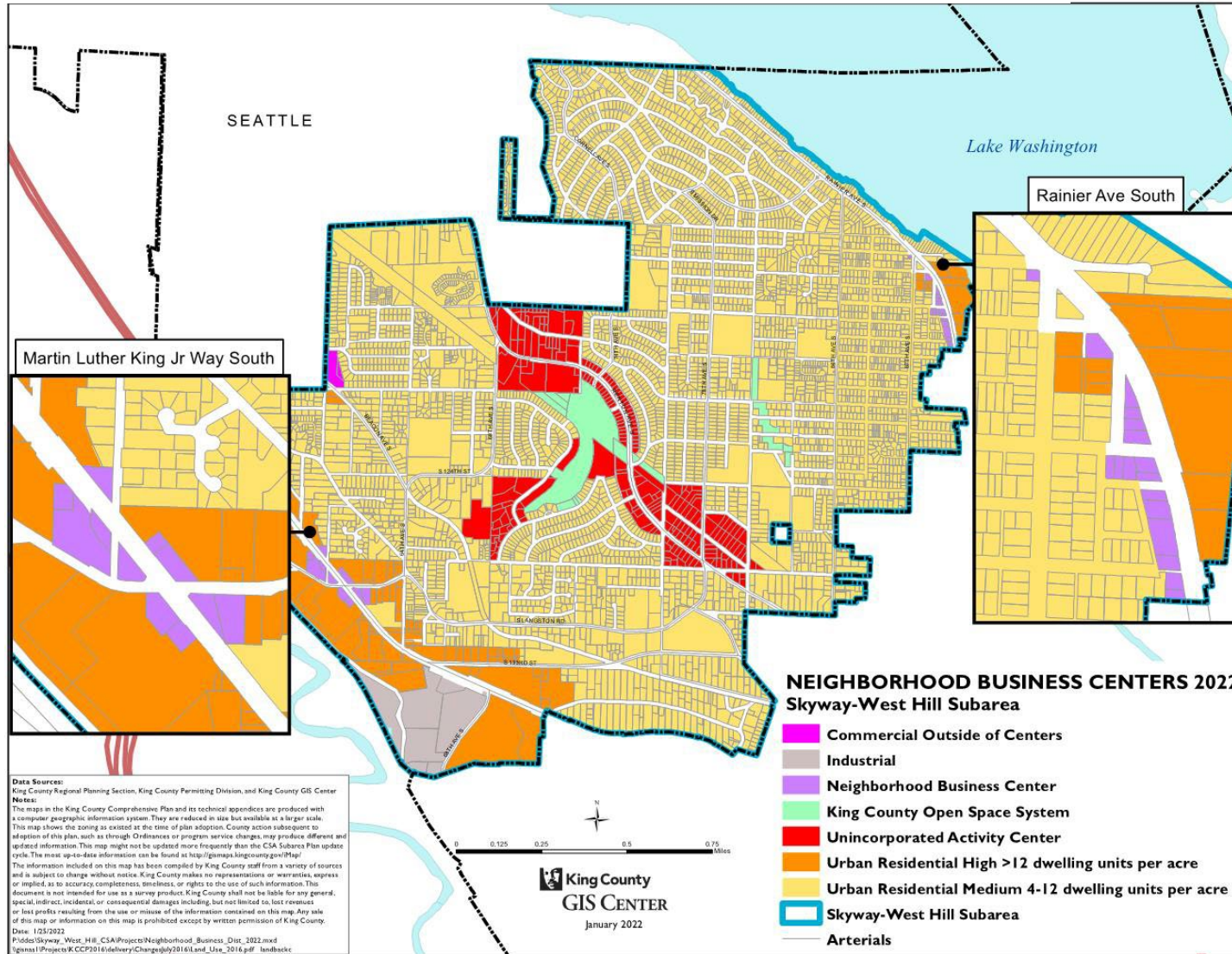
2036  
 2037

MAP 97: SKYWAY BUSINESS DISTRICT

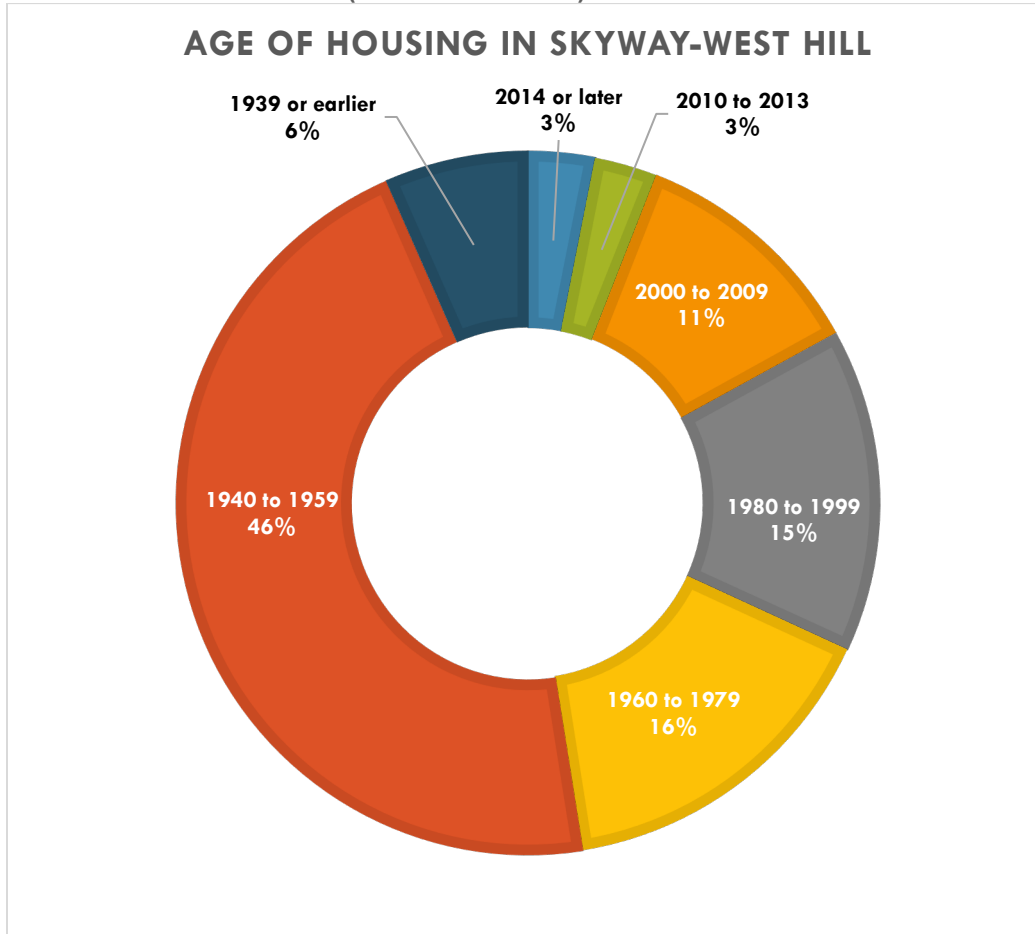


2038

MAP 108: NEIGHBORHOOD BUSINESS CENTERS

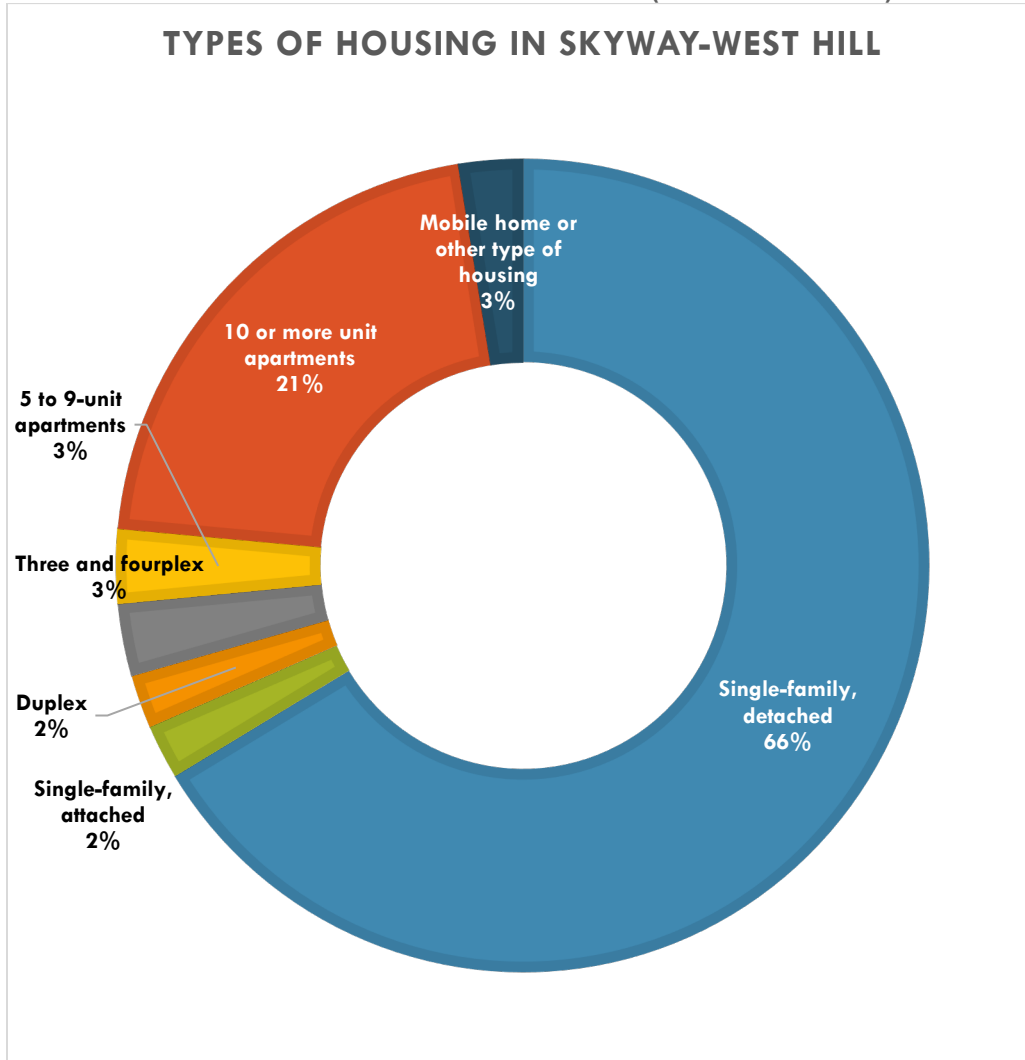


2040 **FIGURE 3: AGE OF HOUSING (2020 ACS 5-YEAR)**



2041

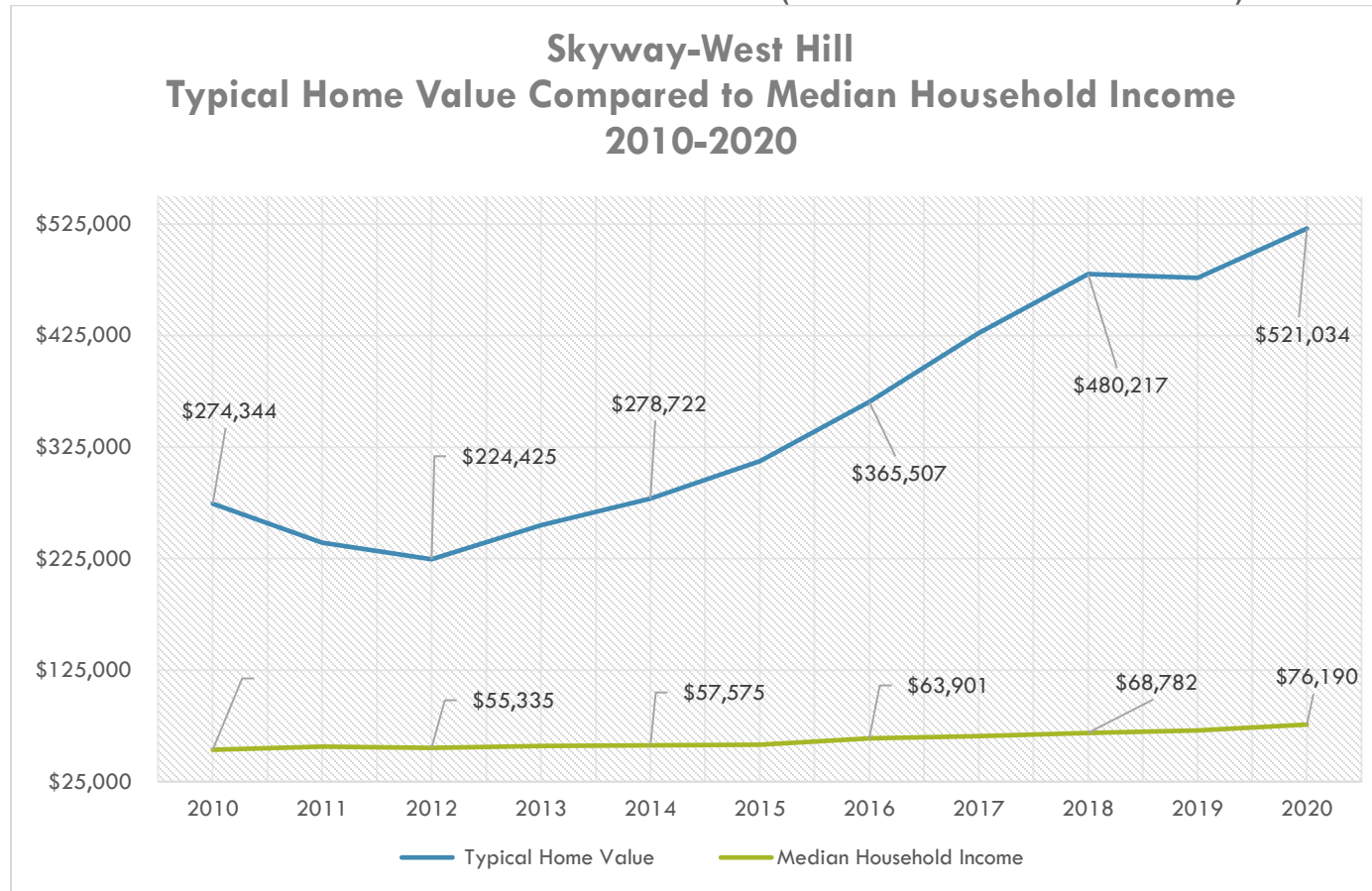
2042 **FIGURE 4: TYPES OF HOUSING IN SKYWAY-WEST HILL (2020 ACS 5-YEAR)**



2043

2044  
2045

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

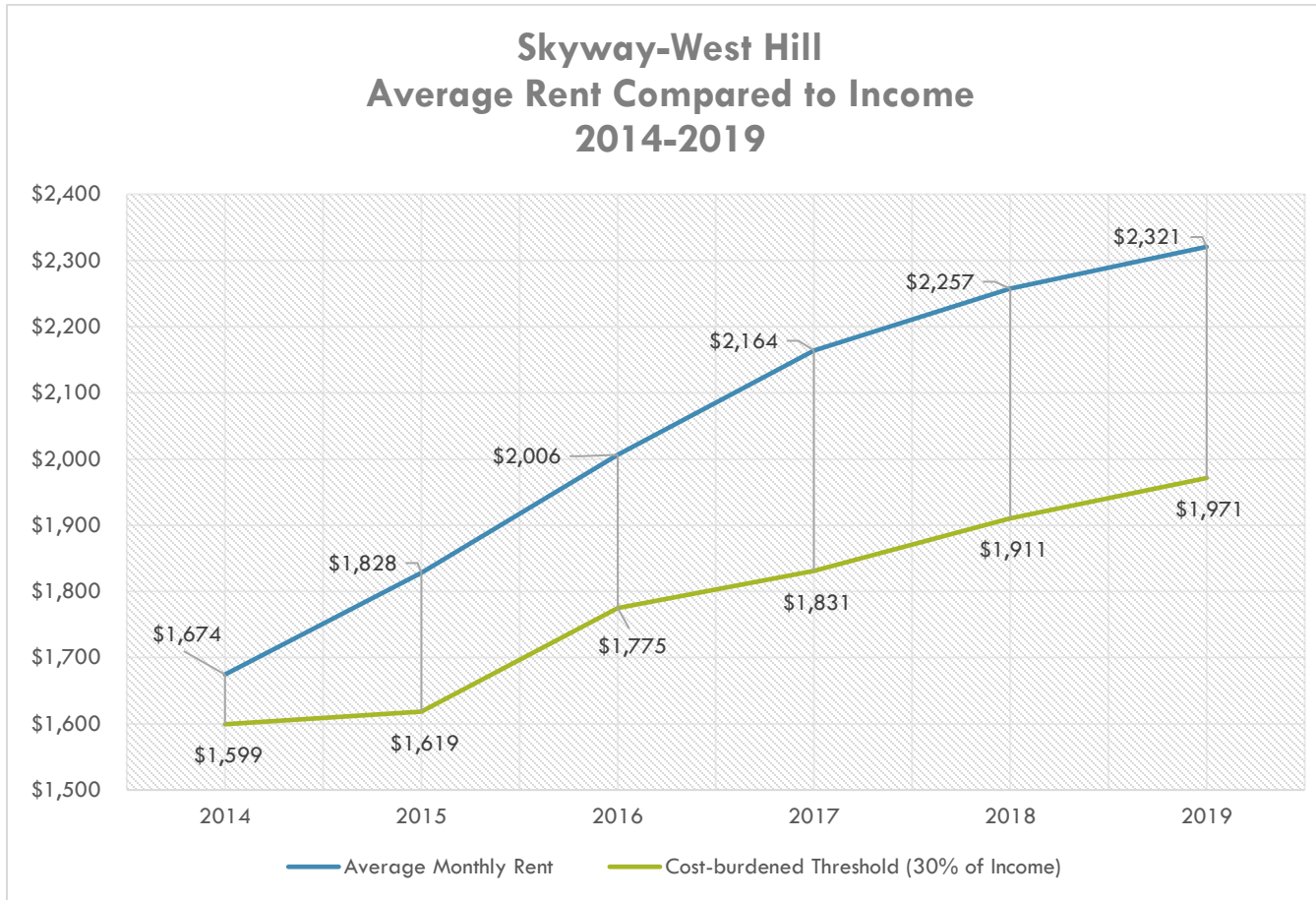


2046  
2047  
2048  
2049  
2050  
2051  
2052



2053  
2054

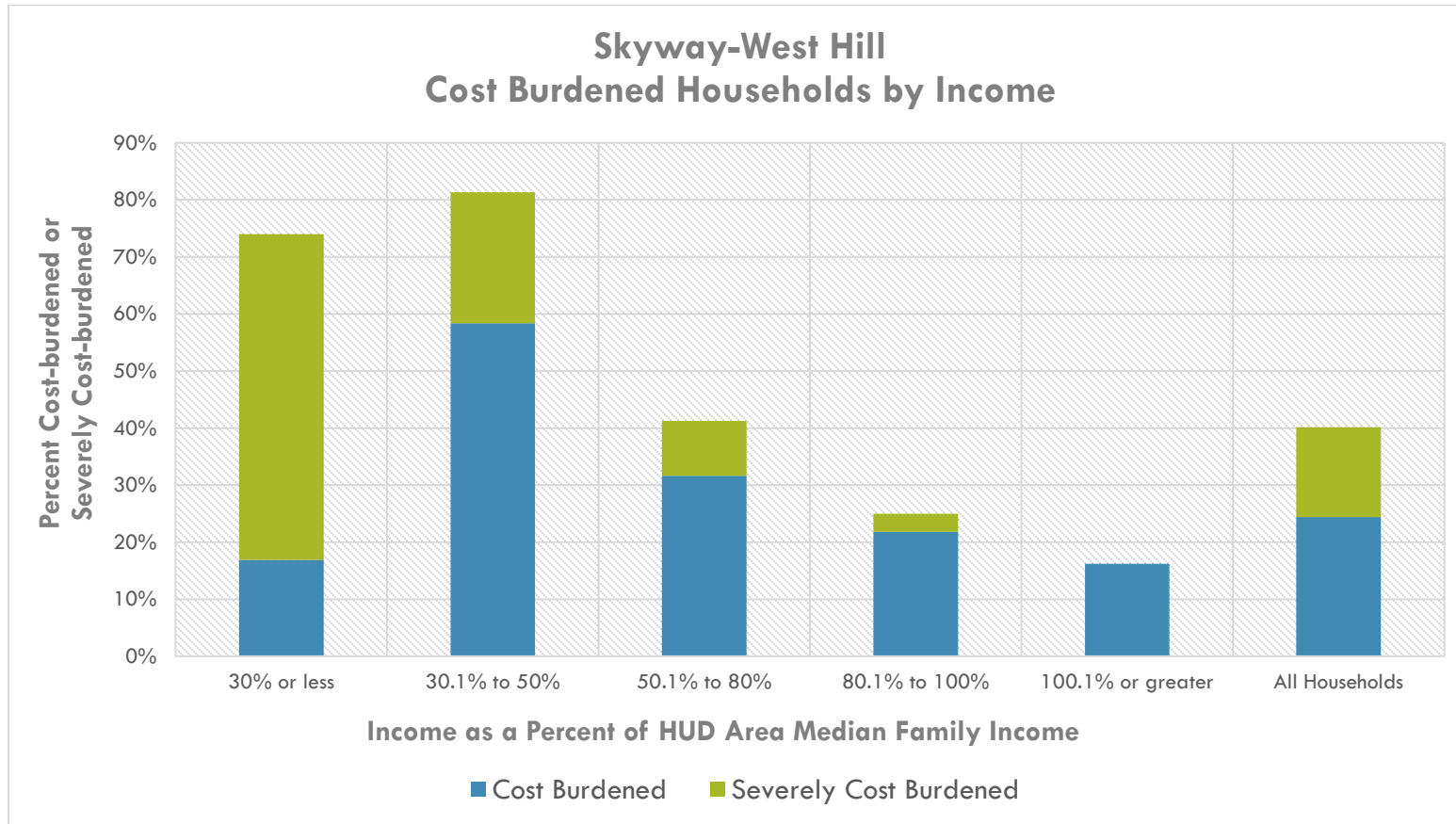
FIGURE 6: AVERAGE RENT COMPARED TO INCOME (ZILLOW AND 2014-2019 ACS 5-YEAR)



2055  
2056  
2057  
2058  
2059  
2060

2061  
2062  
2063  
2064  
2065

FIGURE 7: PERCENT OF COST-BURDENED HOUSEHOLDS BY INCOME



2066  
2067  
2068  
2069  
2070  
2071

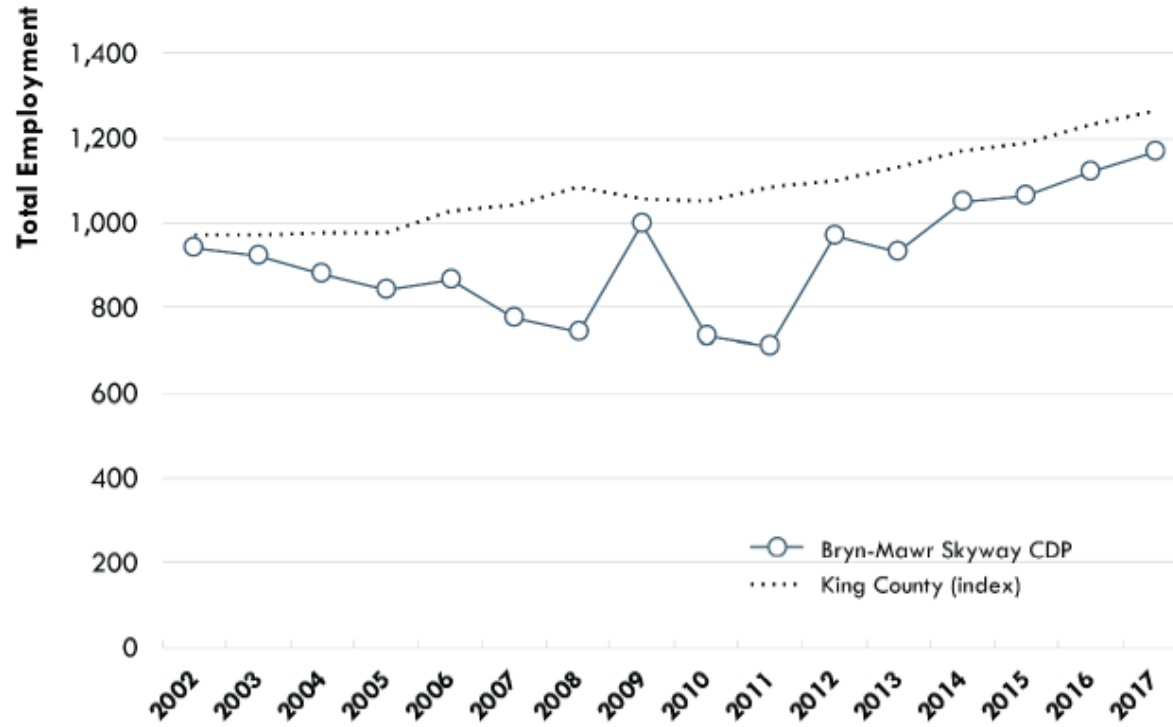
2072  
 2073  
 2074

**TABLE 4: SKYWAY WEST HILL MANAGED AFFORDABLE HOUSING UNITS**

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

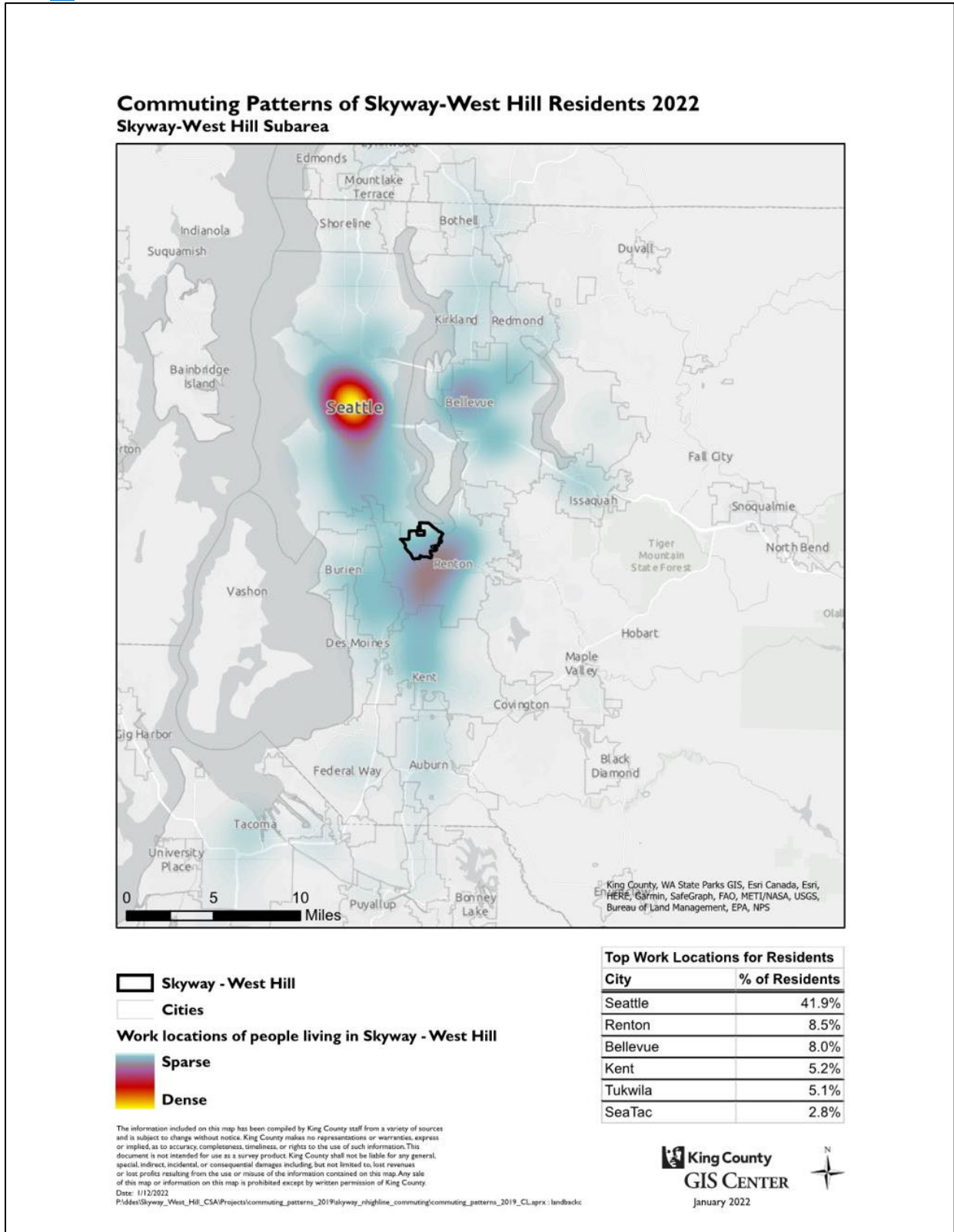
2075

2076 FIGURE 8: TOTAL EMPLOYMENT IN BRYN-MAWR SKYWAY CDP COMPARED TO COUNTY INDEX



2077 Source: BERK, 2020; US Census Longitudinal Employer-Household Dynamics (LEHD), 2017.

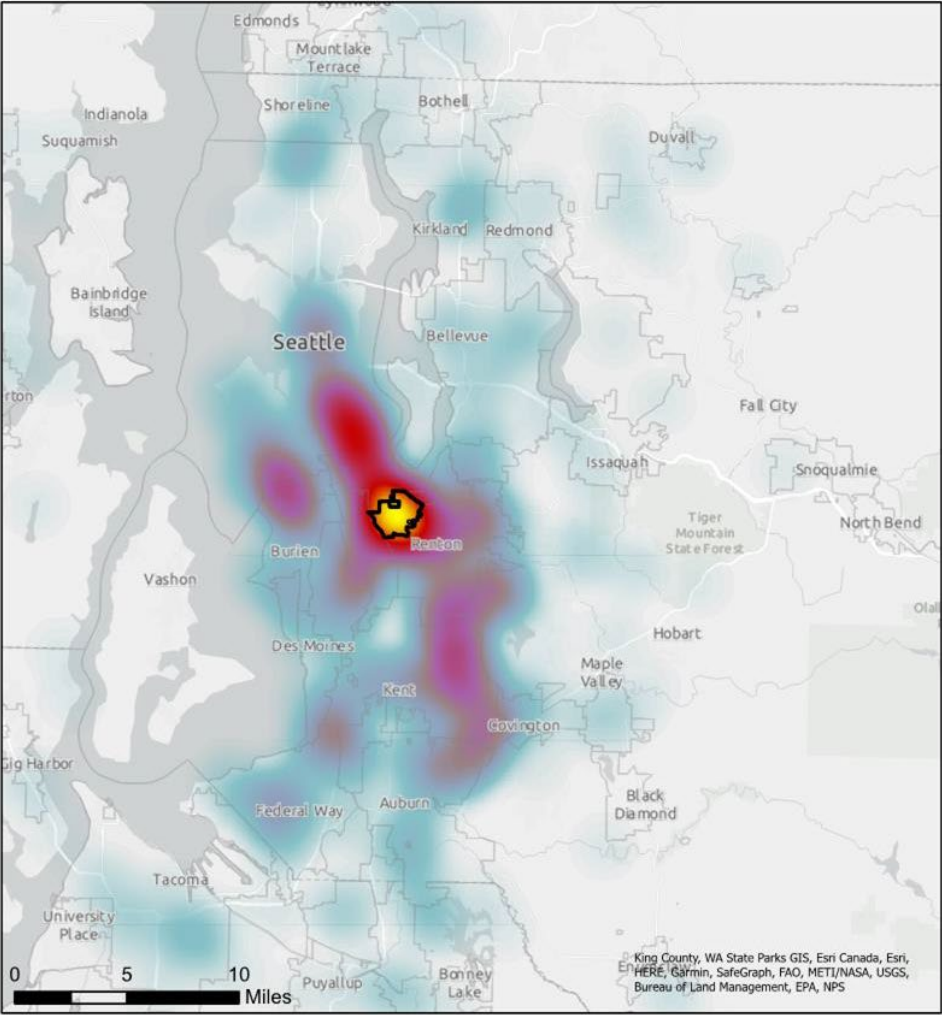
MAP 119: COMMUTING PATTERNS OF SKYWAY-WEST HILL RESIDENTS



2079  
 2080

2081 **MAP 120: COMMUTING PATTERNS OF SKYWAY-WEST HILL WORKERS**

**Commuting Patterns of Skyway-West Hill Workers 2022**  
 Skyway-West Hill Subarea



**Skyway - West Hill**

**Cities**

**Home locations of people working in Skyway - West Hill**

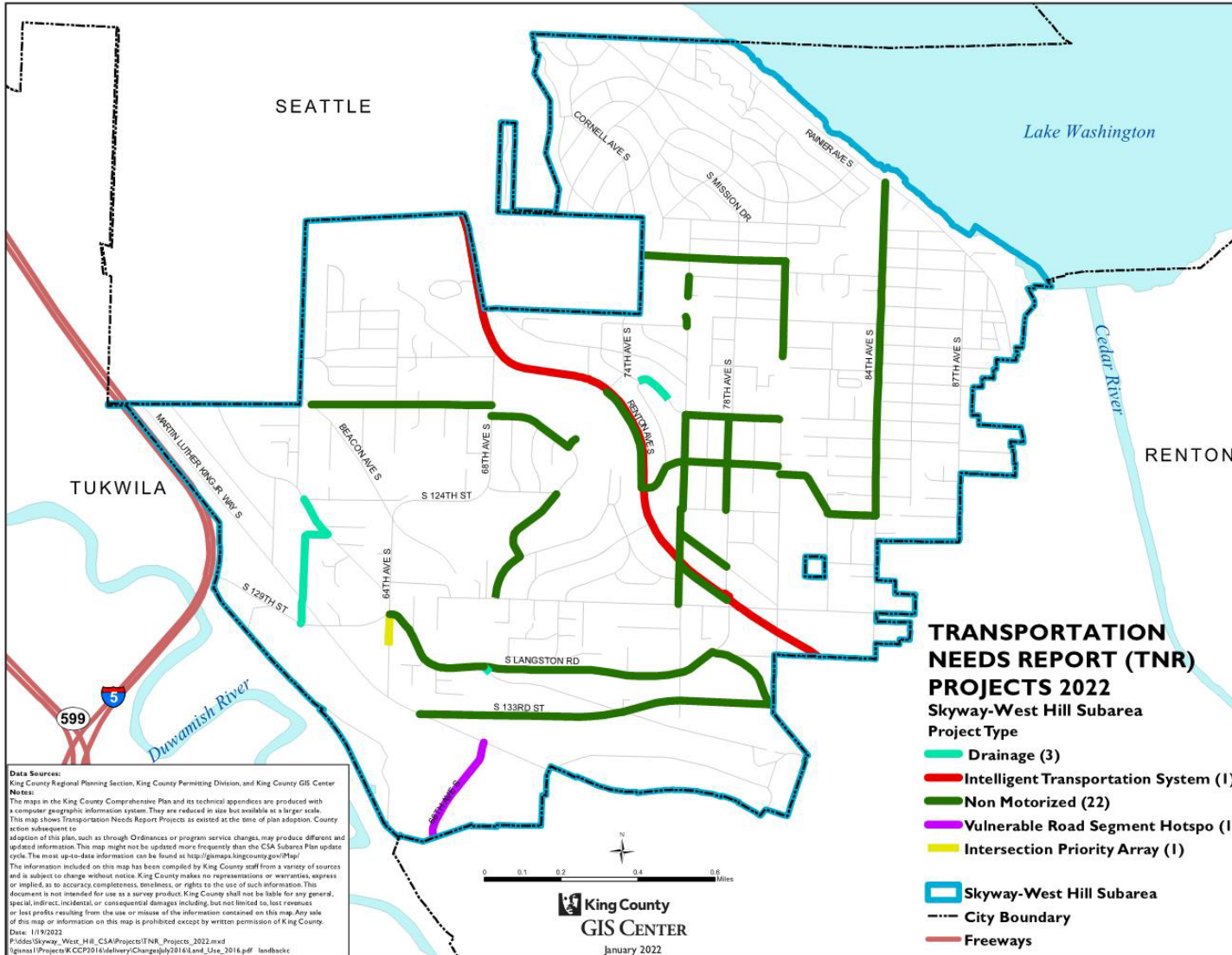
**Sparse**

**Dense**

Top Home Locations for Workers	
City	% of Workers
Seattle	18.2%
Kent	9.8%
Renton	8.6%
Bryn Mawr-Skyway	6.4%
Auburn	4.1%
Federal Way	3.8%

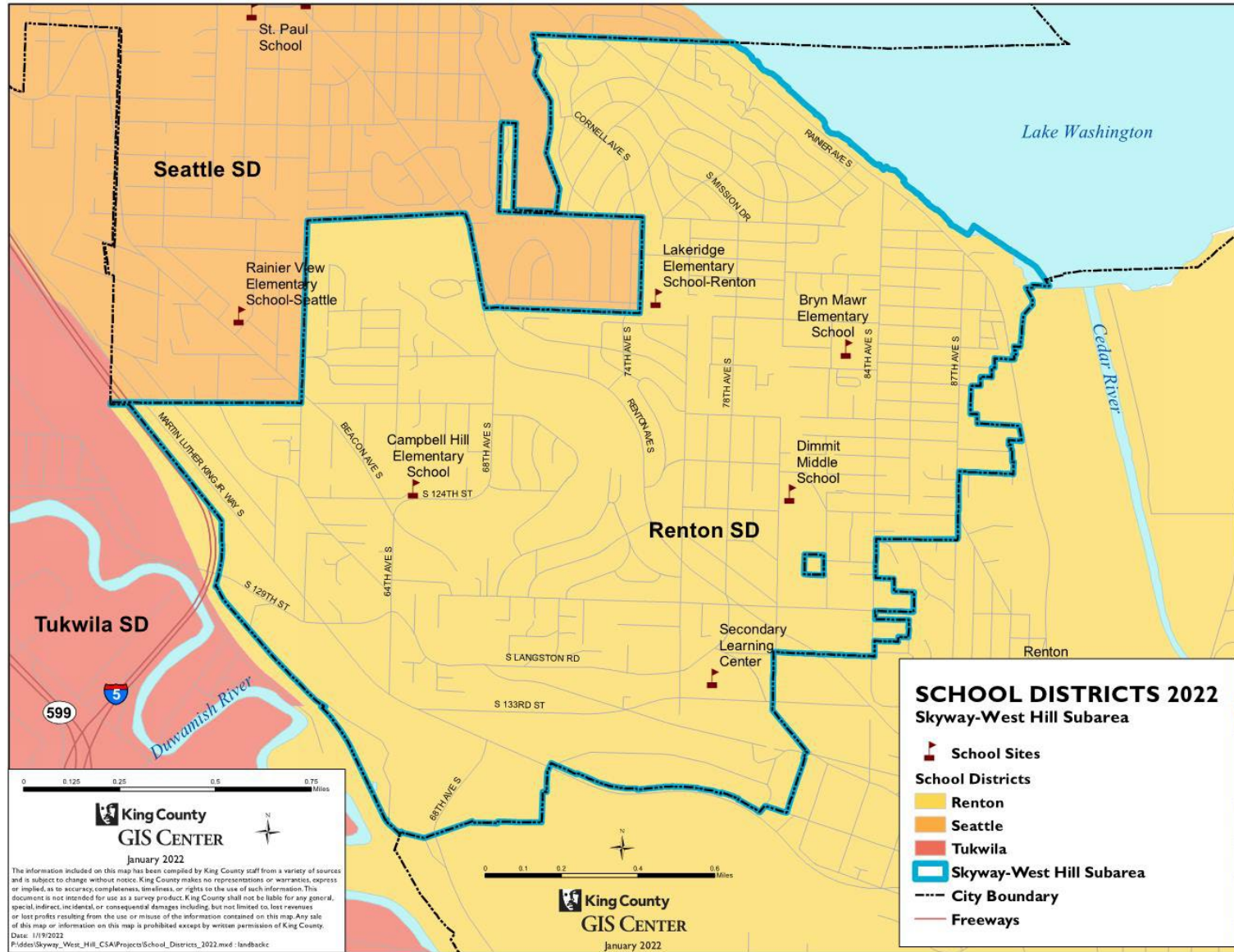
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.  
 Date: 1/12/2022  
 P:\dest\Skyway\_West\_Hill\_CSA\Projects\commuting\_patterns\_2019\skyway\_highline\_commuting\commuting\_patterns\_2019\_CL.aprx : landback

2083 **MAP 11: TRANSPORTATION NEED REPORT (TNR) PROJECTS**



2084

2085 **MAP 12: SCHOOL DISTRICTS AND LOCAL SCHOOLS**



2086



## Appendix B: Subarea Plan Monitoring

The *Comprehensive Plan* and the King County Code state that subarea plans shall establish performance metrics and monitoring for the implementation of the subarea plan.<sup>56, 57</sup>

To achieve this, a set of 5 quantitative metrics will be tracked that apply to all urban unincorporated areas, with these being the same measures that are tracked for the *Comprehensive Plan*. These will allow comparison with other urban unincorporated areas of King County. In addition, 5 qualitative measures will be tracked that are specific to Skyway West Hill and are drawn from the community's vision and priorities, and the policies in the Subarea Plan.

The purpose of the metrics and measures are to monitor the implementation of the Skyway West Hill Subarea Plan and inform future Subarea Plan updates, by addressing issues that are within the scope of the subarea plan and are consistent with the *Comprehensive Plan's* performance measures.

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

### Standardized Urban Unincorporated Quantitative Performance Metrics:

In order to be consistent with and help implement the *Comprehensive Plan*, the following metrics from the *Comprehensive Plan's* Performance Measures program will be tracked at the subarea level to provide a numeric based snapshot, tracked over time, of performance of the Subarea Plan.

- **Development occurs in areas planned for growth:** Number of jobs and businesses, population, and housing units by type.
- **The economy is strong and diverse:** Jobs by sector.
- **Housing is affordable to residents at all income levels:** Percent of households paying more than 30% and 50% of income for housing costs.
- **Residents have access to transit:** Proximity of housing units by type and jobs to transit stops.
- **Residents have access to parks and open space:** Proximity to parks and open spaces.

### Skyway West Hill Specific Qualitative Implementation Measures:

To supplement the data metrics, the following qualitative measures will be tracked to describe activities and progress made towards implementing community priorities in the Subarea Plan.

<sup>56</sup> *2020 Comprehensive Plan, Policy CP-100, Ordinance 19146*

<sup>57</sup> *King County Code 2.16.055.B.2.c*

- 2125 • ~~— **Increase access to social and health services, including the development of a**~~  
2126  ~~**community center:** Reporting by the Department of Community and Human Services,~~  
2127  ~~Department of National Resources and Parks, and Department of Local Services.~~
- 2128 • ~~— **Improve economic vitality and condition of the Skyway Business District:**~~  
2129  ~~Reporting by the Department of Local Services.~~
- 2130 • ~~— **Protect and increase availability of affordable housing:** Reporting by the Department~~  
2131  ~~of Community and Human Services.~~
- 2132 • ~~— **Increase in active transportation infrastructure:** Reporting by the Department of~~  
2133  ~~Local Services.~~
- 2134 • ~~— **Reduce the risk of residential, economic, and cultural displacement:** Reporting by~~  
2135  ~~the Department of Community and Human Services and Department of Local Services.~~

2136  
2137 Using the performance metrics and the implementation measures, the County will work with the  
2138 community to help ensure that the vision in the subarea plan is being realized, and will report on  
2139 progress at least every 2 years.  
2140

## 2141 Appendix **BE**: Equity Impact Review

2142 The King County Strategic Plan present a vision for “King County where all people have  
2143 equitable opportunities to thrive.” This vision is consistent with and furthered by the 2016-2022  
2144 Equity and Social Justice (ESJ) Strategic Plan that contains 4 strategies to advance equity and  
2145 social justice that include investing:

- 2146 • Upstream and where the needs are greatest
- 2147 • In community partnerships
- 2148 • In employees

2149  
2150 And with accountable and transparent leadership.

2151 The equity and social justice shared values that guide and shape our work included commit us  
2152 to being:

- 2154 • Inclusive and collaborative
- 2155 • Diverse and people focused
- 2156 • Responsive and adaptive
- 2157 • Transparent and accountable
- 2158 • Racially just
- 2159 • Focused upstream and where the needs are greatest

2160  
2161 It is within this framework that the Skyway-West Hill Community Service Area Subarea Plan  
2162 (Subarea Plan) was developed and will be implemented. Furthermore, this analysis of equity  
2163 impacts seeks to identify, evaluate, and communicate potential impacts – both positive and  
2164 negative – associated with the development and implementation of the Subarea Plan. This  
2165 analysis generally follows the process King County Office of Equity and Social Justice Equity  
2166 Impact Review Tool.

### 2167 2168 Introduction

2169 This equity impact review strives to rigorously and holistically summarize the process by which  
2170 the Subarea Plan was developed and how it might affect the residents of Skyway-West Hill. It  
2171 relies on King County’s Equity Impact Review Process<sup>58</sup> by considering the following equity  
2172 frameworks:

- 2173 • **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties;
- 2174 • **Process Equity:** Inclusive, open, and fair process with meaningful opportunities for  
2175 input; and
- 2176 • **Cross-generational Equity:** Consideration of effects of current actions on future  
2177 generations.

---

<sup>58</sup> [Ordinance 16948](#)

2179 Following the Equity Impact Review framework established by the King County Office of Equity  
2180 and Social Justice, this Equity Impact Review is organized into 5 phases of analysis, as follows:

- 2181 • Phase 1: Scope. Identify who will be affected.
- 2182 • Phase 2: Assess equity and community context.
- 2183 • Phase 3: Analysis and decision process.
- 2184 • Phase 4: Implementation. Staying connected with the community.
- 2185 • Phase 5: Ongoing Learning. Listening, learning, and adjusting with the community.
- 2186

### 2187 What is the Skyway-West Hill Subarea Plan?

2188 The Subarea Plan is an element of the King County *Comprehensive Plan* and sets the vision for  
2189 King County’s governance of the area, including land use and development, for the following 20  
2190 years. The scope and schedule of the Subarea Plan were established by the King County  
2191 Council in 2020.<sup>59</sup> The County has not conducted a comprehensive update to its long-range  
2192 plan for Skyway-West Hill since the 1994 West Hill Community Plan and Area Zoning  
2193 (Community Plan) were adopted. With the exceptions of a number of land use policies and land  
2194 use and zoning map amendments adopted in 2020 with the Skyway-West Hill Land Use  
2195 Strategy – Phase 1 of the Community Service Area Subarea Plan (Land Use Strategy), the  
2196 policies in the Community Plan will be in effect until the King County Council adopts the  
2197 Subarea Plan.

2198  
2199 The Skyway-West Hill Land Use Strategy was developed from August 2018 to August 2020 and  
2200 was limited in scope to land use issues. This first timeframe was considered the first phase of  
2201 plan development. The second phase of subarea planning in Skyway-West Hill began after the  
2202 August 2020 adoption of updates to the King County *Comprehensive Plan*, when the scope of  
2203 the Subarea Plan was expanded to include all topics of interest to the community, along with the  
2204 creation of a Community Needs List.

2205  
2206 The Community Needs List is a list of community-identified projects, programs, and investments  
2207 that King County will implement in Skyway-West Hill. While developed at the same time as the  
2208 Subarea Plan, the Community Needs List is not an element of the *Comprehensive Plan*.  
2209 Engagement with the community was naturally blended due to the coinciding timeframes and  
2210 the linkage between community vision and policies in the Subarea Plan and the program,  
2211 services, and investments in the Community Needs List.

2212  
2213 Community engagement focused on residents historically left out of the planning process and  
2214 centering and amplifying the voices of residents who reflect the diversity of the area. The  
2215 recommendations for updated subarea policies and amendments to land use designations and  
2216 zoning classifications are based on the feedback gathered from the community, as well as a  
2217 thorough review of the historic, demographic, economic, and geographic characteristics of  
2218 Skyway-West Hill and its context within King County and the region.

2219  
2220

---

<sup>59</sup> [Ordinance 19146](#)

2221 **What are the Determinants of Equity?**

2222 King County Code 2.10.210 defines the Determinants of Equity<sup>60</sup> as the social, economic,  
2223 geographic, political, and physical environment conditions in which people are born, grow, live,  
2224 work, and age that lead to the creation of a fair and just society. The determinants of equity  
2225 include:

- |      |                                 |      |                                  |
|------|---------------------------------|------|----------------------------------|
| 2226 | • Early Childhood Development   | 2233 | • Transportation                 |
| 2227 | • Education                     | 2234 | • Community Economic Development |
| 2228 | • Jobs and Job Training         | 2235 | • Neighborhoods                  |
| 2229 | • Health and Human Services     | 2236 | • Housing                        |
| 2230 | • Food Systems                  | 2237 | • Community and Public Safety    |
| 2231 | • Parks and Natural Resources   | 2238 | • Law and Justice                |
| 2232 | • Built and Natural Environment |      |                                  |

2239  
2240 Access to the determinants of equity creates a baseline of equitable outcomes for people  
2241 regardless of race, class, gender, or language spoken. Inequities are created when barriers  
2242 exist that prevent individuals and communities from accessing these conditions and reaching  
2243 their full potential. These factors, while invisible to some, have profound and tangible impacts on  
2244 all.

2245  
2246 The determinants of equity most likely to be directly or indirectly influenced by the Subarea Plan  
2247 and Community Needs List include: Built and Natural Environment, Neighborhoods, Housing,  
2248 Transportation, Community Economic Development, and Parks and Natural Resources. Those  
2249 with a less direct relationship include Health and Human Services, Early Childhood  
2250 Development, Education, Food Systems, and Community and Public Safety.  
2251

2252 **Equity Impact Review Phase 1 – Who will be affected by the Skyway-**  
2253 **West Hill Subarea Plan?**

2254 **A Demographic and Socioeconomic Overview of Skyway-West Hill**

2255 The Skyway-West Hill Subarea covers an area of almost 3 square miles, is home to  
2256 approximately 18,000 people, making it the County’s fourth most populous urban  
2257 unincorporated area, after Fairwood, East Federal Way, and North Highline. Skyway-West Hill is  
2258 comprised of the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge,  
2259 Panorama View, Skycrest, and Skyway.

2260  
2261 Skyway-West Hill is rich in cultural diversity. Skyway-West Hill is 1 of 3 communities in King  
2262 County in which Black, Indigenous, People of Color (BIPOC) constitute a majority of the  
2263 population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has the highest  
2264 proportion of Black and African American residents of any community in Washington at 28%. It  
2265 also has fourth-highest percentage of Asian residents with 31% (most of whom are Vietnamese)  
2266 of any community in Washington. White residents represent 27% of the community (the lowest  
2267 percentage of any community in King County) and Hispanic/Latino residents represent 8%.  
2268

---

<sup>60</sup> [King County’s Determinants of Equity Report \(2016\)](#)

2269 Skyway-West Hill has the highest percentage of people  
2270 who speak more than one language at home (45%) and  
2271 some of the highest rates of limited English proficiency of  
2272 any community in the state. The predominant non-English  
2273 languages spoken in Skyway-West Hill today are  
2274 Vietnamese, Spanish, Somali, Tagalog, Chinese, and  
2275 Russian.

2276  
2277 The median household income in Skyway-West Hill is  
2278 about \$71,000, which is 25% lower than the countywide  
2279 median of \$95,000. An estimated 2,200 individuals (12%)  
2280 in Skyway-West Hill lived below the poverty line in 2019.  
2281 With children and youth under 18 living below the poverty  
2282 level, this statistic increases to 21%, which is double the  
2283 county percentage.

2284  
2285 These figures only tell a small part of the picture, however.  
2286 The socioeconomic data selected and analyzed in this  
2287 review is in consideration of 4 “factors” in King County’s  
2288 Equity and Social Justice Ordinance 16948<sup>61</sup> that were  
2289 identified as impacting access to the determinants of  
2290 equity: race, class (referring to varying degrees of income),  
2291 gender or language spoken.<sup>62</sup>

2292  
2293 The needs and vulnerabilities of residents can vary  
2294 significantly based on factors such as household income,  
2295 homeownership status, access to networks of support,  
2296 English language proficiency, immigration status, civic  
2297 engagement, and many others.<sup>63</sup> This section builds on the  
2298 demographic profile in the Subarea Plan to identify notable  
2299 differences and disparities that are related to residents’  
2300 needs and vulnerabilities<sup>64</sup> Additionally, it highlights where  
2301 there are significant differences in demographic and  
2302 socioeconomic data for Skyway-West Hill.

2303  
2304 **Affected Community, including Populations of Concern**

2305 In the 25 years since the County last updated its long-range plan for Skyway-West Hill, the  
2306 community and the region have changed; a generation has passed since the residents of  
2307 Skyway-West Hill have been engaged in long-range planning process. Compounding this lack  
2308 of engagement in planning is the fact that compared to King County as a whole, Skyway-West  
2309 Hill has a high proportion of lower-income residents, residents of color, residents who speak a  
2310 language other than English at home, and foreign-born residents – all groups who have not  
2311 historically been or felt included in community planning at any level.

<sup>61</sup> [Ordinance 16948](#)

<sup>62</sup> [King County Code 2.10.210.B](#)

<sup>63</sup> [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#), Section III

<sup>64</sup> 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
<b>Total Population</b>	<b>14,000</b>	<b>18,000</b>
Change from 2000		32%
<b>Age Characteristics</b>		
Under 18 years	23%	23%
65 years and over	14%	13%
Median Age	38	39
<b>Race and Ethnicity</b>		
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%
<b>Foreign Born Population and Language</b>		
English Only	78%	56%
Other than English	23%	45%
Percent Foreign Born	18%	34%
<b>Median Monthly Housing Costs</b>		
Gross Rent	\$750	\$1,400
Owner with Mortgage	\$1,250	\$2,200
<b>Household Income</b>		
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

2313 County planners prioritized outreach to ensure that the perspectives of the following groups  
2314 were included in the development of the Plan:

- 2315 • Limited English Proficiency Communities, specifically Vietnamese, Spanish, and Somali,  
2316 speakers
- 2317 • Racial and Ethnic Groups
- 2318 • Youth
- 2319 • Seniors and Elderly
- 2320 • Persons with Disabilities
- 2321 • Neighborhoods
- 2322 • Renters and Low-Income Households
- 2323 • Businesses
- 2324 • Community Service Providers

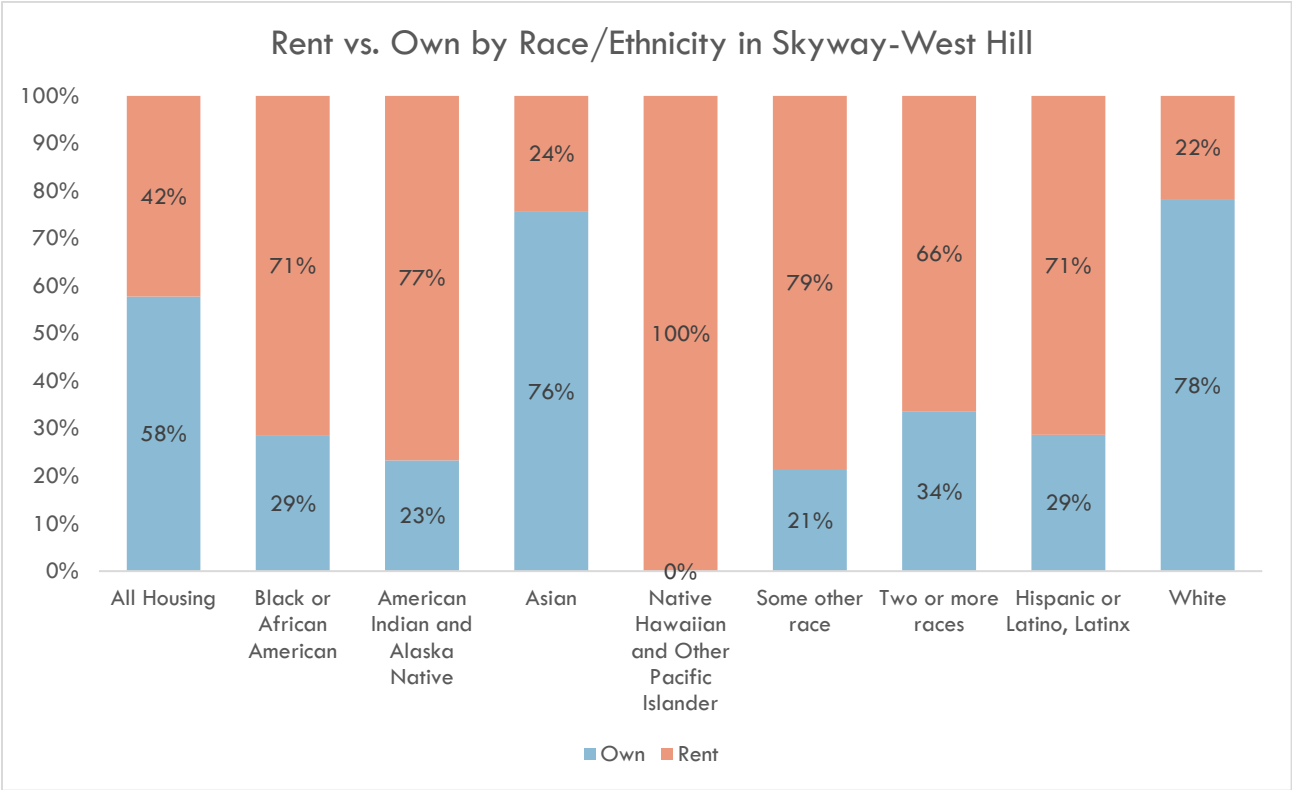
2325  
2326 The following sections discuss stakeholders, including populations of concern, in the context of  
2327 how the Subarea Plan may impact each group.

2328  
2329 This section also summarizes the County’s engagement with each group of stakeholders to  
2330 better understand the needs of each group in developing the Subarea Plan.

2331  
2332 **Limited English Proficiency Communities**  
2333 Residents who do not speak English as their primary language, face significant challenges in  
2334 engaging in civic life, including the subarea planning process. In 2019, approximately 7,700  
2335 people, or 45% of the community, spoke a language other than English at home. Approximately  
2336 10% of the community, have limited English proficiency.

2337  
2338 Most outreach and engagement activities are conducted in English and lack sufficient  
2339 accessibility provisions. Since 45% of the people in the study area speak a language other than  
2340 English at home, and nearly one-tenth of the population does not have strong English-  
2341 proficiency, it is important to communicate with people in the languages in which they feel most  
2342 comfortable.

2343  
2344 **Racial and Ethnic Communities**  
2345 Skyway-West Hill is a diverse community where over 70% of the residents are BIPOC.  
2346 Approximately a third of residents identify as Asian, over a quarter of residents identify as Black  
2347 or African American, and about 8% of residents identify as Latino. There are significant racial  
2348 disparities within Skyway-West Hill that impact vulnerability to land use changes. For instance,  
2349 those identifying as White represent about 47% of homeowners, while Black or African  
2350 Americans represent about 13% of the homeowners. The reverse is true with renters, with Black  
2351 and African Americans representing about 44% of the renters, and Whites representing about  
2352 20% of renters. These figures highlight why engaging with people from a variety of racial, ethnic,  
2353 and cultural groups is one way to better understand community disparities including those  
2354 related to institutionalized racism, racial privilege, and systemic inequities.



2356  
 2357



2358 **Youth**

2359 Youth (under 18 years old) comprise about 22% of the  
2360 population of Skyway-West Hill, higher than King County  
2361 as a whole (21%). Plans that provide safe, healthy, and  
2362 accessible environments for youth are often an indicator  
2363 that they are beneficial for people of all ages.  
2364

2365 **Seniors and Elderly Residents**

2366 About 13% of the population in Skyway-West Hill is over  
2367 65 years of age. This same percentage as the whole of  
2368 King County (13%). Planning decisions made today can  
2369 impact the ability of seniors to age-in-place or find  
2370 suitable housing that meets their changing needs.  
2371 Similarly, providing for the mobility of seniors requires  
2372 special consideration for the pedestrian environment and  
2373 accessibility of new development.  
2374

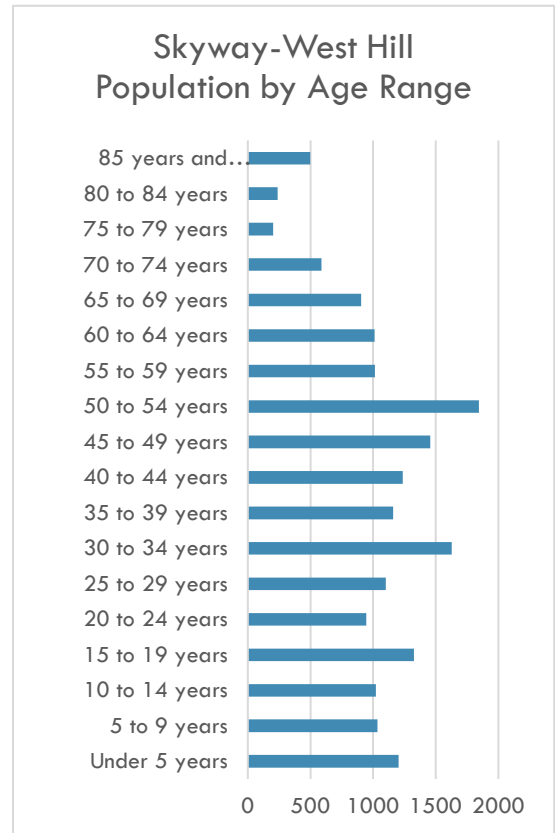
2375 **Persons with Disabilities**

2376 About 13% of the population in Skyway-West Hill identify  
2377 as having a disability that could include challenges with  
2378 mobility, sensory, or cognitive difficulties. This is higher  
2379 than King County as a whole (9.5%). Those with  
2380 disabilities are much more likely to be over the age of 65,  
2381 and the needs of disabled residents often overlaps with  
2382 the needs of elderly residents.  
2383

2384 **Renters and Low-Income Households**

2385 Most households in Skyway-West Hill own their home residence. However, 42% of households  
2386 rent, and those households are more likely to be BIPOC. They are also more likely to have  
2387 lower incomes and to experience a housing cost burden; both factors potentially increase  
2388 susceptibility to economic and physical displacement in areas of neighborhood change.  
2389

2390 There are significant racial and ethnic disparities between owner- and renter-households.  
2391 Seventy-eight% of all white non-Hispanic householders own their homes, compared to 47% for  
2392 householders of color and only 29% for black householders. At all levels of income, White  
2393 households own more homes than populations of color combined.  
2394



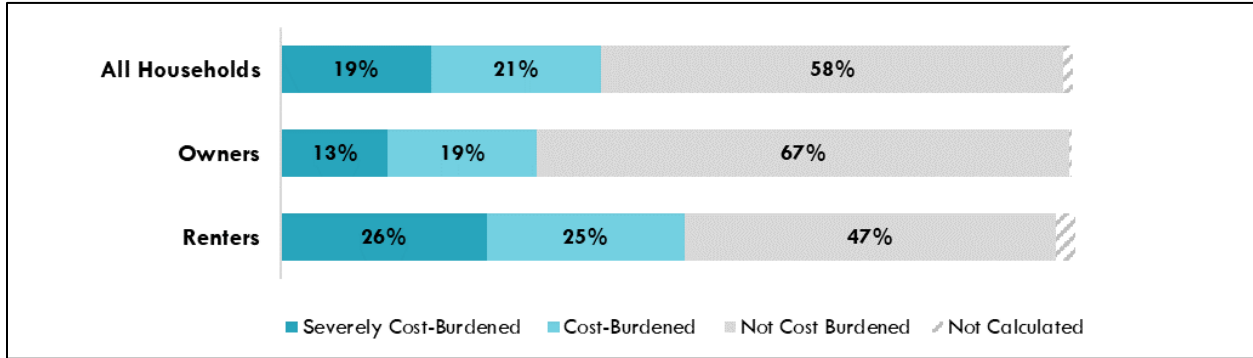


TABLE 3: COST BURDEN OF OWNERS AND RENTERS (HUD CHAS FROM 2015 ACS 5-YEAR ESTIMATE); BERK 2019

2395  
 2396  
 2397  
 2398  
 2399  
 2400  
 2401  
 2402

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.

2403 **Neighborhoods**

2404 Skyway-West Hill is mostly composed of 2 census tracts which roughly split the subarea in half.  
 2405 Comparing demographic and socioeconomic data for these 2 census tracts reveals significant  
 2406 differences between the residents of Campbell Hill and Skyway in the southwestern portion of  
 2407 the study area and Bryn Mawr and Lakeridge in the northeastern portion closer to Lake  
 2408 Washington. This makes it important to engage with people from both areas to collect input on  
 2409 priorities and concerns.

2410  
 2411 Engagement with neighborhood groups on the development of the Plan is discussed in Phase 2  
 2412 of the Equity Impact Review.

2413  
 2414 **Businesses**

2415 Skyway-West Hill has 3 commercial areas and 1 industrial business area. A neighborhood's  
 2416 business community provides not only needed goods and services, but also sense cultural  
 2417 connection to a neighborhood, as well as opportunities for employment. As growth and  
 2418 development occur, it is natural that some businesses will come and go, but it is important that  
 2419 business districts remain vital and relatively stable for the sake of the business owners and their  
 2420 employees, along with the surrounding community.

2421  
 2422 Skyway-West Hill’s business community and its residents are seeking opportunities to  
 2423 strengthen and revitalize the neighborhood’s business districts, increase the diversity of goods  
 2424 and services available, and ensure that businesses are culturally consistent with the  
 2425 neighborhood diversity.

2426  
 2427 **Community Service Providers**

2428 All communities have gaps in social and health indicators that community service providers  
 2429 seek to address. The gaps in service are more likely to be greater and of more significance in  
 2430 areas where the population experiences social and economic disparities. Different communities  
 2431 in Skyway-West Hill will likely have different service partners they work with. The service  
 2432 partners used by each community are well-placed to understand and identify whether and how

2433 distributional, process, and cross-generational equity is experienced by residents and how  
2434 planning decisions may positively or negatively impact access to the determinants of equity.

2435  
2436 In Skyway-West Hill, social, health and human services are provided by community institutions  
2437 such as the Renton School District and the Renton Innovation Zone Partnership, government  
2438 agencies like the Seattle-King County Public Health Department, non-profit organizations such  
2439 as African Community Housing and Development, Childhaven, Healthpoint, King County  
2440 Housing Authority, Supporting Parents in Education and Beyond, Skyway Coalition, Urban  
2441 Family, West Hill Community Association, and many other groups.  
2442

## 2443 Equity Impact Review Phase 2 – Assess Equity and Community Context

2444 This section of the Equity Impact Review identifies how, and at what stage, the County reached  
2445 out to stakeholders in the community, including populations of concern, to learn about their  
2446 priorities and concerns and receive feedback and direction on the Subarea Plan. This section  
2447 considers whether and how each of the determinants of equity may be impacted, and a review  
2448 of how the policies, land use designations and zoning regulations relate to the community's  
2449 expressed priorities and concerns.  
2450

2451 Community engagement in the planning process provides the opportunity for participants to  
2452 shape the development of the Subarea Plan, gain a deeper understanding of governmental  
2453 processes to better position them in co-creating policies that benefit their community, and an  
2454 increased sense of belonging. The ability for the community to influence plan development  
2455 changes throughout the process:

- 2456 • Visioning and Scoping – Input given at the visioning and scoping stage helps to drive  
2457 plan goals and objectives as well as provides an opportunity for community led outcome  
2458 improvements.
- 2459 • Subarea Plan Development – During plan development, engagement sets the vision,  
2460 guides the policies and map amendments, and informs the strategies that are proposed.
- 2461 • Public Review Draft – Once a public review draft is released, community review what  
2462 has been written aligns with their vision, goals, and objectives, and recommend changes  
2463 to all parts of the draft plan.
- 2464 • Implementation – Community involvement creates a greater sense of accountability in  
2465 the implementation of plan policies to ensure that it meets the community's vision.  
2466

2467 Community engagement during the development of the Subarea Plan occurred over several  
2468 phases. The first was when the planning process was focused solely on land use issues. The  
2469 second phase included a broader range of issues. As these 2 phases proceeded, the County  
2470 continued to learn and grow in its understanding of ways to connect with the community. At the  
2471 outset of the planning process there was a strong reliance on traditional County-led community  
2472 engagement methods. The approach then shifted to more community-centered smaller focus  
2473 group forums and one-on-one interviews. As the County matured in its understanding of the  
2474 community and their needs, the approach again shifted toward attending other community  
2475 groups' meetings to couple listening and learning with providing service delivery when possible.  
2476 The County also acknowledged the community's limitations on their time and tried to be  
2477 sensitive to making additional demands on peoples' time. In accordance, information was  
2478 gathered from past community planning efforts, such as the SWAP, to inform the planning

2479 process. In this way, engagement efforts could be focused on confirming existing direction from  
2480 the community, rather than starting from scratch.

2481

2482 **Overview of Community Engagement**

2483 As mentioned above, community engagement on the Subarea Plan occurred in 2 distinct  
2484 phases: the first ran from July 2018 to June 2019 when the Subarea Plan was limited to land  
2485 use topics only; the second ran from August 2020 through December 2021 under an expanded  
2486 scope, including the Community Needs List.

2487

2488 The Community Needs List is a separate body of work that is being developed simultaneously  
2489 alongside the Subarea Plan.

2490

2491 The following table summarizes outreach with specific key stakeholder groups and populations  
2492 of concern identified earlier in the report. All meetings listed were held in person unless  
2493 otherwise noted. The third column in the table notes additional opportunities the County could  
2494 take to improve equity outcomes in its engagement process.

2495

Population	Engagement Details	Equity Opportunity
<p>Limited English Proficiency Communities</p>	<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"> <li>Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations.</li> <li>Make connections with faith-based communities and other trusted community organizations that serve immigrant and non-English speakers.</li> </ul>

	<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"> <li>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.</li> </ul>
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"> <li>Working with local schools to connect with youth allows the plan <u>to</u> 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.</li> </ul>
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"> <li>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.</li> </ul>

Persons with Disabilities	There is no documented outreach that was targeted towards persons with disabilities.	<ul style="list-style-type: none"> <li>Connect with disability service providers to learn what challenges and priorities their customers have.</li> </ul>
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"> <li>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.</li> </ul>
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>	

2496

2497 King County advertised engagement opportunities using the following channels:

- 2498 • Department of Local Services/King County website
- 2499 • GovDelivery E-mail List
- 2500 • PublicInput.com
- 2501 • Next Door
- 2502 • Social Media (Facebook, Instagram)
- 2503 • Unincorporated Area News
- 2504 • Postcards in multiple languages sent to all Skyway-West Hill addresses in December
- 2505 2020

2506

2507 Groups external to the County also provided a mechanism for sharing information about the  
 2508 project and opportunities for attending meetings and providing input. This included:

- 2509 • Renton Innovation Zone Partnership
- 2510 • Renton School District
- 2511 • Skyway Solutions
- 2512 • Skyway Coalition
- 2513 • West Hill Community Association

2514

2515 The Office of Equity and Social Justice “Community Engagement Continuum”<sup>65</sup> identifies a  
2516 range of actions to use for engagement on both simple and complex initiatives. Components of  
2517 the 2 levels of engagement identified for use in both subarea plan development and  
2518 development of the Community Needs Lists for King County’s Community Service Areas –  
2519 “County Engages in Dialogue” and “County and Community Work Together” – are identified in  
2520 the following table:  
2521

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
<b>Characteristics of Engagement</b> <ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One interaction</li> <li>Term-limited to event</li> <li>Addresses immediate need of county and community</li> </ul>	<ul style="list-style-type: none"> <li>Primarily one-way channel of communication</li> <li>One to multiple interactions</li> <li>Short to medium-term</li> <li>Shapes and informs county programs</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>	<ul style="list-style-type: none"> <li>Two-way channel of communication</li> <li>Multiple interactions</li> <li>Medium to long-term</li> <li>Advancement of solutions to complex problems</li> </ul>
<b>Strategies</b> 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

2522  
2523  
2524 Working collaboratively with the community and using the Office of Equity and Social Justice’s  
2525 Equity Impact Review tool as a guide, goals of the community engagement for the expanded  
2526 Subarea Plan included ensuring that diverse and historically underrepresented voices of the  
2527 community were amplified and reflected in the expanded Plan. This included developing an  
2528 updated engagement process to develop and refine a long-term vision and policies across  
2529 multiple, community-identified topic areas for the Plan. Additionally, Local Services prepared an  
2530 “Engagement Pledge”<sup>66</sup> for the Skyway-West Hill Subarea Plan and Community Needs List,  
2531 committing to have a bi-directional conversation with the community, work together, and lift up  
2532 the voices of historically underrepresented residents and groups.  
2533

2534 King County has learned many things during this process and will apply them in future  
2535 community engagement strategies to increase Skyway-West Hill community involvement. For  
2536 example:

- 2537 • Work closely with trusted community service providers to get more community residents  
2538 to know about and participate in the process.
- 2539 • Engage with faith-based organizations as cultural cornerstones in the community to  
2540 learn what types of issues residents are dealing with and how the County may work to  
2541 address them.
- 2542 • Partner with schools and the school district to connect with parents and their families to  
2543 learn what policies and programs are most needed.

<sup>65</sup> [King County Office of Equity and Social Justice Community Engagement Guide](#)  
<sup>66</sup> [Skyway-West Hill Subarea Plan and Community Needs List Engagement Pledge](#)



2544 **Equity Impact Review Phase 3 – Analysis and Decision Process**

2545 **What is the relationship between the Subarea Plan and the determinants of equity?**

2546 The Subarea Plan proposes neighborhood-specific policies and land use and zoning  
2547 amendments that will guide and regulate the scale and type of development that may potentially  
2548 occur within Skyway-West Hill over the next 20 years. The land use policies are grouped into  
2549 the categories by chapters in the Subarea Plan.

2550  
2551 Land use and zoning map amendments are a separate document but are guided by the policies  
2552 proposed in the Subarea Plan. The associated land use and zoning map amendments regulate  
2553 how land can be used.

2554  
2555 For example, a change in zoning classification may allow “mixed-use” residential and  
2556 commercial structures in an area that previously may have been zoned only to allow commercial  
2557 uses and no residential uses. Conditions within the zoning classification may provide incentives  
2558 that support delivery of amenities, or community benefits such as increased affordable housing.

2559  
2560 Regulations can also change what can take place on the land by applying Special District  
2561 Overlays (SDOs), that, for discrete areas, apply special conditions on how the land can be used.  
2562 These conditions may allow for more flexibility in how the land can be developed compared to  
2563 the regulations in the underlying zoning. Another regulatory tool that can be applied to specific  
2564 parcels is the “p-suffix”<sup>2</sup>. With this tool, more restrictive conditions than those included in the  
2565 underlying zoning are applied.

2566  
2567 The changes in regulations pertain directly to the zoning classifications of the properties within  
2568 the neighborhood along with an assortment of property-specific and special district overlays are  
2569 aimed at implementing the Subarea Plan policies. The policies and the regulations are designed  
2570 to support the community’s vision for the future of their neighborhood and to address its unique  
2571 needs.

2572  
2573 While the Subarea Plan may directly or indirectly influence the determinants of equity, it is  
2574 important to note that most decisions made about how land is developed that will have an  
2575 impact on the Determinants of Equity are made by the private sector based on market factors  
2576 and personal choices. However, local governments can provide the structure governing how  
2577 land can be developed and used in a way that positively influences the kind of new development  
2578 that may occur in the future.

2579  
2580 Through its authority, King County can change zoning, the conditions under which land can be  
2581 developed and used, and the cost for processing land development permits. The results of this  
2582 can both positively and negatively impact a community’s ability to access the determinants of  
2583 equity.

2584  
2585 While King County can use its authority to develop policy and take regulatory action, provide  
2586 funding, and engage with the community, the private market will determine whether it wants to  
2587 invest in development in Skyway-West Hill. It is the intent of the Subarea Plan to increase the  
2588 likelihood that new development will occur in a way that will support distributional, process, and  
2589 intergenerational equity and that changes over time will be consistent with the vision and  
2590 community priorities expressed by the residents and businesses of Skyway-West Hill.

2591  
2592 Predicting specific outcomes of a Subarea Plan can be difficult for a few reasons:

2593 Land use policies and zoning regulations permit a range of uses, but it is up to each particular  
2594 landowner to determine what to build.

2595  
2596 It is difficult to determine impacts that would have happened if current regulations remained in  
2597 the absence of a new land use subarea plan, as neighborhoods go through natural cycles of  
2598 development.

2599  
2600 By using the determinants of equity as a framework, some general observations can be made  
2601 about what types of impacts the Subarea Plan may have. Access to the determinants of equity  
2602 creates a baseline of equitable outcomes for people regardless of race, class, gender, or  
2603 language spoken. Inequities are created when barriers exist that prevent individuals and  
2604 communities from accessing these conditions and reaching their full potential. These factors,  
2605 while invisible to some, have profound and tangible impacts on all.

2606  
2607 **Summary of Decision-Making Process and Proposed Policies, Regulations, and**  
2608 **Community Needs List Items**

2609 Guided by stakeholder engagement, including engagement with populations of concern, a  
2610 proposed community vision statement, policies, and land use and zoning map amendments was  
2611 drafted and shared as a Public Review Draft (PRD) from September 30, 2021 to October 28,  
2612 2021.

2613  
2614 In developing the proposals outlined here, County staff began by reviewing the priorities and  
2615 concerns expressed by community members and the history of Skyway-West Hill. Staff then  
2616 began identifying various potential policy interventions to address those issues, gathering  
2617 relevant data, and researching how other jurisdictions have done similar work. In reviewing  
2618 different options, staff analyzed whether each potential policy intervention would:

- 2619 • Result in the preferred outcome of the community, or improve the status quo
- 2620 • Improve access to the determinants of equity
- 2621 • Be feasible for the County to implement given legal and budgetary constraints
- 2622 • Align with existing *King County Strategic Plan* and *Comprehensive Plan* policies and  
2623 established best practices

2624  
2625 The following table summarizes Skyway-West Hills community priorities and how the proposals  
2626 in the Public Review Draft were built, considering the input received, and outcomes that are  
2627 intended to be achieved.

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

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	<ul style="list-style-type: none"> <li>Similar voluntary allowance for increased residential density when affordable housing is included is proposed for rest of subarea</li> </ul>		<ul style="list-style-type: none"> <li>What measures can be taken to ensure area residents who qualify for the affordable units have access to the units?</li> <li>Will these policies stifle development?</li> <li>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?</li> <li>How will the proposed changes impact current tenants?</li> <li>Will new requirements stifle development and result in little or no new housing, while prices continue to rise?</li> </ul>
<p><b>More Housing Options Desired</b></p>	<ul style="list-style-type: none"> <li>A policy to designate the Skyway Business District and nearby multifamily areas as an unincorporated activity center</li> </ul>	<ul style="list-style-type: none"> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Will renters and lower-income residents in the area be displaced if a property owner decides to sell to a townhouse or duplex developer?</li> <li>What provisions can be made to reduce the rate of displacement?</li> </ul>

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

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	business zone along Renton Ave S <ul style="list-style-type: none"> <li>• Policies exist in the comprehensive plan about providing job training and placement services</li> </ul>	these opportunities. <ul style="list-style-type: none"> <li>• 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</li> </ul>	microenterprise overlay, if at all? <ul style="list-style-type: none"> <li>• How will the County ensure local residents have the skills to take advantage of employment opportunities:?</li> </ul>

2629  
 2630

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

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

<b>Determinant of Equity</b>	<b>Brief Description from KC Office of Equity and Social Justice</b>	<b>Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity</b>
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 <del>his or her</del> <u>their</u> 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.

<b>Determinant of Equity</b>	<b>Brief Description from KC Office of Equity and Social Justice</b>	<b>Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity</b>
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>



<b>Determinant of Equity</b>	<b>Brief Description from KC Office of Equity and Social Justice</b>	<b>Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity</b>
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>

<b>Determinant of Equity</b>	<b>Brief Description from KC Office of Equity and Social Justice</b>	<b>Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity</b>
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>

<b>Determinant of Equity</b>	<b>Brief Description from KC Office of Equity and Social Justice</b>	<b>Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity</b>
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.

2634  
2635

2636 This is not a complete analysis of all the potential outcomes associated with each determinant,  
2637 but rather an illustration of how the Subarea Plan relates with the realization of these  
2638 determinants in a community. This phase of the Equity Impact Review, “Analysis and Decision,”  
2639 considers how the intended outcomes of the Subarea Plan, guided by community input, and  
2640 expressed through policies, regulations and actions in the Subarea Plan may affect the 3  
2641 frameworks of equity: Distributional equity, process equity, and cross-generational equity. The  
2642 analysis in Phase 3 also considers the potential for the Subarea Plan to have unintended  
2643 consequences that negatively impact access to equity, such as displacement, and provisions in  
2644 the Subarea Plan that are intended to reduce this potential.  
2645

2646 ~~122 Equity Impact Review Phase 4 – Implementation. Staying Connected~~  
2647 ~~with the Community~~

2648  
2649 ~~Equity Impact Review Phase 5 – Ongoing Learning~~  
2650

## 2651 Appendix CD: Community Engagement

2652  
2653 Beginning in the summer of 2018, at the outset of the first phase of the Skyway-West Hill  
2654 Community Service Area Subarea Plan process, which was focused on land use issues, King  
2655 County engaged with the public, including residents and key stakeholders such as business  
2656 owners and non-profits, to identify land use issues in the community and update the Community  
2657 Plan to reflect current needs and the current planning framework. This process was informed by  
2658 the land use components of the 2016 SWAP, and included in-person community forums,  
2659 stakeholder interviews and focus groups, participation at community events, and an on-line  
2660 survey.

2661  
2662 Then, in August of 2020, following adoption of the 2020 Skyway-West Hill Land Use Strategy:  
2663 Phase 1 of the Skyway-West Hill Community Service Area Subarea Plan, an updated  
2664 community engagement plan was drafted with input from several community leaders, as well as  
2665 the King County Office of Equity and Social Justice.

2666  
2667 The second phase of subarea planning started during the COVID-19 pandemic. In-person  
2668 meetings and gatherings were restricted to protect public health. Therefore, the engagement  
2669 efforts relied primarily on virtual community meetings, attendance at existing community based-  
2670 organization meetings, phone interviews, and an on-line community engagement hub called  
2671 [www.publicinput.com/skyway](http://www.publicinput.com/skyway). The Subarea Plan and Community Needs List information was  
2672 shared with neighborhood residents at the Skyway Resource Center pop-up events along with  
2673 personal protective equipment. Subarea plan information was distributed through the Renton  
2674 School District's digital communication platform, Peachjar. In addition, Skyway-West Hill  
2675 residents were notified of the subarea planning and community needs and encouraged to  
2676 participate with a flyer sent to every mailing address in the neighborhood. The flyers were  
2677 translated into six of the most common languages spoken in Skyway-West Hill.

2678  
2679 At the same time as the initiation of the second phase of subarea planning, subarea and  
2680 communications staff from the Department of Local Services cooperated with the Department of  
2681 Community and Human Services on an Anti-displacement Strategy Report and  
2682 recommendations for the communities of Skyway-West Hill and North Highline. This project  
2683 involved a series of 8 community workshops that were co-lead and facilitated by the community  
2684 members. While the focus of the sessions were strategies and actions the County could take to  
2685 combat residential displacement, there was significant crossover in terms of topics related to the  
2686 Skyway-West Hill's community's priorities and vision for the future.

2687  
2688 In April 2021, the Skyway Community Voices contract was signed with Urban Family, a locally-  
2689 based community organization to assist further with community engagement on the Subarea  
2690 Plan and Community Needs List. Urban Family was also asked to assist with engagement on  
2691 local investments being planned by King County Metro, as well as additional engagement on the  
2692 Anti-Displacement Strategy Report mentioned above.

2693  
2694 Outreach efforts for this Skyway-West Hill Subarea Plan was more extensive than previous  
2695 efforts and focused on hearing from a wide variety of residents and stakeholders with an  
2696 intentional focus on inclusion of marginalized communities and communities of color to align  
2697 with the current demographics of the area more closely.

2698

2699 Community engagement related to the subarea plan were led by communications staff from the  
2700 Director's Office of the Department of Local Services in concert with subarea planning staff from  
2701 the Permitting Division. Outreach efforts, each discussed in more detail below, consisted of  
2702 community stakeholder interviews with 22 leaders from different segments of the community, 4  
2703 focus groups engaging 62 residents, and 3 large community meetings. In addition to these  
2704 primary outreach efforts, planning and outreach staff provided periodic briefings to both the  
2705 West Hill Community Association and Skyway Solutions throughout the process and conducted  
2706 2 online and paper surveys that garnered 97 individual respondents.  
2707

## 2708 Stakeholder Interviews

2709 To develop a framework for focus groups and the public meetings, the Department of Local  
2710 Services community relations and planning staff conducted interviews with 22 community  
2711 leaders. These community stakeholders were identified by soliciting names from community  
2712 groups, seeking participants at local meetings, advertising through King County's  
2713 Unincorporated Area News and Next Door social media platform, and word-of-mouth. In  
2714 addition, former King County Councilmember Larry Gossett's (Council District 2, which includes  
2715 the Skyway-West Hill community) office was asked for additional outreach recommendations  
2716 during monthly meetings at which the team shared updates on plan development and  
2717 community issues.  
2718

2719 Each of the participants in the interviews were asked 5 questions and offered the opportunity to  
2720 provide additional comments. In reviewing the substance of the interviews, the following key  
2721 themes emerged that influenced how the Department of Local Services staff structured the  
2722 Focus Groups and ongoing outreach with the community.  
2723

2724 **Gentrification and Displacement.** Uncontrolled gentrification and displacement of  
2725 communities and businesses that have deep roots in Skyway-West Hill was the biggest theme  
2726 that emerged from the interviews. Most respondents saw this as a critical challenge facing the  
2727 community, and overwhelmingly expressed concerns about it. Many respondents see it as an  
2728 issue facing both the commercial and residential districts. Many respondents had examples of  
2729 people they knew who had left the community, and they shared thoughtful ideas about how to  
2730 fight displacement including requiring more of developers, building more affordable housing,  
2731 and placing limits on the size/scale of new houses. One resident pointed out that it was not their  
2732 job to come up with strategies to fight displacement, it was the County's job.  
2733

2734 **Pros and Cons of New Development.** While most interview participants were deeply  
2735 concerned about development pressure on the community and its possible deleterious effects,  
2736 they also overwhelmingly wanted to see new and better development come to the commercial  
2737 districts of Skyway-West Hill. A few respondents talked about the need to revitalize the  
2738 commercial districts. Among the most mentioned types of new businesses that community  
2739 members would like to see are:

- 2740
- 2741 - Restaurants and Nightlife
- 2742 - Grocery Store
- 2743 - Community Center
- 2744 - Childcare
- 2745 - Pharmacy
- 2746 - Retail (Several respondents pointed out that Skyway-West Hill residents' shop in  
2747 Renton)

2748 - Health Care Facility/Doctors/Dentists  
2749

2750 **Affordable Housing.** Most respondents felt that more affordable housing is a component of  
2751 fighting displacement and were generally supportive of more affordable housing. However,  
2752 support depended to a degree on how “affordable housing” is defined. Several participants  
2753 expressed concerns about the effect of large-scale affordable housing developments on  
2754 communities, in terms of losing existing market-rate affordable housing stock and tax revenue.  
2755 Generally, those with concerns favored strategies that would preserve the existing stock of  
2756 market-rate housing that is affordable to low-income members of the community, rather than  
2757 investing in new large-scale government or non-profit sponsored housing.  
2758

2759 **Community Investments.** All participants in the interview process understood that the Skyway-  
2760 West Hill Subarea Plan is a land use plan, but the Department of Local Services staff asked  
2761 them what other community amenities they felt were critical to improving the community, with  
2762 the goal of identifying possible areas for investment by the County or as mitigation from  
2763 developers. While the responses ranged widely, there were some common threads through  
2764 many of the interviews.  
2765

2766 **Sidewalks and Walkability.** Many respondents commented on the poor pedestrian  
2767 infrastructure in the community and the need for more and better sidewalks in the commercial  
2768 districts, on main arterials like Martin Luther King Jr. Way South, and in some of the school  
2769 zones.  
2770

2771 **Community Center.** A community center for Skyway-West Hill has been a long-articulated  
2772 need by the community and groups representing residents. A feasibility study of a Skyway-West  
2773 Hill community center was attached to the *Land Use Strategy* as Appendix C.  
2774

2775 **Open Space and Recreation.** Many respondents expressed concerns about the limited amount  
2776 of recreation and open space in the community. There were many comments that the County  
2777 needs to improve access to Skyway Park, which is poorly accessed from Renton Avenue South,  
2778 the main arterial running through the heart of the community.  
2779

2780 **Community Outreach/Focus Group Suggestions.** Overall respondents supported the idea of  
2781 engaging community members in smaller groups, focusing on more specific issues. While there  
2782 was a wide range of suggestions on how to approach the focus groups, following are the ones  
2783 that were most common:

- 2784 - **Geographic Focus Groups.** Organize groups based on geographic areas of Skyway-  
2785 West Hill.
- 2786 - **Demographic Focus Groups.** Organize groups based on the various Skyway-West Hill  
2787 demographic groups.
- 2788 - **Community Organizations as Focus Groups.** Use the many non-profits that the  
2789 County works with regularly as focus groups.
- 2790 - **Engage Youth.** Find ways to engage youth in the focus group process.
- 2791 - **Provide Food.** Many interview participants felt that we would have better luck getting  
2792 community members to participate if we provided a meal.  
2793

## 2794 Focus Groups/Briefings

2795 Department of Local Services conducted 4 focus groups with segments of the Skyway-West Hill  
2796 community. These were informed by many of the comments the team received during the

2797 stakeholder interview process. The team tried to gain input from geographic communities in  
2798 Skyway-West Hill (e.g., Martin Luther King Jr. Way South Corridor, Business District), specific  
2799 demographics within the community (e.g., the Creston Point focus group had outreach to the  
2800 Somali community and translation services were provided at the meeting); and outreach to  
2801 community groups (West Hill Community Association and Skyway Solutions). Additionally, a  
2802 group of youth from Creston Point participated in the focus group discussing the Martin Luther  
2803 King Jr. Way South corridor and all focus group participants were provided dinner. Following is  
2804 a brief overview of themes that emerged from each focus group.

2805  
2806 **West Hill Community Association Board Meeting, February 13, 2019.** Department of Local  
2807 Services staff met with the West Hill Community Association Board (WHCA) and provided them  
2808 with an overview of the overall approach for the focus groups and solicited input from the Board.

2809  
2810 **Skyway Solutions Board Meeting.** Department of Local Services staff scheduled a briefing for  
2811 the Skyway Solutions Board members on the focus groups, like the one given to the WHCA, but  
2812 it was impacted by the heavy February 2019 snowstorm, and subsequently by changes in  
2813 leadership at Skyway Solutions.

#### 2814 2815 **Scenic View Focus Group, February 20, 2019.**

2816 This meeting was held at Bryn Mawr United Methodist Church, and was attended by 12  
2817 residents in the area that had private views or were concerned about the preservation of private  
2818 views, with members of both the Skyway Solutions and West Hill Community Association  
2819 boards represented.

2820  
2821 **Define Scenic Views.** The group strongly felt that “views” are those sweeping territorial views  
2822 of major physical features of the region (e.g., Mount Rainier, Cascades, and Lake Washington).  
2823 Views of importance to this group were both public views from parks or road right-of-way and  
2824 private views from residences.

- 2825 - **Importance of Scenic Views.** These views enhance the community and property  
2826 values of residents. The construction of newer, larger, “boxier,” homes has impacted  
2827 private views and are out of scale with the community. Views are a defining feature of  
2828 Skyway-West Hill.
- 2829 - **Important Public Views.** The group identified a range of public spaces that have  
2830 significant views and emphasized that some roads in the community have significant  
2831 views that should be protected.
- 2832 - **Protecting Views.** The group generally supported protecting both public and private  
2833 views and discussed how to achieve that goal, whether to accomplish it through outright  
2834 regulation of views or through design standards. For some participants the real concern  
2835 was new development that was out of scale with the surrounding structures, rather than  
2836 protecting views just for the sake of protecting views.

#### 2837 2838 **Commercial District Focus Group, March 12, 2019.**

2839 This meeting was held at the Fire District 20 Administration Building and was attended by 13  
2840 local business owners and members of the community interested in revitalizing the commercial  
2841 districts within Skyway-West Hill.

2842  
2843 **Barriers to Revitalizing Commercial Districts.** The attendees identified a range of factors  
2844 impacting redevelopment, but leading factors were crime or the perception of the neighborhood

2845 as being dangerous, absentee property owners who don't want to reinvest in the community,  
2846 and lack of investment in the area by the County government.

2847  
2848 **Commercial Design/Development.** The group was asked what design elements/street scape  
2849 features strengthen or weaken the community, and there were a range of opinions. Generally,  
2850 the group felt that the presence of the Sheriff's storefront and the new library strengthen the  
2851 Renton Ave commercial district, that there should be more flexibility in zoning, and that mixed-  
2852 use development that integrates ground floor retail would be desirable. Several participants  
2853 expressed an interest in seeing more corporate/well financed businesses (e.g., Starbucks,  
2854 McDonalds, Walmart), while others favored smaller "mom and pop" enterprises.

### 2856 **Martin Luther King Jr. Way South Corridor Focus Group, March 28, 2019.**

2857 This meeting was held at the Creston Point Apartments Community Room and attended by 16  
2858 residents of Creston Point and surrounding mobile home parks. This group had significant  
2859 participation from youth at Creston Point, and from members of the Somali community.  
2860 Translation services were provided, and one member of the group relied on the translator to  
2861 participate.

2862 - **Desired Community Features.** Participants identified those physical features that they  
2863 felt characterized a thriving/healthy community, and there was significant alignment  
2864 around the need for more parks, sidewalks, lighting, places for youth, transit, and police  
2865 service.

2866 - **Desired Businesses in the Martin Luther King Jr. Way South Corridor.** While there  
2867 was a range of opinions about what types of businesses/uses should be fostered in the  
2868 Martin Luther King Jr. Way South corridor, there was agreements that spaces for youth  
2869 were important, particularly a community center. Additionally, there was an interest  
2870 among several participants in seeing more coffee shops, grocery stores, pharmacies,  
2871 and childcare/daycare.

2872 - **Housing.** While the participants favored housing, many felt that the Martin Luther King  
2873 Jr. Way South corridor should be developed as mixed-use development, and that the  
2874 focus should be commercial development over housing. Residents from the mobile  
2875 home parks expressed an interest in preserving the mobile home parks.

### 2877 **Public Meetings**

2878 **First Community Open House – October 30, 2018.** This was the kickoff meeting for the  
2879 Skyway-West Hill Subarea Planning effort. Held at the Albert Talley High School in Skyway, it  
2880 was attended by staff from various King County departments and 53 residents.

2881  
2882 To ensure attendees who spoke English as a second language could participate in the forum,  
2883 Department of Local Services advertised the event in Vietnamese, Somali and Spanish and had  
2884 interpreters for those 3 languages on site. Staff reported that 9 Somali residents attended but  
2885 did not need the interpreter service. They did appreciate the effort and noted they heard about  
2886 the meeting through the Somali language flyer the Department sent out to residents.

2887  
2888 Attendees were able to circulate through several stations that highlighted geographic portions of  
2889 the community that were likely to be addressed as part of the subarea planning effort.  
2890 Additionally, King County Department of Natural Resources and Parks, Parks Division, staff  
2891 were present with maps to indicated areas of open space and areas of possible  
2892 expansion/enhancement to existing park and open space. Senior Managers from the

2893 Department of Local Services, Executive’s Office, and Permitting Division of the Department of  
2894 Local Services were also in attendance.

2895  
2896 The format of the meeting allowed for brief overview of the planning process, and then a  
2897 question and answer/public comments section. Key themes or observations that emerged from  
2898 that portion of the evening were:

- 2899 - A range of concerns were expressed about gentrification and displacement within the  
2900 neighborhood because of the plan. Residents pointed out that the composition of the  
2901 team leading the planning effort did not reflect the demographics of the community.
- 2902 - Questions about the intent and scope of the planning effort. Staff pointed out that the  
2903 scope of the subarea plans are limited to land-use issues but indicated that the County  
2904 would try to capture community issues/concerns that extend beyond the mandate of the  
2905 sub-area plan (e.g., the need for a community center).
- 2906 - Economic development garnered support among attendees. Staff committed to share  
2907 the job description for the new Economic Development position description.
- 2908 - Attendees asked a range of questions about the plan and what could be required of  
2909 future developers. Wondering if developers could be required to provide amenities like  
2910 street trees and sidewalks; or to pay for sheriff, fire, and other services.
- 2911 - A request that an equity analysis be included as part of the subarea plan.
- 2912 - Rather than questions many participants enumerated needs within the community,  
2913 among these:
  - 2914 ○ New stop signs in the area.
  - 2915 ○ Sidewalks in areas like Creston Point
  - 2916 ○ Economic and technical support for small businesses
  - 2917 ○ Road Improvements
  - 2918 ○ Public health services / clinics in this low-income community

2919  
2920 **Second Community Forum – June 1, 2019.** A second Community Forum was held at Dimmitt  
2921 Middle School on Saturday, June 1, 2019. The timing of the meeting was set to receive  
2922 feedback in preparation of the public review draft that was released on July 1, 2019, as part of  
2923 the 2020 *Comprehensive Plan* Update. The goal of the meeting was to share and receive  
2924 feedback on the following topics:

- 2925 - Proposed land use and zoning map changes included in the draft subarea land use plan;
- 2926 - Draft community vision, plan purpose statement, and plan guiding principles;
- 2927 - Public engagement received up to this point; and
- 2928 - Potential strategies to address the risk of displacement.

2929  
2930 Forum participants visited stations where the proposed land use and zoning amendments were  
2931 grouped by geographic area and materials were shared about the changes. Participants were  
2932 encouraged to share their thoughts on the proposed changes. Another station was also  
2933 available that presented the draft vision and guiding principles, along with a list of potential anti-  
2934 displacement measures. Participants reflected on the vision, plan mission statement, and  
2935 guiding principles and added dots to the anti-displacement measures as a means of expressing  
2936 their support for or against.

2937



2938 The feedback gathered was consistent with much of what had been heard earlier, with some  
2939 additional specifics because participants were able to glimpse some of what was proposed and  
2940 provide direct input. Some of the major themes included:

- 2941 - Regarding the Vision and Guiding Principles
  - 2942 ○ Captures the community's vision well
  - 2943 ○ Should encourage walkability
  - 2944 ○ Equity should be highlighted
- 2945 - Regarding Anti-Displacement
  - 2946 ○ Community was in favor of implementing anti-displacement measures. Ones that
  - 2947 were preferred include: No net loss, Inclusionary zoning, Community land trusts,
  - 2948 right to return policies, Community benefit agreements, Commercial
  - 2949 displacement mitigation, and Cultural asset preservation.
  - 2950 ○ The community expressed opposition to fee-in-lieu programs
  - 2951 ○ The community was undecided about density bonuses.
- 2952 - Regarding the proposed land use and zoning changes
  - 2953 ○ There was general support expanding the commercial zones within the Skyway
  - 2954 Business District with some concern over the impacts that come with new
  - 2955 development, such as traffic and the loss of affordable commercial spaces for
  - 2956 local business.
  - 2957 ○ The adjustment of zoning to Neighborhood Business along Martin Luther King Jr.
  - 2958 Way South and Rainier Avenue South, along with the pedestrian orientation
  - 2959 standards were mostly supported, but there was some concern over the potential
  - 2960 cost on the development community of having to comply with the pedestrian-  
2961 oriented standards.
  - 2962 ○ The community was supportive of protections for the mobile home park
  - 2963 communities and their residents.
  - 2964 ○ Additional feedback regarding the need for improved sidewalks and streetlights
  - 2965 was shared.
  - 2966 ○ Concern over affordable housing was shared.

2967  
2968 **Third Community Forum – August 8, 2019.** A third community forum was held on the evening  
2969 of August 8, 2019, at the Skyway Library. The goal of the meeting was to present the changes  
2970 that were made to the draft of the Skyway-West Hill Land Use Subarea Plan following the Public  
2971 Review Draft comment period during the month of July. Approximately 35 members of the  
2972 community attended the forum. The community members in attendance expressed a general  
2973 support for the changes made in the plan, such as: removal of the proposal to amend the land  
2974 use and zoning in the residential area in the northeast corner of the subarea, increasing the  
2975 inclusionary zoning/affordable housing requirements for the 2 residential density increases, and  
2976 increasing the residential density of the properties along Renton Ave S, between the 2 nodes of  
2977 the Skyway Business District.

- 2978 - The community asked questions about the action items listed presented in the Plan and
- 2979 how they might be able to be involved.
- 2980 - There was discussion about the proposed limitations on the marijuana retail uses and
- 2981 what that may mean for the existing businesses operating on Rainier Ave S and Martin
- 2982 Luther King Jr. Way S.
- 2983 - There was also discussion about how the planning process for land use and zoning
- 2984 interconnects with the other service providers, such as King County Roads and Metro.

2985  
2986 **Fall Planning Kickoff – August 18, 2020.** As a kick-off to the second phase of Skyway-West  
2987 Hill Subarea Plan a virtual community meeting was held to explain the changes to the subarea

2988 planning program and the inclusion of the community needs list body of work. Separate  
2989 language specific virtual meetings were held for residents who speak Spanish, Vietnamese, and  
2990 Somali meetings were held August 25, 26, and 27, respectively. The number of participants for  
2991 the August 18 meeting was about 25 residents, while the language specific meetings were not  
2992 as well attended. The Somali language meeting had about six attendees and it was an active  
2993 discussion. The main themes that came out of the meetings were:

- 2994 - Development of a community center
- 2995 - Skyway Business District revitalization and economic development
- 2996 - Job creation and priority hiring of local residents
- 2997 - Sidewalks, especially in the residential areas to make walking safer
- 2998 - Investment in and activation of parks
- 2999 - Transit service and greater access to service
- 3000 - Youth programs and services

3001  
3002 Community members were also asked for ideas on community engagement and they had  
3003 several suggestions:

- 3004 - Involve as many community members as possible
- 3005 - Go to where folks are already meeting
- 3006 - Make break out rooms smaller so there is more neighbor-to-neighbor discussion
- 3007 - Record the meetings and make them available on-demand for later viewing and  
3008 commenting
- 3009 - Ask immigrant community groups to help with meeting advertising to increase turnout
- 3010 - Set up a phone bank and have people call someone they know
- 3011 - Advertise on language radio stations where possible

3012  
3013 **Skyway Community Voices Community Conversation – July 8, 2021.** The community  
3014 conversation was facilitated by Paul Patu, Urban Family’s Executive Director. There were  
3015 approximately 3943 participants at the meeting. The focus was the following top 10 priorities  
3016 that have emerged from the ongoing community conversations:

3017  
3018 Top Priorities discussed at the meeting, based on the responses to the second survey  
3019 described below:

- 3020 - Establish a Skyway-West Hill Community Center
- 3021 - Provide social and health services and job-training programs in the neighborhood
- 3022 - Improve transit services
- 3023 - Support area youth with recreation, education, and employment programs
- 3024 - Re-imagine public safety in partnership with the community
- 3025 - Improve safety and control speeds on local streets and Martin Luther King Jr. Way S  
3026 (SR900)
- 3027 - Install sidewalks, crosswalks, and streetlights on neighborhood streets
- 3028 - Invest in community-driven affordable housing and mixed-use developments
- 3029 - Revitalize the Skyway Business District and other neighborhood business areas for  
3030 local, BIPOC businesses
- 3031 - Complete improvements to Skyway Park and improve access and visibility to the park

3032  
3033 Participants discussed whether they felt these top priorities reflect the true needs of the  
3034 community. The general sentiment was that these were a good list if they had to be boiled down  
3035 to 10, but doesn’t account for the many other needs of the community.

3036

3037 Following the meeting, participants were asked to tag which of these 10 where the most  
3038 important. The 3 priorities that received the most support included:

- 3039 - Revitalization of the Skyway Business District with/ local BIPOC businesses
- 3040 - Sidewalks, crosswalks, and streetlights, and
- 3041 - The Community Center

3042

3043 **Skyway Community Voices Subarea Plan and Community Needs List Virtual Input**  
3044 **Session – October 26, 2021.** The virtual community meeting was facilitated by Paul Patu,  
3045 Urban Family’s Executive Director. There were 22 participants at the meeting, including 2 urban  
3046 planning specialists from the architecture and urban design firm, Schemata Workshops. They  
3047 walked participants through the public review draft of the subarea plan and answered questions  
3048 about how to submit comments. Several members of the public asked about particular action  
3049 items that have been included in the catalog of community requests. They were also directed to  
3050 the publicinput.com engagement hub to review the material that has been collected and to  
3051 share additional thoughts. The meetings were publicized with flyers in English, as well as  
3052 translated into Spanish and Arabic. Although the top 3 non-English languages spoken at home  
3053 in Skyway-West Hill are Spanish, Vietnamese, and Somali, the organizers of the event were  
3054 advised by other community partners that many Muslim residents feel more comfortable with  
3055 Arabic and this may lead to greater participation by these traditionally underrepresented  
3056 residents.

3057

### 3058 Phase 1 Community Surveys

3059 Two online and paper surveys were conducted from September 18 through November 30, 2018,  
3060 and January 15 to February 5, 2019. The survey garnered 97 individual respondents.

3061

3062 The questions posed to the interviewees and the online survey as follows:

- 3063 - In the next 10 to 15 years, what pressures to change do you think the residential  
3064 neighborhoods and commercial districts of Skyway-West Hill will experience?  
3065 (Examples: lot sizes, types of housing, roads, walkability, lighting, building types)
- 3066 - What one or two improvements—or different types of commerce—would help make the  
3067 Skyway Business District a more attractive “downtown” for this community (both  
3068 businesses and residents)?
- 3069 - Do you have an opinion about how much and what type of affordable housing is needed  
3070 in Skyway-West Hill? What are the pros and cons for you?
- 3071 - A recent King County survey showed a high level of concern that current residents and  
3072 businesses might be displaced by future growth and investment in Skyway-West Hill. Do  
3073 you know of any specific people or businesses that have had to leave due to  
3074 development? Should King County require developers to help us prevent this?
- 3075 - Is there anything you’d like to add related to land use and development in  
3076 Skyway-West Hill?

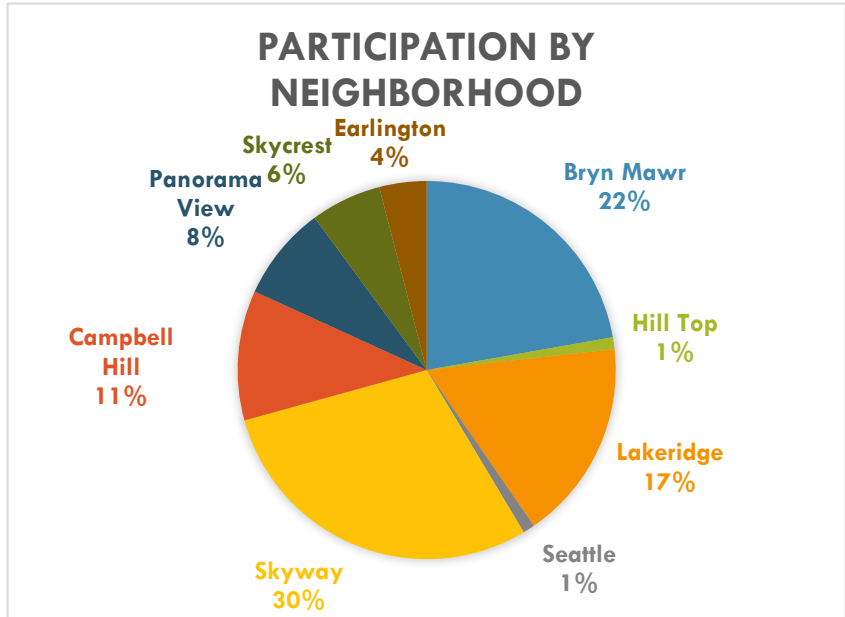
3077

### 3078 Phase 2 On-line Survey and Engagement Hub

3079 As a result of the COVID-19 pandemic and restrictions on in-person gatherings, King County  
3080 developed an online engagement hub with the address: [www.publicinput.com/skyway](http://www.publicinput.com/skyway). The  
3081 engagement hub was initially populated with a multi-page survey that asked community  
3082 residents to both learn about the services and programs the County offers, but also to suggest  
3083 programs, services, and capital improvements that they felt were most needed for the  
3084 neighborhood. The website was distributed at a series of community resource events, publicized

3085 in the Skyway Water and Sewer District Newsletter, through several email communications to  
3086 area residents, as well as via the Renton School District's e-flyer delivery system. This first  
3087 round of surveying and information gathering was open from August 2020 through mid-October  
3088 2020. While open, the survey had 102 participants and collected 159 comments. The page was  
3089 viewed 2,535 times. The main themes that emerged were:

- 3090 - Community center
- 3091 - Transportation
- 3092 (sidewalks and
- 3093 transit/bus service)
- 3094 - Parks, open spaces,
- 3095 and recreation
- 3096 - Public safety
- 3097 - Youth programs
- 3098 - Economic development



3100 A second survey was launched  
3101 in October 2020 and ran  
3102 through January 2021. This  
3103 survey asked participants to  
3104 express how much they  
3105 support the requests that were  
3106 gathered during the first survey  
3107 along with additional items  
3108 from the 2016 SWAP. The

3109 number of participants and responses to the following 5 topic areas are included under the  
3110 subheadings below. All the following surveys were also translated into Spanish, Vietnamese,  
3111 and Somali.

3112  
3113 Under the heading **Healthy Connected Neighborhoods** (38 participants, 1,383 responses) the  
3114 top priorities were:

- 3115 - More walkable spaces or sidewalks in the residential areas (no specified location)
- 3116 - Improve pedestrian and bicycle routes in north/south corridors
- 3117 - Improve safety for pedestrians on Martin Luther King Jr. Way S (SR 900)
- 3118 - Add crosswalks and speed limit signs to high traffic streets
- 3119 - Improve roadside vegetation maintenance
- 3120 - Provide bus passes to the youth and elderly
- 3121 - Improve bus stop sitting areas with lighting, safety, and signage
- 3122 - Create a farmer's market to stimulate health and the local economy
- 3123 - Provide more options for health services
- 3124 - Create an 'action group' dedicated to establishing programs for at-risk youth and
- 3125 individuals as alternatives to criminal and gang activity
- 3126 - Create an 'action group' dedicated to working with the King County Sheriff and
- 3127 Prosecuting Attorney to pursue alternative community policing models

3128  
3129 Under the heading **Smart Sustainable Growth** (21 participants, 514 responses) the top  
3130 priorities were:

- 3131 - New multifamily developments should be confined to areas currently designated for
- 3132 multifamily
- 3133 - Mixed-use buildings that include both residential and commercial space should be
- 3134 allowed in the Skyway Business District

- 3135 - Pursue businesses and uses to locate in the Skyway Business District
- 3136 - Enhance the appearance of existing commercial buildings and properties
- 3137 - Develop urban design standards and a community review process for the commercial, non-industrial areas of Skyway-West Hill
- 3138
- 3139 - Pursue improvements to transit (bus services/facilities) in the community to access
- 3140 locations more easily in surrounding cities
- 3141 - Provide pedestrian/bicycle access along streets, parking lots, and between and through
- 3142 residential areas
- 3143

3144 Under the heading **Thriving, Educated Youth and Community** (43 participants, 1,396 responses) the top priorities were:

- 3146 - More community parks and trails with safe walkable access
- 3147 - Community Center for youth and seniors as a place for multiple service providers to come together to serve the community
- 3148
- 3149 - Protect existing parks and add where feasible
- 3150 - Complete renovations of Skyway Park that have been planned for years
- 3151 - Regulate overnight parking at Skyway Park
- 3152 - Add new and improve access points to Skyway Park
- 3153 - Create affordable recreational opportunities for youth (i.e., sports leagues, camps, etc.)
- 3154 - Create a tutoring center for extended learning opportunities
- 3155 - Establish a childcare center for working parents and as a youth employment opportunity
- 3156 - Increase access to college and college preparation opportunities
- 3157 - Work with the community and community-based organizations to support advancement of the school district and local schools
- 3158
- 3159

3160 Under the heading **Economic Prosperity and Affordable Housing** (30 participants, 625 responses) the top priorities were:

- 3162 - Expand property tax exemption for low-income seniors
- 3163 - Increase homeownership with down payment assistance programs
- 3164 - Create redevelopment assistance program
- 3165 - Require relocation assistance for renters being involuntarily displaced
- 3166 - More business activity in the neighborhood with more diverse and healthy dining and drinking options
- 3167
- 3168 - Develop the “empty space” areas between commercial buildings into mini-public plazas or green spaces
- 3169
- 3170 - Purchase and maintain litter bins for the business district
- 3171

3172 Under the heading **Culture Art and Innovation** (17 participants, 366 responses) the top priorities were:

- 3174 - Create public spaces that help increase cross cultural social and community connections
- 3175 - Establish artistic gateways at the entrances to the Skyway Business District
- 3176 - Improve the overall appearance of the Skyway Business District to reflect the cultural diversity of this community
- 3177
- 3178 - Build kiosks and signage to promote neighborhood communications and awareness of local businesses
- 3179
- 3180

3181 The second survey included an optional demographic questionnaire that participants could complete at the end of answering the survey questions. The demographic questions asked about gender, age, race/ethnicity, housing tenure, and language spoken at home, and household income. The response rate to the demographic questions was lower than for the

3185 survey itself, but there were some common themes that emerged. The gender of respondents  
3186 was closely split between male and female, with some choosing not to answer. The ages of  
3187 respondents were generally representative of the subarea as a whole. About a third said they  
3188 were between 26 and 35 years old. Interestingly, on the Economic Prosperity survey, almost a  
3189 third of the participants reported as being over the age of 56. In terms of race and ethnicity, the  
3190 participants overwhelmingly (60-85%) reported as White. Black or African American and Asian  
3191 participants represented about 15 to 20% of the respondents to the demographic questions.  
3192 Most (75% or more) of the respondents reported as living in a single-family home that they own.  
3193 English was the dominant language spoken at home (90 to 100%) of respondents. In terms of  
3194 household income, anywhere between 20 and 33% of respondents. Those that did respond  
3195 tended to be mostly from household making more than the area median income.

3196  
3197 At the closure of the second survey, a single comment box was left open for participants to  
3198 share additional thoughts and to sign up for email updates on the subarea plan and community  
3199 needs list process. To date, 14 additional comments have been received and 56 people have  
3200 signed up to receive updates.

3201  
3202 Then, a simple, one-question survey was posted to ask for feedback on the community vision  
3203 statement. Visitors were shown 2 vision statement versions. The first was from the 2016 SWAP  
3204 and the second was from the 2020 Skyway-West Hill Land Use Strategy. Although participation  
3205 was low with only 64 page views, six participants, and seven comments, the preference is for  
3206 the 2016 SWAP Vision Statement.

### 3207 3208 Skyway West Hill and North Highline Anti-displacement Strategy Report

3209 In preparation for writing the Skyway-West Hill and North Highline Anti-displacement Strategies  
3210 Report, the County's interdepartmental workgroup engaged closely with community members  
3211 and residents to hear their ideas and understand their concerns regarding displacement. The  
3212 overarching goal of the engagement was to collaboratively shape the anti-displacement  
3213 recommendations to reflect the communities' priorities.

3214  
3215 While King County staff strived to engage the community in multiple ways, the COVID-19  
3216 pandemic created challenges for engaging with the community. All workshops were held  
3217 virtually, and staff could not perform in-person outreach. Many community members have been  
3218 economically, physically, and mentally impacted by the pandemic, understandably limiting some  
3219 community members' capacity to engage with this process. Additionally, a mostly virtual  
3220 approach to community outreach limits engagement from community members whose preferred  
3221 method of engagement is in-person.

3222  
3223 Translation of written materials and interpretation was offered at the first 3 workshop sessions in  
3224 Spanish, Somali, and Vietnamese, which are the most-spoken languages other than English in  
3225 Skyway-West Hill and North Highline.<sup>67</sup> Unfortunately, Zoom had limited capability to adequately  
3226 accommodate and support language access services for all languages in channels. In-language  
3227 support was used by fewer than 10 community members per meeting. County staff is assessing  
3228 outreach methods that would increase limited English proficient community participation.

3229

---

<sup>67</sup> 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>

3230 The following methods were used to engage with community members. County staff collected  
3231 community input from October 2020 through April 2021.

3232  
3233 Community Facilitators

3234 A community facilitator team consisting of seven community leaders representing six  
3235 stakeholder organizations in Skyway-West Hill and North Highline that are rooted in  
3236 communities most impacted by displacement. Community facilitators were paid for their time  
3237 and played a critical role in the process, contributing approximately 30 to 45 hours of their time  
3238 over six months to co-designing the curriculum for the Anti-displacement Workshop Series; co-  
3239 facilitating 5 out of the six community meetings; providing in-language facilitation in Spanish,  
3240 Vietnamese, and Somali as needed; initiating a community work session to develop community-  
3241 led recommendations; and providing feedback and strategic guidance on the draft  
3242 recommendations to County staff.

3243  
3244 Anti-displacement Workshop Series

3245 In the fall of 2020, County staff and community facilitators designed and hosted 3 workshops to  
3246 review the anti-displacement strategies identified in King County Motion 15539 and Action 19 of  
3247 the *Comprehensive Plan* update. Over 40 community members participated in the fall workshop  
3248 series.

3249  
3250 Community Work Sessions and Discussions

3251 In January 2021, 35 community members came together with the community facilitators to  
3252 generate community-led recommendations and provide feedback to County staff about the  
3253 proposed anti-displacement strategies. Community members also identified other ideas and  
3254 areas of concern outside of the proposed anti-displacement strategies. In March 2021, the  
3255 interdepartmental workgroup hosted another workshop to further explore inclusionary zoning  
3256 strategies. Community members reviewed and provided input on different options for an  
3257 inclusionary zoning policy. In April 2021, the County hosted a community meeting to review the  
3258 draft anti-displacement recommendations, answer questions, and gather final input. The  
3259 numerous discussions with the community shaped the recommendations of this report.

3260  
3261 Skyway Youth Leadership Council and Youth Survey

3262 From January to April 2021, King County staff partnered with the Skyway Youth Leadership  
3263 Council (SYLC), a youth leadership organization comprised of 9 youth aged 13 to 24 years old  
3264 who live in the Skyway area, to collect input on anti-displacement strategies from young people  
3265 living in Skyway-West Hill and North Highline. After learning about the potential anti-  
3266 displacement strategies, the SYLC decided to focus on Community Preference, Priority Hire,  
3267 and Community Land Trusts. The SYLC created and launched a survey to understand how  
3268 youth are impacted by displacement and gather input on these 3 strategies. Forty youth from  
3269 Skyway-West Hill and North Highline responded to the survey. Almost half of the respondents  
3270 had experienced some form of displacement. Many youth shared concerns that housing is too  
3271 expensive, and they need financial assistance with rent and bills.

3272  
3273 Interviews with Immigrant and Refugee Community Organizations

3274 The interdepartmental workgroup had in-depth dialogues with several organizations serving  
3275 immigrant and refugee communities in the Skyway-West Hill and North Highline neighborhoods.  
3276 Staff met with 35 Vietnamese elders who shared their challenges accessing housing, a desire  
3277 for a community gathering space located near affordable housing and need for accessible  
3278 transportation options. Staff also met with the Khmer Community of Seattle/King County who  
3279 shared the Khmer community's need for a community gathering space, culturally appropriate

3280 housing, deeply affordable housing, and homeownership options. Finally, staff met with the  
3281 Duwamish Valley Affordable Housing coalition who shared that Latinx immigrant communities in  
3282 North Highline need accessible and affordable homeownership options specifically targeted  
3283 towards immigrants, as well as community-owned projects and zoning changes that meet the  
3284 needs of community-owned affordable housing projects. While not all the community members  
3285 participating were Skyway-West Hill residents, some were, and their willingness to share their  
3286 lived experience was instrumental in informing the priorities contained within the subarea plan.  
3287

### 3288 Online Surveys and Social Media

3289 County staff administered an online public input survey online from late September 2020  
3290 through mid-April 2021. Staff also sent surveys out after each workshop to gather more in-depth  
3291 feedback from community members. Survey outreach was incorporated into the community  
3292 engagement performed for the subarea planning work. Over 40 community members completed  
3293 the surveys. The survey respondents reported that anti-displacement needs to be a top priority  
3294 for King County, with a strong emphasis on the development of affordable housing, creating  
3295 homeownership opportunities, and exploring innovative strategies like investing in community  
3296 land-trusts.  
3297

### 3298 Anti-displacement Strategies Toolkit and Online Resource Hub

3299 In addition to online surveys, the County used the Anti-displacement Public Input webpage as a  
3300 way to document the community process and create an online resource hub with links to  
3301 materials including a glossary of terms, important background documents, explanations of each  
3302 strategy, workshop presentation slides, and workshop video recordings.<sup>68</sup> All materials,  
3303 including those translated into Somali, Spanish, and Vietnamese, were also available on Google  
3304 Drive in the form of an Anti-displacement Strategies Toolkit to maximize the accessibility and  
3305 shareability of the resources.<sup>69</sup> The Anti-displacement Strategies Toolkit also included case  
3306 studies of similar programs and policies in other cities.  
3307

### 3308 **Community Priorities from the Anti-Displacement Workshops**

3309 The below community priorities emerged from the community engagement process.

- 3310 1. Increase public investment in affordable housing:
- 3311 - fund permanently affordable homeownership units for households at 50 through 80%  
3312 of AMI
  - 3313 - build affordable rental units for households at or below 60% of AMI
  - 3314 - finance community-driven development projects
  - 3315 - provide funding for strategic land acquisition for community development
  - 3316 - create mixed-use developments with affordable housing, commercial and non-profit  
3317 office space, and community gathering space
  - 3318 - preserve manufactured home communities in Skyway-West Hill
  - 3319 - increase housing options and types in Skyway-West Hill and North Highline, such as  
3320 allowing and investing in accessory dwelling units (ADUs), family size units, and

---

<sup>68</sup> 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>

<sup>69</sup> 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>



- 3321 culturally specific affordable housing for immigrant and refugee elders  
3322
- 3323 2. Enact policies and programs that prevent displacement, protect tenants, and prioritize  
3324 neighborhood residents:
- 3325 - prioritize current and past residents for new affordable housing units
  - 3326 - connect eligible homeowners with home repair and property tax exemption programs
  - 3327 - provide eviction prevention and rental assistance for low-income renters and  
3328 implement tenant protections
  - 3329 - provide down payment assistance for low-income home buyers
  - 3330 - reduce commercial displacement and support economic development opportunities  
3331 for current residents
  - 3332
- 3333 3. Increase access to opportunities, amenities, and benefits to current residents when  
3334 private development happens:
- 3335 - build more mixed-income developments
  - 3336 - increase density or other incentives in exchange for affordable units, especially in the  
3337 commercial core
  - 3338 - maintain building scale, adequate parking, and access for elders and people with  
3339 disabilities as density increases
  - 3340

### 3341 Skyway Community Voices Project

3342 At the beginning of 2021, King County sought a locally based community organization to assist  
3343 with community engagement to find innovative ways to connect with historically underserved  
3344 and underrepresented community members as part of the subarea plan, community needs list,  
3345 Metro service investments, and Anti-displacement Report development process. In April 2021, a  
3346 contract was signed with Urban Family, a non-profit with deep connections in the Skyway  
3347 community and especially with youth, non-English speaking families, renters, and immigrants.  
3348 The initial strategy was to make residents aware of the upcoming planning process and its long-  
3349 term implications on the development and well-being of the Skyway community. The project  
3350 also emphasized the importance of the community's feedback and the power of the community's  
3351 voice to create healthy and sustainable change.

3352  
3353 At the outset of the Community Voices Project, staff from Urban Family performed direct  
3354 outreach by phone, door-to-door conversations with business owners, and interactions with  
3355 community members during food and resource distribution events at apartment complexes in  
3356 Skyway. Staff were prepared with materials summarizing the top priorities.

3357  
3358 The first engagement event under the Skyway Community Voices approach was held virtually  
3359 the evening of July 8, 2021. The community conversation was facilitated by Paul Patu, Urban  
3360 Family's Executive Director. There were approximately 43 community members who  
3361 participated in the meeting. The focus was the top 10 priorities (see Public Meetings section  
3362 above) that have emerged from the ongoing community conversations and the second online  
3363 survey. At that meeting, it was confirmed that the top 10 were still relevant and important goals  
3364 for the community and the County to work together on achieving.

3365  
3366 On September 30, 2021, the Community Voices Project hosted a second virtual community  
3367 meeting to announce the release of the public review draft of the Subarea Plan. The focus of the  
3368 meeting was on the structure of the subarea plan and how the ways that people could provide  
3369 comments to the County. About 25 community members participated in the discussion. The

3370 discussion also included a review of the top 10 priorities that had been described earlier to  
3371 confirm if these priorities were still accurate.

3372  
3373 On October 26, 2021, a third Community Voices Project meeting was hosted online. At this  
3374 meeting, Urban Family invited urban planning experts from Schemata Workshop to help the  
3375 community discuss and understand the Subarea Plan and its potential implications on future  
3376 development in the neighborhood. About 24 community members participated in the discussion.

3377  
3378 In addition to hosting several meetings with the community, the Skyway Community Voices  
3379 Project also pursued social media and email marketing campaigns to publicize the Subarea  
3380 Plan processes and encourage participation. Through these efforts, over 3,000 people were  
3381 reached via social media and over 1,800 people were reached with email messages.

3382  
3383 The Skyway Community Voices project also engaged directly with 18 local businesses in  
3384 Skyway-West Hill and participated in food and resource distribution events at 10 apartment  
3385 communities in Skyway-West Hill.

3386

3387 **Public Review Draft**

3388 On September 30, 2021, the Public Review of the Skyway-West Hill Subarea Plan and the  
3389 associated Land Use and Zoning Map Amendments were released for public review and  
3390 comment. The comment period was originally scheduled to last 4 weeks and end on October  
3391 28, 2021. The deadline for comments was extended twice based on community requests and  
3392 ultimately closed on December 19, 2021.

3393  
3394 The County posted a copy of the draft Subarea Plan and Land Use and Zoning Map  
3395 Amendments on their website and advised people that they could provide comments by sending  
3396 an email, written letter, or calling by phone. The County also published a multi-part public review  
3397 draft online survey that summarized the chapters of the Subarea Plan and provided space for  
3398 participants to react to and comment on the narrative and policies in the plan. More detail on the  
3399 result of the online survey can be found below.

3400  
3401 On the evening of September 30, 2022, the Skyway Community Voices project hosted a virtual  
3402 community meeting to kick off the comment period and explain some of the ways to comment  
3403 on the Plan. The meeting was publicized through email notifications sent to Skyway  
3404 stakeholders and attended by about 20 community members and several County staff. At the  
3405 meeting the audience asked for additional resources to explain what was in the plan, if the  
3406 language could be simplified, and for additional resources for gathering feedback, such as  
3407 language assistance for non-English community members. They also asked if more time could  
3408 be provided for comment because of the breadth of the materials to be reviewed.

3409  
3410 On October 25, 2021, the Skyway Community Voices project hosted a second virtual meeting in  
3411 partnership with the Skyway Coalition and some of its member organizations. The meeting was  
3412 publicized with flyers distributed in English, Spanish, and Arabic by Urban Family and their  
3413 partners at the Skyway Coalition. The meeting was attended by about 15 community members,  
3414 along with 2 urban design professionals who had been working with the community on the  
3415 Skyway Resource Center. Many topics were discussed but a good portion of the time was spent  
3416 in dialogue about the proposed land use and zoning map amendments. People expressed  
3417 confusion about the pros and cons of the proposed unincorporated activity center designation.  
3418 There was also a discussion of the proposed microenterprise special district overlay. The

3419 audience also asked for additional information regarding the existing P-suffix development  
3420 conditions and special district overlays that apply in Skyway-West Hill.  
3421

3422 *PUBLIC REVIEW DRAFT ONLINE SURVEY*

3423 At the beginning of the comment period on the public review draft, the County published a multi-  
3424 part survey online that was arranged in the same order and presented summaries of each of the  
3425 subarea plan chapters. The online survey tool allowed for translation into multiple languages  
3426 directly in the platform. In each chapter of the survey, the participant could understand what was  
3427 in the draft subarea plan and read the text of each of the proposed policies statements for that  
3428 chapter. At the end of each chapter, there was space provide where a person could provide  
3429 open-ended comments. If the participant wished, they could also make their comments visible to  
3430 other participants, and those public comments could be “liked” by others.  
3431

3432 A total of 86 people participated in the online survey. There ~~were~~was a total of 2,273 responses  
3433 to the 58 individual survey questions across the subarea plan survey chapters, and total of 123  
3434 written comments were received through the survey. The survey included a question that asked  
3435 what neighborhood the participant called home. Nearly 43% of participants said they identify  
3436 with Skyway, Campbell Hill, or Skycrest; while about 37% said they come from Bryn Mawr,  
3437 Lakeridge, or Hill Top.  
3438

3439 In addition to the online survey itself, the platform also allowed additional information to be  
3440 shared. During the course of the comment period, the County posted the following supplemental  
3441 materials to aid with the review and comment on the plan:

- 3442 • Plain language explanation of key terms in the plan
- 3443 • A listing and summary of Skyway-West Hill P-suffix and Special District Overlay  
3444 Development Conditions
- 3445 • A Subarea Plan Reader’s Guide – translated into Spanish, Somali, and Vietnamese
- 3446 • A slide show showing Residential and Commercial Development Examples in each of  
3447 the King County Zoning Code classifications
- 3448 • One-page flyers explaining what the Subarea Plan is and how to comment – translated  
3449 to Spanish, Somali, and Vietnamese  
3450

3451 When the comment period closed on December 19, 2021, the survey page was closed to new  
3452 responses and comments, but the website continued to be viewable, along with the result of the  
3453 survey. Of the 41 proposed policies, the feedback received either supported or strongly  
3454 supported nearly all of them. The 2 policies that received a lack of support were around  
3455 maintaining the land use patterns in the residential neighborhoods and the policy aimed at  
3456 limiting proliferation of marijuana retail establishments. Other policies that received mixed  
3457 support had to do with providing affordable housing and incentivizing affordability in new  
3458 housing developments.  
3459

3460 *PUBLIC REVIEW DRAFT OUTREACH*

3461 During the comment period and in addition to the online survey, the County and its partners  
3462 used multiple other avenues to increase awareness of the Subarea Plan process and  
3463 encourage community members to participate.

- 3464 • Hard copies of plan and map amendments were placed at the Skyway Library, and the  
3465 library's staff sent an email to their mailing list letting people know it was available.
- 3466 • Subarea planning staff participated in the West Hill Community Association's board  
3467 meeting on October 13, 2021, and their quarterly meeting on October 19, 2021. The  
3468 quarterly meeting was broadcast live on Facebook and recorded for reviewing on their  
3469 website.
- 3470 • The Subarea Plan was explained at a virtual community meeting discussing the Skyway-  
3471 West Hill and North Highline Anti-displacement Report on October 15, 2021.
- 3472 • Flyers were created and disseminated through the Renton School District's Peachjar  
3473 flyer dissemination portal on October 18, 2021. The target schools included Campbell  
3474 Hill Elementary, Lakeridge Elementary, Bryn Mawr Elementary, Dimmitt Middle School,  
3475 and Albert Talley High School.
- 3476 • The Subarea Plan process was mentioned in the October, November, and December  
3477 2021 issues of the King County Local Service Unincorporated Areas News.
- 3478 • Subarea planning staff participated in Skyway Leadership Meetings hosted by the King  
3479 County Councilmember representing District 2 – Councilmember Zahilay on October 29,  
3480 and November 19, 2021.
- 3481 • The Department of Local Service sent email reminders to a Subarea Plan email mailing  
3482 list on September 30, October 4 and 26, November 12 and 19, and December 6 and 14,  
3483 2021.
- 3484 • On November 19, and December 16 and 17, 2021, the Skyway Community Voices  
3485 project sent email announcements to their mailing list in Skyway-West Hill.
- 3486 • On December 7, 2021, the Skyway Coalition sent an email announcement to their  
3487 mailing list to encourage participation.
- 3488 • On November 29, and December 18, 2021, the Renton Innovation Zone Partnership  
3489 sent emails to their subscribers.
- 3490 • On December 15, 2021, the Department of Community and Human Services sent an  
3491 email announcement to all of the community members who had participated in the  
3492 Skyway-West Hill and North Highline Anti-displacement Strategy Report Workshop  
3493 Series.
- 3494 • The week of November 22, 2021, a direct mail announcement was sent to all of the  
3495 mailing addresses in Skyway-West Hill. The announcement encouraged people to visit  
3496 the online survey and included information about the proposed inclusionary housing  
3497 ordinance being considered at the same time.
- 3498

3499 *PUBLIC REVIEW DRAFT MAJOR THEMES*

3500 In addition to the comments gathered through the online survey of the public review draft, the  
3501 County also received 14 written comments by email. Some of the major themes or topics that  
3502 were highlighted during the public, both through the online survey and the written comments,  
3503 include the following:

- 3504 • Skyway-West Hill Community Center – The community continues to need a public  
3505 gathering space where a variety of community programs and events can be located.

- 3506 • Affordable Housing and Displacement – The County should strengthen measures to  
3507 ensure affordable housing, carefully consider potential displacement risks when  
3508 considering upzones, and not remove any affordable housing requirements without new  
3509 requirements in place.
- 3510 • Economic Development – Revitalization of the Skyway Business District should be a  
3511 priority for the economic enrichment of Skyway’s businesses. Any work on developing a  
3512 Skyway Business District should be community-driven and county-supported.
- 3513 • Active Transportation, Sidewalks, and Streetlights – Building out an active transportation  
3514 network in Skyway-West Hill will have long-term benefits for Skyway’s residents by  
3515 connecting them with neighborhood destinations, supporting healthy lifestyles, and foster  
3516 the strong sense of community that residents already feel.
- 3517 • Residential Density and Growth – People are generally supportive of growth and  
3518 increased density in and around the proposed unincorporated activity center especially if  
3519 paired with affordable housing requirements and provision of other community amenities  
3520 such as interconnected public spaces.
- 3521 • Green Space and the Environment – Skyway Park is a community asset, but it is not  
3522 equitably accessible to all residents, so there is a desire to see more parks and green  
3523 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.

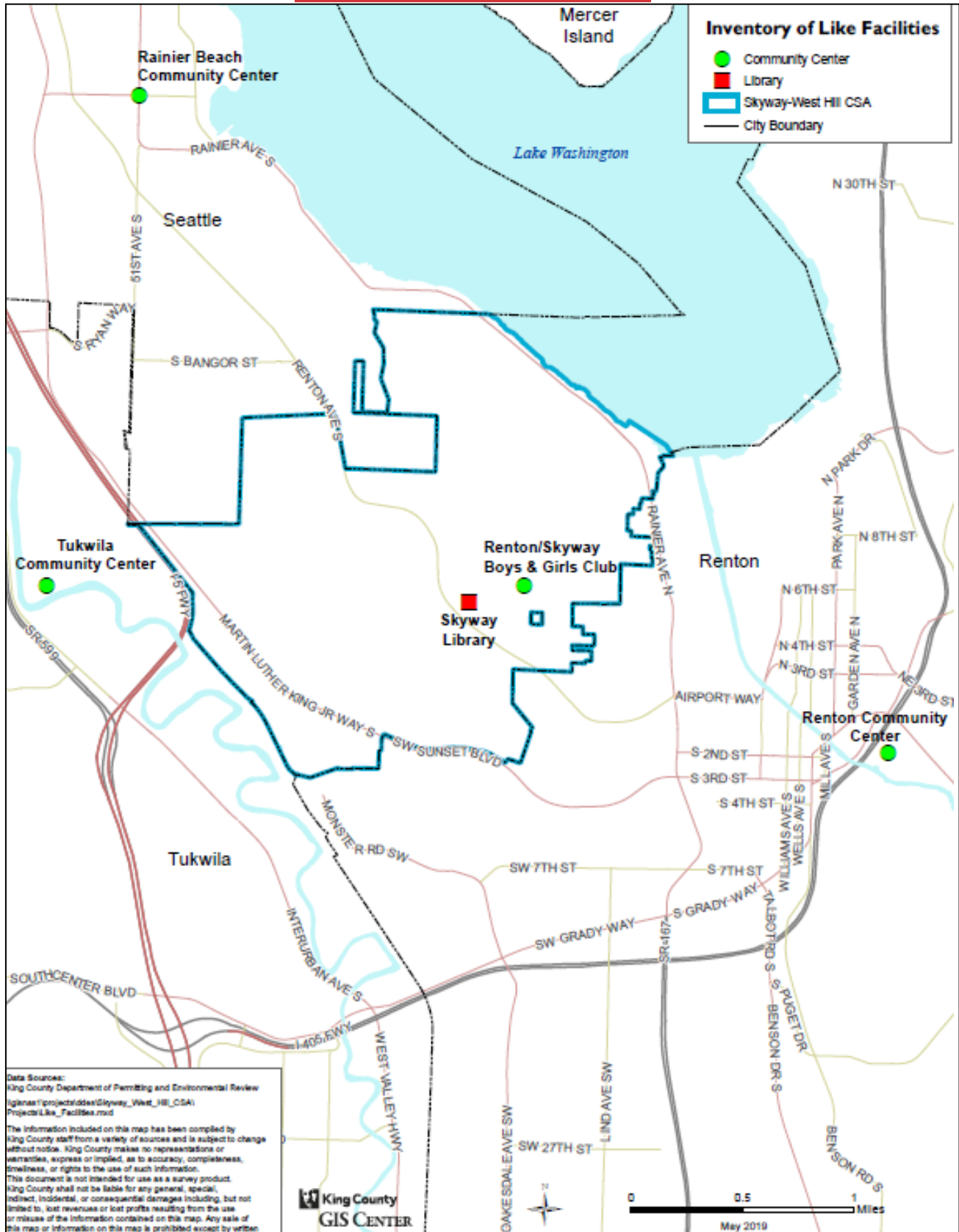
**Table 1 – Inventory of Like Facilities**

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

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

1

**Map 1 – Inventory of Like Facilities**



**C. History and Documentation of Need**

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

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

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

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.

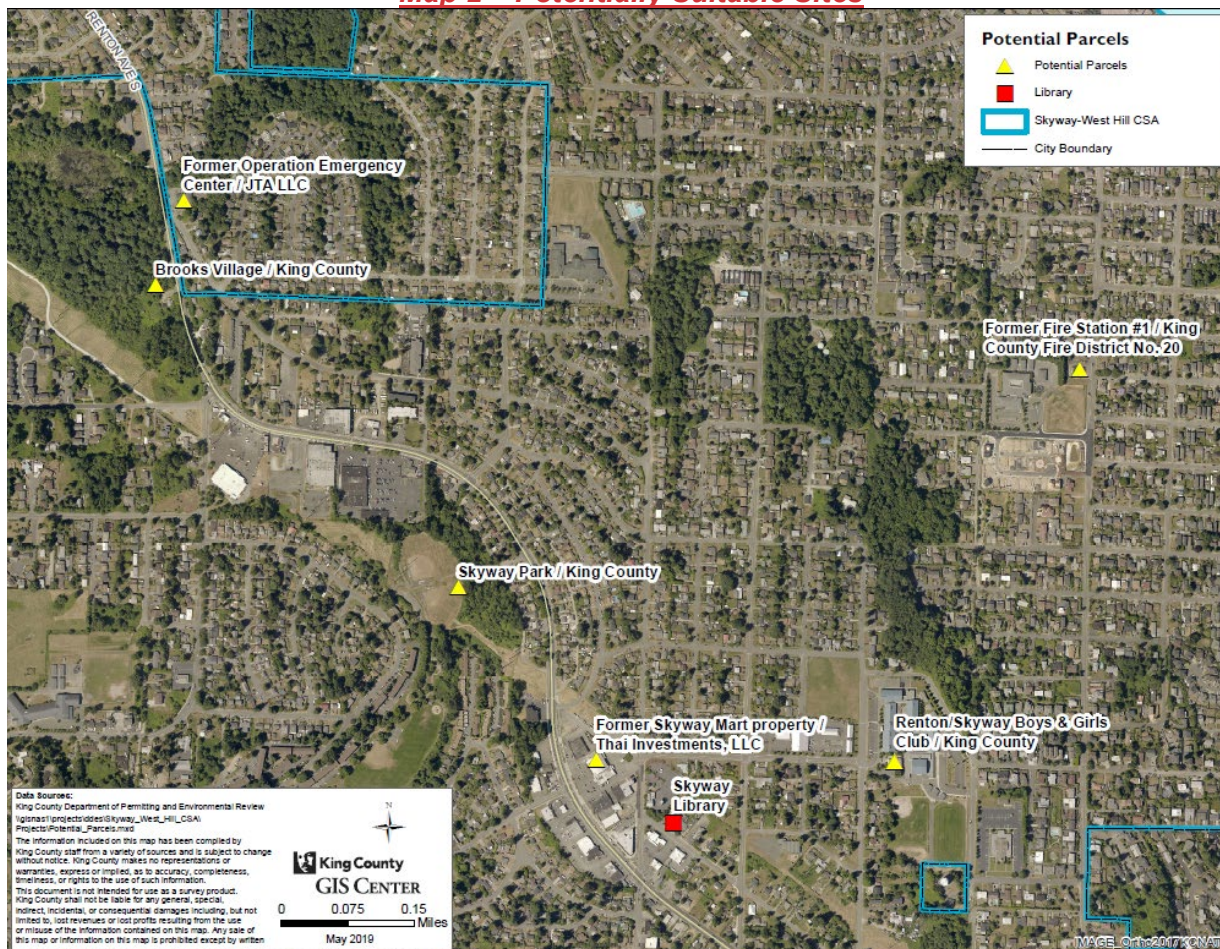
83  
84 Characteristics of community centers in the Puget Sound region typically include:

- 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:

- A largely flat, cleared area is ideal and helps contain 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 for land to be used for such a purpose.

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

**Map 2 – Potentially Suitable Sites**



108

**Table 3 – Potentially Suitable Sites**

<u>Site Name/Owner</u>	<u>Address/Parcel Number</u>	<u>Site Conditions</u>
<p><u>Former Skyway Market property / Thai Investments, LLC</u></p>	<p><u>12600 Renton Avenue S</u>  <u>Parcel #023100-0011</u>  <u>Lot size: 1.34 acres</u></p>	<p><u>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.</u></p>



<p><u>Former Fire Station #1 / King County Fire District No. 20</u></p>	<p><u>11619 84th Avenue S</u>  <u>Parcel #381000-0400</u>  <u>Lot size: .50 acres</u></p>	<p><u>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.</u></p>
---	---	--



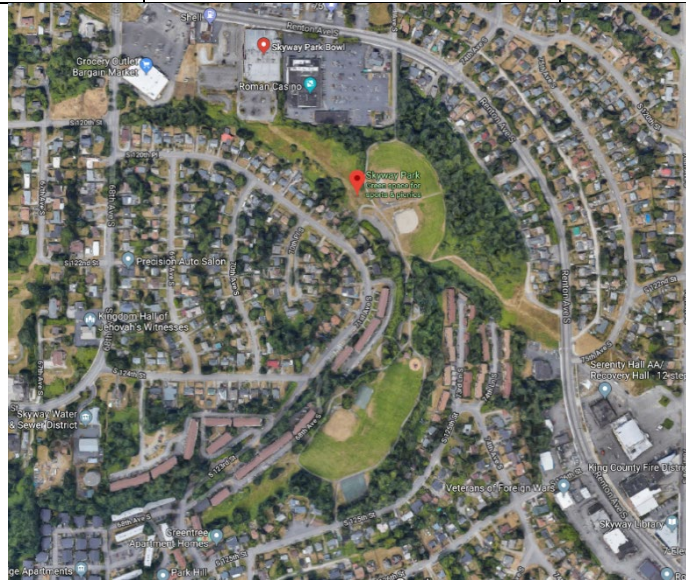
109



<u>Site Name/Owner</u>	<u>Address/Parcel Number</u>	<u>Site Conditions</u>
<u>Former Operation Emergency Center / JTA LLC</u>	<u>11410 Renton Avenue S</u> <u>Parcel #112304-9059</u> <u>Lot size: .96 acres</u>	<u>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.</u>



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



<u>Site Name/Owner</u>	<u>Address/Parcel Number</u>	<u>Site Conditions</u>
<u>Brooks Village / King County</u>	<u>Parcel #1148300500</u> <u>Lot size: .56 acres</u>	<u>Undeveloped land, was slated for development by King County, Dept. of Community &amp; Human Services. Significant wetland and access constraints.</u>



<u>Renton/Skyway Boys &amp; Girls Club / King County</u>	<u>12400 80th Ave S</u> <u>Parcel #118000-7450</u> <u>Lot size: 4.50 acres (school complex)</u>	<u>Dimmitt Middle School property. Boys &amp; Girls Club building is part of middle-school complex. Managed via partnership agreement with King County through 2023.</u>
--	---	--



111  
 112  
 113  
 114

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

The Skyway Community Center: Conceptual Design Report presented a breakdown of 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 ▪ Land acquisition or easements.
- 138 ▪ Impact fees.
- 139 ▪ Required traffic management modifications, such as frontage improvements and turn  
140 signals/lanes.
- 141 ▪ Environmental factors, such as stormwater management, wetland mitigation, site  
142 remediation, and disposal of hazardous materials.
- 143 ▪ New/changed building and energy codes and requirements.

144  
145 In order to develop an estimate that more completely reflects costs for this type of capital  
146 improvement project in today’s market conditions, King County Parks’ Capital Projects staff  
147 reviewed the report’s cost estimates to factor in the current economic climate and account for  
148 other cost elements not included in the 2014 report. Current conceptual estimates for community  
149 centers in King County are within a range of \$35 to \$50 million in total project costs.

150  
151 The differences between Park’s estimates from those produced in the Skyway Community  
152 Center: Conceptual Design Report can be attributed to the following:

- 153 ▪ In 2019, according to Parks’ capital projects managers, the cost of a large, multi-use  
154 assembly structure was ranging from \$400 to \$600 per square foot, which would  
155 make base construction costs total roughly \$20 million.
- 156 ▪ 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**

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

##### 174 **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.

## 214     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 **V. Conclusion**

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

296  
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