



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19555

Proposed No. 2022-0162.3

Sponsors Perry, Zahilay and McDermott

1 AN ORDINANCE related to comprehensive planning and
2 development regulations; amending Ordinance 263, Article
3 2, Section 1, as amended, and K.C.C. 20.12.010,
4 Ordinance 11653, Section 6, as amended, and K.C.C.
5 20.12.017, Ordinance 2883, Section 1, as amended, and
6 K.C.C. 20.12.240, Ordinance 11166, Section 2, as
7 amended, and K.C.C. 20.12.337, Ordinance 10870, Section
8 340, as amended, and K.C.C. 21A.12.030, Ordinance
9 10870, Section 341, as amended, and K.C.C. 21A.12.040,
10 Ordinance 10870, Section 344, as amended, and K.C.C.
11 21A.12.070, Ordinance 10870, Section 561, and K.C.C.
12 21A.34.020, Ordinance 13274, Section 1, as amended, and
13 K.C.C. 21A.37.010, Ordinance 13733, Section 12, as
14 amended, and K.C.C. 21A.37.130, Ordinance 10870,
15 Section 578, as amended, and K.C.C. 21A.38.050 and
16 Ordinance 11567, Section 1, as amended, and K.C.C.
17 21A.38.100, adding new sections to K.C.C. chapter
18 21A.06, adding new sections to K.C.C. chapter 21A.38,
19 adding a new chapter to K.C.C. Title 21A and repealing
20 Ordinance 11575, Section 2, as amended, and K.C.C.

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21 20.12.015, Ordinance 11351, Section 1, as amended, and
22 K.C.C. 21A.38.090, The White Center Community Action
23 Plan portions of Attachments I, II, III and IV to Ordinance
24 11568, Attachments I, II, III, VI and V to Ordinance 11166
25 and Attachments F and G to Ordinance 19146.

26 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

27 **SECTION 1. Findings:**

28 A. The Growth Management Act ("the GMA") and the King County Code
29 ("K.C.C.") allow the adoption of comprehensive plan updates only once per year, except
30 under certain circumstances. The amendments to policies and text in this ordinance
31 constitute the 2022 update to the 2016 King County Comprehensive Plan, as amended.

32 B. The last statutorily required Comprehensive Plan update required by RCW
33 36.70A.130 was met with the 2012 King County Comprehensive Plan that was adopted
34 as part of Ordinance 17485. RCW 36.70A.130 requires King County to complete the
35 next statutorily required review of the Comprehensive Plan on or before December 31,
36 2024. The 2022 update adopted as part of this ordinance does not serve as the statutory
37 update required by RCW 36.70A.130.

38 C. The 2016 King County Comprehensive Plan launched a Community Service
39 Areas subarea planning program. Community Service Area ("CSA") subarea plans are
40 scheduled to be created for the six rural CSAs and for the five large urban unincorporated
41 potential annexation areas. The CSA subarea planning program recognizes the county's
42 role as a local service provider in the unincorporated area, including for localized long-
43 range planning. Many areas of unincorporated King County have not had subarea

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44 planning since the 1990s or earlier. The CSA subarea planning program will provide
45 improved coordination, accountability and service delivery in the area of long-range
46 planning for unincorporated areas of King County.

47 D. This ordinance adopts the Skyway-West Hill and North Highline Community
48 Service Area Subarea Plans, related map amendments, and modifications to property
49 specific zoning conditions. It also adopts map amendments in the Fall City and Maple
50 Valley areas. Under the K.C.C., the 2022 Comprehensive Plan update is an annual
51 update.

52 E. The GMA and K.C.C. 20.18.030 require that King County adopt development
53 regulations that are consistent with and implement the Comprehensive Plan. The changes
54 to development regulations and maps in this ordinance maintain conformity with the
55 King County Comprehensive Plan. They bear a substantial relationship to, are necessary
56 for, the public health, safety and general welfare of King County and its residents.

57 F. The county adopted the 2020 update to the 2016 King County Comprehensive
58 Plan as part of Ordinance 19146. The 2020 update included Workplan Action 19,
59 directing King County to complete an Anti-displacement Strategies Report for Skyway-
60 West Hill and North Highline.

61 G. In September 2021, the Skyway-West Hill and North Highline Anti-
62 displacement Strategies Report was transmitted to the council. As stated in the report, its
63 "recommended anti-displacement strategies provide a concrete path for King County's
64 efforts to address historic disinvestment and structural racism in two diverse and
65 culturally rich neighborhoods, in alignment with King County's affordable housing and
66 equity and social justice goals."

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67 H. As a result of the analysis, the Anti-displacement Strategies Report
68 determined that "the combination of rising housing prices, the high rate of cost burdened
69 households, and lower than average incomes put Skyway-West Hill and North Highline
70 residents at increased risk of displacement."

71 I. To address those displacement risks, the report recommends, and this
72 ordinance adopts, an inclusionary housing program that includes mandatory elements in
73 the Skyway and White Center Unincorporated Activity Centers, and voluntary elements
74 in the remainder of the Skyway-West Hill and North Highline subarea geographies.

75 J. The inclusionary housing program includes standards for the characteristics of
76 affordable units, allows fee in-lieu payments in limited cases, sets appropriate
77 affordability levels, and requires covenants and deed restrictions specifying the
78 affordability levels and terms.

79 K. This ordinance also requires a community preference policy for affordable
80 dwelling units built under the inclusionary housing program, in order to further reduce
81 displacement risks.

82 L. The King County Countywide Planning Policies, King County Comprehensive
83 Plan, Skyway-West Hill Subarea Plan, North Highline Subarea Plan and Regional
84 Affordable Housing Task Force Final Report and Recommendations support the
85 development and use of anti-displacement measures, including mandatory inclusionary
86 housing and community preference provisions.

87 SECTION 2. A. Attachments A, B, C and D to this ordinance are adopted as
88 amendments to the 2016 King County Comprehensive Plan, as adopted in Ordinance

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89 18472 and its attachments and as amended by Ordinance 1862, Ordinance 18810,
90 Ordinance 19034 and Ordinance 19146.

91 B. The elements of the 2016 King County Comprehensive Plan in Attachment A
92 to this ordinance are hereby amended to read as set forth in this ordinance and are
93 incorporated herein by this reference.

94 C. The Skyway-West Hill Community Service Area Subarea Plan in Attachment
95 B to this ordinance is hereby adopted as an amendment to and an element of the 2016
96 King County Comprehensive Plan.

97 D. The North Highline Community Service Area Subarea Plan in Attachment C
98 to this ordinance is hereby adopted as an amendment to and an element of the 2016 King
99 County Comprehensive Plan.

100 E. The land use and zoning amendments in sections 17 through 20 of this
101 ordinance and Attachment D to this ordinance are hereby adopted as amendments to
102 Appendix A to Ordinance 12824, as amended, and as the official land use and zoning
103 controls for those portions of unincorporated King County defined in those sections of
104 this ordinance and attachments to this ordinance.

105 F. The King County department of local services, permitting division, shall
106 update the geographic information system data layers accordingly to reflect adoption of
107 this ordinance.

108 SECTION 3. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
109 20.12.010 are hereby amended to read as follows:

110 Under the King County Charter, the state Constitution and the Washington state
111 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King

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112 County Comprehensive Plan via Ordinance 11575 and declared it to be the
113 Comprehensive Plan for King County until amended, repealed or superseded. The
114 Comprehensive Plan has been reviewed and amended multiple times since its adoption in
115 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the
116 2016 King County Comprehensive Plan, as adopted in Ordinance 18427 and as amended
117 by Ordinance 18623, Ordinance 18810, Ordinance 19034 (~~and~~), Ordinance 19146 and
118 this ordinance. The Comprehensive Plan shall be the principal planning document for the
119 orderly physical development of the county and shall be used to guide subarea plans,
120 functional plans, provision of public facilities and services, review of proposed
121 incorporations and annexations, development regulations and land development
122 decisions.

123 SECTION 4. Ordinance 11653, Section 6, as amended, and K.C.C. 20.12.017 are
124 hereby amended to read as follows:

125 The following provisions complete the zoning conversion from K.C.C. Title 21 to
126 Title 21A pursuant to K.C.C. 21A.01.070:

127 A. Ordinance 11653 adopts area zoning to implement the 1994 King County
128 Comprehensive Plan pursuant to the Washington State Growth Management Act, chapter
129 36.760A RCW. Ordinance 11653 also converts existing zoning in unincorporated King
130 County to the new zoning classifications in the 1993 Zoning Code, codified in Title 21A,
131 pursuant to the area zoning conversion guidelines in K.C.C. 21A.01.070. The following
132 are adopted as attachments to Ordinance 11653:

133 Appendix A: 1994 Zoning Atlas, dated November 1994, as amended December
134 19, 1994.

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- 135 Appendix B: Amendments to Bear Creek Community Plan P-Suffix Conditions.
- 136 Appendix C: Amendments to Federal Way Community Plan P-Suffix Conditions.
- 137 Appendix D: Amendments to Northshore Community Plan P-Suffix Conditions.
- 138 Appendix E: Amendments to Highline Community Plan P-Suffix Conditions.
- 139 Appendix F: Amendments to Soos Creek Community Plan P-Suffix Conditions.
- 140 Appendix G: Amendments to Vashon Community Plan P-Suffix Conditions.
- 141 Appendix H: Amendments to East Sammamish Community Plan P-Suffix
- 142 Conditions.
- 143 Appendix I: Amendments to Snoqualmie Valley Community Plan P-Suffix
- 144 Conditions.
- 145 Appendix J: Amendments to Newcastle Community Plan P-Suffix Conditions.
- 146 Appendix K: Amendments to Tahoma/Raven Heights Community Plan P-Suffix
- 147 Conditions.
- 148 Appendix L: Amendments to Enumclaw Community Plan P-Suffix Conditions.
- 149 Appendix M: Amendments to West Hill Community Plan P-Suffix Conditions.
- 150 Appendix N: Amendments to Resource Lands Community Plan P-Suffix
- 151 Conditions.
- 152 Appendix O: 1994 Parcel List, as amended December 19, 1994.
- 153 Appendix P: Amendments considered by the council January 9, 1995.
- 154 B. Area zoning adopted by Ordinance 11653, including potential zoning, is
- 155 contained in Appendices A and O. Amendments to area-wide P-suffix conditions
- 156 adopted as part of community plan area zoning are contained in Appendices B through N.
- 157 Existing P-suffix conditions whether adopted through reclassifications or community

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158 plan area zoning are retained by Ordinance 11653 except as amended in Appendices B
159 through N.

160 C. The department is hereby directed to correct the official zoning map in
161 accordance with Appendices A through P of Ordinance 11653.

162 D. The 1995 area zoning amendments attached to Ordinance 12061 in Appendix
163 A are adopted as the official zoning control for those portions of unincorporated King
164 County defined therein.

165 E. Amendments to the 1994 King County Comprehensive Plan area zoning,
166 Ordinance 11653 Appendices A through P, as contained in Attachment A to Ordinance
167 12170 are hereby adopted to comply with the Decision and Order of the Central Puget
168 Sound Growth Management Hearings Board in Vashon-Maury Island, et. al. v. King
169 County, Case No. 95-3-0008.

170 F. The Vashon Area Zoning adopted in Ordinance 12824, as amended, including
171 as amended by Ordinance 17842 (~~and~~), Ordinance 18427 and Ordinance 19119, is
172 adopted as the official zoning control for that portion of unincorporated King County
173 defined therein.

174 G. The 1996 area zoning amendments attached to Ordinance 12531 in Appendix
175 A are adopted as the official zoning control for those portions of unincorporated King
176 County defined therein. Existing p-suffix conditions whether adopted through
177 reclassifications or area zoning are retained by Ordinance 12531.

178 H. The Black Diamond Urban Growth Area Zoning Map attached to Ordinance
179 12533 as Appendix B is adopted as the official zoning control for those portions of

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180 unincorporated King County defined therein. Existing p-suffix conditions whether
181 adopted through reclassifications or area zoning are retained by Ordinance 12533.

182 I. The King County Zoning Atlas is amended to include the area shown in
183 Appendix B as UR - Urban Reserve, one DU per 5 acres. Existing p-suffix conditions
184 whether adopted through reclassifications or area zoning are retained by Ordinance
185 12535. The language from Ordinance 12535, Section 1.D., shall be placed on the King
186 County Zoning Atlas page #32 with a reference marker on the area affected by Ordinance
187 12535.

188 J. The Northshore Community Plan Area Zoning is amended to add the Suffix "-
189 DPA, Demonstration Project Area,"((;)) to the properties identified on Map A attached to
190 Ordinance 12627.

191 K. The special district overlays, as designated on the map attached to Ordinance
192 12809 in Appendix A, are hereby adopted pursuant to K.C.C. 21A.38.020 and
193 21A.38.040.

194 L. The White Center Community Plan Area Zoning, as revised in the
195 Attachments to Ordinance 11568, is the official zoning for those portions of White Center
196 in unincorporated King County defined herein.

197 M. Ordinance 12824 completes the zoning conversion process begun in
198 Ordinance 11653, as set forth in K.C.C. 21A.01.070, by retaining, repealing, replacing or
199 amending previously adopted p-suffix conditions or property-specific development
200 standards pursuant to K.C.C. 21A.38.020 and K.C.C. 21A.38.030 as follows:

201 1. Resolutions 31072, 32219, 33877, 33999, 34493, 34639, 35137((;)) and
202 37156 adopting individual zone reclassifications are hereby repealed and p-suffix

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203 conditions are replaced by the property specific development standards as set forth in
204 Appendix A to Ordinance 12824;

205 2. All ordinances adopting individual zone reclassifications effective before
206 February 2, 1995, including but not limited to Ordinances 43, 118, 148, 255, 633, 1483,
207 1543, 1582, 1584, 1728, 1788, 2487, 2508, 2548, 2608, 2677, 2701, 2703, 2765, 2781,
208 2840, 2884, 2940, 2958, 2965, 2997, 3239, 3262, 3313, 3360, 3424, 3494, 3496, 3501,
209 3557, 3561, 3641, 3643, 3744, 3779, 3901, 3905, 3953, 3988, 4008, 4043, 4051, 4053,
210 4082, 4094, 4137, 4289, 4290, 4418, 4560, 4589, 4703, 4706, 4764, 4767, 4867, 4812,
211 4885, 4888, 4890, 4915, 4933, 4956, 4970, 4978, 5087, 5114, 5144, 5148, 5171, 5184,
212 5242, 5346, 5353, 5378, 5453, 5663, 5664, 5689, 5744, 5752, 5755, 5765, 5854, 5984,
213 5985, 5986, 6059, 6074, 6113, 6151, 6275, 6468, 6497, 6618, 6671, 6698, 6832, 6885,
214 6916, 6966, 6993, 7008, 7087, 7115, 7207, 7328, 7375, 7382, 7396, 7583, 7653, 7677,
215 7694, 7705, 7757, 7758, 7821, 7831, 7868, 7944, 7972, 8158, 8307, 8361, 8375, 8427,
216 8452, 8465, 8571, 8573, 8603, 8718, 8733, 8786, 8796, 8825, 8858, 8863, 8865, 8866,
217 9030, 9095, 9189, 9276, 9295, 9476, 9622, 9656, 9823, 9991, 10033, 10194, 10287,
218 10419, 10598, 10668, 10781, 10813, 10970, 11024, 11025, 11271 and 11651, are hereby
219 repealed and p-suffix conditions are replaced by the property specific development
220 standards as set forth in Appendix A to Ordinance 12824;

221 3. All ordinances establishing individual reclassifications effective after
222 February 2, 1995, are hereby amended, as set forth in Appendix C to Ordinance 12824, to
223 retain, repeal or amend the property specific development standards (p-suffix conditions)
224 contained therein;

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225 4. All ordinances adopting area zoning pursuant to Resolution 25789 or
226 converted by Ordinance 11653 are repealed as set forth in subsection M.4.a. through n. of
227 this section. All p-suffix conditions contained therein are repealed or replaced by
228 adopting the property specific development standards as set forth in Appendix A to
229 Ordinance 12824, the special district overlays as designated in Appendix B to Ordinance
230 12824 or the special requirements as designated in Appendix A to Ordinance 12822.

231 a. The Highline Area Zoning attached to Ordinance 3530, as amended, is
232 hereby repealed.

233 b. The Shoreline Community Plan Area Zoning, attached to Ordinance 5080 as
234 Appendix B, as amended, is hereby repealed.

235 c. The Newcastle Community Plan Area Zoning, attached to Ordinance 6422
236 as Appendix B, as amended is hereby repealed.

237 d. The Tahoma/Raven Heights Community Plan Area Zoning, attached to
238 Ordinance 6986 as Appendix B, as amended, is hereby repealed.

239 e. The Revised Federal Way area zoning, adopted by Ordinance 7746, as
240 amended, is hereby repealed.

241 f. The Revised Vashon Community Plan Area Zoning, attached to Ordinance
242 7837 as Appendix B, as amended, is hereby repealed.

243 g. The Bear Creek Community Plan Area Zoning, attached to Ordinance 8846
244 as Appendix B, as amended, is hereby repealed.

245 h. The Resource Lands Area Zoning, adopted by Ordinance 8848, as amended,
246 is hereby repealed.

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247 i. The Snoqualmie Valley Community Plan Area Zoning, as adopted by
248 Ordinance 9118, is hereby repealed.

249 j. The Enumclaw Community Plan Area Zoning attached to Ordinance 9499,
250 as amended, is hereby repealed.

251 k. The Soos Creek Community Plan Update Area Zoning, adopted by
252 Ordinance 10197, Appendix B, as amended, is hereby repealed.

253 l. The Northshore Area Zoning adopted by Ordinance 10703 as Appendices B
254 and E, as amended, is hereby repealed.

255 m. The East Sammamish Community Plan Update Area Zoning, as revised in
256 Appendix B attached to Ordinance 10847, as amended, is hereby repealed.

257 n. The West Hill Community Plan Area Zoning adopted in Ordinance 11166,
258 as amended, is hereby repealed; and

259 5. All ordinances adopting area zoning pursuant to Title 21A and not converted
260 by Ordinance 11653, including community or Comprehensive Plan area zoning and all
261 subsequent amendments thereto, are amended as set forth in subsection M.5.a. through f.
262 of this section. All property specific development standards (p-suffix conditions) are
263 retained, repealed, amended or replaced by the property specific development standards
264 as set forth in Appendix A to Ordinance 12824, the special district overlays as designated
265 in Appendix B to Ordinance 12824 or the special requirements as designated in Appendix
266 A to Ordinance 12822.

267 a. The White Center Community Plan Area Zoning, contained in the
268 Attachments to Ordinance 11568, as ~~((subsequently amended, is hereby further))~~

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269 amended as set forth in Appendix D to Ordinance 12824, Ordinance 19119 and this
270 ordinance.

271 b. All property specific development standards established in Ordinance
272 11653, as amended, are hereby amended as set forth in Appendix E to Ordinance 12824.

273 c. All property specific development standards established in Attachment A to
274 Ordinance 11747, as amended, are hereby amended as set forth in Appendix F.

275 d. All property specific development standards established in Ordinance
276 12061, as amended, are hereby amended as set forth in Appendix G to Ordinance 12824.

277 e. All property specific development standards established in Ordinance
278 12065, as amended, are hereby amended as set forth in K.C.C. 20.12.170.

279 f. All property specific development standards established in Attachment A to
280 Ordinance 12170, as amended, are hereby amended as set forth in Appendix H.

281 SECTION 5. Ordinance 2883, Section 1, as amended, and K.C.C. 20.12.240 are
282 hereby amended to read as follows:

283 The (~~White Center Community Action Plan, a bound and published document~~
284 ~~(Attachment I), as revised in the Attachments to Ordinance 11568~~) North Highline
285 Community Service Area Subarea Plan, dated December 2022, in Attachment C to this
286 ordinance, is adopted as (~~(an amplification and augmentation)~~) a subarea plan and an
287 element of the King County Comprehensive Plan (~~(for King County)~~) and, as such,
288 constitutes official county policy for the geographic area of unincorporated King County
289 defined (~~(therein)~~) in the plan.

290 SECTION 6. Ordinance 11166, Section 2, as amended, and K.C.C. 20.12.337 are
291 hereby amended to read as follows:

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292 The (~~West Hill Community Plan, a bound and published document, as revised in~~
 293 ~~the Attachments to Ordinance 11166, as supplemented by the Skyway West Hill Land~~
 294 ~~Use Strategy, Phase 1 of the~~) Skyway-West Hill Community Service Area Subarea Plan,
 295 dated (~~July 2020~~) December 2022, in Attachment B to this ordinance, is adopted as a
 296 subarea plan and an element of the King County Comprehensive Plan and, as such,
 297 constitutes official county policy for the geographic area of unincorporated King County
 298 defined in the plan (~~and strategy. In the case of conflict between the West Hill~~
 299 ~~Community Plan and the Skyway West Hill Land Use Strategy, Phase 1 of the Skyway-~~
 300 ~~West Hill Subarea Plan, the Skyway West Hill Land Use Strategy, Phase 1 of the~~
 301 ~~Skyway West Hill Subarea Plan, controls.))~~

302 NEW SECTION. SECTION 7. There is hereby added to K.C.C. chapter 21A.06
 303 a new section to read as follows:

304 AMI: Area Medium Income, which is the median household income for King
 305 County as established by the United States Department of Housing and Urban
 306 Development, adjusted for household size.

307 NEW SECTION. SECTION 8. There is hereby added to K.C.C. chapter 21A.06
 308 a new section to read as follows:

309 Community preference: a process to identify people with a current or past
 310 connection to specific community service area subarea geographies, including:

- 311 A. People who are current or former residents of that geography;
- 312 B. People with a parent, guardian or ancestor who are current or former residents
 313 of that geography;
- 314 C. People who are current or former residents within one half mile of the

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315 inclusionary housing project; or

316 D. People who use, participate in, volunteer or work for an organization located
 317 in that geography, including but not limited to cultural or faith-based organizations,
 318 nonprofit organizations, businesses or community centers.

319 NEW SECTION. SECTION 9. There is hereby added to K.C.C. chapter 21A.06
 320 a new section to read as follows:

321 Dwelling unit, affordable: a dwelling unit reserved for occupancy by households
 322 having housing expenses at an affordability level no greater than thirty percent of a given
 323 percent of the King County AMI adjusted for household size.

324 NEW SECTION. SECTION 10. There is hereby added to K.C.C. chapter
 325 21A.06 a new section to read as follows:

326 Dwelling unit, market-rate: a dwelling unit that is not restricted to a specified
 327 affordable rent or sale price.

328 SECTION 11. Ordinance 10870, Section 340, as amended, and K.C.C.
 329 21A.12.030 are hereby amended to read as follows:

330 A. Densities and dimensions - residential and rural zones.

RURAL					RESIDENTIAL								
STANDARDS	RA- 2.5	RA- 5	RA- 10	RA- 20	UR	R-1 (17)	R-4	R-6	R-8	R- 12	R- 18	R- 24	R- 48
Base Density:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48
Dwelling Unit/Acre (15) (28)	du/a c	du/a c	du/ac	du/ac	du/ac (21)	du/ ac	du/ ac	du/a c	du/a c	du/a c	du/a c	du/a c	du/a c
Maximum Density: Dwelling	0.4 du/a c						6 du/ ac	9 du/a c	12 du/a c	18 du/a c	27 du/a c	36 du/a c	72 du/a c

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Unit/Acre (1)	(20)						(22) 8 du/ ac (27)	12 du/a c (27)	16 du/a c (27)	24 du/a c (27)	36 du/a c (27)	48 du/a c (27)	96 du/a c (27)
Minimum Density: (2)							85% (12) (18) (23)	85 % (12) (18)	85 % (12) (18)	80 % (18)	75 % (18)	70 % (18)	65 % (18)
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac									
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10 ft (8)	10ft (8)	10 ft (8)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft	5 ft	5 ft	5 ft (10)	5 ft (10)	5 ft (10)	5 ft (10)
Base Height (((4)))	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft <u>25 ft</u> (25a)	35 ft (45) (14)) <u>25</u> ft (25a)	35 ft (45) (14)) <u>25</u> ft (25a)	60 ft (80) (14))	60 ft (80) (14))	60 ft (80) (14))	60 ft (80) (14))
Maximum Height	<u>75</u> ft (4)	<u>75</u> ft (4)	<u>75 ft</u> (4)	<u>75 ft</u> (4)	<u>75 ft</u> (4)	<u>75 ft</u> (4)	<u>30 ft</u> (25b) 75 ft	<u>45</u> ft (14)	<u>45</u> ft (14)	<u>75</u> ft (4)	<u>75</u> ft (4)	<u>75</u> ft (4)	<u>75</u> ft (4)

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							(4)	<u>30</u> ft (25) b) <u>75</u> ft (4)	<u>30</u> ft (25) b) <u>75</u> ft (4)		<u>80</u> ft (14)	<u>80</u> ft (14)	<u>80</u> ft (14)
	25 % (11) (19) (26)	20 % (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26)	85% (26)	85% (26)	90% (26)

331

B. Development conditions.

332

1. This maximum density may be achieved only through the application of:

333

a. residential density incentives in accordance with K.C.C. chapter 21A.34 or

334

transfers of development rights in accordance with K.C.C. chapter 21A.37, or any

335

combination of density incentive or density transfer; or

336

b. For properties within the Skyway-West Hill or North Highline community

337

service area subarea geographies, only as provided in the inclusionary housing

338

regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21 of this

339

ordinance).

340

2. Also see K.C.C. 21A.12.060.

341

3. These standards may be modified under the provisions for zero-lot-line and

342

townhouse developments.

343

4.a. ~~((Height limits may be increased if))~~ Portions of ((the)) a structure ((that))

344

may exceed the base height ((limit provide)) if one additional foot of street and interior

345

setback is provided for each foot above the base height ((limit, but the maximum height

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346 ~~may not exceed seventy-five feet~~). The following restrictions apply:

347 ~~((b-))~~ (1) for ((N))netting or fencing and support structures for the netting or
348 fencing used to contain golf balls in the operation of golf courses or golf driving ranges
349 ~~((are exempt from the additional interior setback requirements but))~~, the maximum height
350 shall not exceed seventy-five feet, except for recreation or multiuse parks, where the
351 maximum height shall not exceed one hundred twenty-five feet, unless a golf ball
352 trajectory study requires a higher fence. All such netting, fencing and support structures
353 are exempt from the additional interior setback requirement, regardless of whether
354 located in a recreation or multiuse park;

355 (2) properties within the Skyway-West Hill or North Highline community
356 service area subarea geographies shall not increase height through this method; and

357 (3) for all other structures, the maximum height achieved through this method
358 shall not exceed seventy-five feet.

359 ~~((e-))~~ b. Accessory dwelling units and accessory living quarters shall not
360 exceed base heights, except that this requirement shall not apply to accessory dwelling
361 units constructed wholly within an existing dwelling unit.

362 5. Applies to each individual lot. Impervious surface area standards for:

363 a. Regional uses shall be established at the time of permit review;

364 b. Nonresidential uses in rural area and residential zones shall comply with
365 K.C.C. 21A.12.120 and 21A.12.220;

366 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand
367 seventy-six square feet in area shall be subject to the applicable provisions of the nearest
368 comparable R-6 or R-8 zone; and

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369 d. A lot may be increased beyond the total amount permitted in this chapter
370 subject to approval of a conditional use permit.

371 6. Mobile home parks shall be allowed a base density of six dwelling units per
372 acre.

373 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand
374 square feet in area.

375 8. At least twenty linear feet of driveway shall be provided between any garage,
376 carport or other fenced parking area and the street property line. The linear distance shall
377 be measured along the center line of the driveway from the access point to such garage,
378 carport or fenced area to the street property line.

379 9.a. Residences shall have a setback of at least one hundred feet from any
380 property line adjoining A, M or F zones or existing extractive operations. However,
381 residences on lots less than one hundred fifty feet in width adjoining A, M or F zones or
382 existing extractive operations shall have a setback from the rear property line equal to
383 fifty percent of the lot width and a setback from the side property equal to twenty-five
384 percent of the lot width.

385 b. Except for residences along a property line adjoining A, M or F zones or
386 existing extractive operations, lots between one acre and two and one-half acres in size
387 shall conform to the requirements of the R-1 zone and lots under one acre shall conform
388 to the requirements of the R-4 zone.

389 10.a. For developments consisting of three or more single-detached dwellings
390 located on a single parcel, the setback shall be ten feet along any property line abutting
391 R-1 through R-8, RA and UR zones, except for structures in on-site play areas required in

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392 K.C.C. 21A.14.190, which shall have a setback of five feet.

393 b. For townhouse and apartment development, the setback shall be twenty feet
394 along any property line abutting R-1 through R-8, RA and UR zones, except for
395 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback
396 of five feet, unless the townhouse or apartment development is adjacent to property upon
397 which an existing townhouse or apartment development is located.

398 11. Lots smaller than one-half acre in area shall comply with standards of the
399 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or
400 larger, the maximum impervious surface area allowed shall be at least ten thousand
401 square feet. On any lot over one acre in area, an additional five percent of the lot area
402 may be used for buildings related to agricultural or forestry practices. For lots smaller
403 than two acres but larger than one-half acre, an additional ten percent of the lot area may
404 be used for structures that are determined to be medically necessary, if the applicant
405 submits with the permit application a notarized affidavit, conforming with K.C.C.
406 21A.32.170A.2.

407 12. For purposes of calculating minimum density, the applicant may request that
408 the minimum density factor be modified based upon the weighted average slope of the
409 net buildable area of the site in accordance with K.C.C. 21A.12.087.

410 13. The minimum lot area does not apply to lot clustering proposals as provided
411 in K.C.C. chapter 21A.14.

412 14. ~~((The base))~~ This maximum height ~~((to be used))~~ is only ~~((for projects))~~
413 allowed as follows:

414 a. in R-6 and R-8 zones, for a building with a footprint built on slopes

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415 exceeding a fifteen percent finished grade; and

416 b. in R-18, R-24 and R-48 zones;

417 (1) for properties within the Skyway-West Hill or North Highline community
418 service area subarea geographies, only if meeting the requirements of K.C.C. chapter
419 21A.XX (the new chapter established in section 21 of this ordinance); or

420 (2) for all other properties, using residential density incentives and transfer of
421 density credits in accordance with this title.

422 15. Density applies only to dwelling units and not to sleeping units.

423 16. Vehicle access points from garages, carports or fenced parking areas shall
424 be set back from the property line on which a joint use driveway is located to provide a
425 straight line length of at least twenty-six feet as measured from the center line of the
426 garage, carport or fenced parking area, from the access point to the opposite side of the
427 joint use driveway.

428 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to
429 be clustered if the property is located within or contains:

430 (1) a floodplain;

431 (2) a critical aquifer recharge area;

432 (3) a regionally or locally significant resource area;

433 (4) existing or planned public parks or trails, or connections to such facilities;

434 (5) a category type S or F aquatic area or category I or II wetland;

435 (6) a steep slope; or

436 (7) an urban separator or wildlife habitat network designated by the

437 Comprehensive Plan or a community plan.

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438 b. The development shall be clustered away from critical areas or the axis of
439 designated corridors such as urban separators or the wildlife habitat network to the extent
440 possible and the open space shall be placed in a separate tract that includes at least fifty
441 percent of the site. Open space tracts shall be permanent and shall be dedicated to a
442 homeowner's association or other suitable organization, as determined by the director,
443 and meet the requirements in K.C.C. 21A.14.040. On-site critical area and buffers and
444 designated urban separators shall be placed within the open space tract to the extent
445 possible. Passive recreation, with no development of recreational facilities, and natural-
446 surface pedestrian and equestrian trails are acceptable uses within the open space tract.

447 18. See K.C.C. 21A.12.085.

448 19. All subdivisions and short subdivisions in R-1 and RA zones within the
449 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
450 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
451 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East
452 Sammamish Community Planning Area that drains to Patterson Creek shall have a
453 maximum impervious surface area of eight percent of the gross acreage of the plat.
454 Distribution of the allowable impervious area among the platted lots shall be recorded on
455 the face of the plat. Impervious surface of roads need not be counted towards the
456 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the
457 more restrictive shall be required.

458 20. This density may only be achieved on RA 2.5 zoned parcels receiving
459 density from rural forest focus areas through a transfer of density credit pursuant to
460 K.C.C. chapter 21A.37.

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461 21. Base density may be exceeded, if the property is located in a designated
462 rural city urban growth area and each proposed lot contains an occupied legal residence
463 that predates 1959.

464 22.a. The maximum density is four dwelling units per acre for properties zoned
465 R-4 when located in the Rural Town of Fall City.

466 b. For properties within the Skyway-West Hill or North Highline community
467 service area subarea geographies, only as provided in the inclusionary housing
468 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21 of this
469 ordinance).

470 23. The minimum density requirement does not apply to properties located
471 within the Rural Town of Fall City.

472 24. The impervious surface standards for the county fairground facility are
473 established in the King County Fairgrounds Site Development Plan, Attachment A to
474 Ordinance 14808 on file at the department of natural resources and parks and the
475 department of local services, permitting division. Modifications to that standard may be
476 allowed provided the square footage does not exceed the approved impervious surface
477 square footage established in the King County Fairgrounds Site Development Plan
478 Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808,
479 by more than ten percent.

480 25. For cottage housing developments only:

481 a. The base height is twenty-five feet.

482 b. Buildings that have pitched roofs with a minimum slope of six ~~((and))~~ over
483 twelve may ~~((extend up to))~~ achieve a maximum height of thirty feet at the ridge of the

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484 roof.

485 26. Impervious surface does not include access easements serving neighboring
 486 property and driveways to the extent that they extend beyond the street setback due to
 487 location within an access panhandle or due to the application of King County Code
 488 requirements to locate features over which the applicant does not have control.

489 27. a. For properties within the Skyway-West Hill or North Highline
 490 community service area subarea geographies, only in accordance with the inclusionary
 491 housing regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21
 492 of this ordinance).

493 b. For all other properties, ((Θ))only in accordance with K.C.C.
 494 21A.34.040.F.1.g., F.6. or K.C.C. 21A.37.130.A.2.

495 28. On a site zoned RA with a building listed on the national register of historic
 496 places, additional dwelling units in excess of the maximum density may be allowed under
 497 K.C.C. 21A.12.042.

498 29. Height and setback requirements shall not apply to regional transit authority
 499 facilities.

500 SECTION 12. Ordinance 10870, Section 341, as amended, and K.C.C.
 501 21A.12.040 are hereby amended to read as follows:

502 A. Densities and dimensions - resource and commercial/industrial zones.

	((Z Θ N	RESOURCE			COMMERCIAL/INDUSTRIAL				
		AGRICULTUR E	F Θ R E	M I N E	NEIGHBO R-HOOD BUSINESS	COMMUNI TY BUSINESS	REGIONA L BUSINESS	Θ F I	I N D U

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	E S		S T	R A L				C E	S T R I A L E))
STANDARD S	A- 10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre (19)	0.1 du/ ac	.0286 du/ac	.0125 du/ac		8 du/ac (2)	48 du/ac (2)	36 du/ac (2) 48 du/ac (1)	48 du/ac (2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac (3) 16 du/ac (15)	72 du/ac (16) 96 du/ac (17)	48 du/ac (3) 72 du/ac (16) 96 du/ac (17)	72 du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acr es	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum Street Setback	30 ft (4)	30 ft (4)	50 ft (4)	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14)	20 ft (7)	20 ft (7)	20 ft (7)	20 ft (7) 50 ft (8)
Base Height (((10)))	35 ft	35 ft	35 ft	35 ft	35 ft ((45 ft-(6)))	35 ft ((60 ft-(6))	35 ft ((65 ft-(6)))	45 ft ((65 ft	45 ft

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						65 ft (17))		(6))	
Maximum Height	75 ft (10)	75 ft (10)	75 ft (10)	75 ft (10)	45 ft (6) 65 ft (20) 75 ft (10)	60 ft (6) 65 ft (17) 75 ft (10) 80 ft (20)	65 ft (6) 75 ft (10) 85 ft (20)	65 ft (6) 75 ft (10) 85 ft (20)	75 ft (10)
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15 % (11)	10% (11)	10% (11)		85%	85%	90%	75%	90%

503

B. Development conditions.

504

1. In the RB zone on property located within the Potential Annexation Area of a rural city, this density is not allowed.

506

2. These densities are allowed only through the application of mixed-use development standards and, in the NB zone on property in the urban area designated commercial outside of center, for stand-alone townhouse development.

509

3. These densities may only be achieved:

510

a. for properties within the Skyway-West Hill or North Highline community service area subarea geographies, as provided in the inclusionary housing regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21 of this ordinance); or

513

b. for all other properties, through the application of residential density

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514 incentives or transfer of development rights in mixed-use developments and, in the NB
515 zone on property in the urban area designated commercial outside of center, for stand-
516 alone townhouse development. See K.C.C. chapters 21A.34 and 21A.37.

517 4.a. in the F zone, scaling stations may be located thirty-five feet from property
518 lines. Residences shall have a setback of at least thirty feet from all property lines.

519 b. for lots between one acre and two and one-half acres in size, the setback
520 requirements of the R-1 zone shall apply. For lots under one acre, the setback
521 requirements of the R-4 zone shall apply.

522 c. for developments consisting of three or more single-detached dwellings
523 located on a single parcel, the setback shall be ten feet along any property line abutting
524 R-1 through R-8, RA and UR zones.

525 5. Gas station pump islands shall be placed no closer than twenty-five feet to
526 street front lines.

527 6. This ((base)) maximum height allowed only for:

528 a. mixed-use developments; and

529 b. ~~for~~ stand-alone townhouse development in the NB zone on property
530 designated commercial outside of center in the urban area.

531 7. Required on property lines adjoining rural area and residential zones.

532 8. Required on property lines adjoining rural area and residential zones for
533 industrial uses established by conditional use permits.

534 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
535 chapter 21A.14 or section 26 of this ordinance if meeting the requirements of K.C.C.
536 chapter 21A.XX (the new chapter established in section 21 of this ordinance).

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- 537 10. ~~((Height limits may be increased if p))~~Portions of ~~((the))~~ a structure
538 ~~((building that))~~ may exceed the base height ~~((limit provide))~~ if one additional foot of
539 street and interior setback is provided for each foot above the base height ~~((limit,~~
540 ~~provided the maximum height may exceed seventy five feet only in mixed use~~
541 ~~developments))~~. The following restrictions apply:
- 542 a. for ((N))netting or fencing and support structures for the netting or fencing
543 used to contain golf balls in the operation of golf courses or golf driving ranges, ~~((are~~
544 ~~exempt from the additional interior setback requirement,~~ ~~provided that))~~ the maximum
545 height shall not exceed seventy-five feet. All such netting, fencing and support structures
546 are exempt from the additional interior setback requirement;
- 547 b. properties within the Skyway-West Hill or North Highline community
548 service area subarea planning geographies shall not increase height through this method
- 549 c. mixed use developments outside the Skyway-West Hill or North Highline
550 community service subarea geographies are not subject to a height restriction when using
551 this method; and
- 552 d. for all other structures, the maximum height achieved through this method
553 shall not exceed seventy-five feet.
- 554 11. Applicable only to lots containing less than one acre of lot area.
555 Development on lots containing less than fifteen thousand square feet of lot area shall be
556 governed by impervious surface standards of the nearest comparable R-4 through R-8
557 zone.
- 558 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.
- 559 13. The impervious surface area for any lot may be increased beyond the total

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560 amount permitted in this chapter subject to approval of a conditional use permit.

561 14. Required on property lines adjoining rural area and residential zones unless
562 a stand-alone townhouse development on property designated commercial outside of
563 center in the urban area is proposed to be located adjacent to property upon which an
564 existing townhouse development is located.

565 15.a. For properties within the Skyway-West Hill or North Highline community
566 service area subarea geographies, only as provided in the inclusionary housing
567 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21 of this
568 ordinance).

569 b. For all other properties, ((Θ)) only as provided for walkable communities
570 under K.C.C. 21A.34.040.F.8. well-served by transit or for mixed-use development
571 through the application of rural area and residential density incentives under K.C.C.
572 21A.34.040.F.1.g.

573 16.a. For properties within the Skyway-West Hill or North Highline community
574 service area subarea geographies, only as provided in the inclusionary housing
575 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21 of this
576 ordinance).

577 b. For all other properties, ((Θ)) only for mixed-use development through the
578 application of residential density incentives under K.C.C. chapter 21A.34 or the transfer
579 of development rights under K.C.C. chapter 21A.37. In the RB zone on property located
580 within the Potential Annexation Area of a rural city, this density is not allowed.

581 17.a. For properties within the Skyway-West Hill or North Highline community
582 service area subarea geographies, only as provided in the inclusionary housing

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583 regulations in K.C.C. chapter 21A.XX (the new chapter established in section 21 of this
584 ordinance).

585 b. For all other properties, ((⊖))only for mixed-use development through the
586 application of residential density incentives (~~((through the application of residential~~
587 ~~density incentives))~~) under K.C.C. chapter 21A.34 or the transfer of development rights
588 under K.C.C. chapter 21A.37. Upper-level setbacks are required for any facade facing a
589 pedestrian street for any portion of the structure greater than forty-five feet in height. The
590 upper_level setback shall be at least one foot for every two feet of height above forty-five
591 feet, up to a maximum required setback of fifteen feet. The first four feet of horizontal
592 projection of decks, balconies with open railings, eaves, cornices((⊖)) and gutters shall be
593 permitted in required setbacks. In the RB zone on property located within the Potential
594 Annexation Area of a rural city, this density is not allowed.

595 18. Required on property lines adjoining rural area and residential zones only
596 for a social service agency office reusing a residential structure in existence on January 1,
597 2010.

598 19. On a site zoned A with a building designated as a county landmark in
599 accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess
600 of the maximum density may be allowed under K.C.C. 21A.12.042.

601 20. This maximum height allowed only for properties within the Skyway-West
602 Hill or North Highline community service area subarea geographies, if meeting the
603 requirements of K.C.C. chapter 21A.XX (the new chapter established in section 21 of this
604 ordinance).

605 SECTION 13. Ordinance 10870, Section 344, as amended, and K.C.C.

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606 21A.12.070 are hereby amended to read as follows:

607 Permitted number of units, or lots or floor area shall be determined as follows:

608 A. The allowed number of dwelling units or lots (base density) shall be computed
609 by multiplying the site area specified in K.C.C. 21A.12.080 by the applicable residential
610 base density number;

611 B. The maximum density (unit or lot) limits shall be computed by adding the
612 bonus or transfer units authorized by K.C.C. chapters 21A.34, ~~((and))~~ 21A.37 and 21A.xx
613 (the new chapter established in section 21 of this ordinance) to the base units computed
614 under subsection A of this section;

615 C. The allowed floor area, which excludes structured or underground parking
616 areas and areas housing mechanical equipment, shall be computed by applying the floor-
617 to-lot area ratio to the project site area specified in K.C.C. 21A.12.080;

618 D. If calculations result in a fraction, the fraction shall be rounded to the nearest
619 whole number as follows, except as provided in subsection E of this section and section
620 26 of this ordinance:

- 621 1. Fractions of 0.50 or above shall be rounded up; and
622 2. Fractions below 0.50 shall be rounded down; and

623 E. For subdivisions and short subdivisions in the RA and A zones, rounding up of
624 the number of development units or lots is not allowed.

625 SECTION 14. Ordinance 10870, Section 561 and K.C.C. 21A.34.020 are hereby
626 amended to read as follows:

627 A. Residential density incentives (RDI) shall be used only on sites served by
628 public sewers and only in the following zones:

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629 ~~((A-))~~ 1. In R-4 through R-48 zones; and
630 ~~((B-))~~ 2. In NB, CB, RB and O zones when part of a mixed~~((-))~~-use development.

631 B. RDI shall not be applied within the Skyway-West Hill or North Highline
632 community service area subarea geographies.

633 SECTION 15. Ordinance 13274, Section 1, as amended, and K.C.C. 21A.37.010
634 are hereby amended to read as follows:

635 A. The purpose of the transfer of development rights program is to transfer
636 residential density from eligible sending sites to eligible receiving sites through a
637 voluntary process that permanently preserves urban, rural and resource lands that provide
638 a public benefit. The TDR provisions are intended to supplement land use regulations,
639 resource protection efforts and open space acquisition programs and to encourage
640 increased residential development density or increased commercial square footage,
641 especially inside cities, where it can best be accommodated with the least impacts on the
642 natural environment and public services by:

643 1. Providing an effective and predictable incentive process for property owners
644 of rural, resource and urban separator land to preserve lands with a public benefit as
645 described in K.C.C. 21A.37.020; and

646 2. Providing an efficient and streamlined administrative review system to ensure
647 that transfers of development rights to receiving sites are evaluated in a timely way and
648 balanced with other county goals and policies, and are adjusted to the specific conditions
649 of each receiving site.

650 B. The TDR provisions in this chapter shall only apply to TDR receiving site
651 development proposals;

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652 1. ~~((s))~~Submitted on or after September 17, 2001, and applications for approval
653 of TDR sending sites submitted on or after September 17, 2001; and

654 2. For properties within the Skyway-West Hill or North Highline community
655 service area subarea geographies, only as provided in K.C.C. chapter 21A.XX. (the new
656 chapter established in section 21 of this ordinance).

657 SECTION 16. Ordinance 13733, Section 12, as amended, and K.C.C.
658 21A.37.130 are hereby amended to read as follows:

659 A.1. The sale of development rights by the TDR bank shall be at a price that
660 equals or exceeds the fair market value of the development rights, except as provided in
661 subsection A.2. of this section. The fair market value of the development rights shall be
662 established by the department of natural resources and shall be based on the amount the
663 county paid for the development rights and the prevailing market conditions.

664 2.a. The department of natural resources and parks shall undertake a "TDR for
665 affordable housing" pilot program, in which transferrable development rights necessary
666 to construct up to one hundred total units shall be sold at the administrative cost incurred
667 by the county or fifteen percent of the fair market value of the development rights,
668 whichever is less.

669 b. In order to qualify for this program, all units built using the development
670 rights must be either:

671 (1) rental housing permanently priced to serve households with a total
672 household income at or below ~~((forty))~~ sixty percent of ~~((the median income for the~~
673 ~~county as defined by the United States Department of Housing and Urban Development,~~
674 ~~adjusted for household size))~~ AMI. A covenant on the property that specifies the income

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675 level being served, rent levels and requirements for reporting to King County shall be
676 recorded at final approval; or

677 (2) housing reserved for income- and asset-qualified home buyers with total
678 household income at or below ~~((forty))~~ sixty percent of ~~((the median income for the
679 county as defined by the United States Department of Housing and Urban Development,
680 adjusted for household size))~~ AMI. The units shall be limited to owner-occupied housing
681 with prices restricted based on typical underwriting ratios and other lending standards,
682 and with no restriction placed on resale. Final approval conditions shall specify
683 requirements for reporting to King County on both buyer eligibility and housing prices.

684 c.(1) In areas where the inclusionary housing regulations adopted in section 21
685 of this ordinance apply, development rights to build units through this pilot program shall
686 only be sold for units in accordance with K.C.C. 21A.XX.XXX (the new section
687 established in Section 23 of this ordinance) or K.C.C. 21A.XX.XXX (the new section
688 established in section 24 of this ordinance).

689 (2) ~~((f))~~For all other areas in unincorporated King County, in the R-4 through
690 R-48 zones, development rights to build units through this pilot program shall only be
691 sold for units between one hundred fifty percent and two hundred percent of the receiving
692 site's base density as set forth in K.C.C. 21A.12.030.

693 d.(1) The department of natural resources and parks shall track the sale of
694 development rights and completion of units constructed through this program. When the
695 one hundred unit threshold is reached, the department shall, within six months of that
696 date, transmit a report to the council that includes, but is not limited to:

697 (a) the location of the receiving sites where development rights under this

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698 pilot program were used;

699 (b) lessons learned from the pilot program, including feedback from

700 developers who purchased development rights through the program; and

701 (c) a recommendation on whether to make the pilot program permanent,

702 repeal the program((;)) or modify the program.

703 (2) the report shall be accompanied by a proposed ordinance effectuating the

704 recommendation in subsection A.2.d.(1)(c) of this section.

705 (3) the report and proposed ordinance shall be filed in the form of a paper

706 original and an electronic copy with the clerk of the council, who shall retain the original

707 and provide an electronic copy to all councilmembers, the council chief of staff and the

708 lead staff to the mobility and environment committee or its successor.

709 B. When selling development rights, the TDR bank may select prospective

710 purchasers based on the price offered for the development rights, the number of

711 development rights offered to be purchased((;)) and the potential for the sale to achieve

712 the purposes of the TDR program.

713 C. The TDR bank may sell development rights only in whole or half increments

714 to incorporated receiving sites through an interlocal agreement or, after the county enacts

715 legislation that complies with chapter 365-198 WAC, to incorporated receiving sites in a

716 city that has enacted legislation that complies with chapter 365-198 WAC. The TDR

717 bank may sell development rights only in whole increments to unincorporated King

718 County receiving sites.

719 D. All offers to purchase development rights from the TDR bank shall be in

720 writing, shall include a certification that the development rights, if used, shall be used

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721 only inside an identified city or within the urban unincorporated area, include a minimum
722 ten percent down payment with purchase option, shall include the number of
723 development rights to be purchased, location of the receiving site, proposed purchase
724 price and the required date or dates for completion of the sale, not later than three years
725 after the date of receipt by King County of the purchase offer.

726 E. Payment for purchase of development rights from the TDR bank shall be in
727 full at the time the development rights are transferred unless otherwise authorized by the
728 department of natural resources and parks.

729 SECTION 17. Ordinance 10870, Section 578, as amended, and K.C.C.

730 21A.38.050 are hereby amended to read as follows:

731 A. The purpose of the pedestrian-oriented commercial development special
732 district overlay is to provide for high-density, pedestrian-oriented retail and employment
733 uses. The pedestrian-oriented commercial districts shall only be established in areas
734 designated as a center on the adopted Urban Centers map of the King County
735 Comprehensive Plan and zoned CB, RB or O.

736 B. Permitted uses shall be those uses permitted in the underlying zone, excluding
737 the following:

- 738 1. Motor vehicle, boat and mobile home dealer;
- 739 2. Gasoline service station;
- 740 3. Uses with drive-through facilities, except SIC Industry Number 5812 (Eating
741 places) in buildings existing before July 2017;
- 742 4. SIC Industry Group 598 (Fuel dealers);
- 743 5. Uses with outside storage, e.g. lumber yards, miscellaneous equipment rental

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- 744 or machinery sales;
- 745 6. Bulk retail;
- 746 7. Recreation/cultural uses as set forth in K.C.C. 21A.08.040, except parks,
- 747 sports clubs, theaters, libraries and museums;
- 748 8. SIC Major Group 75 (Automotive repair, services and parking) except 7521
- 749 (automobile parking; but excluding tow-in parking lots);
- 750 9. SIC Major Group 76 (Miscellaneous repair services), except 7631 (Watch,
- 751 clock and jewelry repair);
- 752 10. SIC Major Group 78 (Motion pictures);
- 753 11. SIC Major Group 80 (Health services), except offices and outpatient clinics
- 754 (801-804);
- 755 12. SIC Industry Group 421 (Trucking and courier service);
- 756 13. Public agency archive;
- 757 14. Self-service storage;
- 758 15. Manufacturing land uses as set forth in K.C.C. 21A.08.080, except SIC
- 759 Industry Code 2759 (Commercial printing);
- 760 16. Resource land uses as set forth in K.C.C. 21A.08.090;
- 761 17. SIC Industry Code 7261 (Funeral home/crematory);
- 762 18. Cemetery, columbarium or mausoleum;
- 763 19. Interim recycling facility;
- 764 20. Utility facility, except underground water, gas or wastewater pipelines; and
- 765 21. Vector waste receiving facility.
- 766 C. The following development standards shall apply to development located in

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767 pedestrian-oriented commercial overlay districts:

768 1. For properties that have frontage on a public street, the following conditions

769 shall apply:

770 a. main building entrances shall be oriented to the public street;

771 b. at the ground floor (at grade), buildings shall be located no more than five

772 feet from the sidewalk or sidewalk improvement, but shall not encroach on the public

773 right-of-way. For buildings existing before August 20, 2020, with setbacks greater than

774 five feet and that have substantial improvements made to them after August 20, 2020, a

775 minimum five-foot-wide pedestrian walkway shall be constructed that connects the main

776 building entrance to the public sidewalk or sidewalk improvement;

777 c. building facades shall comprise at least seventy-five percent of the total

778 street frontage for a property and if applicable, at least seventy-five percent of the total

779 pedestrian route frontage for a property;

780 d. minimum setbacks of the underlying zoning are waived;

781 e. building facades that front onto a street shall incorporate windows into at

782 least thirty percent of the building facade surface area and overhead protection above all

783 building entrances and along at least fifty percent of length of the building facade, which

784 may extend over the sidewalk if it does not impede use of the sidewalk by the public;

785 f. ground floor building facades shall include ornamentation such as decorative

786 architectural treatments or finishes, pedestrian scale lighting, and window and door trim;

787 and

788 ~~((---))~~g. buildings facades shall not be comprised of uninterrupted glass curtain

789 walls or mirrored glass;

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790 2. vehicle access shall be limited to the rear access alley or rear access street
791 where such an alley or street exists;

792 3. ~~((Floor/Lot))~~ Floor-to-lot area ratio shall not exceed 5:1 for nonresidential
793 structures, ~~((including the residential component of mixed use developments, but))~~ not
794 including parking structures;

795 4. ~~((Building setback and height requirements may be waived through the~~
796 ~~application of residential density incentives under K.C.C. chapter 21A.34 or the transfer~~
797 ~~of development rights under K.C.C. chapter 21A.37, except for areas within fifty feet of~~
798 ~~the perimeter of any special district overlay area abutting an R-12 or lower density~~
799 ~~residential zone;~~

800 5.) The landscaping requirements of K.C.C. chapter 21A.16 shall apply to all
801 new development and buildings existing before August 20, 2020, that have substantial
802 improvements made to them after August 20, 2020; and

803 ~~((6.))~~ 5. Off-street parking requirements K.C.C. 21A.18.110 and section 26 of
804 this ordinance shall apply, except that the relief from K.C.C. 21A.18.110.A.4. that may
805 be granted by the director shall only allow use of on-street parallel parking in front of or
806 adjacent to the subject parcel for the parking spaces that cannot be accommodated to the
807 rear or sides of buildings.

808 SECTION 18. Ordinance 11567, Section 1, as amended, and K.C.C. 21A.38.100
809 are hereby amended to read as follows:

810 A. The purpose of the North Highline commercial~~((/))~~ and industrial special
811 district overlay is to accommodate and support existing commercial~~((/))~~ and industrial
812 areas ~~((outside of activity centers by providing incentives for the redevelopment of~~

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813 ~~underutilized commercial or industrial lands and~~) by permitting a range of appropriate
814 uses consistent with ~~((maintaining the quality of))~~ nearby residential areas.

815 B. The ~~((commercial/industrial))~~ special district overlay shall be designated only
816 through the area zoning process and applied to areas substantially developed with a mix
817 of commercial and light industrial uses and zoned CB, RB, O or I.

818 C. The standards of this title and other county codes shall be applicable to
819 development within the ~~((commercial/industrial))~~ special district overlay except as
820 follows:

821 1. Legally established commercial or industrial uses that exist within an area as
822 of ~~((the effective date of legislation applying the commercial/industrial special district~~
823 ~~overlay))~~ November 28, 1994, but that are not otherwise permitted by the zoning, shall be
824 considered permitted uses upon only the lots that they occupied as of that date.

825 2. Permitted uses shall include those of the base zone and I zone, ~~((with the~~
826 ~~exception of))~~ except that the following are not allowed:

827 a. any use permitted in the I zone requiring a conditional use permit;

828 b. auction houses;

829 c. livestock sales;

830 d. ~~((SIC Industry Group 201 (meat products);~~

831 ~~SIC Industry Group 202 (dairy products);~~

832 ~~SIC Industry Group 204 (grain mill products);~~

833 ~~SIC Industry Group 207 (fats and oils);~~

834 ~~h.))~~ motor vehicle and boat dealers;

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835 ~~((i-))~~ e. SIC Major Group 24 (lumber and wood products, except furniture)

836 except 2431 (millwork) and 2434 (wood kitchen cabinets);

837 ~~((j- SIC Industry Group 311 (leather tanning and finishing);~~

838 ~~k-))~~ f. SIC Major Group 32 (stone, clay, glass and concrete products);

839 ~~((l- SIC Industry 3999 (manufacturing industries, not elsewhere classified)~~

840 ~~dressing of furs, fur stripping and pelts only;~~

841 ~~m-))~~ g. SIC Industry 7534 (tire retreading);

842 ~~((n-))~~ h. SIC Major Group 02 (~~((agricultural production—livestock and animal~~

843 ~~specialties))~~ raising livestock and small animals);

844 ~~((o-))~~ i. SIC Industry 2951 (asphalt paving mixtures and blocks);

845 ~~((p-))~~ j. resource accessory uses;

846 ~~((q-))~~ k. outdoor storage of equipment or materials occupying more than

847 twenty-five percent of the site associated with(~~(:~~

848 ~~(1) SIC Major Group 15 (building construction—contractors and operative~~

849 ~~builders);~~

850 ~~(2) SIC Major Group 16 (heavy construction other than building~~

851 ~~construction—contractors);~~

852 ~~(3) SIC Major Group 17 (construction—special trade contractors); and~~

853 ~~(4))~~ SIC Industry 7312 (outdoor advertising services); and

854 ~~((r-))~~ l. interim recycling facilities on lots that directly abut properties outside

855 of the special district overlay.

856 3. Use limitations of the base zone shall not apply to commercial/industrial

857 accessory uses.

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858 4. ~~((The minimum parking requirements of this title shall be reduced as follows,~~
859 ~~except that the reductions do not apply to new construction on vacant property or the~~
860 ~~vacant portions of partially developed property where that construction is not an~~
861 ~~enlargement or replacement of an existing building:~~

862 a. ~~the parking stall requirements are reduced one hundred percent, but only if:~~

863 (1) ~~the square footage of any enlargement or replacement of an existing~~
864 ~~building does not in total exceed one hundred twenty five percent of the square footage~~
865 ~~of the existing building;~~

866 (2) ~~the building fronts on an existing roadway improved to urban standards or~~
867 ~~a roadway programmed to be improved to urban standards as a capital improvement~~
868 ~~project, that accommodates on street parking; and~~

869 (3) ~~there is no net decrease in existing off street parking space; and~~

870 b. ~~the parking stall requirements are reduced fifty percent, but only if:~~

871 (1) ~~the square footage of any enlargement or replacement of an existing~~
872 ~~building in total exceeds one hundred twenty five percent of the square footage of the~~
873 ~~existing building;~~

874 (2) ~~the height of the enlarged or replacement building does not exceed the~~
875 ~~base height of the zone in which it is located;~~

876 (3) ~~the building fronts on an existing roadway improved to urban standards or~~
877 ~~a roadway programmed to be improved to urban standards as a capital improvement~~
878 ~~project, that accommodates on street parking; and~~

879 (4) ~~there is no net decrease in existing off street parking spaces, unless it~~
880 ~~exceeds the minimum requirements of subsection C.4.b.~~

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- 881 5. ~~The landscaping requirements of this title shall be waived, but only if:~~
- 882 a. ~~street trees, installed and maintained by the adjacent property owner, shall~~
- 883 ~~be substituted in lieu of landscaping;~~
- 884 b.(1) ~~except as otherwise provided in 4.b.(2) of this subsection, any portion of~~
- 885 ~~the overlay district that directly abuts properties outside of the district shall provide,~~
- 886 ~~along those portions, a landscape buffer area no less than fifty percent of that required by~~
- 887 ~~this title, and areas of a lot used for outdoor storage of equipment or materials shall be~~
- 888 ~~screened from adjacent R zone properties by use of no less than ten feet of Type 1~~
- 889 ~~landscaping or a totally view obscuring fence or structure; and~~
- 890 (2) ~~if required parking for a development proposal is located on properties~~
- 891 ~~outside of the district that directly abut the site, the landscape buffer required by 6.b.(1)~~
- 892 ~~of this subsection may be place on the perimeter of the properties on which the parking is~~
- 893 ~~located that abut other properties outside of this district.~~
- 894 6. ~~The setback requirements of this title shall be waived, but only if:~~
- 895 a. ~~setback widths along any street that is not an alley forming a boundary of the~~
- 896 ~~overlay district shall comply with this title; and~~
- 897 b. ~~any portion of the overlay district that directly abuts properties outside of~~
- 898 ~~the district shall provide, along those portions, a setback no less than fifty percent of that~~
- 899 ~~required by this title.~~
- 900 7. ~~The building height limits of this title shall be waived, except that the height~~
- 901 ~~limit within fifty feet of the perimeter of the overlay district shall be thirty feet.~~
- 902 8. ~~Signage shall be limited to that allowed within the CB zone.~~

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903 9. ~~The roadway improvements of the King county Code shall be waived, but~~
904 ~~only if a no-protest agreement to participate in future road improvement districts (RID) is~~
905 ~~signed by an applicant and recorded with the county.~~

906 10. ~~The pedestrian circulation requirements of this title shall be waived.~~

907 11. ~~The impervious surface and lot coverage requirements of this title shall be~~
908 ~~waived)) For nonresidential development, off-street parking shall be no less than twenty-~~
909 ~~five percent and no more than seventy-five percent of the minimum required in K.C.C.~~
910 ~~chapter 21A.18.~~

911 D. For properties that have frontage on a pedestrian street or streets or route or
912 routes as designated in an applicable plan or area zoning process, except for gasoline
913 service stations (SIC 5541) and grocery stores (SIC 5411) that also sell gasoline, the
914 following conditions shall apply:

- 915 1. Main building entrances shall be oriented to the pedestrian street;
- 916 2. At the ground floor (at grade), buildings shall be located no more than five
917 feet from the sidewalk or sidewalk improvement, but in no instance shall encroach on the
918 public right-of-way;
- 919 3. Building facades shall comprise at least seventy-five percent of the total
920 pedestrian street frontage for a property, and if applicable, at least seventy-five percent of
921 the total pedestrian route frontage for a property;
- 922 4. Minimum side setbacks of the underlying zoning are waived;
- 923 5. Building facades of ground floor retail, general business service((;)) and
924 professional office land uses, that front onto a pedestrian street or route shall include
925 windows and overhead protection;

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926 6. Building facades, along a pedestrian street or route, that are without
927 ornamentation((=)) or are comprised of uninterrupted glass curtain walls or mirrored glass
928 are not permitted; and

929 7. Vehicle access shall be limited to the rear access alley or rear access street
930 where such an alley or street exists.

931 NEW SECTION. SECTION 19. There is hereby added to K.C.C. chapter
932 21A.38 a new section to read as follows:

933 A. The purpose of the Skyway microenterprise special district overlay is to
934 promote small-scale commercial opportunities and provide for pedestrian-oriented retail
935 and service commercial areas that complement and link to nearby CB zones. The special
936 district overlay shall only be established in the Skyway-West Hill subarea geography,
937 areas designated as an unincorporated center on the adopted Urban Centers map of the
938 King County Comprehensive Plan and on properties zoned NB or O.

939 B. In addition to the development standards in this title, the following
940 development standards shall also apply to commercial development within the special
941 district overlay. Where a conflict exists, the following standards shall apply:

942 1. Commercial space per tenant shall not be larger than one thousand square feet
943 in size;

944 2. Parking shall comply with the standards of K.C.C. chapter 21A.18, except
945 that:

946 a. required off-street parking and access shall be to rear or side of building; and

947 b. on-street parking within two hundred and fifty feet of the site may be
948 counted toward the off-street parking requirement for the commercial uses;

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- 949 3. Permitted uses shall be those uses permitted in the underlying zone,
950 excluding the following:
- 951 a. automotive repair;
 - 952 b. automotive service;
 - 953 c. gasoline service stations;
 - 954 d. uses with drive-through facilities;
 - 955 e. vector waste receiving facility;
 - 956 f. self-service storage;
 - 957 g. cemetery, columbarium or mausoleum;
 - 958 h. automobile parking, unless accessory to a permitted primary use occurring
959 on the property; and
 - 960 i. interim recycling facility; and
- 961 4. In addition to the uses permitted in the underlying zone, the following uses
962 shall also be permitted:
- 963 a. apparel and accessory stores;
 - 964 b. furniture and home furnishings stores;
 - 965 c. Used goods: antiques/secondhand shops; and
 - 966 d. Jewelry stores.

967 NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter

968 21A.38 a new section to read as follows:

- 969 A. The purpose of the North Highline pedestrian-oriented special district overlay
970 is to require pedestrian-oriented development that facilitates walkability and connectivity
971 between commercial areas and community amenities in North Highline's downtown core.

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972 B. In addition to the development standards in this title, the following
973 development standards shall also apply to new and substantially improved development
974 within the special district overlay. Where a conflict exists, the following standards shall
975 apply:

- 976 1. Main building entrances shall be oriented to a public street;
- 977 2. At the ground floor, also known as "at grade," buildings shall be located no
978 more than five feet from the sidewalk or sidewalk improvement, but shall not encroach
979 on the public right-of-way;
- 980 3. Building facades shall comprise at least seventy-five percent of the total street
981 frontage for a property;
- 982 4. Building facades shall include windows and overhead protection;
- 983 5. Building facades that are without ornamentation or are comprised of
984 uninterrupted glass curtain walls or mirrored glass are not permitted; and
- 985 6. Vehicle access shall be limited to the rear access alley where such an alley
986 exists.

987 C. For nonresidential development, off-street parking shall be no less than
988 twenty-five percent and no more than seventy-five percent of the minimum required in
989 K.C.C. chapter 21A.18.

990 D. Marijuana processors and producers are not allowed uses.

991 SECTION 21. Sections 22 through 30 of this ordinance should constitute a new
992 chapter in K.C.C. Title 21A.

993 NEW SECTION. SECTION 22. There is hereby added to the chapter established
994 in section 21 of this ordinance a new section to read as follows:

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995 A. The purpose of the inclusionary housing regulations is to provide for the
996 creation of new affordable dwelling units, particularly in areas where there is a high risk
997 for displacement.

998 B. The regulations and incentives in this chapter shall apply only to the Skyway-
999 West Hill and North Highline community service area subarea geographies, as follows:

1000 1. The standards in section 23 of this ordinance shall apply to areas with an
1001 unincorporated activity center land use designation;

1002 2. The voluntary incentives in section 24 of this ordinance shall apply to areas
1003 that do not have an unincorporated activity center land use designation; and

1004 3. The standards in sections 25, 26, 27, 28, 29 and 30 of this ordinance shall
1005 apply to any inclusionary housing project.

1006 C. Development or substantial improvement of one dwelling unit, an accessory
1007 dwelling unit, mobile home parks, cottage housing or senior citizen assisted housing shall
1008 not be subject to this chapter. Accessory dwelling units shall not be used to meet the
1009 requirements of this section.

1010 NEW SECTION. SECTION 23. There is hereby added to the chapter established
1011 in section 21 of this ordinance a new section to read as follows:

1012 A. This section shall apply to the unincorporated activity center land use
1013 designation.

1014 B. New or substantially improved residential or mixed-use developments shall
1015 provide affordable dwelling units, and may exceed the base density allowed in the zoning
1016 classification, in accordance with the standards listed below. Additional density is
1017 authorized with the use of transfers of development rights in accordance with K.C.C.

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1018 chapter 21A.37, as shown in the table in this subsection. Additional units derived from
 1019 TDRs shall conform with the percentages at the affordability levels listed. Where projects
 1020 qualify, the TDR for affordable housing pilot program may be utilized in accordance with
 1021 K.C.C. 21A.37.130.

Mandatory Affordability Requirements		TDR Allowance	
Occupancy Type and AMI	Minimum Percentage of Total Units Required to be Affordable	Maximum Density (as percentage of base density)	
Owner Occupied at 80% AMI	100%	200%	None
	30%	150%	Additional 50%, up to 200% of base density
	15%	125%	Additional 50%, up to 175% of base density
Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None
	25%	150%	Additional 50%, up to 200% of base density
	12%	125%	Additional 50%, up to 175% of base density

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Rental at 60% AMI	100%	200%	None
	20%	150%	Additional 50%, up to 200% of base density
	10%	125%	Additional 50%, up to 175% of base density
Rental at 50% AMI	100%	200%	None
	15%	150%	Additional 50%, up to 200% of base density
	7%	125%	Additional 50%, up to 175% of base density

1022 NEW SECTION. SECTION 24. There is hereby added to the chapter established

1023 in section 21 of this ordinance a new section to read as follows:

1024 A. This section shall apply within the Skyway-West Hill and North Highline
1025 community service area subarea geographies except for areas with an unincorporated
1026 activity center land use designation.

1027 B. New or substantially improved development may only exceed the base density
1028 allowed in the zoning classification in accordance with the standards listed below.

1029 Additional density is authorized with the use of transfers of development rights in
1030 accordance with K.C.C. chapter 21A.37, as shown in the table in this subsection.

1031 Additional units derived from TDRs shall conform with the percentages at the
1032 affordability levels listed. The price of the TDR shall be determined in accordance with
1033 K.C.C. 21A.37.130.

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Affordability Requirements			TDR Allowance
Occupancy Type and AMI	Minimum Percentage of Total Units Required to be Affordable	Maximum Density (as percentage of base density)	Additional Maximum Density Allowed with purchase of TDRs
Developments with 9 or fewer units	0%	100%	Up to 150% base density
Rental at 60% AMI	100%	200%	None
	20%	150%	Additional 50%, up to 200% of base density
	10%	125%	Additional 50%, up to 175% of base density
Rental at 50% AMI	100%	200%	None
	15%	150%	Additional 50%, up to 200% of base density
	7%	125%	Additional 50%, up to 175% of base density
Owner Occupied at 80% AMI	100%	200%	None
	30%	150%	Additional 50%, up to 200% of base density
	15%	125%	Additional 50%, up to 175%

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			of base density
Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None
	25%	150%	Additional 50%, up to 200% of base density
	12%	125%	Additional 50%, up to 175% of base density

1034 NEW SECTION. SECTION 25. There is hereby added to the chapter established

1035 in section 21 of this ordinance a new section to read as follows:

1036 A. The number of required affordable dwelling units shall be calculated by
1037 multiplying the total number of dwelling units to be constructed by the applicable
1038 percentages of affordable dwelling units as established in section 23 or 24 of this
1039 ordinance, and for purposes of providing an affordable dwelling unit, fractions shall be
1040 rounded in accordance with K.C.C. 21A.12.070, except as follows:

1041 1. For fractions below 0.50, the applicant shall pay a fee based on the fraction
1042 multiplied by the value of a single affordable dwelling unit. The fee and affordable
1043 dwelling unit value shall be calculated using the same method as required for payment in
1044 lieu of providing affordable dwelling units in section 29 of this ordinance. The revenues
1045 generated from the fee shall be dedicated to affordable housing projects in the same
1046 community service area subarea geography where the development is occurring; and

1047 2. Affordable dwelling units in the development shall be calculated as follows:

1048 a. Studio dwelling units shall be counted as one-half of one affordable
1049 dwelling unit;

1050 b. One-bedroom and two-bedroom dwelling units shall be counted as one

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1051 affordable dwelling unit;

1052 c. Three-bedroom dwelling units shall be counted as one and one-half

1053 affordable dwelling units; and

1054 d. Dwelling units with four or more bedrooms shall be counted as two

1055 affordable dwelling units.

1056 B. The total number of market-rate dwelling units and affordable dwelling units

1057 shall not exceed the total allowed density as established in this chapter and K.C.C.

1058 chapter 21A.12.

1059 NEW SECTION. SECTION 26. There is hereby added to the chapter established

1060 in section 21 of this ordinance a new section to read as follows:

1061 For developments subject to this chapter:

1062 A. The affordable dwelling units shall:

1063 1. Have a similar or larger unit size and bedroom composition as the market-rate
1064 dwelling units in the development;

1065 2. Be integrated throughout the development;

1066 3. Be constructed with materials and finishes of comparable quality to the
1067 market-rate dwelling units in the development;

1068 4. Meet accessibility standards at the same ratio as required by the development;
1069 and

1070 5. Have access equal to that of the market-rate dwelling units to on-site
1071 amenities including, but not limited to, parks, outdoor play areas, pools, exercise facilities
1072 and equipment, gathering spaces, bicycle repair facilities, shared work spaces and similar
1073 on-site amenities.

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1074 B. All the dimensional standards of K.C.C. chapter 21A.12 and any applicable
1075 property-specific development standards and special district overlays apply, except as
1076 specifically prescribed by this chapter. The following modifications shall only be utilized
1077 for developments that provide housing in conformance with section 23 or 24 of this
1078 ordinance:

1079 1. The maximum height limits are as follows:

1080 a. In the R-18, R-24 and R-48 zones, eighty feet;

1081 b. In the NB zone, sixty-five feet;

1082 c. In the CB zone, eighty feet;

1083 d. In the RB and O zones, eighty-five feet; and

1084 e. For properties subject to P-Suffix NH-PXX (the p-suffix established in Map
1085 Amendment 17 of Attachment D to this ordinance): the height limits set in the P-Suffix;

1086 2. In the R-18, R-24 and R-48 zones, any portion of a building that exceeds the
1087 base height for the zone set forth in K.C.C. chapter 21A.12 shall be set back an additional
1088 ten feet from the street property line and interior property line;

1089 3. In the NB, CB, RB and O zones, any portion of a building that exceeds the
1090 maximum height allowed for the zone by K.C.C. 21A.12.040.B.6. shall be set back an
1091 additional ten feet from the street property line and interior property line;

1092 4. The percentages of residential uses in mixed use developments in K.C.C.
1093 21A.14.110 do not apply. The percentages are as follows:

1094 a. a maximum of seventy-five percent of the total built floor area when located
1095 in NB zones; and

1096 b. a maximum of eighty-five percent of the total built floor area when located

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1097 in CB, RB and O zones;

1098 5. The building floor area ratios in K.C.C. 21A.14.130 do not apply.

1099 Developments subject to this chapter shall not have a floor area ratio maximum; and

1100 6. The parking and circulation standards of K.C.C. chapter 21A.18 apply,

1101 except:

1102 a. The minimum required parking spaces for apartments and townhouses shall
1103 be one space per dwelling unit;

1104 b. The minimum required parking spaces for nonresidential uses of the project
1105 shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any
1106 applicable property-specific development standard or special district overlay, whichever
1107 is less; and

1108 c. The director may authorize a reduction of up to fifty percent of the minimum
1109 required number of spaces for inclusionary housing projects without a required a parking
1110 study. The director shall consider proximity to transit, bedroom composition, availability
1111 of on-street parking and proposed nonresidential uses when determining the size of the
1112 reduction.

1113 NEW SECTION. SECTION 27. There is hereby added to the chapter established
1114 in section 21 of this ordinance a new section to read as follows:

1115 A. As a condition of development permit issuance, the department shall approve
1116 the calculation of the number of required affordable dwelling units and allowed market-
1117 rate dwelling units.

1118 B. Before issuance of the certificate of occupancy, the applicant shall record a
1119 covenant or deed restriction on the property, in a form and substance acceptable to the

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1120 prosecuting attorney's office and department of community of human services, reflecting
1121 the following:

1122 1. A statement that the length of the term of the affordability shall be for the life
1123 of the development project for renter-occupied dwelling units or fifty years from the date
1124 of initial occupancy for owner-occupied dwelling units;

1125 2. The total number of units;

1126 3. The number of market-rate dwelling units;

1127 4. The number and affordability of owner-occupied and rental affordable
1128 dwelling units based on the standards of this chapter;

1129 5. A statement that for any owner-occupied dwelling units, the covenants or
1130 declarations have been reviewed by the director and the terms ensure that the purposes of
1131 this chapter are accomplished;

1132 6. Reporting requirements as required by the department of community and
1133 human services, including subsequent community preference and affirmative marketing
1134 reports after the certificate of occupancy is issued; and

1135 7. Signatures of the property owner and the director.

1136 NEW SECTION. SECTION 28. There is hereby added to the chapter established
1137 in section 21 of this ordinance a new section to read as follows:

1138 For developments subject to this chapter:

1139 A. As part of a complete permit application, the applicant shall submit a
1140 community preference and affirmative marketing plan. The plan shall include:

1141 1. A tenant selection process for the affordable dwelling units that provides a
1142 preference for housing applicants with a current or past connection to the respective

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1143 subarea geography where the project is located. The plan should provide no more than
1144 and aim to provide forty percent of the affordable dwelling units to tenants that meet the
1145 requirements for community preference;

1146 2. An advertising and outreach plan designed to provide information to and
1147 attract potential housing applicants who would otherwise be less likely to apply, without
1148 regard to protected class status as established by federal, state and local laws. An
1149 affirmative advertising and outreach plan should generally help potential housing
1150 applicants know about vacancies, feel welcome to apply and have the opportunity to rent
1151 units; and

1152 3. A process for housing applicants to file an appeal regarding the tenant
1153 selection process and verification of eligibility for preference.

1154 B. Before issuance of the building permit or subdivision approval, the community
1155 preference and affirmative marketing plan shall be reviewed and approved by the
1156 department of community and human services.

1157 C.1. At least sixty days before issuance of certificate of occupancy, the applicant
1158 shall submit a community preference and affirmative marketing initial report. The initial
1159 report shall include:

1160 a. information describing the activities conducted to implement the community
1161 preference and affirmative marketing plan; and

1162 b. information regarding the number of housing applicants:

1163 (1) that requested a preference;

1164 (2) deemed eligible under the preference criteria;

1165 (3) eligible for the preference that were selected for housing; and

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1166 (4) that appealed the preference selection process and the outcome of each
1167 appeal.

1168 2. Before issuance of the certificate of occupancy, the community preference
1169 and affirmative marketing initial report shall be subject to review and approval by the
1170 department of community and human services.

1171 D. The department of community and human services shall provide guidance and
1172 technical assistance to the applicant to ensure the community preference and affirmative
1173 marketing plan and community preference and affirmative marketing report complies
1174 with federal, state and local laws and regulations.

1175 NEW SECTION. SECTION 29. There is hereby added to the chapter established
1176 in section 21 of this ordinance a new section to read as follows:

1177 A. The director may, at their discretion, approve a request for alternative
1178 compliance for the inclusionary housing requirements. Requests for such modifications
1179 shall clearly set forth the facts upon which the request for relief is sought. Alternative
1180 compliance may include:

1181 1. Providing affordable housing units off-site at another location within the
1182 same community service area subarea geography where the project is proposed;

1183 2. Payment to the county in lieu of constructing affordable housing units to be
1184 used to create affordable housing units within the same community services area subarea
1185 geography; or

1186 3. Such other means proposed by the applicant and approved at the discretion of
1187 the director, consistent with the following criteria for alternative compliance.

1188 B. Alternative compliance requests may only be approved when all of the

Ordinance 19555

1189 following requirements are met:

1190 1. The applicant demonstrates that the proposed alternative compliance method
1191 provides the same number and quality affordable housing units as those provided on site;

1192 2. The affordable housing units provided through the alternative compliance
1193 method will provide the same mix of rental or owner-occupied units as would have
1194 otherwise been provided on site; and

1195 3. In no case shall the director approve an alternative compliance request that
1196 results in zero affordable housing units being constructed on-site.

1197 C. If an alternative compliance request is approved that includes off-site
1198 affordable housing units, any building permits required for off-site affordable housing
1199 units shall be submitted before issuance of building permits or final subdivision approval
1200 for the subject property. Certificates of occupancy for off-site affordable housing units
1201 shall be issued before issuance of the final certificate of occupancy for the subject
1202 property.

1203 D. If an alternative compliance request is approved that includes payment in lieu
1204 of constructing affordable housing units, the formula for payments shall be established by
1205 department of community and human services through a public rule under K.C.C. chapter
1206 2.98. The formula should be based on the cost to the county to construct and maintain an
1207 affordable dwelling unit. The payment obligation shall be paid before issuance of any
1208 building permits or final subdivision approval for the project.

1209 E. As part of the application review process for an inclusionary housing proposal,
1210 the director may authorize modifications to the dimensional standards in K.C.C. Title
1211 21A. Approval of modifications may only be granted if the applicant demonstrates that

Ordinance 19555

1212 the subject property cannot otherwise reasonably achieve the minimum density.

1213 F.1. As part of the application review process for an inclusionary housing
1214 proposal, the director may modify or waive the requirements for affordable dwelling
1215 units under this chapter if the applicant demonstrates that the cost of complying with this
1216 chapter would deprive the property owner of all economically beneficial use of the
1217 property or would create severe economic impact that unduly burdens the property
1218 owner.

1219 2. Requests for such modifications shall clearly set forth the facts upon which
1220 the request for relief is sought.

1221 3. Review of a modification or waiver of the requirements of this subsection F.
1222 may include the director considering the following factors, at a minimum:

1223 a. The severity of the economic impact caused by the application of the
1224 requirements of this chapter;

1225 b. A modification under subsection E. is not sufficient to alleviate the severity
1226 of economic impact caused by the application of the requirements of this chapter;

1227 c. The extent to which alternative uses of the property or configurations of the
1228 proposed development would alleviate the need for the requested waiver or modification;

1229 d. The extent to which any economic impact was due to decisions by the
1230 applicant or property owner; and

1231 e. Other factors relevant to whether the burden should be borne by the property
1232 owner.

Ordinance 19555

1233 4. The waiver or modification may be approved only to the extent necessary to
1234 grant relief from the deprivation of all economically beneficial use of the property or
1235 severe economic impact.

1236 5. The following factors, on their own, shall not be a sufficient basis for the
1237 director to grant a waiver or modification for the requirements of this chapter:

1238 a. decrease in property value;

1239 b. inability for a property owner to fully utilize the increase in residential
1240 development capacity through implementation of this chapter; or

1241 c. the fact that any such increase in residential development capacity,
1242 combined with the requirements of this chapter, did not leave the property owner in a
1243 better financial position than would have been the case with no increase in residential
1244 development capacity and no application of the requirements of this chapter.

1245 NEW SECTION. SECTION 30. There is hereby added to the chapter established
1246 in section 21 of this ordinance a new section to read as follows:

1247 A. The executive shall track the use of the inclusionary housing regulations in
1248 this chapter. The information shall be publicly available on a county website, and shall
1249 include, at a minimum, information describing:

1250 1. The number and location of developments that applied to the department for
1251 approval and the number and location of developments that were subject to the
1252 requirements of this chapter;

1253 2. The number and location of developments that applied for any alternative
1254 compliance, the number and location of developments that were granted such alternative
1255 compliance and the terms of each alternative compliance;

Ordinance 19555

1256 3. The number of market rate units and the number of affordable units
1257 constructed, including the location of all affordable units; and

1258 4. The amount of revenue collected through in lieu and fractional fees for each
1259 subarea geography, and the amount and location those fees were spent in the subarea
1260 geography.

1261 B.1. In conjunction with the Comprehensive Plan update required by K.C.C.
1262 20.18.060.B., excluding the 2024 Comprehensive Plan update, the executive shall
1263 analyze the inclusionary housing regulations to determine whether the purposes of the
1264 Comprehensive Plan and the inclusionary housing regulations are being met, and shall
1265 propose code changes to address any recommendations from that analysis as part of the
1266 Comprehensive Plan update to improve the efficacy of the regulations.

1267 2. If the executive or council finds that the inclusionary housing regulations are
1268 not effective at providing for affordable housing units, nothing in this section shall
1269 prevent the executive from transmitting or the council from adopting an ordinance that
1270 modifies the regulations outside of the timeline in K.C.C. 20.18.060.

1271 C. The department shall be available to brief the local services and land use
1272 committee or its successor at least once per year on the implementation and overall
1273 efficacy of the inclusionary housing regulations and the information required by this
1274 section.

1275 SECTION 31. The following are hereby repealed:

1276 A. Ordinance 11575, Section 2, as amended, and K.C.C. 20.12.015;

1277 B. Ordinance 11351, Section 1, as amended, and K.C.C. 21A.38.090;

Ordinance 19555

1278 C. The White Center Community Action Plan portions of Attachments I, II, III
1279 and IV to Ordinance 11568;

1280 D. Attachments I, II, III, IV and V to Ordinance 11166; and

1281 E. Attachments F and G to Ordinance 19146.

1282 SECTION 32. Severability. If any provision of this ordinance or its application

Ordinance 19555

1283 to any person or circumstance is held invalid, the remainder of the ordinance or the
1284 application of the provision to other persons or circumstances is not affected.

Ordinance 19555 was introduced on 4/19/2022 and passed as amended by the Metropolitan King County Council on 12/6/2022, by the following vote:


Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:

F8830816F1C4427...
Claudia Balducci, Chair

ATTEST:

DocuSigned by:

C267B914088E4A0...
Melani Pedroza, Clerk of the Council

APPROVED this _____ day of 12/22/2022, _____.

DocuSigned by:

4FBCAB8196AE4C6...
Dow Constantine, County Executive

Attachments: A. 2022 Update to the 2016 King County Comprehensive Plan, dated December 2022, B. Skyway-West Hill Community Service Area Subarea Plan, dated December 2022, C. North Highline Community Service Area Subarea Plan, dated December 2022, D. Amendments to Land Use and Zoning Maps, 2022 updated to 2016 King County Comprehensive Plan, dated December 2022

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King County

2022 Update to the 2016 King County Comprehensive Plan

December 2022

15 ***In Chapter 1 Regional Growth Management Planning, on page 1-24, amend as follows:***

16 **Chapter 11: Community Service Area Subarea Planning**

17 This chapter uses King County's seven Community Service Areas as the framework for its renewed
18 subarea planning program that offers long-range planning services to unincorporated communities. The
19 majority of King County's community plans are no longer in effect as separately adopted plans.⁽⁽⁷⁾⁾ In
20 many cases, however, the plans contain valuable historical information about King County's
21 communities and often provide background for the land uses in effect today. Policies from the
22 community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics
23 of each community and to provide historical context. This chapter will be updated, where appropriate, to
24 reflect the new Community Service Area subarea plans as they are adopted.

25 ((-----

26 ⁷The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway West
27 Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon Maury Island Community Service
28 Area Subarea Plan.))

29

30 ***Renumber the remaining footnotes consecutively and correct any internal references***
31 ***accordingly***

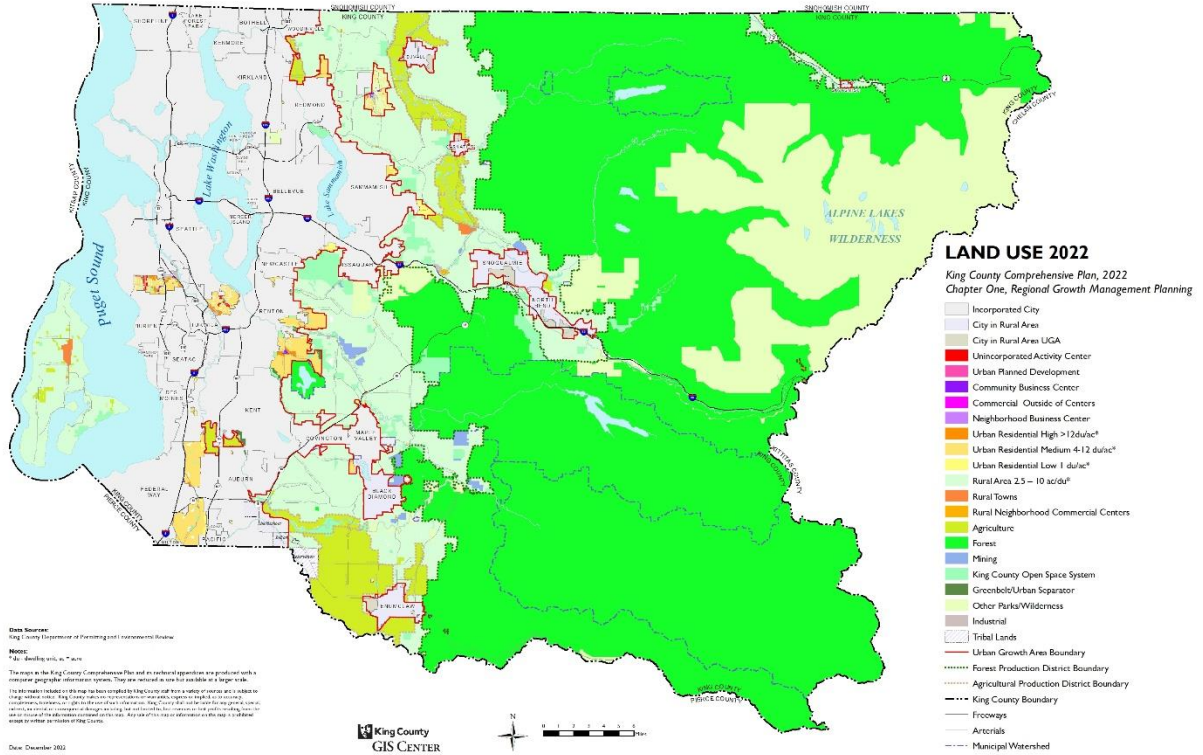
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33

34 **In Chapter 1 Regional Growth Management Planning, following page 1-26, delete the**
35 **Land Use Map and replace with the following:**

36
37

Land Use Map



38
39

40 **In Chapter 2 Urban Communities, on page 2-15, amend as follows:**

41

42 **U-129 King County supports mixed use developments in community and neighborhood**
43 **business centers, ((the White Center Unincorporated Activity Center)) unincorporated**
44 **activity centers, and in areas designated commercial outside of centers.**

45

46 **In Chapter 2 Urban Communities, on page 2-21, amend as follows:**

47

48 Unincorporated activity centers are the primary locations for commercial and industrial development in urban
49 unincorporated King County. ((Currently,)) **White Center ((is)) and Skyway are** the only designated unincorporated
50 activity centers((, as other such centers are now parts of cities)). The ((White Center Community Action)) North
51 Highline Community Service Area Subarea Plan establishes the size of, and mix of uses allowed in, the White
52 Center Unincorporated Activity Center. The Skyway-West Hill Community Service Area Subarea Plan establishes
53 the size and mix of uses in the Skyway Unincorporated Activity Center.

54

55 ***In Chapter 2 Urban Communities, on page 2-23, amend as follows:***

56

57 ~~((U 155 ——— Development within the designated White Center Unincorporated Activity Center, as~~
58 ~~shown on the Comprehensive Plan Land Use Map, shall be in accordance with the White~~
59 ~~Center Community Action Plan.~~

60

61 ~~U 156 ——— The White Center Community Action Plan establishes the following zoning as~~
62 ~~appropriate within the White Center Unincorporated Activity Center: Urban Residential,~~
63 ~~with a density of twelve to forty eight dwelling units per acre, Neighborhood Business,~~
64 ~~Community Business, Office and Industrial.~~

65

66 ~~U 157 ——— In the White Center Unincorporated Activity Center, existing Industrial uses should be~~
67 ~~zoned and regulated to preserve their use into the future. Conversion of industrial~~
68 ~~properties to other uses shall be strictly limited.~~

69

70 ~~White Center was selected as one of three case study areas for study as part of the King County Land Use~~
71 ~~Transportation Air Quality and Health project, also known as HealthScape. Information from the study showed~~
72 ~~the types of changes in an area's urban form and transportation system that can lead to an increase in public health.~~
73 ~~These results have been used to guide development in the White Center area and to prioritize capital expenditures,~~
74 ~~such as the construction of the 98th Street Connector, which is a pedestrian walkway between Greenbridge and the~~
75 ~~commercial area of White Center.))~~

76

77 ***In Chapter 2 Urban Communities, on page 2-24, amend as follows:***

78

79 ~~U 158~~ **((In the White Center Unincorporated Activity Center, n)) New major residential,**
80 **commercial, and mixed-use developments in unincorporated activity centers** should
81 **include low impact design features and should promote public health by increasing**
82 **opportunities for physical activity in daily life. The development should include: safe**
83 **walkways and bicycle facilities for all ages and abilities with access to commercial areas,**
84 **schools, and community facilities; trails; and pocket parks.**

85

86 **2. Community Business Centers**87 Community business centers are primarily retail developments designed to serve a nearby market area of 15,000 to
88 40,000 people. Community business centers should be sited so they do not adversely affect other centers and are
89 easily accessible by motor vehicles or public transportation, walking or bicycling. Community business centers
90 should be designed to be compatible with adjacent residential uses, and should promote pedestrian and bicycle
91 access. As shown on the Urban Centers map at the end of this chapter, these centers include Fairwood, Roxhill(~~(~~
92 ~~Skyway)), Glendale and Top Hat.~~

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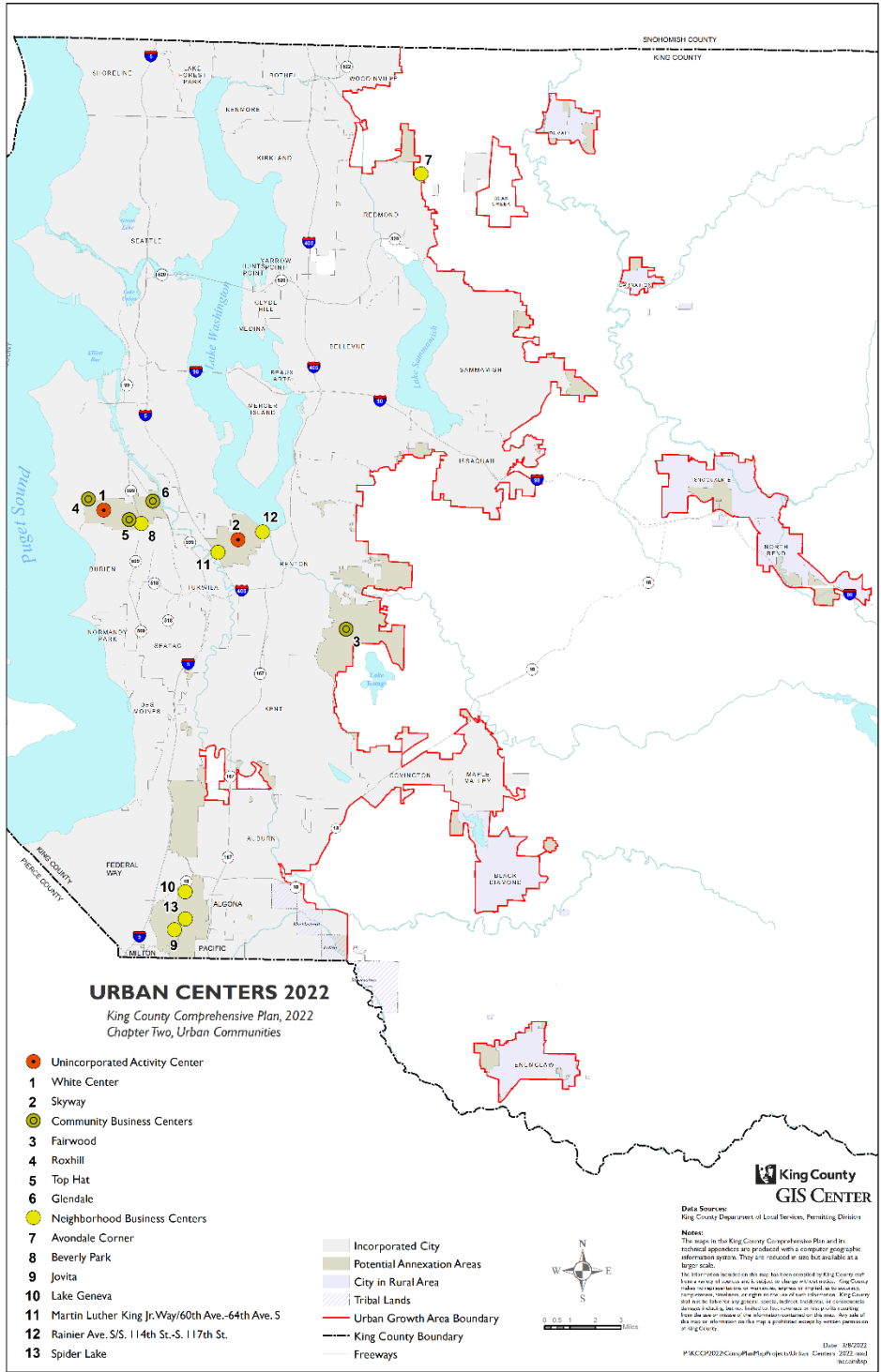
In Chapter 2 Urban Communities, on page 2-25, amend as follows:

Neighborhood business centers are shopping areas offering convenience goods and services to local residents. Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian and bicycle access.

As shown on the Urban Centers map at the end of this chapter, King County has ~~((eight))~~ seven of these centers, including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave.-64th Ave. S, Rainier Ave. S./S. 114th St.-S. 117th St., and Spider Lake ~~((, and Unincorporated South Park))~~.

In Chapter 2 Urban Communities, following the Potential Annexation Areas map after page 2-39, delete the Urban Centers and replace with the following:

Urban Centers Map



113 ***In Chapter 11 Community Service Area Planning, on page 11-4, amend as follows:***

114

115 **CP-100 King County shall implement a Community Service Area subarea planning program.**

116 **This program includes the following components for the development and**

117 **implementation of each subarea plan:**

118 **a. A subarea plan shall be adopted for each of the six rural Community Service**
119 **Areas and five large urban Potential Annexation Areas consistent with the**
120 **scheduled established in the Comprehensive Plan and King County Code**
121 **Title 20. Each subarea plan shall be streamlined to be focused on locally-**
122 **specific policies that address long-range community needs.**

123 **b. The County shall adopt and update on an ongoing basis, a list of services,**
124 **programs, facilities, and capital improvements that are identified by the**
125 **community for each geography, known as a community needs list, to**
126 **implement the vision and policies in the subarea plan and other County**
127 **plans and to build on the strengths and assets of the community.**

128 **c. The County should dedicate resources toward implementation of the**
129 **subarea plans and community needs lists in coordination with each**
130 **community so the highest priorities are addressed where the needs are**
131 **greatest.**

132 **((e)) d. Implementation of each subarea plan and community needs list shall be**
133 **monitored on an ongoing basis via established performance metrics.**

134 **((d)) e. Community engagement for development, review, amendment, adoption,**
135 **and implementation of each subarea plan shall use the Office of Equity and**
136 **Social Justice’s equity toolkit.**

137 **((e)) f. The King County Council shall have an established role in the Community**
138 **Service Area subarea planning process, including in the development,**
139 **review, amendment, adoption, and monitoring the implementation of each**
140 **subarea plan and community needs list.**

141

142 ~~((This policy applies going forward with the subarea plans, starting with the North Highline subarea geography. The~~
143 ~~Skyway West Hill PAA was under development prior to adoption of this policy. The County adopted a Phase 1~~
144 ~~Land Use Strategy that includes a focus on land use, planning and the built environment, in July 2020 and the~~
145 ~~Executive continues to work with the community on the CSA Subarea Plan. To the extent possible, the County will~~
146 ~~follow this policy for the Skyway West Hill Subarea Plan.))~~

147

148

149 **In Chapter 11 Community Service Area Subarea Planning, starting on page 11-4,**
150 **amend as follows:**

151

152 **B. Planning Schedule**

153 Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all six rural
154 Community Service Area subareas and five large urban Potential Annexation Areas over the next decade at both the
155 broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning
156 process. The plan sequencing was determined by subarea plans already underway, the ability to partner with other
157 jurisdictions, anticipated community needs within a Community Service Area, and striving for a countywide
158 geographic balance in alternating years. The anticipated duration of each subarea planning process will be ~~((two))~~
159 three years, which includes time for community engagement, plan development, and Council review and adoption.

160

161 **Schedule of Community Service Area Subarea Plans**

Planning	Transmittal	Adoption	Geography	Other Planning
((2018-21¹))		((June 2022))	((Skyway-West Hill PAA))	
((2019-21²))		((June 2022))	((North Highline PAA))	
2021- ((22)) <u>2023¹</u>	<u>December 2023</u>	((June 2023)) <u>December 2024</u>	Snoqualmie Valley/NE King CSA	<u>Eight-Year Update</u>
((2022-23		June 2024	No Subarea Plan	Eight-Year Comp. Plan Update))
2023- ((24)) <u>2025</u>	<u>June 2025</u>	June ((2025)) <u>2026</u>	Greater Maple Valley/Cedar CSA	
2024- ((25)) <u>2026</u>	<u>June 2026</u>	June ((2026)) <u>2027</u>	Fairwood PAA	
2025- ((26)) <u>2027</u>	<u>June 2027</u>	June ((2027)) <u>2028</u>	Bear Creek/Sammamish CSA	
2026- ((27)) <u>2028</u>	<u>June 2028</u>	June ((2028)) <u>2029</u>	Southeast King County CSA	Potential Midpoint Update
2027- ((28)) <u>2029</u>	<u>June 2029</u>	June ((2029)) <u>2030</u>	Four Creeks/Tiger Mountain CSA	
2028- ((29)) <u>2030</u>	<u>June 2030</u>	June ((2030)) <u>2031</u>	East Renton PAA	
2029- ((30)) <u>2031</u>	<u>June 2031</u>	June ((2031)) <u>2032</u>	Federal Way PAA	<u>Eight-Year Update</u>
((2030-31		June 2032	No Subarea Plan	Eight-Year Comp. Plan Update))
<u>TBD²</u>		<u>TBD</u>	<u>Vashon-Maury Island CSA</u>	
<u>TBD²</u>		<u>TBD</u>	<u>Skyway-West Hill PAA</u>	
<u>TBD²</u>		<u>TBD</u>	<u>North Highline PAA</u>	

162 Note: Planning for each geography is anticipated to take ~~((eighteen months, beginning in July and ending the~~
163 ~~following December))~~ two years, beginning in July of the first year and ending in June two years later. ((After

164 ~~transmittal of the plan to the~~) Council (~~on the first business day of January, review is anticipated to last six months~~
 165 ~~with~~) adoption anticipated to occur in June of the following year.
 166 ~~((1. The Skyway West Hill Land Use Strategy, Phase 1 of the Skyway West Hill Subarea Plan, adopted in 2020 is~~
 167 ~~only a portion of the subarea plan anticipated by this schedule, accounting for the longer plan development timeline.~~
 168 ~~2. The plan development timeline for the North Highline Community Service Area Subarea Plan reflects changes~~
 169 ~~made in the 2020 Comprehensive Plan update.))~~
 170 1. The Snoqualmie Valley/Northeast King County subarea planning process began later in 2021 than anticipated.
 171 Therefore, the schedule was adjusted to provide necessary time for community engagement and plan development.
 172 2. The Vashon-Maury Island, Skyway-West Hill, and North Highline subarea plans have been adopted and will be
 173 updated following completion of the other Community Service Area Subarea Plans. The timelines for these updates
 174 will be determined in future updates to the King County Comprehensive Plan.

175
 176 For each of the Community Service Area subarea planning processes, the subarea plans and their scope of work
 177 ~~((described below))~~ shall ~~((be))~~ include~~((d))~~:

178

Study in Motion 14351	Community Service Area
<p>Snoqualmie Pass Subarea Plan:</p> <p>Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.</p>	<p>Snoqualmie Valley/Northeast King County CSA</p>
<p>((Highline Subarea Plan: Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.))</p>	<p>((West King County CSA — North Highline))</p>
<p>Cedar Hills/Maple Valley Subarea Plan:</p> <p>Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for</p>	<p>Four Creeks/Tiger Mountain CSA</p>

<p>land uses other than mining, including residential uses, non-residential uses; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	
<p>Snoqualmie Interchange:</p> <p>Initiate a land use and zoning study for the Snoqualmie Interchange, and area north of I-90 impacted by the new Interstate 90/Highway 18 interchange. The study should include, at a minimum, review and recommendation of the appropriate zoning for properties abutting the urban growth area boundary. The study should include the properties west of Snoqualmie Way along SE 99th that could have access to urban services, should recognize and protect the forested visual character of the Mountains to Sound National Scenic byway on Interstate 90 as well as provide appropriate conservation mitigation for any newly allowed development. The area land use and zoning study, subarea plan and land use designations and zoning classifications should focus on solutions for the northwest corner while planning a vision for the properties on the northeast portions abutting the urban growth area. The plan should also ensure potential trail connections for regional trails and adhere to current King County policies. The Executive should collaborate with the City of Snoqualmie, affected Tribes, Washington state DOT, DNR, property owners, Mountains to Sound Greenway Trust, regional partners and the community.</p>	<p>Snoqualmie Valley/Northeast King County CSA</p>

179

180 *In Chapter 11 Community Service Area Planning, starting on page 11-7, amend as*
 181 *follows:*

182

183 Although the majority of the community plans are no longer in effect as separately adopted plans,⁽⁺⁾ in
 184 many cases the published plan documents contain valuable historical information about King County's
 185 communities and other information that provides background for the policies listed below and for the
 186 portions of the local pre-Growth Management Act area zoning that remain in effect. The only separately
 187 adopted community plan from these previous planning efforts currently in effect is the Fall City Subarea
 188 Plan.

189

190 The following sections of this chapter will be updated, as appropriate, to reflect the new Community
 191 Service Area subarea plans as they are adopted. The subarea plans that have been adopted under the new
 192 subarea planning framework include: the Vashon-Maury Island Community Service Area Subarea Plan,
 193 the Skyway-West Hill Community Service Area Subarea Plan, and the North Highline Community
 194 Service Area Subarea Plan.

195

196 ((-----

197

198 ⁴The plans currently in effect are the West Hill Community Plan, the Skyway West Hill Land Use Strategy (Phase 1 of the Skyway West
199 Hill Subarea Plan), White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service
200 Area Subarea Plan)).

201

202 ***Renumber the remaining footnotes consecutively and correct any internal references***
203 ***accordingly***

204

205

206 *In Chapter 11 Community Service Area Planning, on page 11-40, amend as follows:*

207

208 ((The West Hill Community Plan and White Center Community Plan, applying to portions of the original Highline
209 Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center in 1994). They
210 were prepared in conformance with the Growth Management Act (GMA) and are already incorporated as part of
211 the 1994 King County Comprehensive Plan.))

212

213 *In Chapter 11 Community Service Area Planning, starting on page 11-41, amend as*
214 *follows:*

215

216 **C. North Highline Potential Annexation Areas**

217 ((Highline has one of the longest histories of any community planning area. Between its original adoption in 1976
218 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline
219 Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for
220 smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and
221 SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions
222 of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has
223 grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the
224 unincorporated area population. Because the majority of the area has now transitioned into cities, none of the
225 Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in
226 1994 as part of the comprehensive plan but published separately.

227

228 The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the
229 Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.))

230

231 **Plan History**

232 The history of prior plans for the North Highline subarea is as follows:

233

234 • 1976 SeaTac Communities Plan. The adoption of the SeaTac Communities Plan pre-dated adoption of the
235 Growth Management Act.

236 • 1977 Highline Community Plan and 1981 Area Zoning. In 1977, King County adopted the Highline
237 Community Plan,⁵ which covered a large area of then-unincorporated King County that today includes the
238 Cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the currently unincorporated
239 North Highline neighborhoods of White Center and Glendale. The plan was supplemented in 1981 by an
240 Area Zoning Plan,⁶ which implemented zoning consistent with the land use policies of the Highline
241 Community Plan.

- 242 • 1994 White Center Community Action Plan and Area Zoning. In 1994, King County augmented the
243 Highline Community Plan with the adoption of the White Center Community Action Plan and Area
244 Zoning (Action Plan),⁷ a community planning document that implemented new zoning for White Center,
245 in addition to establishing goals in the areas of health and human services, economic and community
246 development, and environmental protection. The Action Plan was designed as a six- to ten-year plan for the
247 area and incorporated as part of the 1994 King County Comprehensive Plan.⁸

248 In December 2022, the County adopted the North Highline Community Service Area Subarea Plan, which replaces
249 the policies in the 1994 White Center Community Action Plan. The 2022 subarea plan (bound as a separate
250 document) is adopted as an element of the King County Comprehensive Plan.

251

252 **Vision and Guiding Principles**

253

254 North Highline Vision

255

256 Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity,
257 intergenerational roots, and our ongoing inclusivity of diverse families and individuals, especially those most
258 isolated and vulnerable. We call out race and place-based inequities and are committed to dismantling systems of
259 power, privilege, and racial injustice. With mutual support and respect, we value and live out our brilliance and
260 power through community-led initiatives, creating thoughtful development without displacing longtime residents
261 and small business owners, forming and owning the policies that impact us, and building our individual and
262 collective wealth, health, and well-being.

263

264 Guiding Principles

265

266 The following guiding principles support the community vision and were used by the County to inform and direct
267 the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and
268 work with the community on the Subarea Plan, drawing from other community-led or focused efforts in North
269 Highline. They express the community's sentiments around a range of community issues discussed during the
270 planning process.

271 a. We are proud of our community and continue to share our collective history with others and to invest in
272 this place, our home for current residents and their future generations.

273 b. We support community investments and programs that reduce the risks and mitigate the impacts, of
274 residential, economic, and cultural displacement.

275 c. We live in thoughtfully designed housing and commercial spaces where inter-generational households and
276 legacy businesses can stay and where affordability and ownership are realized.

277 d. We support a thriving and equitable economy, with racially and ethnically diverse, community-minded
278 small business owners, entrepreneurs, and employers.

279 e. We support residents, especially children, youths, and young adults, with services and resources they and

- 280 their families need to succeed.
- 281 f. We promote the development of community-desired amenities to improve aesthetics, enrich the
- 282 community's diverse physical and cultural assets, and support gathering together as a community.
- 283 g. We support regulations and investments that result in a safe, secure, and healthy community and
- 284 compatible development.
- 285 h. We support residents growing their work interests, skills, and wages.
- 286 i. We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking
- 287 and biking trails.
- 288 j. We can access jobs and amenities in the region and in our community without relying on automobiles.

289 -----

290 ⁵ [Ordinance 3530](#)

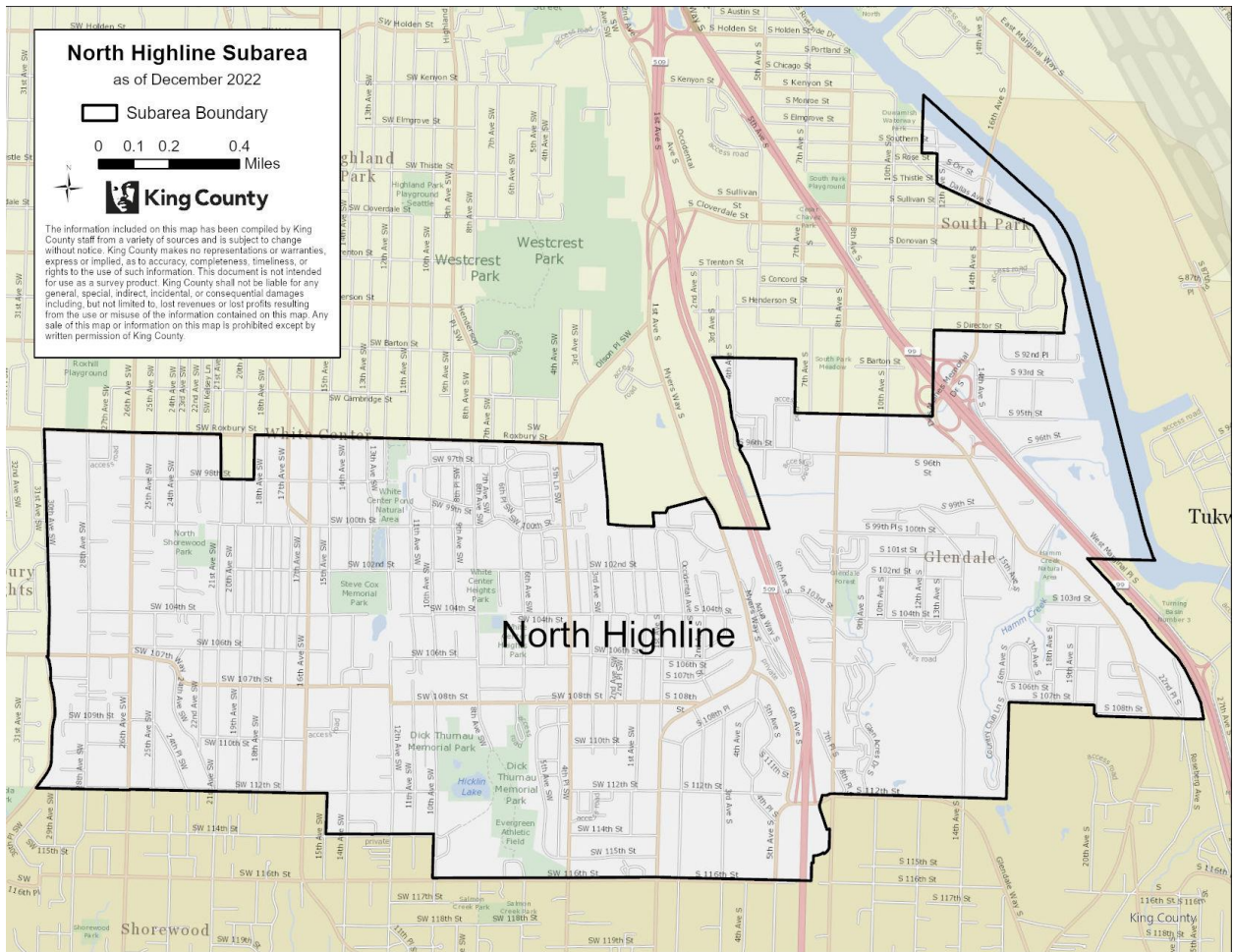
291 ⁶ [Ordinance 5453](#)

292 ⁷ [Ordinance 11568](#)

293 ⁸ [Ordinance 13273](#) removed references to community plans, including the Highline Community Plan, which in effect

294 repealed the Community Plan; however, the Action Plan remained active.

295



296

297

298 **D. Skyway-West Hill Potential Annexation Area**

299

300 **Plan History**

301

302 The history of prior plans for the subarea is as follows:

303

304 • **1994 West Hill Community Plan.** The West Hill Community Plan was adopted by King County in
305 1993(~~(, and as such was)~~). While prepared in conformance with the Growth Management Act (~~(and~~
306 ~~incorporated as part of)~~) it predated the adoption of the 1994 King County Comprehensive Plan.

307 • **Community-led Skyway-West Hill Action Plan.** In 2014 and 2015, the County (~~(adopted Motion 14221~~
308 ~~and 14351, which called for a comprehensive update to the West Hill Community Plan. Around this same~~
309 ~~time, the County was also providing)~~) provided technical assistance to a community-led effort to update
310 some elements of the Community Plan. This community-led effort resulted in the development of (~~(a~~
311 ~~local)~~) the Skyway-West Hill Action Plan, (~~(which)~~) or SWAP. The SWAP was proposed (~~(to be)~~) as an
312 addendum to the existing Community Plan as part of the 2016 Comprehensive Plan update(~~(-The)~~), but
313 the County ultimately did not adopt the (~~(Action Plan in 2016,)~~) SWAP. Instead, (~~(as)~~) the County (~~(also)~~),
314 reinitiated its Subarea Planning Program(~~(-The County has)~~), and committed to work with the community
315 to complete a Community Service Area Subarea Plan (~~(that includes a review of the Action Plan and an~~
316 update the Community Plan)).

317 • **Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway West Hill Subarea Plan.** (~~(A process to~~
318 ~~develop the Community Service Area Subarea Plan was initiated in 2018.)) As part of the 2020~~
319 Comprehensive Plan update, the County adopted a Land Use Strategy, Phase 1 of the Skyway-West Hill
320 Subarea Plan, that outlined the potential policy and implementation steps for land use development in
321 Skyway-West Hill. The Land Use Strategy called for the County to continue working with the community
322 to develop the Skyway-West Hill Community Service Area Subarea Plan.

323

324 (~~(A)~~) In December 2022, the County adopted the Skyway-West Hill Community Service Area Subarea Plan (~~(that)~~),
325 which replaces the West Hill Community Plan (~~(is expected to be adopted in 2022)~~) and the Land Use Strategy.
326 (~~(The Subarea Plan will be developed based on a scope of work developed with the community.))~~ The 2022 subarea
327 plan (bound as a separate document) is adopted as an element of the King County Comprehensive Plan.

328

329 **Vision & Guiding Principles**

330

331 Skyway-West Hill Vision

332

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

337

338 Guiding Principles

339

340 The following guiding principles support the community vision and were used by the County to inform and direct
 341 the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and
 342 work with the community on the Subarea Plan, drawing from prior community planning efforts, such as the
 343 Skyway-West Hill Action Plan, and other community conversations. They express the community's sentiments
 344 around a range of community issues discussed during the planning process.

345 a. Support community health by providing opportunities to access fresh foods, as well as routes and trails for
 346 walking and bicycling.

347 b. Create healthy connected neighborhoods where residents have safe and adequate means to connect with
 348 their neighbors, schools, community services and programs, and local businesses.

349 c. Encourage equitable development by promoting access to a variety of housing choices, incentivizing the
 350 creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating
 351 neighborhood character.

352 d. Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to
 353 succeed and jobs for area residents.

354 e. Protect existing and create new affordable housing that focuses on preventing displacement and providing
 355 options and opportunities for Skyway-West Hill residents to remain in their community.

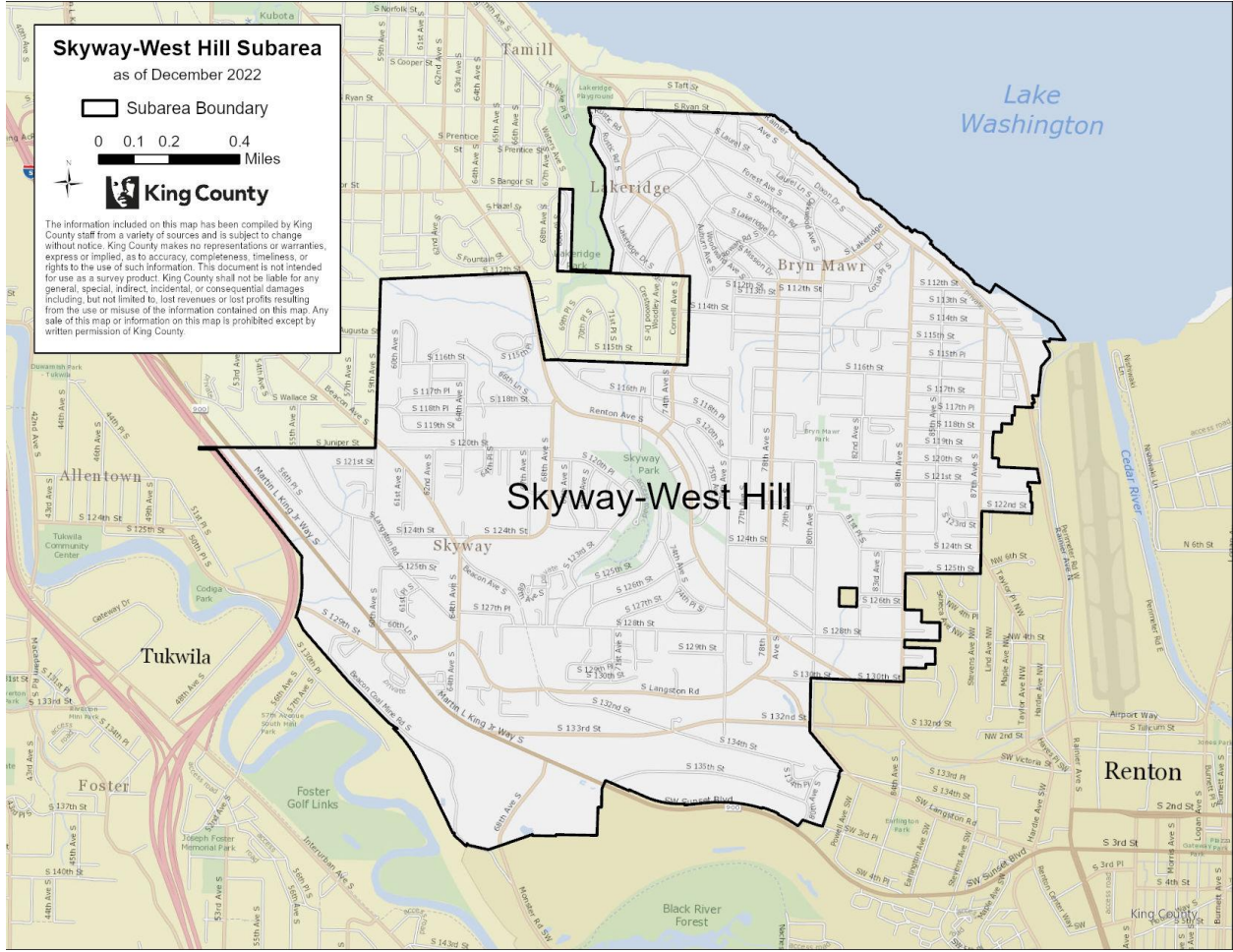
356 f. Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary
 357 for all its residents to thrive and enjoy a high quality of life.

358 g. Ensure Skyway-West Hill's youth are thriving and engaged in local decision-making so they can advocate
 359 for and receive the services and resources they and their families need to succeed.

360 h. Promote the development of community-desired amenities and enrich the community's diverse physical
 361 and cultural assets.

362 i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of
 363 equity and social justice.

364 j. Protect and enhance the existing character of the community's residential neighborhoods and enhance
 365 connections between these areas and business districts.



366

367

368 **In Chapter 12 Implementation, Amendments and Evaluation, on page 12-10, amend as**
 369 **follows:**
 370

Comprehensive Plan Land Use Designations	Zoning Classifications*
Unincorporated Activity Center ((= White Center)) <u>(ac)</u>	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center <u>(cb)</u>	NB, CB, O
Neighborhood Business Center <u>(nb)</u>	NB, O
Commercial Outside of Centers <u>(co)</u>	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
Urban Planned Development <u>(upd)</u>	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Urban Residential, High <u>(uh)</u>	R-18, R-24, R-48
Urban Residential, Medium <u>(um)</u>	R-4, R-6, R-8, R-12
Urban Residential, Low <u>(ul)</u>	R-1
Urban Growth Areas for Cities in Rural Area <u>(rx)</u>	UR The following two zones were in place in the North Bend Urban Growth Area when the comprehensive plan was adopted in 1994: I, RB
Rural Town <u>(rt)</u>	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I
Rural Neighborhood Commercial Center <u>(rn)</u>	NB
Rural Area <u>(ra)</u>	RA-2.5, RA-5, RA-10, RA-20
Industrial <u>(i)</u>	I
Forestry <u>(f)</u>	F, M
Agriculture <u>(ag)</u>	A-10, A-35
Mining <u>(m)</u>	M
Greenbelt/Urban Separator <u>(gb)</u>	R-1
King County Open Space System <u>(os)</u>	All zones
Other Parks/Wilderness <u>(op)</u>	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designations subject to comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.

Abbreviation	Zoning Classifications
A	Agricultural (10 or 35 acre minimum lot area)
F	Forest (80 acre minimum lot area)
M	Mineral
RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)
UR	Urban Reserve
R	Urban Residential (base density in dwelling units per acre)
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

371



King County

SKYWAY-WEST HILL COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan
December 2022



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Executive Summary

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

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

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

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

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

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

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

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

The Subarea Plan chapters include:

[Skyway-West Hill Community Service Area Subarea Plan](#)

- Land Use
- Housing and Human Services
- Parks, Open Space, and Cultural Resources
- Transportation
- Services and Utilities, and
- Economic Development

Along with the Subarea Plan, a set of implementation measures are proposed, including amendments to King County's development regulations and Land Use and Zoning Maps to effectuate the priorities outlined by community and help guide future development consistent with the Subarea Plan policies. These implementation measures and actions can be found in Chapter 9: Implementation.

The Subarea Plan includes three appendices.

- **Appendix A** is a collection of supporting maps and tables that cover a variety of technical topics in the Subarea Plan.
- **Appendix B** is an equity impact review of the Subarea Plan. This equity impact review identifies, evaluates, and communicates potential impacts associated with the development and implementation of the Subarea Plan.
- **Appendix C** is a summary of the community outreach efforts completed during the development of the Subarea Plan. This summary describes the major themes and priorities expressed by the community.

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



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

Introduction

Why the County Plans

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

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

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

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

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

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

Planning History

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

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

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

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

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

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

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

³ [Motion 15142](#)

⁴ [King County Comprehensive Plan](#)

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

Adopted Plans 1994 to 2020

WEST HILL COMMUNITY PLAN (1994)

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

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

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

Other Community Planning Efforts 2008 to 2015

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

*SKYWAY PARK COMMUNITY VISION (2008)*⁷

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

⁵ [Ordinance 11166](#)

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

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

*COMMUNITY AGENDA FOR REVITALIZATION (2009)*⁸

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

*COMMUNITY CENTER VISIONING PROCESS AND REPORT (2014)*⁹

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

*SKYWAY-WEST HILL ACTION PLAN (2015)*¹⁰

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

Community Needs Lists

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

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

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

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

¹¹ [Motion 14221 \(2014\)](#)

¹² [Motion 14351 \(2015\)](#)

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

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

Subarea Plan Structure

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

Chapters 3 through 8 are arranged in the following format:

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

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

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

Equity and Social Justice

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

- Inclusive and collaborative,
- Diverse and people focused,
- Responsive and adaptive,

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

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

- Transparent and accountable,
- Racially just, and
- Focused upstream and where needs are greatest.

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

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

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

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

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



Chapter 1: Community Outreach, Vision, and Guiding Principles

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

Community Outreach

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

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

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

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

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

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

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

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

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

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

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

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

¹⁹ [Renton Innovation Zone Partnership](#)

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

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

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

Community Vision Statement

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

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

Guiding Principles

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

community conversations. They express the community's sentiments around a range of community issues discussed during the planning process.

- a. Support community health by providing opportunities to access fresh foods, as well as routes and trails for walking and bicycling.
- b. Create healthy connected neighborhoods where residents have safe and adequate means to connect with their neighbors, schools, community services and programs, and local businesses.
- c. Encourage equitable development by promoting access to a variety of housing choices, incentivizing the creation of public amenities, addressing displacement, encouraging economic opportunity, and cultivating neighborhood character.
- d. Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to succeed and jobs for area residents.
- e. Protect existing and create new affordable housing that focuses on preventing displacement and providing options and opportunities for Skyway-West Hill residents to remain in their community.
- f. Ensure the community grows in a well-planned and sustainable way and that it has the resources necessary for all its residents to thrive and enjoy a high quality of life.
- g. Ensure Skyway-West Hill's youth are thriving and engaged in local decision-making so they can advocate for and receive the services and resources they and their families need to succeed.
- h. Promote the development of community-desired amenities and enrich the community's diverse physical and cultural assets.
- i. Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.
- j. Protect and enhance the existing character of the community's residential neighborhoods and enhance connections between these areas and business districts.

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



Map concept provided by West Hill Community Association

Chapter 2: Community Description

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

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

Community History

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

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

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

Residential Population

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

Table 1. Skyway-West Hill Population Data

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

²¹ Does not include individuals who are institutionalized

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

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

HOUSEHOLD INCOME AND POVERTY

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

RACIAL AND ETHNIC COMMUNITIES

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

COMMUNITIES WHO SPEAK A PRIMARY LANGUAGE OTHER THAN ENGLISH

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

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

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

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

YOUTH

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

SENIORS AND ELDERLY RESIDENTS

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

PERSONS WITH DISABILITIES

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

RENTERS AND HOMEOWNERS

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

Businesses

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

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

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

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

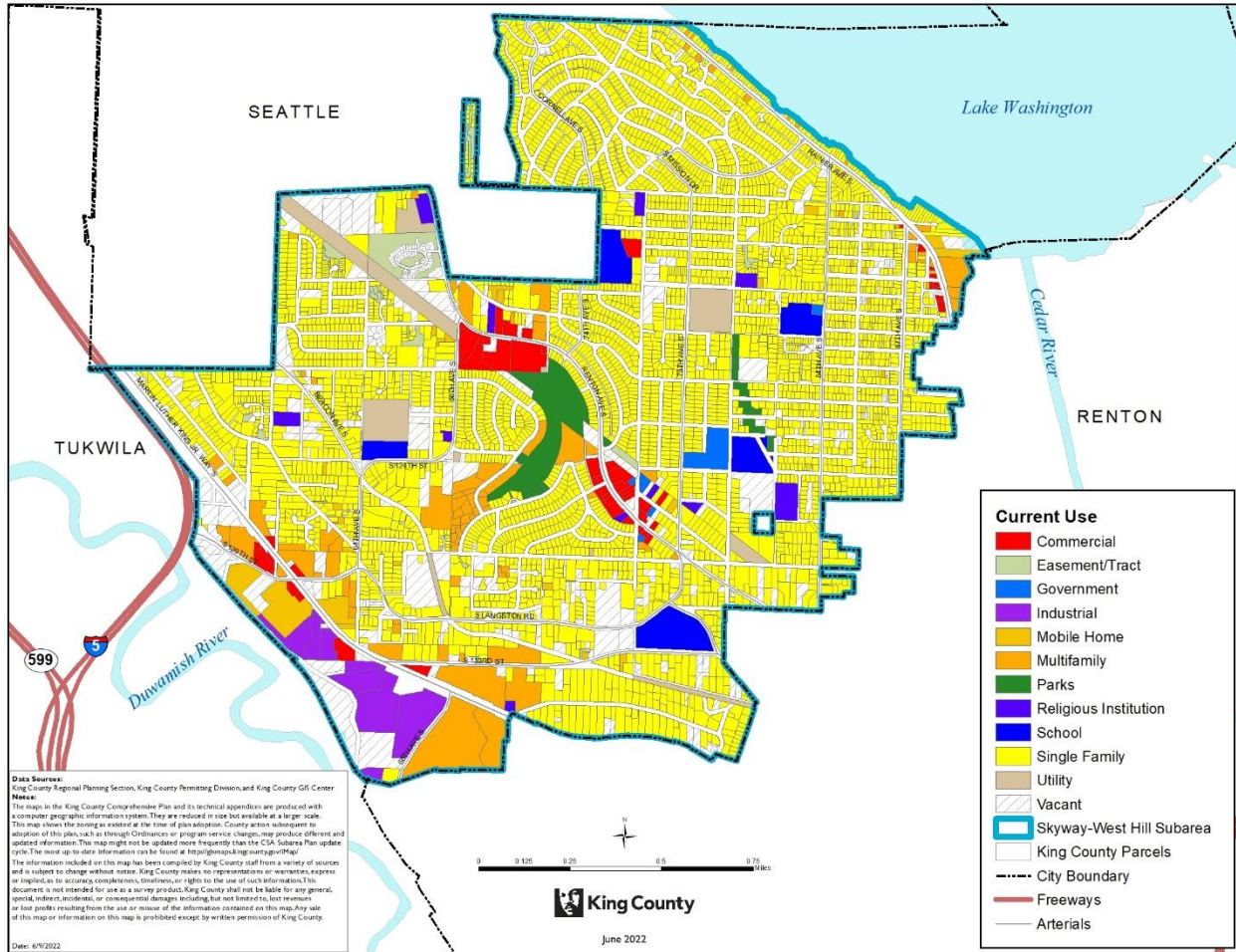
manufacturing, warehousing, and related land uses can be sited, this group of parcels serves as an asset to local economic sectors. Existing industrial uses include an engineering company, equipment rental company, concrete recycler, transfer station, and fencing company.

Current Uses

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

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

Figure 1. Skyway-West Hill Current Uses Map



Community Service Providers

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

- [African Community Housing & Development \(ACHD\)](#)
- [Childhaven](#)
- [Dare2Be Project](#)
- [New Birth Center for Community Inclusion](#)
- [King County Housing Authority \(KCHA\)](#)
- [Supporting Parents in Education and Beyond \(SPEB\)](#)
- [Skyway Coalition](#)
- [Urban Family](#)
- [Urban Food Systems Pact](#)
- [Wellspring](#)
- [West Hill Community Association](#)
- [Women United Seattle](#)

Government Services

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

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

- [Skyway Water and Sewer District](#)
- [Seattle Public Utilities](#)
- [King County Water District #125](#)
- [City of Renton](#)
- [King County Fire District 20](#)
- [King County Library System](#)

²⁵ 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: 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: Tables and Maps.

Annexation

Washington's Growth Management Act identifies cities as the most appropriate local government to provide urban services.²⁶ The *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*,²⁷ 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 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

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

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

targets were developed for the 39 cities and unincorporated King County based on their role in the Regional Growth Strategy²⁸ and using information on capacity, transit and transportation connections, and existing development, and growth rates. It was determined that Skyway-West Hill, although still a part of Renton's Potential Annexation Areas, would have its own targets. The 2019-2044 growth targets for Skyway-West Hill are 670 housing units and 600 jobs. These targets reflect Skyway-West Hill's role in accommodating growth given planned transit investments and urban centers designated in the *Comprehensive Plan*.

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



Chapter 3: Land Use

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

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

Land Use and Zoning

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

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

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

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

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

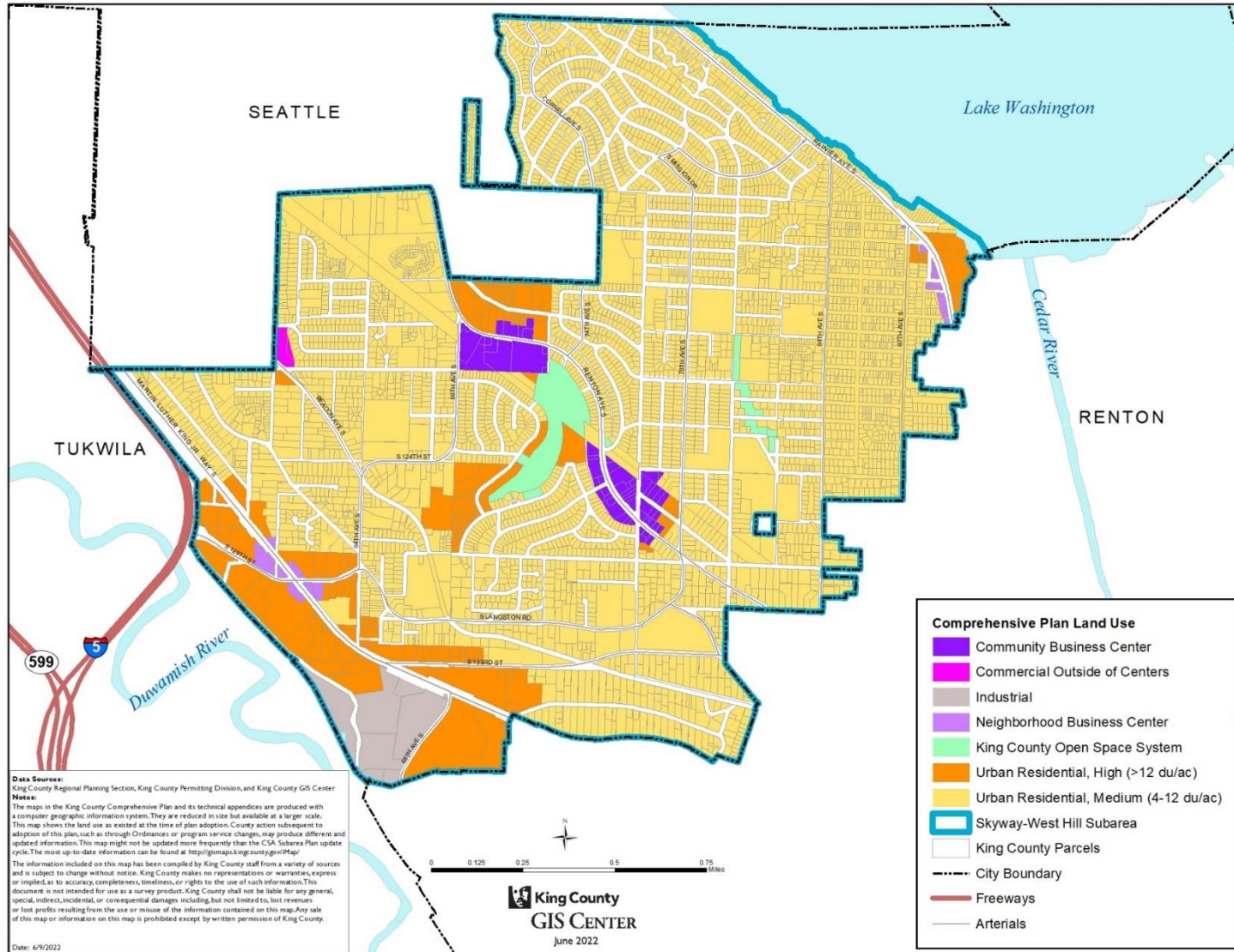
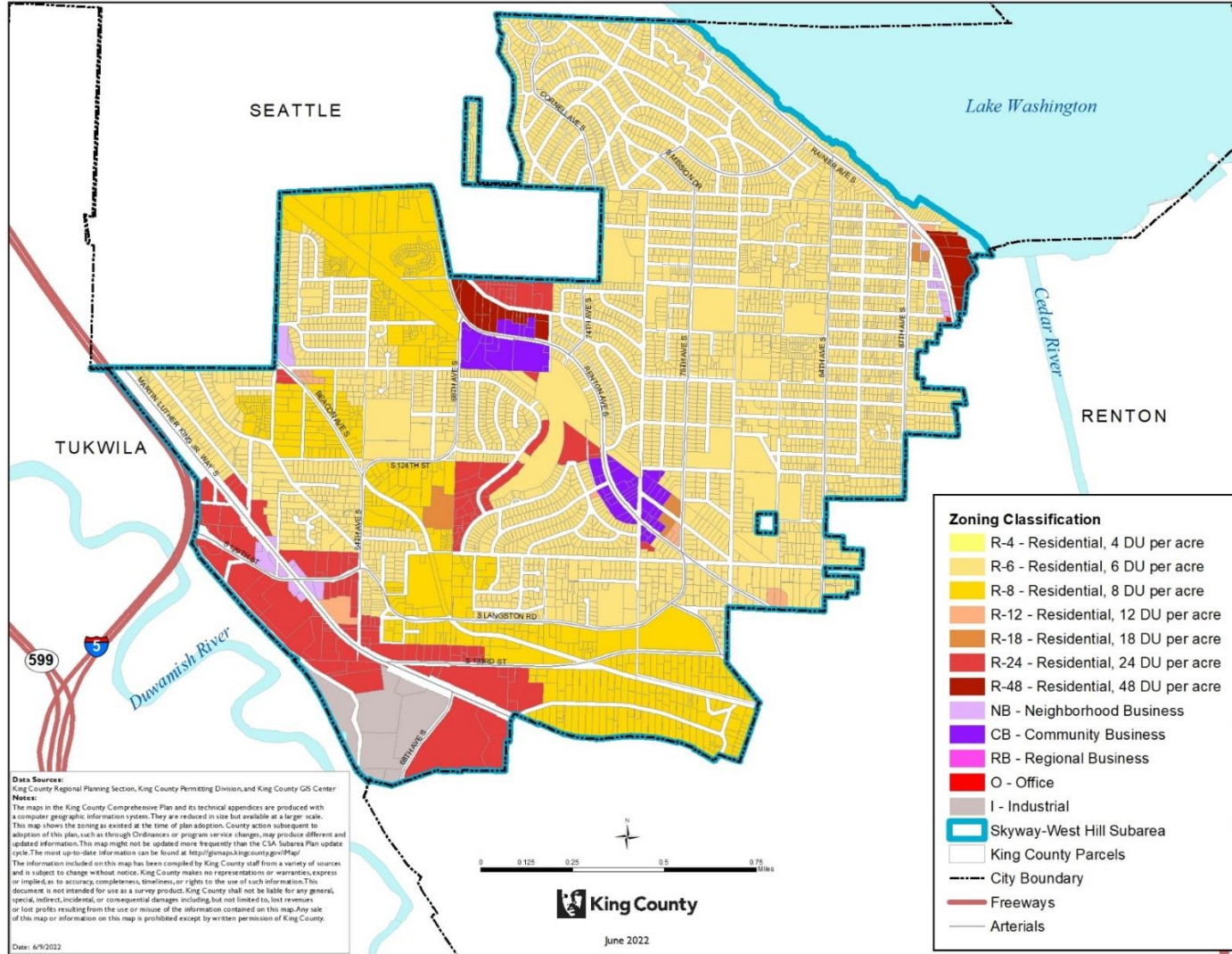


Figure 3. Skyway-West Hill Zoning Classifications Map



Property Specific Development Conditions and Special District Overlays

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

Comprehensive Plan Urban Centers

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

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

Community Priorities

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

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

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

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

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

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

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

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

Policies

General

- SWH-1** Implement the Skyway-West Hill Community Service Area Subarea Plan through a combination of development regulations and incentives, capital investments, and other public and private strategies.
- SWH-2** Prioritize achieving community-identified equitable development outcomes that serve the needs of all Skyway-West Hill residents and businesses, especially the needs of those underserved and underrepresented, through tools, strategies, and funding that mitigate residential, economic, and cultural displacement.
- SWH-3** Provide accessible engagement opportunities for Skyway-West Hill residents and businesses during the development review process. Create opportunities for public input to inform permitting decisions, help ensure new development is consistent with the community's vision, and build capacity in the community.
- SWH-4** Skyway Business District and the adjacent high-density residential areas should be designated as an Unincorporated Activity Center to serve as the physical, economic, and cultural center of Skyway-West Hill.

Residential

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

Commercial and Industrial

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

Community Amenities

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

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



Photo supplied by Renton Innovation Zone Partnership

Chapter 4: Housing and Human Services

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.

Housing

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.

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.

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

³⁰ US Census Bureau, 2020 ACS 5-year Estimate

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

HOUSING AFFORDABILITY

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

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

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

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

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

³¹ US Census Bureau, 2019 ACS 5-year Estimate

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Community Priorities

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

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

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

Policies

- SWH-16** Promote access to diverse housing choices for residents at a variety of income levels, ages, household sizes, and lifestyles to address the housing needs of the Skyway-West Hill community.
- SWH-17** Preserve and improve existing affordable housing and increase the supply of affordable housing in Skyway-West Hill through tools such as:
- Inclusionary zoning;
 - Community land trusts and other models of permanently affordable, shared-equity homeownership;
 - Property tax exemptions, such as the multifamily tax exemption (MFTE); and
 - Funding equitable, community-driven affordable housing.
- SWH-18** Expand homeownership opportunities for Skyway-West Hill residents, through tools such as down payment assistance and redevelopment assistance.
- 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.

Health and Human Services

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

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

Table 3. Skyway-West Hill Key Health Indicators

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

Note:

* Statistically different compared to King County

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

Data Sources

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

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

Healthcare Services

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

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

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

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

Access to Healthy Foods

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

Early Learning and Childcare

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

Renton School District and Renton Innovation Zone Partnership

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

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

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

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

Skyway Resource Center

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

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

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

Community Priorities

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

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

Policies

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



Chapter 5: Parks, Open Space, and Cultural Resources

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

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

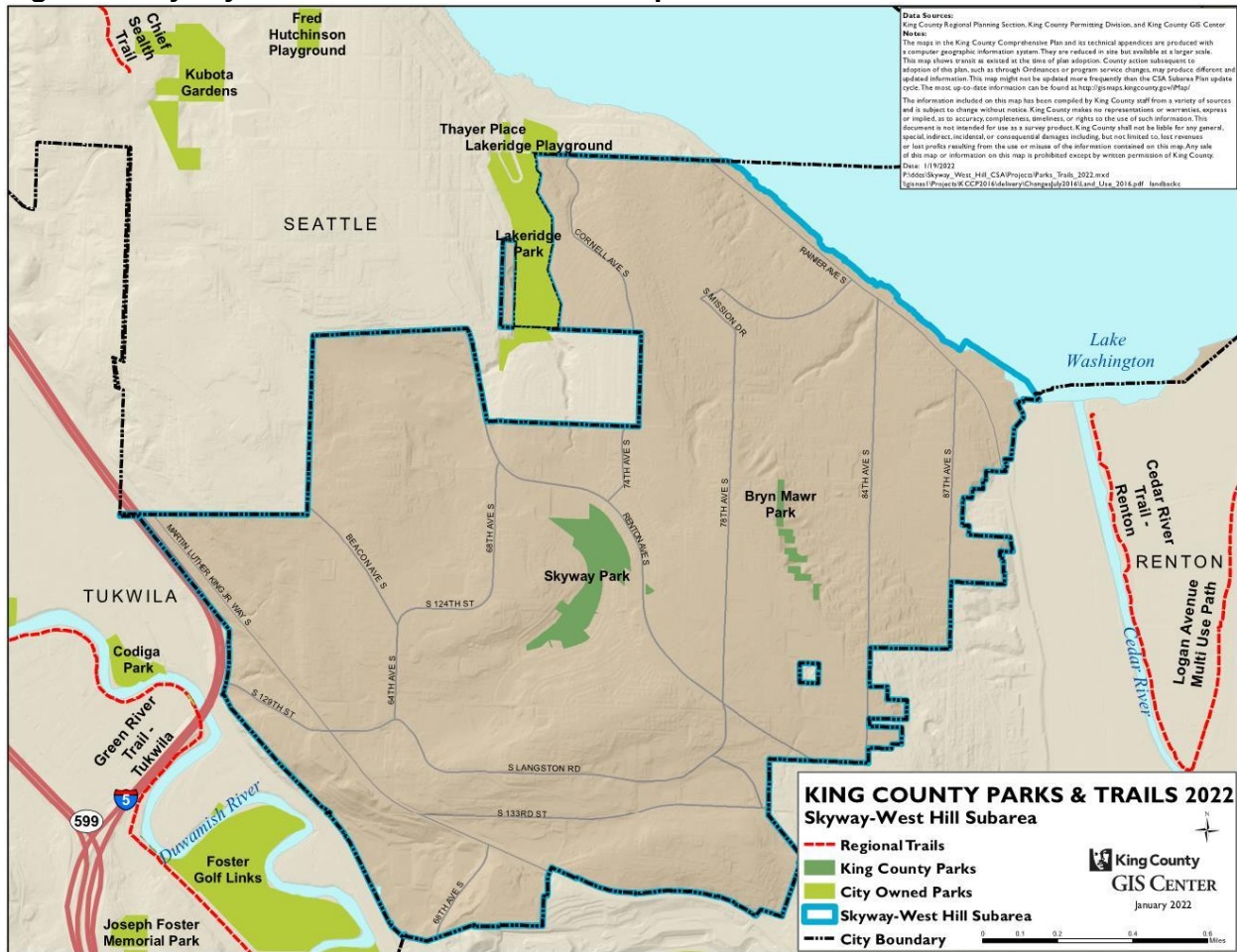
Currently, Skyway Park hosts little league baseball and youth football games as well as community events like the Skyway Community Festival.

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

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

⁴⁴ King County [Open Space Plan](#)

Figure 4. Skyway-West Hill Parks and Trails Map



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.

Skyway-West Hill Community Center

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

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

Regional Trails

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

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

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

Open Space and the Environment

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

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

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

⁴⁷ [30-Year Forest Plan](#)

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

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

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

Skyway Library

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

Community Priorities

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

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

⁴⁸ [Ordinance 11166](#)

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

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

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

Policies

- SWH-26** Highlight Skyway Park as a major community amenity through enhanced physical and visual connections to the park.
- SWH-27** Work with Skyway-West Hill residents, businesses, and other community organizations to identify and implement opportunities for planting trees and installing green infrastructure to reduce the urban heat island and improve water and air quality. Prioritize areas that have been underserved and underrepresented.
- SWH-28** Ensure that parks, open space, and recreational and cultural facilities reasonably provide for the existing and future needs of the Skyway-West Hill community. These facilities should be readily accessible to residents and within close proximity to residential and mixed-use developments.
- SWH-29** Support development of additional public trails in Skyway-West Hill to connect with regional trails, Seattle trails, and other locations.
- SWH-30** Acquire land for parks, open spaces, and environmental protection in Skyway-West Hill, including properties with views of the mountains or Lake Washington, as desired by the community.
- SWH-31** Support development and operation of a Skyway-West Hill Community Center as a place for community enrichment.
- SWH-32** Support the delivery of park improvements and recreational, cultural, and educational programs in Skyway by partnering with community organizations and public agencies to increase capacity building and funding, sharing technical expertise, and leveraging County-owned parks facilities.



Chapter 6: Transportation

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

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

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

- The Strategic Plan for Road Services⁴⁹
- The Strategic Plan for Public Transportation⁵⁰
- The Long Range Plan for Public Transportation – Metro Connects⁵¹

Road Services

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

- general roadway maintenance
- pothole filling
- snow and storm responses
- inspections
- repaving

⁴⁹ [Strategic Plan for Road Services](#)

⁵⁰ [Strategic Plan for Public Transportation](#)

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

- safety investigations
- traffic analysis
- installation of devices such as signals and signs
- pavement marking
- school safety zone improvements
- roadside vegetation and litter removal
- graffiti removal
- bridge monitoring and repair
- road alerts
- emergency response services
- establishing and updating design standards
- development and construction review
- 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

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

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

⁵² [Transportation Needs Report 2020](#)

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

State Highways

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

Public Transportation Services

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

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

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

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

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

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

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

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

- 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

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



Chapter 7: Services and Utilities

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

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

A map showing sewer service providers in the Skyway-West Hill subarea is included in **Error! Reference source not found.**

Community Priorities

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

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

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

Policies

- SWH-36** Promote the efficient use of land through a coordinated and logical approach to infrastructure and service provision, including coordination with neighboring cities for future annexation.
- SWH-37** Partner with the Skyway-West Hill community, Skyway Water & Sewer District, City of Renton, King County Water District #125, and Seattle Public Utilities to address aging and failing on-site sewage systems by identifying the most appropriate wastewater treatment options, that protect public health and support the community's housing and equity goals.
- SWH-38** Encourage developers proposing to extend water or sewer service for new residential, commercial, or mixed-use development in Skyway-West Hill to work with surrounding property owners to provide reasonable access to public utilities.



Chapter 8: Economic Development

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

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

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

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

Community Priorities

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

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

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

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

Policies

- SWH-39** Work with the community to support and develop the individual identities of Skyway's business districts through street treatments, gateway landmarks, murals, and other defining features.
- SWH-40** Support the prevention of the economic and physical displacement of long-term locally-owned businesses in Skyway-West Hill. Prioritize the development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.
- SWH-41** Promote safe and healthy commercial spaces by implementing strategies, programs, and regulations to address dilapidated or unsafe properties, or potentially prevent declining conditions, so local businesses can remain in the Skyway-West Hill.

Chapter 9: Implementation

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

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

Land Use and Zoning Changes

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

Designation of the Skyway Unincorporated Activity Center

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

Skyway-West Hill Open Space System Expansion

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

Martin Luther King Jr. Way – Residential Density Increase

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

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

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

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

Inclusionary Housing Regulations

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

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

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

Anti-Displacement

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

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

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

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

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

Community Needs List and Budgeting

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

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

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

Economic Development

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

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

Community Center

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

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

Performance Measures

Tracking progress through performance measures gauges how well the County is implementing the subarea plan and supports accountability from the County to its residents and communities.

Measures are intended to be clear, quantifiable, and comparable over time to better track outcomes.

A total of 10 performance measures are established for the subarea. A set of 5 measures apply to all urban unincorporated areas, which supports the tracking of Skyway-West Hill with other urban unincorporated areas of King County. In addition, 5 Skyway-West Hill-specific measures will be tracked that relate to the community's vision and priorities, and the policies in the Subarea Plan.

Although these measures will be tracked to show change over time, measures will continue to be refined in the future to better track the desired outcomes of the subarea plan. Where possible, they will be disaggregated by race and ethnicity to measure how conditions may vary for different communities.

STANDARDIZED URBAN UNINCORPORATED PERFORMANCE MEASURES

The following measures will be tracked at the subarea level to provide a numeric-based snapshot, tracked over time, of the performance of the Subarea Plan.

Performance Measure	Data
Development occurs in areas planned for growth	<ul style="list-style-type: none"> • Number of jobs and businesses • Total population • Housing units by type
The economy is strong and diverse	<ul style="list-style-type: none"> • Jobs by sector
Housing is affordable to residents at all income levels	<ul style="list-style-type: none"> • Percent of households paying more than 30 percent of income for housing costs • Percent of households paying more than 50 percent of income for housing costs
Residents have access to transit	<ul style="list-style-type: none"> • Proximity of housing units (by type) and jobs to transit stops
Residents have access to parks and open space	<ul style="list-style-type: none"> • Proximity to parks and open spaces

SKYWAY-WEST HILL-SPECIFIC MEASURES

To supplement the urban unincorporated measures, the following measures will be tracked to evaluate progress made toward implementing the community priorities in the Subarea Plan.

Performance Measure	Data
Increase access to social and health services, including the development of a community center	<ul style="list-style-type: none"> • Report on social and health service providers and their services operating in or accessible to the subarea • Report on progress and development of a community center
Improve economic vitality and condition of the Skyway Business District	<ul style="list-style-type: none"> • Number of business licenses issued by industry and type • Report on investments in economic development in the subarea

Protect and increase availability of affordable housing	<ul style="list-style-type: none"> • Number of income-restricted units, by type, tenure, and AMI limit in the subarea • Housing assistance programs available in the subarea and if known, number of households in the subarea utilizing the program • Average cost of rental units by size • Average home sale price
Increase active transportation infrastructure	<ul style="list-style-type: none"> • List of improvements completed since last report • Linear miles of sidewalks, trails • Number of crosswalks • Linear miles of bike lanes
Reduce the risk of residential, economic, and cultural displacement	<ul style="list-style-type: none"> • Percentage of BIPOC households • Percentage of renters • Percentage of households making 80% AMI or below • Percentage of households with children in poverty • Average household size • Year moved into unit • Number of evictions and foreclosures • List of cultural and community assets, identifying changes since last report

Appendix A: Tables and Maps

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. The information shown will change over time.

TABLE 1: 2022 CURRENT USES

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

TABLE 2: 2022 COMPREHENSIVE PLAN LAND USE DESIGNATIONS

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

TABLE 3: 2022 ZONING CLASSIFICATIONS

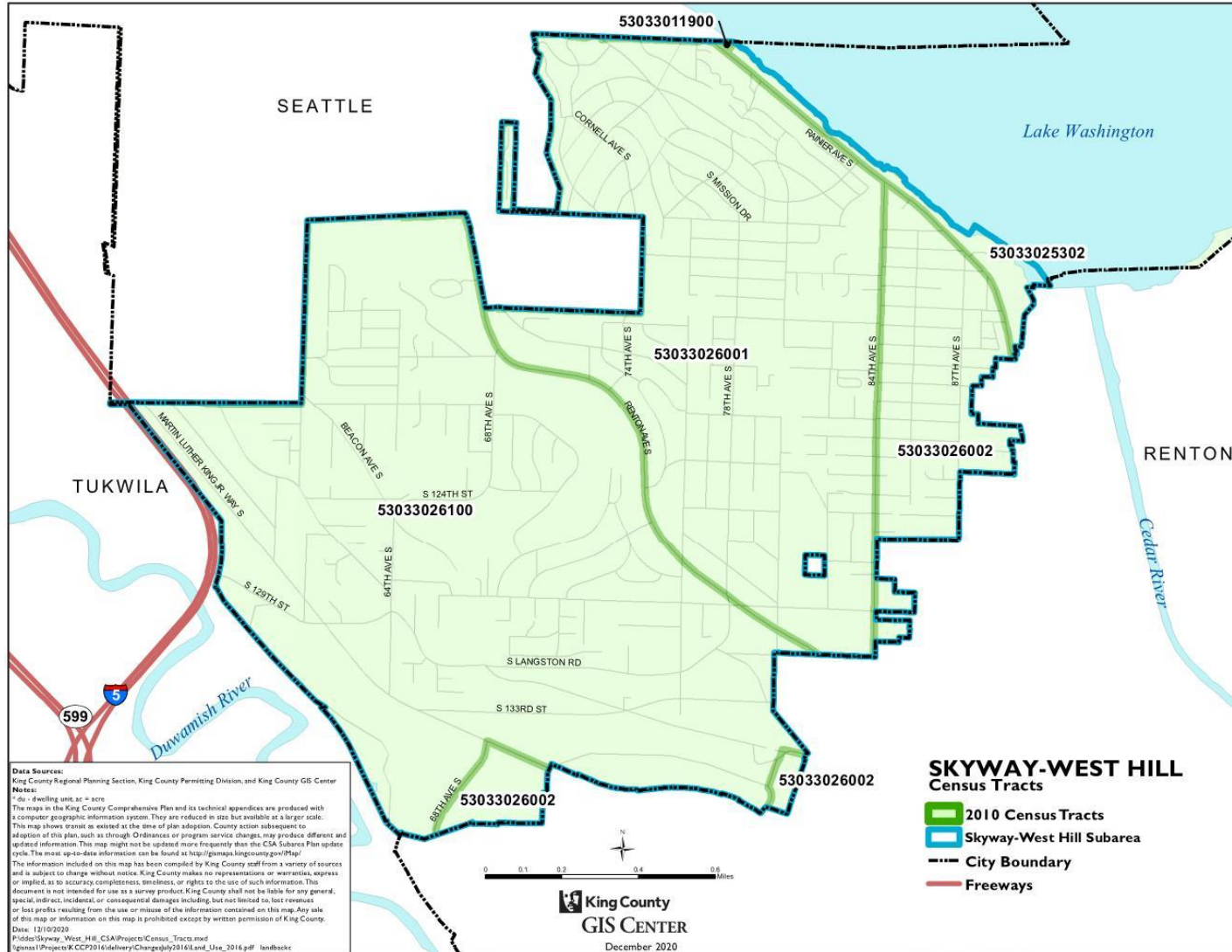
Zoning	Acres	Percent of Acres
Community Business (CB)	31	2.1%
Industrial (I)	39	2.7%
Neighborhood Business (NB)	10	0.7%
Office (O)	0.2	0.02%
Residential, 6 dwelling units per acre (R-6)	902	62.4%
Residential, 8 dwelling units per acre (R-8)	281	19.4%
Residential, 12 dwelling units per acre (R-12)	9	0.6%

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

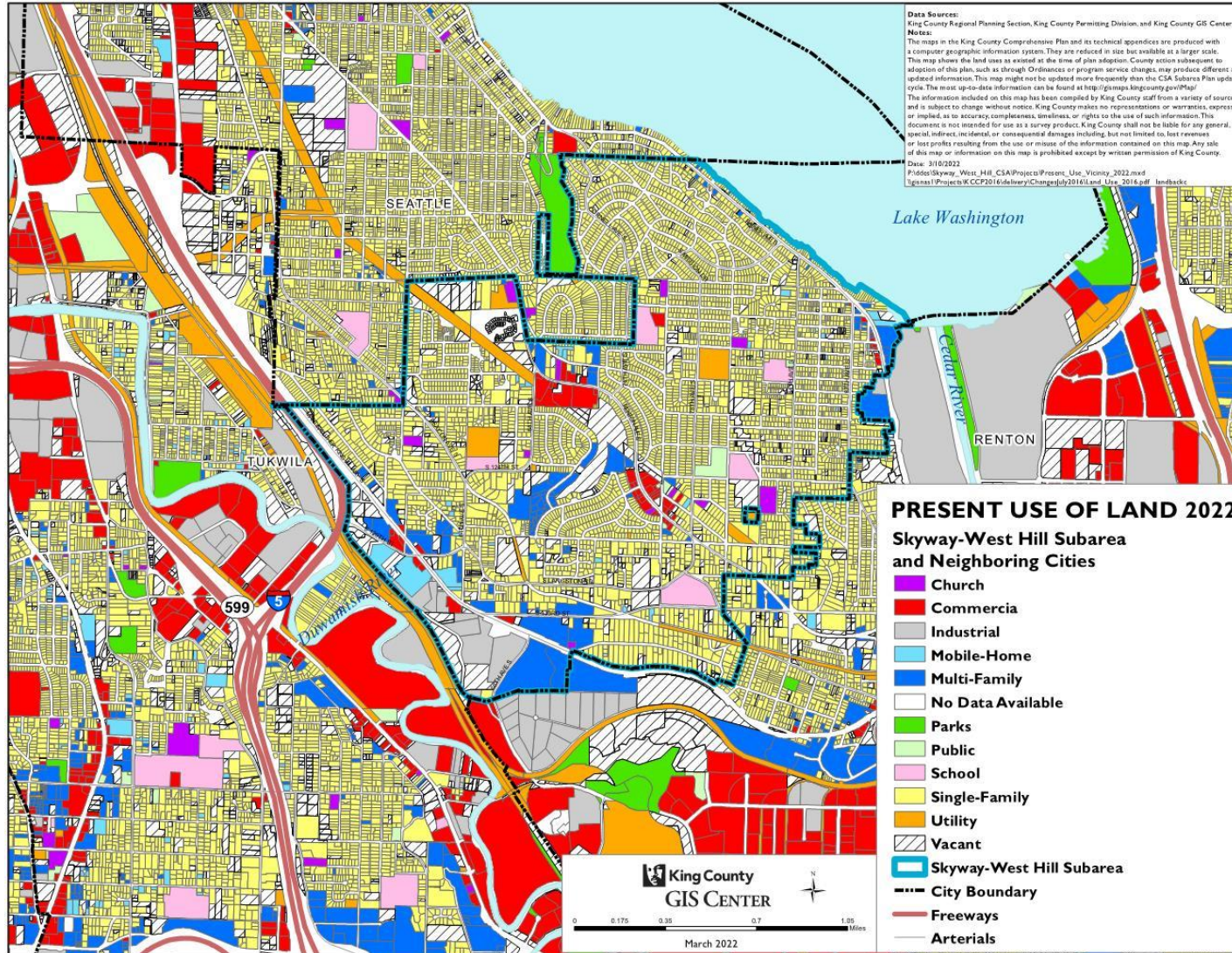
TABLE 4: SKYWAY-WEST HILL MANAGED AFFORDABLE HOUSING UNITS

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

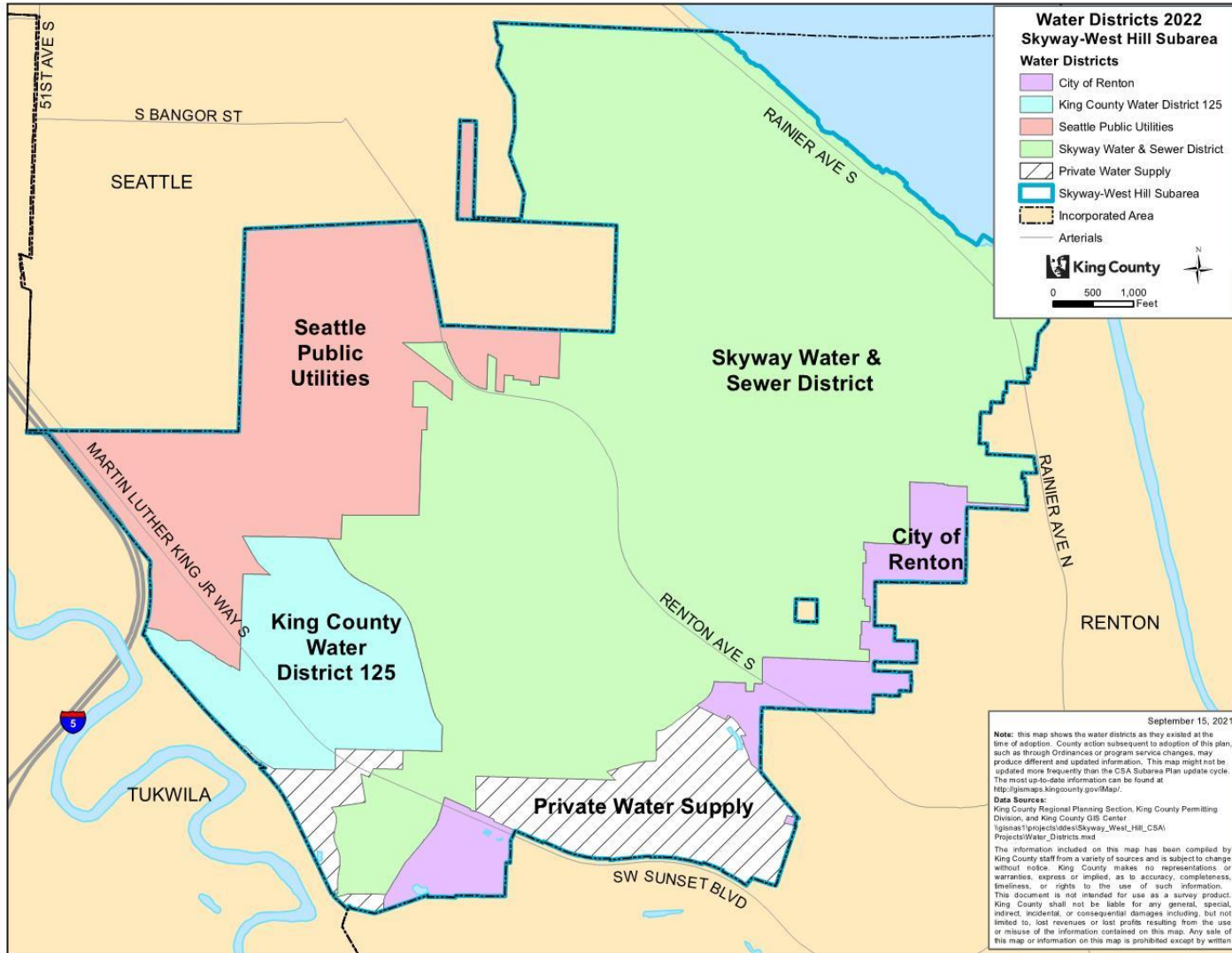
MAP 1: SKYWAY-WEST HILL CENSUS TRACTS (2010 CENSUS)



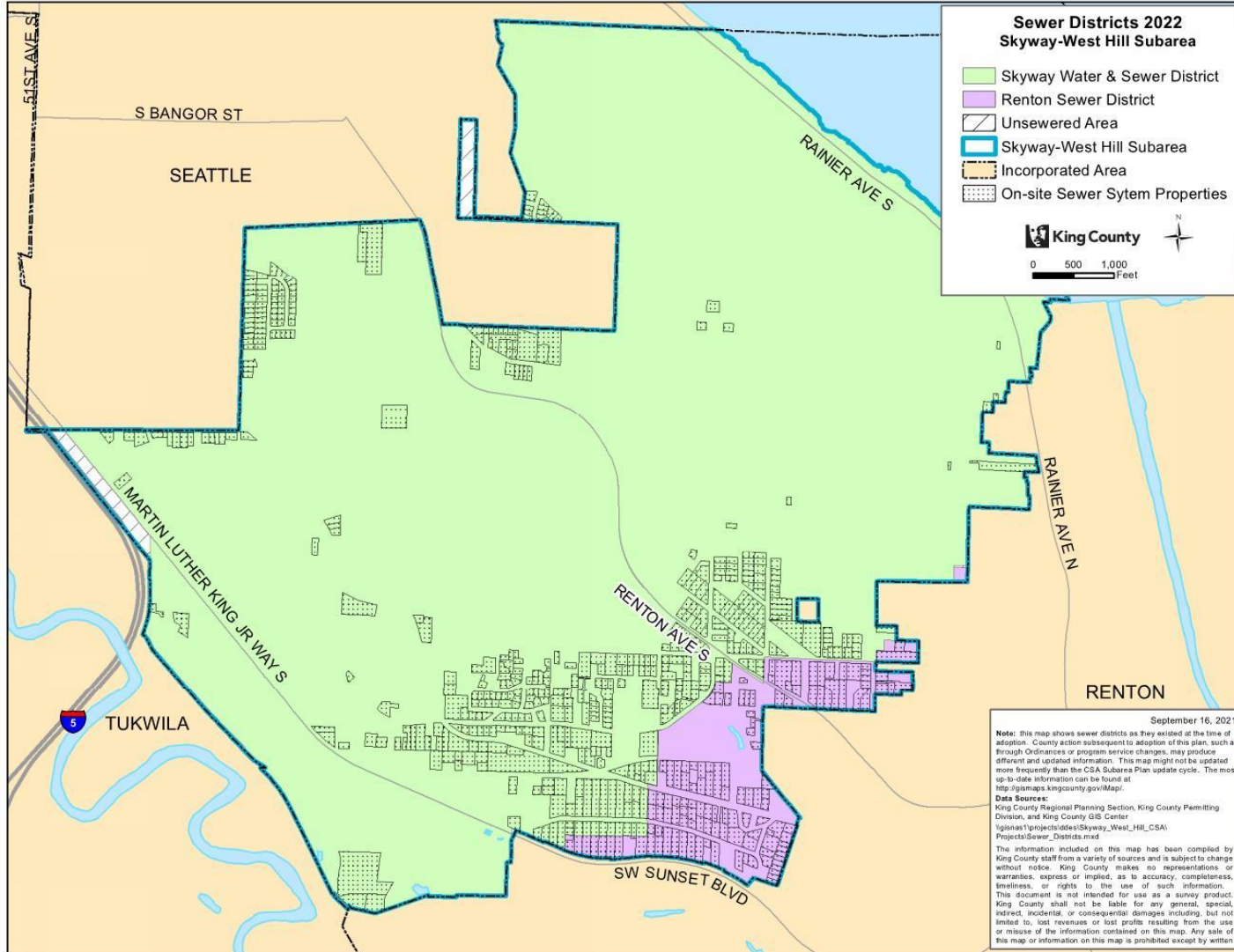
MAP 2: CURRENT USE OF LAND IN SKYWAY-WEST HILL AND VICINITY



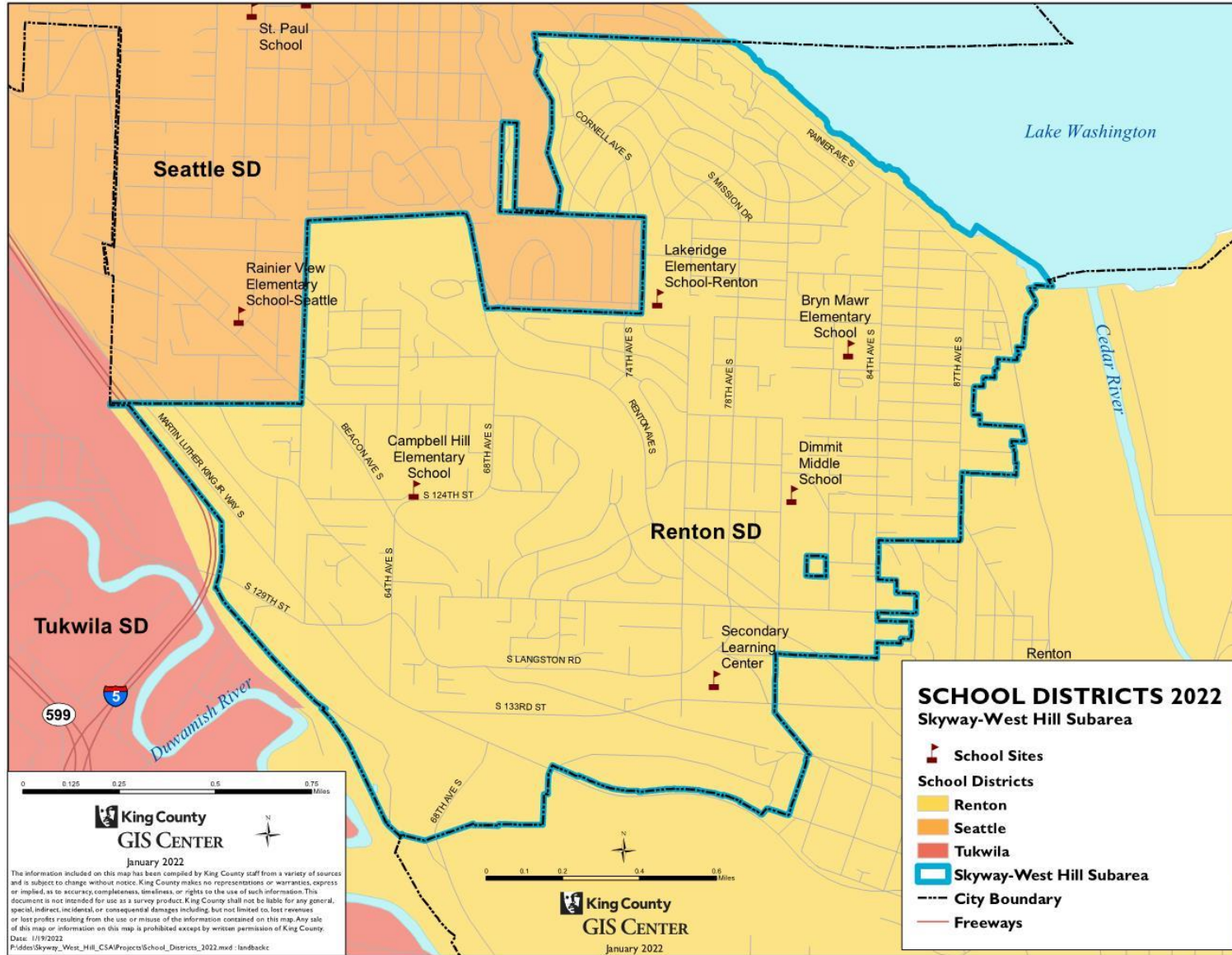
MAP 3: SKYWAY-WEST HILL WATER SERVICE PROVIDERS



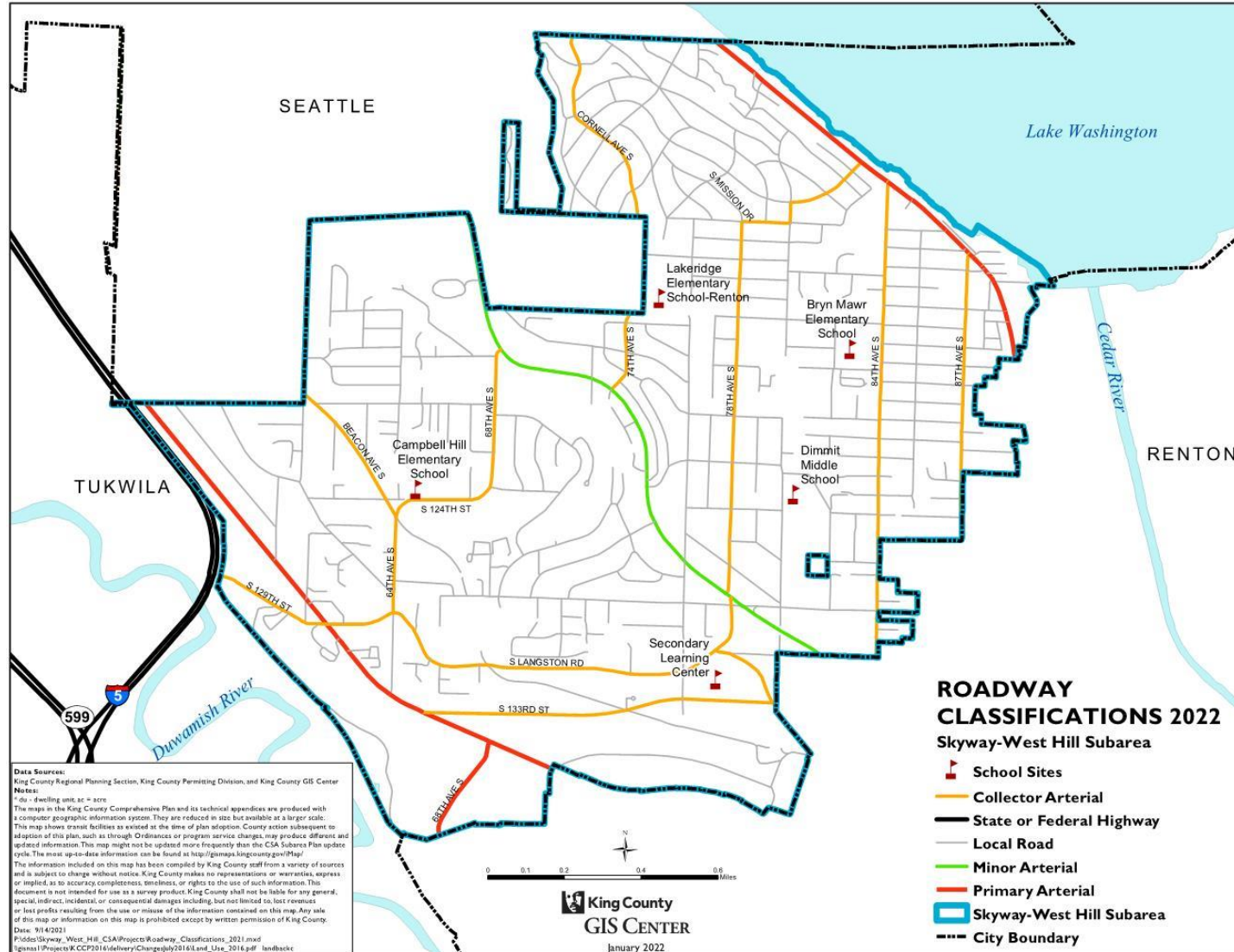
MAP 4: SKYWAY-WEST HILL SEWER PROVIDERS



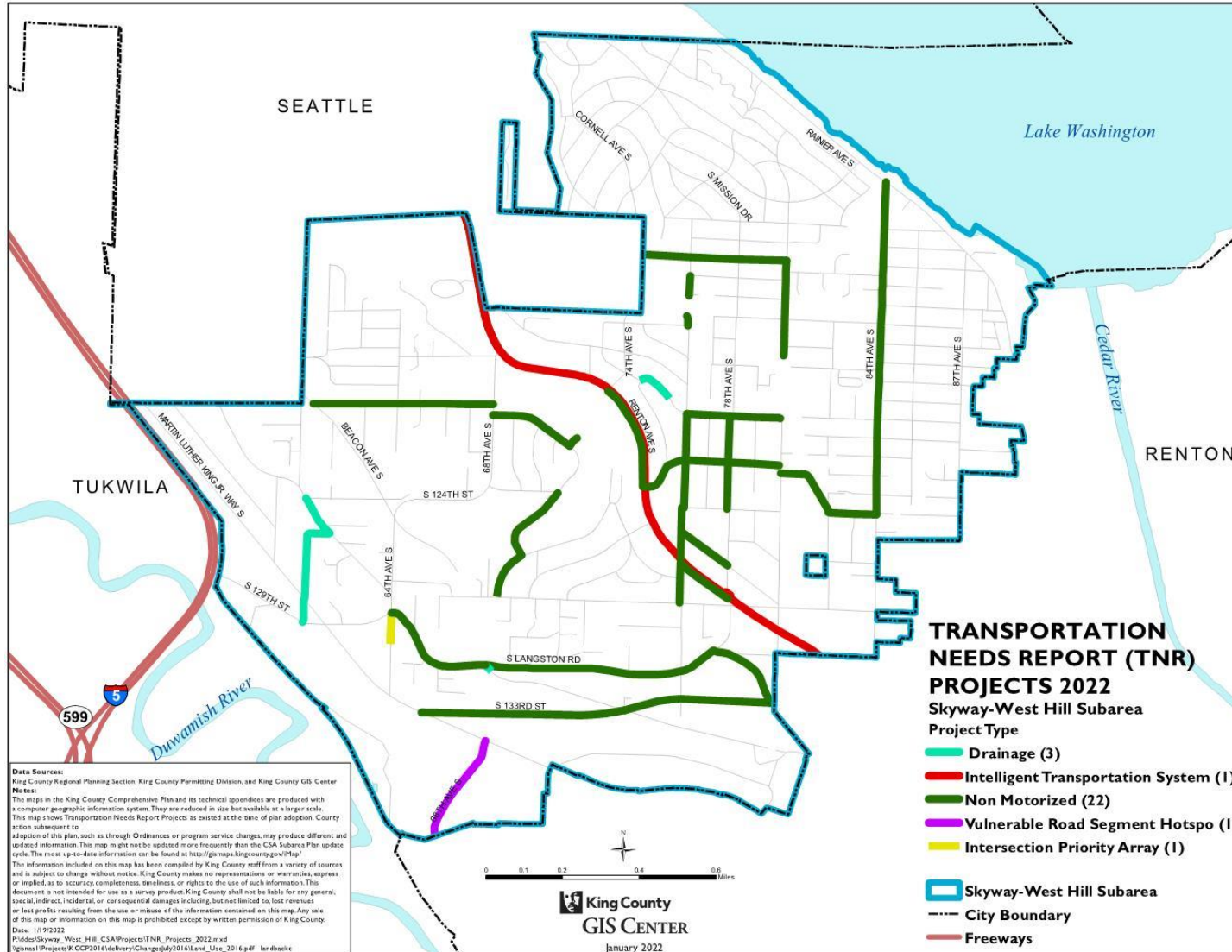
MAP 5: SCHOOL DISTRICTS AND LOCAL SCHOOLS



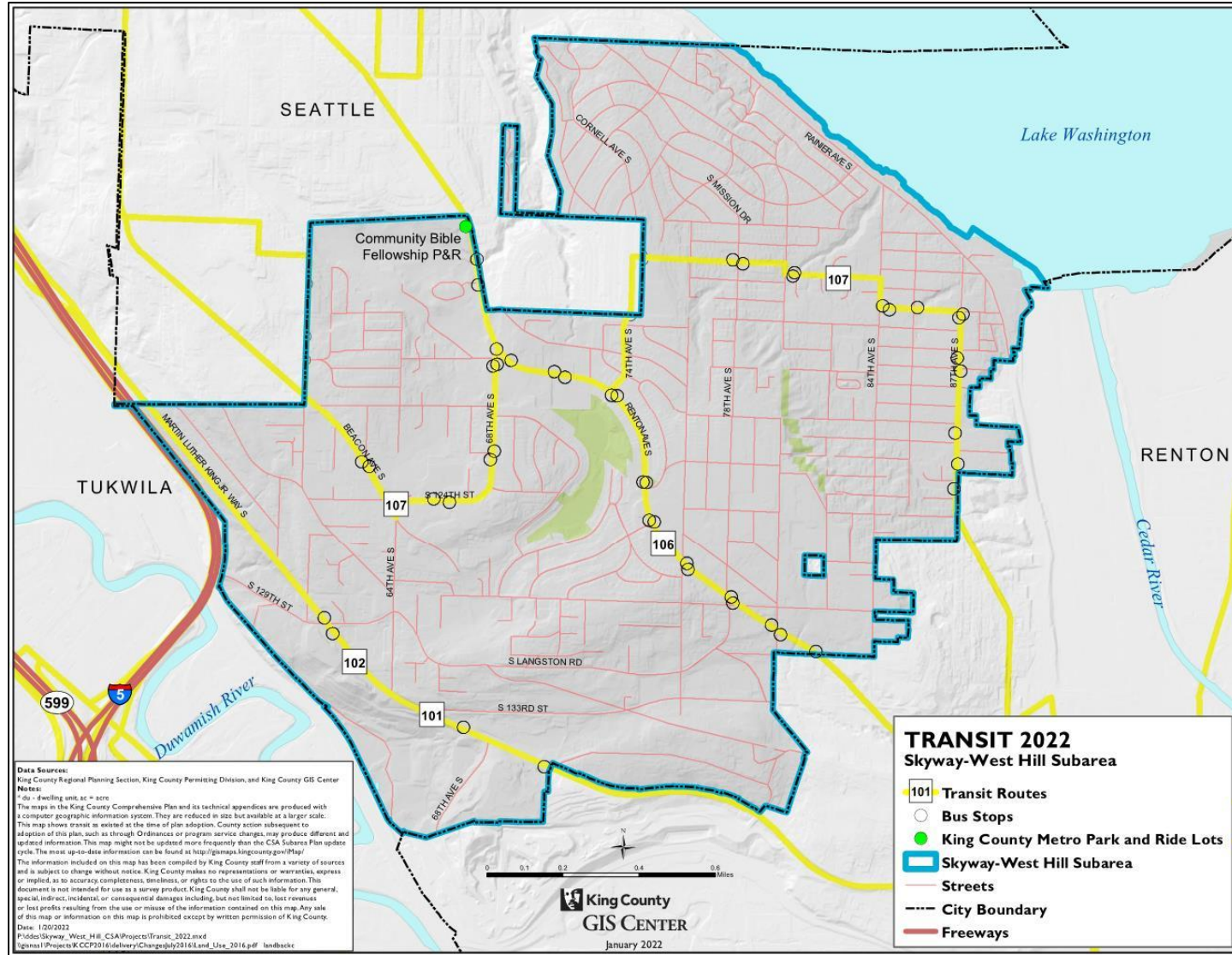
MAP 6: SKYWAY-WEST HILL ROADWAY CLASSIFICATIONS



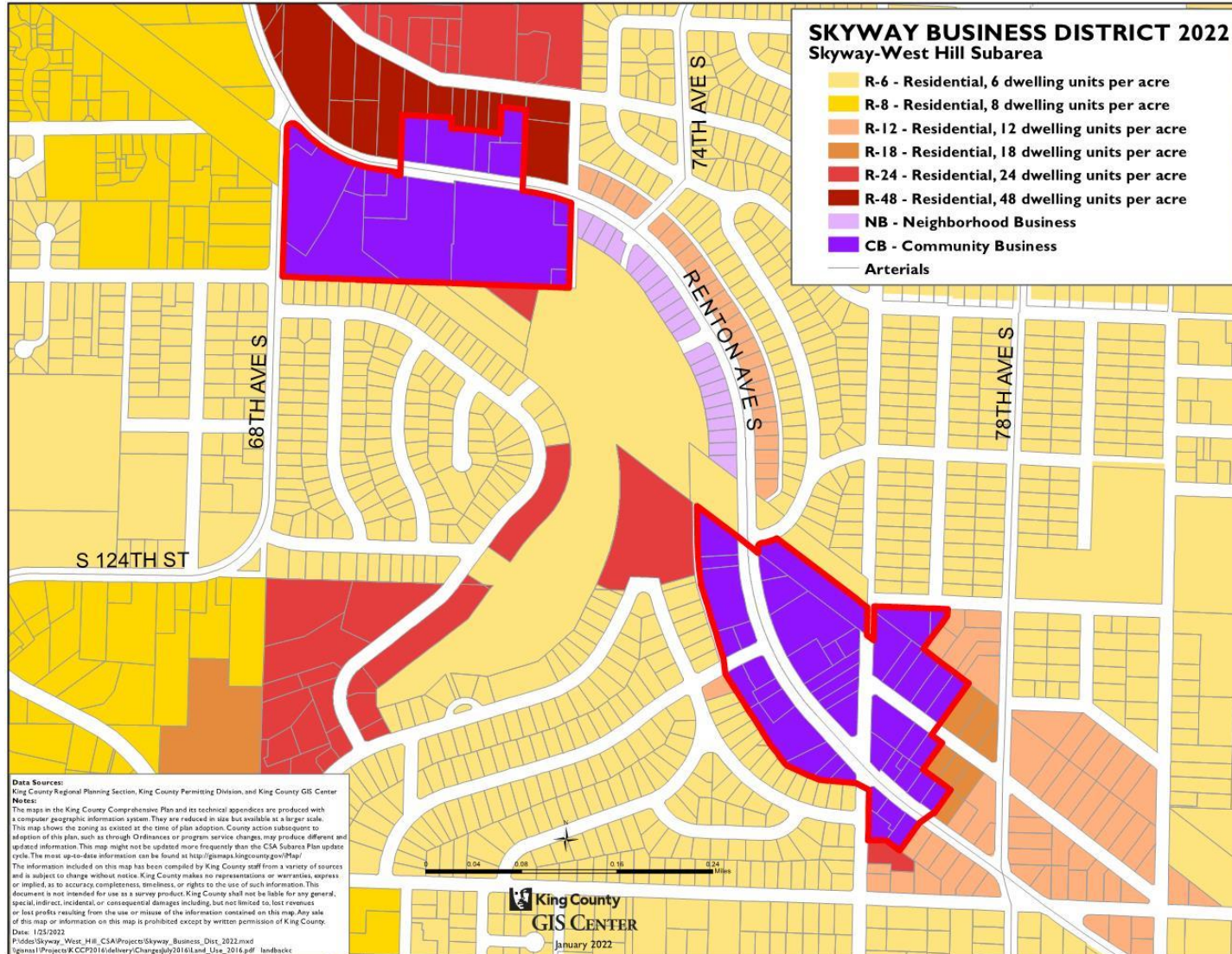
MAP 7: TRANSPORTATION NEED REPORT (TNR) PROJECTS



MAP 8: SKYWAY-WEST HILL TRANSIT SERVICE



MAP 9: SKYWAY BUSINESS DISTRICT



MAP 10: NEIGHBORHOOD BUSINESS CENTERS

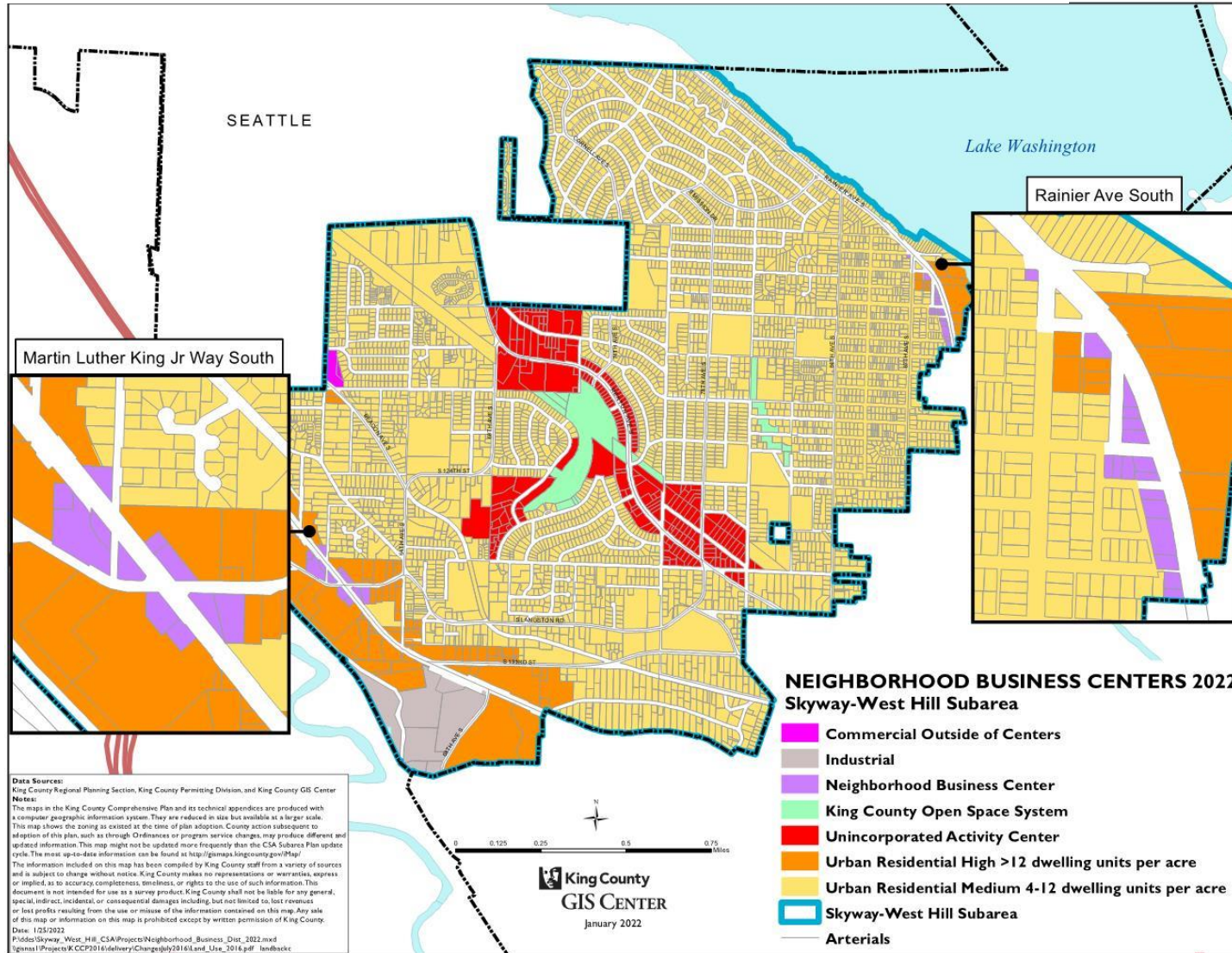


FIGURE 3: AGE OF

HOUSING (2020 ACS 5-YEAR)

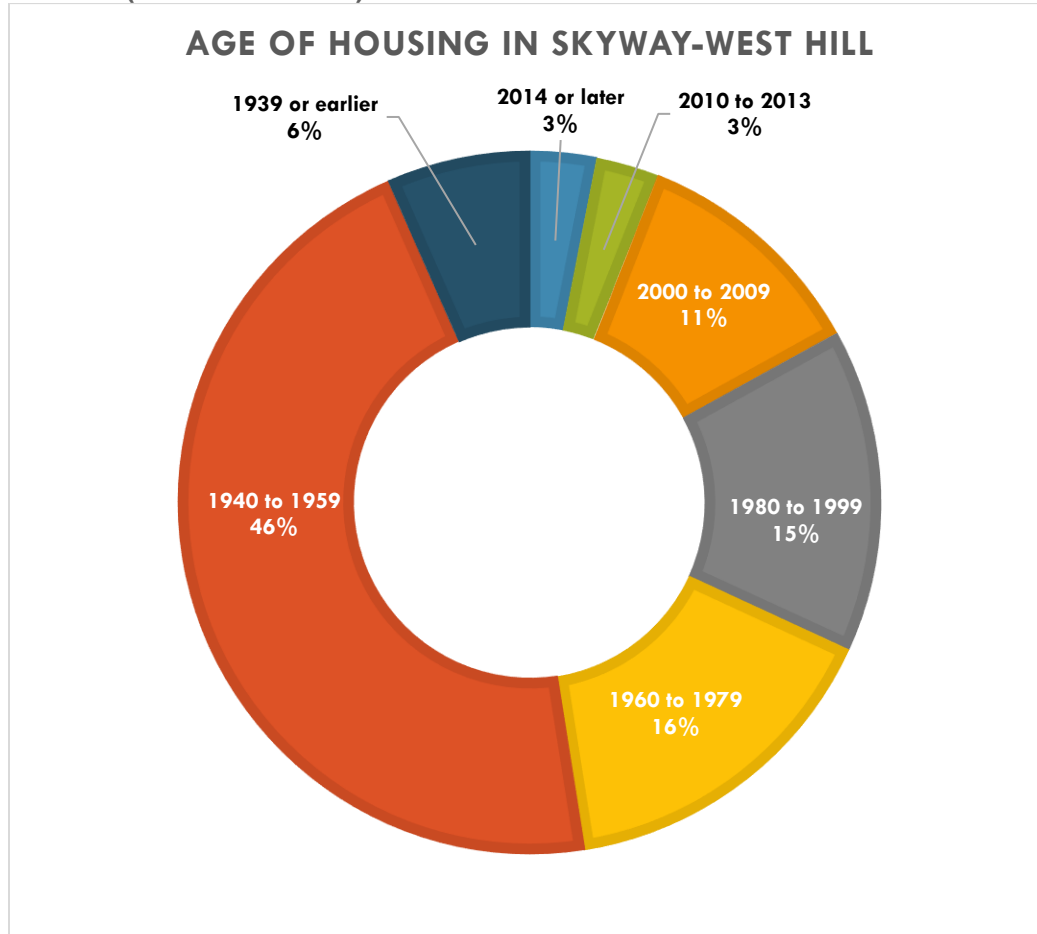


FIGURE 4: TYPES OF HOUSING IN SKYWAY-WEST HILL (2020 ACS 5-YEAR)

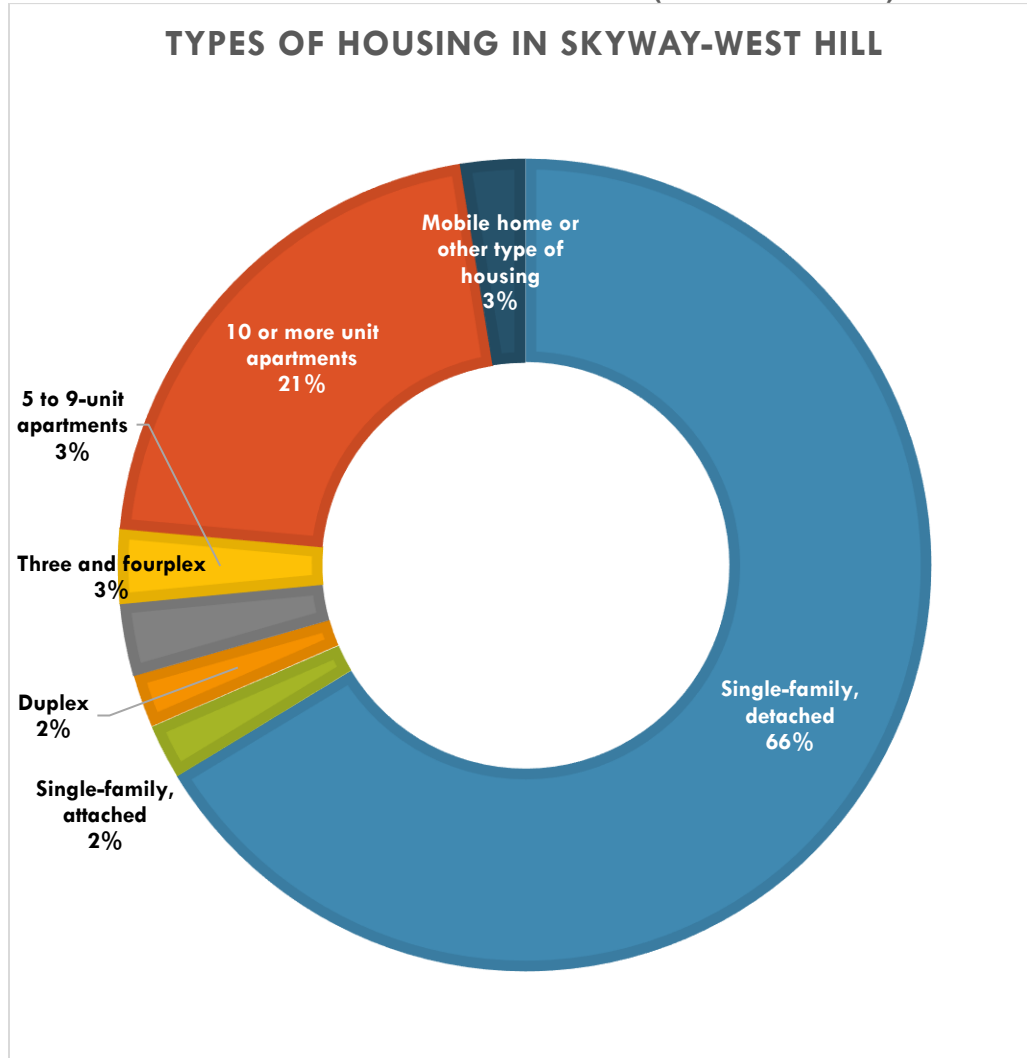


FIGURE 5: TYPICAL HOME VALUE COMPARED TO MEDIAN INCOME (ZILLOW AND 2010-2020 ACS 5-YEAR)

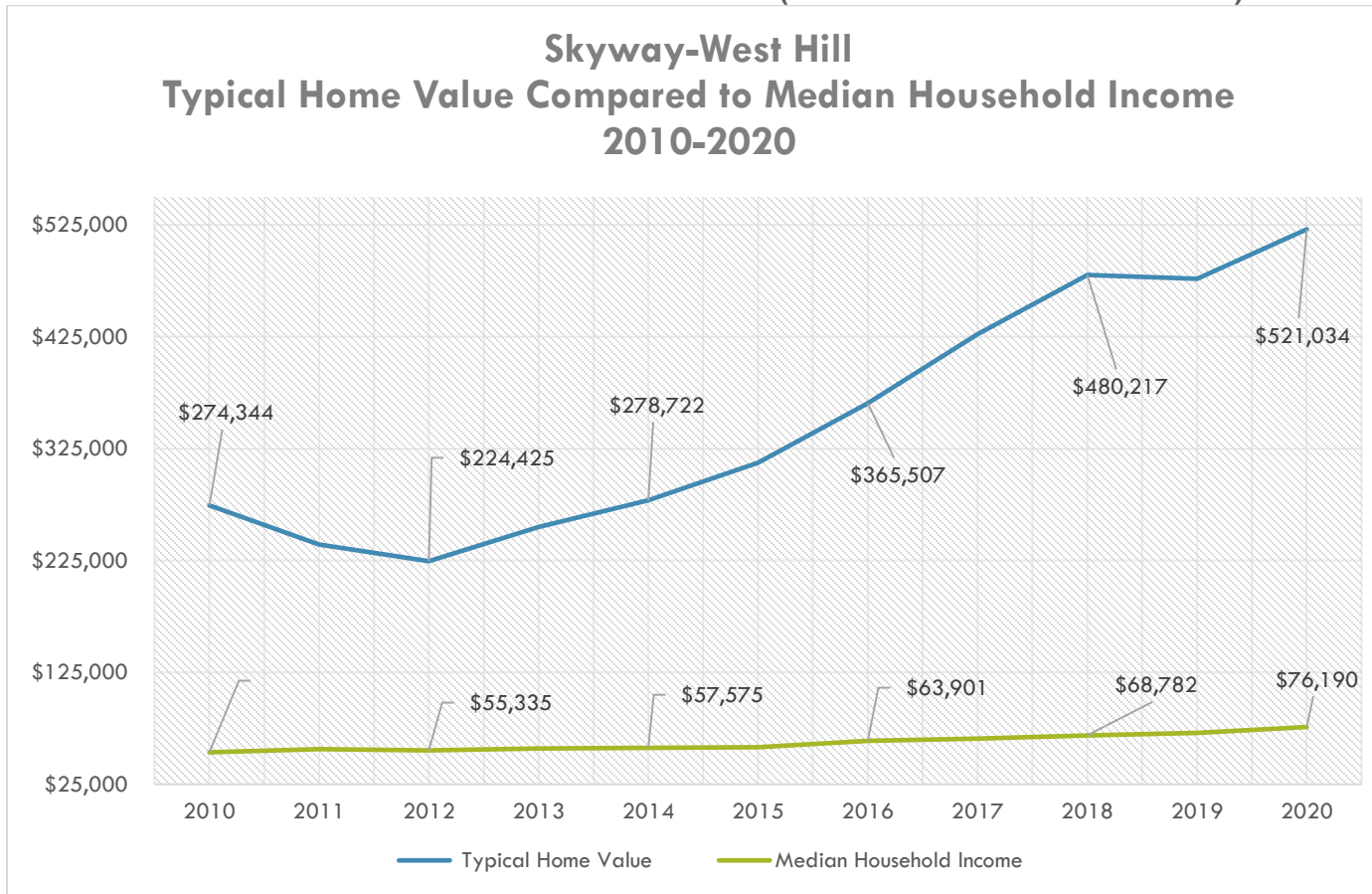


FIGURE 6: AVERAGE RENT COMPARED TO INCOME (ZILLOW AND 2014-2019 ACS 5-YEAR)

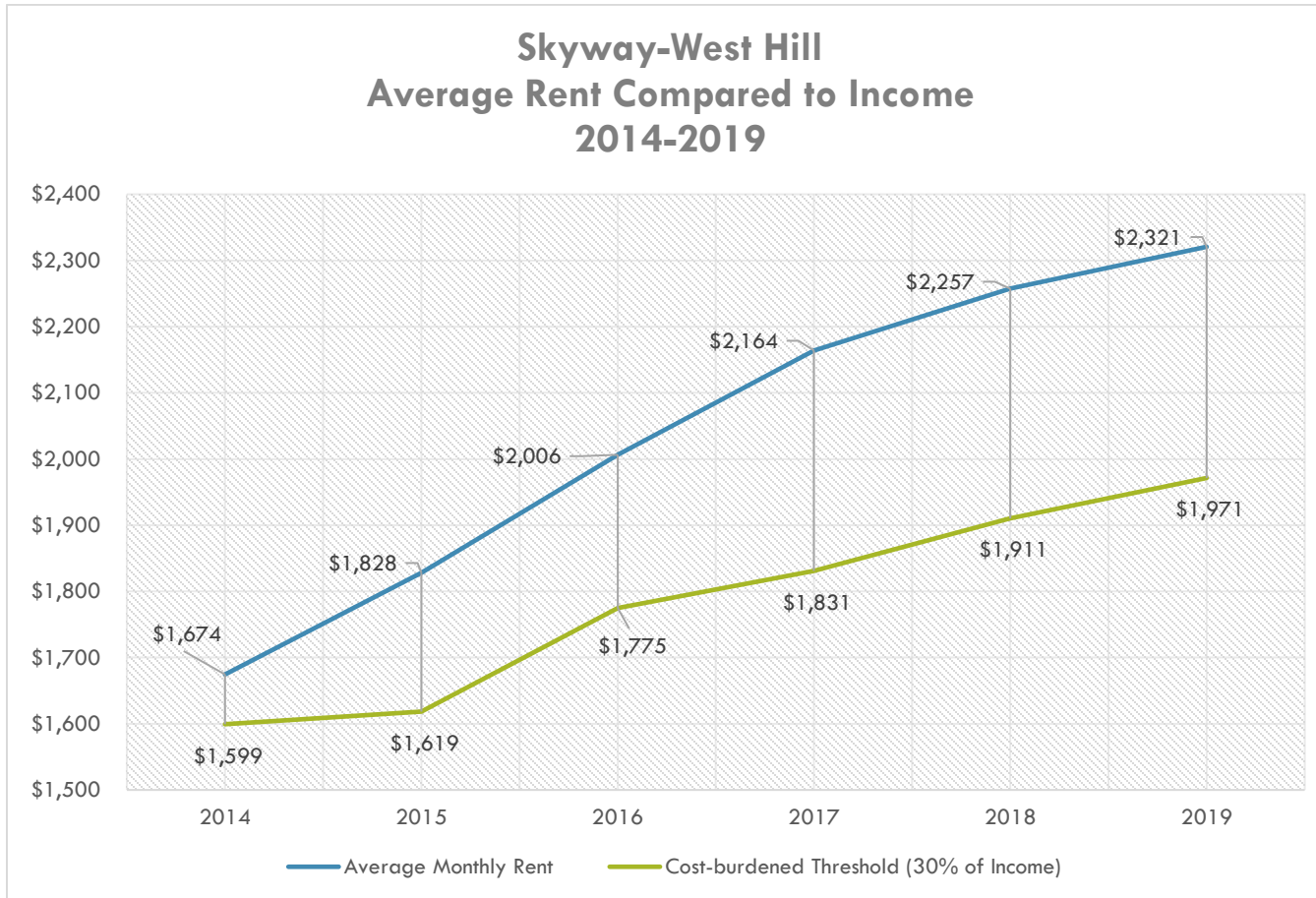


FIGURE 7: PERCENT OF COST-BURDENED HOUSEHOLDS BY INCOME

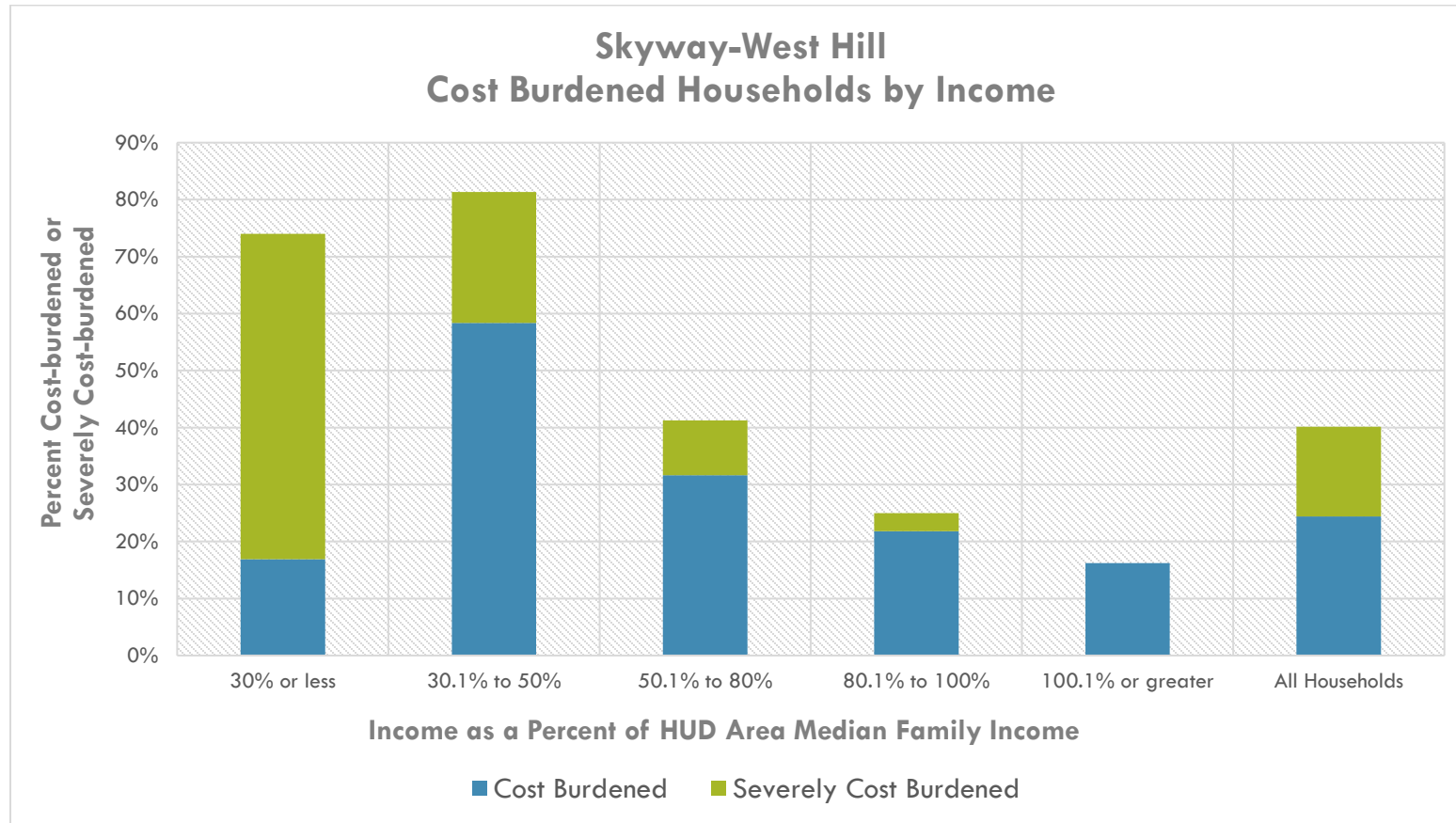
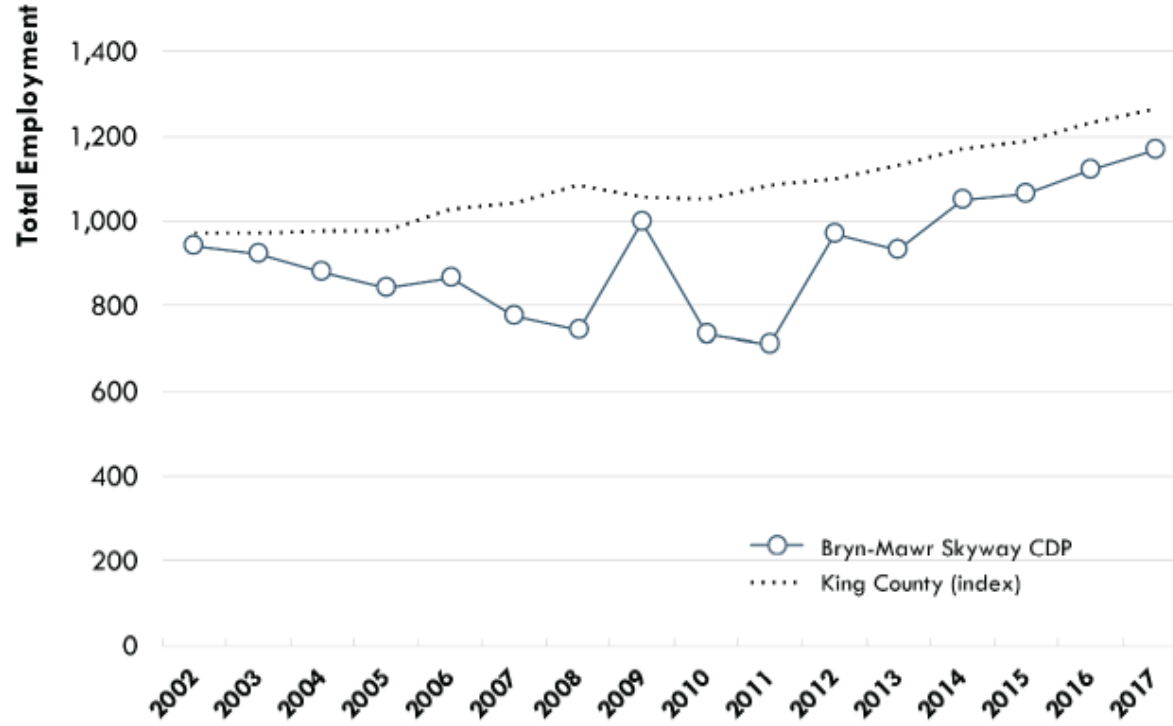


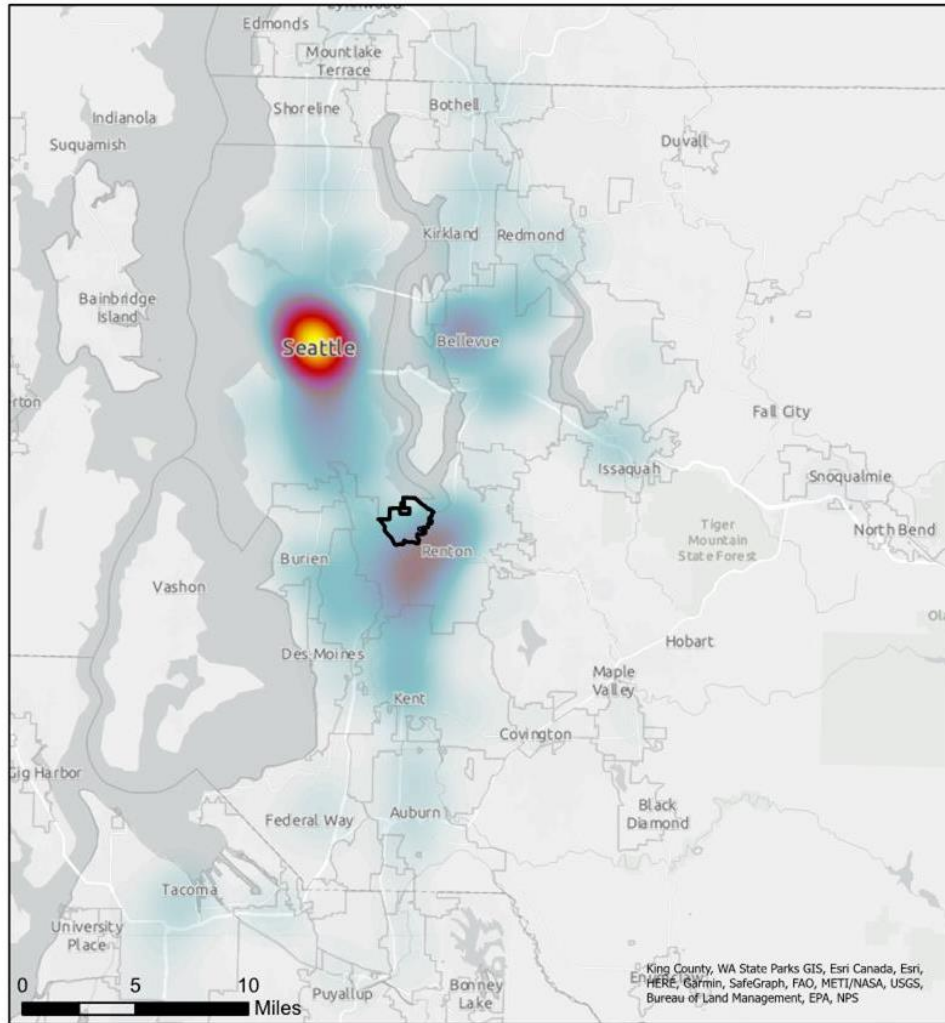
FIGURE 8: TOTAL EMPLOYMENT IN BRYN-MAWR SKYWAY CDP COMPARED TO COUNTY INDEX



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

MAP 11: COMMUTING PATTERNS OF SKYWAY-WEST HILL RESIDENTS

Commuting Patterns of Skyway-West Hill Residents 2022
Skyway-West Hill Subarea



Legend

- Skyway - West Hill
- Cities

Work locations of people living in Skyway - West Hill

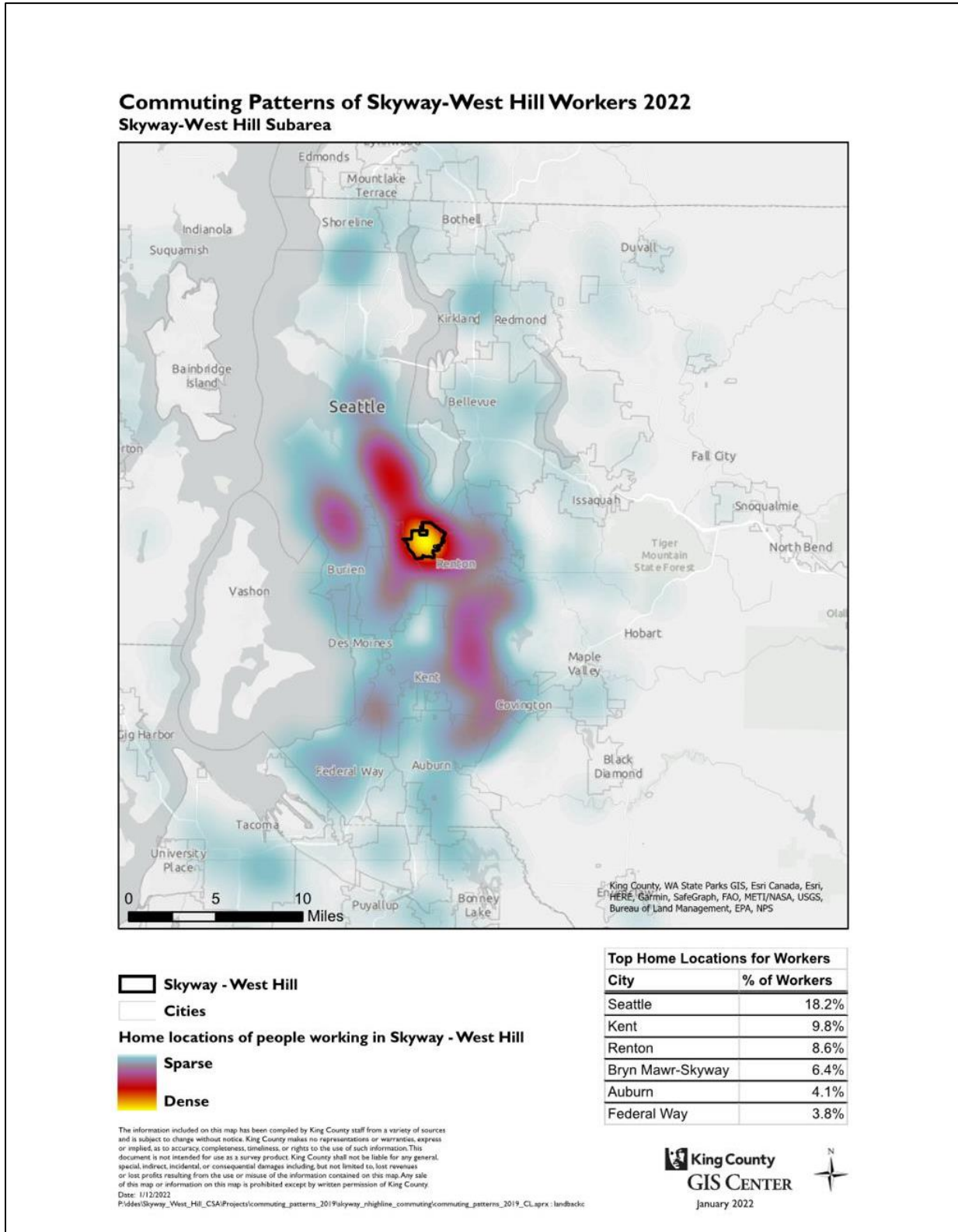
- Sparse
- Dense

Top Work Locations for Residents	
City	% of Residents
Seattle	41.9%
Renton	8.5%
Bellevue	8.0%
Kent	5.2%
Tukwila	5.1%
SeaTac	2.8%

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MAP 12: COMMUTING PATTERNS OF SKYWAY-WEST HILL WORKERS



Appendix B: Equity Impact Review

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

- Upstream and where the needs are greatest
- In community partnerships
- In employees

And with accountable and transparent leadership.

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

- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where the needs are greatest

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

Introduction

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

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

⁵⁵ [Ordinance 16948](#)

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

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

What is the Skyway-West Hill Subarea Plan?

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

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

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

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

⁵⁶ [Ordinance 19146](#)

What are the Determinants of Equity?

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

- Early Childhood Development
- Education
- Jobs and Job Training
- Health and Human Services
- Food Systems
- Parks and Natural Resources
- Built and Natural Environment
- Transportation
- Community Economic Development
- Neighborhoods
- Housing
- Community and Public Safety
- Law and Justice

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

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

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

A Demographic and Socioeconomic Overview of Skyway-West Hill

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

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

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

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

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

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

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

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

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

TABLE 1: DEMOGRAPHICS AT A GLANCE

Affected Community, including Populations of Concern

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

⁵⁸ [Ordinance 16948](#)

⁵⁹ [King County Code 2.10.210.B](#)

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

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

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

- Limited English Proficiency Communities, specifically Vietnamese, Spanish, and Somali, speakers
- Racial and Ethnic Groups
- Youth
- Seniors and Elderly
- Persons with Disabilities
- Neighborhoods
- Renters and Low-Income Households
- Businesses
- Community Service Providers

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

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

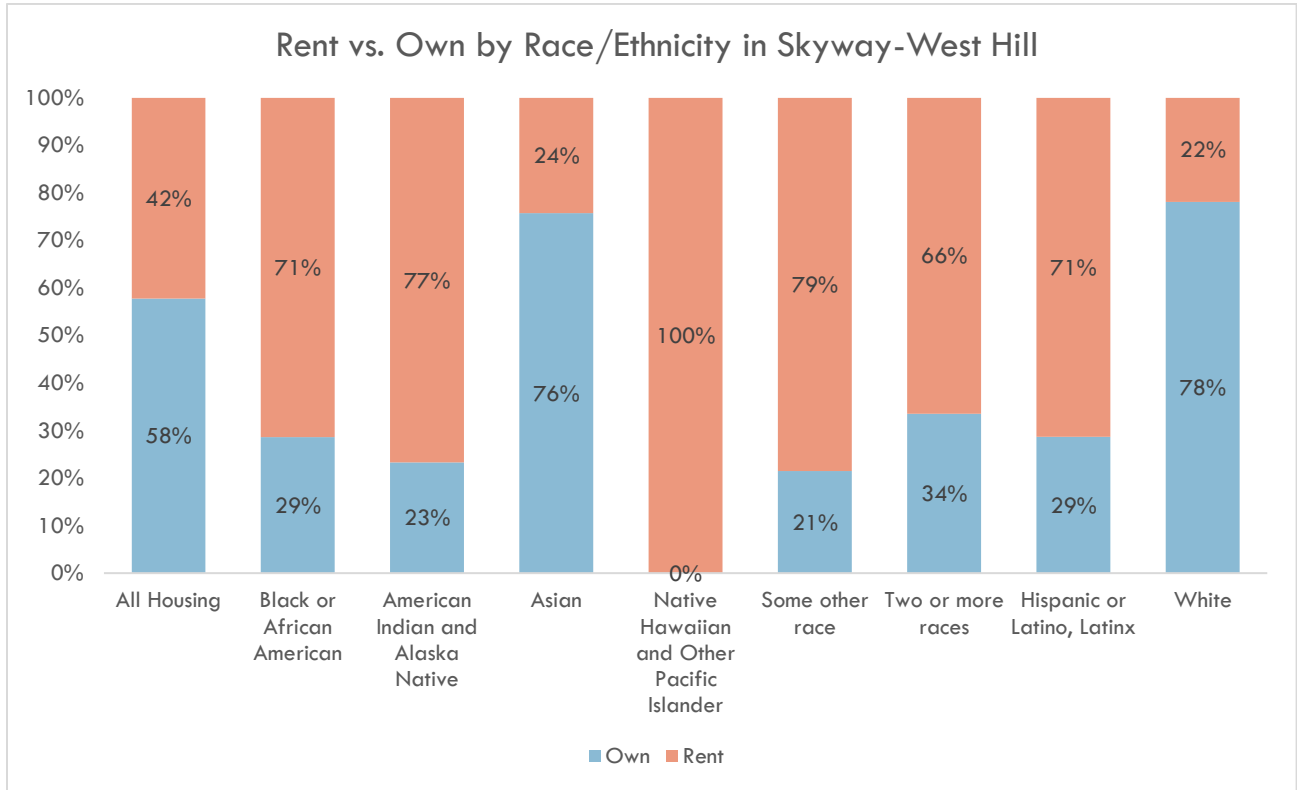
Limited English Proficiency Communities

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

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

Racial and Ethnic Communities

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



Youth

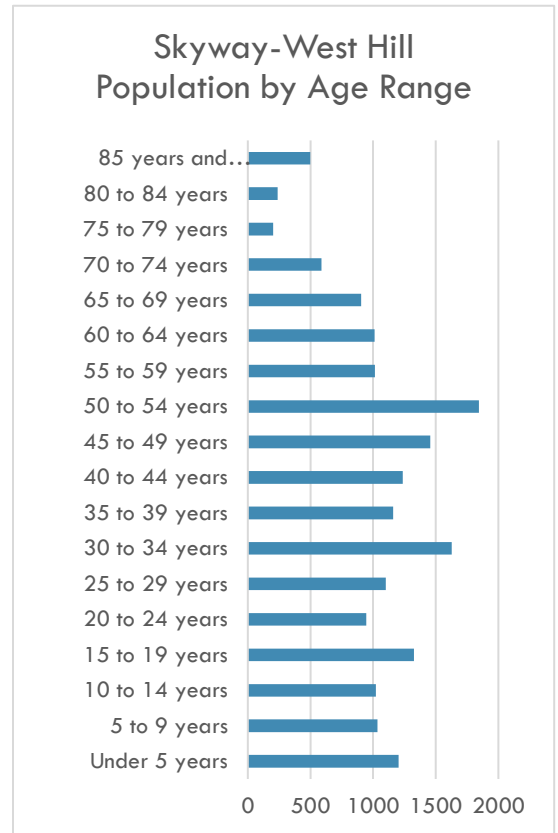
Youth (under 18 years old) comprise about 22% of the population of Skyway-West Hill, higher than King County as a whole (21%). Plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages.

Seniors and Elderly Residents

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

Persons with Disabilities

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



Renters and Low-Income Households

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

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

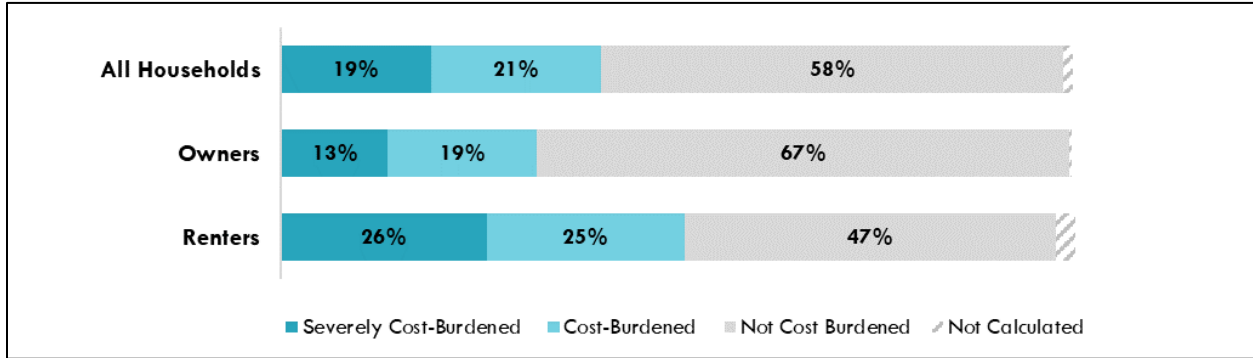


TABLE 3: COST BURDEN OF OWNERS AND RENTERS (HUD CHAS FROM 2015 ACS 5-YEAR ESTIMATE); BERK 2019

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

Neighborhoods

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

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

Businesses

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

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

Community Service Providers

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

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

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

Equity Impact Review Phase 2 – Assess Equity and Community Context

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

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

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

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

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

Overview of Community Engagement

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

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

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

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"> Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations. Make connections with faith-based communities and other trusted community organizations that serve immigrant and non-English speakers.

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

<p>Persons with Disabilities</p>	<p>There is no documented outreach that was targeted towards persons with disabilities.</p>	<ul style="list-style-type: none"> • Connect with disability service providers to learn what challenges and priorities their customers have.
<p>Neighborhoods</p>	<p>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.</p>	
<p>Renters and Low-Income Households</p>	<p>The Martin Luther King Jr. Way South Focus Group took place at Creston Point Apartments and likely attracted mostly renters. The Scenic Views Focus group likely attracted property owners. Outreach and engagement to address the perspectives of renters or owners was not well documented because participants were not asked to provide their housing status.</p> <p>The County participated in multiple in-person community events, such as the Skyway Resource Center. Participants at these events were attending these events to access social and health services.</p>	<ul style="list-style-type: none"> • Renters and low-income households are at the highest risk of involuntary displacement. When housing prices or the cost-of-living increases, they are often left with no choice but to relocate to other neighborhoods or areas. Understanding the strategies that can help alleviate some of these risks is vitally important.
<p>Businesses</p>	<p>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>	

	<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>	

King County advertised engagement opportunities using the following channels:

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

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

- Renton Innovation Zone Partnership
- Renton School District
- Skyway Solutions
- Skyway Coalition
- West Hill Community Association

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

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

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

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

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

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

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

Equity Impact Review Phase 3 – Analysis and Decision Process

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

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

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

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

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

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

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

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

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

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

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

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

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

Summary of Decision-Making Process and Proposed Policies, Regulations, and Community Needs List Items

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

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

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

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

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

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

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

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

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.

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

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

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

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

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

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

<p>Built and Natural Environment</p>	<p>Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment.</p>	<p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This disparity affects equity in access to choices in renting or owning homes, choices in and location of housing, and the ability to access jobs and amenities. The Subarea Plan has a high potential to influence equity in access to buildings and natural environments that support health. The Plan includes land use and zoning amendments could lead to development of more housing, a range of housing options, including additional, affordable residential development opportunities on transit corridors. Commercial, mixed-use, and pedestrian-friendly development is encouraged by the Subarea Plan with supporting policies, zoning and other regulations and actions. The Subarea Plan also includes policy support for additional focus on enhancements in active transportation infrastructure, as well as water and sewer infrastructure.</p> <p>Policies in the Subarea Plan that have the intent to support low income households and other populations of concern in benefiting from new and redevelopment in Skyway-West Hill, with the objective of reducing displacement, include the following: new mixed-use developments in the Skyway Business District adjacent to transit; increasing the capacity for development of “missing middle” homes (cottage housing, duplexes and townhouses) in residential areas adjacent to commercial areas and transit by upzoning; increasing the ability to develop apartments by rezoning areas to allow mixed-use development.</p> <p>Policies and incentives for additional amenities to enhance walkability and community vitality will improve the quality of the built environment. The Subarea Plan includes policy support for increasing tree and forest canopy coverage, clean air, water, soil, and sediment. By influencing the development of additional jobs, services, and housing in Skyway-West Hill, and on transit corridors, the Subarea Plan will indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and</p>
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Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
		tree canopy, water, soil, and sediment are addressed when development is proposed.
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking.	<p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may affect equity in access to different modes of transportation, which could further limit equity in access to transportation. The Subarea Plan has a potential to influence equity in access to transportation and transit for existing and new residents. Land use and zoning amendments, such as increases in residential density along transit corridors, have the potential to enable more people to live within easy walking distance of frequent transit service. Additionally, with changes to development there is more likelihood of increases in provision of community assets such as sidewalks and pedestrian networks or street lighting that can improve walkability and perceptions of safety. Such changes will likely lead to increased access to transit for both new and existing residents.</p> <p>The Subarea Plan also includes policy support for working with the Washington State Department of Transportation to realize implementation of corridor improvements on Martin Luther King Jr. Way South (SR 900). When complete, this project would result in significant improvements in access to a safe transportation system.</p>

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

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

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

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

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Appendix C: Community Engagement

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

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

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

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

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

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

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

Stakeholder Interviews

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

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

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

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

- Restaurants and Nightlife
- Grocery Store
- Community Center
- Childcare
- Pharmacy
- Retail (Several respondents pointed out that Skyway-West Hill residents' shop in Renton)

- Heath Care Facility/Doctors/Dentists

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

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

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

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

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

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

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

Focus Groups/Briefings

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

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

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

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

Scenic View Focus Group, February 20, 2019.

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

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

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

Commercial District Focus Group, March 12, 2019.

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

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

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

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

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

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

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

Public Meetings

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Phase 1 Community Surveys

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

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

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

Phase 2 On-line Survey and Engagement Hub

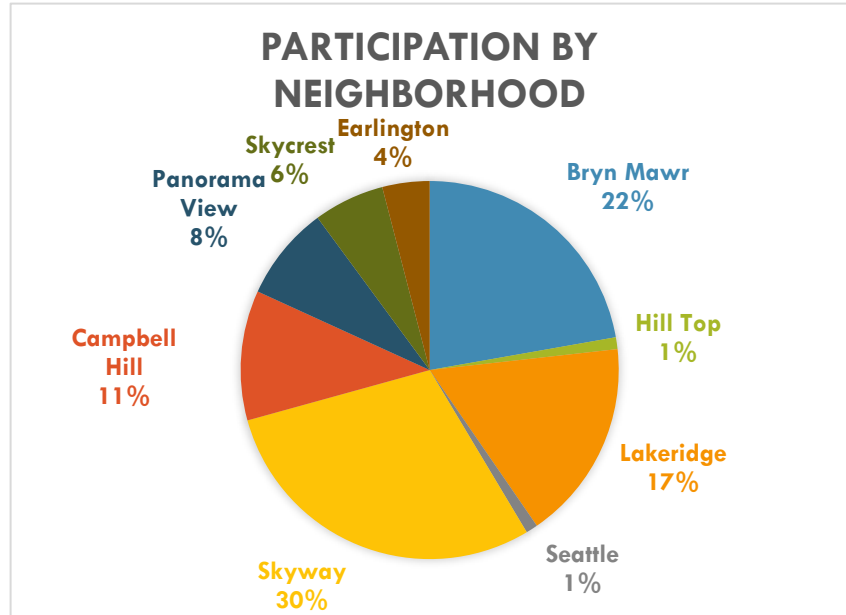
As a result of the COVID-19 pandemic and restrictions on in-person gatherings, King County developed an online engagement hub with the address: www.publicinput.com/skyway. The engagement hub was initially populated with a multi-page survey that asked community residents to both learn about the services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

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

- Community center
- Transportation (sidewalks and transit/bus service)
- Parks, open spaces, and recreation
- Public safety
- Youth programs
- Economic development

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Skyway West Hill and North Highline Anti-displacement Strategy Report

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

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

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

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

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

Community Facilitators

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

Anti-displacement Workshop Series

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

Community Work Sessions and Discussions

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

Skyway Youth Leadership Council and Youth Survey

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

Interviews with Immigrant and Refugee Community Organizations

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

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

Online Surveys and Social Media

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

Anti-displacement Strategies Toolkit and Online Resource Hub

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

Community Priorities from the Anti-Displacement Workshops

The below community priorities emerged from the community engagement process.

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

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

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

culturally specific affordable housing for immigrant and refugee elders

2. Enact policies and programs that prevent displacement, protect tenants, and prioritize neighborhood residents:
 - prioritize current and past residents for new affordable housing units
 - connect eligible homeowners with home repair and property tax exemption programs
 - provide eviction prevention and rental assistance for low-income renters and implement tenant protections
 - provide down payment assistance for low-income home buyers
 - reduce commercial displacement and support economic development opportunities for current residents

3. Increase access to opportunities, amenities, and benefits to current residents when private development happens:
 - build more mixed-income developments
 - increase density or other incentives in exchange for affordable units, especially in the commercial core
 - maintain building scale, adequate parking, and access for elders and people with disabilities as density increases

Skyway Community Voices Project

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

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

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

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

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

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

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

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

Public Review Draft

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

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

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

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

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

PUBLIC REVIEW DRAFT ONLINE SURVEY

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

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

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

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

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

PUBLIC REVIEW DRAFT OUTREACH

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

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

PUBLIC REVIEW DRAFT MAJOR THEMES

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

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

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

Appendix D: Community Center Feasibility Study

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

The appendix contains the following components.

I. Introduction

II. Background and Current Conditions

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

III. Community Center Feasibility

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

IV. Barriers and Methods to Overcome Those Barriers

V. Conclusion

I. Introduction

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

“P5 PROVIDED FURTHER THAT:

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

...

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

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

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

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

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

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

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

Site characteristics:

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

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

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

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

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

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

II. Background and Current Conditions

A. About Skyway-West Hill

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

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

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

B. Inventory of Like Facilities

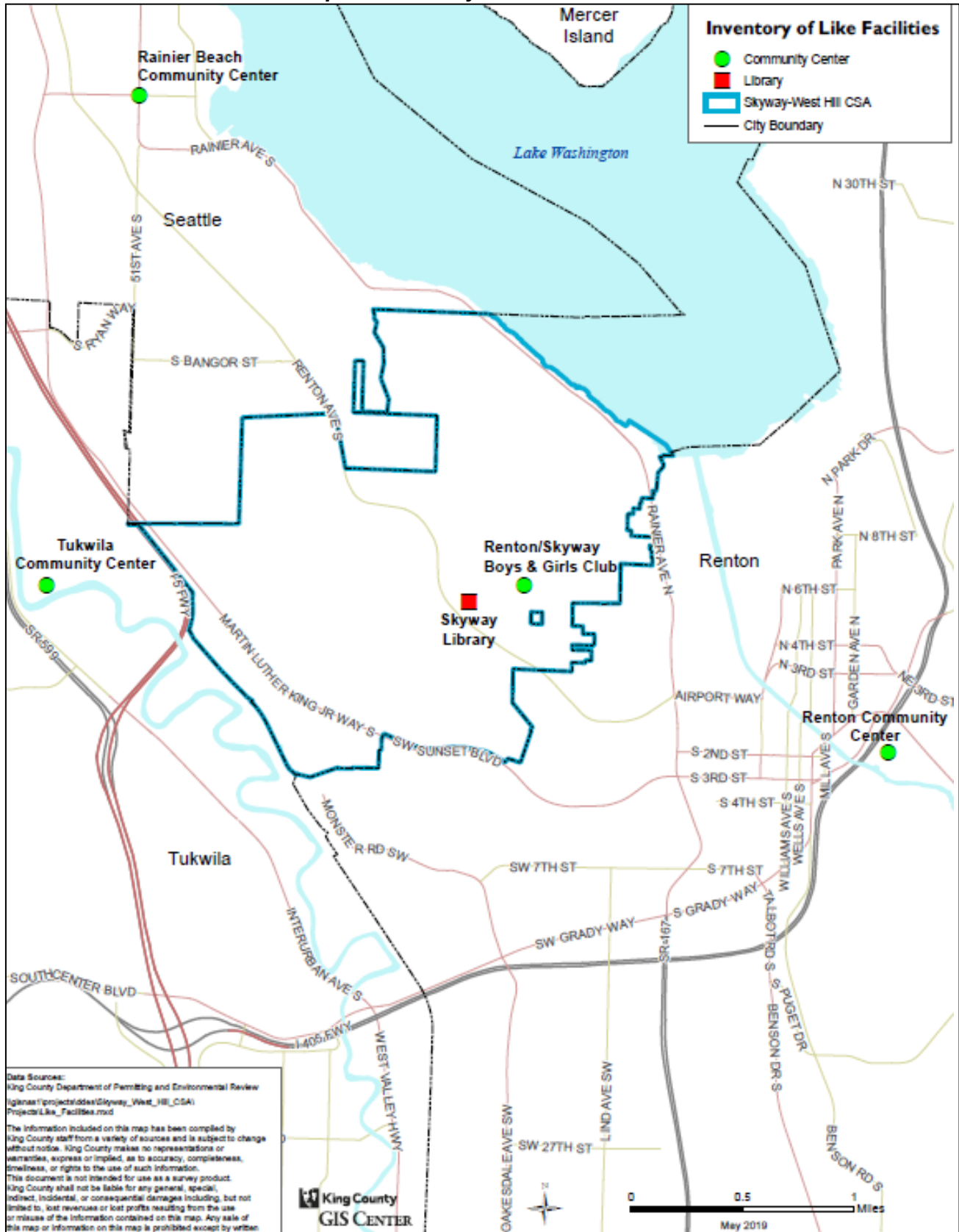
The table below summarizes city community centers within approximately five miles of the King County Library’s Skyway branch, a proxy for the center of the community.

Table 1 – Inventory of Like Facilities

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

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

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

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

III. Community Center Feasibility

A. Criteria and Functions

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

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

The process of creating the report included:

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

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

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

Other assumptions included:

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

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

B. Potential Sites for a Community Center

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

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

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

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

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

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

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

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

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

- Building size: 20,000 – 50,000 square feet with recreation and community meeting spaces.
- 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 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

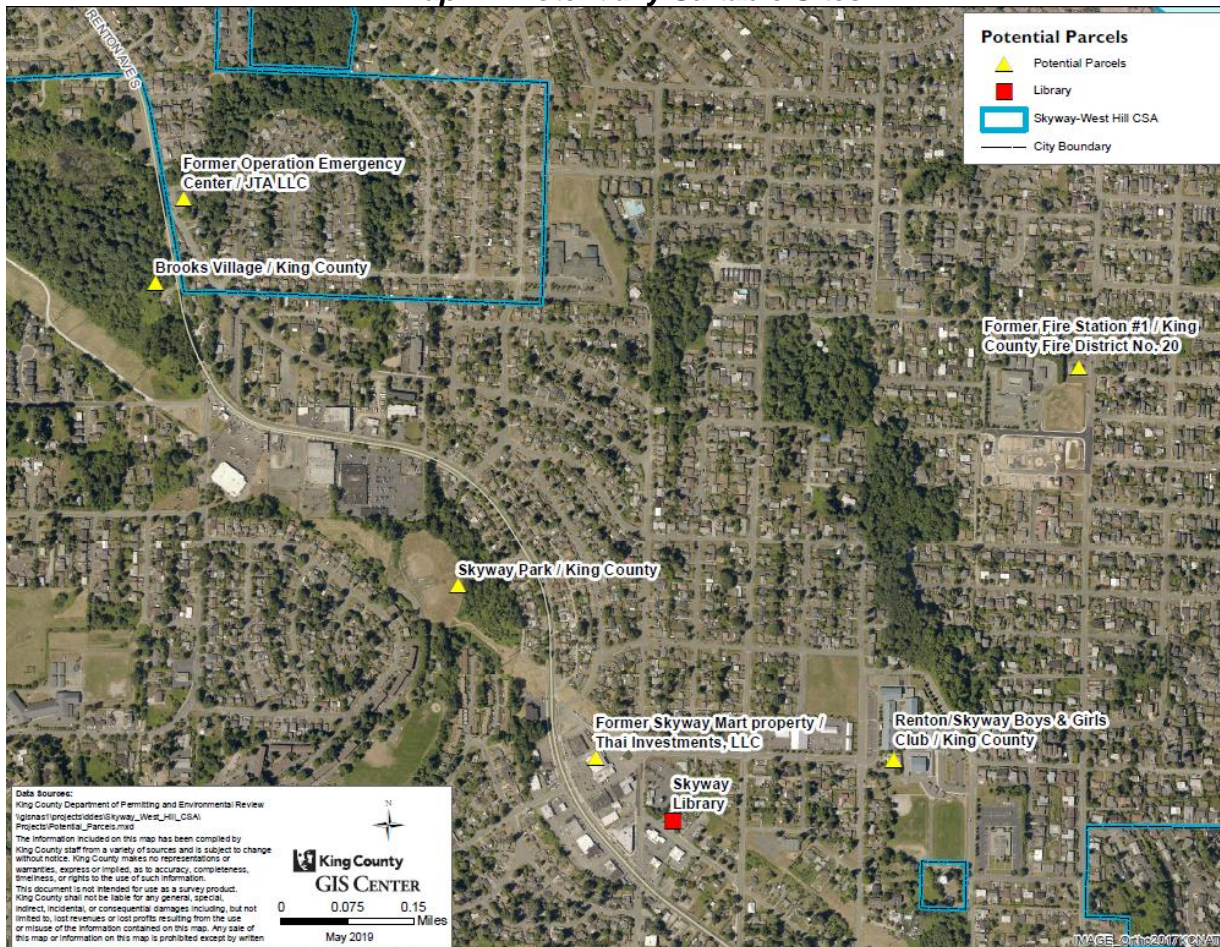




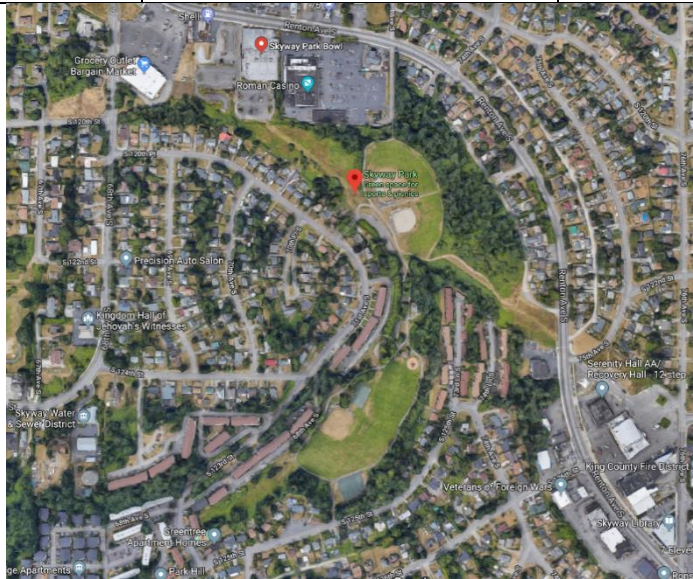
Table 3 – Potentially Suitable Sites



Site Name/Owner	Address/Parcel Number	Site Conditions
Former Skyway Market property / Thai Investments, LLC	12600 Renton Avenue S Parcel #023100-0011 Lot size: 1.34 acres	In the central business district with access to transit. Site has existing building (25,000 sf), parking lot. Currently use is religious facility. Possible brownfield.
		
Former Fire Station #1 / King County Fire District No. 20	11619 84th Avenue S Parcel #381000-0400 Lot size: .50 acres	Next to Bryn Mawr Elementary School. Small parcel, with existing building, former fire station (3,750 sf). Current use by fire district for equipment storage.
		

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



Skyway Park / King County	Parcel #781280-1960 Lot size: 22 acres	22-acre community park, no structures beyond small restroom. Limited parking and access. Significant wetland constraints.
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Site Name/Owner	Address/Parcel Number	Site Conditions
Brooks Village / King County	Parcel #1148300500 Lot size: .56 acres	Undeveloped land, was slated for development by King County, Dept. of Community & Human Services. Significant wetland and access constraints.
		
Renton/Skyway Boys & Girls Club / King County	12400 80th Ave S Parcel #118000-7450 Lot size: 4.50 acres (school complex)	Dimmitt Middle School property. Boys & Girls Club building is part of middle-school complex. Managed via partnership agreement with King County through 2023.
		

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

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

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

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

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

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

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

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

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

recession, an annual inflator of at least seven percent should be added to account for 2019 market conditions.

- Soft costs, such as design, project management, permitting fees, administration, and utility hook-up fees, were not fully considered in the report.
- The report's cost estimate allocated 15 percent for contingency, whereas King County typically applies a 30 percent rate for planning-level estimates.
- State-required building energy codes have changed since 2014, contributing to cost increases.
- Adequate office and administrative space for facility operations, a dedicated mechanical room next to the pool area, and dedicated rooms for technological needs and a fire sprinkler riser, should also be added to the estimate for fully account for required building elements.

IV. Barriers to Development and Methods to Overcome those Barriers

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

A. Barriers

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

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

B. Methods to Overcome Barriers

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

community center developed in Skyway, it is conceivable that the criteria could be met.

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

- programming. Cities, park districts, and nonprofit organizations would be eligible to apply.
- **Partnerships:** In today's climate, this type of facility would require robust public-private partnerships for funding, construction, and operation. Between economic development support and the actions in the Skyway-West Hill Land Use Subarea Plan, efforts being undertaken by King County's Department of Local Services may foster more favorable conditions that could result in this type of partnership.

V. Conclusion

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

In 2019, the King County Council directed the Department of Local Services to conduct a feasibility study for a community center in Skyway-West Hill as a component of the Skyway-West Hill Land Use Subarea Plan. The direction stated that the feasibility study should include potential sites, cost estimates, and enumeration of barriers 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 reviewing the past community work and incorporating current information, six properties were reviewed for potential siting of a new community center. All of the sites had various pros and cons regarding their suitability for a community center and the value of land in the Skyway-West Hill Area, which has been steadily rising, as it has in the region as a whole. If a community center is to become a reality for the Skyway-West Hill community, it is important that a site or sites be actively pursued for acquisition and use in the future.

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

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

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



King County

NORTH HIGHLINE COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan
December 2022



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Executive Summary

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

The Subarea Plan was developed by King County over several years with a robust community engagement effort. That engagement focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process by North Highline residents and businesses, especially those that have not participated in community planning processes.

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

Chapter 1 includes the community vision statement that was generated by the community during this process.

“Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity, inter-generational roots, and our ongoing inclusivity of diverse families and individuals, especially those most isolated and vulnerable. We call out race and place-based inequities and are committed to dismantling systems of power, privilege, and racial injustice. With mutual support and respect, we value and live out our brilliance and power through community-led initiatives, creating thoughtful development without displacing longtime residents and small business owners, forming and owning the policies that impact us, and building our individual and collective wealth, health, and well-being.”

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

Chapter 2 describes North Highline's geography, population, and demographics. It also describes the government agencies, special service districts, and non-governmental agencies that are providing services and programs to the community.

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

focus and tailor the broader policies in the *Comprehensive Plan* to the specific conditions and needs of the community.

The Subarea Plan chapters include:

- Land Use
- Housing and Human Services
- Parks, Open Space, and Cultural Resources
- Transportation
- Services and Utilities
- Economic Development

Along with the Subarea Plan, a set of implementation measures are proposed, including amendments to King County's development regulations and Land Use and Zoning Maps to effectuate the priorities outlined by community and help guide future development consistent with the Subarea Plan policies. These implementation measures and actions can be found in Chapter 9: Implementation.

The Subarea Plan includes three appendices.

- **Appendix A** is a collection of supporting maps and tables that cover a variety of technical topics in the Subarea Plan.
- **Appendix B** is an equity impact review of the Subarea Plan. This equity impact review identifies, evaluates, and communicates potential impacts associated with the development and implementation of the Subarea Plan.
- **Appendix C** is a summary of the community outreach efforts completed during the development of the Subarea Plan. This summary describes the major themes and priorities expressed by the community.

The development of the North Highline Subarea Plan has been years in the making. This plan centers the diversity of voices and lived experiences of those that call North Highline home. This Subarea Plan is just one step of many in the County's commitment to continue to work with the community to ensure the community's vision is realized and that the residents and businesses in North Highline thrive.



16th Avenue SW, White Center (SD Brewer)

Introduction

Why the County Plans

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

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

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

Planning is a key factor in promoting equity and social justice, affecting residents' ability to access the resources they need. Past land use and investment decisions have contributed to economic and social disparities, which have been felt in communities like North Highline. *King County's Determinants of Equity Report* states that "identifying how the built environment supports residents in improving quality of life, accessing jobs and housing is critical for promoting a healthy environment for all residents."¹

¹ *King County Determinants of Equity Report (2015)*

The purpose of the Subarea Plan is to make real, equitable improvements to the quality of life for everyone who lives, works, and plays in North Highline. King County works to implement this goal through a variety of mechanisms, such as budget, policy, and programmatic decisions, in coordination and partnership with the community.

Planning History

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

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

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

In 2011 and 2012, King County adopted an approach for engagement and service delivery in its unincorporated areas. Seven Community Service Areas (CSAs) were established to guide the work.³ In 2015, the County reinstated long-range planning for its unincorporated communities and launched a Community Service Area Subarea Planning Program for 11 unincorporated communities located within the 7 CSAs. The West King County CSA covers the 5 major Potential Annexation Areas in urban unincorporated King County, which are Skyway-West Hill, North Highline, East Federal Way, Fairwood, and the East Renton Plateau. The other 6 CSAs cover the rural, unincorporated areas of Bear Creek/Sammamish, Snoqualmie Valley-NE King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, and Vashon/Maury Island.⁴

The scope and nature of this program have continued to evolve since the program was adopted. In 2020, the County updated the subarea planning program to ensure it was addressing the full range of community needs, centering equity in the planning process, and establishing performance measures to inform plans and to ensure the community’s vision is realized.⁵

Community planning efforts for North Highline date back to 1977 when King County adopted the Highline Community Plan.⁶ This plan covered a large area of then-unincorporated King County,

² Chapter 36.70A RCW

³ Framework adopted by Ordinance 17139, boundaries by Ordinance 17415

⁴ Motion 15142

⁵ Ordinance 19146

⁶ Ordinance 3530

which today includes the cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the still-unincorporated North Highline area.

Adopted Plans 1994 to 2022

WHITE CENTER COMMUNITY ACTION PLAN AND AREA ZONING (1994-2022)

In 1994, King County augmented the Highline Community Plan with the adoption of the White Center Community Action Plan and Area Zoning (White Center Action Plan),⁷ a wide-ranging community planning document that implemented new zoning for White Center, in addition to establishing goals in the areas of health and human services, economic and community development, and environmental protection. The Action Plan was intended to serve as a 6- to 10-year plan for the area. It included a vision statement and strategies identified by White Center's residents. It noted that some of the strategies could be implemented by King County, while several needed to be implemented by other jurisdictions, such as special districts, or by residents. Over the following 25 years, most of the planning area went through the process of annexing to or becoming incorporated cities.

Other Community Planning Efforts 2007 to 2017

The White Center Community Development Association (WCCDA) leads and collaborates on community planning-related initiatives in White Center. Two initiatives led by the WCCDA are described below.

*“WE CREATE WHITE CENTER” NEIGHBORHOOD ACTION PLAN (2007)*⁸

The WCCDA collaborated with the University of Washington's Department of Urban Design and Planning to develop a neighborhood plan for White Center, including areas north of SW Roxbury Street in the City of Seattle. The plan included community outreach, research, and field data collection to formulate a neighborhood plan that offered suggestions for how to guide development in White Center. The plan developed alternatives, recommendations, and steps for implementing specific projects for 6 focus areas identified by the community: public safety and the pedestrian environment; business district development; employment opportunities; affordable housing options; increased civic capacity; and identification of future land uses to meet plan goals. The findings were presented to the community at a public meeting held in May 2007.

*WHITE CENTER COMMUNITY DEVELOPMENT ASSOCIATION COMMUNITY SURVEY REPORT (2017)*⁹

The WCCDA developed a survey that asked about community strengths, the community's vision for the future, and community priorities by topic. Over 500 individuals completed the survey in 2017. The WCCDA and its partner organizations used the information from the survey to develop strategies, organize residents and advocate for community priorities. The activities were grouped into four areas: family development; community building; neighborhood revitalization; and data and evaluation.

Community Needs Lists

A Community Needs List¹⁰ specifies programs, services, and capital improvements that respond to community-identified needs in a CSA. A list is created for each of the 6 rural CSAs and each

⁷ Ordinance 11568

⁸ http://courses.washington.edu/wcstudio/White_Center/White_Center_Neighborhood_Action_Plan.pdf

⁹ [White Center Community Development Association Community Survey Report, 2017](#)

¹⁰ K.C.C. 2.16.055.C

of the 5 large unincorporated urban areas of the West King County CSA, which includes North Highline. These lists are developed and implemented using the tools and resources developed by the Office of Equity and Social Justice.

As required by King County Code,¹¹ the North Highline Subarea Plan adopts by reference the North Highline Community Needs List and its associated performance metrics as adopted in Proposed Ordinance 2022-0161.

Subarea Plan Structure

The North Highline Subarea Plan is arranged in chapters that address many of the same topic areas as the overall *Comprehensive Plan* and focuses on specific policies that reflect community priorities. The Subarea Plan policies will guide public and private investments that will shape the community over the next 20 years.

Chapters 3 through 8 are arranged in the following format:

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

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

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

Equity and Social Justice

King County abounds with opportunities, but those opportunities are not accessible to all who live in King County. As a local and regional government, King County recognizes this and is focusing on equity and social justice in its work through the Equity and Social Justice (ESJ) Strategic Plan.¹² The ESJ Strategic Plan is a blueprint for action and change that guides the County's pro-equity policy direction, decision-making, planning, operations and services, and workplace practices to advance equity and social justice within County government and in partnership with communities. The ESJ Strategic Plan lays out a set of shared values in which the County commits to being:

- Inclusive and collaborative

¹¹ K.C.C. 2.16.055.B.2.h

¹² [Equity and Social Justice Strategic Plan \(2016-2022\)](#)

- Diverse and people-focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where needs are greatest

Furthermore, the *Comprehensive Plan* states that King County “will identify and address the conditions at the root of disparities, engage communities to have a strong voice in shaping their future, and raise and sustain the visibility of equity and social justice. The goal is to start by focusing on prevention and addressing the fundamental causes of the inequities to have a greater overall impact.”¹³

Development of the Subarea Plan was shaped and guided by these values and goals, as well as the equity requirements in King County Code.¹⁴ Engagement with the North Highline community strove to be as inclusive and collaborative as possible while centering and lifting the voices of those who would be most impacted.

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

¹³ [King County Comprehensive Plan \(2020\)](#), Page 1-21

¹⁴ *K.C.C. 2.16.055.B.2.d*



White Center Annual Summit 2019 Hosted by White Center Community Development Association (Melissa Ponder)

Chapter 1: Community Outreach, Vision, and Guiding Principles

This Subarea Plan establishes a vision for the urban unincorporated community of North Highline, including the neighborhoods of White Center, Top Hat, Roxhill, Greenbridge, Glendale, and an area of South Park near the City of Seattle and the Duwamish River that is known as the “Sliver by the River.” The community vision statement and guiding principles were created based on the collective community input gathered during the development of this Subarea Plan.

Community Outreach

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

The public outreach process for this Subarea Plan was undertaken in 2 phases as outlined below. The work included discussions with North Highline businesses, community groups, and community members. As experts on the assets and needs in its neighborhoods, community contributions are central to the scope and content of this Subarea Plan.

Phase 1 – 2019 – Mid-2020: During this time, King County worked with the community to shape a Subarea Plan that was initially focused on land use. The WCCDA and other community parties provided direction on how best to engage with the North Highline community about the Subarea Plan starting in 2019. Based on the feedback provided by the community partners and considering lessons learned during early work on the Skyway-West Hill Land Use Strategy, public outreach completed between July to October 2019 had 2 purposes.

The first was to share knowledge with the community about the purpose and function of land use and zoning in North Highline. This approach was taken to facilitate a general community

understanding of key concepts before engaging in discussion about potential changes to existing regulations.

The second purpose was to gather information from the community to develop Subarea Plan land use and zoning proposals. County staff gathered feedback by hosting and attending County-led meetings, attending existing community meetings, interviewing community leaders, hosting office hours in North Highline community locations, and going door-to-door in commercial neighborhoods. King County also posted and publicized an online survey asking about community priorities and concerns which generated just under 100 responses.

To ensure that engagement efforts for the Subarea Plan reached groups not traditionally engaged in land use planning processes, meetings and focus groups were held both during the workday and in the evenings. Food, childcare, and language interpretation services were provided at County-hosted meetings. County staff also attended existing community meetings to ensure that direction and feedback was received by a population reflective of the diversity of the community. Specific effort was made to engage with non-English speaking communities, persons of color, community service providers, businesses, and youth.

By the end of October 2019 County staff engaged with approximately 300 community members as part of the Subarea Plan process.

Public engagement between January and May 2020 was focused on receiving feedback from the community on draft land use and zoning proposals and reflecting on early Phase 1 community engagement and areas for improvement.

In January 2020, King County held a Community Open House where a series of draft proposals were shared to address the key values and priorities identified by the North Highline community earlier in Phase 1. This included sharing draft proposals on potential zoning changes and other regulatory actions and a draft vision statement. In sharing the proposals on land use changes, King County wanted to hear if the proposals adequately reflected the values and priorities of the community and whether the values and priorities captured reflected community voice appropriately.

King County created a project webpage and included materials in English, Spanish, Vietnamese, Khmer, and Somali. The webpage provided an opportunity for interested parties to register for project updates. By June 2020, over 175 individuals had registered. King County also posted a second project survey which received over 50 responses.

Between July 2019 and June 2020, County staff attended more than 20 public meetings to share information about land use and zoning and to learn about the community's values and priorities. In addition, County staff held over 30 meetings and conversations with community leaders and subject matter experts.

Phase 2 – Mid-2020 to Fall 2021: Phase 2 focused on policy areas raised by the community other than land use. This second phase of community engagement was combined with community conversations about the development of the Community Needs List and the County's

Skyway-West Hill and North Highline Anti-Displacement Strategies Report.¹⁵ This phase included several overlapping stages:

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

Although the pandemic limited face-to-face community engagement, it created opportunities to reach more residents through electronic engagement. An online engagement hub was utilized that included built-in translation services allowing information to be translated into multiple languages. The online survey tool was revised several times to keep the content fresh and draw additional respondents to the platform. The first version of the survey was posted in August 2020 and had 21 participants. Community members were asked to share their thoughts and ideas to help the County draft the North Highline Community Needs List and a set of policies for the Subarea Plan. A second version of the survey was posted in September 2020 and had over 149 participants. The second survey identified what topics were the highest priority for the development of the North Highline Community Needs List.

Understanding that not all people have access to technology and the internet, the County used other methods to reach those who could not access information electronically. Postcards offering a phone number to collect community priorities were sent to every mailing address in the subarea. The postcard message was translated into North Highline's top 4 languages of Spanish, Vietnamese, Somali, and Khmer.

- Stage 3 – October 2020 to June 2021: King County facilitated a series of 5 community-centered workshops on affordable housing and anti-displacement strategies for North Highline and Skyway-West Hill. The community identified affordable housing and anti-displacement strategies as priorities during early engagement for both Subarea Plans. The workshop series covered a range of anti-displacement strategies, with 3 additional community discussions on inclusionary housing and how it might be applied to both subareas. The meeting series was co-created with 6 community leaders from Skyway-West Hill and North Highline.
- Stage 4 – April 2021 to April 2022: Through a contract with the WCCDA, the County initiated the North Highline Community Voices Project. This project was created to engage with residents who were historically underrepresented in community planning processes. The WCCDA hosted several virtual and in-person meetings with community members and used online surveys to connect directly with area residents, businesses, and partner agencies. The WCCDA and King County worked closely with community members throughout the process to help explain the details, encourage participation, and identify community priorities for this Subarea Plan and the Community Needs List.
- Stage 5 – September 2021 to December 2021: On September 30, 2021, a public review draft of the Subarea Plan and the associated map amendments were published on the

¹⁵ [Skyway-West Hill and North Highline Anti-displacement Strategies Report, Sept. 2021](#)

County website and hard copies were distributed at the White Center and Greenbridge libraries. The release of the public review draft was publicized through emails, social media, a press release, and a direct mail flyer translated into multiple languages and sent to every address in North Highline. County staff hand-delivered project flyers in the community, participated in meetings with community members organized by the WCCDA, and participated in a monthly meeting of the North Highline Unincorporated Area Council. King County held a virtual community meeting on October 21, 2021, with Spanish language interpreters, and the WCCDA publicized the public review draft survey on its website.

The County prepared a “Readers Guide” of the Subarea Plan and the associated map amendments after receiving community feedback on initial materials and the difficulty using the built-in translation services to the online hub. The guide was translated into Spanish, Vietnamese, Somali, and Khmer and published on the County website. The County also contracted with consultants to prepare visual materials for some of the map amendments. Based on community feedback, the four-week comment period was extended twice and was closed on December 19, 2021.

More detail on the community engagement for the Subarea Plan development, the results, and some lessons learned for future engagement is provided in both Appendix B: Equity Impact Review, and Appendix C: Community Engagement.

Community Vision Statement

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

Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity, intergenerational roots, and our ongoing inclusivity of diverse families and individuals, especially those most isolated and vulnerable. We call out race and place-based inequities and are committed to dismantling systems of power, privilege, and racial injustice. With mutual support and respect, we value and live out our brilliance and power through community-led initiatives, creating thoughtful development without displacing longtime residents and small business owners, forming and owning the policies that impact us, and building our individual and collective wealth, health, and well-being.

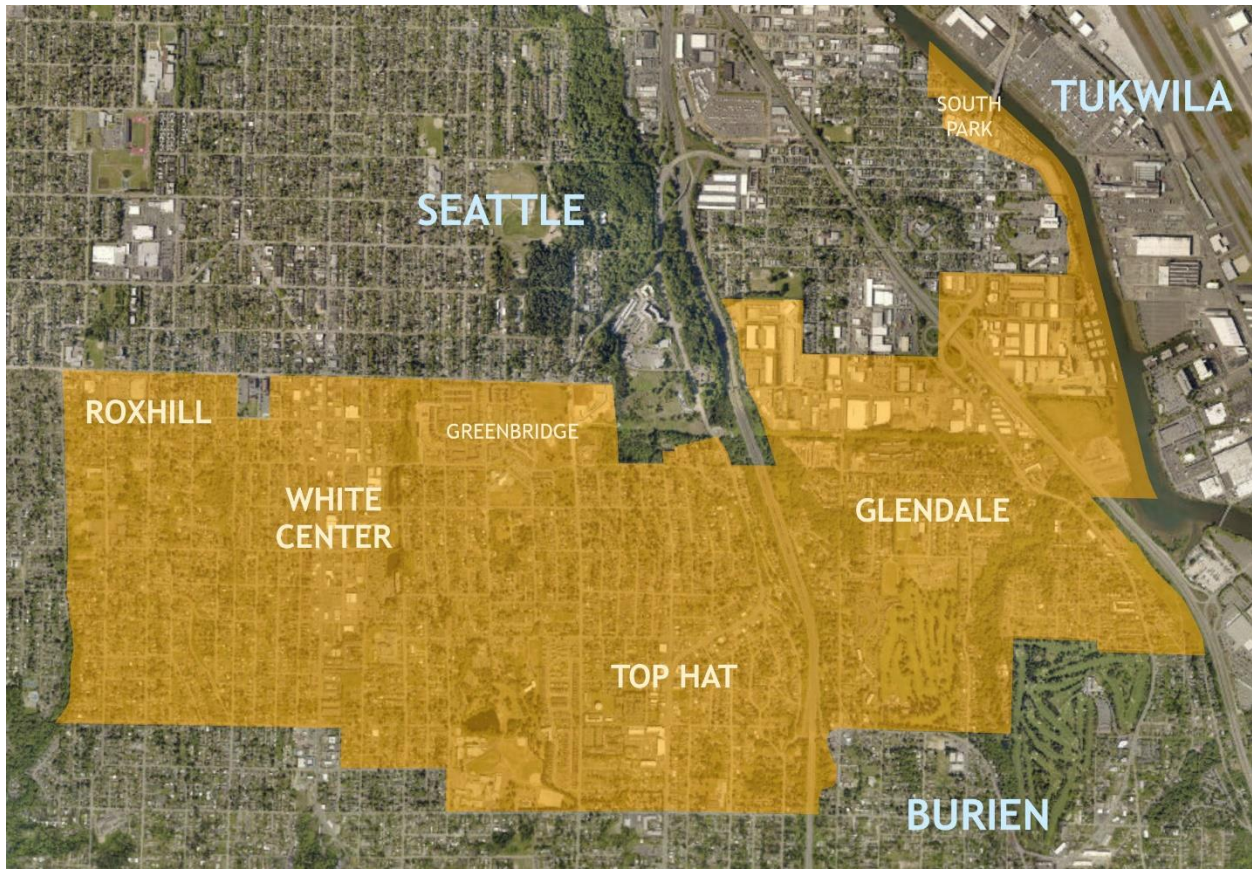
Guiding Principles

The following guiding principles support the community vision and were used by the County to inform and direct the development of the Subarea Plan. The guiding principles were developed based on several years of dialogue and work with the community on the Subarea Plan, drawing from other community-led or focused efforts in North Highline. They express the community’s sentiments around a range of community issues discussed during the planning process.

- a. We are proud of our community and continue to share our collective history with others and to invest in this place, our home for current residents and their future generations.
- b. We support community investments and programs that reduce the risks and mitigate the impacts, of residential, economic, and cultural displacement.

- c. We live in thoughtfully designed housing and commercial spaces where inter-generational households and legacy businesses can stay and where affordability and ownership are realized.
- d. We support a thriving and equitable economy, with racially and ethnically diverse, community-minded small business owners, entrepreneurs, and employers.
- e. We support residents, especially children, youths, and young adults, with services and resources they and their families need to succeed.
- f. We promote the development of community-desired amenities to improve aesthetics, enrich the community's diverse physical and cultural assets, and support gathering together as a community.
- g. We support regulations and investments that result in a safe, secure, and healthy community and compatible development.
- h. We support residents growing their work interests, skills, and wages.
- i. We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.
- j. We can access jobs and amenities in the region and in our community without relying on automobiles.

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



Neighborhoods in North Highline Subarea

Chapter 2: Community Description

North Highline is an urban unincorporated area in King County. Approximately 3.5 square miles in size, North Highline's 19,500 residents¹⁶ live in the neighborhoods of White Center, Roxhill, Top Hat, Greenbridge, Glendale, and the South Park "Sliver by the River." The subarea is bordered to the north and west by the City of Seattle, to the south by the City of Burien, and to the east by the City of Tukwila. North Highline is the County's third most populous urban unincorporated area after Fairwood and East Federal Way.

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

Community History

North Highline is part of the traditional homeland of the ancestors of the Duwamish, Muckleshoot, and Suquamish tribes, who depended on fish, animals, and plants and traveled widely to harvest these resources. After Europeans and their descendants settled in the area, the White Center community was developed early in the 20th century based on its supply of low-cost, vacant land. At that time, an electric streetcar connected White Center to Burien,

¹⁶ 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.

Seattle, and adjacent shipyards and industrial areas. Sixteenth Avenue SW was a midpoint on the streetcar line and became a destination in its own right. Housing was developed along the streetcar route in the 1920s, and World War II brought a second housing boom when homes were needed for workers in the region. The construction of State Route 509 in the 1960s spurred further development in White Center. Since then, several groups of immigrants and refugees have settled in the area, making it the culturally and ethnically diverse community that it is today.

Residential Population

North Highline includes 8 different census tracts, of which only 2 are entirely within the subarea boundaries. To summarize the area, the socioeconomic characteristics use information for the 2 Census Designated Places (CDPs) that generally align with the boundaries of North Highline: the White Center and the Boulevard Park CDPs. A map showing the CDPs and census tracts in the North Highline subarea can be found in Appendix A: . Because some of the American Community Survey (ACS) data cannot be easily combined for the 2 CDPs, they are shown individually in Table 1 below.

Table 1. North Highline Population Data

	Boulevard Park CDP	White Center CDP	King County
Population	4,197	15,995	2,225,064
Average household size	2.4	2.7	2.4
Median age	36.5	35.6	37.0
Males	48%	50%	50%
Females	52%	50%	50%
Youths (under age 18)	25%	22%	20%
Seniors (over age 65)	14%	12%	13%
Persons with disabilities	11%	12%	10%
Income and Poverty			
Median household income	\$58,395	\$61,750	99,158
Population below poverty line	16%	17%	8%
Race and Ethnicity			
White, not Hispanic/Latino	37%	35%	58%
Black or African American	7%	12%	7%
American Indian and Alaska Native	9%	3%	1%
Asian	15%	21%	18%
Native Hawaiian or Other Pacific Islander	0%	1%	1%
Some Other Race	10%	14%	4%
Two or More Races	13%	8%	7%
Hispanic or Latino (of any race)	36%	24%	10%
Language and Foreign-born Population			
Limited English-speaking households	13%	14%	6%

Percent foreign born	32%	35%	24%
Housing			
Owner-occupied households	45%	52%	57%
Renter-occupied households	56%	48%	44%
Cost burdened households (owner- and renter-occupied)	52%	43%	34%

The following sections discuss in more detail the socioeconomic characteristics of the North Highline community. Data is from the 2020 American Community Survey.

HOUSEHOLD INCOME AND POVERTY

The median annual household income in the Boulevard Park and White Center CDPs is \$58,000 and \$62,000 respectively, which is about 40% lower than the countywide median of \$99,000. An estimated 17% of households in North Highline fall below the federal poverty line, which is more than twice the rate countywide. Approximately 22% of youth under 18 years of age in the White Center CDP and 43% in the Boulevard Park CDP live below the poverty line. These rates among youth are significantly higher than that for the county as a whole (10%).¹⁷

RACIAL AND ETHNIC COMMUNITIES

People of color make up 65% of the North Highline population, compared with 42% for King County as a whole. An estimated 27% of the population identifies as Hispanic or Latino compared with approximately 10% identifying as Hispanic or Latino across the County. About 11% of North Highline's population identifies as Black/African American, compared to the county's 7%. In North Highline, 31% of the population was born outside of the United States, compared with 25% of the population in King County as a whole.

COMMUNITIES WHO SPEAK A PRIMARY LANGUAGE OTHER THAN ENGLISH

In North Highline, approximately 13% of the households are limited-English-speaking households, with nearly half (47%) of the population speaking a language other than English at home. At the countywide level, 6% of households are limited-English speaking and 28% speak a language other than English at home. The predominant languages spoken in North Highline are Spanish, Vietnamese, Somali, and Khmer, in addition to English.

YOUTH

Youths under 18 years old make up about 22% of North Highline's population, which is slightly higher than the countywide rate of 20%. White Center CDP's youth population is 22% and Boulevard Park CDP's is 25%.

SENIORS AND ELDERLY RESIDENTS

About 12% of the population in North Highline is over age 65, lower than for King County as a whole (13%). Notably, Boulevard Park's over 65 population is 14% while White Center's is 12%.

¹⁷ *United States Census [Poverty Status in the Past 12 Months](#)*

PERSONS WITH DISABILITIES

About 12% of North Highline residents identify as having a disability that may include challenges with mobility or cognitive difficulties. This figure is slightly greater percentage than for King County as a whole (over 10%).

RENTERS AND HOMEOWNERS

Almost half (49%) of North Highline households live in rental homes, compared with 44% in King County as a whole. Renters in the subarea are more likely than not to be Black, Indigenous and people of color, and are more likely than not to have incomes lower than area median and experience a housing cost burden. In North Highline, about 45% of all households are cost burdened meaning that they spend more than 30% of their income on housing. Among renters, 60% are cost-burdened.

Businesses

North Highline has several commercial areas that offer services, entertainment, and employment opportunities. While a commercial land use designation applies to only a small percentage of North Highline's total land area (8%), the commercial areas are focal points of their neighborhoods and host a range of well-established and new businesses that reflect the community's cultural diversity and creative spirit.

Commercial areas are located within the White Center Unincorporated Activity Center that is centered on 16th Avenue SW, in Roxhill along SW Roxbury St and 26th Avenue SW, and in Top Hat centered along Myers Ave S and 1st Ave S. Commercial services are also located in Greenbridge on 4th Avenue SW, and in Glendale on 8th Avenue S and S 112th Street and along Des Moines Memorial Drive S and S 96th Street. There are also some parcels in South Park along S Orr Street that are designated for commercial uses.

The White Center Unincorporated Activity Center has the largest concentration of commercial services in North Highline. It covers 120 acres and includes not only commercial businesses, but also some residential and industrial uses. The stretch of 16th Avenue SW between SW 100th Street includes small, locally-owned businesses and is a traditional small-scale commercial core.

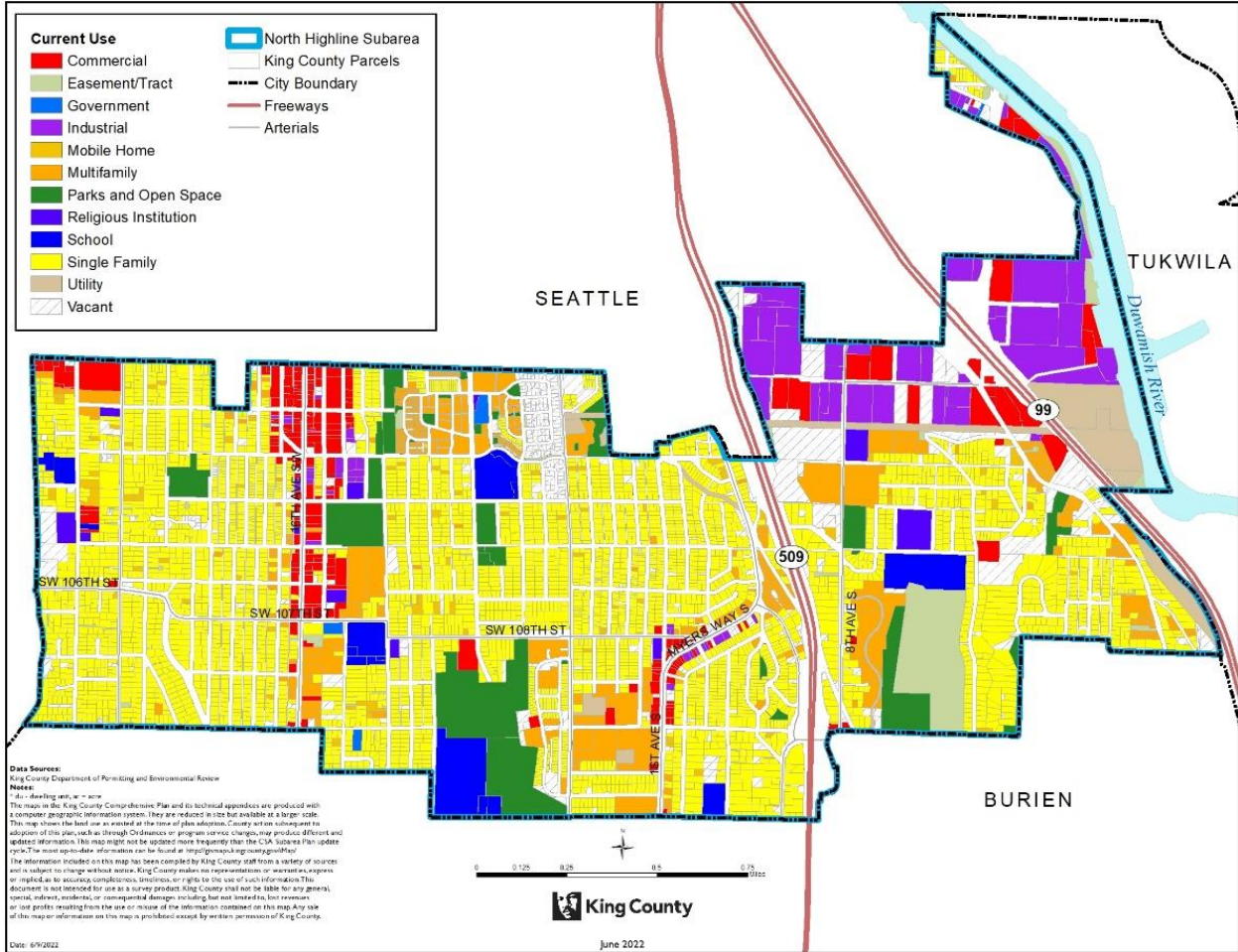
Large industrial firms are located to the east of State Route 509 in Glendale and South Park. Industrial uses in this area include numerous large warehouses, distribution centers, manufacturing businesses, and a Seattle City Light power substation. Smaller-scale industrial uses east of State Route 509 include commissary kitchens and food wholesalers. The only industrial-zoned areas in North Highline are in White Center along 14th Avenue SW. This area includes manufacturing, warehouse, and distribution businesses.

Current Uses

North Highline is primarily developed with detached, single-family homes. Single-family residential lots make up 48% of the total land area of North Highline Multifamily development comprises 9%, clustered in White Center, in the Greenbridge development, along 1st Avenue SW and Meyers Way in the Top Hat neighborhood and major corridors in Glendale. In addition to these residential areas, North Highline has several commercial and business districts in White Center, Roxhill, Glendale, South Park, Beverly Park, Greenbridge, and Top Hat. These commercial and business districts host a wide range of commercial enterprises, covering about 7% of the subarea land area. The majority of industrial developments are found in Glendale and

South Park. About 7.5% of North Highline’s total land area is vacant or undeveloped, focused primarily in Glendale’s industrial-zoned area. The map below shows how the land in North Highline is presently being used.

FIGURE 1. NORTH HIGHLINE CURRENT USES MAP



Community Service Providers

In North Highline, economic, social, health, and human services are provided by community organizations and government agencies. Community-based services providers include Sea Mar Community Health Centers, the White Center Community Development Association, faith-based groups, and business providers such as doctors, dentists, and counselors.

Government Services

King County is the local government for North Highline and administers a range of services and programs for the community. These include direct local services such as road services, surface water management, animal control, code enforcement, and building permitting, in addition to countywide services such as public health, public transit, and parks. Specific services and

investments in North Highline are set in King County’s budget, functional plans,¹⁸ and capital improvement plans.

In addition to King County, other government agencies work in partnership with King County to provide services to the North Highline community, implement plans, and identify where improvements in services and facilities may be needed. These agencies providing services in the subarea include:

- Southwest Suburban Sewer and Water District
- Valley View Sewer District
- Seattle Public Utilities
- King County Water District #20
- North Highline Fire District #11
- King County Housing Authority

A map showing water and sewer service providers in the North Highline subarea can be found in Appendix A: .

Schools

Most of North Highline is in the Highline School District, with a portion in the northeast in the Seattle School District. Schools serving the area include White Center Heights, Beverly Park, Mount View, Madrona, and Concord International Elementary Schools; Cascade, Glacier, and Explorer West Middle Schools; and Evergreen and New Start High Schools. A map showing the school district boundary and schools in North Highline can be found in Appendix A: Tables and Maps.

Annexation

Washington’s Growth Management Act identifies cities as the most appropriate local government to provide urban services.¹⁹ The *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*, 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. 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 Subarea consists of a single PAA; however, for planning purposes, jurisdictions have informally divided the PAA into 3 areas – North Highline (White Center) Area Y, North Highline Area Q, and Sliver by the River.²⁰ At 1,698 acres, North Highline is one of the largest Potential Annexation Areas (PAAs) in King County. Prior to 2012, North Highline was claimed as a Potential Annexation Area by both Seattle and Burien. A 2012 vote in North Highline on annexation to Burien failed. Burien subsequently removed the North Highline PAA from their comprehensive plan. Changes in the Countywide Planning Policies now prohibit overlapping potential annexation area designations of urban unincorporated areas in city comprehensive

¹⁸ Functional plans are detailed plans for facilities and services and action plans for other governmental activities.

¹⁹ Revised Code of Washington [36.70A](#), section 110

²⁰ King County Annexation Databook (2018)

plans. As of 2022, Seattle has received approval from the King County Boundary Review Board to put a public vote on whether to annex on the ballot, though no timeline for this vote has been identified.

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

Planning for Future Growth

Under the Growth Management Act, jurisdictions must plan to accommodate projected growth within their boundaries.²¹ This includes long-range planning for the unincorporated portions of King County, such as North Highline.

2019-44 GROWTH TARGETS

As a part of the 2021 update to the *King County Countywide Planning Policies*, King County jurisdictions adopted new growth targets for the 2019-2044 planning period. Growth targets were developed for the 39 cities and unincorporated King County based on their role in the Regional Growth Strategy²² and using information on capacity, transit and transportation connections, existing development, and growth rates. North Highline is designated as a High Capacity Transit (HCT) Community. High Capacity Transit Communities are cities and unincorporated areas that are connected to the regional high-capacity transit system. North Highline meets the criteria for an HCT Community due to planned service. Policies from the RapidRide H Line, a very frequent transit route operated by King County Metro, is planned to serve the White Center neighborhood. The 2019-2044 growth targets for North Highline are 1,420 housing units and 1,220 jobs. These targets reflect the North Highline's role in accommodating growth given planned transit investments and urban centers designated in the *Comprehensive Plan*.

²¹ RCW 36.70A.115

²² 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.



Marine Trades at Delta Marine in Glendale (SD Brewer)

Chapter 3: Land Use

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

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

Land Use and Zoning

As of 2021, the *Comprehensive Plan* designates most of the land in North Highline as “urban residential, medium” (57%), which typically equates to between 4 and 12 dwelling units per acre. The next most prevalent land use designation is “urban residential, high” (16%), which allows for residential densities of 18 to 48 dwelling units per acre. More than 70% of North Highline land is zoned residential, with the majority designated as R-6 (Residential with 6 dwelling units per acre).

Although the predominant form of housing in the R-4 and R-6 zones is single-family, townhouses, duplexes, other multiplexes, and multifamily housing can be in the same neighborhoods as single-family. This provides flexibility to increase the supply of a range of different housing types. In these types of development, each residence is typically smaller and less expensive than a single-family home. Greenbridge and Seola Gardens are 2 areas in North Highline that include these types of housing.

North Highline is served by both frequent and local transit service routes²³, which are discussed further in Chapter 6. Starting in 2023, the community will be served by a new high-capacity transit route RapidRide H Line that will link North Highline with transit hubs in Seattle and

²³ *Frequent Transit/Stops are defined as transit lines with frequencies of 15 minutes or better between 6 a.m. and 6 p.m. on weekdays. All other non-frequent transit is classified as Local Transit/Stops*

Burien. The Subarea Plan includes residential upzones and other zoning and regulatory land use amendments in proximity to the new RapidRide H Line. Regional and countywide policies support land use patterns where housing, transit, and services are co-located to make efficient use of land and infrastructure.

Commercial land use designations apply to 10% of the overall land in North Highline. As focal points of their neighborhoods, these areas provide a range of well-established and new businesses that reflect the community's cultural diversity and creative spirit. Land designated or zoned as commercial land may also include multifamily units, such as apartment buildings, and mixed-use developments, where developments include space for both retail/office and residential uses.

Land zoned for office use makes up a very small part (0.1%) of land North Highline. Industrial-zoned land (13% of the area) is found primarily between State Route 509 and the Duwamish River. Many large warehouses, distribution centers, and manufacturing businesses, as well as a Seattle City Light power substation, are in this area, in addition to smaller scale uses such as commissary kitchens and food wholesalers.

FIGURE 2. NORTH HIGHLINE COMPREHENSIVE PLAN DESIGNATIONS MAP

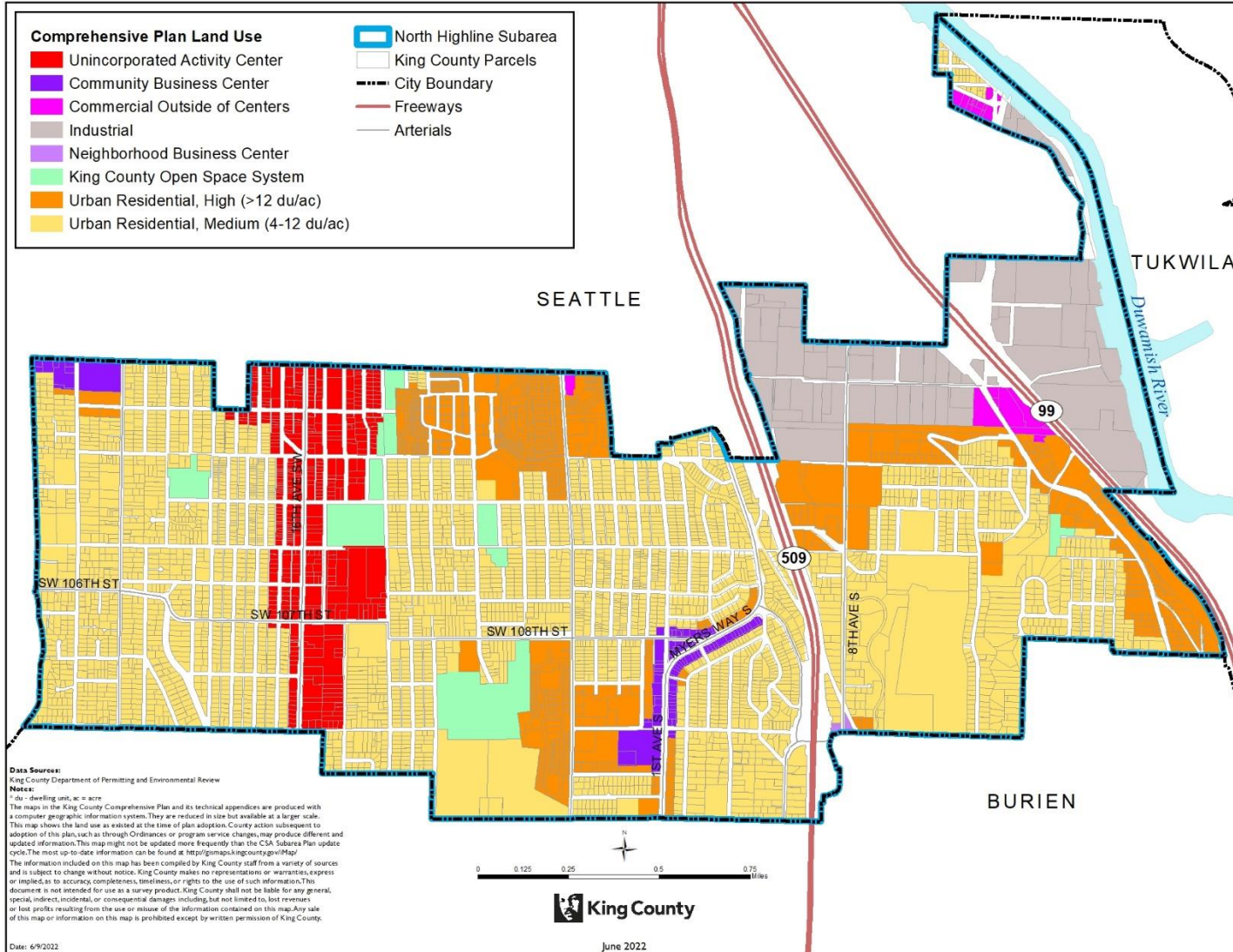
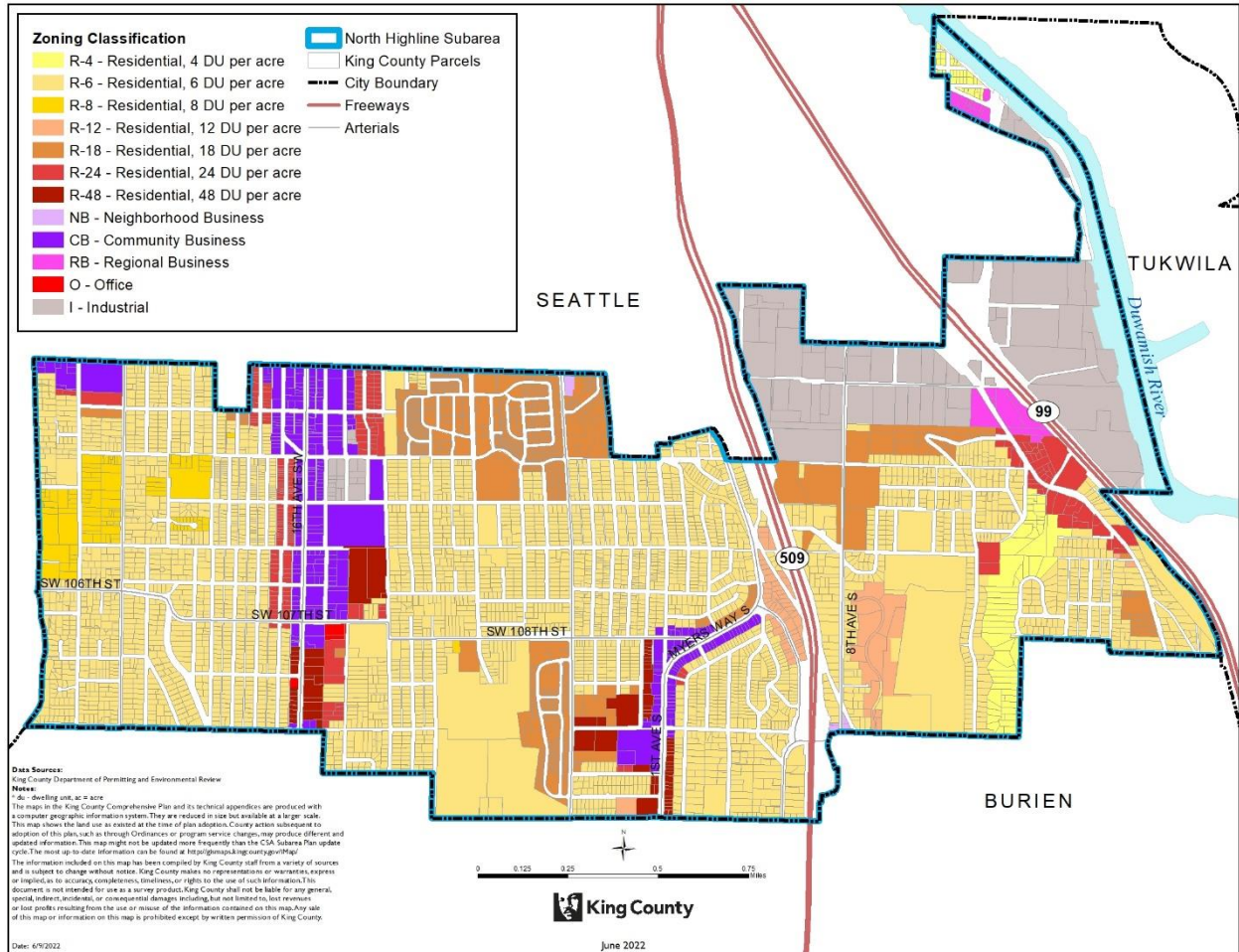


FIGURE 3. NORTH HIGHLINE ZONING CLASSIFICATIONS MAP



Property-Specific Development Conditions and Special District Overlays

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

Comprehensive Plan Urban Centers

The *Comprehensive Plan* designates 3 types of urban centers in its urban unincorporated area as places where employment and housing should be concentrated. For North Highline, this includes 5 urban centers: the White Center Unincorporated Activity Center, the Community Business Centers in Roxhill, Glendale, and Top Hat, and the Neighborhood Business Center at Beverly Park.

Unincorporated Activity Centers are designated areas that provide employment, housing, shopping, services, and leisure amenities to meet the needs of the local economy. The mix of

uses is intended to include multi-family housing and mixed-use development. The area around 16th Avenue SW is designated as the White Center Unincorporated Activity Center, which is a focal point for activity and investment.

Community Business Centers provide primarily shopping and personal services for nearby residents. Offices and multi-family housing as part of mixed-use developments are encouraged. Neighborhood Business centers are areas for daily retail, personal service, and office uses that can be carried out with minimal impact on the nearby residential areas. Mixed-use development is also allowed, but with lower relative density than is allowed in Community Business Centers.

Community Priorities

The North Highline community identified land use priorities during the development of the Subarea Plan in 2019 and early 2020 when the Subarea Plan focused primarily on land use. Refinement of land use priorities occurred in 2021 after the scope of the Subarea Plan was broadened. Residents call for measures that will stem the risk of physical, cultural, and economic displacement from their community. They want to have meaningful input and engagement in decisions on development in North Highline. Culturally appropriate engagement opportunities include appropriate languages for anticipated attendees, having facilitators or interpreters from the community, translating or trans-creating printed and online materials with the community, presenting information and concepts without technical or complex jargon, and providing sufficient time for the community to process and authentically engage.

Community members generally express support for increasing the number of residential units in North Highline as well as the types of housing that are available, in both residential neighborhoods and commercial areas. They wish to see additional units and housing types that will support family members living together, with good access to jobs, transit, and community amenities and services, including culturally appropriate services. Community members are proud of their residential neighborhoods. They want new development to be compatible with existing neighborhoods, and to ensure that sidewalk, roadway, and other improvements are constructed when additional development takes place. They are concerned that increased development will result in traffic issues, loss of trees, and increased demand for parking.

North Highline community members consistently identify the need to prevent residential displacement. The community is interested in increasing equitable development, which the US EPA defines as an approach for meeting the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant. Community members have supported increasing allowed densities in residential neighborhoods to create more affordable housing and to increase opportunities for homeownership. The Subarea Plan includes amendments that support increased residential densities in areas where there is access to commercial services, transit, and community amenities. More about community identified priorities to prevent displacement can be found in Chapter 4: Housing and Human Services.

They also want to maintain the small, locally owned business environment along the historic core of 16th Avenue SW, and that redevelopment in this part of White Center should be consistent with the ambiance and scale of the area. They would like additional residential units in commercial areas to increase housing opportunities and the customer base for local businesses. They want to encourage development that can provide more “eyes on the street” to support public safety. The business community wants to see adequate off-street parking requirements to support the new development to limit competition for parking spaces and meet

the needs of community members and visitors that rely on automobiles for mobility. The community did not always agree on what represents reasonable parking requirements in commercial areas.

Community members would like to see an environment in the White Center commercial core that connects homes, commercial centers, jobs, community amenities, and transit stops. They want an improved pedestrian experience that also meets the needs of community members and customers with mobility and access challenges.

Community members express a desire to have housing close to jobs, transit, and services, and to have a range of commercial spaces available in the White Center Unincorporated Activity Center to support businesses. This includes supporting micro-enterprises seeking brick and mortar spaces, retaining areas in White Center for manufacturing businesses, and finding spaces for legacy businesses seeking to expand while staying close to established customers. Industrial businesses across North Highline provide a range of well-paying jobs, and the community would like to achieve compatibility between industrial and commercial businesses and neighboring homes.

The community would like to engage in creating beautiful design and spaces when development takes place so that it represents the rich diversity and cultural history of North Highline and captures the uniqueness of the area. The North Highline community wants to ensure that along with development and investment there is also sensitivity and opportunities to preserve, enhance, and increase community-identified assets and amenities that reflect community priorities. For North Highline, it is apparent that these community assets include legacy businesses in addition to buildings and spaces.

The community is concerned that current residents and businesses will be displaced due to increased investments in the community, including transportation investments that are directed to communities designated as urban centers. They state that the popularity of North Highline as a place to live and do business will increase as investments are made, pricing their families and businesses out of the place they call home.

Lastly, the community generally wants to see a reduction in the number and density of marijuana-related businesses in North Highline, although this was not a position that was universally supported.

Policies

General

- NH-1** Implement the North Highline Community Service Area Subarea Plan through a combination of development regulations and incentives, capital investments, and other public and private strategies.
- NH-2** Prioritize achieving community-identified equitable development outcomes that serve the needs of all North Highline residents and businesses, especially the needs of those underserved and underrepresented through tools and strategies that prevent physical, economic, and cultural displacement.

- NH-3** Provide accessible and culturally appropriate engagement opportunities for North Highline residents and businesses during the development review process. Create opportunities for public input to inform permitting decisions to help ensure new development is consistent with the community's vision and build capacity in the community.
- NH-4** Partner with community organizations and agencies in identifying and applying for funding to address community needs in North Highline. Focus on meeting the needs of underrepresented North Highline community members to support equitable development.

Residential

- NH-5** Focus medium-density housing development near transit stops and close to commercial services to increase the supply of housing and provide convenient access to shops, services, and amenities.
- NH-6** Locate high-density multifamily development near high-capacity transit and other frequent service corridors in and adjacent to White Center Unincorporated Activity Center; Roxhill, Top Hat and Glendale Community Business Centers; and Beverly Park Neighborhood Business Center.

Commercial and Industrial

- NH-7** Focus job growth in the White Center Unincorporated Activity Center; Roxhill, Top Hat, and Glendale Community Business Centers; and the Beverly Park Neighborhood Business Center where there is access to frequent transit service and community amenities.
- NH-8** Preserve the small size and scale of existing businesses along 16th Avenue SW between SW Roxbury Street and SW 100th Street to support the corridor's thriving small, locally owned business community. Limit the scale of buildings in the corridor to define the boundaries of White Center's historic core while supporting the development of additional residential units.
- NH-9** Support the creation of commercial spaces in the White Center Unincorporated Activity Center that meet locally owned business needs, including micro-enterprises seeking physical premises and existing businesses that stay and grow in North Highline.
- NH-10** Create a walkable environment in the White Center Unincorporated Activity Center that connects housing, businesses, and community amenities while accommodating parking and pedestrian access needs.
- NH-11** Support, maintain, and assist in removing barriers to employment opportunities and local economic activity in existing industrial areas in Glendale and South Park through zoning and other regulatory tools.
- NH-12** Retain industrial-zoned land in the White Center Unincorporated Activity Center, to support manufacturing and other jobs close to and compatible with residential uses.

NH-13 Implement urban design standards for nonresidential, multifamily, and mixed-use development in North Highline that enrich the area's urban form and character.

NH-14 Avoid the clustering of legal cannabis businesses in North Highline through planning and policies, store licensing and siting, and related measures to prevent negative community impacts.

Community Amenities

NH-15 Preserve and enhance community-identified cultural assets in North Highline. Work with the community and developers to identify and mitigate the loss of North Highline's unique cultural assets when development occurs.

NH-16 Support the development of community-identified amenities near commercial centers, transit corridors, and parks and trails through partnerships, incentives and development requirements, among other mechanisms.



Townhouses in Greenbridge (SD Brewer)

Chapter 4: Housing and Human Services

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 North Highline community.

Housing

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 North Highline as identified by the community.

The *Comprehensive Plan* land use map designates almost 60% of North Highline for medium-density residential (4 to 12 dwelling units per acre) and high-density residential (18 or more dwelling units per acre) land uses. The predominant land use pattern in North Highline's neighborhoods is detached single-family residences. About 8% of North Highline is designated as 1 of 3 types of urban centers, which allows for a range of residential and mixed-use developments. The *Comprehensive Plan* Land Use Designation map in Chapter 3 shows these areas.

There are approximately 8,000 housing units in North Highline. This includes a mix of single-family homes, small multifamily buildings, and large condominium and apartment complexes. The King County Housing Authority's Greenbridge and Seola Gardens developments represent a significant portion of the housing in North Highline. Together they house more than 3,000 people—nearly 15% of the population of the North Highline subarea. Housing in North Highline is generally older than that in King County as a whole, with almost 60% of units built before 1969, compared to almost 40% countywide. Remaining opportunities for development consist largely of redevelopment and infill sites distributed throughout the area.

HOUSING AFFORDABILITY

Access to safe and affordable housing improves a person’s ability to achieve economic well-being, high quality of life, good health, and future success. North Highline and King County overall have experienced a need for more housing as the population of the Puget Sound region continues to grow. Data shows that King County faces an unprecedented demand for affordable housing, with an identified need for nearly 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80% of the area median income (AMI).²⁴

The typical home value for homes in White Center in December 2021 was over \$593,000.²⁵ While this is almost \$350,000 lower than the typical value countywide, it still represents almost a tripling of typical house values in 10 years.

The regional housing affordability crisis has reduced North Highline’s affordability for current residents relative to the rest of King County. Home sale price per square foot increased 133% in North Highline between 2012 and 2020. The equivalent increase in King County was 105%. These figures suggest that the area is becoming less affordable. The range of these values has also increased, indicating that home sales cost even more per square foot, either through new construction or redevelopment opportunities.²⁶

Rents in the North Highline area have also increased. Although rents in North Highline are 69% of the County average rent, they have increased by approximately 5% annually between 2012 and 2020 compared to a 3.8% increase countywide during the same period.²⁷

Currently, 60% of all renter households in North Highline are cost-burdened, meaning they pay more than 30% of their income for housing. For low-income renter households at or below 80% AMI, cost burden increases to 70% of households. Thirty-four percent of these households are severely cost burdened, meaning that they are paying more than 50% of their income for housing. A higher percentage of cost-burdened households indicates that more residents are struggling with basic needs and may be more vulnerable to evictions and displacement.²⁸

As of 2021, there were over 1,300 units of rental housing affordable to income-qualified households in North Highline. Income-restricted and mixed-income projects have primarily been new multifamily and subdivision. These developments are generally sponsored by local housing authorities such as the King County Housing Authority, community organizations, and not-for-profit developers.²⁹

Table 2. North Highline Existing Housing (2020 ACS 5-Year)

Unit Types	North Highline	King County
Total housing units	8,009	952,344
Single-unit buildings ³⁰	58%	57%

²⁴ *Regional Affordable Housing Task Force, Final Report and Recommendations for King County (2018)*

²⁵ Zillow, *White Center Home Values* [White Center WA Home Prices & Home Values | Zillow](#)

²⁶ 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)

²⁷ 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)

²⁸ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 16](#)

²⁹ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018.](#)

³⁰ *Single-unit buildings include detached single-family homes and attached townhouses or duplexes that are separated from adjacent units by a ground-to-roof wall, have a separate heating system and public utility meter, and have no units located above or below.*

Table 2. North Highline Existing Housing (2020 ACS 5-Year)

Unit Types	North Highline	King County
2-9 unit buildings	21%	12%
10+ unit buildings	20%	29%
Units owner-occupied	50%	57%
Units renter-occupied	50%	44%
Median value of owner-occupied unit	\$381,00 (Boulevard Park CDP) \$425,100 (White Center CDP)	\$601,100
Median rent	\$1,356 (Boulevard Park CDP) \$1,338 (White Center CDP)	\$1,695
Renters experiencing cost burden	60%	45%
Housing units built before 1969	58%	37%

The Puget Sound Regional Council's Regional Displacement Risk Index³¹ identifies areas at greater risk of displacement relative to the central Puget Sound region. This index is based on existing neighborhood conditions and includes socio-demographic, transportation, neighborhood characteristics, housing, and civic engagement indicators. The Displacement Risk Index designates portions of White Center, Roxhill, Top Hat, and Glendale as being at higher risk of displacement, which is the highest level on the displacement risk index. The remainder of the subarea is assessed to be at moderate risk. However, these aggregated statistics may not consider the risk experienced by individual households.

The combination of rising housing prices, the high rate of cost-burdened households, and lower than average incomes places North Highline residents at an increased risk of displacement. Individuals in North Highline who are Black, Indigenous, or persons of color are about twice as likely to be severely cost-burdened than White individuals, indicating an increased risk of displacement for households of color.³²

In 2020, King County's Department of Community and Human Services and Department of Local Services studied affordable housing incentives in the North Highline and Skyway-West Hill subareas. This work led to the development of a set of recommended tools and strategies for the County to implement to address the challenges of housing affordability and the risk of residential displacement.³³ One of the recommended tools is an inclusionary housing policy for Skyway-West Hill and North Highline subareas. Inclusionary housing either requires or incentivizes developers to build new affordable housing units as part of their projects by allowing additional market rate dwelling units to be constructed to balance the cost of providing the affordable units. A series of workshops and focused conversations were held with community members to develop the details of the inclusionary housing standards.

Community Priorities

Retaining affordable housing, creating additional affordable homes, and avoiding residential displacement are top priorities for North Highline community members

³¹ [Puget Sound Regional Council, 2019. Displacement Risk Mapping: Technical Documentation](#)

³² [BERK Consulting, Inc. King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill. \(King County, WA: Department of Community and Human Services, 2020\)](#)

³³ [Skyway-West Hill and North Highline Anti-displacement Strategy Report and Recommendations](#)

Community members state that they would like to see future generations have the opportunity to rent and purchase homes in the community and build generational wealth through homeownership.

Community members report that residents have already been displaced from West Seattle, the Central District, and Rainier Valley to Skyway-West Hill, and North Highline. They are concerned that increased housing costs will force them to move farther south, away from the community they call home. They state that protections need to be put in place to slow housing instability and residential displacement. Such protections may include programs or regulatory requirements that preserve existing "naturally affordable" housing, provide new subsidized affordable units, and protect existing residents by implementing community preference policies.

Additionally, the community state that they would like housing that is sized for families, supports intergenerational living, and is culturally appropriate with access to services and amenities that meet the needs of elders.

Community members would like to see increased public investment in affordable housing projects led by community-based organizations, increased rental assistance, access to home repair funding for low-income homeowners, and access to technical assistance.

Residents are strongly in favor of programs that assure no net loss of affordable units like inclusionary zoning requirements, land trusts, right-to-return programs, and community benefits agreements. Programs that do not directly result in affordable housing, such as in-lieu fee programs, are less favored.

They prefer to integrate market-based housing and affordable housing units in the same developments to increase access to opportunity and equitable development outcomes.³⁴ They are concerned that increased property values will exacerbate displacement. The community also stated that they would also like to see affordable housing units created when property values in the subarea increase as a result of investments in community development projects, such as infrastructure improvements.

- NH-17** Promote access to diverse housing choices for residents at a variety of income levels, ages, household sizes, and lifestyles to address the housing needs of the North Highline community.
- NH-18** Preserve, improve, and increase the supply of affordable housing in North Highline through tools such as:
 - a. Inclusionary zoning
 - b. Community land trusts and other models of permanently affordable, shared equity homeownership
 - c. Property tax exemptions
 - d. Funding equitable, community-driven affordable housing projects
- NH-19** Utilize a range of strategies to reduce residential displacement in North Highline such as:
 - a. Increasing the supply of affordable housing

³⁴ According to the [US EPA](#) equitable development is an approach for meeting the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant.

- b. Adopting tenant relocation assistance policy
 - c. Implementing right to return and/or community preference policies
- NH-20** Expand homeownership opportunities for North Highline residents through tools such as down payment assistance and redevelopment assistance.
- NH-21** 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.
- NH-22** Support the development of and access to housing suitable and affordable for households with special needs, low-, very low-, and extremely low-incomes.
- NH-23** Promote safe and healthy homes by implementing strategies, programs, and regulations to address dilapidated or unsafe properties, or potentially prevent declining conditions, so North Highline residents can remain in their homes.

Health and Human Services

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

As the Key Health Indicators table below illustrates, residents in North Highline are overall less healthy than King County residents as a whole. This highlights the need for additional programs and services to address these disparities.

Table 3. North Highline Key Health Indicators

	North Highline Health Reporting Area (HRA)	King County	Year
General Health Indicators			
Life expectancy at birth (years)	79.8*	81.7	2014-2018
Diabetes prevalence (%)	5.3%	7.1%	2015-2019
Health Education/Socioeconomic/Public Safety Indicators			
Teen birth rate (per 1,000 female age 15-17)	4.6	2.8	2015-2019
Low birth weight (%)	7.4%	6.6%	2015-2019
Firearm deaths (per 100,000 persons)	16.7*	7.6	2014-2018
Environmental Health Indicators			
Current asthma among adults (%)	11.3%	8.8%	2015-2019
Asthma hospitalizations (per 100,000 for all ages)	(Don't have this at HRA level)	32.30	2017-2019
Met physical activity recommendations	24.6%	25.9%	2015, 2017, 2019
Obese (body mass index >30)	23.6%	21.4%	2015-2019
Overweight (%) (body mass index 25-30)	33.6%	34.2%	2015-2019

* Statistically different compared to King County

Healthcare Services

There are several healthcare service providers in the North Highline subarea. The White Center Medical Clinic is operated by Sea Mar, which is a community-based organization that provides health and human services that specializes in service to Latinx members of the community. Additionally, HealthPoint operates a youth clinic at Evergreen High School.

Public Health – Seattle & King County also provides services to the residents of North Highline either directly or through partnerships with other agencies, including:

- **Public Health Primary Care at Navos:**³⁵ Provides primary healthcare for adults 18 and older; focuses on care for people with significant mental illnesses, substance use disorders, and homelessness.
- **Family Planning Health Education Team:**³⁶ Provides Highline School District teacher training on elementary and secondary FLASH curriculum; led the “Peace N the Hood” Job Fair.

³⁵ <https://kingcounty.gov/depts/health/locations/navos.aspx>

³⁶ <https://kingcounty.gov/depts/health/locations/family-planning/education.aspx>

- **Public Health School-Based Partnership Team:**³⁷ Provides funds annually to Healthpoint to support 2 school-based health centers in the Highline School District at Evergreen High School and Tyee High School.
- **Street Medicine Team and Evergreen Treatment Services-REACH:**³⁸ Conducts outreach to provide primary and behavioral health care to those experiencing homelessness.
- **Community Health Services' Parent Child Health programs:**³⁹ Conducts visits at area shelters. These services include care for new mothers and their babies.
- **Access and Outreach Team:**⁴⁰ Works with North Highline community-based organizations to link their clients to health care insurance, health services, and ORCA LIFT, a free and reduced-cost transportation program.

Access to Healthy Foods

One key component of leading a healthy lifestyle is having convenient access to affordable, healthy, and local food choices. White Center has several grocery stores and numerous independently owned restaurants and other outlets that sell culturally appropriate foods to the North Highline community. Roxhill has a Safeway supermarket and Top Hat has a handful of stores selling groceries.

In Glendale, there is a Thriftway supermarket, a Red Apple supermarket, and several non-chain restaurants located south of the Rainier Golf and Country Club. There are several independent restaurants and grocery stores in or close to the area of South Park in unincorporated King County.

Early Learning and Childcare

Early childhood development is an essential part of healthy cognitive, linguistic, and social development. Access to early childhood development is a determinant of equity. North Highline has more need for childcare than is available in the community according to information from the Washington State Department of Children, Youth, and Families.⁴¹ The Subarea includes several local childcare centers located in North Highline and several family home childcare providers.

White Center HUB

The White Center Community Development Association is managing a community development project in White Center called the "HUB" ("Hope, Unity, and Belonging"), in collaboration with community partners. Partners include Southwest Youth and Family Services, and Community Roots Housing. King County is also providing funding for the project.

The White Center HUB will include an affordable housing project, featuring at least 70 units of housing affordable to individuals whose income is 60% or less of area median income, and a community use project, which would include a commercial building to be used by nonprofit

³⁷ <https://kingcounty.gov/depts/health/child-teen-health/school-health.aspx>

³⁸ <https://www.evergreentreatment.org/about-reach/>

³⁹ <https://kingcounty.gov/depts/health/child-teen-health/maternity-support-infant-case-management.aspx>

⁴⁰ <https://kingcounty.gov/depts/health/locations/health-insurance/access-and-outreach.aspx>

⁴¹ [Child Care Need and Supply Data | Washington State Department of Children, Youth, and Families](#)

organizations that serve White Center. It will be located on the corner of 8th Avenue SW and SW 108th Street, just north of Dick Thurnau Memorial Park.

Community Priorities

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

- Increased accessibility to healthy foods This includes an interest in having a grocery store in Top Hat, having access to affordable healthy food, creating P-patches, community gardens, and community kitchens, providing cooking demonstrations of culturally relevant food, and providing a farmers market.
- More services and programs for youth, including additional after-school programs.
- Additional adult programs where health and wellness are promoted.
- Additional affordable childcare options.
- More choices for early childhood education.
- Improved access to health and social service providers.

Policies

NH-24 Support access to healthy, affordable, and culturally relevant foods for all residents throughout North Highline by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens.

NH-25 Partner with Highline School District, community-based organizations, and other health and human service agencies to provide healthcare (physical and behavioral), social and human services, early education, and childcare to improve outcomes for residents of all ages, students, and their families, especially where needs are greatest.



Dick Thurnau Memorial Park, White Center (SD Brewer)

Chapter 5: Parks, Open Space, and Cultural Resources

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

As of 2021, North Highline contains 7 major parks and open space properties, spanning over 60 acres, including:

- **Dick Thurnau Memorial Park:** This 33-acre park between White Center and Top Hat has a frisbee golf course, play areas, walking paths, and Hicklin Lake. It also has the Bethaday Community Learning Space, in which the Technology Access Foundation provides education programs, including ones that specifically serve students of color.
- **North Shorewood Park:** This 6-acre park near the Roxhill area has play and picnic areas, basketball courts, and nature trails.
- **Steve Cox Memorial Park:** This 10-acre park in White Center offers more programming than many other parks in the County system. Amenities include the White Center Community Center, White Center Teen Program, Mel Olson Stadium, ballfields, a play area, restrooms, picnic shelter, tennis courts, basketball courts, and a reflexology path.
- **White Center Heights Park:** This 6-acre park between White Center and Greenbridge has an amphitheater, picnic shelter, open field, and nature trail.
- **Hamm Creek Natural Area:** This 4-acre park in the Glendale neighborhood is a local urban natural area.
- **Glendale Forest:** This 5-acre parcel, acquired in 2020, will be transformed into a forested park featuring trails, overlooks, and wetlands.

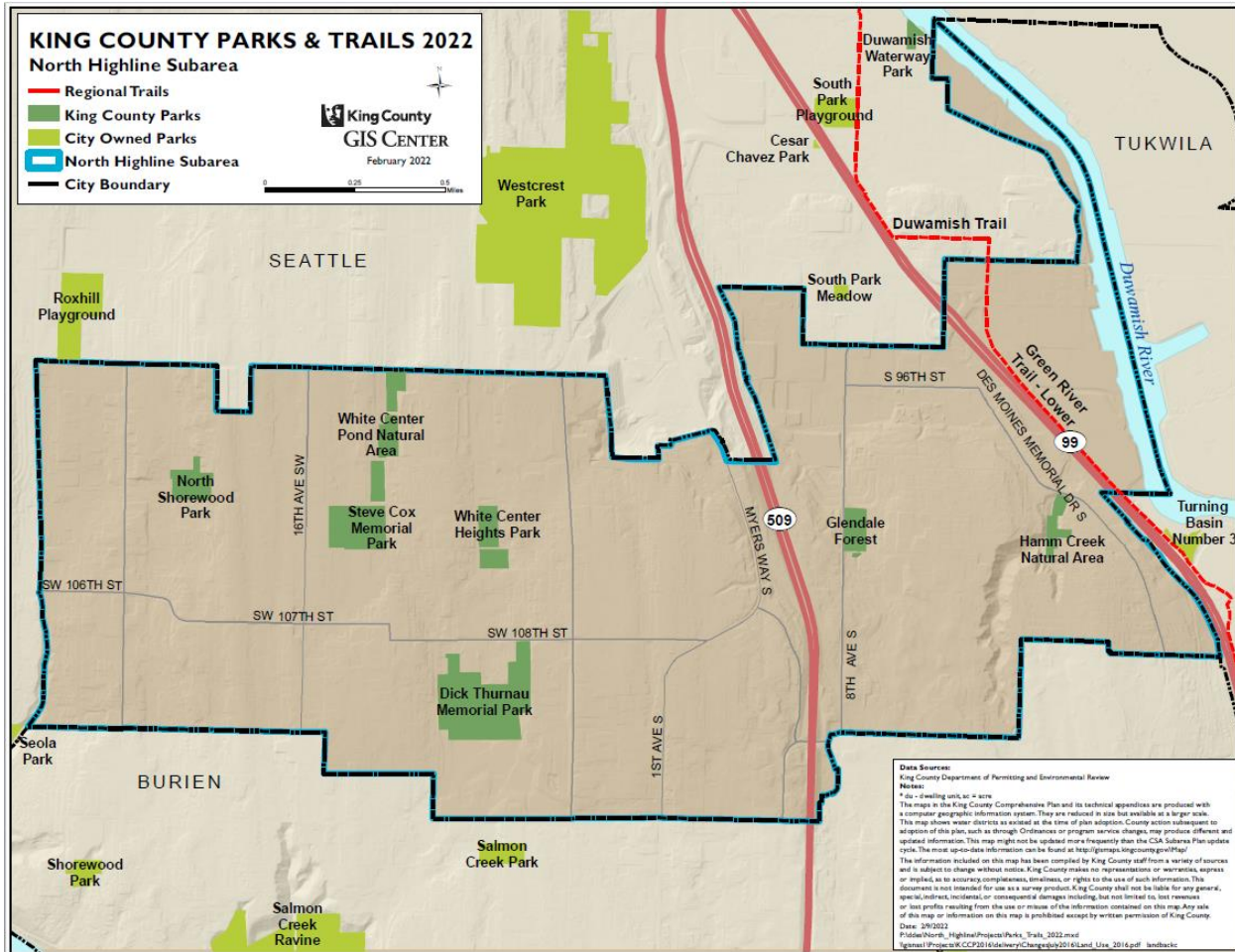
- **Lower Green River Trail:** At the northeastern edge of North Highline, near the South Park neighborhood, a section of the King County Green River Trail runs alongside W Marginal Way Place S. This regional trail connects to trails in Seattle and Tukwila.

In addition to County-owned parks and playfields, King County provides a number of recreational and cultural services in the area:

- **White Center Teen Program:** Provides free year-round recreational, educational, and enrichment programming in Steve Cox Memorial Park to about 1,400 local youths each year.
- **Volunteer Program:** This service program involves about 10,000 people a year in tree planting, removing invasive plants, and building and maintaining parks.
- **Youth Conservation Corps:** This program, launched in 2021, provides paid summer teen internships that focus on environmental topics and career development.
- **Open Space:** The County acquires new parks and open space lands with a variety of funding sources, including its Parks, Recreation, Trails, and Open Space Levy and its Land Conservation Initiative.
- **Arts:** Led by the King County cultural funding agency, 4Culture, this work focuses on arts, heritage, historic preservation, and public art.
- **Partnerships:** The County partners with, and provides grant funding to, other groups to provide recreational programs such as frisbee golf and amateur sports for youths.

Other nearby parks provide open space, playfields, and other recreational opportunities for North Highline residents. These include Salmon Creek Ravine, Shorewood Park, and Salmon Creek Park in Burien; Turning Basin Park Number 3 in Tukwila; and Seattle's Seola Park, Roxhill Playground, Westcrest Park, South Park Meadow, Cesar Chavez Park, South Park Playground, and Duwamish Waterway Park.

FIGURE 4. NORTH HIGHLINE PARKS AND TRAILS MAP



Every school in the Highline School District has recreational facilities that are open to the public when schools are not in session, subject to policies and procedures for their use. Depending on the school, facilities may include practice fields, playgrounds, and sports courts.

The King County Housing Authority has small green spaces and playgrounds throughout the Seola Gardens and Greenbridge communities, and a popular plaza at Greenbridge. Privately owned recreation and open spaces, including the Glen Acres and Rainier golf and country clubs, are also important contributors to the area's green space network. Faith-based organizations may also provide spaces for recreation and other amenities on their properties.

Open Space and the Environment

In February 2021, King County published its *30-Year Forest Plan*, which is organized around 7 priority areas. Based on North Highline's location within the urban areas of King County, the following 3 priority areas are likely to have the most direct impact on the lives of the North Highline community:

- **Urban Forest Canopy – Increasing tree canopy in urban areas with a focus on areas with the lowest canopy cover**

- **Human Health – Prioritizing tree canopy improvements and increased access to forested open space to improve health outcomes and advance health equity**
- **Water Quality and Quantity – Maintaining and expanding forest canopy to improve water quality, reduce stormwater runoff, and reduce flooding**

An analysis of the forest canopy cover in the *Forest Plan* found that White Center’s urban forest canopy covers roughly 477 acres or around 21% of the area. The analysis did not capture data for the whole North Highline subarea. For the cities and unincorporated areas analyzed, the canopy coverage ranged from a high of 67% down to 16%. White Center’s tree cover is similar to the cities of SeaTac and Algona, and about 7% lower than the estimate for Skyway-West Hill’s canopy (28%), a nearby urban unincorporated area. White Center ranks third from last out of 45 communities included in the analysis using 2017 data.

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

White Center and Greenbridge Libraries

The North Highline community is served by 2 King County Library System libraries, White Center and Greenbridge. Library services were first offered in White Center from a private home in 1943. In 1946, the White Center Library moved to the basement of the White Center Fieldhouse and joined the King County Library System. Successful bond measures in 1966 and 2004 allowed for bigger and better-equipped library buildings in White Center.⁴² The White Center Library moved to its current location on SW 107th Steet, which offers 10,000 square feet of space, in 2016. The library has collections in Chinese, Somali, Spanish, and Vietnamese.

The North Highline community is also served by the Greenbridge Library on 8th Avenue SW. This 2,300-square-foot library opened in 2008 in a “Built Green” leased space at the YWCA Learning Center. Funding came from a 2004 bond measure. Part of the King County Library System, the library has collections in Arabic, Somali, Spanish, and Vietnamese, and its campus also includes a community center and an early learning center, in addition to the YWCA Learning Center.

Community Priorities

North Highline community feedback shows that they value the subarea’s green spaces and would like to see more parks and open spaces available for passive and active recreation, with improved accessibility within and to parks and open spaces. They want increased maintenance of parks and open spaces and more safety features. The community would like to have increased access to amenities such as dog parks, community gardens, playground equipment, game courts, and walking paths and trails with waymarking.

Community members are also interested in protecting human health and nature, as well as guarding against and mitigating the impacts of climate change. They identified the need to increase tree canopy to provide relief from the urban heat island effect. They would also like to

⁴² [White Center Library, King County Library System - HistoryLink.org](#). Author Glenn Drosendahl, 2016

see increased use of green stormwater infrastructure, such as rain gardens, for additional green spaces, for water storage, and to protect water quality.

The community honors its diversity and heritage, and members would like to have more places to gather, celebrate, and share the richness of cultures present in North Highline. This includes gathering spaces such as plazas, pocket parks, and community center spaces.

Residents of North Highline want more recreational, learning, and other programs for the community, particularly ones that are culturally relevant. Specifically, North Highline wants to be a place where artists can thrive.

Policies

- NH-26** Work with North Highline residents, businesses, and other community organizations to identify and implement opportunities for planting trees and installing green infrastructure to reduce the urban heat island and improve water and air quality. Prioritize areas that have been underserved and underrepresented.
- NH-27** Support existing and new accessible, culturally appropriate recreational and gathering spaces in North Highline, such as community buildings, plazas, open spaces, regional trails, local parks, and pocket parks.
- NH-28** Support the delivery of park improvements and recreational, cultural, and educational programs in North Highline by partnering with community organizations and public agencies to increase capacity building and funding, sharing technical expertise, and leveraging County-owned parks facilities.



8th Avenue SW in Greenbridge (SD Brewer)

Chapter 6: Transportation

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

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

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

- The Strategic Plan for Road Services
- The Strategic Plan for Public Transportation
- The Long Range Plan for Public Transportation – Metro Connects
-

Road Services

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

- general roadway maintenance
- pothole filling
- snow and storm responses
- inspections

- repaving
- safety investigations
- traffic analysis
- installation of devices such as signals and signs
- pavement marking
- school safety zone improvements
- roadside vegetation and litter removal
- graffiti removal
- bridge monitoring and repair
- road alerts
- emergency response services
- establishing and updating design standards
- development and construction review
- permitting

The North Highline road network includes the following assets:

Table 4. North Highline Transportation Assets

Asset	Quantity
Maintained centerline miles	56 miles
Maintained lane miles	125 lane miles
Bridges	1 (South Park Bridge)
Traffic cameras	5
Traffic signals	13
School zone flashers	25
Traffic control signs	2,481
Guardrails	2 miles
Drainage pipes	48.4 miles
Drainage ditches	8.9 miles
Catch basins	2,587
Sidewalks	30.1 linear sidewalk miles
Bike lanes	2.3 lane miles
Radar speed feedback signs	1
Crosswalks	166

Additionally, as part of the *Comprehensive Plan*, King County develops a Transportation Needs Report, (TNR), which is a long-term list of needed improvements to roads and related transportation infrastructure. The 2020 TNR⁴³ identified 15 needed improvements, with a total estimated cost of \$35 million, in North Highline. Two major capacity projects account for nearly half of the estimated cost and 9 active transportation projects ("nonmotorized") account for over a third of estimated costs. Three drainage projects and one intersection and traffic safety project account for the remaining estimated costs. A map showing the 2020 TNR improvements in North Highline can be found in Appendix A: Tables and Maps.

⁴³ Ordinance 19146

Finally, as part of its Americans with Disabilities Act Transition Plan,⁴⁴ the County identified over 600 curb ramps in North Highline that are a high priority for upgrades to current accessibility standards.

State Highways

State Routes 99 and 509 traverse North Highline and are major arterial roadways. Both highways are managed by the Washington State Department of Transportation.

Public Transportation Services

The King County Metro Transit Department (Metro) provides fixed-route bus service and corresponding Access paratransit service in the North Highline subarea. While most services in North Highline are funded by Metro, 2 routes benefit from additional investments in service frequency from Seattle's Transportation Benefits District funding. The following transit routes serve North Highline as of 2022:

Table 5. King County Metro Transit Routes in North Highline

Route #	Route	Weekday Average Headways ⁴⁵	Weekend Average Headways
22	Arbor Heights, Westwood Village to Alaska Junction	All day: 60 minutes	No service
60	Westwood Village, White Center, South Park, Georgetown, Beacon Hill, Chinatown/International District, First Hill, Capitol Hill	Peak: 15 minutes Off-peak: 15-30 minutes	All day: 15-30 minutes
113	Shorewood, White Center, Downtown	Peak: 30-45 minutes	No service
120	Burien, White Center, Westwood Village, West Seattle, Downtown Seattle	Peak: 7-15 minutes Off-peak: 10-30 minutes	All day: 15-30 minutes
128	South Center, Tukwila, White Center, Alaska Junction	Peak: 10-20 minutes Off-peak: 20-30 minutes	All day: 30 minutes
131	Burien, White Center, SODO, Downtown Seattle	Peak: 20-30 minutes Off-peak: 30 minutes	All day: 30 minutes
132	Burien, South Park, SODO, Downtown Seattle	Peak: 20-30 minutes Off-peak: 20-30 minutes	All day: 30 minutes
Sound Transit 560	White Center, Burien, Sea-Tac Airport, Renton, Bellevue	Peak: 25-30 minutes Off-peak: 30-60 minutes	All day: 45-60 minutes

For seniors and adults with disabilities, Hyde Shuttle is another door-to-door van service provided by King County in partnership with Sound Generations. A map showing transit service in North Highline can be found in Appendix A: Tables and Maps.

Community Priorities

Over the past several years, when asked what type of transportation investments would be meaningful and have a lasting impact on the community, residents continually expressed that

⁴⁴ <https://kingcounty.gov/-/media/depts/local-services/roads/ada-plan/FinalKingCountyADA041621Accessible.ashx>

⁴⁵ King County Metro transit service as of August 2021; morning peak is typically 5-9 a.m. and afternoon/evening peak is typically 3-7 p.m. (this can vary by route; schedules are subject to change).

transportation-related decisions should be made that meet the needs of the most vulnerable members including community members with mobility challenges.

Safe, well-lit access to community amenities is a priority for the community. This includes investments in improved pedestrian infrastructure and active transportation, including adding more sidewalks in commercial and residential areas.

North Highline community members state that they want improved transit service that will make it easier for them to get to job centers and transit hubs. This includes increasing the frequency of service on existing routes and providing new east-west transit service. The community members stated that new east-west services would both improve linkages to the existing north-south-focused transit routes and support connections between North Highline's commercial areas, residential neighborhoods, and industrial employment areas.

The community wants to support mobility options for customers with limited physical abilities, or who are elderly. Providing adequate parking, both on-street and off-street, is a priority to allow community members to support small, independent businesses.

Some community members are in favor of increasing bike lanes, while others are concerned that installing bike lanes may come at the expense of keeping on-street parking spaces.

The community stated that they would also like to see King County do more to improve road conditions, address speeding, improve connectivity to walking trails and bike paths, and provide beautiful streetscapes in North Highline.

Policies

- NH-29** Prioritize safe and inviting walking, bicycling, and rolling in the White Center Unincorporated Activity Center and throughout North Highline to connect residents to transit facilities, commercial areas, local parks and open spaces, schools, and other local destinations.
- NH-30** Provide convenient, safe transit access to commercial areas, jobs, services, and community amenities in North Highline and surrounding transit hubs so that residents can participate in the economy and access amenities regardless of their age, socioeconomic status, or abilities.



The “Log Cabin” Community Center at Steve Cox Memorial Park in White Center (SD Brewer)

Chapter 7: Services and Utilities

A full range of urban utilities and services is important to support urban communities including water and sanitary sewer, stormwater management, solid waste collection and disposal, and fire protection. North Highline is served by several different special utility districts and organizations that collectively provide these vital services. The provision of water and sewer services has a direct impact on the use and development of land in North Highline.

The subarea is served by 2 main water districts: Seattle Public Utilities and King County Water District 20. The area is also served by 2 main sewer districts: Southwest Suburban Sewer District and Valley View Sewer District.

Of over 5,000 total parcels, over 300 have on-site sewage systems. Almost 80% of these, according to Public Health-Seattle and King County, were installed before or during 1990—and, given their age, some of them could be failing. As redevelopment occurs in areas with private water and sewer systems, connections to public services are anticipated.

A map showing sewer service providers in the North Highline subarea is included in Appendix A: and Maps.

Community Priorities

Increasing the ability to connect to sewers is a key priority for North Highline. The community wants to ensure that new developments connect to public sewer services and to increase opportunities for existing private property owners who rely on older, failing on-site sewer systems to connect to public sewer services.

Policies

NH-31 Promote the efficient use of land through a coordinated and logical approach to infrastructure and service provision, including coordination with neighboring cities for future annexation.

- NH-32** Encourage developers proposing to extend water or sewer service for new residential, commercial, or mixed-use development in North Highline to work with surrounding property owners to provide reasonable access to public utilities.

- NH-33** Partner with the North Highline community to address unsewered areas to address aging and failing on-site sewage systems by identifying the most appropriate wastewater treatment options that protect public health and support the community's housing and equity goals.



Artwork on 14th / 16th Avenue South Bridge, South Park (SD Brewer)

Chapter 8: Economic Development

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

North Highline supports a substantial small business community as well as large industrial firms. Employment in North Highline grew modestly, about 2%, from 2010 through 2020, while employment countywide grew by approximately 30%.⁴⁶

North Highline has approximately 5,800 jobs and 500 workplaces. North Highline has a relatively diverse economy, with worksites/employers covering a variety of sectors. The services sector has the largest share of employees; approximately 33% of all jobs in North Highline are in the services sector, according to workforce dynamics data from 2017.⁴⁷ Industrial employment, including manufacturing, warehousing, transportation, and utility jobs, makes up approximately 28% of jobs in North Highline. Construction and retail trade jobs each make up 17% of total jobs. North Highline draws employees regionally – 16% of the subarea’s employees are from Seattle, 6% from Burien, and 5% from Kent.

Most workers residing in North Highline are commuting to jobs outside of the subarea: 46% are employed in Seattle, 6% in Bellevue, and 5% in Burien. Maps showing where people living in North Highline commute to for employment, and where workers in North Highline are commuting from can be found in Appendix A: Tables and Maps.

⁴⁶ <https://www.psrc.org/covered-employment-estimates>

⁴⁷ <https://lehd.ces.census.gov/data/>

OPPORTUNITY ZONES

North Highline includes 2 census tracts designated as Opportunity Zones. The Opportunity Zone program is a federal program designed to provide tax incentives to investors who fund businesses in communities that are underserved. The North Highline Opportunity Zones are south of SW 102nd Street with 16th Avenue SW as the western boundary and 1st Avenue S as the eastern boundary. One of the census tracts extends into the city of Burien.⁴⁸

Community Priorities

The community wants residents and businesses to have the opportunity to stay in North Highline and thrive. Residential, economic, and cultural displacement are priority concerns in the subarea.

The community also states that they want to see economic opportunities provided for youth to learn job skills. The community states that they would also like to see increased access to affordable childcare programs to support working families, support for families seeking work opportunities when English is not their first language, and support for businesses that want to be able to grow in North Highline.

The business community identifies that having access to affordable professional services that can provide education, job training, mentoring, and consultation is also integral to their success. The business community wants there to be spaces to grow and expand without needing to leave North Highline. They state that they would also like to have the opportunity to buy property for their businesses, rather than continue leasing.

A community survey report completed by the WCCDA in 2017 found that overall economic priorities for White Center were creating additional and higher paying jobs, providing language and job training, and providing support to small businesses. The top identified challenges were a lack of jobs and jobs that do not pay well, English language proficiency, a lack of training and childcare, and difficulties keeping a small business running. A similar survey focused on anti-displacement conducted by King County and the WCCDA in 2021 found that the majority of the business surveyed (64%) had lost customers because of displacement. More than half of the respondents felt programs supporting affordable housing would benefit both their business and their community. Almost all the respondents (86%) felt more housing in the downtown White Center area would help their businesses.

Policies

- NH-34** Prevent the economic and physical displacement of long-term locally owned businesses in North Highline. Encourage the development of new locally owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.
- NH-35** Partner with community-based organizations and other agencies to provide culturally appropriate technical assistance to the North Highline small business community in areas such as commercial leasing, commercial land purchase, applying for grants and loans, and business financing and accounting.

⁴⁸ <https://opportunityzones.hud.gov/resources/map>

- NH-36** Promote safe and healthy commercial spaces by implementing strategies, programs, and regulations to address dilapidated or unsafe properties, or potentially prevent declining conditions, so local businesses can remain in the North Highline.

Chapter 9: Implementation

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

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

Land Use and Zoning Changes

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

Residential Density Increases

Several areas were rezoned to increase housing supply and types of housing to support housing affordability. These areas include portions of Roxhill, Top Hat, and Glendale.

The rezoning in many of these neighborhoods supports medium-density housing, including missing middle” housing, close to commercial centers and transit service. Missing middle housing types include townhouses and multiplexes (such as duplexes and triplexes). This type of development is generally less expensive to purchase or rent compared to single-family detached homes.

Areas adjacent to urban centers, transit corridors, or existing high-density residential development were rezoned to higher-density residential. These changes support the construction of apartment buildings and are intended to increase housing supply and types of housing. These areas include Roxhill along the RapidRide H Line route; White Center adjacent to the Urban Unincorporated Activity Center; White Center Unincorporated Activity Center north of the White Center Library; and Glendale in areas served by transit.

P-Suffix Conditions

NH-PXX MIXED USE

NH-PXX was adopted, which requires that new development include both residential and commercial units within the project as mixed-use development. NH-PXX is added to accompany a zoning change on a block in the White Center Unincorporated Activity Center from Industrial to Commercial. This P-Suffix condition supports increasing housing supply near services and amenities in an area that is served by very frequent transit.

NH-PXX HEIGHT LIMITS

NH-PXX was adopted, which limits the heights of new buildings to 55 feet – about 4 floors. Any floors above the second floor are required to be set back to emphasize a pedestrian scale at street level. NH-PXX applies to a two-block area of 16th Avenue SW between SW Roxbury Street and SW 100th Street in the White Center Unincorporated Activity Center. NH-PXX supports Policy NH-8 relating to the preservation of the small size and scale of businesses along this stretch of 16th Avenue SW.

NH-PXX MARIJUANA RETAIL STORES

NH-PXX was adopted, which limits the total number of marijuana retailers allowed within the North Highline subarea to two. Existing, legally established marijuana retailers may remain in operation and are regulated as non-conforming uses. The number of marijuana retailers within the North Highline subarea is not allowed to increase beyond the current amount. This change implements recommendations from the King County Marijuana Report and supports Policy NH-14.

Special District Overlays (SDO)

WHITE CENTER PEDESTRIAN-ORIENTED SPECIAL DISTRICT OVERLAY

SO-XXX: White Center Pedestrian-Oriented SDO was added to XX Community Business-zoned parcels in the White Center Unincorporated Activity Center. The purpose of the SDO is to require pedestrian-oriented development that supports walkable and connected commercial areas. Provisions in the SDO address orientation of the building entrance to the public street, building facades, vehicle access, and off-street parking. The SDO also prohibits the production and processing of marijuana products, which do not support walkability and connectivity in a pedestrian-oriented area. SO-090: Economic Redevelopment SDO was removed from some of the parcels that overlap with SO-XXX.

COMMERCIAL/INDUSTRIAL SPECIAL DISTRICT OVERLAY

SO-100: Commercial/Industrial SDO was amended and added to the Industrial-zoned block in White Center north of Steve Cox Memorial Park. The purpose of the Commercial/Industrial SDO, adopted in 1994, is to provide incentives for the redevelopment of underutilized lands. It also addresses compatibility between non-residential uses and neighboring residential uses by limiting the types of industrial and commercial uses that are allowed on a property. Amendments to the SDO made by Ordinance XXXXX (Ordinance number to be inserted) include adding pedestrian-oriented features to make it compatible with the White Center Pedestrian-Oriented SDO.

SO-100 was also removed from several parcels that are either currently developed with residential or mixed uses and the conditions are no longer applicable or do not meet the conditions for the uses permitted by the SDO.

Urban Design Standards

The North Highline Urban Design Standards and Guidelines were developed in close collaboration with the community in a process parallel to the Subarea Plan. The standards and guidelines would apply to new or substantially improved commercial, mixed-use, and multifamily buildings in North Highline. The standards prioritize the pedestrian environment, encourage human-scale design, and reflect the character and cultures of the North Highline community. Standards are proposed for the following areas:

- Streets and frontages

- Site design
- Public realm design
- Stormwater and landscape design
- Building design
- Designing for distinctive identity
- Designing for a safe and welcoming neighborhood

Inclusionary Housing Regulations

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

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

In North Highline, inclusionary housing would be required within the unincorporated activity center, wherever two or more dwelling units are created. Elsewhere within North Highline, residential and mixed-use development would have the option to increase residential density by providing affordable units.

Anti-Displacement

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

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

Designation of the White Center Unincorporated Activity Center as a Countywide Center

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

The 2021 Update to the King County Countywide Planning Policies (CPP) established a framework for designating centers in King County. In the update, the White Center Unincorporated Activity Center was designated as a candidate countywide center. Countywide centers would be identified in the 2024 King County Comprehensive Plan update and then

designated in 2025-2026 by the King County Growth Management Planning Council (GMPC) through a CPP amendment.

Community Needs List and Budgeting

Community Needs Lists (CNL) identify specific actions such as programs, services, or capital improvements that respond to community-identified needs. CNLs are vetted by the community and a County process to implement the policies and community priorities. Each item to be included in the CNL is required to have a prioritization, an agency responsible for implementation, and potential timelines for completion. CNLs are required to be transmitted with each subarea plan and with each biennial budget. As part of the County's budgeting process, projects from the CNL are brought forward for funding. Projects may be completed using existing resources or may require additional resource allocation through the budget process.

The North Highline CNL was transmitted with the Subarea Plan and includes request categories with high priorities from the community like affordable housing, bike lanes, code enforcement, drainage improvements, early childhood education, economic development, parks, sidewalks, traffic calming, and workforce development.

Economic Development

Chapter 8 of the Subarea Plan contains policies related to economic development in North Highline, including support for the prevention of economic and physical displacement of long-term locally owned businesses, and prioritization of the development of new locally owned businesses.

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

Performance Measures

Tracking progress through performance measures gauges how well the County is implementing the subarea plan and supports accountability from the County to its residents and communities. Measures are intended to be clear, quantifiable, and comparable over time to better track outcomes.

A total of 10 performance measures are established for the subarea. A set of 5 measures apply to all urban unincorporated areas, which supports the tracking of North Highline with other urban unincorporated areas of King County. In addition, 5 North Highline-specific measures will be tracked that relate to the community's vision and priorities, and the policies in the Subarea Plan.

Although these measures will be tracked to show change over time, measures will continue to be refined in the future to better track the desired outcomes of the subarea plan. Where possible, they will be disaggregated by race and ethnicity to measure how conditions may vary for different communities.

STANDARDIZED URBAN UNINCORPORATED PERFORMANCE MEASURES

The following measures will be tracked at the subarea level to provide a numeric-based snapshot, tracked over time, of the performance of the Subarea Plan.

Performance Measure	Data
Development occurs in areas planned for growth	<ul style="list-style-type: none"> • Number of jobs and businesses • Total population • Housing units by type
The economy is strong and diverse	<ul style="list-style-type: none"> • Jobs by sector
Housing is affordable to residents at all income levels	<ul style="list-style-type: none"> • Percent of households paying more than 30 percent of income for housing costs • Percent of households paying more than 50 percent of income for housing costs
Residents have access to transit	<ul style="list-style-type: none"> • Proximity of housing units (by type) and jobs to transit stops
Residents have access to parks and open space	<ul style="list-style-type: none"> • Proximity to parks and open spaces

NORTH HIGHLINE-SPECIFIC MEASURES

To supplement the countywide measures, the following measures will be tracked to evaluate progress made toward implementing the community priorities in the Subarea Plan.

Performance Measure	Data
Increase access to opportunities and amenities	<ul style="list-style-type: none"> • Identification of investments, improvements, and county programs, with metrics where available, that support access to opportunities and amenities.
Protect the vibrant small business community	<ul style="list-style-type: none"> • Number of business licenses issued by industry and type • Report on investments in economic development in the subarea
Protect and increase availability of affordable housing	<ul style="list-style-type: none"> • Number of income-restricted units, by type, tenure, and AMI limit in the subarea • Housing assistance programs available in the subarea and if known, number of households in the subarea utilizing the program • Average cost of rental units by size • Average home sale price
Increase active transportation infrastructure	<ul style="list-style-type: none"> • List of improvements completed since last report • Linear miles of sidewalks, trails • Number of crosswalks • Linear miles of bike lanes
Reduce the risk of residential, economic, and cultural displacement	<ul style="list-style-type: none"> • Percentage of BIPOC households • Percentage of renters • Percentage of households making 80% AMI or below • Percentage of households with children in poverty • Average household size • Year moved into unit • Number of evictions and foreclosures • List of cultural and community assets, identifying changes since last report

Appendix A: Tables and Maps

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. The information shown will change over time.

TABLE 1: 2022 CURRENT USES

Current Use	Acres	Percent of Acres
Religious Institution	20	1.1%
Commercial	116	6.5%
Industrial	132	7.46%
Mobile Home	21	1.2%
Multifamily	166	9.3%
Parks	120	6.8%
Public	4	0.2%
School	61	3.4%
Single Family	844	47.6%
Utility	62	3.5%
Vacant	135	7.6%
Easement, Tract, or Unknown	91	6.3%

TABLE 2: 2022 COMPREHENSIVE PLAN LAND USE DESIGNATIONS

Comprehensive Plan Land Use Designation	Acres	Percent of Acres
Commercial Business (cb)	32	1.8%
Commercial Outside of Center (co)	16	0.9%
Industrial (i)	216	12.2%
Neighborhood Business (nb)	1	0.1%
Open Space (os)	65	3.7%
Urban Residential, High (uh)	278	15.7%
Unincorporated Activity Center (ac)	120	6.8%
Urban Residential, Medium (um)	1015	57.2%

TABLE 3: 2022 ZONING CLASSIFICATIONS

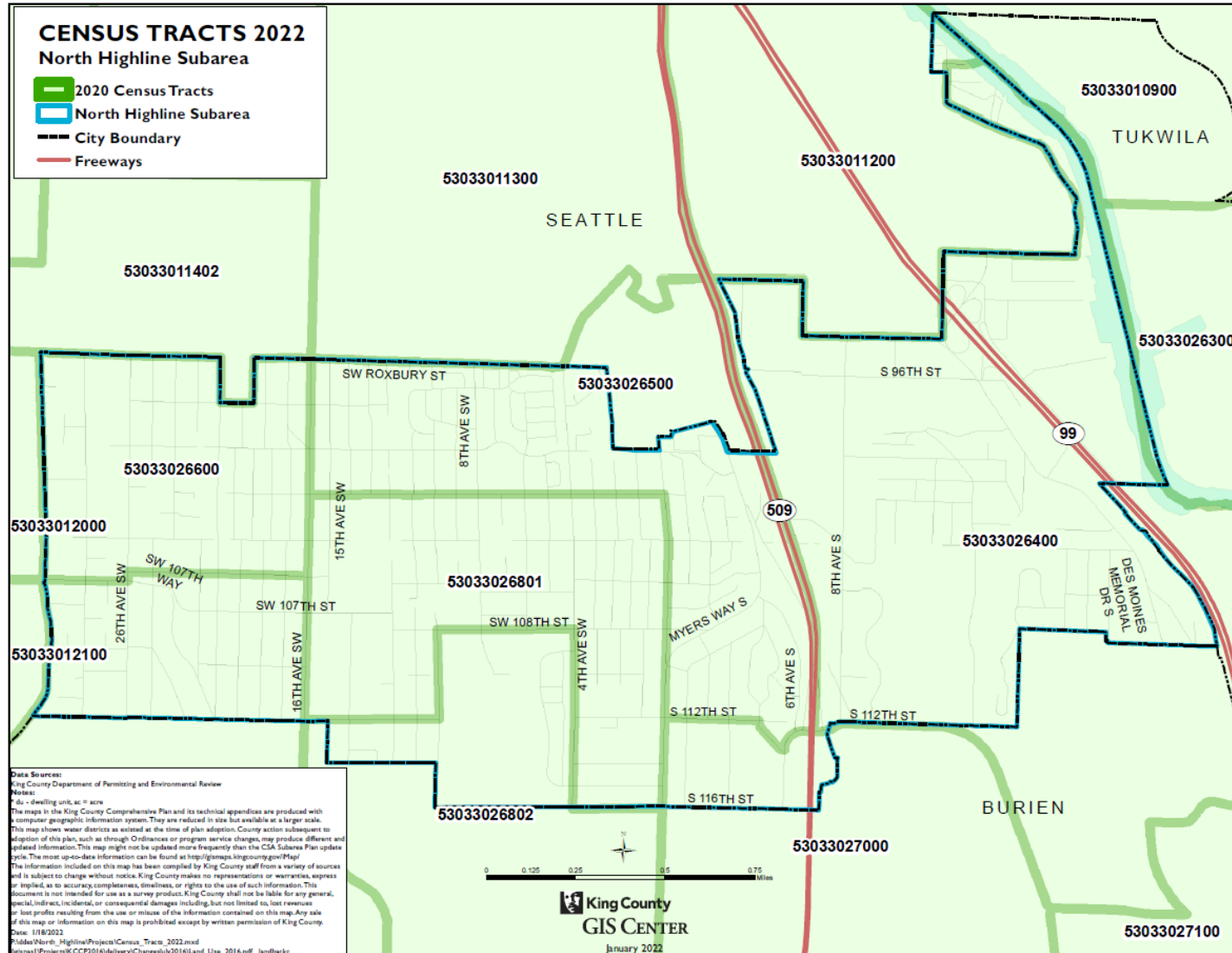
Zoning	Acres	Percent of Acres
Community Business (CB)	100	5.8%
Industrial (I)	224	12.9%
Neighborhood Business (NB)	2	0.1%
Regional Business (RB)	15	0.9%

Zoning	Acres	Percent of Acres
Office (O)	2	0.1%
Residential, 4 dwelling units per acre (R-4)	47	2.7%
Residential, 6 dwelling units per acre (R-6)	980	56.7%
Residential, 8 dwelling units per acre (R-8)	47	2.7%
Residential, 12 dwelling units per acre (R-12)	38	2.2%
Residential, 18 dwelling units per acre (R-18)	169	9.8%
Residential, 24 dwelling units per acre (R-24)	65	3.7%
Residential, 48 dwelling units per acre (R-48)	40	2.3%

TABLE 4: NORTH HIGHLINE MANAGED AFFORDABLE HOUSING UNITS

Property	Address	Income-restricted units	Population served	Max AMI
Sixth Place	9800 8th Avenue SW	24	50% AMI, 60 % AMI	60% AMI
Unity Village of White Center	1318 SW 100th Street	30	30% AMI, 60 % AMI	60% AMI
Park Lake Homes II-Zephyr	11464 4th Place SW	25	50% AMI, 60 % AMI	60% AMI
Providence Joseph House	11215 5th Avenue SW	64	50% AMI, 60 % AMI	60% AMI
Eastbridge	9963 3rd Lane SW	90	60% AMI	60% AMI
Salmon Creek	9800 8th Avenue SW	87	30% AMI, 60% AMI	60% AMI
Seola Crossing II	9800 8th Avenue SW	104	30% AMI, 60% AMI	60 % AMI
Nia Apartments	9935 8th Avenue SW	81	30% AMI, 60% AMI	60% AMI
Seola Crossing I	9800 8th Avenue SW	81	30% AMI, 60% AMI	60% AMI
Fairwind	411 SW 110th Lane	86	30% AMI, 50% AMI, 60% AMI	60% AMI
Southside by Vintage	11241 1st Avenue S	297	60% AMI	60% AMI
Coronado Springs Apartments	1400 SW 107th Street	328	50% AMI, 60% AMI	60% AMI
Beverly Park Group Home	150 SW 114TH Street	10	No data on AMI	No data on AMI
Lakewood Apartments	1500 SW 112th Street	11	No data on AMI	No data on AMI
King County Housing Authority Homeownership Unit	[Intentionally left blank]	1	80% AMI	80% AMI
Fairway House	1728 S 104th Street	4	30% AMI	30% AMI

MAP 1: NORTH HIGHLINE CENSUS TRACTS



MAP 2: NORTH HIGHLINE CENSUS DESIGNATED PLACES

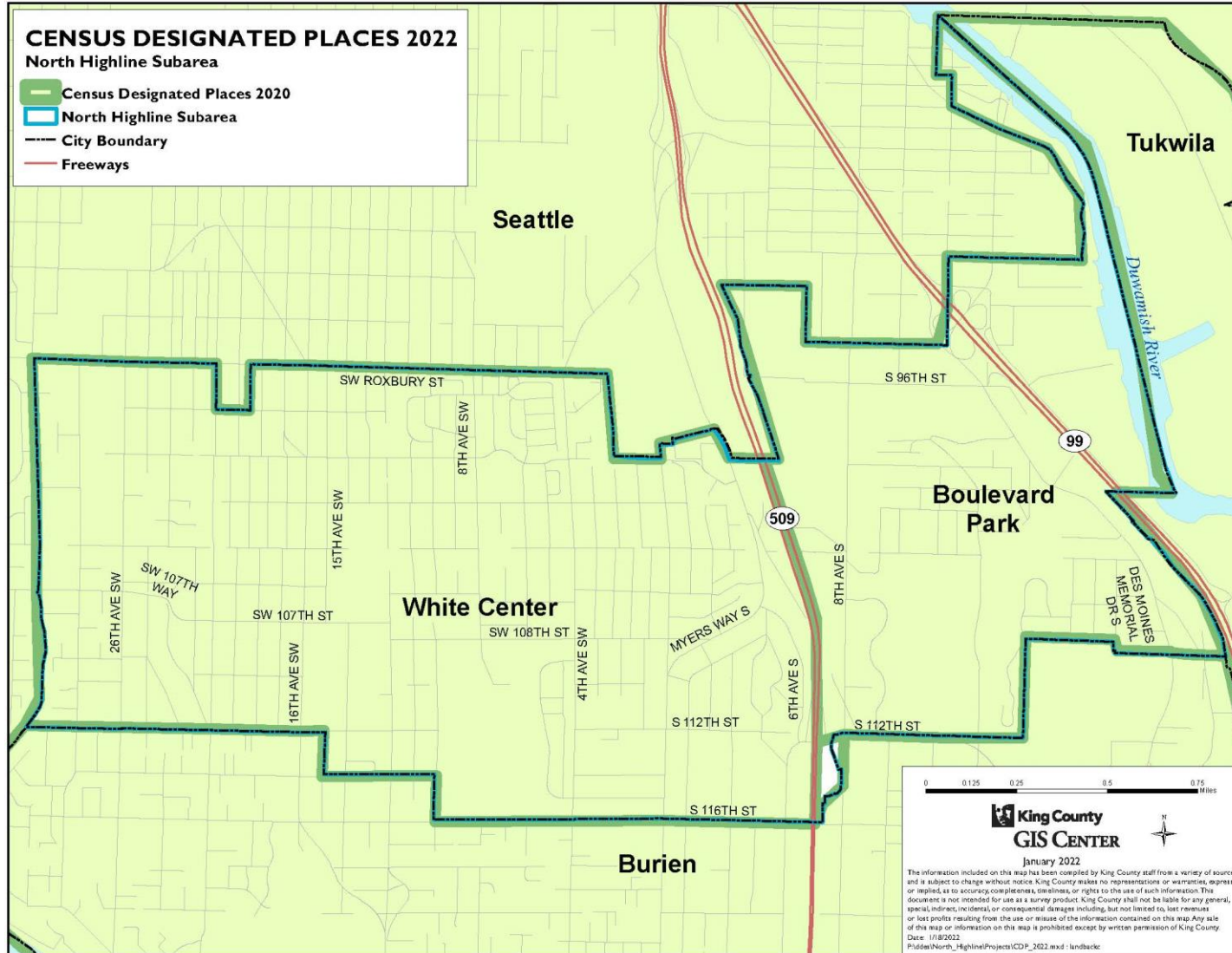


FIGURE 1: MEDIAN HOUSEHOLD INCOME AND TENURE (U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, CHAS, 2018)

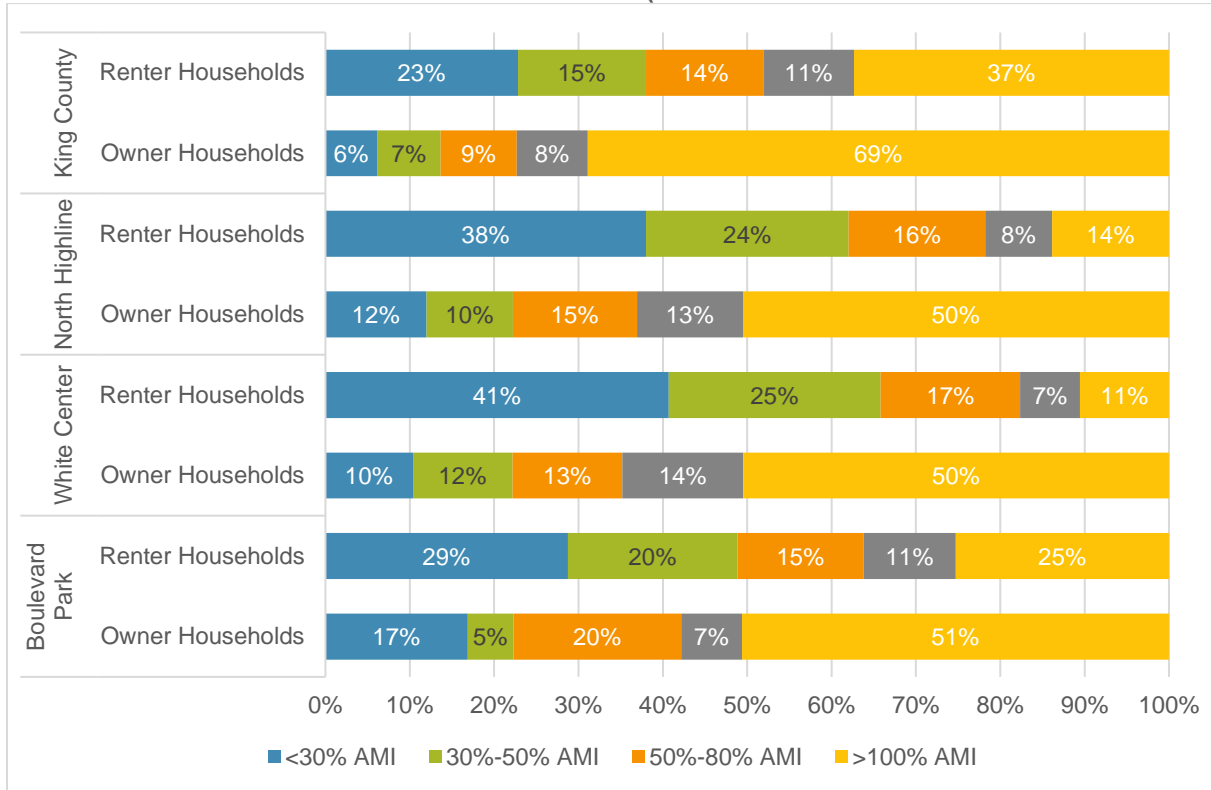


FIGURE 2: TENURE BY RACE AND ETHNICITY (2020 ACS 5-YEAR)

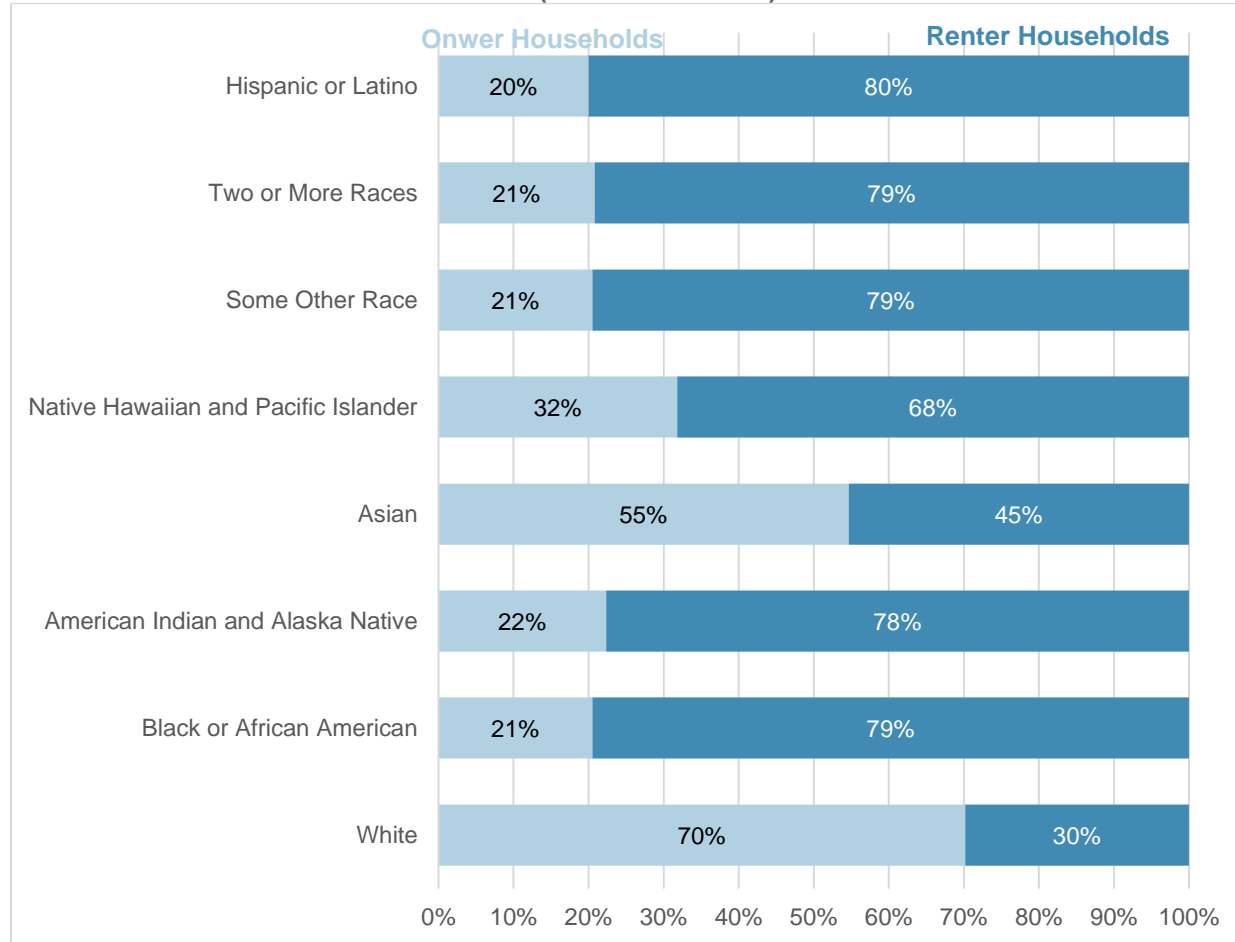


FIGURE 3: AGE OF HOUSING (2020 ACS 5-YEAR)

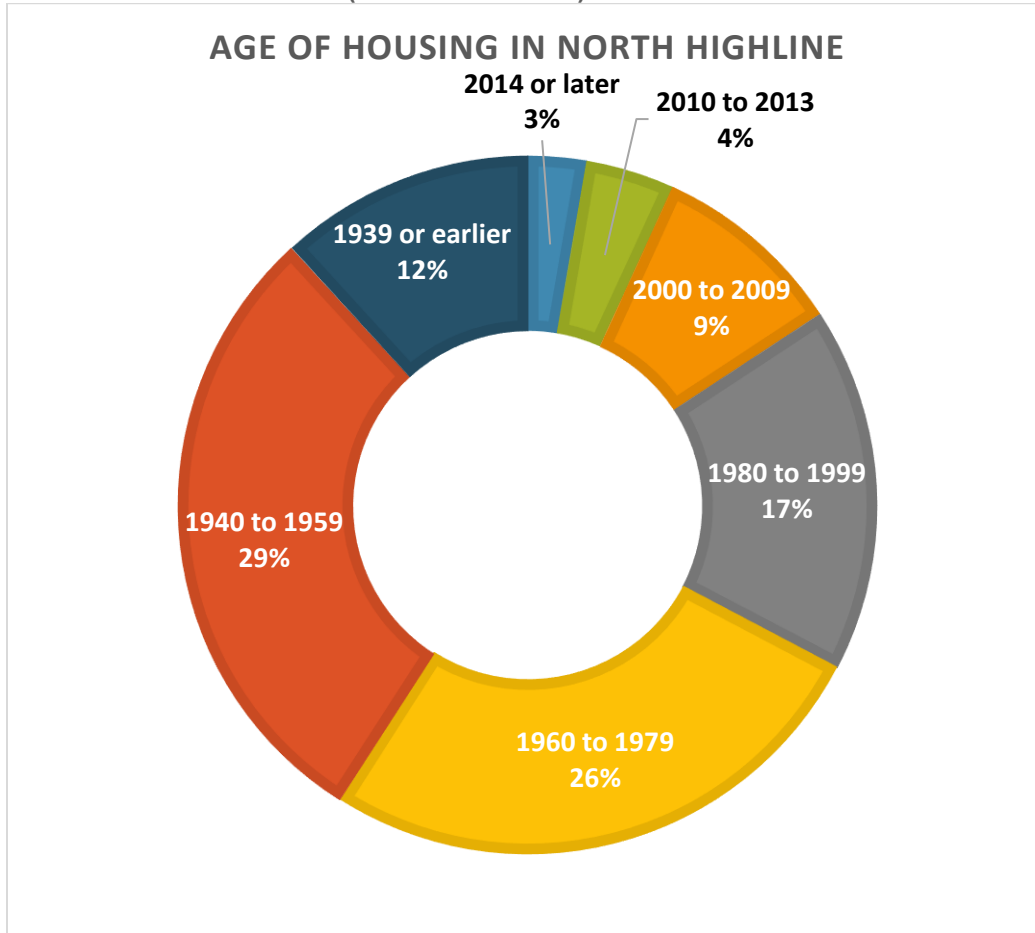
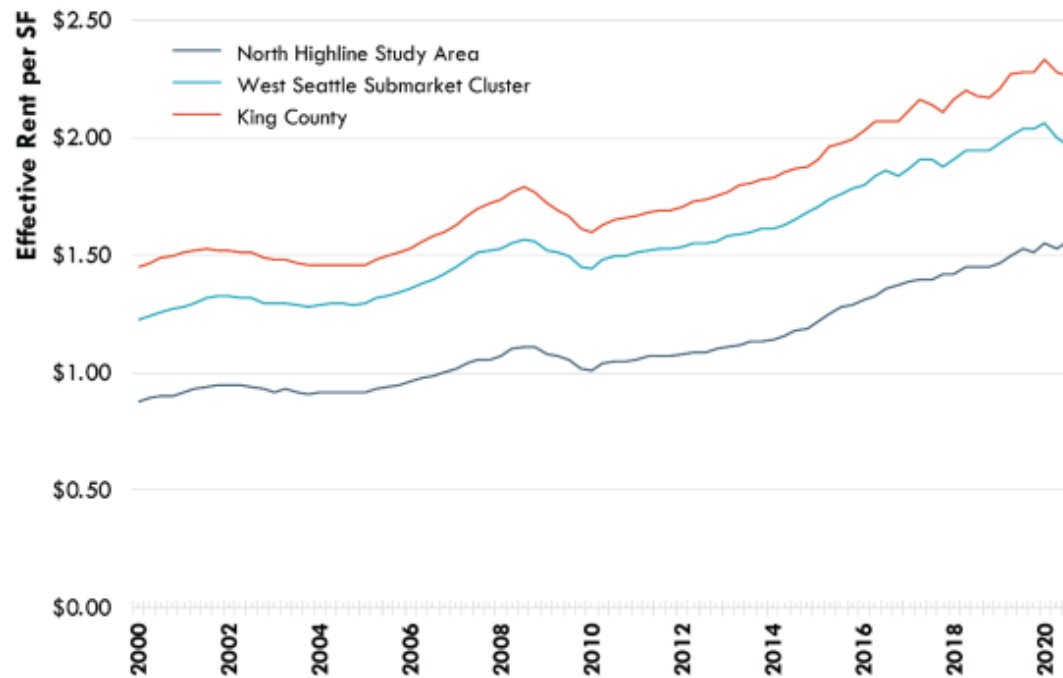


TABLE 4: NORTH HIGHLINE MANAGED AFFORDABLE HOUSING UNITS

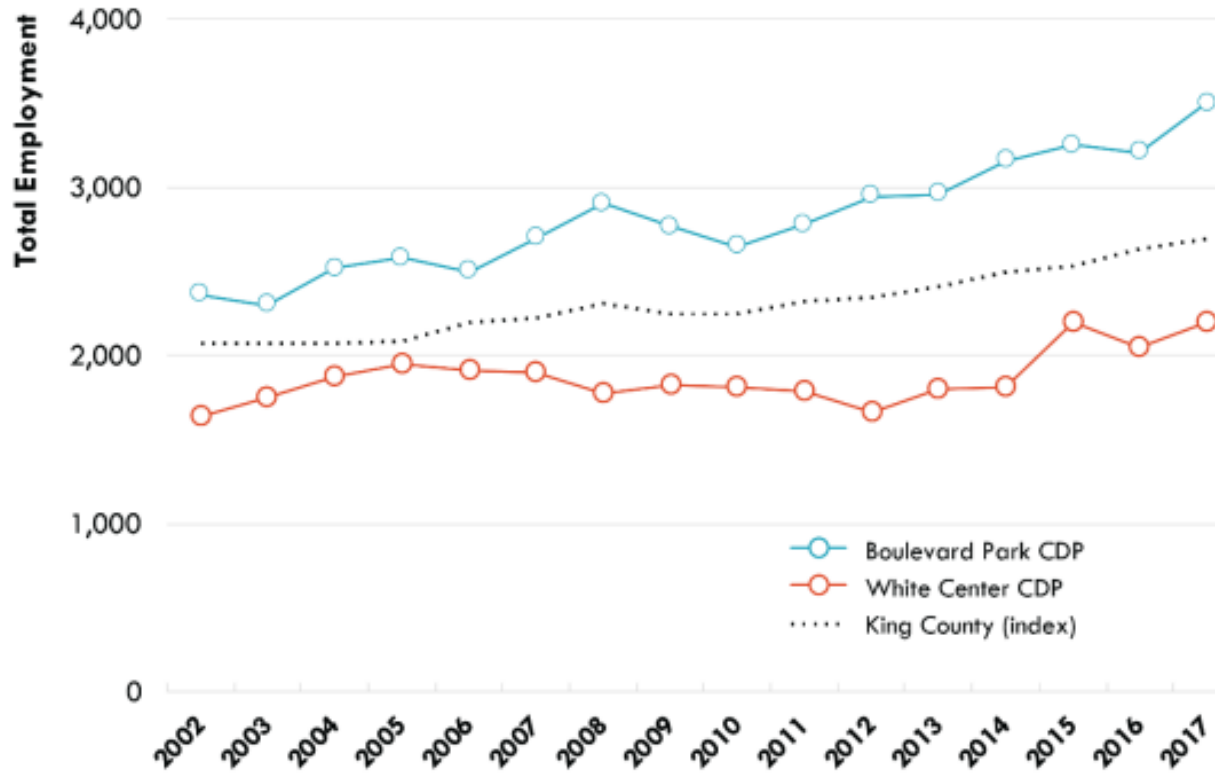
Property	Address	Income-restricted units	Population served	Max AMI
Sixth Place	9800 8th Avenue SW	24	50% AMI, 60 % AMI	60% AMI
Unity Village of White Center	1318 SW 100th Street	30	30% AMI, 60 % AMI	60% AMI
Park Lake Homes II-Zephyr	11464 4th Place SW	25	50% AMI, 60 % AMI	60% AMI
Providence Joseph House	11215 5th Avenue SW	64	50% AMI, 60 % AMI	60% AMI
Eastbridge	9963 3rd Lane SW	90	60% AMI	60% AMI
Salmon Creek	9800 8th Avenue SW	87	30% AMI, 60% AMI	60% AMI
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Nia Apartments	9935 8th Avenue SW	81	30% AMI, 60% AMI	60% AMI
Seola Crossing I	9800 8th Avenue SW	81	30% AMI, 60% AMI	60% AMI
Fairwind	411 SW 110th Lane	86	30% AMI, 50% AMI, 60% AMI	60% AMI
Southside by Vintage	11241 1st Avenue S	297	60% AMI	60% AMI
Coronado Springs Apartments	1400 SW 107th Street	328	50% AMI, 60% AMI	60% AMI
Beverly Park Group Home	150 SW 114TH Street	10	No data on AMI	No data on AMI
Lakewood Apartments	1500 SW 112th Street	11	No data on AMI	No data on AMI
King County Housing Authority Homeownership Unit	[Intentionally left blank]	1	80% AMI	80% AMI
Fairway House	1728 S 104th Street	4	30% AMI	30% AMI

FIGURE 4: AVERAGE RENTAL RATES PER SQUARE FOOT, NORTH HIGHLINE



Source: BERK, 2020; CoStar, 2020.

FIGURE 5: TOTAL EMPLOYMENT IN NORTH HIGHLINE, 2002-2017



Source: BERK, 2020; US Census OTM, 2020.

FIGURE 6: TOTAL EMPLOYMENT BY NAICS SECTOR, NORTH HIGHLINE, 2017

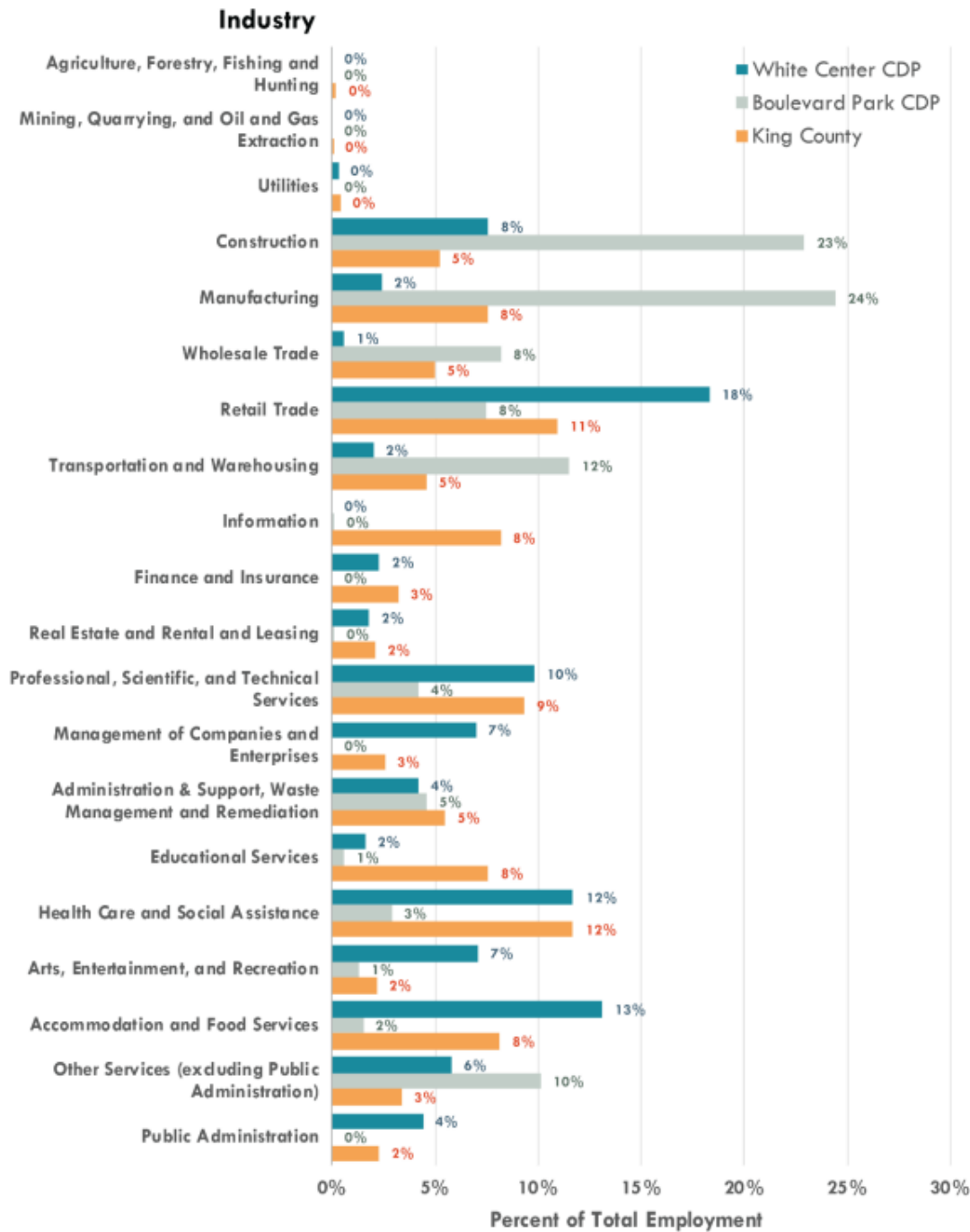


FIGURE 7: HOME OWNERSHIP BY RACE AND ETHNICITY (2020 ACS 5-YEAR)

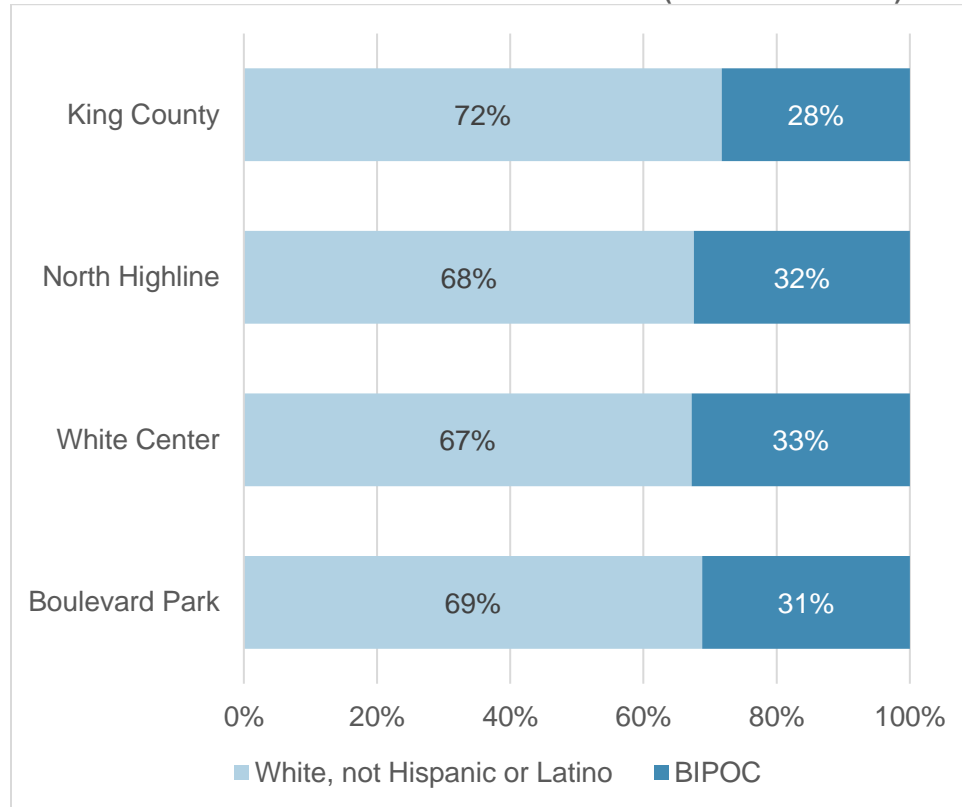


FIGURE 8: NORTH HIGHLINE RENTING VS OWNERSHIP PERCENTAGES BY RACE/ETHNICITY (2019 ACS 5-YEAR)

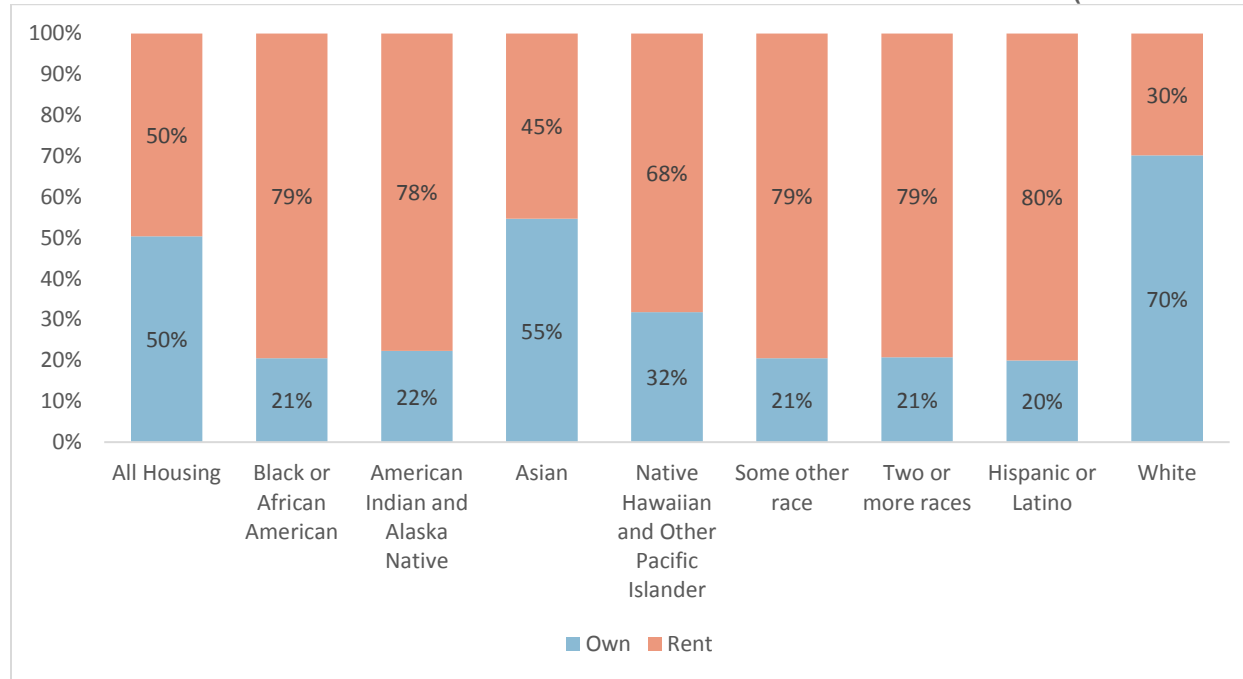
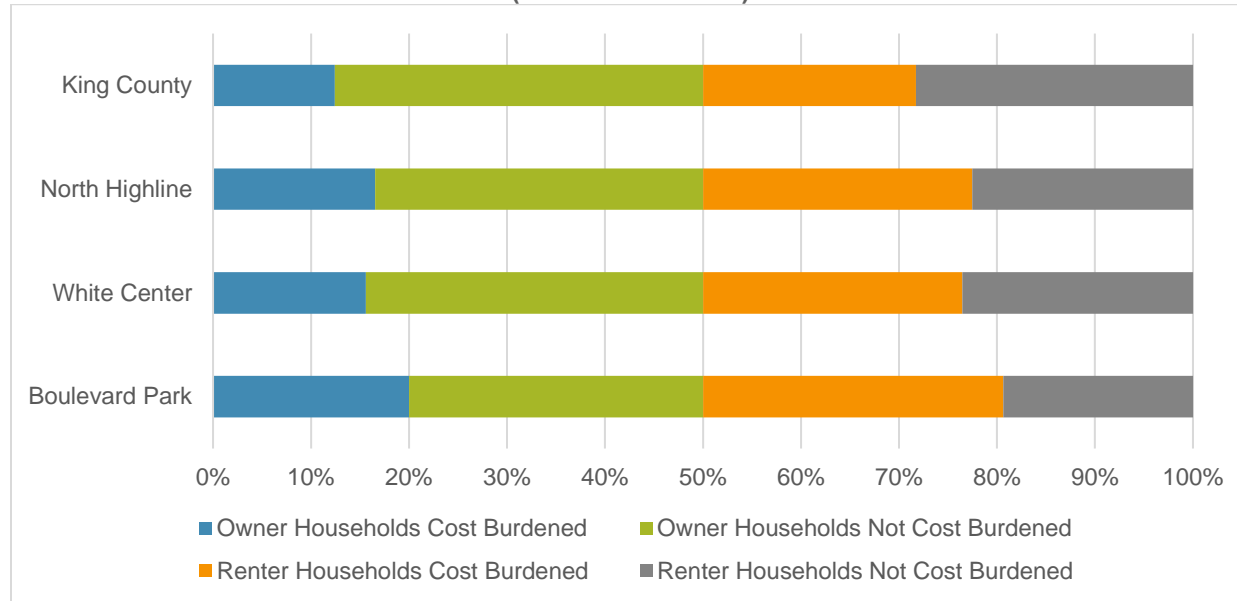
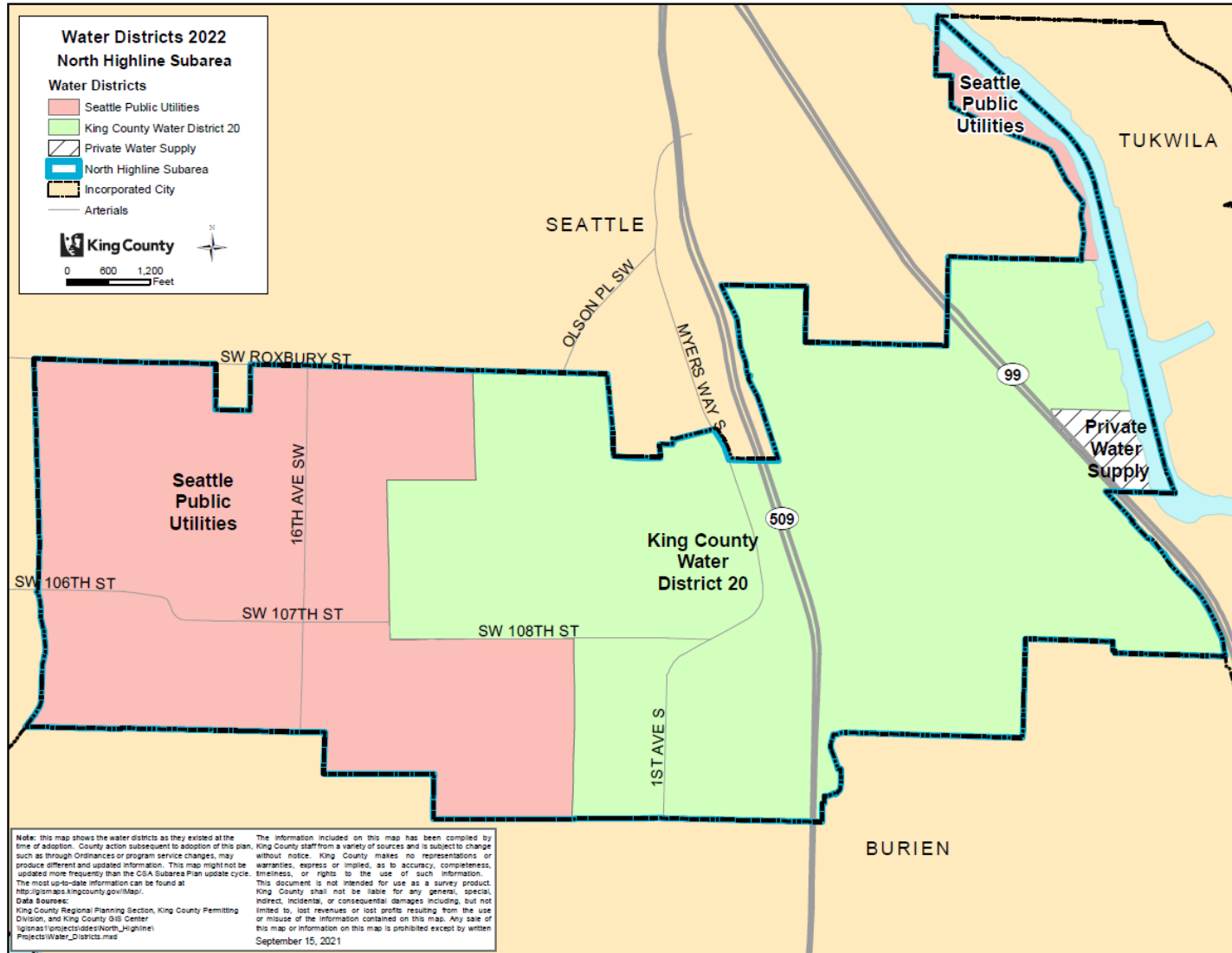


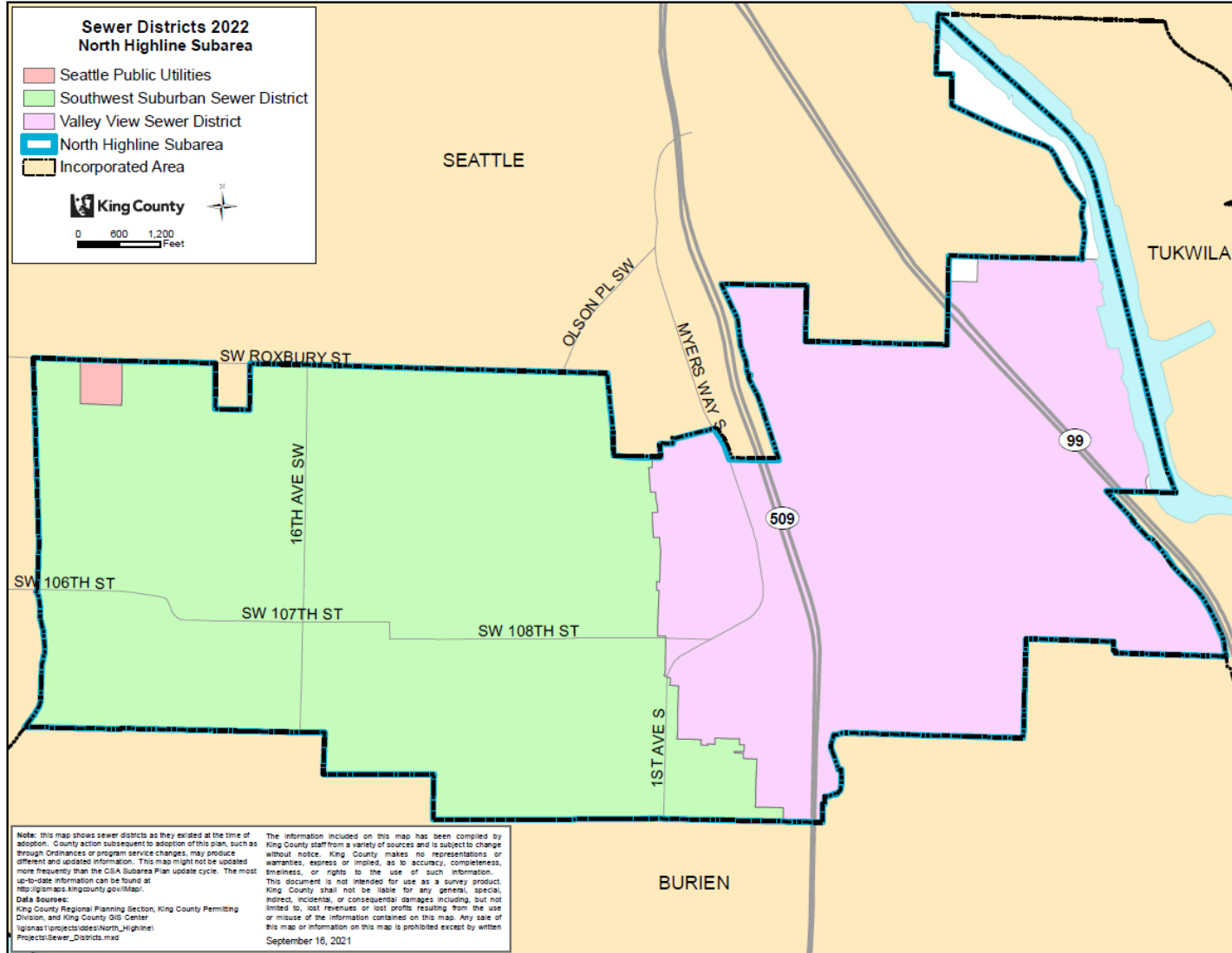
FIGURE 9: COST BURDEN BY HOUSEHOLD (2020 ACS 5-YEAR)



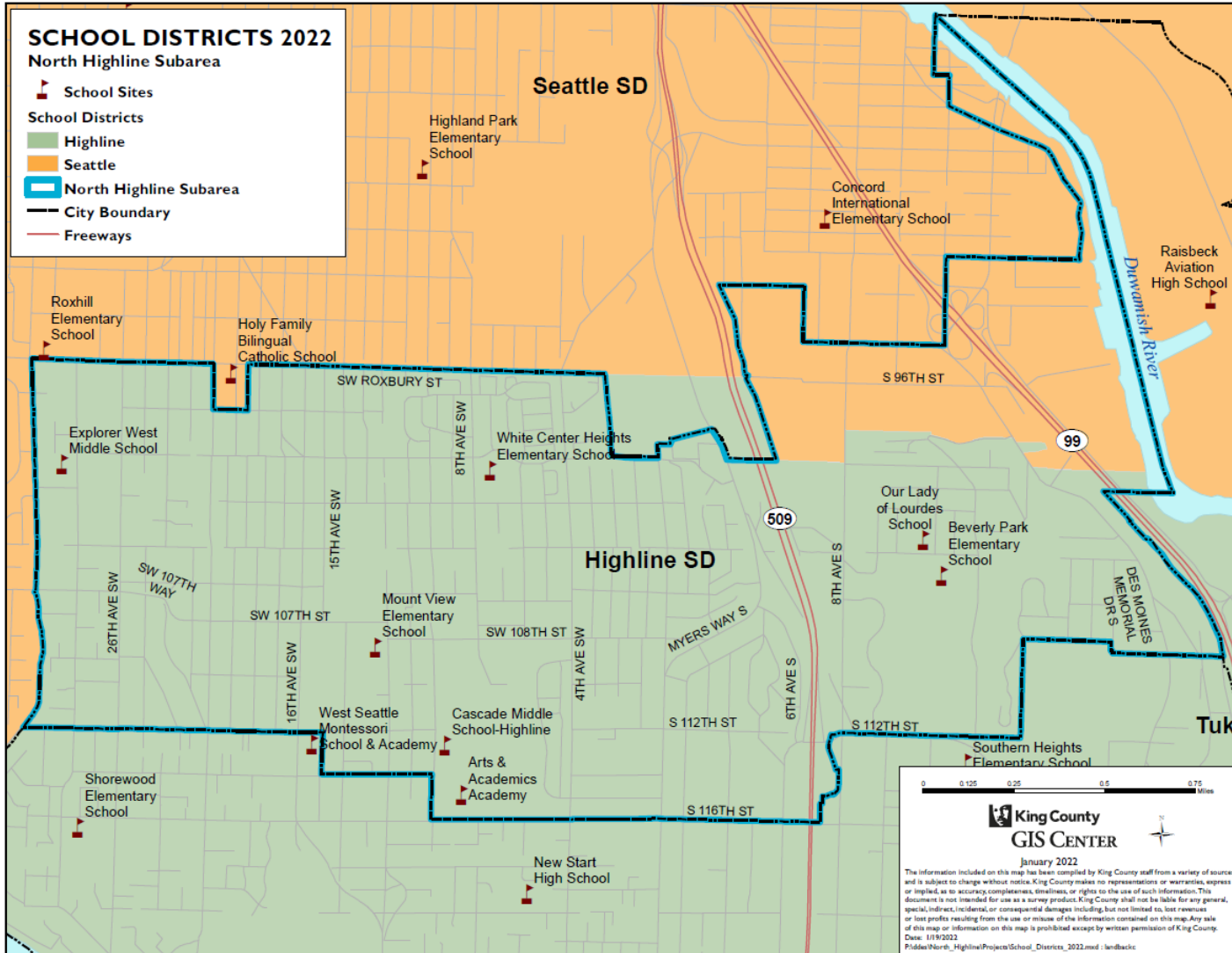
MAP 3: NORTH HIGHLINE WATER SERVICE PROVIDERS



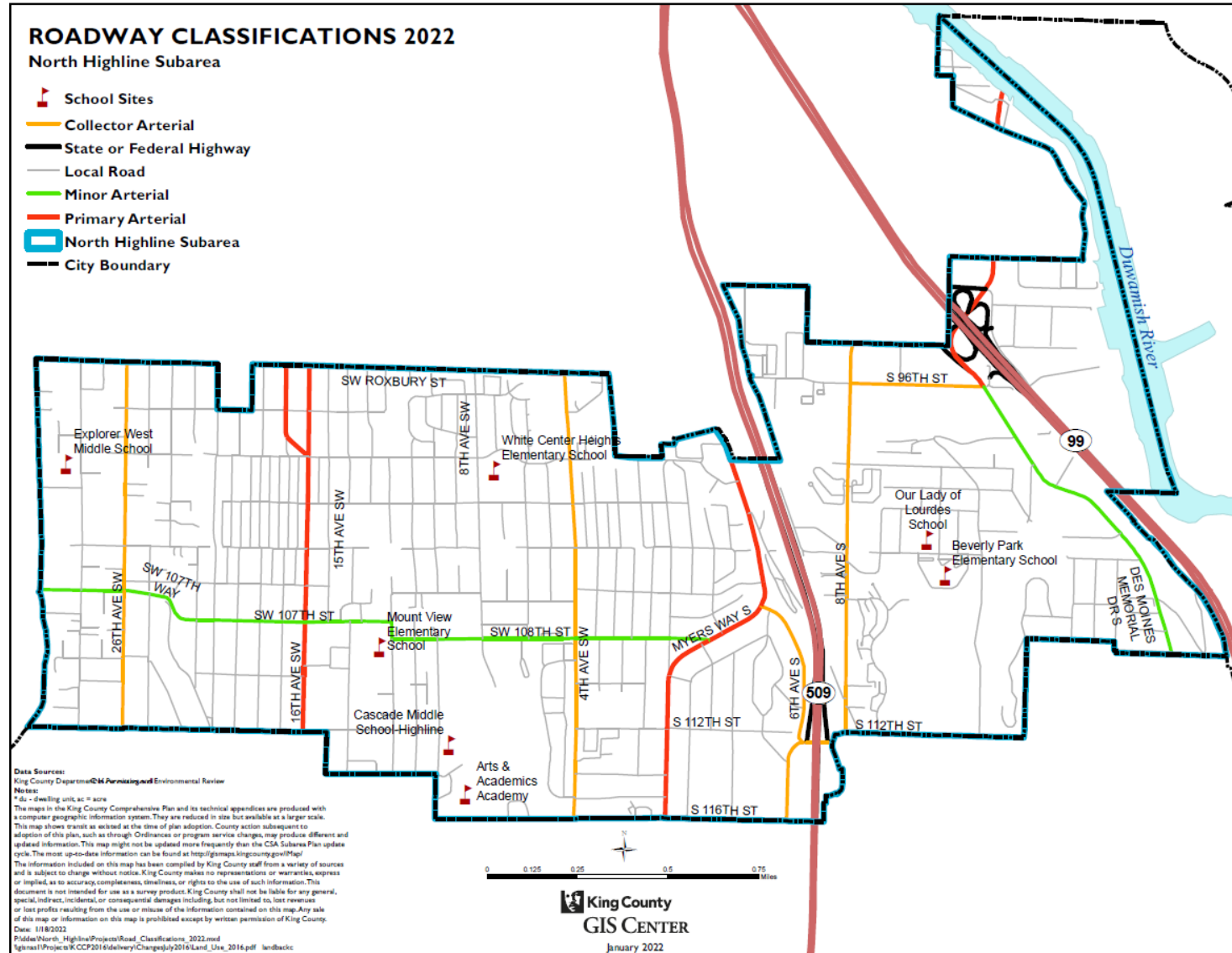
MAP 4: NORTH HIGHLINE SEWER PROVIDERS



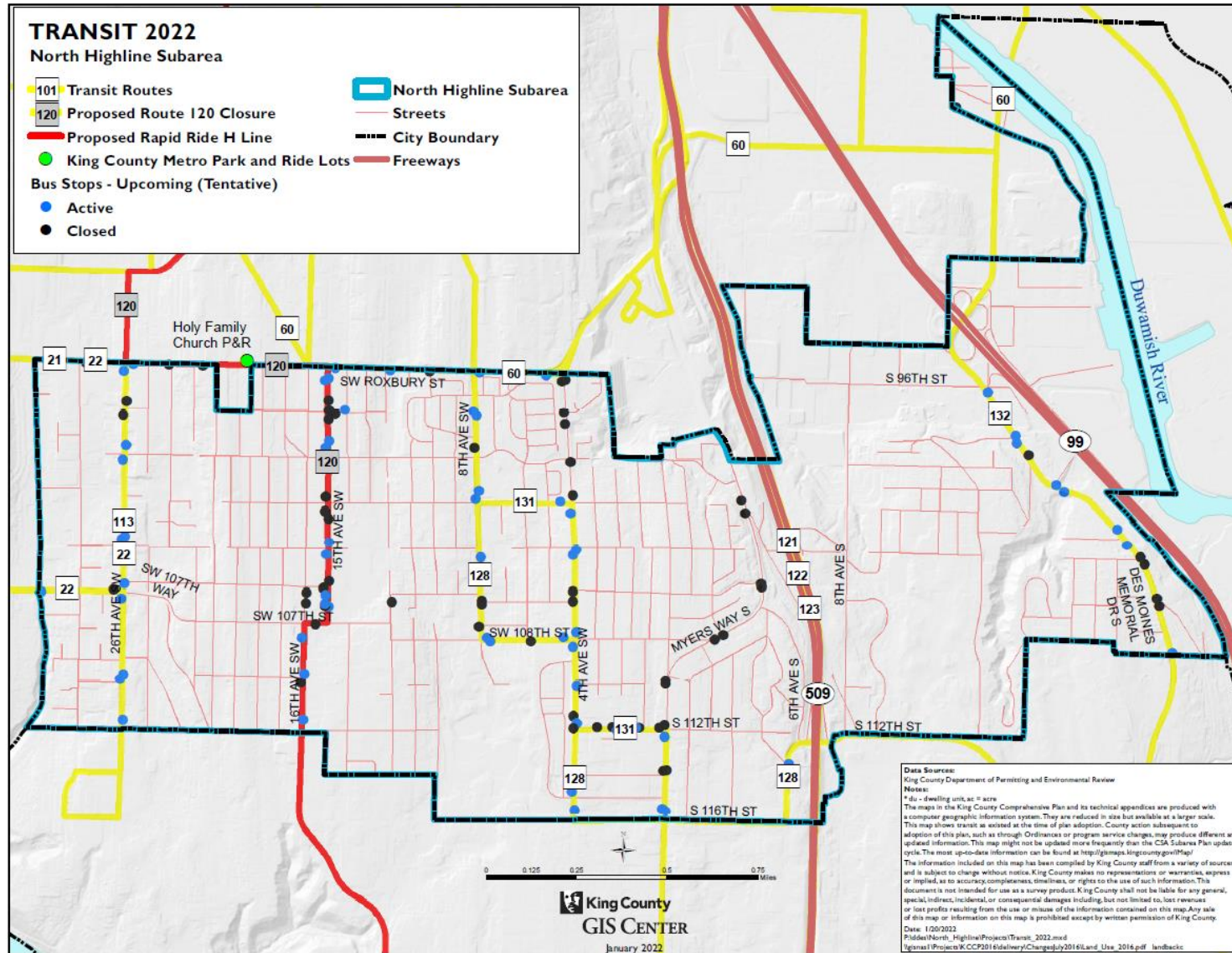
MAP 5: SCHOOL DISTRICTS AND LOCAL SCHOOLS



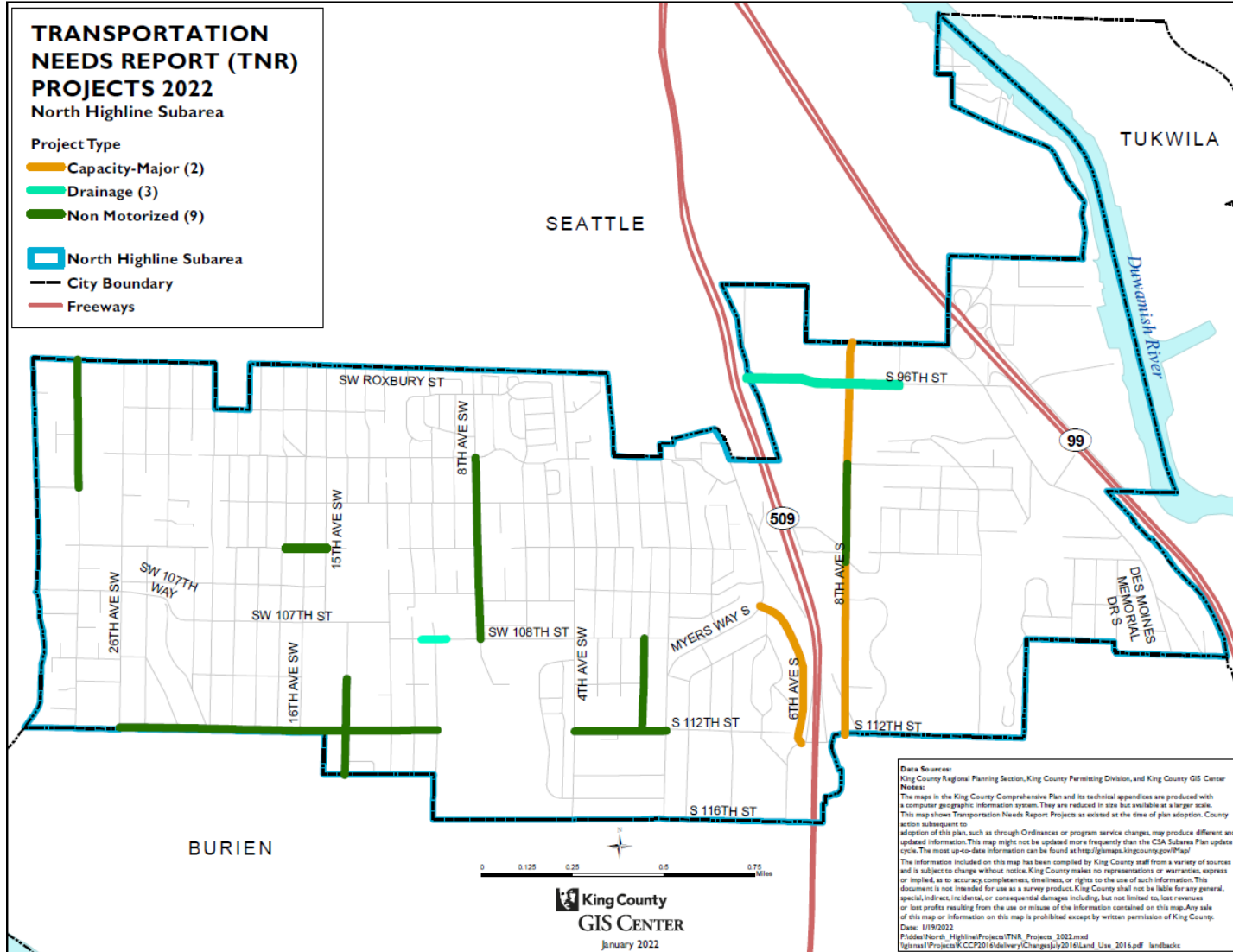
MAP 6: NORTH HIGHLINE ROADWAY CLASSIFICATIONS



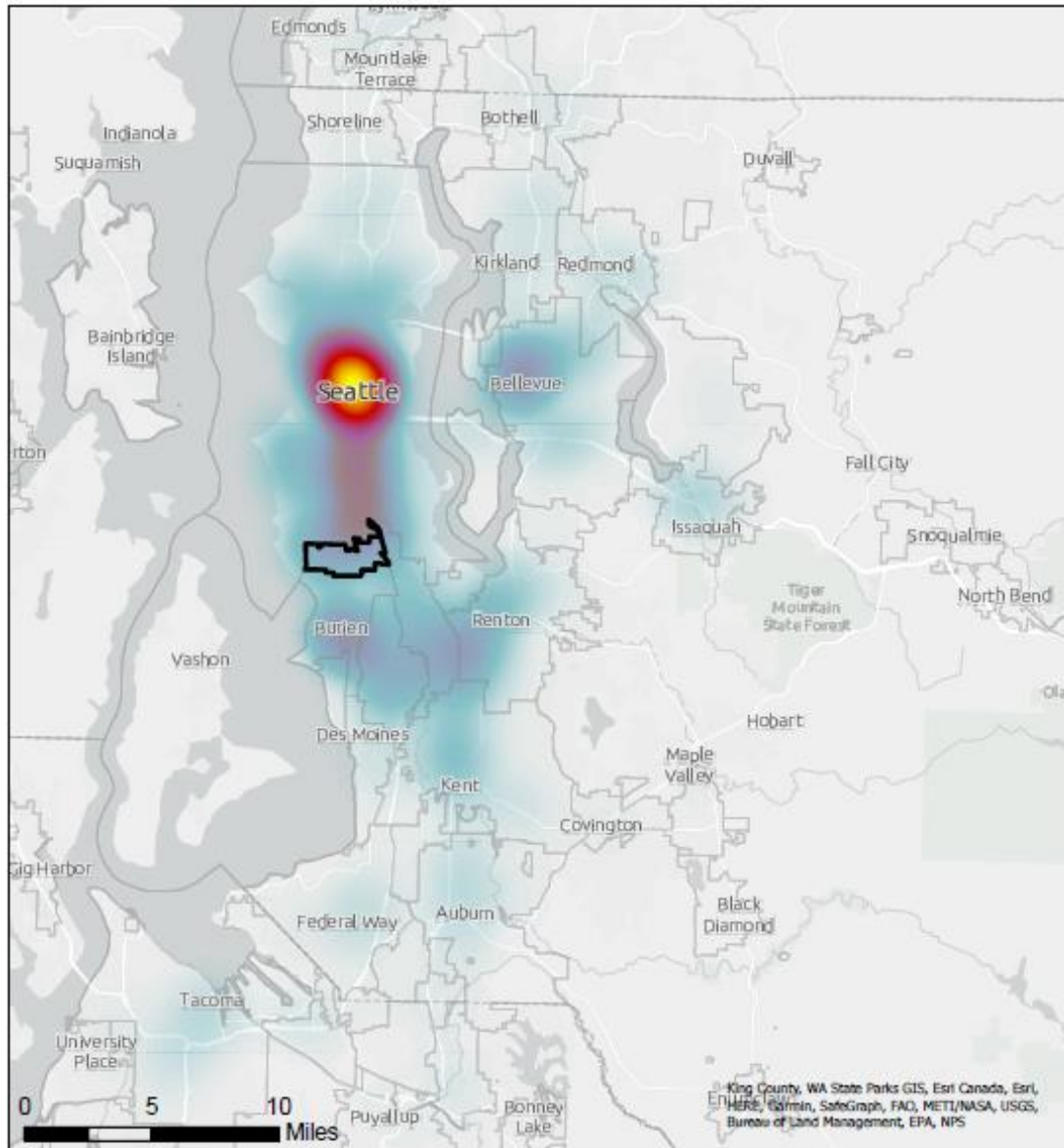
MAP 7: NORTH HIGHLINE TRANSIT SERVICE



MAP 8: TRANSPORTATION NEED REPORT PROJECTS



MAP 9: COMMUTING PATTERNS OF NORTH HIGHLINE RESIDENTS



North Highline

Cities

Work locations of people living in North Highline

Sparse

Dense

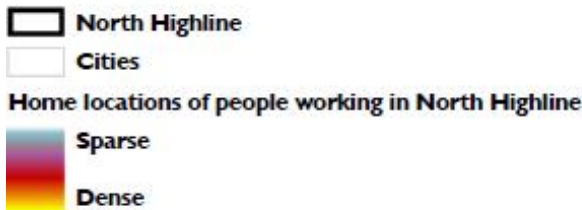
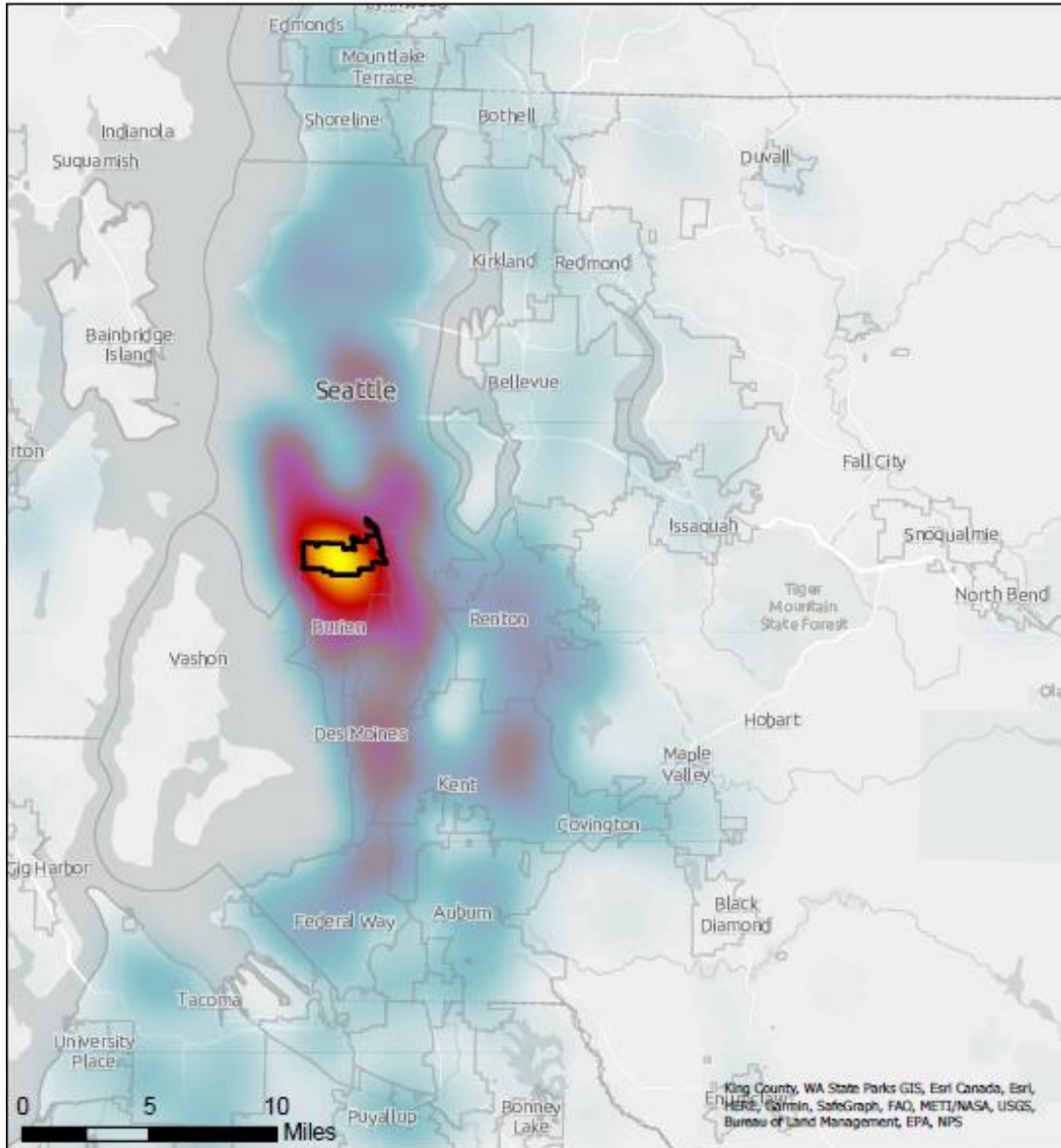
Top Work Locations for Residents	
City	% of Residents
Seattle	46.4%
Bellevue	6.3%
Renton	4.4%
Tukwila	4.3%
Burien	4.3%
Kent	4.0%

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Date: 1/12/2022

Folder:G:\nwr_V\Map_Hill_CSA\Projects\commuting_patterns_2019\kcrwa_nhighline_commuting\commuting_patterns_2019_CL\src : landback



MAP 10: COMMUTING PATTERNS OF NORTH HIGHLINE WORKERS



Top Home Locations for Workers	
City	% of Workers
Seattle	19.5%
Burien	6.9%
Kent	5.1%
White Center	3.7%
Federal Way	3.4%
Renton	3.4%

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Date: 1/12/2022
Project: Driver_West_Hill_CSA/Project/commuting_patterns_2019/kinrnr_nhighline_commuting/commuting_patterns_2019_CLAom: :landback



Appendix B: Equity Impact Review

Appendix B presents a summary of the Equity Impact Review that was completed by County staff as an input to the North Highline Subarea Plan. Demographic data may not be consistent with that contained in the Subarea Plan chapters.

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

- Upstream and where the needs are greatest
- In community partnerships
- In employees

And with accountable and transparent leadership.

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

- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where the needs are greatest.

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

Introduction

This equity impact review strives to rigorously and holistically summarize the process by which the Subarea Plan was developed and how it might affect the residents of North Highline. It relies on King County’s Equity Impact Review Process⁴⁹ by considering the following equity frameworks:

- **Distributional Equity:** Fair and just distribution of benefits and burdens to all parties
- **Process Equity:** Inclusive, open, and fair process with meaningful opportunities for input

⁴⁹ Ordinance 16948

- **Cross-generational Equity:** Consideration of effects of current actions on future generations

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

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

What is the North Highline Subarea Plan?

The North Highline Subarea Plan is an element of the King County Comprehensive Plan and sets the vision for King County’s governance of the area, including land use and development, for the next 20 years. The scope and schedule of the Subarea Plan were established by the King County Council in 2020.⁵⁰ The County has not conducted a comprehensive update to its long-range plan for North Highline since the 1994 White Center Community Action Plan and Area Zoning was adopted. The policies in the 1994 Plan will be in effect until the King County Council adopts the Subarea Plan.

The North Highline Subarea Plan formally commenced in June 2019. The scope and schedule of the Subarea Plan was reshaped by the King County Council in 2020, broadening the plan from having a focus on land use, as previously directed, to building the scope around community-identified topics of importance.

At the same time that it broadened the scope of subarea plans, the Council mandated the creation of a “Community Needs List.” The Community Needs List is a list of community-identified projects, programs, and investments that King County will implement in North Highline. While developed at the same time as the Plan, the Community Needs List is not an element of the Comprehensive Plan. Engagement with the community was naturally blended due to the coinciding timeframes and the linkage between community vision and policies in the Plan and the program, services, and investments in the Community Needs List.

Centering community in the development of both the reshaped subarea planning program and the new Community Needs List initiative was directed by Council.

⁵⁰ Ordinance 11568

Determinants of Equity

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

- Early Childhood Development
- Education
- Jobs and Job Training
- Health and Human Services
- Food Systems
- Parks and Natural Resources
- Built and Natural Environment
- Transportation
- Community Economic Development
- Neighborhoods
- Housing
- Community and Public Safety
- Law and Justice

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

Equity Impact Review Phase 1 – Who will be affected by the North Highline Subarea Plan?

A demographic and socioeconomic overview of North Highline

Socioeconomics	North Highline	King County
Population	19,500	2,195,500
Average household size	2.1	2.5
Median age	35	37
Male	50%	50%
Female	50%	50%
Youths (under 18)	23%	21%
Seniors (over 65)	9%	14%
Persons with disabilities	13%	10%

Income and Poverty	North Highline	King County
Median household income	\$58,500	\$103,000
Households below poverty line	36%	17%

Race and Ethnicity	North Highline	King County
White alone, non-Hispanic	38%	60%
White	47%	64%
Hispanic or Latinx	25%	10%
Asian	15%	18%
Native Hawaiian Pacific Islander	3%	1%
African American	11%	7%
Native American	1.6%	0.6%

Foreign Born Population and Language	North Highline	King County
Limited English-speaking population	15%	11%
Foreign born	31%	25%

Housing	North Highline	King County
Owner-occupied households	51%	56%
Renter-occupied households	49%	44%
Cost burdened households (owner- and renter-occupied) ⁴⁶	42%	34%

Change in population per race and ethnicity, 2010-2018	Percent change
White alone, non-Hispanic	-7%
White	-11%
Hispanic or Latinx	0.7%
Asian	2%
Native Hawaiian Pacific Islander	0%
African American	2%
Native American	-1%

The North Highline Subarea covers about 3 square miles and is home to nearly 20,000 people, making it the County's third most populous urban unincorporated area, after Fairwood, and East

Federal Way. It contains the White Center, Top Hat, Glendale, and Roxhill neighborhoods as well as a part of South Park known as “the Sliver by the River” that is largely surrounded by unincorporated King County.

North Highline is rich in cultural diversity. Its population has a significantly higher proportion of foreign-born residents (31%) and residents with limited English proficiency (15%) than King County as a whole (25% and 11%, respectively). The languages most commonly spoken at home after English (61%) are Spanish (18%) and Vietnamese (6%).

The following sections discuss in more detail the socioeconomics of the North Highline community. The socioeconomic data selected and analyzed in this review is in consideration of four “factors” in King County’s Equity and Social Justice Ordinance⁵¹ that were identified as impacting access to the determinants of equity: race, class (referring to varying degrees of income), gender, or language spoken.

The needs and vulnerabilities of residents can vary significantly based on factors such as household income, home ownership status, access to networks of support, English language proficiency, immigration status, civic engagement, and many others. This section builds on the demographic profile in the North Highline Subarea Plan to identify notable differences and disparities that are related to residents’ needs and vulnerabilities.⁵² It also highlights where there are significant differences in demographic and socioeconomic data for the Boulevard Park and White Center census designated places.

Affected Community, Including Populations of Concern

In the 25 years since King County last updated its long-range plan for North Highline, the community and region have changed. A generation has passed since the County engaged the residents of North Highline in a process to establish a community vision for the subarea and long-range planning for the community. Compounding this lack of engagement in planning is the fact that compared to King County as a whole, North Highline has a high proportion of lower-income residents, residents of color, residents who speak a language other than English at home, and residents who are foreign-born—all groups who have not historically been (or felt) included in community planning at any level.

In one sense, all members of a community are affected by a Subarea Plan. The policies and zoning that inform what kind of buildings can be built and where they can be built, the uses allowed in an area, and the services, programs, and facilities that can be provided or influenced by county government create the environment in which these community members live their lives. More specifically, the plan’s effect on a particular individual will depend on several factors, including whether that individual is a homeowner, a renter in market-rate housing, a renter in income-restricted housing, a business owner, an employee of a North Highline business, or even someone who visits the area to eat, shop, or recreate; all of these impacts are further dependent on how the private market responds to new policies and regulations.

⁵¹ Ordinance 16948

⁵² All statistics in this section are based on the 2014-2018 American Community Survey (ACS) 5-Year Estimates unless otherwise noted.

Based on BERK Consulting's analysis in the Equity Impact Review for the 2020 Skyway-West Hill Land Use Strategy,⁵³ County planners prioritized outreach to ensure that the perspectives of the following groups were included in the development of the Plan:

- Communities who Speak a Primary Language other than English
- Racial and Ethnic Groups
- Youth
- Seniors and Elderly
- Persons with Disabilities
- Neighborhoods
- Renters and Low-Income Households
- Businesses
- Community Service Providers

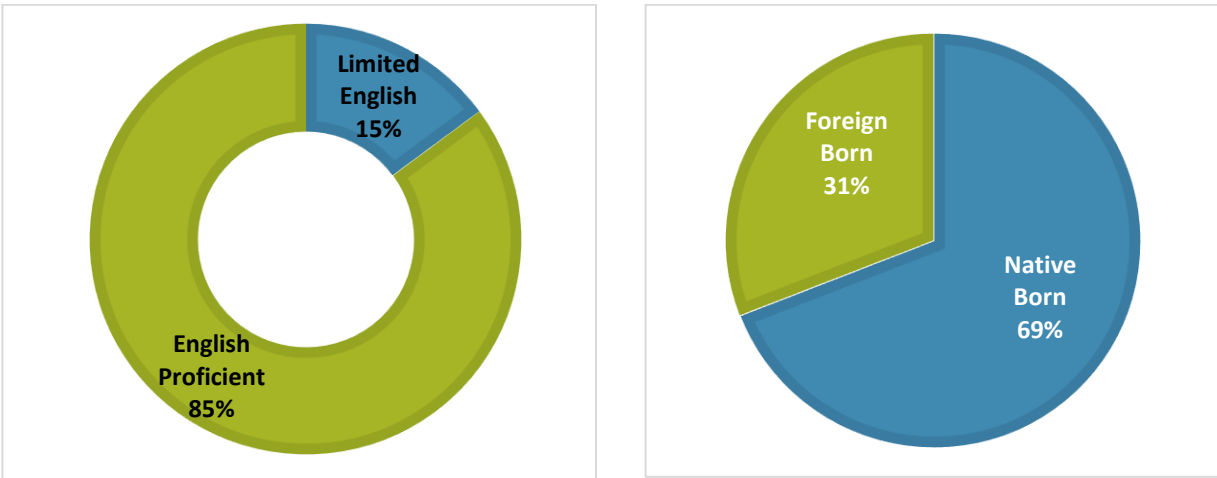
The following sections discuss stakeholders, including priority populations, in the context how planning, with a focus on land use planning, may impact each group. The discussion largely follows the approach and content used by BERK Consulting in its work on the Equity Impact Review for the Skyway-West Hill Land Use Strategy, applying data for North Highline. Phase 2 of the Equity Impact Review on the North Highline Subarea Plan describes engagement with each group of stakeholders to better understand the needs of each group in developing policies, regulations, and actions in North Highline.

Limited English Proficiency Communities

Not speaking the primary language of government can be a significant barrier to engaging in civic life, including participating in planning processes. In North Highline, approximately 15% of the population is estimated to have limited English-speaking ability. This compares to 11% of the population of King County as a whole. Thirty-one percent of North Highline's population was born outside of the United States, compared with 25% of those in King County as a whole, with a higher percentage foreign-born in the Boulevard Park Census Designated Place (32%), than in the White Center Census Designated Place (31%).

⁵³ Attachment G to the 2020 King County Comprehensive Plan (Ordinance 19146)

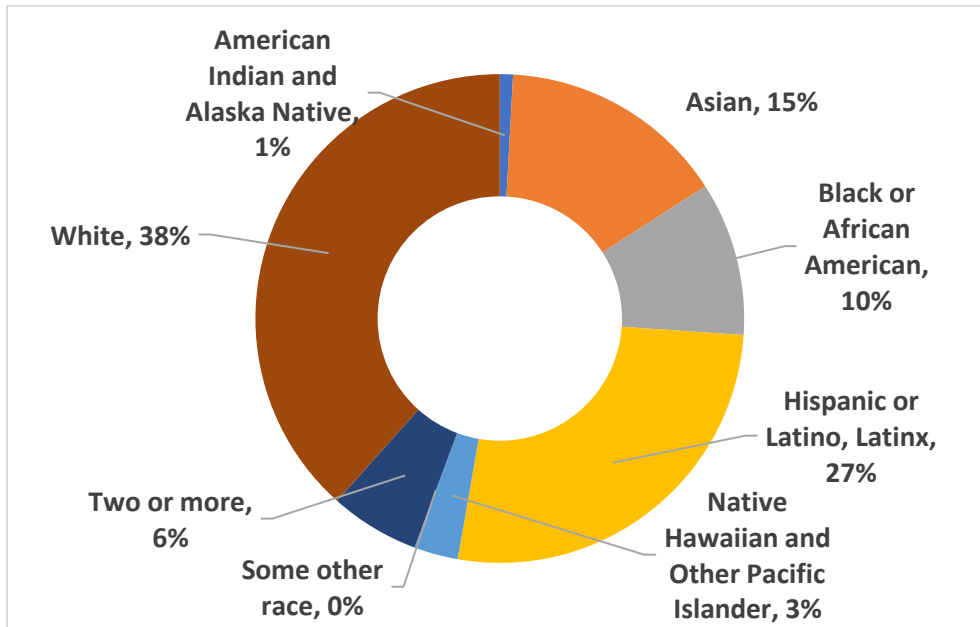
English proficiency and nativity in North Highline (2019 American Community Survey (ACS) 5-year)



That most outreach and engagement activities are conducted in English – the dominant language in the United States, and the language of government – is a barrier to process equity. The most common languages spoken in North Highline after English are Spanish, Khmer, and Vietnamese. The community engagement approach for the Land Use Subarea Plan was designed to be inclusive of community members who speak languages other than English as their first language. The approaches that were used are discussed in later sections of the Equity Impact Review.

Racial and Ethnic Communities

North Highline is a diverse community, with persons who are Black, Indigenous, and People of Color making up an estimated 61% of the population, compared to about 40% for King County as a whole.

Race and ethnicity in North Highline (2019 American Community Survey (ACS) 5-year)**HOME OWNERSHIP RATE BY RACE/ETHNICITY**

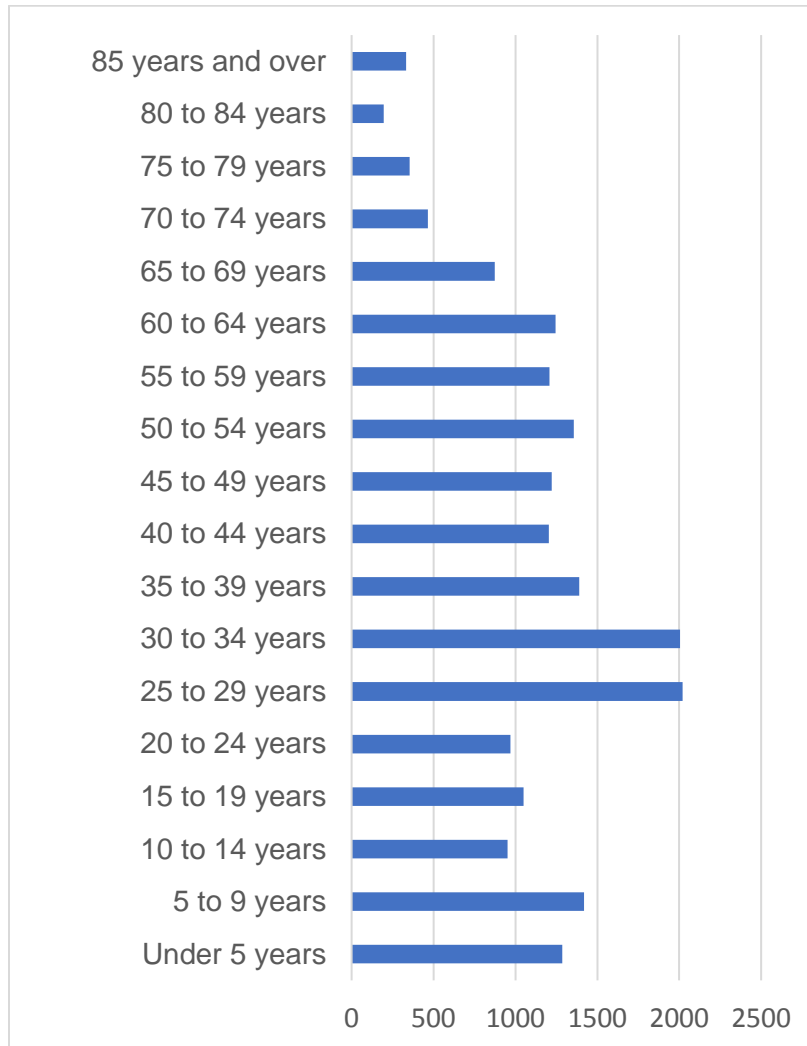
Sixty-six percent of all households in North Highline identify as White own their homes, compared to 34% who identify as people of color and 7% who identify as Hispanic/Latinx. One measure of a population's vulnerability to land use change, and its access to equity, is whether an individual rents or owns their residence. Renters are more vulnerable to displacement. There is more discussion and analysis of disparities associated with land use in subsequent sections of the report. There are significant racial and ethnic disparities in owner- and renter-occupation. Of all homes in North Highline, 66% are owned by households identifying as White, but people who are White only make up 40% of the population in North Highline. This compares to 7% of homes owned by households identifying as having Hispanic/Latinx ethnicity, while 24% of the North Highline population identifies as having Hispanic/Latinx ethnicity.

Youths

Youths (under age 18) make up about 23% of North Highline's population, higher than the countywide rate (21%). There is a significant difference between the Boulevard Park and White Center census designated places, however, with youths making up 17% of the population of Boulevard Park and 24% in White Center. Plans that provide safe, healthy, and accessible environments for youths are often also beneficial for people of all ages.

Seniors and Elderly Residents

About 9% of the population in North Highline is over 65 years of age, lower than for King County as a whole (14%). There is a significant difference in the percentage of the population over age 65 between the Boulevard Park (14%) and White Center (10%) census designated places. Zoning and development standards can affect the ability of seniors to age in place or find suitable housing that meets their changing needs. Similarly, providing for the mobility of seniors requires special consideration of the pedestrian environment and accessibility of new development.

North Highline population by age (2019 American Community Survey (ACS) 5-year)**Persons with Disabilities**

About 13% of North Highline residents identify as having a disability that could include mobility challenges or sensory or cognitive difficulties. This is higher than for King County as a whole (9.5%). Those with disabilities are likely to be over the age of 65, and the needs of disabled residents often overlap with the needs of elderly residents.

Renters and Low-Income Housing

Almost half (49%) of households in North Highline live in rental homes, compared with 44% for King County as a whole. In Boulevard Park, rental households are a slight majority (51%), while in White Center they are in a slight minority (49%).

There are significant racial and ethnic disparities between owner and renter households in North Highline. Among homeowners in North Highline, 66% identify as White, 34% of identify as

People of Color, and 7% identify as Hispanic/Latinx. At all different levels of the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI), White households own more homes than populations of color combined.

HOME RENTERS VS. OWNERS IN NORTH HIGHLINE

In North Highline, 52.2% of households that rent are “cost burdened,” meaning that they spend more than 30% of their income on housing, compared to 42.3% of households in King County as a whole. There is a significant disparity in the number of cost-burdened households when comparing the Boulevard Park (49.7%) and White Center (53%) census designated places.

Households that rent are more likely to have lower incomes and experience a housing cost burden. These factors potentially increase susceptibility to economic and physical displacement in areas of neighborhood change. Figure 4 shows that 38% of renter households in North Highline had incomes below 30% of Housing Urban Development Area Median Family Income (HAMFI), which is considered to be extremely low income. This compares to 23% of King County rental households having incomes below 30% of HAMFI.

Sixty-two percent of renter households in North Highline have incomes at or below 50% of HAMFI, which is considered very low income.

People who are cost-burdened have fewer resources available to pay for other necessities like transportation, education, food, and clothing. They are also more likely to be at risk of losing their home if an unexpected event impacts their income and ability to pay rent or mortgage. They are also more vulnerable to displacement when housing costs rise.

Neighborhoods

The North Highline Subarea Plan identifies White Center, Roxhill, Greenbridge, Top Hat, Glendale, and a portion of South Park known as the “Sliver by the River” as neighborhoods. Beverly Park and Boulevard Park are also used by North Highline residents. As noted above, North Highline is part of 8 different census tracts, only 2 of which are entirely within its boundaries. The other 6 tracts extend either into Seattle to the north or Burien to the south.

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

Businesses

Businesses can have a lot to gain from neighborhood changes, but they can also be susceptible to involuntary displacement. Physical and economic displacement can result from redevelopment, but cultural displacement can also occur if the owners of businesses that provide goods and services that meet community needs (and often reflect community character) are forced to move for economic reasons following changes in land use or if the customer base for businesses serving such a purpose moves out of the neighborhood.

Businesses can act as gathering places and fulfill key roles as social and cultural institutions, and their cultural displacement can have broad and deep impacts on their communities..

In both North Highline and King County, the majority of businesses are owned by people who identify as White and as male. North Highline also includes a number of businesses owned by members of the BIPOC and LGBTQ+ communities, as well as women-owned businesses.

Reliable data on business ownership captured by race and ethnicity, gender and by members of the LGBTQ+ community is not available.

Another category of businesses that will be interested in policy, code, and land use amendments adopted for North Highline is builders and developers who will consider how amendments may affect investment opportunities.

Community service providers

All communities have gaps in social and health indicators that community service providers seek to address. The gaps in service are more likely to be greater and of more significance in areas where the population experiences social and economic disparities. Different communities in North Highline will likely work with different sets of service partners. The service partners used by each community are well placed to understand and identify whether and how distributional, process, and cross-generational equity is experienced by communities in North Highline and how land use changes may affect—negatively or positively—access to the determinants of equity.

In North Highline, economic, social, health, and human services are provided by community organizations and government agencies. These include the Highline School District, government agencies like Public Health-Seattle & King County, King County's departments of Community and Human Services and Local Services, nonprofit organizations like Sea Mar, the White Center Community Development Association, faith-based groups like churches, and business providers like doctors, dentists, or counselors.

Housing providers for low-income households in North Highline include the King County Housing Authority and several private affordable housing developers.

Equity Impact Review Phase 2 – Assess Equity and Community Context

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

Community Engagement

Community engagement in the planning process allows participants to shape the development of the subarea plan, to gain a deeper understanding of governmental processes to better position them for co-creating policies that benefit their communities, and to have increased sense of belonging. The community's ability to influence plan development changes at different stages of the process.

- **Visioning and Scoping** – Input given at this stage helps drive plan goals and objectives and provides an opportunity for the community to lead the county toward outcome improvements.
- **Subarea Plan Development** – Engagement sets the vision, guides the policies and map amendments, and informs the proposed strategies.

- **Public Review Draft** – Once this draft is released, community members review what has been written to check that it aligns with their vision, goals, and objectives. Then they have an opportunity to recommend changes to all parts of the draft plan.
- **Implementation** – Community involvement creates a greater sense of accountability as plan policies are implemented, spurring staff members to make sure that county projects meet the community’s vision.

Overview of Community Engagement

There were 3 distinct phases of community engagement for the North Highline Subarea Plan. The first, from July 2019 to May 2020, involved land use topics only. The second, from August 2020 through December 2021, had an expanded scope and coincided with work to engage the same community on 2 additional initiatives: the North Highline Community Needs List and the Skyway/West Hill and North Highline Anti-Displacement Strategies Study. The phases of community engagement are described in **Appendix C: Community Engagement**.

The following table summarizes outreach targeted to the specific key stakeholder groups and priority populations identified in the Equity Impact Review (completed between 2019 and May 2020).

PHASE 1: STAGES 1 AND 2

Language communities	<p><u>Surveys were available in the following languages:</u></p> <ul style="list-style-type: none"> • English • Spanish <p><u>Project information was translated into the following languages:</u></p> <ul style="list-style-type: none"> • English • Spanish • Vietnamese • Khmer • Somali <p><u>Spanish interpretation was provided at the following events:</u></p> <ul style="list-style-type: none"> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • White Center Business Focus Group (Sept. 25-26, 2019) • Mount View Elementary School Community Meeting (Oct. 17, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • White Center Community Development Association (CDA) Summit (Dec. 7, 2019) • North Highline Subarea Plan Community Open House (Jan. 30, 2020) <p><u>Vietnamese interpretation was provided at the following events:</u></p> <ul style="list-style-type: none"> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • White Center Business Focus Group (Sept. 26, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • White Center CDA Summit (Dec. 7, 2019) • North Highline Subarea Plan Community Open House (Jan. 30, 2020)
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	<ul style="list-style-type: none"> • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <p><u>Khmer interpretation was provided at the following events:</u></p> <ul style="list-style-type: none"> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • White Center CDA Summit (Dec. 7, 2019) • North Highline Subarea Plan Community Open House (Jan. 30, 2020) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <p><u>Somali interpretation was provided at the following events:</u></p> <ul style="list-style-type: none"> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • White Center CDA Summit (Dec. 7, 2019)
Racial and ethnic groups	<p><u>Latinx Community</u></p> <ul style="list-style-type: none"> • White Center Business Focus Group (Sept. 25-26, 2019) • Mount View Elementary School Community Meeting (Oct. 17, 2019) • Evergreen High School – 9th Grade Contemporary Global Issues Class (Oct. 29-30, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • White Center CDA Summit (Dec. 7, 2019) <p><u>Cambodian Community</u></p> <ul style="list-style-type: none"> • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • White Center CDA Summit (Dec. 7, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <p><u>Vietnamese Community</u></p> <ul style="list-style-type: none"> • White Center Business Focus Group (Sept. 25-26, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • White Center CDA Summit (Dec. 7, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <p><u>Somali Community</u></p> <ul style="list-style-type: none"> • Rainier Prep Community Open House (Sept. 18, 2019) • Beverly Park Elementary Family Fun Night (Oct. 24, 2019) • White Center CDA Summit (Dec. 7, 2019)
Youths	<ul style="list-style-type: none"> • Rainier Prep Community Open House (Sept. 18, 2019) • Beverly Park Elementary Family Fun Night (Oct. 24, 2019) • Evergreen High School – 9th Grade Contemporary Global Issues Class (Oct. 29-30, 2019) • White Center Teen Program (Jan. 23, 2020)

Seniors and elders	<ul style="list-style-type: none"> • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020)
Persons with disabilities	<ul style="list-style-type: none"> • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019)
Neighborhoods	<p>The county hosted or attended meetings throughout the North Highline subarea, including:</p> <p><u>White Center</u></p> <ul style="list-style-type: none"> • 16th Avenue SW downtown core, Steve Cox Park, White Center Library, and Greenbridge <p><u>Top Hat</u></p> <ul style="list-style-type: none"> • Seola Gardens <p><u>Glendale</u></p> <ul style="list-style-type: none"> • Beverly Park Elementary and Rainier Prep <p><u>South Park</u></p> <ul style="list-style-type: none"> • South Park Community Center
Renters and low-income households	<ul style="list-style-type: none"> • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020)
Businesses	<ul style="list-style-type: none"> • White Center Chamber of Commerce Quarterly Meeting (Aug. 19, 2019) • White Center Business Focus Group (Sept. 25-26, 2019) • Top Hat Community Business Center Walk-Through (Oct. 18, 2019)
Community service providers	<ul style="list-style-type: none"> • Communities of Opportunity Meeting (Aug. 14, 2019) • King County Housing Authority Agency Service Providers Meeting (Oct. 17, 2019) • White Center Agency Partners Meeting (Feb. 20, 2020)

King County provided notice of meetings using the following means:

- Department of Local Services/King County website
- Social Media (Facebook, Instagram, Next Door)
- King County Unincorporated Area News email newsletter
- North Highline Subarea Plan email list

Non-county groups also provided a mechanism for sharing information about the project and opportunities for attending meetings and providing input. These included:

- White Center Now
- North Highline Unincorporated Area Council
- White Center Community Development Association

Tools used during the first phase of stakeholder engagement included:

- Introductions to the concepts of land use and zoning, focusing on how they feature in North Highline
- Maps that included North Highline landmarks and images
- Images of buildings provided by the neighborhood

A city planning simulation that put participants in the position of making decisions about the future of the neighborhood.

Lessons from the first phases of community engagement to improve process equity include:

- Improve on outreach to Native Americans
- Connect with more organizations who serve people with sensory and cognitive disabilities
- Provide opportunities to recognize community engagement by making compensation available

PHASE 2

As noted earlier, engagement with the community on the subarea plan was naturally blended with engagement on the North Highline Community Needs List due to the coinciding timeframes and the linkage between community vision and policies in the Subarea Plan and the program, services, and investments in the needs list. Community engagement on the Subarea Plan and the needs list also coincided with community engagement for the Skyway/West Hill and North Highline Anti-Displacement Strategies Study, designed to study and receive community feedback on a range of policies and programs aimed at preventing displacement in North Highline and Skyway/West Hill.

Although the Subarea Plan, needs list, and the Skyway/West Hill and North Highline Anti-displacement Strategies Study result in distinct deliverables, they are related thematically to one another. To the extent possible, community engagement was designed to leverage opportunities and to reduce the time burden on community members who wished to participate.

The following table summarizes approaches used in Phase 2 of community engagement, including focused efforts to reach the specific key stakeholder groups and priority populations identified in Phase 1 of the Equity Impact Review.

Tool	Date	Purpose	Languages	Location
Subarea Planning and Community Needs List Planning Kickoff, in conjunction with Skyway/West Hill and North Highline Anti-Displacement Strategies Kickoff Zoom meeting, and translated flyers	Aug. 18, 2020 Aug. 25, 2020 Aug. 26, 2020 Aug. 27, 2020	Publicize expanded subarea plan scope, solicit input on topics to include and groups to reach out to. Publicize Community Needs List initiative. Collect input on topics of importance to participants at kick-off meeting.	English Spanish Vietnamese Somali	Skyway-West Hill and North Highline Anti-Displacement Strategies Report - PublicInput.com Input from Aug. 18, 2020 Kickoff meeting
Recorded presentation on Subarea Planning and Community Needs List	Aug., 2020	Publicize expanded subarea plan scope, solicit input on topics to include and groups to reach out to. Publicize Community Needs List initiative.	English	North Highline Subarea Plan and Community Needs List - PublicInput.com
Flyer for North Highline Subarea Plan North Highline Community Needs List	Aug., 2020	Seeking community input on Subarea Plan topics and Community Needs List items by providing link to Publicinput.com project site.	English Spanish Vietnamese Somali	Aug. 2020 Flyer
Community Service Area Town Hall Meeting (via Zoom)	Oct. 15, 2020	Publicizing subarea plan and Community Needs List initiative	English	https://www.facebook.com/kingcountylocalservices/videos/666819547592662/
Postcards sent to all North Highline addresses	Dec. 2020		Multiple languages on postcard	
Interactive survey site on Publicinput.com North Highline webpage	Aug. 2020 – March 2021	Seeking community input on Subarea Plan topics and Community Needs List items.	Google Translate function	North Highline Subarea Plan Survey - PublicInput.com
Interactive survey site on Publicinput.com North Highline webpage	Dec. 2020	Initial prioritizing of Community Needs List items.	Google Translate function	North Highline Subarea Plan Survey - PublicInput.com

Tool	Date	Purpose	Languages	Location
North Highline Unincorporated Area Council meeting – agenda	Nov. 2020			
Anti-displacement workshop series, and strategy sharing (via Zoom)	Oct. 2020 to May 2021		Interpreters available initially; with limited uptake in language-specific break out rooms, this approach was not continued.	Skyway-West Hill and North Highline Anti-Displacement Strategies Report - PublicInput.com
Skyway Youth Leadership Council Anti-displacement strategies engagement	Fall 2020 to Spring 2021	Working with Skyway youth leaders to develop ways to engage youth in Anti-displacement strategies development in Skyway-West Hill and North Highline.	English	Skyway Youth Leadership Council Report
White Center Community Development Association and Small Business Survey		As part of the Anti-displacement Strategies study, 15 BIPOC and immigrant business owners in White Center were surveyed about the impact of displacement on their businesses		

COMMUNITY VOICES CONTRACT

King County is committed to engaging with and listening to the community's voices and Local Services is continuously looking at ways that it can improve opportunities for diverse populations in unincorporated King County to engage in its initiatives. As Local Services engaged with the North Highline community in development of the North Highline Subarea Plan and Community Needs List, it frequently reached out to ask how the County can do more to engage more of the community, to hear diverse views, and to support equity in our processes.

With continued focus on centering the community while identifying needs and solutions, Local Services contracted with the White Center Community Development Association in mid-2021 to partner with the County in engaging with communities on the broadened plan and in development of a community-prioritized list of projects for the Community Needs List. The focus of the "Community Voices" contract between the Community Development Association and King County was to reach out to the diverse communities in North Highline that do not traditionally engage in county planning processes. The Community Development Association is part of the North Highline community and works with the community to improve the lives of those who live and work in White Center. It has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members—particularly those who do not traditionally participate in planning processes.

During the first phase of work under the Community Voices contract, the Community Development Association reviewed a county-compiled set of themes to see if we were correctly capturing areas of concern and need in the community for the subarea plan. The County also asked the community to review the draft community vision statement and refine it.

During this phase of outreach, the Community Development Association (CDA) reported the following demographic information and community engagement strategies for the work it had completed:⁵⁴

DEMOGRAPHIC INFORMATION:

The demographic data below is what we collected during our outreach and focus groups. While we have collected data on how many participants were there, race, language spoken at home, age, and sexual orientation, we did not collect data on renter status, income level, or length of time residing in the neighborhood. We wanted residents to be able to respond to survey questions provided without barrier or concern of being identified by the data they provide.

- Participants: Focus Groups – 53/On-Line Survey 67 (as of 8/17), Total of 120 Participants
- Race: Asian, Black, White, Latino, Jewish
- Languages spoken at home: Khmer, Vietnamese/Cham, Somali, Spanish, English
- Age groups engaged: 16-75
- Sexual orientations engaged: Heterosexual, LGBTQIA
- Renter or owner: Not collected (data on homeownership in WC shows majority renters)

⁵⁴ <https://kingcounty.gov/depts/local-services/permits/planning-regulations/subarea-plans/~media/depts/local-services/permits/community-service-areas/white-center-cda-p1-community-engagement-report.ashx>

- Length of time lived in neighborhood: Not collected (majority of respondents have been residents of WC avg of over 5 years)

STRATEGIES USED TO ENGAGE COMMUNITY:

Utilizing our connections in White Center, the CDA was able to reach out and engage communities who are historically underrepresented in planning processes. Our strategy focused on amplifying BIPOC voices within the Subarea Plan. Time constraints can be problematic, so our ability to rely on existing relationships was key in this process.

The importance of being flexible when working with diverse communities such as White Center cannot be overstated. For example, one meeting with LGTBQIA youth was conducted in person, using slides from the previous meeting as well as engaging other community members over ZOOM.

- Meetings were primarily conducted over ZOOM over various days and times
- Ensuring the availability for participation from community, residents, and businesses by providing a variety of times and days that are most convenient
- Utilized existing relationships with parents and other community leaders for translation/interpretation services
- We pared down the entire needs list and edited the list into a more accessible presentation format, using graphics that created a list that was more user friendly and accessible to youth and families. We translated the presentation into Spanish (given the largest ethnic population is Latinx in White Center/North Highline. It is extremely helpful to break down discussions into more digestible overarching themes.

Presentation by Groups - 8 total (virtual)

- Southwest Youth & Family Services – 7/13/2021
- Spanish Parent Group (WCCDA) – 7/15/2021
- LGTBQIA Youth Group (WCCDA) – 7/22/2021
- Native Parent Group (WCCDA) – 7/22/2021
- Somali Parent Group (WCCDA) – 7/28/2021
- Vietnamese/Cham Group (WCCDA) – 7/29/2021
- Khmer Parent Group (WCCDA) – 8/3/2021
- White Center Business Alliance – 8/9/2021

Outreach Done and Events Attended - 6 total

- COO Partners Meeting – 7/22/2021
- Feeding El Pueblo (WCCDA) – 7/21/2021
- Lake Burien Partners Group – 7/22/2021
- Healthier Here Coalition Meeting - 7/27/2021
- Duwamish Vaccination Events – 7/28/2021 (In-Person)
- WCCDA Board Meeting -7/29/2021

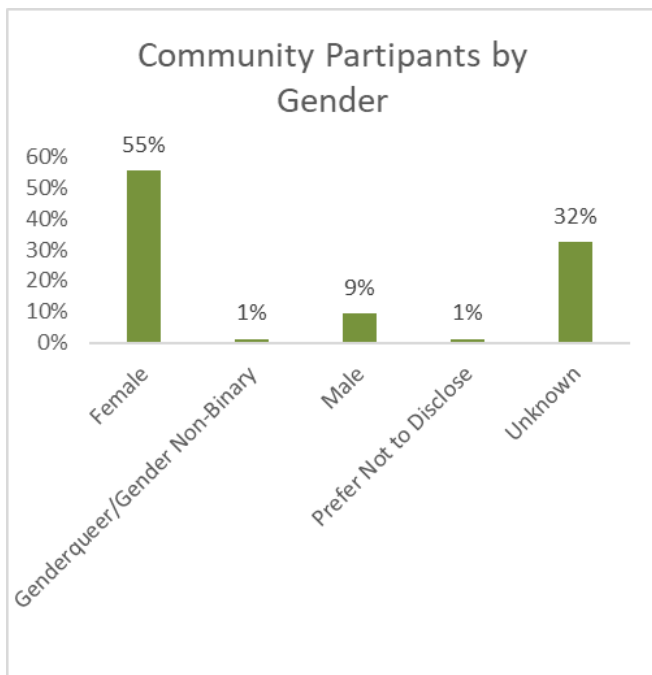
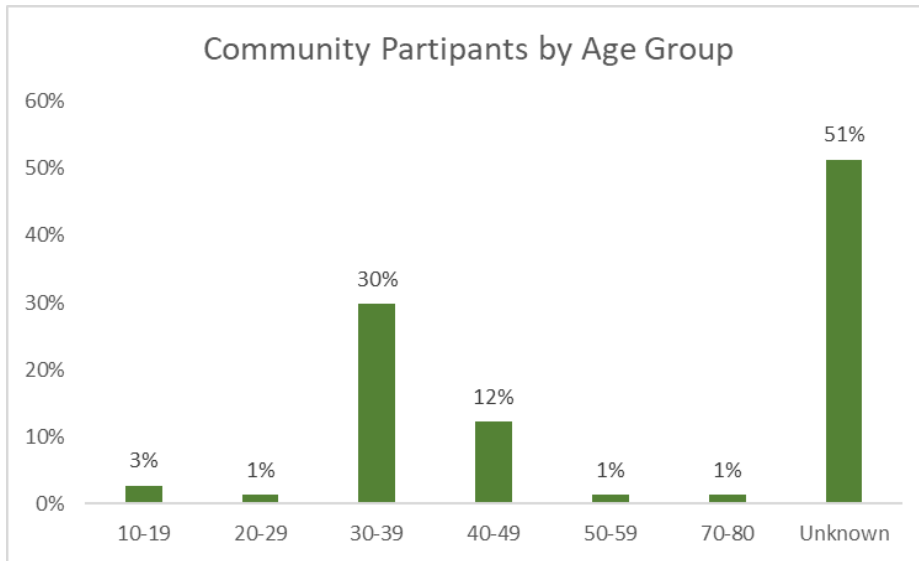
Online Survey Distributed Widely to Community

Survey was provided in English only

Under the Community Voices contract, the White Center CDA undertook engagement with the community to refine community priorities for the North Highline Community Needs List, and review of the Subarea Plan Public Review Draft. The following is a summary from White Center CDA on demographics of participants in this engagement work."

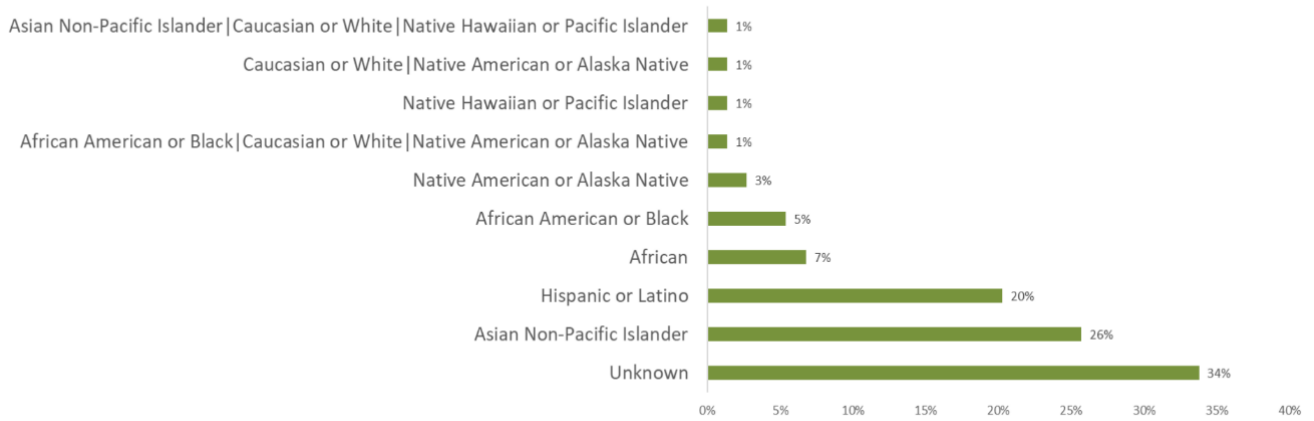
Demographics of Participating Community Members

We engaged in individual and group conversations with 74 community members of North Highline during phase 2 regarding the top 39 community needs list, the public review draft, and map amendments. Participants ranged in age. About 3% identified as being a youth below 19 years of age. Most were between the ages of 30-39 (30%) and 40-49 (12%). Most (55%) identified as female.

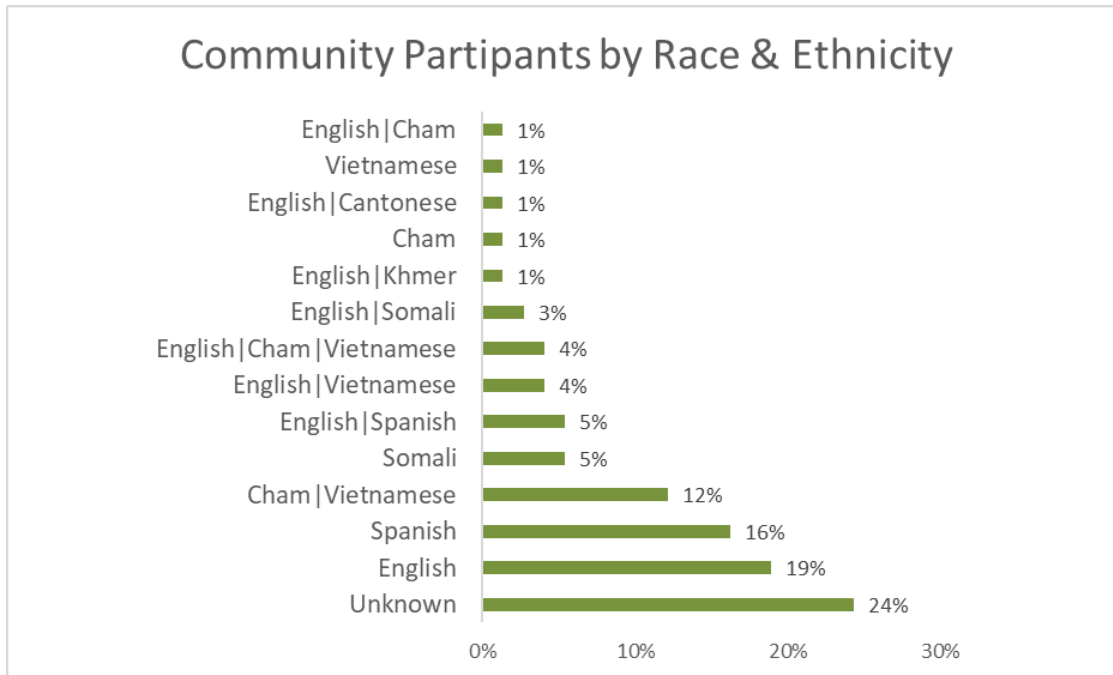


Community participants identified with a diverse racial and ethnic background, representing the many cultures in the North Highline area. Most identified with Asian Non-Pacific Islander (26%), Hispanic or Latino (20%), African (7%), and African American or Black (5%). About 50% of community participants identified English (50%) as the main language or one of the main languages they speak at home. Participants also identified Vietnamese/Cham (23%), Spanish (21%), Somali (8%), Khmer (1%), and Cantonese (1%) as the main language or one of the main languages they speak at home.

Community Partipants by Race & Ethnicity



Community Partipants by Race & Ethnicity



RECOMMENDATIONS TO COUNTY

- The County needs to adopt a co-creating model with power sharing in decisions

- Support community-led planning with capacity building and resources beyond the basic costs and minimal time frame presented
- Leverage existing networks to center BIPOC voices - multiple organizations could assist in facilitating and connections to community
- Investing in community partner organizations with capacity to follow through on BIPOC priorities, urgent community needs implementation through several year update process
- Do a better job of addressing racial equity within the planning process; racial equity needs to be at the center of how plans shapes capital investments to meet community needs and resists displacement
- Most urgent community needs list items need further development by the community
- Most urgent community needs list implementation plans by County department(s) need to be shaped by the community and consider work to occur across departments
- Planning efforts need to consider a community organizing framework and lens
- County staff need to build their own relationships with community members and not rely solely on community based organizations
- Consider Policy Link’s *Advancing Racial Equity as part of the 2020 Update to the Seattle 2035 Comprehensive Plan and Urban Village Strategy - Prepared April 2021* / Many thoughts within this narrative parallel North Highline concerns
- Ordinance 19146 needs to be considered and discussed in more detail with community and how parts of that ordinance is shaped

The table below summarizes community engagement focused on priority populations in the Equity Impact Review, drawing from engagement during the development of the North Highline Subarea Plan, and the Skyway/West Hill and North Highline Anti-Displacement Study, and the Community Needs List. It captures engagement identified in the table above as well as subsequent phases of engagement.

All meetings listed were held in person unless otherwise noted. The third column in the table notes additional opportunities the County could take to improve equity outcomes in its engagement process.

Population	Engagement details	Equity opportunity
Communities who Speak a Primary Language other than English	<p>In early phases of the Subarea Plan development, Local Services staff prepared surveys in Spanish and translated project information into Spanish, Vietnamese, Khmer, and Somali. Spanish, Vietnamese, Khmer, and Somali interpreters were provided at events held or attended in the community in 2019 and early 2020.</p> <p>From early 2020 on, in addition to one virtual meeting in English, King County held 3 separate virtual language-specific meetings in August 2020 to kick off the broadened subarea planning program and the Community Needs List initiative and to engage the</p>	<ul style="list-style-type: none"> • Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations • Make connections with faith-based communities and other trusted community organizations

Population	Engagement details	Equity opportunity
	<p>community about the Skyway/West Hill and North Highline Anti-Displacement Study. The languages were Somali, Spanish, and Vietnamese. The planners produced flyers in the same languages and included links to a Public Input page with a translation feature.</p> <p>Few community members made use of the interpreters provided. Only the Somali community took part in measurable numbers, with about 6 residents participating. The Spanish-language meeting only had one attendee. No Vietnamese community members joined the meeting in that language.</p> <p>King County used an online engagement tool (PublicInput.com) to collect input regarding the Community Needs List that supplies machine translation of the content into all languages most spoken at home in North Highline. The King County website with information on North Highline planning initiatives had information pre-translated into Spanish, Vietnamese, Somali and Khmer, so participants would be immediately offered an in-language option when visiting the website. The King County website provided a link to the Public Input site for those wishing to provide input in another language.</p> <p>In the first online survey for the Community Needs List, 94% of 138 participants reported that the primary language they spoke at home was English.</p> <p>In late 2020 planners sent a direct mail post card to every mailing address in North Highline asking community members to submit ideas for the needs list. The message on the postcard was translated into multiple languages.</p> <p>A virtual workshop series for the Skyway/West Hill and North Highline Anti-Displacement Study was held between October 2020 and May 2021. Interpreters were made available initially, but received limited use and were discontinued.</p> <p>Under the Community Voices contract, the White Center Community Development Association engaged with the North Highline community in fall 2021 on the subarea plan and priorities for the needs list. Respondents to a survey question on languages spoken most often at home identified that after English, Spanish was the most frequently used language (21%), closely followed by Cham (21%).</p>	<p>that serve immigrant and non-English speakers</p> <ul style="list-style-type: none"> • Compensate participants for their engagement, respecting their time, involvement and expertise • Go to where residents meet to be respectful of their time and engagement

Population	Engagement details	Equity opportunity
Racial and ethnic groups	<p>In early phases of the Subarea Plan development, Local Services staff members attended meetings with the Latinx, Cambodian, Vietnamese, and Somali communities. Generally, this included being part of already-scheduled events or meetings.</p> <p>King County used several methods to increase engagement with the racial and ethnic groups as part of its process to develop the needs list. The first was the creation of an online engagement hub that allowed participants to join the conversation without having to come to formal community meetings. Second, County staff attended existing community-based organizations' meetings to reach people in spaces they trusted and where they already felt comfortable. Finally, a locally based nonprofit was hired to help connect with residents who have traditionally not been included in these types of community planning exercises.</p> <p>In the first survey for the needs list, 77% of 138 respondents identified themselves as White, and the next highest group (12%) identified themselves as Asian.</p> <p>Under the Community Voices contract, in summer 2021, the White Center CDA met with a Spanish parent group, a Native American parent group, a Somali parent group, a Khmer parent group, and a Vietnamese/Cham parent group.</p> <p>In fall 2021 the White Center CDA held one-on-one meetings with Somali, African American, and Native American families. The White Center CDA also met with Latinx and Cham families.</p> <p>About half of participants in a fall 2021 White Center CDA survey identified their racial or ethnic heritage as Asian Non-Pacific Islander (43%). The next highest groups of respondents identified as Caucasian or White (24%) or Hispanic or Latino (24%).</p>	<ul style="list-style-type: none"> • Partner with trusted community-based organizations in connecting with populations from racial and ethnic groups • 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 • Compensate participants for their engagement, respecting their time, involvement, and expertise • Go to where residents meet, to be respectful of their time and engagement
Youths	<p>In early phases of Subarea Plan development, Local Services staff attended meetings with youths at schools in North Highline and at the White Center Teen Program.</p> <p>During the Anti-Displacement collaboration with the Department of Community and Human Services, Local Services staff worked with the Skyway Youth Leadership Council. The young people who</p>	<ul style="list-style-type: none"> • Working with local schools to connect with youths allows initiatives to reflect their unique perspectives and attitudes, and to identify what is needed to support their success

Population	Engagement details	Equity opportunity
	<p>participated in this effort chose several anti-displacement strategies to focus on and then developed a survey of their peers to solicit input that included youth outreach in North Highline.</p> <p>In the initial survey for the needs list, 3% of 138 respondents said they were 25 or younger.</p> <p>During its work with the North Highline community under the Community Voices contract, the White Center CDA met with a LGBTQIA youth group. During outreach completed by the White Center CDA in summer 2021, the participants ranged in age from 16 to 75 years.</p> <p>Efforts by Local Services staff to reconnect with the contacts in the Highline School District to hear young voices during later stages of the subarea planning project were not successful.</p>	<ul style="list-style-type: none"> • Consider seeking input at other places where youths gather (such as teen groups) • Compensate youths for their engagement, respecting their time, involvement, and expertise • Consider a range of ways to connect with youths, including in-person meetings and virtual forums • Capture more demographic information so King County can better understand which community voices are missing
Seniors and elders	<p>In early phases of Subarea Plan development, Local Services staff attended resident community council meetings at Greenbridge that were organized by the King County Housing Authority. This included a senior living community meeting.</p> <p>In the first survey for the needs list, 11% of 138 respondents, 11% identified as being 66 years old or older.</p> <p>During outreach completed by the White Center CDA in summer 2021, age groups that participated ranged from 16 to 75 years in age.</p> <p>The use of more-traditional means of communication, such as direct mail, was intended to make more senior and elderly residents aware of the subarea planning and community needs list processes, allowing them the opportunity to participate.</p>	<ul style="list-style-type: none"> • Partner with trusted community-based organizations that serve elders in North Highline • Go to where elderly residents meet, to be respectful of their time and engagement • Consider a range of ways to connect with seniors, including in-person meetings and virtual forums • Compensate seniors for their engagement, respecting their time, involvement, expertise, and lived experience
Persons with disabilities	<p>In the early phases of Subarea Plan development, Local Services staff attended a resident community council meeting for Nia, a senior living community, at Greenbridge. The meeting was organized by the King County Housing Authority and included a senior living community meeting.</p> <p>The planners believed that using more traditional communication types, such the direct mail postcards, would help make more people with disabilities aware</p>	<ul style="list-style-type: none"> • Respect that by centering services, programs, and facilities on the needs of community members with disabilities, the County will also meet the needs of many members of the community who do not have disabilities.

Population	Engagement details	Equity opportunity
	<p>of the subarea planning and community needs list processes, and increase their participation in these processes.</p> <p>During later stages of the subarea planning work, the County connected with a member of the North Highline community to learn about community development from their perspective as a community member with disabilities.</p>	<ul style="list-style-type: none"> • Connect with disability service providers to learn what challenges and priorities their customers have • Partner with trusted community-based organizations that serve people with disabilities in North Highline • Consider a range of ways to connect with people who have disabilities, respecting access and other accommodations for participation • Compensate community members for their engagement, respecting their time, involvement, expertise, and lived experience
Neighborhoods	<p>In early phases of the North Highline Subarea Plan development, Local Services staff hosted or attended meetings in White Center, Top Hat, Glendale, and South Park.</p> <p>The online surveys did not focus on specific neighborhoods, but participants were asked to identify which area of North Highline they called home. In the first survey for the needs list, 64% of 140 respondents said they lived in White Center and 21% said they lived in Top Hat. The remainder were spread between Glendale/Beverly Park (5%), the South Park “Sliver by the River” (3%) and “Other” (7%).</p> <p>The County sent direct mail post cards to addresses in North Highline in 2020, providing links to the Community Needs List project and survey.</p>	<ul style="list-style-type: none"> • Work with neighborhood groups to further define community priorities so resources can be targeted where the need is greatest • Track metrics of language translation use to better understand how we might encourage greater participation by our community members with limited English proficiency
Renters and low-income households	<p>In the early phases of subarea planning, outreach included presenting at community meetings organized by the King County Housing Authority. Participants included renters from low-income households.</p>	<p>Renters and residents in low-income households are at the highest risk of involuntary displacement. When housing prices or the cost of living increase, they are often left with no choice but to move to</p>

Population	Engagement details	Equity opportunity
	<p>In the initial survey for the Community Needs List, 88% of 138 respondents said they owned their homes, 10% said they were renters, and 1% chose “Other.”</p> <p>The Community Voices survey in fall 2021 generated 77 responses from community members. About half of the participants said they were homeowners and about half said they were renters. No questions were asked about income levels.</p>	<p>other neighborhoods or areas. Understanding the strategies that can help alleviate some of these risks is vitally important.</p> <ul style="list-style-type: none"> • Compensate community members for their engagement, respecting their time, involvement, expertise, and lived experience • Track metrics of language translation use to better understand how to encourage greater participation by community members with limited English proficiency
<p>Businesses</p>	<p>In the early phases of subarea planning, outreach included attending a White Center Chamber of Commerce quarterly meeting and a White Center Business Focus Group meeting and visiting businesses in Top Hat.</p> <p>As part of the Skyway/West Hill Anti-Displacement Strategies study, 15 BIPOC and immigrant business owners in White Center were surveyed by the County about the impact of displacement on their businesses.</p> <p>The White Center CDA convened virtual and in-person meetings with businesses in White Center in the latter part of 2021, primarily to focus on subarea plan development.</p>	<ul style="list-style-type: none"> • Tailor the ways the County seeks input from businesses on their needs, recognizing that their hours of service may keep them from being able to readily participate in meetings at times that suit agencies or other participants • Compensate business owners and representatives for their engagement, respecting their time, involvement, expertise, and lived experience • Businesses are at risk of displacement if their customer bases are not able to remain in North Highline due to economic, residential, or cultural displacement. Learning about the direct and indirect needs of businesses in North Highline is key to

Population	Engagement details	Equity opportunity
		supporting the overall well-being of the community.
Community service providers	<p>In the early phases of subarea planning, Local Services staff attended meetings held by Communities of Opportunity, King County Housing Authority Agency Service Providers, and White Center Agency Partners.</p> <p>In latter stages of the Subarea Plan development, County staff attended a White Center CDA-organized meeting of its White Center Agency Partners group.</p> <p>The Community Voices contract with the White Center CDA provided an opportunity to partner with a group that is part of the North Highline community and works with it to improve the lives of those that live and work in White Center. As a community-based organization, it has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members—particularly those who do not traditionally participate in planning processes.</p> <p>Efforts to engage with faith-based organizations to seek input on the Subarea Plan and needs list met with little success.</p>	<ul style="list-style-type: none"> • Access faith-based organization engagement strategies to determine how to better connect with this community

King County advertised engagement opportunities using the following channels:

- Department of Local Services/King County website
- GovDelivery E-mail List
- PublicInput.com
- Next Door
- Social Media (Facebook, Instagram)
- King County Local Services Unincorporated Area News
- Postcards sent to all North Highline addresses in December 2020

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

- White Center Community Development Association
- North Highline School District

Appendix C: Community Engagement includes a more in-depth review of engagement approaches used during development of the subarea plan.

The Office of Equity and Social Justice “Community Engagement Continuum”⁸ identifies a range of actions to use for engagement on both simple and complex initiatives. Components of the 2

levels of engagement identified for use in both Subarea Plan development and development of the Community Needs Lists for King County’s Community Service Areas—County Engages in Dialogue and County and Community Work Together—are circled in the table below.

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

Working collaboratively with the community and using the Office of Equity and Social Justice’s Equity Impact Review tool as a guide, goals of the community engagement for the expanded Subarea Plan included ensuring that diverse and historically underrepresented voices of the community were amplified and reflected in the expanded Plan. This included developing an updated engagement process to develop and refine a long-term vision and policies across multiple, community-identified topic areas for the Plan. Additionally, Local Services prepared an “Engagement Pledge”⁵⁵ for the North Highline Subarea Plan and Community Needs List, committing to have a bi-directional conversation with the community, work together, and lift up the voices of historically underrepresented residents and groups.

Local Services learned many things about how to improve engagement for planning and community development initiatives in North Highline during subarea planning and development of the Community Needs List. Under the Community Voices contract, the White Center CDA was asked to share input on improvements that the County could make for its engagement with the North Highline community. They shared the following:

- Timelines for delivery of products that involve contracting with community-based organizations need to fit with timelines that work for the community to get the best possible work and thoughtful processes. Working to King County budget cycles and other County processes does not achieve this.
- More time is needed than is usually given.

⁵⁵ <https://kingcounty.gov/depts/local-services/permits/planning-regulations/subarea-plans/~media/depts/local-services/permits/community-service-areas/north-highline-subarea-plan-and-community-needs-list-engagement-pledge.ashx>

- More up-front research by the County is needed, with topics identified.
- The planning process needs more room to focus on what community members can do to be part of solutions (going beyond what the County can do for the community).
- King County Local Services staff members need to cultivate relationships with the communities they serve rather than relying on community-based organizations to find answers to the questions, “What does the community need and what are its priorities?”

Key phases of the White Center Community Development Association’s community engagement work ended in December 2021. At that stage, the association shared the following reflections on its work under the Community Voices contract:

- There is a lack of trust in the institutional system, given White Center’s history of being marginalized by King County.
- There are specific challenges to building in more access (beyond language access) and, even more, to building in-depth understanding of planning, policies, and map amendments among community members. There is a need to build community understanding in each language and cultural group so community members can have meaningful conversations and ultimately provide thoughtful feedback and opinions within a month’s time.
- There is a need to build internal understanding of institutional subarea policies and map amendments to detail, so we could create more accessible processes and content for our community members.
- The County needs to Improve the facilitation and logistics of community conversations.
- All narratives and needs lists created by the County and by the White Center CDA were experiencing a certain level of “lost in translation.”
- There is a need to refine the Community Needs List to more accurately capture the collective needs.

King County is grateful for input and perspectives from the White Center CDA that will improve its design of initiatives in the future to better attain process equity.

With the continued focus to center the development of subarea plans on community needs, Local Services contracted with the White Center CDA in 2021 to partner with the County in engaging with communities on the broadened Plan and in development of a community-prioritized list of projects for the Community Needs List. Its focus is to reach out to the diverse communities in North Highline that do not traditionally engage in County planning processes. The White Center CDA is part of the North Highline community and works with the community to improve the lives of those that live and work in White Center. As a community-based organization, it has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members – particularly those that do not traditionally participate in planning processes.

Under its contract with King County, the White Center CDA sorted King County-compiled input from the North Highline community on needs and community interests, generated from work completed in the first 3 phases of community engagement. The association shared its sorted list with the North Highline community for accuracy and completeness before the community’s

review of the North Highline Subarea Plan Public Review Draft, updated the community's vision statement for the 20-year Plan, based on input received during its work with the community, and shared input on improvements that could be made to the County's engagement approaches in North Highline.

The White Center CDA took the following approach to engage with communities who are historically underrepresented in planning processes, with a strategy focused on amplifying BIPOC voices within the North Highline Subarea plan development:

- The association held meetings via Zoom
- Meetings were held on different days and times to make it easier for residents and businesses to participate.
- The association used existing relationships with parents and other community leaders for translation and interpretation services.
- The association edited county-prepared materials into a more accessible presentation format, with more digestible overarching themes, and used graphics to create a list that was more user friendly and accessible to youths and families.
- The association translated a presentation into Spanish because the largest ethnic population in White Center/North Highline is Latinx.

The contract between the White Center CDA and King County Local Services supported the use of contract funds to compensate community members for participating in meetings, providing refreshments, translating materials, and using interpreter services.

Summary of engagements completed by the White Center Community association in North Highline in July and August of 2021

Presentation to groups	Events attended	Other
Southwest Youth & Family Services	Communities of Opportunity (COO) Partners Meeting	Online survey on priority themes, with commenting options
Spanish Parent Group	Feeding El Pueblo	
LGBTQIA Youth Group	Lake Burien Partners Group	
Native Parent Group	Healthier Here Coalition Meeting	
Somali Parent Group	Duwamish Vaccination Events	
Vietnamese/Cham Group	WCCDA Board Meeting	
Khmer Parent Group		
White Center Business Alliance		

The following socioeconomic data was provided to the County by the White Center CDA on this phase of community engagement on the Plan and the Community Needs List:⁵⁶

⁵⁶ https://kingcounty.gov/depts/local-services/permits/planning-regulations/subarea-plans/~/_media/depts/local-services/permits/community-service-areas/white-center-cda-p1-community-engagement-report.ashx

- Participants: Focus Groups – 53; Online Survey- 67; Total – 120 (as of Aug. 17, 2021)
- Race: Asian, Black, White, Latino, Jewish
- Languages spoken at home: Khmer, Vietnamese/Cham, Somali, Spanish, English
- Age groups engaged: 16-75
- Sexual orientations engaged: heterosexual, LGBTQIA
- Renter or owner: not collected (data on homeownership in White Center shows majority renters)
- Length of time lived in neighborhood: not collected (majority of respondents have been residents of White Center for an average of more than 5 years)

During the third phase of community engagement, planners updated the PublicInput.com project site to direct interested parties to the White Center CDA's survey on association's website. The PublicInput.com website has a Google Translate function when accessed via several browsers. An email sent to more than 200 subscribers to a GovDelivery list for the project also provided links to the survey.

During the upcoming comment period for the Public Review Draft, the association will publicize the Plan and ways to provide comments, collect comments, and seek input on how to prioritize items for inclusion on the County's community needs list for North Highline.

King County heard the following during the third phase of community engagement:

- Timelines for delivery of products that involve contracting with community-based organizations need to fit with timelines that work for the community in order to get the best possible work and thoughtful processes. The County working to its own budget cycles and processes does not achieve this.
- More time is needed than usually given.
- More up-front research by the County is needed, with topics identified where up-front research is needed.
- The planning process needs more room to focus on what community members can do to be part of solutions (going beyond what the County can do for the community).
- King County Local Services staff members need to cultivate relationships with community members rather than relying on community-based organizations to do the work to learn what the community needs and what its priorities are.

The County will address these issues in future community engagement strategies to increase North Highline community involvement.

Equity Impact Review Phase 3 – Analysis and Decision Process

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

The North Highline Subarea Plan proposes neighborhood-specific and topic-based policies along with land use and zoning amendments and development conditions that will guide and regulate development in North Highline over the next 20 years. Policies also provide direction for County-provided services, programs, and facilities in North Highline. Guiding principles

shape the policies, map amendments, and development conditions, and all are guided by the community-developed vision statement for North Highline.

Proposed policies are grouped under topical chapters in the Plan. Proposed land use and zoning map amendments and development conditions are included in a second document. Map amendments and development conditions are guided by the policies proposed in the plan. The associated land use and zoning map amendments regulate how land can be used.

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

Regulations can also change what can take place on the land by applying special district overlays, which apply special conditions on how a specific piece of land can be used. These conditions may allow for more flexibility in how the land can be developed compared to the regulations in the underlying zoning. Another regulatory tool that can be applied to specific parcels is the “P-suffix”. This tool applies more restrictive conditions than those included in the underlying zoning.

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

The North Highline Subarea Plan is centered on the North Highline community’s interests and priorities. The analysis in the **first table in this section (see page 115)** of the Equity Impact Review summarizes what the project team heard from the community as priorities, how the Subarea Plan and associated land use and zoning map amendments and development conditions respond to those priorities, the intended outcomes, and where some questions remain. The table identifies community-raised priorities that the Subarea Plan cannot directly respond to due to scope considerations, while identifying pathways for those priority areas to be considered.

The second table in this section of the Equity Impact Review considers how the Plan and associated land use and zoning map amendments, and development conditions may directly or indirectly impact access to each of the determinants of equity, and how the Plan’s content may affect distributional equity and intergenerational equity for the determinants of equity. By using the determinants of equity as a framework, some general observations can be made about what types of impacts the Plan may have. Access to the determinants of equity creates a baseline of equitable outcomes for people regardless of race, class, gender, or language spoken. Inequities are created when barriers exist that prevent individuals and communities from accessing these conditions and reaching their full potential.

The Subarea Plan is an element of the King County Comprehensive Plan. While it can be a mechanism for change to further meeting community priorities, there are a couple of constraints on its ability to comprehensively deliver change, that need to be identified. As an element of the Comprehensive Plan, the scope of the Subarea Plan is consistent with the scope of the Comprehensive Plan, which is set by the State of Washington Growth Management Act. It is for

this reason that there are a handful of topics raised by the community as priorities that will need to be considered for resolution by other mechanisms, such as the Community Needs List Initiative, that can cover a broader range of topics than the Subarea Plan.

Additionally, while the Plan may directly or indirectly influence the determinants of equity, it is important to note that, when it comes to most decisions made about how land is developed, most are made by the private sector based on market factors and personal choices. However, local governments can provide the structure governing how land can be developed and used in a way that positively influences the kind of new development that may occur in the future.

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

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

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

- Land use policies and zoning regulations permit a range of uses, but it is up to each particular landowner to determine what to build.
- It is difficult to determine impacts that would have happened if current regulations remained in the absence of a new land use subarea plan, as neighborhoods go through natural cycles of development.

Summary of Decision-Making Process and Proposed Policies, Regulations, and Community Needs List Items

Guided by community input, a community vision statement, guiding principles, recommendations for updated subarea policies and amendments to land use designations, zoning classifications and development conditions have been drafted for community review in the Public Review Draft (PRD) of the Plan.

The input and recommendations have been prepared based on feedback gathered from the community during all 3 phases of community engagement, from review of prior community plans and community-developed initiatives. In addition, the Plan has been developed in consideration of the historic, demographic, economic, and geographic characteristics of North Highline, and its context within King County and the region. Subsequent work with the community will include listening to input on the PRD, refining the plan accordingly and continued work to develop a prioritized list of projects for the Community Needs List.

In developing the proposals outlined in the Plan, County staff worked with the White Center CDA's prepared list of community areas of concern. The list was derived from a County-prepared longer list of themes and desired outcomes generated based on input received during the earlier phases of the Plan development, from the Publicinput.com survey input, from review

of prior community plans and community-developed plans and initiatives and in consideration of community data. The White Center CDA derived the list and shared it with the North Highline community in Phase 3 of the Plan community engagement to determine if it accurately represents the community's interests, and to develop an updated community vision statement.

The following table summarizes how the Plan policies, land use and zoning map amendments and development conditions respond to the community's areas of interest for the Plan. In some cases, the topic raised aligns more closely with a response through the Community Needs List initiative for North Highline. The Community Needs List will be a list of prioritized actions that can help to implement policies in the Subarea Plan, as well as having the scope to include topics that are broader than those that can be considered in the Subarea Plan.

In reviewing different options, staff analyzed whether each potential policy, map or development condition intervention would:

- Result in the preferred outcome of the community, or improve on the status quo
- Improve access to the determinants of equity
- Be feasible for the County to implement given legal and budgetary constraints
- Align with existing King County Comprehensive Plan policies, without creating redundancies.

Community-identified priorities and how the proposals respond, and intended outcomes

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
Availability and Affordability of Housing			
<ul style="list-style-type: none"> • Ability for community to rent and purchase homes in White Center. Including equitable programs that assist with affordable homeownership and affordable rental units. • Economically diverse neighborhood; with a mix of market rate and affordably priced units. • Affordable housing that is beautiful and functional. 	<ul style="list-style-type: none"> • Residential policies support increasing housing diversity and supply in medium-density residential neighborhoods in North Highline near transit and commercial services. Map amendments increase the allowed density of residential development on parcels that are adjacent to the urban centers: White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, Beverly Park Neighborhood Business Center in Glendale, and a new Community Business Center in Glendale. • (A parcel specific (“P-Suffix”) development limits height of new development in medium density residential areas, where increased density is proposed. • Policies support retaining and increasing housing availability for individuals and families in a range of different socio-economic situations and integrating households with different economic backgrounds. • In areas within existing urban centers, a higher density of housing is supported. • Policies support the White Center Unincorporated Activity Center, and the Roxhill and Top Hat Community Business Centers continuing to serve as North Highline’s primary locations for commercial, and mixed-use, higher density land uses. 	<ul style="list-style-type: none"> • Encouraging an increased supply of a broad range of smaller-scale multifamily units such as townhomes, duplexes, and triplexes when redevelopment occurs in areas adjacent to areas served by transit and commercial business is intended to increase supply and types of housing to support increased affordability for families and single person households. In some cases, new development will be required to be mixed-use, to provide additional housing. • By encouraging the development to occur where there is ease of access to services, jobs and community amenities, while also considering ease of access to job centers outside of the community, equity in access to opportunity is supported. • By integrating households with different household incomes in the same areas and developments, equity in access to opportunity is increased. 	<ul style="list-style-type: none"> • Will these measures increase land values, housing prices and property taxes for residents? • Are there adequate safeguards in place to reduce the risk of unintended consequences that exacerbate displacement? For example, will renters and lower-income residents in the area be displaced if a property owner decides to sell to a townhouse or duplex developer? • What provisions can be made to ensure that a homeowner will not be displaced because they can no longer afford the property taxes on their home? • What measures can be taken to ensure area residents who qualify for the affordable units have access to the units? • Will these policies stifle development? • Are existing utilities and services adequate to serve the

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
	<ul style="list-style-type: none"> • A new urban center is created in Glendale. While this urban center designation is largely included to match existing land uses, it does create opportunity for mixed use development, to create jobs and housing. • Policies support the use of design standards for commercial buildings, including mixed-use development. • Policies seek to preserve community-identified cultural assets and encourage the development of community-identified amenities and installation of green infrastructure and tree planting. • Inclusionary Housing policy and code revisions require or support creation of affordable units with market-rate units. • Mixed use development is required on a block rezoned from industrial to commercial business in the White Center Unincorporated Activity Center, that is adjacent to the frequent service Rapid Ride H Line. 	<ul style="list-style-type: none"> • Supporting use of design standards and attention to community-desired amenities are intended to support designing homes and spaces that respond to the community’s request for beauty. • By providing height limits on new development in certain situations where residential densities are increased, the intention is to integrate new development without subsuming the character of established residential neighborhoods. • Increase housing supply with redevelopment using Inclusionary Housing provisions, which will also increase supply of affordable units. 	<p>potential increase in residents and businesses?</p>
Support for small BIPOC owned businesses			
<ul style="list-style-type: none"> • Ability to maintain and acquire spaces for small BIPOC owned businesses. • More education, mentoring, consultation, and 	<ul style="list-style-type: none"> • Policies support growth locating in the urban centers: White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, Beverly Park Neighborhood Business Center in Glendale, and a new Community Business Center in Glendale. 	<ul style="list-style-type: none"> • Policies, map amendments and development conditions support retaining the character of the White Center core commercial area. This is to encourage supporting the ability of existing small, BIPOC businesses to 	<ul style="list-style-type: none"> • Will these measures increase land values and commercial rents, making them out of reach for small businesses? • Are there adequate safeguards in place to reduce the risk of unintended consequences that

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
<p>community investment for existing businesses in the neighborhood.</p> <ul style="list-style-type: none"> Support a greater diversity of shops in White Center. 	<ul style="list-style-type: none"> Policies and a new Special District Overlay encourage an environment in White Center’s commercial core that supports walking, transit, rolling and biking. This is anticipated to increase numbers of customers visiting businesses. The SDO applies pedestrian-oriented development standards, parking standards, and in some cases, building height requirements. The SDO’s also take advantage of the transit routes that run through the White Center Unincorporated Activity Center.. The 2-blocks on 16th Avenue SW between SW Roxbury Street and SW 98th Street have height limits to retain the ambience, while supporting redevelopment that could include residential units, providing “eyes-on-the street.” Buildings will be set-back to support retention of the ambience and ground floor commercial spaces will be limited to 5000 square feet to support small, locally-owned businesses. A block of industrial-zoned land in White Center is retained to support co-locating jobs and homes, in an area that is also served by transit. Policies support partnering with community to provide technical services to small business owners and support retention of long-term locally-owned businesses and development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations. 	<p>thrive, and to create opportunities for new businesses.</p> <ul style="list-style-type: none"> By requiring pedestrian-oriented development standards and linking commercial areas with community assets such as parks and schools using active transportation, more access to business is an intended outcome, to increase vibrancy of the areas. By opening up additional areas for commercial uses, more businesses are expected to have opportunities to locate in the subarea. Policies that support access to professional services are intended to support the ability for small, BIPOC businesses to thrive. 	<p>exacerbate displacement of commercial businesses?</p> <ul style="list-style-type: none"> In what ways will King County support the capacity building (contract awarding, simplified procurement processes, training) of small BIPOC owned businesses? What additional development conditions can be put in place to encourage retention of and development of new spaces for small, BIPOC- owned businesses? What commercial and industrial uses should be retained or added as allowed uses in the vicinity of Top Hat to support business opportunities while also considering compatibility with neighboring residential areas?

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
<p>Displacement of North Highline residents</p> <ul style="list-style-type: none"> Families consistently expressed the desire to remain in White Center and not being driven out by rising costs of housing, property taxes, etc. Provide home repair funding for low-income homeowners. Provide more programs that would assist with affordable home ownership, rental assistance. 	<ul style="list-style-type: none"> Policies support retaining and increasing housing availability for individuals and families in a range of different socioeconomic situations and integrating households with different economic backgrounds. There is a focus on approaches and supporting resources and programs that can help prevent displacement, and that recognize the bonds within communities that can be disrupted, and the unique needs within a diverse community. Policies support opportunities for wealth generation within the community, that can be achieved when housing – both rental and ownership – is not out of reach of residents within a community, and that all housing should be safe and in good condition. Policies support accessing funds for community infrastructure and other community development needs. Inclusionary Housing policy and code revisions require or support creation of affordable units with market-rate units, with a community preference to support allocation of affordable units to people with ties to the community.. 	<ul style="list-style-type: none"> The approaches in proposed policies, map amendments and development conditions are intended to mitigate and stem the threat of displacement. Policies, map amendments and development conditions are intended to support an increase in supply and types of housing, to provide a community preference for housing where public funding is provided, to encourage development of family-sized units and to provide support for rental assistance. The suite of approaches is intended to recognize the community desire to have families live close by, and to recognize that wealth-generation opportunities will increase the ability for the community to stay intact. 	<ul style="list-style-type: none"> Are there adequate safeguards in place to reduce the risk of unintended consequences that exacerbate displacement? What measures can be taken to ensure area residents who qualify for the affordable units have access to the units? Will these policies stifle development?
<p>Building Wealth</p> <ul style="list-style-type: none"> Access to quality well-paying jobs in all industries, job training, childcare options. More resources to help residents pursue 	<ul style="list-style-type: none"> Policies encourage increased housing close to, and ease of access to commercial centers within North Highline and to job centers in the region. Policies support continuation of employment opportunities in existing industrial areas in Glendale and White Center. 	<ul style="list-style-type: none"> By co-locating housing in commercial areas, close to commercial areas, and close to transit less time and other resources are spent accessing jobs within North Highline and jobs and other opportunities in 	<ul style="list-style-type: none"> In what ways will government and private partners play a role in supporting community in employment training, hiring and childcare? What commercial and industrial uses should be

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
<p>microenterprise by providing technical assistance, loans, and/or grants.</p>	<ul style="list-style-type: none"> • Policies support partnering with agencies and community groups to help prepare students and provide opportunities as they enter the work environment or seek higher education opportunities and seeking funding and partnering opportunities to support working families, and providing businesses with access to resources. • The North Highline Community Needs List is designed in part to provide an avenue for actions that can support implementing Subarea Plan policies. Programs and funding that can assist small businesses, by supporting access to grants and loans, and professional services and providing technical support can be considered in development of the prioritized list of actions for the North Highline Community Needs List. 	<p>the region. This increases opportunities to generate wealth.</p> <ul style="list-style-type: none"> • Policies are intended to encourage ease of access to jobs within North Highline and ease of access to jobs and other opportunities in the region. • Businesses can attract customers if the customers can walk or use active transport to get their needs met in the community. • If businesses can have accesses to professional services and affordable childcare services are available in the community, the businesses are likely to have more success in retaining their business and growing opportunities, as well as retaining a stable workforce. 	<p>retained or added as allowed uses in the vicinity of Top Hat to support business opportunities while also considering compatibility with neighboring residential areas?</p>
<p>Programs and Services for Youth</p> <ul style="list-style-type: none"> • Parents raised the need for supportive services for youth and culturally relevant engagement. 	<ul style="list-style-type: none"> • Policies support partnering with private companies, agencies and community groups. • Policies support partnering with the Highline School District and other agencies. • Policies support partnering with organizations to provide additional recreational, cultural, and educational programs in North Highline. 	<ul style="list-style-type: none"> • By providing opportunities for additional recreational and educational programs, and job training, students can learn new skills and be prepared as they enter the work environment or seek higher education opportunities. 	

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
<ul style="list-style-type: none"> • Before and after school programming for youth to engage in. • Economic opportunity for youth to learn job skills. 	<ul style="list-style-type: none"> • Policies support seeking opportunities to provide additional, culturally appropriate gathering spaces, including parks, and partnering with organizations to provide additional programs for North Highline residents. 	<ul style="list-style-type: none"> • Partnering with the Highline School District and other agencies is intended to improve outcomes for students and their families. • By being sensitive to designing programs and spaces that are culturally appropriate, the diversity and heritage of the community is celebrated, and there is a reduced threat of cultural displacement, 	
<p>Community Safety</p> <ul style="list-style-type: none"> • Increased safety and less punitive measures but more preventative strategies to address crime and drug use. • More safety resources for community: Security devices, non-police security, increased lighting. • Improve walkability and bike-ability of community so it can be more accessible for those without cars. 	<ul style="list-style-type: none"> • Policy and zoning amendments limit the number of marijuana retail businesses in North Highline to help avoid negative impacts in the community. • Policies in the Subarea Plan encourage increased housing density and increased mixed-use development in or adjacent to commercial areas and along or close to transit routes. Hand-in-hand with encouraging density in areas close to transit is the need to provide a positive experience, for those who are able to use active forms of transportation, as the increased densities for development will be accompanied with reduced requirements for parking. • Policies and zoning map amendments and development conditions encourage additional residential development in commercial areas which will increase “eyes-on-the street.” 	<ul style="list-style-type: none"> • Make spaces that feel safe and welcoming and collocate residential units with businesses to provide more “eyes-on-the street”. 	

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
<ul style="list-style-type: none"> Community did not see safe injection site being a priority for the White Center community. 	<ul style="list-style-type: none"> Policies encourage an environment that supports walking, transit and biking for travel within, to and from North Highline, to support the local economy, access to opportunities, health benefits and the continued vibrancy of the North Highline community. Policies support accessing funds for community infrastructure and other community development needs. While not directed in the Plan, depending on funding sources, priorities, and consistency with King County Comprehensive Plan policies, this may provide support for funding community-identified safety measures. Proposed code amendments, with new, or amended development conditions known as Special District Overlays (“SDOs”) apply pedestrian-oriented development standards, and parking standards in commercial areas to encourage development of more walkable and bikeable spaces. The North Highline Community Needs List is designed in part to provide an avenue for actions that can support implementing Subarea Plan policies. Community safety issues raised by the community will be considered in development of the prioritized list of actions for the North Highline Community Needs List. 		

Equity Analysis of Proposed Policies, Land Use and Zoning Map Amendments, and Development Conditions

The following table considers how the Plan and associated land use and zoning map amendments, and development conditions may directly or indirectly impact access to each of the determinants of equity, and how the Plan's content may affect distributional equity and inter-generational equity for the determinants of equity. The development of the Plan is centered on community and equity and social justice, with the Plan provisions intended to support a community where median household incomes are almost 50% of King County's median household income, with almost double the rate of households in North Highline below the poverty line compared with the rate in King County.

The White Center Community Development Agency (WCCDA) was hired by the County to complete community engagement on later stages of the Subarea Plan development and the Community Needs List development for North Highline. The WCCDA is part of the North Highline community and works with the community to improve the lives of those that live and work in White Center. As a community-based organization, it has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members – particularly those that do not traditionally participate in planning processes. Working in partnership with the WCCDA and other community organizations and community members in developing the Plan supports meeting the goal of process equity: an inclusive, open, and fair process with meaningful opportunities for input. Additionally, the County's commitment to engaging with and listening to the community's voices is included in the following policy: ensure that North Highline residents and businesses have opportunities to engage as development occurs, in ways that support and build community capacity to maintain and enhance the character of the neighborhoods in the subarea, through means such as community meetings, public noticing requirements, and permit submittal requirements.

North Highline's honor of its diversity, respect for its heritage and for the first people on the land, and its rootedness in values of equity and inclusiveness is perfectly captured in its community vision statement:

Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity, inter-generational roots and our ongoing inclusivity of diverse families and individuals, especially those most isolated and vulnerable. We call out race and place-based inequities and are committed to dismantling systems of power, privilege, and racial injustice. With mutual support and respect, we value and live out our brilliance and power through community-led initiatives, creating thoughtful development without displacing longtime residents and small business owners, forming, and owning the policies that impact us, and building our individual and collective wealth, health and well-being.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children.	<p>Children have unique needs and circumstances, and places that provide safe, healthy, and accessible environments for early childhood development are often an indicator that they are beneficial communities for people of all ages.</p> <p>There are disparities in income between people of different races and ethnicities within North Highline, and between households in North Highline and households across King County. This may be expected to affect equity in access to early childhood development opportunities, impacting distributional equity, and cross-generational equity in access to opportunity for residents of North Highline.</p> <p>Map amendments and development conditions encourage more commercial, mixed-use development. 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.</p> <p>The Plan includes policies directing King County to work with and support the Highline School District and local service agencies in providing health and human services, to the community, and other services that support the community's wellbeing.</p>
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	<p>There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This may be expected to affect equity in access to a range of school choices and educational opportunities, impacting access to opportunity for residents of North Highline, and ability to generate wealth.</p> <p>English-speaking ability may also be expected to impact access to education. In North Highline, approximately 22% of the population is estimated to have limited English-speaking ability. This compares to approximately 11% of the population of King County as a whole.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		<p>The Subarea Plan has limited potential to directly influence equity in access to education. However, policies support partnering with community organizations to support delivery of educational programs in North Highline, leveraging King County-owned parks facilities, and partnering with Highline School District and other agencies and organizations to improve outcomes for students and their families.</p> <p>North Highline’s median household incomes are almost 50% of King County’s median household income, with almost double the rate of households in North Highline below the poverty line compared with the rate in King County. By supporting access to educational programs in the Plan, there is the potential for greater distributional and inter-generational equity for households in North Highline than might otherwise be achieved for households in the community without policy that supports access to opportunity.</p>
Race & Ethnicity	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 North Highline, and in income between households in North Highline. This may be anticipated to affect equity in access to a range of healthy food sources and choices.</p> <p>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. Access to a healthy diet will influence overall health and ability to access opportunity.</p> <p>Policies in the Plan support access to healthy, affordable, and culturally-relevant foods, including spaces where healthy foods can be grown by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens.</p> <p>And the Subarea Plan encourages more commercial, 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</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		<p>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.</p> <p>The Plan also includes policies, zoning and development regulations intended to retain the character of commercial areas in North Highline. It's in these areas where grocery stores and food sources that are culturally appropriate to residents of North Highline are often located.</p>
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.	<p>North Highline has 6 County parks with facilities supporting passive and active recreation, and the County also runs the White Center Teen program from the Steve Cox Memorial Park. The community also includes open space, the Duwamish riverfront, stream drainages and lakes, including Lake Hicks. While the Plan does not include policies or map amendments to deliver specific new parks or open space, it does include policies that support seeking opportunities for tree planting and installation of green infrastructure to improve human health and environmental conditions, opportunities to provide additional, culturally appropriate gathering spaces, including parks, and pocket parks and partnering with organizations to provide additional programs for North Highline residents.</p> <p>Additionally, on-site recreation areas are required to be provided under certain forms of new development. The Plan also 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> <p>Access to places to recreate and be in nature will influence overall health thereby influencing ability to access opportunity. Policies prioritize safe and inviting walking and bicycling throughout North Highline to connect residents to transit facilities, North Highline commercial areas, local parks and open spaces, North Highline schools, and other local destinations.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		<p>As with all of the policies included in the Plan, implementation will consider funding availability, resources, and other factors. Sidewalk provision within residential neighborhoods, and linking residential neighborhoods to commercial services, transit and community amenities continues to be one of the highest priorities for the North Highline community.</p>
<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 North Highline, and in income between households in North Highline 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.</p> <p>The 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 that encourage 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 Plan with supporting policies, zoning, and other regulations. The Plan also includes policy support for additional focus on enhancements in active transportation infrastructure, as well as other community infrastructure required to meet the community’s development needs.</p> <p>The community has identified that access to affordable housing and avoiding displacement are significant concerns. And the Plan includes policies, land use and map amendments and development conditions that are designed to mitigate and stem the threat of displacement.</p> <p>Policies support retaining and increasing housing availability for individuals and families in a range of different socio-economic situations and integrating households with different economic backgrounds. There is a focus on approaches and supporting resources and programs that can help prevent displacement, and that recognize the bonds within communities that can be disrupted, and the unique needs within a diverse community.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		<p>Policies also support opportunities for wealth generation within the community, that can be achieved when housing – both rental and ownership – is not out of reach of residents within a community, and that all housing should be safe and in good condition and policies support accessing funds for community infrastructure and other community development needs.</p> <p>Land use policies, land use and zoning map amendments and development conditions are designed to support the small business environment that is cherished in North Highline, and policies also supporting retention of industrial uses in Glendale, supporting access to jobs.</p> <p>With respect to the built environment for human services, the Plan does not directly include policy support or map amendments that address provision of additional structures in North Highline; policies address partnering in provision of human service programs.</p> <p>Policies in the plan support tree planting and addition of green infrastructure to support water and air quality and to reduce the heat island affect. By influencing the development of additional jobs, services, and housing in North Highline, and on transit corridors, the Plan can 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 tree canopy, water, soil, and sediment are addressed when development is proposed.</p>
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking.	There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This may be anticipated to affect equity in access to different modes of transportation, which could further limit equity in access to transportation. The 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

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		<p>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 could result in increased access to transit for both new and existing residents.</p>
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 North Highline based on household incomes, whether households are cost-burdened, and in terms of race and ethnicity. North Highline’s median household incomes are almost 50% of King County’s median household income, with almost double the rate of households in North Highline below the poverty line compared with the rate in King County. This has the potential to limit access to homeownership and business ownership. Provisions in the Plan are intended to increase the opportunity for ownership of homes by creating opportunities for increased housing and options for different types of housing.</p> <p>Additionally, the Plan supports retention of existing business and creation of additional business by supporting opportunities for businesses to access resources and services that can help them grow. Proposed King County Code amendments apply pedestrian-oriented development standards, parking standards, and in some cases, building height requirements. The intended outcome is to encourage retention of spaces for small businesses and encourage a pedestrian friendly environment in commercial areas in the Subarea, and to connect the downtown core of White Center with nearby community amenities, taking advantage of transit routes.</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.</p>
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors and the	Highest priorities in the community are reducing the risks and mitigating the impacts of residential, economic, and cultural displacement.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
	ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood.	Policies, land use and zoning map amendments and development conditions are all designed to support and amplify the ability of current residents and future generations to thrive within their neighborhoods in North Highline.
Housing	Housing for all people that is safe, affordable, high quality and healthy.	<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 in areas of neighborhood change.</p> <p>There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This may be anticipated to affect equity in access to choices in renting or owning homes. In particular, 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 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 Plan includes zoning changes to encourage development of more housing, and a range of housing options, including additional residential development opportunities on or adjacent to transit corridors and in or adjacent to commercial areas.</p> <p>The Plan also includes policy support creation of a mandatory housing affordability program within the White Center Unincorporated Activity Center. If developers choose to build housing in the activity center, the requirements could result in additional 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 market rents will likely rise, and requirements for mandatory affordable housing delivery may “chill” development of housing,</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		<p>until projects can “pencil out,” and be economically viable for the developer.</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 and redevelopment in North Highline, with the objective of reducing displacement risk, include increasing the overall supply of housing, the range of housing types, providing family sized units, and providing culturally-supportive housing for elders. Additionally the plan includes provisions for creating additional units under an inclusionary housing program which will give a “community preference” for unit allocation to people with a tie to North Highline.</p>
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 Plan has limited potential to directly influence equity in access to community and public safety facilities and services. The Plan is required to be inclusive of the scope of the King County Comprehensive Plan, developed under the Washington State Growth Management Act . The Growth Management Act and the King County Comprehensive Plan do not include provisions that directly relate to community and public safety.</p> <p>The Plan does include policies that support seeking funding and investments in infrastructure and amenities that serve the community’s well-being as a whole. Successful application for funding may increase the ability to support the community community-identified interests in provisions of additional safety measures including increased street-lighting and sidewalks.</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.

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

Appendix C: Community Engagement

Introduction

Development of the North Highline Subarea Plan was guided by wide-ranging community input. The engagement program focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process by residents who reflect the diversity of the area, including those who have not historically been included in community planning.

The public engagement process included discussions with local businesses. In addition, community groups such as the North Highline Unincorporated Area Council, the White Center Community Development Association (WCCDA), youth at the White Center Teen Program, and Evergreen High School. Spanish, Vietnamese, and Khmer language communities were also engaged in this process. Seniors at King County Housing Authority-Greenbridge provided their feedback as well as many others. Because they are the experts in the assets and needs in their neighborhoods, the communities' contributions were central to the scope and content of the subarea plan. The County engaged in dialogue and worked with the community to form the plan which included the phases of engagement described below.

The following is a summary of community engagement completed during the several phases of development of the Subarea Plan leading up to its adoption. More information is included in the Equity Impact Review in Appendix B.

Phase 1: Community Engagement

In 2019 and 2020, King County sought to learn about the land use priorities and concerns of the residents of North Highline. This coincided with the Subarea Plan scope focusing on land use. This phase of plan community engagement included a handful of different stages:

Stage 1: Early in the development of the Plan planners met with the WCCDA and other community partners to get direction on how best to engage with the North Highline community about the plan to ensure that all community members had access to meaningful experiences with engagement associated with the project. Based on feedback received from these agencies, the County had 2 goals for its first stage of public engagement which occurred from July to October 2019:

- **Share knowledge with the community** about the purpose and function of land use and zoning in North Highline. It was important to create a general understanding of key concepts before discussing potential changes to existing regulations.
- **Seek guidance from the community** to inform the development of subarea plan land use and zoning proposals.

Staff members gathered feedback by hosting and attending county-led meetings, attending existing community meetings, holding one-on-one interviews with community leaders, hosting office hours in North Highline, and going door-to-door in commercial neighborhoods. The County also posted an online survey asking about the community's priorities and concerns.

Communities engaged during early work on the North Highline Subarea Plan:

- Spanish, Vietnamese, Khmer, and Somali Language Communities (interpretation provided at 8 meetings and events; summary documents translated)

- Business owners and operators (White Center Chamber of Commerce, county-hosted business focus groups)
- Schools and youths (Highline Public Schools, Rainier Prep, Evergreen High School, Beverly Park Elementary, Mount View Elementary, White Center Teen Program)
- Seniors (Nia community meeting)
- Renters and low-income households (Greenbridge [King County Housing Authority] Resident Community Council)
- Community organizations (WCCDA, North Highline Unincorporated Area Council)

Stage 2: Building on the work completed in the first stage, the second stage of public engagement in Phase 1 focused on the following goals from January to May 2020:

- Receiving feedback from the community on the draft land use and zoning proposals
- Reflecting on the successes and areas for improvement in the first phase of public engagement

In Stage 2, emphasis was on continuing to provide neighborhood-specific examples of different land use policy outcomes and development types, attending existing community meetings to reach the broadest audience possible, being transparent about the decision-making process, and being realistic about the potential effects the proposals would have on the community.

The following summary of community feedback was shared at a community open house in January 2020:

Community values

- Diversity
- Inclusivity
- Affordability
- Self-reliance and creativity
- Vibrant and small business community
- Green spaces
- Family friendliness
- Places where everyone comes together

Community concerns

- Housing affordability
- Displacement, especially of long-term residents and businesses owned by people of color
- Public safety
- Cleanliness
- Addressing homelessness
- Lack of parking in commercial areas
- Pedestrian safety and lack of sidewalks, specifically on school walking routes and within residential neighborhoods
- Effect of growth on infrastructure

Community assets

- Parks (Steve Cox Memorial Park, Dick Thurnau Memorial Park, White Center Heights Park)
- Dubsea Coffee
- White Center and Greenbridge Libraries
- 16th Avenue SW businesses

Phase 2: Community Engagement

Phase 2 ran from mid-2020 to fall 2021. By this point, the scope of the subarea planning program had been broadened with the adoption of King County Ordinance 19146⁷¹. Engagement focused on non-land use policy areas raised as issues of importance by the community. This second phase of community engagement was also combined with community conversations about the development of the Community Needs List and the County's Skyway-West Hill and North Highline Anti-Displacement Strategies Report. This phase followed several overlapping stages:

Stage 1: Community engagement plan – An updated community engagement plan was created with input from several community leaders, as well as the King County Office of Equity and Social Justice. There was an intentional focus on ensuring that the diverse and historically underrepresented voices of the community were reflected in the subarea plan development.

Stage 2: Electronic surveys and other outreach – This phase of engagement began at almost the same time as the COVID-19 pandemic. In-person meetings and gatherings were prohibited for almost 2 years to protect public health. While the pandemic stopped most face-to-face community engagement, it also opened opportunities to reach more voices through electronic engagement. An online engagement hub included an embedded translation service that translated the information into the most prevalent non-English languages spoken in North Highline. The online survey was revised several times to keep the content fresh and draw new voices to the platform.

Knowing that not all people have equal access to technology, the County used a variety of methods to reach communities and get input from those who cannot easily receive information or participate electronically. Postcards offering a phone number to provide input on community priorities were sent to every mailing address in the subarea. In addition to English, the postcard message was translated into the top four non-English languages spoken in North Highline (Spanish, Vietnamese, Somali, and Khmer).

King County's online surveys on the platform PublicInput.com⁷² generated a significant amount of input. The platform included an interactive map where viewers could identify the locations of specific needs and provide input in comment boxes. The site went live in August 2020, and by the time all the input had been collected at the end of March 2021, more than 300 comments had been submitted, with many commenters covering multiple topics.

During the survey period, a second survey posted on the platform asked community members to prioritize the topics that had been raised to date. The initial survey deadline was extended to the end of March 2021, and in late spring of that year the input received was reviewed in combination with the work on prioritizing, earlier work with the community since the start of the project in 2019, as well as other community initiatives and plans that had been completed over the years. This expanded review allowed the County to consider which topics are repeatedly

being raised over the years by the North Highline community. By this time, community input received during the anti-displacement workshop series could also be incorporated.

From this review, the following products were created in mid-2021 to capture community-raised interests. The first, a “Top Ten” list of topics was prepared by staff for potential use in a County-organized workshop, represented topics that appeared to have the greatest resonance in the community. The items on the list included:

- Install sidewalks and streetlights
- Improve transit services
- Invest in roadway improvements
- Provide affordable housing while retaining neighborhood character
- Address resident and business displacement
- Provide culturally appropriate services and assistance to the diverse community
- Increase neighborhood clean-up
- Improve downtown White Center amenities
- Increase access to childcare and early childhood education
- Support park and recreation amenities and programs

Other topics, in addition to those identified above, included: addressing impacts to traffic with West Seattle Bridge closure, retaining residential zoning in the South Park “sliver,” prioritizing annexation, providing crisis response services and additional community service response officers, increasing night patrols, hire more police of color representing the community at large, provide housing and services for the homeless, ensure infrastructure and services match with increased growth, and increase bike lanes.

With the breadth of community input and interests identified—and with work underway to draft policies for the North Highline Subarea Plan—as well as further prioritization needed for the development of a Community Needs List for North Highline, County staff categorized topics of community interest into 27 themes, as noted below:

Honor North Highline’s diversity	Improve roadway conditions	Provide more and new amenities and recreational programs at park facilities	Protect the vibrant small business community
Protect and increase availability of affordable housing	Increase infrastructure and facilities supporting safety and accessibility for pedestrians and those using other non-motorized modes of transport	Provide additional open space	Protect the character of residential neighborhoods
Provide wealth-generating opportunities	Fix speeding and traffic issues	Provide more affordable childcare options and more options for early education	Retain the charm of downtown White Center with its local businesses, diversity, and landmarks while

			improving its amenities
Increase access to opportunities, amenities, and benefits	Increase availability and affordability of childcare and early childhood education	Provide afterschool programs and programs targeted for youth	Promote and support artists
Improve aesthetics	Reduce the risk of economic and cultural displacement.	Provide a community center and community gathering spaces	Recognize First Nations
Improve public safety	Support people experiencing homelessness	Increase fixed-route transit service east to west and into downtown Seattle.	Protect and restore the natural environment
Improve civic engagement	All or part of North Highline annexed		

Items included in the “Themes” were left unfiltered in terms of whether the County (or other agencies) have programs or initiatives in place or planned to address the items captured. The intention was to capture items even when they might be outside of the scope of County areas of business. That way, the County could reach out to other parties to raise the North Highline community-raised interests.

Stage 3: Skyway West Hill and North Highline Anti-displacement Strategy Report

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

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

Translation of written materials and interpretation was offered at the first 3 workshop sessions in Spanish, Somali, and Vietnamese, which are the most-spoken languages other than English in Skyway-West Hill and North Highline.⁷³ Unfortunately, Zoom had limited capability to adequately accommodate and support language access services for all languages in channels. In-language support was used by fewer than 10 community members per meeting. County staff is assessing outreach methods that would increase limited English proficient community participation.

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

Community Facilitators

A community facilitator team consisting of 7 community leaders representing 6 community-focused organizations in Skyway-West Hill and North Highline that are rooted in communities most impacted by displacement. Community facilitators were paid for their time and played a critical role in the process, contributing approximately 30 to 45 hours over 6 months to co-designing the curriculum for the Anti-displacement Workshop Series, co-facilitating 5 out of the 6 community meetings, providing in-language facilitation in Spanish, Vietnamese, and Somali as needed, initiating a community work session to develop community-led recommendations, and providing feedback and strategic guidance on the draft recommendations to County staff.

Anti-displacement Workshop Series

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

Community Work Sessions & Discussions

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

Skyway Youth Leadership Council & Youth Survey

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

Interviews with Immigrant and Refugee Community Organizations

The interdepartmental workgroup had in-depth dialogues with several organizations serving immigrant and refugee communities in the Skyway-West Hill and North Highline neighborhoods. Staff met with 35 Vietnamese elders who shared their challenges accessing housing, a desire for a community gathering space located near affordable housing, and need for accessible transportation options. Staff also met with the Khmer Community of Seattle/King County who shared the Khmer community's need for a community gathering space, culturally appropriate housing, deeply affordable housing, and homeownership options. Finally, staff met with the Duwamish Valley Affordable Housing Coalition who shared that Latinx immigrant communities in North Highline need accessible and affordable homeownership options specifically targeted toward immigrants, as well as community-owned projects and zoning changes that meet the

needs of community-owned affordable housing projects. While not all the community members participating were Skyway-West Hill residents, some were, and their willingness to share their lived experience was instrumental in informing the priorities contained within the Subarea Plan.

Online Surveys and Social Media

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

Anti-displacement Strategies Toolkit & Online Resource Hub

In addition to online surveys, the County used the Anti-displacement Public Input webpage as a way to document the community process and to create an online resource hub with links to materials including a glossary of terms, important background documents, explanations of each strategy, workshop presentation slides, and workshop video recordings.⁷⁴ All materials, including those translated into Somali, Spanish, and Vietnamese, were also available on Google Drive in the form of an Anti-displacement Strategies Toolkit to maximize the accessibility and shareability of the resources.⁷⁵ The Anti-displacement Strategies Toolkit also included case studies of similar programs and policies in other cities.

Community Priorities from the Anti-Displacement Workshops

The below community priorities emerged from the community engagement process:

1. Increase public investment in affordable housing:
 - fund permanently affordable homeownership units for households at 50% through 80% of AMI
 - build affordable rental units for households at or below 60% of AMI
 - finance community-driven development projects
 - provide funding for strategic land acquisition for community development
 - create mixed-use developments with affordable housing, commercial and non-profit office space, and community gathering space
 - preserve manufactured home communities in Skyway-West Hill
 - increase housing options and types in Skyway-West Hill and North Highline, such as allowing and investing in accessory dwelling units (ADUs), family size units, and culturally specific affordable housing for immigrant and refugee elders
2. Enact policies and programs that prevent displacement, protect tenants, and prioritize neighborhood residents:
 - prioritize current and past residents for new affordable housing units
 - connect eligible homeowners with home repair and property tax exemption programs

- provide eviction prevention and rental assistance for low-income renters and implement tenant protections
 - provide down payment assistance for low-income home buyers
 - reduce commercial displacement and support economic development opportunities for current residents
3. Increase access to opportunities, amenities, and benefits to current residents when private development happens:
- build more mixed-income developments
 - Increase density or other incentives in exchange for affordable units, especially in the commercial core
 - maintain building scale, adequate parking, and access for elders and people with disabilities as density increases

Stage 4: North Highline Community Voices Project

Under a project called Community Voices, the County contracted with WCCDA to partner in engaging with the community on a number of planning projects, including engagement on the Subarea Plan, the Community Needs List, anti-displacement strategies initiatives, and development of design standards for non-residential development in North Highline.

The WCCDA reached out to the community, particularly groups that do not traditionally participate in planning processes, to seek input on several areas. More detail on the outreach completed by the WCCDA is included in the Equity Impact Review in Appendix B.

Briefly, the County asked the WCCDA to consider whether the County had accurately captured community concerns and interests, in advance of issuing the Public Review Draft (PRD) for comment. Policies, land use and zoning map amendments, and development conditions proposed in the PRD were drafted to respond to community input. The County wished to make sure that the community was seeing its voices and interests included in the plan and that proposed amendments were reflecting community interests.

Secondly, as the community vision statement had been drafted in 2020, when the Subarea Plan focused on land use and not the broader range of topics subsequently considered, the County wished to seek community input on the draft vision statement and edits to include. The County also asked the WCCDA to capture input from the community on how the County can improve its engagement approaches.

In July and August 2020, the WCCDA engaged with over 120 people in focus groups and by using an online survey tool. To ease input, the WCCDA created materials that repackaged the County-shared materials. This was the breakdown of materials shared by the WCCDA to the community to identify if it captured its interests:

HONOR NORTH HIGHLINE/WHITE CENTER'S DIVERSITY

- Keep White Center's role as a "landing place" for refugees and immigrants
- Culturally specific housing for elders
- Culturally appropriate services and assistance are provided to the community by more diverse King County staff

PROTECT AND INCREASE AVAILABILITY OF AFFORDABLE HOUSING. MORE COMMUNITY-OWNED HOUSING DEVELOPMENTS ARE AVAILABLE AND SUPPORTED

- More publicly subsidized affordable rental units for households at or below 60% of area median income (AMI)
- Permanently affordable homeownership units are funded for households at 50-80% AMI
- Mixed-use developments include affordable housing, commercial and non-profit office space, gathering spaces, and accessible to transit

PROVIDE OPPORTUNITIES TO BUILD WEALTH

- Economic development opportunities such as additional jobs created with higher wages
- To protect and support small locally owned businesses, increase investment in workforce development and job training
- More employment opportunities for non-English-speaking families
- More childcare options

INCREASE ACCESS TO OPPORTUNITIES

- Additional market-rate units and affordable units are available; prefer new housing that integrates households at different income levels. More mixed-income developments are built when private development takes place
- Increase density or other incentives exchanged for affordable units, especially in the commercial core
- Housing for immigrant and refugee populations located near community centers and cultural services and organizations

IMPROVE PUBLIC SAFETY

- Reduce crime and violence
- Culturally-appropriate services and assistance are provided to the community by King County staff
- Funding to support King County staffing in the community or less emphasis on police response, focus more on community-led programs that create “upstream” solutions, prevention, and intervention

REDUCE THE RISK OF DISPLACEMENT

- Current and past residents are prioritized for new affordable housing units
- Eviction prevention, relocation, and rental assistance are provided for low-income renters and tenant protections are implemented
- Down payment assistance is provided to low-income homebuyers
- Affordable housing options for families, including intergenerational families living together (3-5 bedrooms)

PROTECT OUR VIBRANT SMALL BUSINESS COMMUNITY

- Reduce the displacement risk of BIPOC and immigrant-owned businesses
- Increase pathways to affordable commercial ownership
- A supportive community marketplace for microenterprises and small business vendors to sell goods

RETAIN THE CHARACTER OF DOWNTOWN WHITE CENTER (LOCAL BUSINESSES, DIVERSITY AND LANDMARKS)

- Downtown White Center has a plaza for community events and outdoor dining

- National chains (like McDonalds) are limited or prohibited
- The character of lower density development (3-4 floors) is retained, but increased density (higher than 4 floors) may be supported if the scale is reasonable

IMPROVE PUBLIC HEALTH

- Sports/recreation after school program for young/adult programs for health and wellness are promoted
- Safe injections sites are provided to combat drug overdose deaths and to provide education and treatment opportunities
- Increased accessibility to healthy foods through a grocery store in Top Hat; healthy food being more affordable; P- patches and community gardens; community kitchens and cooking demonstrations; a farmers market; additional places selling affordable healthy food

The WCCDA report identified that there was agreement that the topics presented represented community interests. Based on its outreach, the WCCDA reported that the following were the topics most often raised in North Highline during this phase of engagement:

AFFORDABILITY OF HOUSING

- Ability for community to rent and purchase homes in White Center. Including equitable programs that assist with affordable homeownership and affordable rental units
- Economically diverse neighborhood; with a mix of market rate and affordably priced units
- Affordable housing that is beautiful and functional

SUPPORT FOR SMALL BIPOC OWNED BUSINESSES

- Ability to maintain and acquire spaces for small BIPOC owned businesses
- More education, mentoring, consultation, and community investment for existing businesses in the neighborhood
- Support a greater diversity of shops in White Center

DISPLACEMENT OF NORTH HIGHLINE RESIDENTS

- Families expressed consistently the desire to remain in White Center and not be driven out by rising costs of housing, property taxes, etc.
- Provide home repair funding for low-income homeowners
- Provide more programs that would assist with affordable home ownership and rental assistance

BUILDING WEALTH

- Access to quality well-paying jobs in all industries, job training, and childcare options
- More resources to help residents pursue microenterprise by providing technical assistance, loans, and/or grants

PROGRAMS AND SERVICES FOR YOUTH

- Parents raised the need for supportive services for youth and culturally relevant engagement
- Before and after school programming in which youths can engage
- Economic opportunity for youths to learn job skills

COMMUNITY SAFETY

- Increased safety and less punitive measures but more preventative strategies to address crime and drug use
- More safety resources for community: security devices, non-police security, increased lighting
- Improve walkability and bike-ability of community so it can be more accessible for those without cars
- Community did not see safe injection site being a priority for the White Center community. One concern brought up was that establishing a safe injecting site in White Center will create an opportunity for other cities to send their drug users to White Center instead of creating their own injection sites in their city.

County staff used the input to develop content for the Subarea Plan Public Review Draft, and to complete the Equity Impact Review. It was the intention that the proposed policies, land use and zoning map amendments and development conditions contained in the Public Review Draft would represent the voices of the community and its redrafted Community Vision Statement, and that the Subarea Plan Public Review Draft development and proposal would further process, distributional and intergenerational equity.

Stage 5: Public Review Draft

On September 30, 2021, a public review draft of the Subarea Plan and the associated map amendments was published on the County's website. The comment period was initially expected to be four weeks long, but based on community feedback the comment period was extended twice and closed on December 19, 2021.

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

A total of 89 people participated in the online survey. There were a total of over 1,700 responses to the 41 individual survey questions across the Subarea Plan survey chapters, and total of 173 written comments were received through the survey. The survey included a question that asked what neighborhood the participant called home. Forty-two percent of participants said they identify with White Center, while 12% said they come from Top Hat, 9% from Greenbridge, and 5% from Roxhill. Fourteen percent identified as not living locally but working in North Highline.

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

- Plain language explanation of key terms in the plan
- A Subarea Plan Reader's Guide – translated to Spanish, Somali, Vietnamese and Khmer

- A slide show showing Residential and Commercial Development Examples in each of the King County Zoning Code classifications
- One-page flyers explaining what the Subarea Plan is and how to comment – translated to Spanish, Somali, Vietnamese and Khmer
- Illustrative graphics associated with several proposed map amendments and development condition amendments

When the comment period closed on December 19, 2021, the survey page was closed to new responses and comments, but the website continued to be viewable, along with the result of the survey.

Associated with the community vision statement, project goal and the 29 proposed policies, the feedback predominantly showed either “I support” or “I strongly support” in the choice of survey responses. The topics receiving the highest support related to planting trees, installing green infrastructure, providing additional recreational opportunities and culturally specific gathering spaces, and increasing transit service. The topics attracting the highest ratings of “I don’t support” or “I strongly don’t support” included increasing high residential development in North Highline’s urban centers to increase supply of housing in North Highline. However, even in this case the survey indicated more support from participants that non-support.

In addition to the receiving input through the survey, the County received almost 40 emailed comments, 2 comments by telephone and one mailed comment. An overall summary of comments is provided below.

Public Review Draft Outreach

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

The County led or participated in the following outreach associated with the issuance of the Public Review Draft for public comment between September and December 2021:

Approach	Activities
Community Meetings	<ul style="list-style-type: none"> • Presentation at WCCDA “Community Partners” ZOOM meeting Oct 12, 2021 • ZOOM meeting Oct 21, 2021 with Spanish language interpreters; Also on Facebook Live • Presentation at WCCDA ZOOM merchants meetings Nov 2 and Nov 3 (with Spanish language interpreters Nov 2) • Four in-person meetings with White Center business owners. • Presentation at Nov 2021 NHUAC monthly meeting • WCCDA “Community Voices” contract: Community Land Trust Informational Session (with KC DCHS)

Approach	Activities
Communications with Individuals	<ul style="list-style-type: none"> • Phone calls/emails with community members/organizations and government agencies: <ul style="list-style-type: none"> ○ Mobility-restricted community resident and small business owner ○ NHUAC Co-Chair ○ Duwamish River Community Coalition/TAG ○ Victory Outreach Church ○ Numerous individual calls • Flyers in multiple languages distributed to businesses, and posted on notice boards/in windows
Outreach to/Communications with Agencies	<ul style="list-style-type: none"> • Outreach to/communications with: <ul style="list-style-type: none"> • King County Housing Authority • North Highline Fire District #11 • Southwest Suburban Sewer District • King County Water District #20 • Highline School District • City of Seattle • City of Burien • Flyers in multiple languages transmitted to agencies with requests to circulate • Copies of draft plan and map amendment packages placed in White Center and Greenbridge Libraries, along with flyers in several languages • Flyers distributed through Highline School District “Peach Jar” system
Direct Mailings	<ul style="list-style-type: none"> • Mailer in English, Spanish, Vietnamese, Somali and Khmer sent to all mailing addresses (over 7000) in North Highline
Webpages	<ul style="list-style-type: none"> • County webpages and publicinput.com pages updated
Electronic Notifications	<ul style="list-style-type: none"> • Local Services Unincorporated Area Community News articles Sept, Oct, and Dec 2021, with notice of translation availability • Emails sent to over 200 project subscribers on GovDelivery system, with notice of translation availability
Social Media	<ul style="list-style-type: none"> Facebook (3 postings in Sept 2021) Instagram (2 postings in Sept 2021)
Materials	<ul style="list-style-type: none"> • Expanded Readers’ Guide translated into Spanish, Somali, Vietnamese and Khmer and posted on project webpage • Slides of different forms of development posted on publicinput.com page

Approach	Activities
	<ul style="list-style-type: none"> Graphics of building dimensions posted on publicinput.com page
News Release	Sept, 2021

Under the Community Voices contract, WCCDA's provided opportunities for engagement with the community. The WCCDA focused its engagement efforts on these "residents and communities" that are typically not included in planning processes. These communities include our Black, Indigenous and People of Color (BIPOC), elders, the disabled, and the unhoused communities.

Based on its summary report of outreach for the Public Review Draft, the WCCDA reached out directly to families, leaders, and youth in the community to hold one-on-one communications as well as group conversations. In these conversations, the WCCDA reports that it provided an understanding of the subarea planning process as well as supported the community in completing concurrent engagement on the North Highline Community Needs List. It completed a Zoom poll of key policies and discussions on key map amendments. Community residents who met with us individually or in the Zoom group room were offered a \$50 gift card in honorarium for their time.

The following table was prepared by the WCCDA to identify groups that it met with during the Subarea Plan Public Review Draft comment period:

Activities Of Community Engagement

Date	Length (mins)	Description of activity	Adults	Youths	Total
10/4/21	90	White Center Community Development Association All staff Discussed and ranked top 39 community needs list survey. Zoom poll results were submitted to the public input link.	14	0	14
10/7/21	105	Cham Community Members (Vietnamese speaking) Discussion focused on the top 38 community needs survey. Discussion was encouraged and recorded, but due to technical issues, participants were not able to complete the survey in real time but we followed up and supported them to complete the survey at a later date. The Cham community focused their discussions on items most important to them: affordable and culturally based childcare centers, lack of after school programming, especially programming focused on retaining their own culture and language. They desire a cultural center/museum in White Center to display artifacts from their country. They support youth entrepreneurship and	16	0	16

Date	Length (mins)	Description of activity	Adults	Youths	Total
		assistance to community members who want to establish a food truck. They also had discussions on how parking would be impacted by creating new open space/plaza events. They wanted to see more foot traffic on 16 th Avenue SW rather than more cars, maybe moving parking off of 16 th Avenue SW and welcome more open air dining areas. Establish a parking garage and parking lots for area customers. Limit chains and create more sidewalks, night patrols, more beautification in White Center business district core and create more landscaping in parks to support sledding and other snow activities during snow season.			
10/13/21	90	COO Community Partners Going over 8 policies with partners: FEEST, SWYF, Trusted Advocates, YES, Catherina Willard, Khmer Community of Seattle King County. Zoom poll results were submitted to the public input link. Overall, a few comments were made regarding bike lanes, maybe not so much a priority, but addressing other transportation modes, walking (improve sidewalks, build sidewalks), bus routes, (east west routes added), senior van services, etc. Overall comments showed concern for policies increasing density and displacing longtime residents and the inability for those already displaced to come back to the area.	8	0	8
10/15/21	90	Native and Black Community Members Meeting with families individually to go over the top 38 community needs survey with them. Families experienced challenges with the language used in the survey and were skeptical whether their feedback will influence change. Zoom poll results were submitted to the public input link.	6	0	6
10/18/21	90	White Center Community Development Association All staff Went over the 8 policies. Zoom poll results were submitted to the public input link.	13	0	13
10/21/21	60	Somali Community Members Meeting with families individually to go over the top 38 community needs survey with them. Families experienced challenges with the language and translation of the survey. Staff ended up using the English survey and	5	0	5

Date	Length (mins)	Description of activity	Adults	Youths	Total
		explaining the meaning of each priority using the Somali language.			
10/21/21	90	<p>Spanish Speaking Community Members Meeting with families to go over the top 38 community needs survey. Families expressed concerns about displacement of housing and businesses. Queries were made about the increasing role of developers in the community.</p>	11	0	11
10/26/21	90	<p>Native Community Members NH2 No comments were made by the 3 participants.</p> <p>NH4 EC made a comment regarding industrial land uses alongside residential. Is it safe to live close to a car repair business? What are the pros and cons of industrial and residential uses located in proximity to one another?</p> <p>NH6 A and T were concerned about the mixed-used developments holding larger bedroom units 3-5 bedrooms. The mixed units they are familiar with don't have these larger units. Also, the concern is that when these mixed-use developments are located close to businesses and services, the units tend to be more expensive.</p> <p>NH11 No comments were made by the 3 participants. A person made a comment about the Duwamish River, parks, and creeks, all should be maintained or brought back to life/renewed. The County needs to be kept accountable for the renewal/cleaning of the Duwamish River from the years of pollution by Boeing. The Duwamish River should be given back to the Duwamish tribe. Signage throughout the neighborhood and business district should include developing signage/wayfinding signs using a variety of languages spoken in the neighborhood, especially the native language, Lushootseed.</p> <p>NH 22 - All did not think that this was not a priority, the current street systems are adequate</p>	3	0	3

Date	Length (mins)	Description of activity	Adults	Youths	Total
		<p>NH25 - All three participants didn't understand the policy, therefore all three participants disagreed with the policy</p> <p>NH28 - No Comments were made by the three participants.</p> <p>NH29 - No comments were made by the three participants. Facilitator asked about which businesses they enjoyed and used in the neighborhood. They mentioned several restaurants and grocery stores in the area.</p> <p>One member mentioned the need for funding to cover administrative costs to execute and complete funding applications.</p>			
11/3/21	90	<p>LGBTQIA Youths Meeting with LGBTQIA youths to go over the top 8 policies. A link to the top 38 needs list survey was provided as well.</p>	0	14	14
11/3/21	90	<p>White Center Merchants Much of the time was spent on understanding the basics of Subarea and the initial review of key policies. Policy zoom poll was taken. Not much input, but slowly building understanding.</p>	2	0	2
11/4/21	90	<p>White Center Merchant Much of the time was spent on understanding the basics of Subarea and initial review of key policies. Policy zoom poll was taken and results submitted to the public input link. Not much input, but slowly building understanding.</p>	1	0	1
11/9/21	60	<p>Native Community Member Went over KC's website for Subarea Plan and public review draft.</p>	1	0	1
11/9/21	90	<p>White Center Merchants Much of the time was focused on building understanding of key map amendments (Map 8,9,10). Focus Map Amendments: business owners were able to ask clarification questions on the amendments proposed. There was overall a genuine concern about the rise in rents when new development and density increased. I think there is a sense that new housing in the commercial core could bring more foot traffic and potentially streets could feel safer at night. But</p>	3	0	3

Date	Length (mins)	Description of activity	Adults	Youths	Total
		affordability of housing and commercial spaces was an overall concern.			
11/16/21	120	<p>This second discussion allowed a few small business leaders to build a deeper understanding of what the zoning would actually do and what incentives developers would be given. There was overall concern on parking requirement incentives and the current lack of parking spaces/options available in White Center downtown and concern for the current traffic congestion/accidents on 16th Ave. SW north/southbound towards and away from Roxbury Street. Merchants have gained a better understanding of current zoning in place and the limitless boundaries they hold. Merchants thought this current zoning should have been shared earlier so they could see what the current changes in zoning would possibly mean in the current context. More parking options should be created, example of the International District/Chinatown, how smaller parking lots were scattered throughout the commercial core was mentioned. Bike lanes:</p> <p>If bike lanes are added, it will take up parking space that is needed. The streets are too narrow for bike lanes, and There are only a few months a year when the weather is good for biking</p> <p>Parking: Parking garage or park and ride in downtown White Center would help with business parking - example of parking garage in Burien tied to transit. Another example is in the International District where there are public parking areas adjacent to businesses. Make the parking garage pleasant. Consider making 16th Ave SW one-direction. Allow more parking – don't cut back on parking. This is going to be particularly important if more residences in downtown White Center are to be encouraged.</p>	2	0	2

Date	Length (mins)	Description of activity	Adults	Youths	Total
		<p>Don't make it more difficult for people to visit downtown White Center due to insufficient parking and do not lessen parking availability. The median along 16th Ave SW makes it tricky to park using the angled back-in parking (and in winter, when there is snow, cars don't see the raised median.</p> <p>Roadway Improvements: The proposal to remove the waiver on commercial development providing roadway improvements (curb, gutter, and sidewalk) is positive.</p> <p>Industrial Zoning: We discussed the proposal to rezone the remaining industrial zoned areas to commercial business. A need for places to make things was expressed.</p>			
11/30/21	90	<p>White Center Merchants This third discussion allowed local property owners to discuss overall subarea work and specific map amendments. WC staff were not able to locate the group discussion that day and a few other merchants were not able to locate the group as well.</p> <p>A merchant added, as a person with a physical disability, including mobility disability, they like the concept of a pedestrian-oriented environment, but they are a little nervous about that wording too just because not all of us are capable of being pedestrians and that includes people with disabilities, as well as elders. So they wish there was a different word here that had the word access in it somehow. What we want is a place that people can have access and mobility, including if it's possible through their own mobility through their own body or through other accessible means like a system of cut curbs right. In White Center that's sort of a</p>	2	0	2

Date	Length (mins)	Description of activity	Adults	Youths	Total
		problem because the cut curbs don't necessarily line up with each other, so you might have people here in a wheelchair to get on a sidewalk somewhere and then not be able to get off.			
12/6/21	90	Community Land Trust Informational Session Yasmine Perez presented CLT, models, challenges, possible next steps were mentioned. WCCDA were able to ask a few questions on implementation. WCCDA will pursue more CLT conversations in the new year, exploring the options of single family home acquisition, listening to community members and actual experience with CLT's, CLT's that include commercial uses etc.	12	0	12

Under the Community Voices contract, signed in April 2021 by WCCDA to undertake outreach on a number of planning projects the WCCDA was asked to provide feedback on the County's engagement and outreach work with the community after different phases of work included in the contract. Included with this, the County also asked the WCCDA to make recommendations to the County on how it could improve its community engagement work in the future. After one of the phases – undertaking outreach for the Public Review Draft - the WCCDA offered, in part, the following:

“...We have found the County’s methods – the structure, the terms of the contract, the timeline and expected products – not **responsive** and needs to be more **adaptive** to the community’s challenges and solutions. There was no real process to keep the County **accountable** to their equity and social justice values. For accountability to have occurred, the County needed to own the role of “the one to be kept accountable.” Instead of owning its accountability, the County cultivated a relationship that was inherently more transactional and passed on community’s concerns about process and content to Council’s timeline and decision making power, leaving community’s concerns unaddressed, with little to no room for **collaboration** and **inclusivity**. The **shared values** are not evident throughout the subarea planning process...”

“County staff did make a few changes, adding more written translation sections to their online public input page and extended deadlines twice to accommodate an additional 2 months. Though we acknowledge these changes, the changes left much to be desired in creating equity and inclusion within this work.”

“We conclude that we are experiencing an inequitable planning process needing reassessment. Resident’s [sic] and business owners’ overall ability to understand subarea planning materials have not been supported, given the lack of time, understandable tools and limited processes. In addition, the ongoing personal

challenges of the pandemic, and rash of fires that occurred within the White Center business core has impacted the communities [sic] ability to engage quickly. The process has resulted in skewed data, limited engagement lacking depth and substance. This report highlights how we approached the challenges of engagement and the themes we heard from the community...”

Public Review Draft Major Themes

In considering all of the input received during the Public Review Draft stage of the Subarea Plan and Inclusionary Housing provisions, amendments were made to the Subarea Plan policies and map amendments in the first quarter of 2022. The following table provides a summary of comments received and key changes that were made to policy areas and map amendments after the close of the comment period in December 2021:

Plan Topic	Input	Updates Subsequent to Public Review Draft
General	As a theme of comments on multiple policies and chapters, a community-based organization wanted to see identification of a role for BIPOC community based organizations in delivering actions to implement policies, with funding support and support for capacity building. Additionally, the organization wanted there to be more explicit reference in policies to prioritizing the needs of BIPOC community members, and identification of steps and actions to implement the policies.	A Comprehensive Plan policy on subarea plans has been amended to include: “The County shall dedicate resources towards implementation of the subarea plans and community needs list in coordination with each community so that the highest priorities are met where the needs are greatest.” Additionally, a policy statement has been added to create opportunities for public input to inform applicable permitting decisions.
Goal Statement	Predominantly Supported	None
Community Vision Statement	Supported	None
Guiding Principles	Highest ranked: Supporting Community Investments and programs to reduce risks, and mitigate impacts of residential, economic and cultural displacement.; Supporting a thriving and equitable economy, with ethnically diverse, community minded, small business owners, entrepreneurs, and employers. The needs of community members and visitors with disabilities should not be considered as an afterthought; design around the	<u>A new Guiding Principle was added in response to community input on the need for there to be good linkages across North Highline to connect residences with jobs and amenities in North Highline, without relying on automobiles. The Guiding Principle also acknowledges the importance of access from North Highline to regional jobs and amenities, without relying on automobiles.</u>

Plan Topic	Input	Updates Subsequent to Public Review Draft
	<p>needs of vulnerable members of the community and the needs of all will be met.</p> <p>If businesses are to thrive, adequate parking for business and residential uses must be provided, particularly when increasing residential units in commercial areas will increase demand on on-street parking spaces if parking requirements are limited.</p>	
<p>Land Use: Overarching</p>	<p>Policies were predominantly supported.</p>	<p>A new policy identifies that growth should be focused in the subareas urban centers where there is access to transit.</p> <p>A policy to support partnering with community-based organizations to seek funding for community development has been relocated to the Land Use chapter, and it has been amended to highlight the need to focus on underrepresented communities.</p>
<p>Land Use: Residential</p>	<p>Policies were predominantly supported.</p> <p>Increasing densities in residential areas was predominantly supported as a way of increasing supply and types of housing, to reduce displacement risk and increase affordability, and to increase opportunities for home ownership.</p> <p>Some property owners wanted to be excluded from residential upzones. Others wanted to be included in upzones, and some commentors wanted to see even more residential areas upzoned to provide additional housing opportunities.</p> <p>Concerns were raised that opportunities for lower income households would be better met if more affluent cities provide housing for them, with access to what are viewed as higher performing</p>	<p>No significant changes to areas for residential upzones were made.</p> <p>One area in Glendale was removed from a proposed residential upzone, as further analysis of “walksheds” to transit stops indicated that there is a lack of transit accessibility.</p> <p>2 parcels on the Rapid Ride H-line in White Center, adjacent to parcels under the same ownership with high density residential development have been included for high density land use upzones.</p> <p>One block intended for required mixed-use development in White Center and a rezone from Industrial to Commercial Business zoning, is instead being retained as industrial to support retention of manufacturing jobs.</p>

Plan Topic	Input	Updates Subsequent to Public Review Draft
	<p>schools rather than increasing what was viewed as segregating low income households by providing housing in North Highline. These were not prevailing views.</p> <p>Some concerns were expressed that some residential areas identified for increased housing densities do not have sidewalks or good access to transit, and that until infrastructure and services are increased, increased densities are not supportable. There was concern that the areas identified for density increases that would support small apartment buildings are not suited to the scale of building.</p> <p>Concerns were also raised about the removal of trees that comes with development.</p>	
<p>Land Use: Commercial Industrial</p>	<p>Policies were predominantly supported.</p> <p>Opportunities for legacy businesses to grow into bigger spaces, without being displaced was a concern, with a desire that property ownership opportunities also be supported. Spaces for micro-enterprises were seen as lacking.</p> <p>The community reiterated its interest in keeping the ambience of 16th Ave SW between Roxbury and SW 98th St., with interest in redevelopment and encouraging residential development both to increase supply and for “eyes-on-the-street” for safety reasons.</p> <p>Availability of parking is a concern for businesses, to be able to attract customers, especially if there is increased competition for on-street parking with additional residences in the commercial areas.</p>	<p>An industrial block will remain industrial rather than being rezoned to commercial business with a mixed use requirement. This will support retention of manufacturing jobs near where people live, limiting uses to compatible ones with residences and requiring some pedestrian-oriented features. Retaining the industrial use will retain opportunities for businesses to grow, and present opportunities for micro-enterprises.</p> <p>A special district overlay for industrial and commercial uses in White Center and Top Hat has had an additional use prohibited, removes waivers on roadway improvements, and other provisions and includes parking and other provisions that are consistent with the adjacent pedestrian-oriented Special District Overlay, for continuity.</p> <p>Height limits on buildings in the 2 blocks of 16th Ave SW between Roxbury and SW 98th Street have been increased to 55 feet from the proposed</p>

Plan Topic	Input	Updates Subsequent to Public Review Draft
	<p>The community had mixed input on limiting marijuana retail facilities in the subarea.</p>	<p>40 feet. Above the second floor there will be a setback required to help with bulk, while still providing opportunities for residential development. Ground floor commercial spaces are limited to 5000 square feet to encourage continued opportunities for small, locally-owned legacy businesses.</p> <p>There is now one pedestrian-oriented special district overlay (SDO) in place for White Center, rather than 2 that had similar features. The SDO is expanded to bring in properties west of 16th Ave SW and the prior industrial zoned block on 15th Ave SW. It sets limits on parking spaces for non-residential uses to no less than 25% and no more than 75% of provisions under County code for underlying zoning. The SDO also prohibits marijuana producing and processing facilities.</p>
<p>Housing and Human Services</p>	<p>Policies were predominantly supported.</p> <p>Inclusionary housing provisions generated a wide range of divergent comments. Some commentors that said that the affordable units should target households with lower incomes than proposed, and that no bonuses or incentives should be provided to developers. Conversely, some commentors said that the area median income target for the affordable units should be set higher than proposed, and that more incentives should be provided to developers, or provisions to offset the cost of developing affordable units. Additionally, there was interest in expanding the situations under which an in-lieu fee could be paid in place of developing affordable units with market rate units.</p>	<p>Policy to support partnering with the Highline School District and other agencies and organizations to improve the outcomes for students and families has been expanded to include partnering to provide physical and mental healthcare, social and human services, early education and childcare to with a focus on partnering to provide services where the needs are greatest.</p> <p>The Inclusionary Housing provisions exclude the 2-block area of 16th Ave SW for increases in height limits with residential development.</p> <p>Provisions for density bonuses if transfer of development rights (TDR) credits are used in urban unincorporated areas have been adjusted with a goal of not undermining use of the Inclusionary Housing program in North Highline and Skyway-West Hill in favor of increasing density using the TDR program. The amendments to the King County Code</p>

Plan Topic	Input	Updates Subsequent to Public Review Draft
		provisions for the TDR program still provide a developer some options to use the TDR program in the 2 urban unincorporated areas while, in certain circumstances requiring that affordable units also be created with new development.
Parks, Open Space and Cultural Resources	Policies were predominantly supported. There was interest in seeing additional parks, and improving access to maintenance at existing parks.	No significant changes.
Transportation	Policies were predominantly supported. Policies encouraging bike lanes received a mixed response with some commentators saying they would be little used, and may take up needed on-street parking spaces. Other input supported provision of bike lanes. There were numerous comments wanting to see additional provision of sidewalks and other roadway improvements, traffic controls to stem speeding, improved street lighting and improvements at transit stops.	No significant changes. In recognition that some community members and visitors use wheelchairs and others may use scooters, policy has been expanded to recognize a broader range of transportation modes.
Services and Utilities	Policies were predominantly supported.	No significant changes.
Economic Development	Policies were predominantly supported. Commentors wanted to see policies added or strengthened to highlight providing support to existing locally-owned businesses, with a priority given to supporting BIPOC-owned businesses. Support included, among other areas, developing strategies for businesses to purchase properties, and providing spaces for businesses to grow into	A new policy has been added to support retention of long-term locally-owned businesses and to encourage development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.

Plan Topic	Input	Updates Subsequent to Public Review Draft
	so that they would not need to leave the community.	
Map Amendments: General	Community members said that it was difficult to determine what changes were being proposed in the community based on the maps. This was a factor of both limited place markers creating confusion on where amendments applied, and more than one amendment affecting a parcel, with the different amendments shown on different maps.	The set of map amendments has been completely restructured to make it easier to read and apply. A property owner can see all amendments that apply to their parcel on one single map – the package being known as the “One Touch” map package.
Other Map Amendments	Key comments are captured in the topic headings above.	Most key changes that apply to maps are identified under the topic headings above. Parcel-specific suffixes have been developed to apply to the 2 block area of 16 th Avenue SW between SW Roxbury St and SW 98 th Street. The P-Suffixes limit the height of buildings, require a setback above the second floor and set a maximum size limit on ground floor commercial spaces.

Throughout development of the Subarea Plan in Phases 1 and 2, the office of King County Councilmember for District 8, Councilmember McDermott, provided input on engagement, both with ideas and also providing opportunities to publicize events and input opportunities. The County also met periodically with staff in the cities of Seattle and Burien to share information on the status of the Subarea Plan and to learn about the cities’ planning initiatives in areas adjacent to North Highline.

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King County

Amendments to Land Use and Zoning Maps
2022 update to 2016 King County Comprehensive Plan

December 2022

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44 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 45 COUNTY ZONING ATLAS

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Amend Sections, Townships, and Ranges, as follows:

Section 11	Township 23	Range 4
Section 12	Township 23	Range 4
Section 13	Township 23	Range 4

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LAND USE

1. Amend land use designation from "cb" (Community Business Center) to "ac" (Unincorporated Activity Center) on the following parcels:

0231000005	0231000011	0231000012	0231000014
0231000020	0231000022	0231000025	0231000030
0231000035	0231000040	0232000003	0232000010
0232000030	0232000035	0232000036	0232000053
0232000054	0232000070	0232000072	0232000080
0232000100	1223049007	1223049027	1223049032
1223049037	1223049039 (portion)	1223049042 (portion)	1223049058
1223049068	1223049111	1223049128	1223049149
1223049156	1223049171	1223049185	3969300215
3969300220	7580200120	7580200121	7580200165
7580200170	7580200175	7580200181	7580200182
7580200190	7580200200	7580200205	7580200250
7580200255	7580200260	7580200265	7580200267
7580200270	7580200430	7580200431	7580200435
7580200440	1223049178		

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2. Amend land use designation from "uh" (Urban Residential, High) to "ac" (Unincorporated Activity Center) on the following parcels:

1123049036	1123049074	1123049170	1123049192
1223049029	1223049030	1223049034	1223049038
1223049039 (portion)	1223049042 (portion)	1223049043	1223049044
1223049045	1223049046	1223049047	1223049050
1223049054	1223049064	1223049077	1223049102
1223049110	1223049117	1223049119	1223049120
1223049122	1223049127	1223049129	1223049130
1223049131	1223049138	1223049145	1223049151
1223049152	1223049157	1223049158	1223049159

1223049160	1223049161	1223049162	1223049172
1223049182	1223049186	6669130000	7580200150
7580200155	7580200160	7580200210	7580200215
7580200220	7580200245	7580200481	7689600010
7689600061	7689600080	7689600972	7689600973
7689600974	7689600975	7689600976	7689600977
7689600978	7689600979	7689600980	7689600981
7689600982	7689600983	7689600984	7689600985
7689600986	7689600987	7689600988	7689600989
7689600990	7812801445	7812801510	

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3. Amend land use designation from "um" (Urban Residential, Medium) to "ac" (Unincorporated Activity Center) on the following parcels:

1223049048	1223049084	2144800070	2144800071
2144800075	2144800081	7580200125	7580200126
7580200130	7580200135	7580200140	7580200141
7580200230	7580200235	7580200240	7580200275
7580200280	7580200285	7580200290	7580200295
7580200300	7580200305	7580200310	7580200315
7580200320	7580200325	7580200330	7580200335
7580200340	7580200345	7580200350	7580200355
7580200365	7580200370	7580200375	7580200380
7580200385	7580200390	7580200395	7580200400
7580200405	7580200410	7580200415	7580200420
7580200425	7580200445	7580200450	7580200455
7580200460	7580200465	7580200470	7580200475
7580200480	7580200485	7580200486	7812801030
7812801035	7812801040	7812801045	7812801050
7812801055	7812801060	7812801065	7812801070
7812801075	7812801080	7812801085	7812801090
7812801095	7812801100	7812801105	7812801110
7812801115	7812801120	7812801125	7812801130
7812801135	7812801180	7812801185	7812801190
7812801195	7812801196	7812801205	7812801210
7812801215	7812801220	7812801225	7812801230
7812801235	7812801240	7812801245	7812801250
7812801255	7812801260	7812801265	7812801270
7812801275	7812801280	7812801285	7812801290
7812801295	7812801300	7812801305	7812801310
7812801986			

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65 **ZONING**

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67 1. On the following parcels:

- 68 a. Amend the zoning classification from R-24-P (Urban Residential, 24 dwelling units per acre with P-
- 69 Suffix) to CB-P (Community Business with P-Suffix); and
- 70 b. Add Special District Overlay SO-050.

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0232000003	0232000010
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73 2. On the following parcel:

- 74 a. Amend the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to CB
- 75 (Community Business);
- 76 b. Add Special District Overlay SO-050; and
- 77 c. Add P-Suffix WH-P11.

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7812801986

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80 3. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to R-12 (Urban Residential,

81 12 dwelling units per acre) on the following parcels:

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7812801030	7812801035	7812801040	7812801045
7812801050	7812801055	7812801060	7812801065
7812801070	7812801075	7812801080	7812801085
7812801090	7812801095	7812801100	7812801105
7812801110	7812801115	7812801120	7812801125
7812801130	7812801135	7812801180	7812801185
7812801190	7812801195	7812801196	

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84 4. On the following parcels:

- 85 a. Remove P-Suffix WH-P05; and
- 86 b. Amend the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12
- 87 (Urban Residential, 12 dwelling units per acre).

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1223049048	1223049084	2144800070	2144800071
2144800075	2144800081	7580200125	7580200126
7580200130	7580200135	7580200140	7580200141
7580200275	7580200280	7580200285	7580200290
7580200295	7580200300	7580200305	7580200310
7580200315	7580200320	7580200325	7580200330
7580200335	7580200340	7580200345	7580200350
7580200355	7580200365	7580200370	7580200375
7580200380	7580200385	7580200390	7580200395
7580200400	7580200405	7580200410	7580200415
7580200420	7580200425	7580200445	7580200450
7580200455	7580200460	7580200465	7580200470
7580200475	7580200480	7580200485	7580200486

89

- 90 5. On the following parcels:
 91 a. Amend the zoning from R-6 (Urban Residential, 6 dwelling units per acre) to NB (Neighborhood
 92 Business); and
 93 b. Add Special District Overlay SO-XXX (adopted in Section 19 of Ordinance 19555).
 94

7812801205	7812801210	7812801215	7812801220
7812801225	7812801230	7812801235	7812801240
7812801245	7812801250	7812801255	7812801260
7812801265	7812801270	7812801275	7812801280
7812801285	7812801290	7812801295	7812801300
7812801305	7812801310		

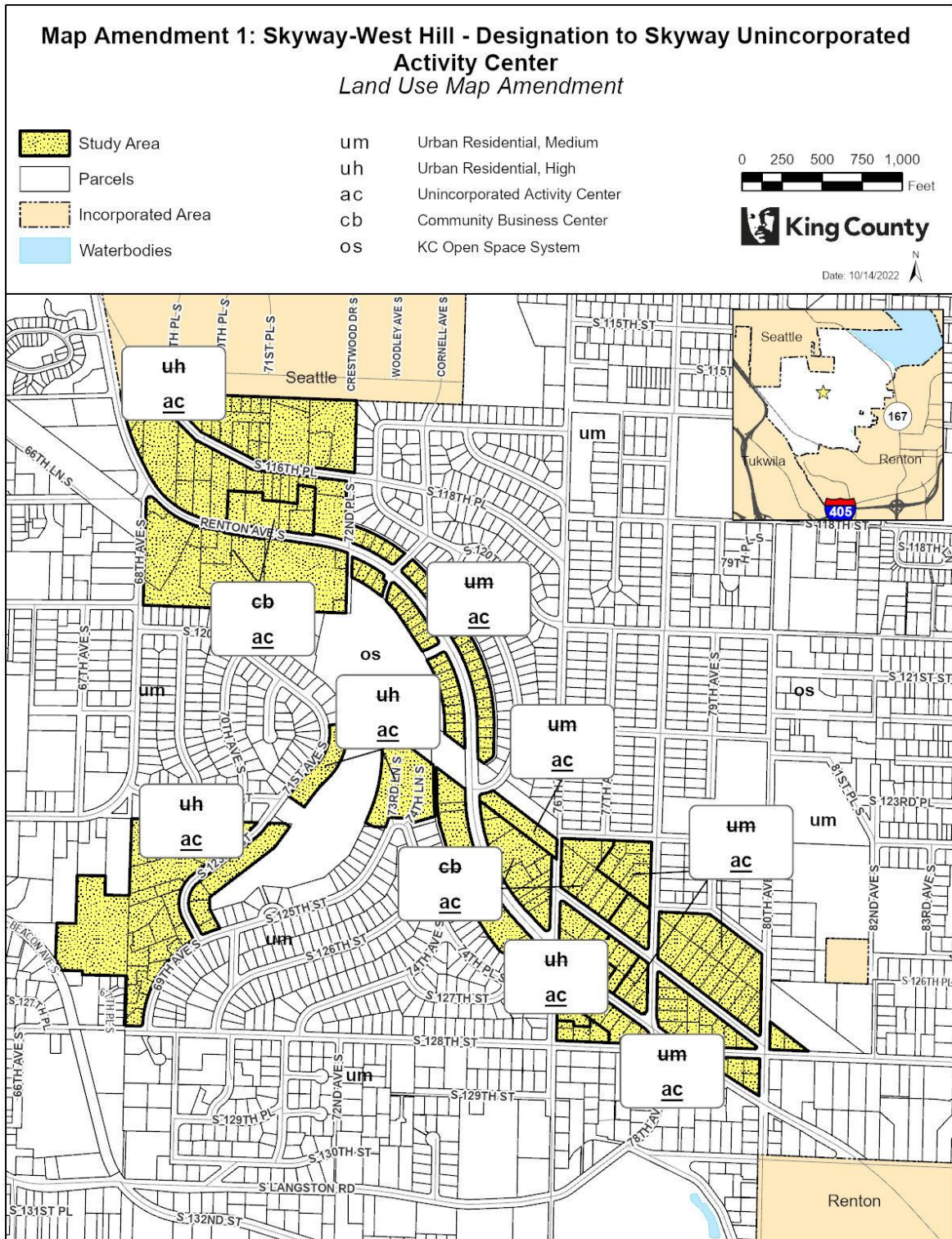
- 95
 96 6. Remove P-Suffix WH-P05 from the following parcels:
 97

7580200230	7580200235	7580200240
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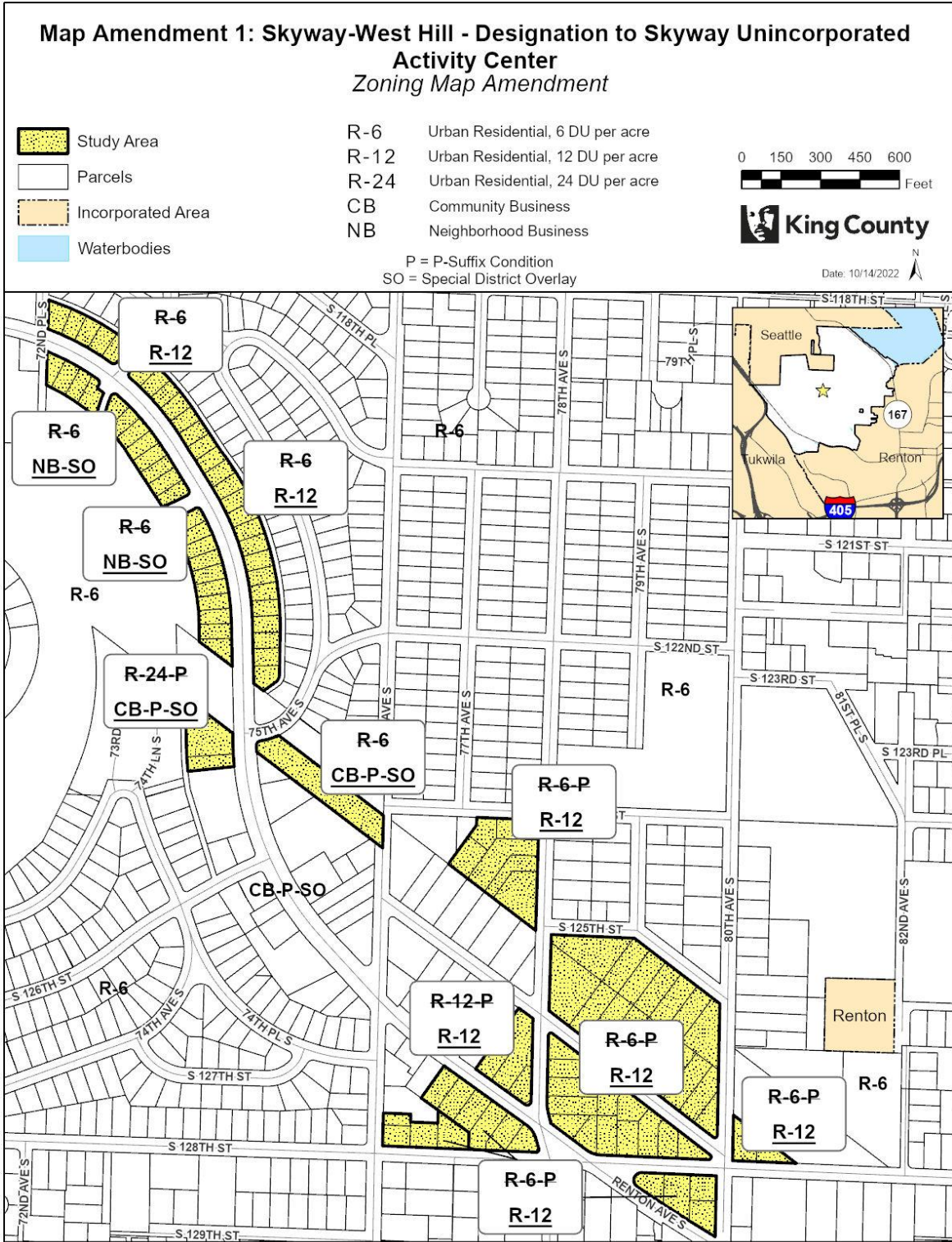
- 98
 99 7. Repeal P-Suffix Development Condition P-Suffix WH-P05 from the Zoning Atlas.
 100

101 **Effect: Establishes the Unincorporated Activity Center in Skyway-West Hill including:**
 102

- 103 • **Amending the land use designation from Community Business Center, Urban Residential**
 104 **High, and Urban Residential Medium to Unincorporated Activity Center on parcels in and near**
 105 **the Skyway Business District and adjacent to Skyway Park.**
 106
- 107 • **Amending the zoning classification from R-24-P to CB-P-SO on 2 parcels adjacent to the**
 108 **Skyway Business District. WH-P11, limiting marijuana retailers to two total within Skyway-**
 109 **West Hill, is retained. SO-050, Pedestrian-Oriented Commercial Development special district**
 110 **overlay, is applied.**
 111
 112 **Amending the zoning classification from R-6 to CB on a vacant parcel located adjacent to the**
 113 **Skyway Business District. This amendment applies WH-P11 and SO-050 to the property.**
 114
- 115 • **Amending the zoning classification from R-6 to R-12 along the east side of Renton Avenue**
 116 **South between the two ends of the Skyway Business District.**
 117
- 118 • **Amending the zoning classification from R-6 to R-12 on either side of Renton Avenue South,**
 119 **between South 124th Street and South 128th Street, east of the Skyway Business District.**
 120
- 121 • **Amending the zoning classification from R-6 to NB on parcels on the west side of Renton**
 122 **Avenue South between the two ends of the Skyway Business District. This amendment also**
 123 **applies SO-xxx, Skyway Microenterprise Special District Overlay.**
 124
- 125 • **Removing WH-P05, which required affordable housing as part of development, from parcels to**
 126 **which it applies, and repealing it from the Zoning Atlas.**



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129 **Map Amendment 2: Skyway-West Hill – Residential Density Increase to R-48**

130 AMENDMENT TO THE KING COUNTY ZONING ATLAS

131

132

133 Amend Sections, Townships, and Ranges, as follows:

134

Section 14	Township 23	Range 4
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135

136 **ZONING**

137

138 1. On the following parcels:

139 a. Amend the zoning classification from R-24-P-SO (Urban Residential, 24 dwelling units per acre
140 with P-Suffix and Special District Overlay) to R-48-P-SO (Urban Residential, 48 dwelling units per
141 acre with P-Suffix and Special District Overlay).

142

0001400041	1423049048	2172000518	2172000540
2172000545	2172000551	2172000560	2172000563
2172000605			

143

144 2. On the following parcels:

145 a. Amend the zoning classification from R-24-P (Urban Residential, 24 dwelling units per acre with P-
146 Suffix) to R-48-P (Urban Residential, 48 dwelling units per acre with P-Suffix).

147

0001400007	0001400008	0001400017	2172000515
------------	------------	------------	------------

148

149 3. Amend P-Suffix WH-P08 as follows:

150

151 "A. New multifamily development projects shall provide affordable housing through one of the
152 following options:

153

154 1. ((Upon development of new multifamily residential dwellings, a)) At least twenty percent of the
155 residential units developed shall be affordable for income-qualified households making sixty
156 percent or less of the area median income ((as defined in the King County Consolidated Housing
157 and Community Development Plan, or successor plans)), for the life of the project((This shall be
158 recorded by a)), or

159

160 2. In accordance with the inclusionary housing requirements contained in the K.C.C. Chapter
161 21A.XX (the new section created in Section 21 of Ordinance 19555). The rates and percentages
162 of affordable housing shall comply with Section 23 of Ordinance 19555, regardless of whether the
163 property is within the geographic area to which that subsection applies.

164

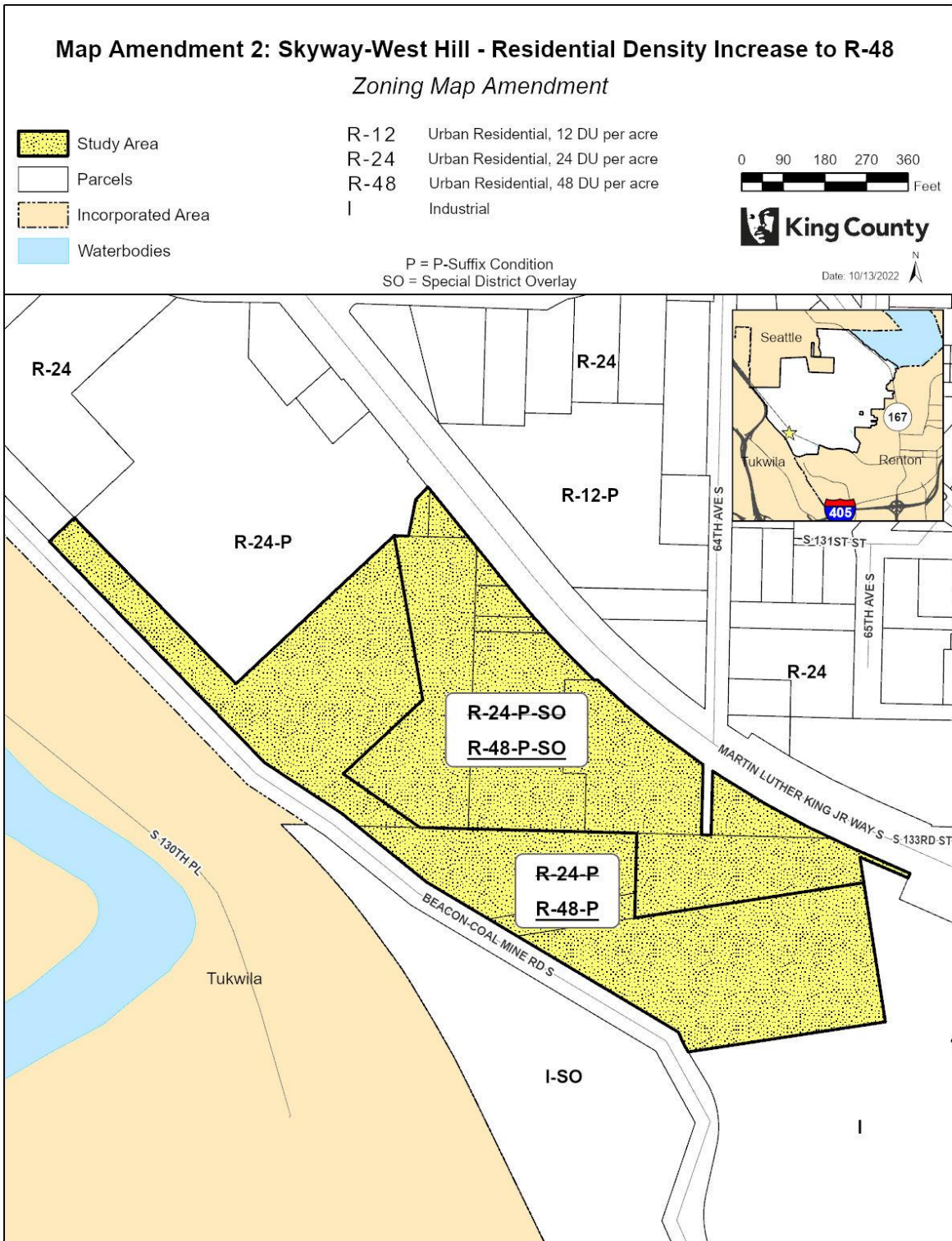
165 B. A covenant ((on the title of)) or deed restriction shall be recorded on the property identifying
166 the time length of affordability, the number and affordability of units, and the signatures of the
167 property owner and director. The covenant or deed restriction shall be recorded prior to the
168 issuance of the certificate of occupancy."

169

170 **Effect:** Amends the zoning classification from R-24-P-SO to R-48-P-SO and from R-24-P to R-48-P
171 on parcels on the west side of Martin Luther King Jr. Way South. WH-P08 is amended to require
172 affordable housing either at a set amount, or through the inclusionary housing requirements.

173

174 **The parcels with frontage on Martin Luther King Jr. Way South remain subject to WH-P09,**
175 **specifying design of buildings that front the street, and SO-280, Martin Luther King Jr. Way South**
176 **Mixed-Use Special District Overlay.**



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178 **Map Amendment 3: Skyway-West Hill – Open Space System Expansion**

179 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

180

181

182 Amend Sections, Townships, and Ranges, as follows:

183

Section 12	Township 23	Range 4
------------	-------------	---------

184

185 **LAND USE**

186

187 1. Amend the land use designation from "um" (Urban Residential, Medium) to "os" (King County Open
188 Space System) on the following parcels:

189

7689600145	7689600146	7812801987	7812801988
7812801989			

190

191 2. Amend the land use designation from "uh" (Urban Residential, High) to "os" (King County Open
192 Space System) on the following parcel:

193





7812801975

194

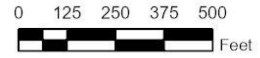
195 **Effect:** Amends the land use designation from Urban Residential, Medium and Urban Residential,
196 High to King County Open Space System on parcels adjacent to Skyway Park and the Skyway
197 Business District.

Map Amendment 3: Skyway-West Hill - Open Space Expansion

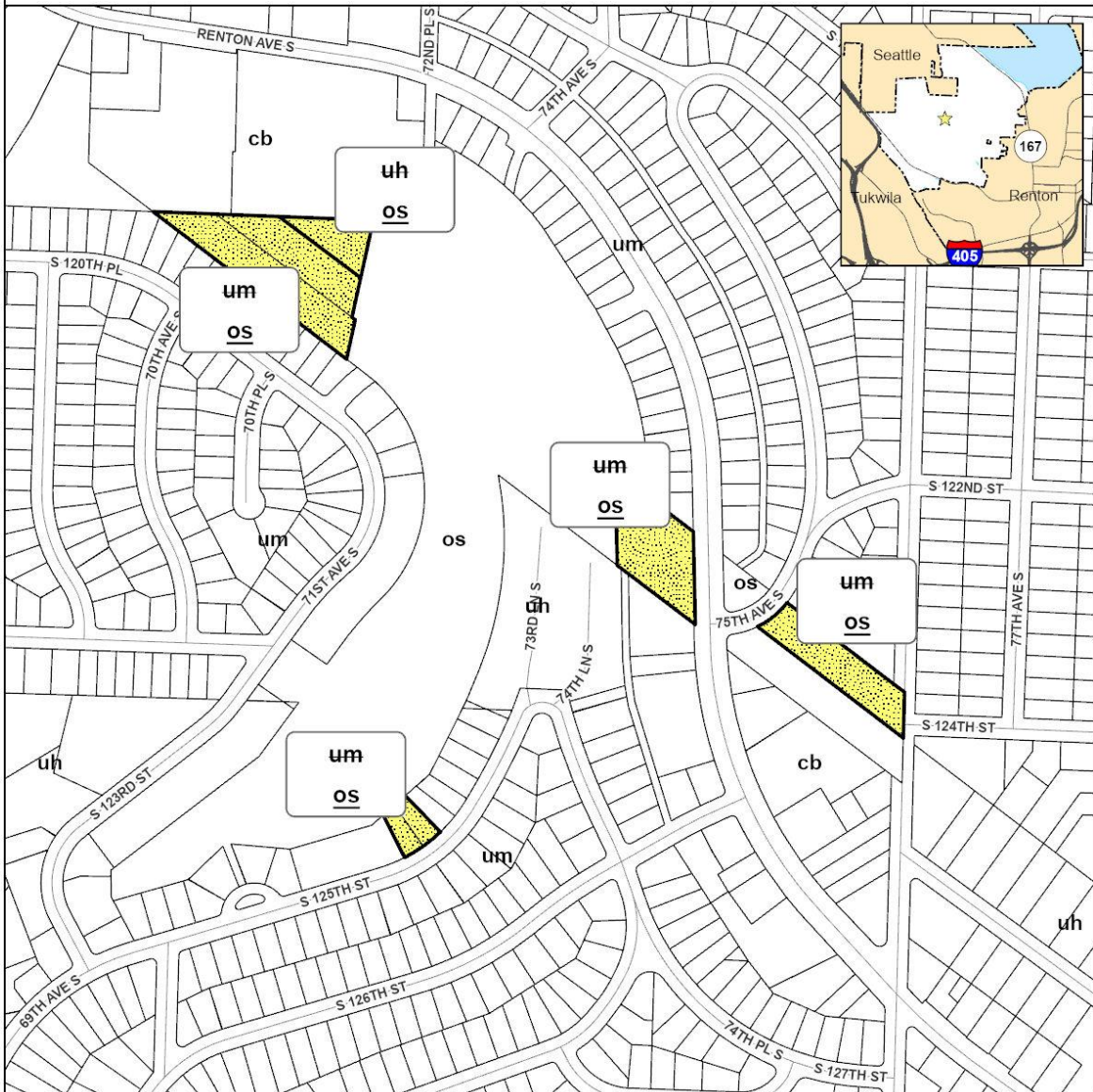
Land Use Map Amendment

-  Study Area
-  Parcels
-  Incorporated Area
-  Waterbodies

- cb Community Business Center
- um Urban Residential, Medium
- uh Urban Residential, High
- os King County Open Space System



Date: 10/13/2022



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199 **Map Amendment 4: North Highline – Residential Density Increase to R-12**

200 AMENDMENT TO THE KING COUNTY ZONING ATLAS

201

202

203 Amend Sections, Townships, and Ranges as follows:

204

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 8	Township 23	Range 4

205

206 **ZONING**

207

208 1. Amend the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre) to R-12
209 (Urban Residential, 12 dwelling units per acre) on the following parcels:

210

0123039011	0123039045	0123039114	0123039117
0123039153	0123039156	0123039184	0123039187
0123039188	0123039189	0123039190	0123039191
0123039195	0123039204	0123039207	0123039212
0123039213	0123039214	0123039215	0123039216
0123039217	0123039219	0123039236	0123039239
0123039240	0123039246	0123039248	0123039254
0123039269	0123039270	0123039285	0123039286
0123039288	0123039289	0123039303	0123039304
0123039310	0123039313	0123039314	0123039315
0123039316	0123039325	0123039333	0123039336
0123039337	0123039341	0123039342	0123039350
0123039351	0123039352	0123039356	0123039357
0123039358	0123039364	0123039365	0123039377
0123039378	0123039379	0123039384	0123039393
0123039405	0123039410	0123039421	0123039432
0123039440	0123039445	0123039467	0123039475
0123039484	0123039485	0123039490	0123039515
0123039573	0123039603	0123039606	0123039608
0123039632	0123039633	0623049010	0623049020
0623049022	0623049059	0623049061	0623049074
0623049083	0623049084	0623049093	0623049094
0623049107	0623049116	0623049120	0623049121
0623049122	0623049123	0623049124	0623049125
0623049126	0623049127	0623049129	0623049131
0623049133	0623049134	0623049135	0623049136
0623049138	0623049142	0623049144	0623049145

0623049146	0623049149	0623049151	0623049152
0623049153	0623049158	0623049159	0623049160
0623049161	0623049162	0623049165	0623049166
0623049168	0623049169	0623049170	0623049171
0623049174	0623049175	0623049177	0623049178
0623049179	0623049181	0623049184	0623049185
0623049186	0623049187	0623049189	0623049190
0623049192	0623049196	0623049197	0623049198
0623049201	0623049202	0623049203	0623049205
0623049206	0623049207	0623049210	0623049211
0623049212	0623049213	0623049214	0623049216
0623049217	0623049221	0623049222	0623049223
0623049224	0623049225	0623049227	0623049228
0623049230	0623049231	0623049232	0623049234
0623049240	0623049242	0623049243	0623049244
0623049245	0623049247	0623049248	0623049249
0623049252	0623049253	0623049254	0623049258
0623049259	0623049263	0623049265	0623049267
0623049270	0623049272	0623049273	0623049276
0623049278	0623049279	0623049291	0623049295
0623049299	0623049300	0623049301	0623049302
0623049303	0623049304	0623049305	0623049306
0623049308	0623049309	0623049310	0623049311
0623049312	0623049313	0623049314	0623049317
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0623049322	0623049323	0623049324	0623049329
0623049330	0623049331	0623049332	0623049333
0623049336	0623049338	0623049340	0623049341
0623049342	0623049346	0623049347	0623049348
0623049349	0623049354	0623049355	0623049359
0623049360	0623049362	0623049363	0623049365
0623049370	0623049371	0623049376	0623049377
0623049378	0623049380	0623049381	0623049382
0623049383	0623049384	0623049385	0623049386
0623049390	0623049391	0623049394	0623049395
0623049396	0623049399	0623049400	0623049401
0623049404	0623049407	0623049408	0623049409
0623049410	062304TRCT	0795000140	0795000150
0795000160	0795000170	0795000180	0795000190
0795000225	0795000230	0795000233	0795000235
0795001600	0795001605	0795001610	0795001615
0795001620	0795001625	0795001630	0795001635
0795001640	0795001645	0795001650	0795001655

0795001660	0795001670	0795001675	0795001700
0795001701	0795001710	0795001720	0795001730
0796000129	0796000130	0796000140	0796000150
0796000160	0796000170	0796000180	0796000190
0796000200	0796000205	0796000220	0796000230
0796000235	0796000240	0796000251	1041000005
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1041000070	1041000075	1041000080	1041000085
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1721800055	1721800060	1721800070	1721800085
1721800105	1721800110	1721800135	1721800140
1721800145	1721800150	1721800155	1721800160
1721800170	1721800180	1721800190	1721800200
1721800205	1721800215	1721800225	1721800240
1721800245	1721800251	1721800255	1721800265
1721800275	1721800280	1721800290	1721800295
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1721800335	1721800340	1721800350	1721800360
1721800370	1721800380	2414600365	2414600366
2414600370	2414600371	2414600375	2414600376
2414600380	2414600381	2414600385	2414600386
2414600390	2414600391	2414600395	2414600400
2414600401	2414600405	2414600406	2414600410
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2853600150	2853600151	2853600152	2853600153
2853600155	2853600156	2853600160	2853600161
2853600165	2853600170	2853600172	2853600173
2853600174	2853600175	2853600176	2853600185
2853600187	2853600188	2853600191	2853600200
2853600201	2853600203	2853600210	285360TR-X
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2899200170	2899200171	2899200180	2899200185
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3163600125	3163600130	3163600135	3163600145
3163600150	3163600155	3163600160	3163600165
3163600169	3163600170	3163600180	3163600190
3163600195	3163600200	3163600205	3163600215
3163600220	3163600230	3163600235	3163600240
3163600245	3163600250	3163600260	3163600261
3163600266	3163600271	3163600280	3163600285
3163600290	3163600295	3163600300	3163600305
3163600310	3163600315	3163600325	3163600330
3163600335	3163600340	3163600345	3163600350
3163600355	3163600360	3163600365	3163600375
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3550800045	3550800050	3550800060	3550800062
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5148200080	5148200085	5148200090	5148200095
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6303400060	6303400065	6303400070	6303400075
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6883800060	6883800065	6883800070	6883800075
6883800080	6883800085	6883800090	6883800095
6883800100	6883800105	7262200020	7262200030
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7262200042	7262200050	7262200051	7262200052
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7262200067	7262200070	7262200075	7262200076
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7262200092	7262200094	7262200095	7262200096
7262200100	7262200101	7262200102	7262200106
7262200110	7262200115	7262200118	7262200119
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7973202130	7973202140	7973202145	7973202150
7973202160	7973202165	7973202170	7973202175
7973202185	7973202190	7973202195	7973202200
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7973202225	7973202230	7973202235	7973202240
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7973202366	7973202375	7973202380	8143600005
8143600010	8143600015	8143600020	8143600021
8143600030	8143600034	8143600035	8143600045
8143600050	8947000005	8947000010	8947000015
8947000020	8947000025	8947000030	9290200005

9290200010	9290200015	9290200020	9290200025
9290200030	9290200035	9290200040	

211
212
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215

2. Amend the zoning classification from R-6 Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential, 12 dwelling units per acre) to R-12 (Urban Residential, 12 dwelling units per acre) on the following parcels:

6303400350	6303400355	6303400356	6303400370
6303400375	6303400380	6303400780	

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3. Amend the zoning classification from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area) to R-12-P-DPA (Urban Residential, 12 dwelling units per acre, Demonstration Project Area) on the following parcels:

0623049238	0623049297	0623049326	0623049327
0623049392	0623049393	2414600003	2414600005
2414600010	2414600011	2414600015	2414600016
2414600020	2414600021	2414600025	2414600026
2414600027	2414600030	2414600031	2414600035
2414600036	2414600040	2414600044	2414600045
2414600050	2414600052	2895800040	2895800050
2895800060	2895800070	2895800080	2895800090
2895800100	2898600005	2898600010	2898600015
2898600020	2898600025	2898600030	2898600035
2898600045	2898600050	2898600053	2898600055
2898600065	2898600073	2898600075	2898600085
2898600086	2898600095	2898600100	2898600115
2898600120	2898600125	2898600130	2898600140
2898600150	2898600160	2898600165	2898600166
2898600175	2898600180	2898600190	2898600195
2898600205	2898600210	2898600215	2898600220
2898600230	2898600235	2898600240	2898600245
2898600250	5269200005	5269200010	5269200015
5269200020	5269200025	5269200030	5269200040
5269200045	5269200050	5269200055	5269200060
5269200065	5269200070	5269200075	5269200080
5269200085	5269200090	5269200095	5269200100
5269200105	5269200110	5269200115	5269200120
5269200125	5269200130	5269200135	5269200140
5269200149	5269200150		

221
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223

4. Add P-Suffix NH-PXX to the following parcels:

0123039011	0795000230	3163600115	6303400675
0123039045	0795000233	3163600120	6303400680

0123039114	0795000235	3163600125	6303400685
0123039117	0795001600	3163600130	6303400690
0123039153	0795001605	3163600135	6303400694
0123039156	0795001610	3163600145	6303400695
0123039184	0795001615	3163600150	6303400705
0123039187	0795001620	3163600155	6303400710
0123039188	0795001625	3163600160	6303400715
0123039189	0795001630	3163600165	6303400720
0123039190	0795001635	3163600169	6303400725
0123039191	0795001640	3163600170	6303400730
0123039195	0795001645	3163600180	6303400735
0123039204	0795001650	3163600190	6303400740
0123039207	0795001655	3163600195	6303400745
0123039212	0795001660	3163600200	6303400750
0123039213	0795001670	3163600205	6303400755
0123039214	0795001675	3163600215	6303400760
0123039215	0795001700	3163600220	6303400765
0123039216	0795001701	3163600230	6303400770
0123039217	0795001710	3163600235	6303400775
0123039219	0795001720	3163600240	6303400780
0123039236	0795001730	3163600245	6303400785
0123039239	0796000129	3163600250	6303400790
0123039240	0796000130	3163600260	6303400795
0123039246	0796000140	3163600261	6303400800
0123039248	0796000150	3163600266	6303400805
0123039254	0796000160	3163600271	6303400810
0123039269	0796000170	3163600280	6303400815
0123039270	0796000180	3163600285	6303400820
0123039285	0796000190	3163600290	6303400825
0123039286	0796000200	3163600295	6303400827
0123039288	0796000205	3163600300	6303400835
0123039289	0796000220	3163600305	6303400840
0123039303	0796000230	3163600310	6303400845
0123039304	0796000235	3163600315	6303400850
0123039310	0796000240	3163600325	6303400855
0123039313	0796000251	3163600330	6303400860
0123039314	1041000005	3163600335	6303400865
0123039315	1041000010	3163600340	6303400870
0123039316	1041000025	3163600345	6303400875
0123039325	1041000036	3163600350	6303400880
0123039333	1041000039	3163600355	6303400895
0123039336	1041000046	3163600360	6303400900
0123039337	1041000051	3163600365	6303400905

0123039341	1041000056	3163600375	6303400907
0123039342	1041000065	3550800005	6303400910
0123039350	1041000070	3550800010	6303400920
0123039351	1041000075	3550800015	6303400925
0123039352	1041000080	3550800020	6303400930
0123039356	1041000085	3550800021	6303400935
0123039357	1041000090	3550800028	6303400940
0123039358	1041000095	3550800029	6303401000
0123039364	1041000100	3550800040	6303401005
0123039365	1721800010	3550800045	6303401010
0123039377	1721800011	3550800050	6303401015
0123039378	1721800025	3550800060	6303401020
0123039379	1721800035	3550800062	6303401025
0123039384	1721800045	3550800065	6303401030
0123039393	1721800055	3550800070	6303401035
0123039405	1721800060	3550800075	6303401040
0123039410	1721800070	3550800080	6303401045
0123039421	1721800085	3550800081	6303401050
0123039432	1721800105	3550800090	6303401110
0123039440	1721800110	3550800095	6303401115
0123039445	1721800135	3550800100	6303401120
0123039467	1721800140	3862500000	6303401125
0123039475	1721800145	5147000005	6303401130
0123039484	1721800150	5147000010	6303401135
0123039485	1721800155	5147000015	6303401140
0123039490	1721800160	5147000020	6303401145
0123039515	1721800170	5147000025	6303401150
0123039573	1721800180	5147000030	6303401155
0123039603	1721800190	5147000035	6303401160
0123039606	1721800200	5147000040	6303401165
0123039608	1721800205	5147000045	6303401170
0123039632	1721800215	5147000050	6303401175
0123039633	1721800225	5147000055	6303401180
0623049010	1721800240	5147000060	6303401185
0623049020	1721800245	5147000065	6303401190
0623049022	1721800251	5147000070	6303401195
0623049059	1721800255	5147000075	6303401196
0623049061	1721800265	5147000080	6303401200
0623049074	1721800275	5147000085	6303401205
0623049083	1721800280	5147000090	6303401210
0623049084	1721800290	5147000095	6303401220
0623049093	1721800295	5147000100	6303401225
0623049094	1721800300	5147000105	6303401230

0623049107	1721800305	5147000110	6303401235
0623049116	1721800315	5147000115	6303401240
0623049120	1721800325	5147000120	6303401245
0623049121	1721800335	5147000125	6303401250
0623049122	1721800340	5147000130	6303401255
0623049123	1721800350	5147000136	6303401260
0623049124	1721800360	5147000140	6303401265
0623049125	1721800370	5147000145	6303401270
0623049126	1721800380	5147000150	6303401275
0623049127	2414600003	5147000155	6303401280
0623049129	2414600005	5147000160	6303401285
0623049131	2414600010	5147000165	6303401290
0623049133	2414600011	5147000170	6303401294
0623049134	2414600015	5147000175	6303401295
0623049135	2414600016	5147600005	6303401305
0623049136	2414600020	5147600010	6303401310
0623049138	2414600021	5147600015	6303401315
0623049142	2414600025	5147600020	6303401320
0623049144	2414600026	5147600025	6303401325
0623049145	2414600027	5147600030	6303401330
0623049146	2414600030	5147600035	6303401335
0623049149	2414600031	5147600040	6303401340
0623049151	2414600035	5147600045	6303401345
0623049152	2414600036	5147600050	6303401350
0623049153	2414600040	5147600055	6303401355
0623049158	2414600044	5147600060	6303401360
0623049159	2414600045	5147600065	6303401365
0623049160	2414600050	5147600070	6303401370
0623049161	2414600052	5147600075	6303401372
0623049162	2414600365	5147600080	6303401375
0623049165	2414600366	5147600085	6303401385
0623049166	2414600370	5147600090	6303401386
0623049168	2414600371	5147600095	6303401395
0623049169	2414600375	5147600100	6303401400
0623049170	2414600376	5147600105	6303401405
0623049171	2414600380	5147600110	6303401407
0623049174	2414600381	5148200005	6303401410
0623049175	2414600385	5148200010	6303401420
0623049177	2414600386	5148200015	6303401425
0623049178	2414600390	5148200020	6303401430
0623049179	2414600391	5148200025	6303401435
0623049181	2414600395	5148200030	6883800005
0623049184	2414600400	5148200035	6883800010

0623049185	2414600401	5148200040	6883800015
0623049186	2414600405	5148200045	6883800020
0623049187	2414600406	5148200050	6883800025
0623049189	2414600410	5148200055	6883800030
0623049190	2414600411	5148200060	6883800035
0623049192	2853600130	5148200065	6883800040
0623049196	2853600135	5148200070	6883800045
0623049197	2853600145	5148200075	6883800050
0623049198	2853600150	5148200080	6883800055
0623049201	2853600151	5148200085	6883800060
0623049202	2853600152	5148200090	6883800065
0623049203	2853600153	5148200095	6883800070
0623049205	2853600155	5148200100	6883800075
0623049206	2853600156	5148200105	6883800080
0623049207	2853600160	5269200005	6883800085
0623049210	2853600161	5269200010	6883800090
0623049211	2853600165	5269200015	6883800095
0623049212	2853600170	5269200020	6883800100
0623049213	2853600172	5269200025	6883800105
0623049214	2853600173	5269200030	7262200020
0623049216	2853600174	5269200040	7262200030
0623049217	2853600175	5269200045	7262200031
0623049221	2853600176	5269200050	7262200032
0623049222	2853600185	5269200055	7262200040
0623049223	2853600187	5269200060	7262200041
0623049224	2853600188	5269200065	7262200042
0623049225	2853600191	5269200070	7262200050
0623049227	2853600200	5269200075	7262200051
0623049228	2853600201	5269200080	7262200052
0623049230	2853600203	5269200085	7262200055
0623049231	2853600210	5269200090	7262200060
0623049232	285360TR-X	5269200095	7262200065
0623049234	2895800040	5269200100	7262200066
0623049238	2895800050	5269200105	7262200067
0623049240	2895800060	5269200110	7262200070
0623049242	2895800070	5269200115	7262200075
0623049243	2895800080	5269200120	7262200076
0623049244	2895800090	5269200125	7262200080
0623049245	2895800100	5269200130	7262200081
0623049247	2898600005	5269200135	7262200085
0623049248	2898600010	5269200140	7262200090
0623049249	2898600015	5269200149	7262200092
0623049252	2898600020	5269200150	7262200094

0623049253	2898600025	5357200076	7262200095
0623049254	2898600030	5357200080	7262200096
0623049258	2898600035	5357200081	7262200100
0623049259	2898600045	5357200082	7262200101
0623049263	2898600050	6303400005	7262200102
0623049265	2898600053	6303400010	7262200106
0623049267	2898600055	6303400015	7262200110
0623049270	2898600065	6303400020	7262200115
0623049272	2898600073	6303400025	7262200118
0623049273	2898600075	6303400030	7262200119
0623049276	2898600085	6303400039	7262200120
0623049278	2898600086	6303400040	7262200125
0623049279	2898600095	6303400050	7262200126
0623049291	2898600100	6303400055	7262200127
0623049295	2898600115	6303400060	7262200128
0623049297	2898600120	6303400065	726220TRCT
0623049299	2898600125	6303400070	7973202074
0623049300	2898600130	6303400075	7973202080
0623049301	2898600140	6303400080	7973202085
0623049302	2898600150	6303400085	7973202090
0623049303	2898600160	6303400090	7973202093
0623049304	2898600165	6303400095	7973202096
0623049305	2898600166	6303400100	7973202105
0623049306	2898600175	6303400101	7973202115
0623049308	2898600180	6303400102	7973202120
0623049309	2898600190	6303400110	7973202125
0623049310	2898600195	6303400115	7973202130
0623049311	2898600205	6303400119	7973202140
0623049312	2898600210	6303400121	7973202145
0623049313	2898600215	6303400125	7973202150
0623049314	2898600220	6303400135	7973202160
0623049317	2898600230	6303400140	7973202165
0623049318	2898600235	6303400145	7973202170
0623049319	2898600240	6303400150	7973202175
0623049320	2898600245	6303400155	7973202185
0623049321	2898600250	6303400160	7973202190
0623049322	2899200005	6303400165	7973202195
0623049323	2899200010	6303400170	7973202200
0623049324	2899200015	6303400175	7973202205
0623049326	2899200020	6303400350	7973202207
0623049327	2899200025	6303400355	7973202210
0623049329	2899200030	6303400356	7973202220
0623049330	2899200035	6303400370	7973202225

0623049331	2899200040	6303400375	7973202230
0623049332	2899200045	6303400380	7973202235
0623049333	2899200050	6303400420	7973202240
0623049336	2899200055	6303400425	7973202245
0623049338	2899200060	6303400430	7973202250
0623049340	2899200065	6303400435	7973202255
0623049341	2899200070	6303400440	7973202260
0623049342	2899200080	6303400445	7973202265
0623049346	2899200081	6303400450	7973202270
0623049347	2899200090	6303400455	7973202275
0623049348	2899200095	6303400460	7973202280
0623049349	2899200100	6303400465	7973202281
0623049354	2899200105	6303400470	7973202295
0623049355	2899200106	6303400475	7973202300
0623049359	2899200115	6303400480	7973202304
0623049360	2899200120	6303400481	7973202305
0623049362	2899200125	6303400485	7973202315
0623049363	2899200130	6303400490	7973202320
0623049365	2899200140	6303400495	7973202323
0623049370	2899200142	6303400500	7973202325
0623049371	2899200145	6303400505	7973202335
0623049376	2899200155	6303400510	7973202340
0623049377	2899200160	6303400515	7973202345
0623049378	2899200165	6303400520	7973202350
0623049380	2899200170	6303400525	7973202355
0623049381	2899200171	6303400530	7973202360
0623049382	2899200180	6303400535	7973202365
0623049383	2899200185	6303400540	7973202366
0623049384	2899200190	6303400545	7973202375
0623049385	2899200193	6303400550	7973202380
0623049386	2899200195	6303400555	8143600005
0623049390	2899200196	6303400560	8143600010
0623049391	3163600004	6303400566	8143600015
0623049392	3163600005	6303400570	8143600020
0623049393	3163600015	6303400575	8143600021
0623049394	3163600020	6303400580	8143600030
0623049395	3163600025	6303400585	8143600034
0623049396	3163600029	6303400590	8143600035
0623049399	3163600030	6303400595	8143600045
0623049400	3163600040	6303400600	8143600050
0623049401	3163600045	6303400605	8947000005
0623049404	3163600050	6303400610	8947000010
0623049407	3163600053	6303400615	8947000015

0623049408	3163600055	6303400620	8947000020
0623049409	3163600069	6303400625	8947000025
0623049410	3163600070	6303400630	8947000030
062304TRCT	3163600075	6303400635	9290200005
0795000140	3163600076	6303400636	9290200010
0795000150	3163600085	6303400645	9290200015
0795000160	3163600090	6303400650	9290200020
0795000170	3163600095	6303400655	9290200025
0795000180	3163600100	6303400660	9290200030
0795000190	3163600105	6303400665	9290200035
0795000225	3163600110	6303400670	9290200040

224

225

P-Suffix NH-PXX shall read as follows:

226

227

"Development shall comply with the base height standards of the R-6 zone as prescribed in K.C.C. 21A.12.030. All other dimensional standards for the R-12 shall apply."

228

229

230

Effect: Amends the zoning classification from R-6 to R-12 on parcels in the White Center, Roxhill, Top Hat and Glendale areas of North Highline. Amends the zoning classification from R-6 Potential R-12 to R-12 on seven parcels near the White Center Unincorporated Activity Center. Amends the zoning classification from R-6-DPA to R-12-DPA on parcels near Greenbridge. Applies new NH-Pxx, limiting the height to that allowed in the R-6 zone.

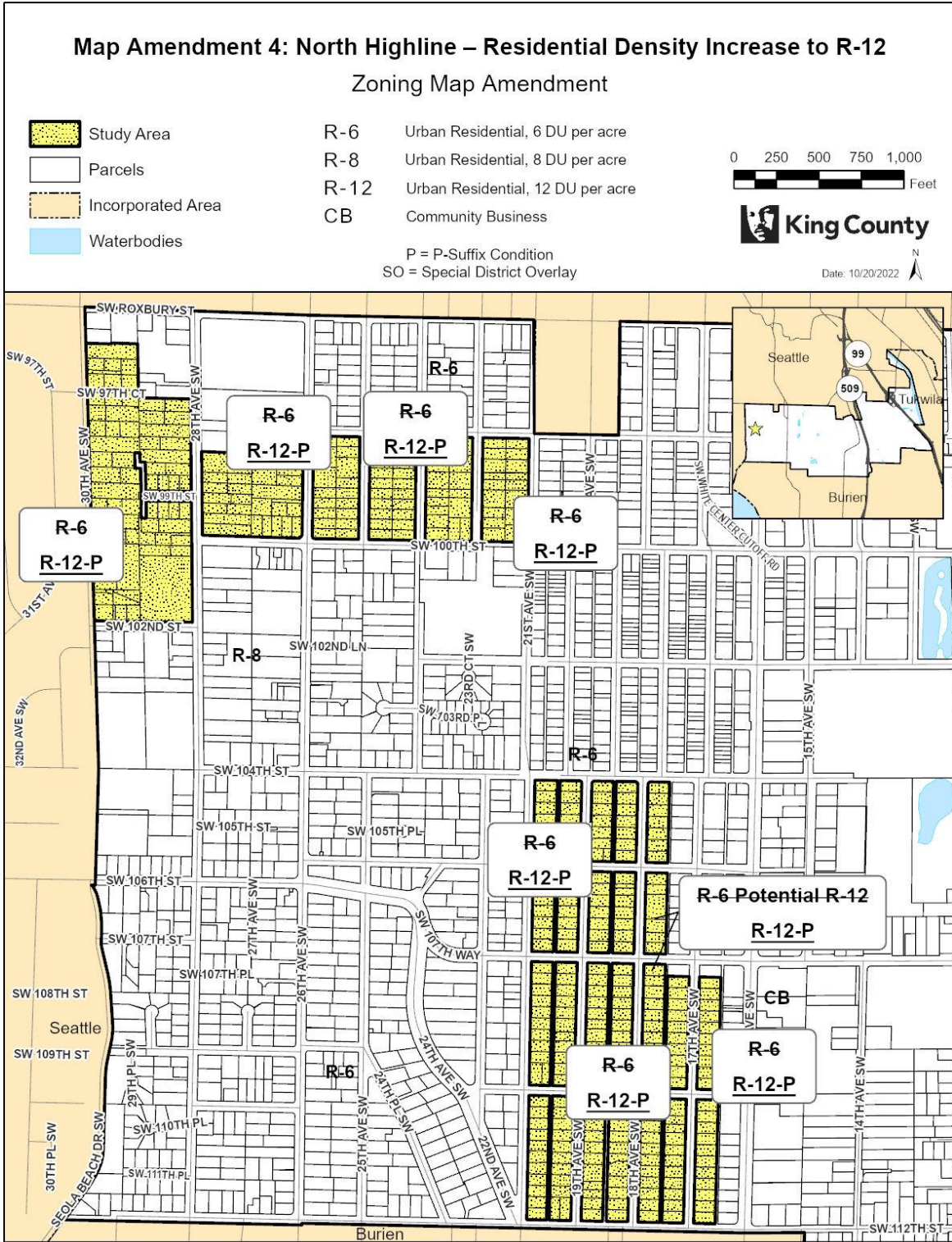
231

232

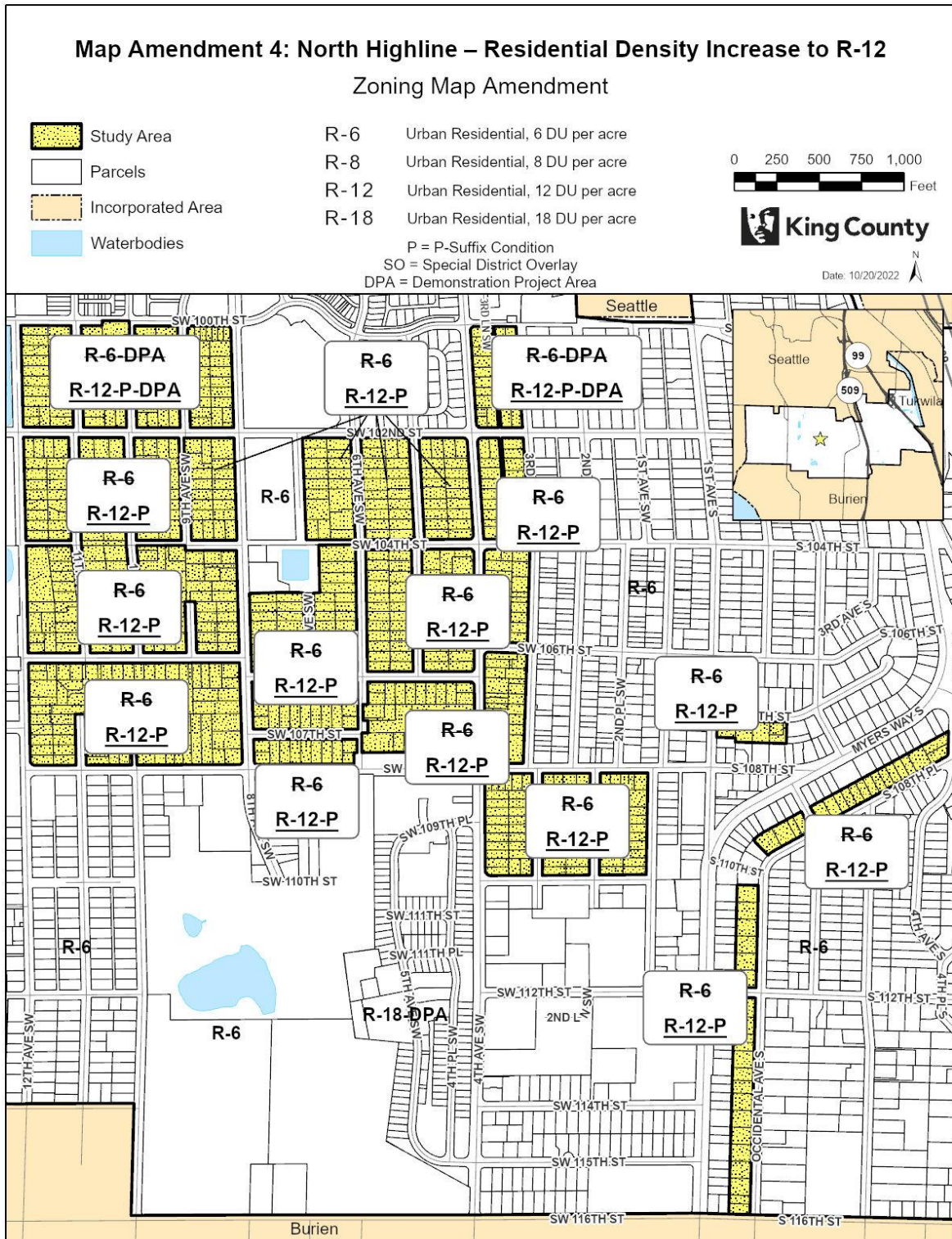
233

234

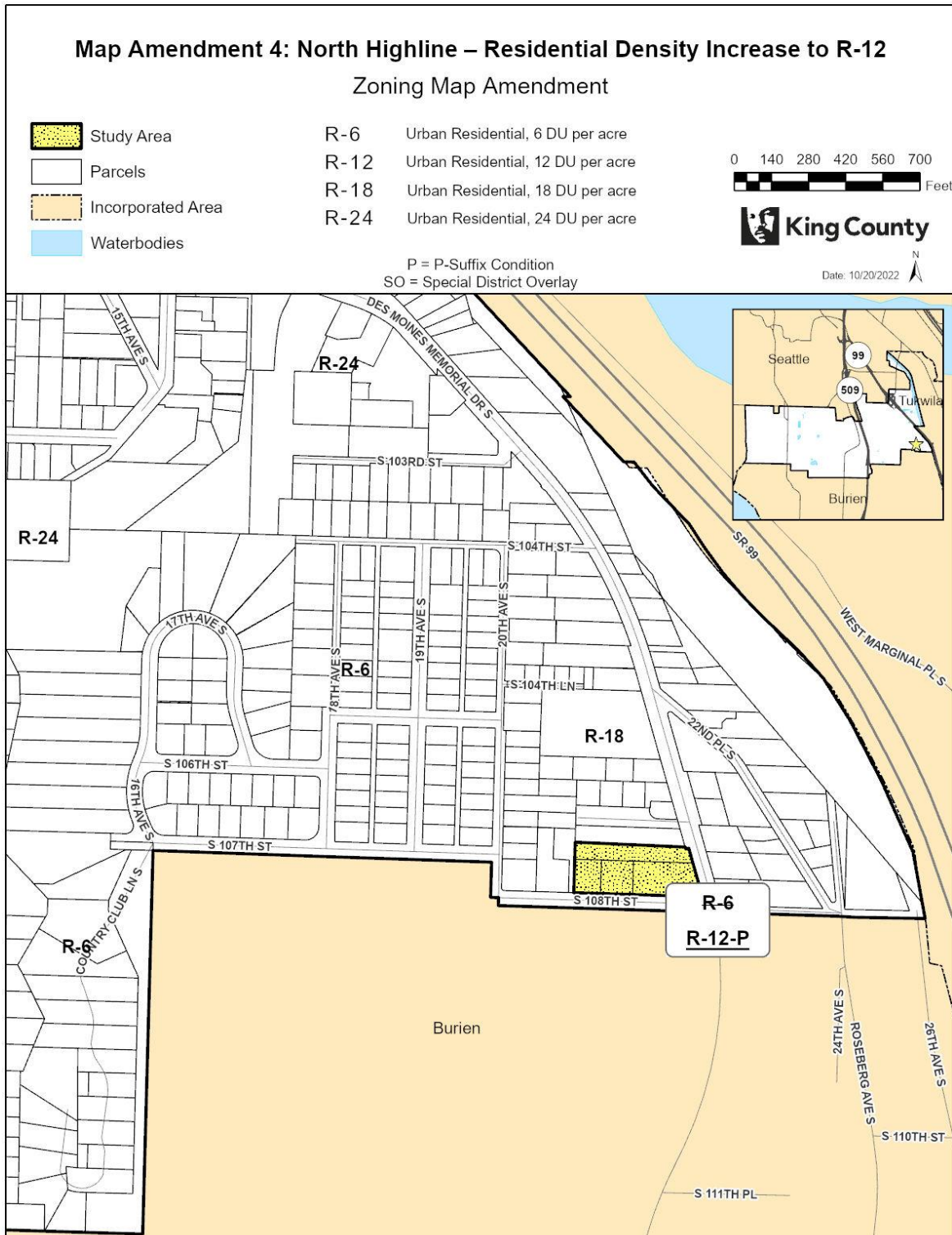
235



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239 **Map Amendment 5: North Highline – Residential Density Increase to R-18, R-24,**
 240 **R-48**

241 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 242 COUNTY ZONING ATLAS

243

244

245 Amend the following Sections, Townships, and Ranges as follows:

246

Section 1	Township 23	Range 3
Section 4	Township 23	Range 4
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4

247

248 **LAND USE**

249

250 1. Amend the land use designation from "um" (Urban Residential, Medium) to "uh" (Urban Residential,
 251 High) on the following parcels:

252

0123039003	0123039044	0123039048	0123039067
0123039068	0123039069	0123039070	0123039071
0123039072	0123039076	0123039077	0123039078
0123039097	0123039102	0123039103	0123039108
0123039115	0123039119	0123039122	0123039125
0123039128	0123039130	0123039131	0123039132
0123039138	0123039139	0123039141	0123039142
0123039151	0123039154	0123039160	0123039161
0123039164	0123039178	0123039180	0123039181
0123039182	0123039183	0123039186	0123039192
0123039193	0123039194	0123039197	0123039198
0123039199	0123039202	0123039203	0123039205
0123039206	0123039208	0123039209	0123039210
0123039218	0123039223	0123039224	0123039225
0123039227	0123039228	0123039229	0123039231
0123039232	0123039234	0123039235	0123039237
0123039238	0123039241	0123039243	0123039251
0123039258	0123039264	0123039274	0123039276
0123039277	0123039278	0123039279	0123039283
0123039293	0123039295	0123039297	0123039307
0123039318	0123039327	0123039329	0123039339
0123039343	0123039353	0123039370	0123039371
0123039372	0123039373	0123039398	0123039419
0123039446	0123039459	0123039460	0123039476
0123039480	0123039486	0123039493	0123039522

0123039604	0123039612	0123039628	0123039629
0123039635	0123039636	0123039637	0123039641
0123039656	012303TRCT	0623049025	0623049069
0623049073	0623049099	0623049102	0623049103
0623049108	0623049137	0623049157	0623049298
0623049307	0623049315	0623049339	0623049353
0623049366	0623049367	0623049368	0623049369
0623049372	0623049374	0623049388	3004800245
3004800255	3004800320	3004800326	3004800355
3004800365	5357200004 (portion)	5357200012 (portion)	5357200016 (portion)
5357200025 (portion)	5357200030	7211400005	7211400015
7211400025	7211400030	7211400035	7211400040
7211400045	7211400050	7211400051	7211400055
7211400060	7211400061	7211400065	7211400075
7211400095	7211400100	7211400125	7211400135
7211400155	7211400160	7211400195	7211400200
7211400205	7211400210	7211400215	7211400220
7211400225	7211400230	7211400235	7211400245
7211400255	7211400265	7211400280	7211400295
7211400315	7211400316	7211400335	7211400350
7211400365	7211400375	7211400385	7211400395
7211400401	7211400415	7211400425	7211400435
7211400450	7211400455	7211400475	7211400485
7211400490	7211400505	7211400506	7211400507
7211400508	7211400525	7211400535	7211400545
7211400550	7211400560	7211400565	7211400575
7211400576	7211400577	7211400589	7211400590
7211400605	7211400615	7211400625	7211400635
7211400645	7211400655	7211400660	7211400665
7211400670	7211400680	7211400685	7211400708
7211400709	7211400710	7211400711	7211400725
7211400735	7211400745	7211400760	7211400768
7211400770	7211400795	7211400805	7211400810
7211400814	7211400815	7211400825	7211400826
7211400827	7211400828	7211401445	7211401455
7211401465	7211401475	7211401485	7211401495
7211401505	7211401515	7211401535	7211401545
7211401555	7211401685	7211401695	7211401705
7211401715	7211401720	7211401725	7211401727
7211401730	7211401740	7211401758	7211401759
7211401760	7211401785	7211401788	7211401790
7211401805	7211401810	7211401811	7211401825
7211401835	7211401855	7211401870	7211401885

7211401886	7211401905	7211401915	7211401920
7211401925	7211401940	7211401950	7211401960
7211401975	7211401976	7211401977	7211401990
7211402005	7211402010	7211402020	7211402030
7211402045	7211402055	7211402065	7211402075
7211402090	7211402105	7211402115	7211402130
7211402135	7211402150	7211402165	7211402175
7211402185	7211402205	7211402220	7211402245
7211402255	7211402275	7211402285	7211402295
7211402305	7211402315	7211402325	7211402335
7211402345	7211402355	7211402365	7211402375
7211402385	7973200605	7973200610	7973200615
7973200620	7973200680	7973200685	7973200690
7973200705	7973200710	7973201690	7973201695
7973201700	7973201705	7973201710	7973201715
7973201720	7973201725	7973201730	7973201735
7973201740	7973201745	7973201750	7973201755

253

254

ZONING

255

256

1. Amend the zoning classification from R-6 (Urban Residential, 6 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

257

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0123039003	0123039044	0123039048	0123039068
0123039070	0123039071	0123039076	0123039077
0123039078	0123039097	0123039102	0123039103
0123039108	0123039115	0123039119	0123039122
0123039125	0123039128	0123039130	0123039131
0123039132	0123039138	0123039139	0123039141
0123039142	0123039154	0123039160	0123039161
0123039164	0123039178	0123039180	0123039181
0123039182	0123039183	0123039186	0123039192
0123039193	0123039194	0123039197	0123039198
0123039199	0123039202	0123039203	0123039205
0123039206	0123039208	0123039209	0123039210
0123039218	0123039225	0123039228	0123039229
0123039231	0123039232	0123039235	0123039237
0123039238	0123039243	0123039258	0123039264
0123039274	0123039276	0123039277	0123039278
0123039279	0123039283	0123039293	0123039295
0123039297	0123039307	0123039318	0123039327
0123039329	0123039339	0123039343	0123039370
0123039371	0123039372	0123039373	0123039398
0123039419	0123039446	0123039459	0123039460

0123039476	0123039480	0123039486	0123039493
0123039522	0123039604	0123039612	0123039628
0123039629	0123039635	0123039636	0123039637
0123039656	012303TRCT	0623049025	0623049069
0623049073	0623049099	0623049102	0623049103
0623049108	0623049137	0623049157	0623049307
0623049315	0623049339	0623049353	0623049366
0623049367	0623049368	0623049369	0623049372
0623049374	0623049388	3004800245	3004800255
3163600385	3163600390	3163600445	3163600447
3163600460	5357200030	7211400005	7211400015
7211400025	7211400030	7211400035	7211400040
7211400045	7211400050	7211400051	7211400055
7211400060	7211400061	7211400065	7211400075
7211400095	7211400100	7211400125	7211400135
7211400155	7211400160	7211400195	7211400200
7211400205	7211400210	7211400215	7211400220
7211400225	7211400230	7211400235	7211400245
7211400255	7211400265	7211400280	7211400295
7211400315	7211400316	7211400335	7211400350
7211400365	7211400375	7211400385	7211400395
7211400401	7211400415	7211400425	7211400435
7211400450	7211400455	7211400475	7211400508
7211400525	7211400535	7211400545	7211400550
7211400560	7211400565	7211400575	7211400576
7211400577	7211400589	7211400590	7211400605
7211400615	7211400625	7211400635	7211400645
7211400655	7211400660	7211400665	7211400670
7211401685	7211401695	7211401705	7211401715
7211401720	7211401725	7211401727	7211401730
7211401740	7211401758	7211401759	7211401760
7211401785	7211401788	7211401790	7211401805
7211401810	7211401811	7211401825	7211401835
7211401855	7211401870	7211401885	7211401886
7211401905	7211401915	7211401920	7211401925
7211401940	7211401950	7211401960	7211401975
7211401976	7211401977	7211401990	7211402005
7211402010	7211402020	7211402030	7211402045
7211402055	7211402065	7211402075	7211402090
7211402105	7211402115	7211402130	7211402135
7211402150	7211402165	7211402175	7211402185
7211402205	7211402220	7211402245	7211402255
7211402275	7211402285	7211402295	7211402305

7211402315	7211402325	7211402335	7211402345
7211402355	7211402365	7211402375	7211402385
5357200004 (portion)	5357200012 (portion)	5357200016 (portion)	5357200025 (portion)

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2. Amend the zoning classification from R-6-Potential R-12 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 12 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

7211400768	7211400770	7211400795	7211400805
7211400810	7211400814	7211400815	7211400825
7211400826	7211400827	7211400828	7211401445
7211401455	7211401465	7211401475	7211401485
7211401495	7211401505	7211401515	7211401535
7211401545	7211401555		

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3. Amend the zoning classification from R-6-Potential R-18 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre), to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0423049006	0423049012	0423049045	0423049060
0423049061	0423049062	0423049067	0423049071
0423049072	0423049103	0423049109	0423049112
0423049115	0423049116	0423049122	0423049125
0423049156	0423049165	0423049178	0423049185
0423049191	0423049192	0423049196	0797000100
0797000102	0797000105	0797000110	5357200011
5357200015	5357200026	5357200031	7800400005
7800400009	7800400015	7800400020	7800400030
7800400035	7907600007	7907600020	7907600025
7907600030	7907600035	7907600040	7907600045
7907600050	5357200004 (portion)	5357200012 (portion)	5357200016 (portion)
5357200025 (portion)			

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4. Amend the zoning classification from R-6-Potential R-24 (Urban Residential, 6 dwelling units per acre, Potential Urban Residential 24 dwelling units per acre), to R-24 (Urban Residential, 24 dwelling units per acre) on the following parcels:

0423049054	0423049149	0423049152	3451000375
3451000380	3451000405	3451000406	3451000459
3451000472	3451000474	5624200757	5624200758
5624200759	5624200760	5624200761	5624200763
5624200772	5624200971		

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5. Amend the zoning classification from R-6-DPA (Urban Residential, 6 dwelling units per acre, Demonstration Project Area), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on the following parcels:

278

0123039067	0123039069	0123039072	0123039151
3004800320	3004800326	7211400485	7211400490
7211400505	7211400506	7211400507	7211400680
7211400685	7211400708	7211400709	7211400710
7211400711	7973201690	7973201695	7973201700
7973201705	7973201710	7973201715	7973201720
7973201725	7973201730	7973201735	7973201740
7973201745	7973201750	7973201755	

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6. Amend the zoning classification from R-6-DPA Potential R-12 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 12 dwelling units per acre), to R-18-DPA (Urban Residential, 18 dwelling units per acre, Demonstration Project Area) on the following parcels:

0123039223	0123039224	0123039227	0123039234
0123039241	0123039251	3004800355	3004800365
7211400725	7211400735	7211400745	7211400760

285

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7. Amend the zoning classification from R-6-DPA Potential R-24 (Urban Residential, 6 dwelling units per acre, Demonstration Project Area, Potential Urban Residential 24 dwelling units per acre), to R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area) on the following parcels:

3451000165	3451000180	3451000181	3451000191
3451000192	7973200605	7973200610	7973200615
7973200620	7973200680	7973200685	7973200690
7973200705	7973200710		

291

292

293

294

8. Amend the zoning classification from R-8 (Urban Residential, 8 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcels:

0123039353	0123039641	0623049298
------------	------------	------------

295

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299

9. Amend the zoning classification from R-12 Potential R-18 (Urban Residential, 12 dwelling units per acre, Potential Urban Residential 18 dwelling units per acre) to R-18 (Urban Residential, 18 dwelling units per acre) on the following parcel:

5357200005

300

301

302

303

304

10. Amend the zoning classification from R-24-DPA (Urban Residential, 24 dwelling units per acre, Demonstration Project Area), to R-48-DPA (Urban Residential, 48 dwelling units per acre, Demonstration Project Area) on the following parcels:

3451000051	3451000052
------------	------------

305





306 **Effect:** This amendment increases residential density within medium and high-density residential
307 areas of North Highline that are in or adjacent to urban centers, near transit corridors, or in areas
308 with or adjacent to existing high-density residential development. including:
309

- 310 • Amending the land use designation from Urban Residential, Medium to Urban Residential,
311 High on parcels in Glendale, in proximity to transit. This creates consistent land use
312 designations on parcels that currently have split land use designations.
313
- 314 • Amending the land use designation from Urban Residential, Medium to Urban Residential,
315 High on parcels adjacent to White Center Unincorporated Activity Center, on parcels
316 adjacent to Roxhill Community Business Center, on parcels in the vicinity of the area
317 designated Commercial Outside of Center in Greenbridge, and on parcels in proximity to
318 transit at the north end of Dick Thurnau Memorial Park.
319
- 320 • Amending the zoning classification from R-6 to R-18 on parcels adjacent to White Center
321 Unincorporated Activity Center, on parcels adjacent to Roxhill and Top Hat Community
322 Business Centers, on parcels in proximity to transit at the north end of Dick Thurnau
323 Memorial Park and on parcels in Glendale along or in proximity to Des Moines Memorial
324 Drive South and in proximity to transit.
325
- 326 • Amending the zoning classification from R-6 Potential R-12 to R-18 on parcels adjacent to
327 White Center Unincorporated Activity Center.
328
- 329 • Amending the zoning classification from R-6-Potential R-18 to R-18 on parcels in proximity
330 to Top Hat Community Business Center, on parcels adjacent to Beverly Park
331 Neighborhood Business Center in Glendale and on parcels in Glendale along or in
332 proximity to Des Moines Memorial Drive South and in proximity to transit.
333
- 334 • Amending the zoning classification from split R-6/R-6-Potential R-18 to R-18 on parcels in
335 Glendale in proximity to transit. This action will result in consistent zoning classifications
336 on the parcels; currently the west portions of each parcel are zoned R-6 and the east
337 portions are zoned R-6 Potential R-18.
338
- 339 • Amending the zoning classification from R-6-Potential R-24, to R-24 on parcels in Glendale
340 in proximity to transit along Des Moines Memorial Drive South, south of South 100th Street,
341 and in White Center on Southwest 107th Street and on 12th Ave Southwest in proximity to
342 transit and amenities, and adjacent to high density residential development.
343
- 344 • Amending the zoning classification from R-6-DPA to R-18-DPA adjacent to White Center
345 Unincorporated Activity Center in the vicinity of the area designated Commercial Outside
346 of Center in Greenbridge.
347
- 348 • Amending the zoning classification from R-6-DPA Potential R-12 to R-18-DPA adjacent to
349 White Center Unincorporated Activity Center.
350
- 351 • Amending the zoning classification from R-6-DPA Potential R-24 to R-24-DPA on parcels in
352 the vicinity of the area designated Commercial Outside of Center in Greenbridge and on
353 parcels north of the White Center Library along or in proximity to a transit route, and
354 adjacent to high-density residential development.
355
- 356 • Amending the zoning classification from R-8 to R-18 on parcels in proximity to White
357 Center Unincorporated Activity Center and on a parcel in proximity to transit at the north
358 end of Dick Thurnau Memorial Park.
359
- 360 • Amending the zoning classification from R-12 Potential R-18 to R-18 on a parcel in

- 361 **Glendale on the corner of Des Moines Memorial Drive South and South 104th Street in**
362 **proximity to transit.**
363
364 • **Amending the zoning classification from R-24-DPA to R-48-DPA on parcels north of the**
365 **White Center Library along a transit route.**
366

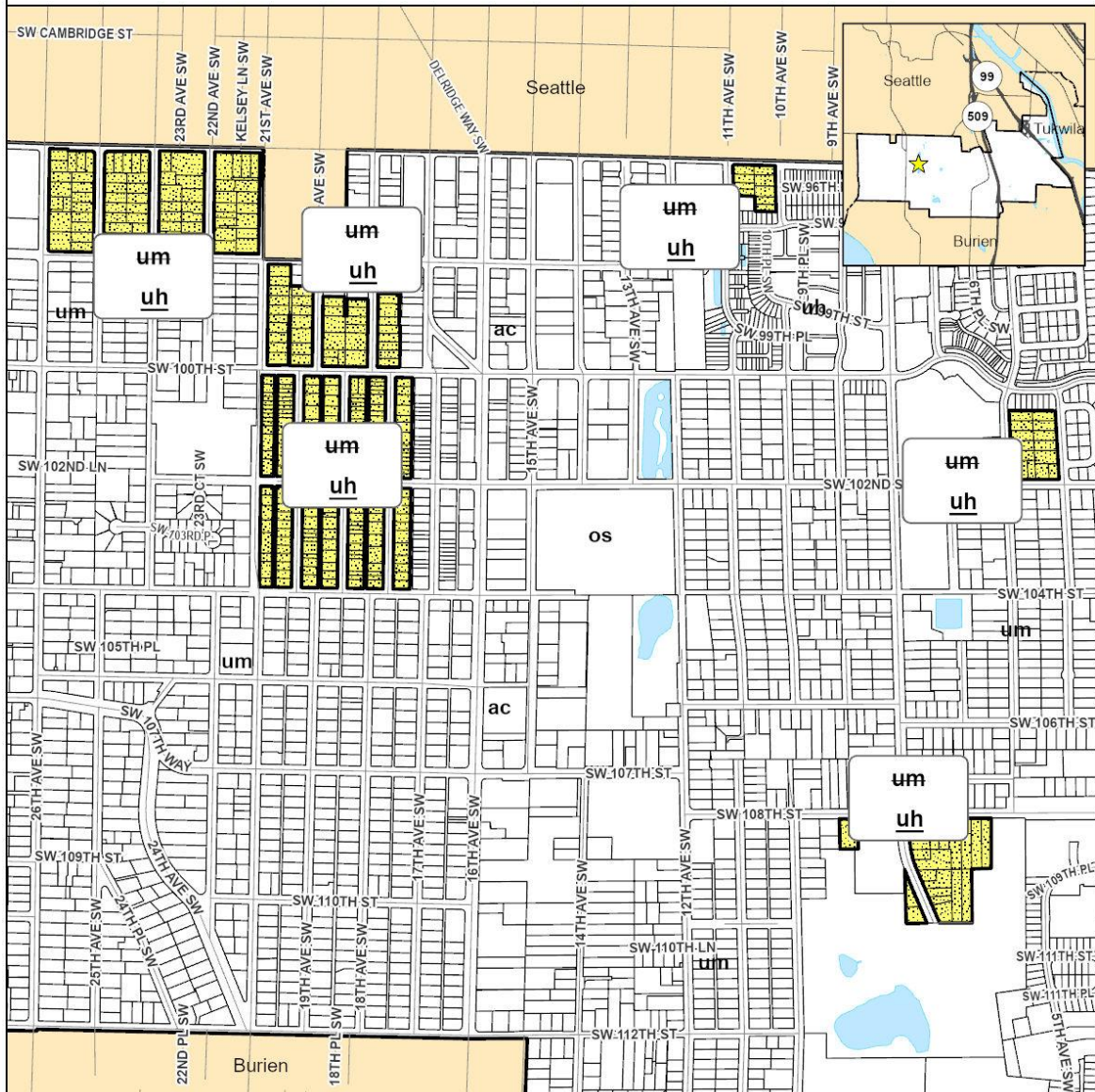
Map Amendment 5: North Highline – Residential Density Increase to R-18, R-24, R-48

Land Use Map Amendment

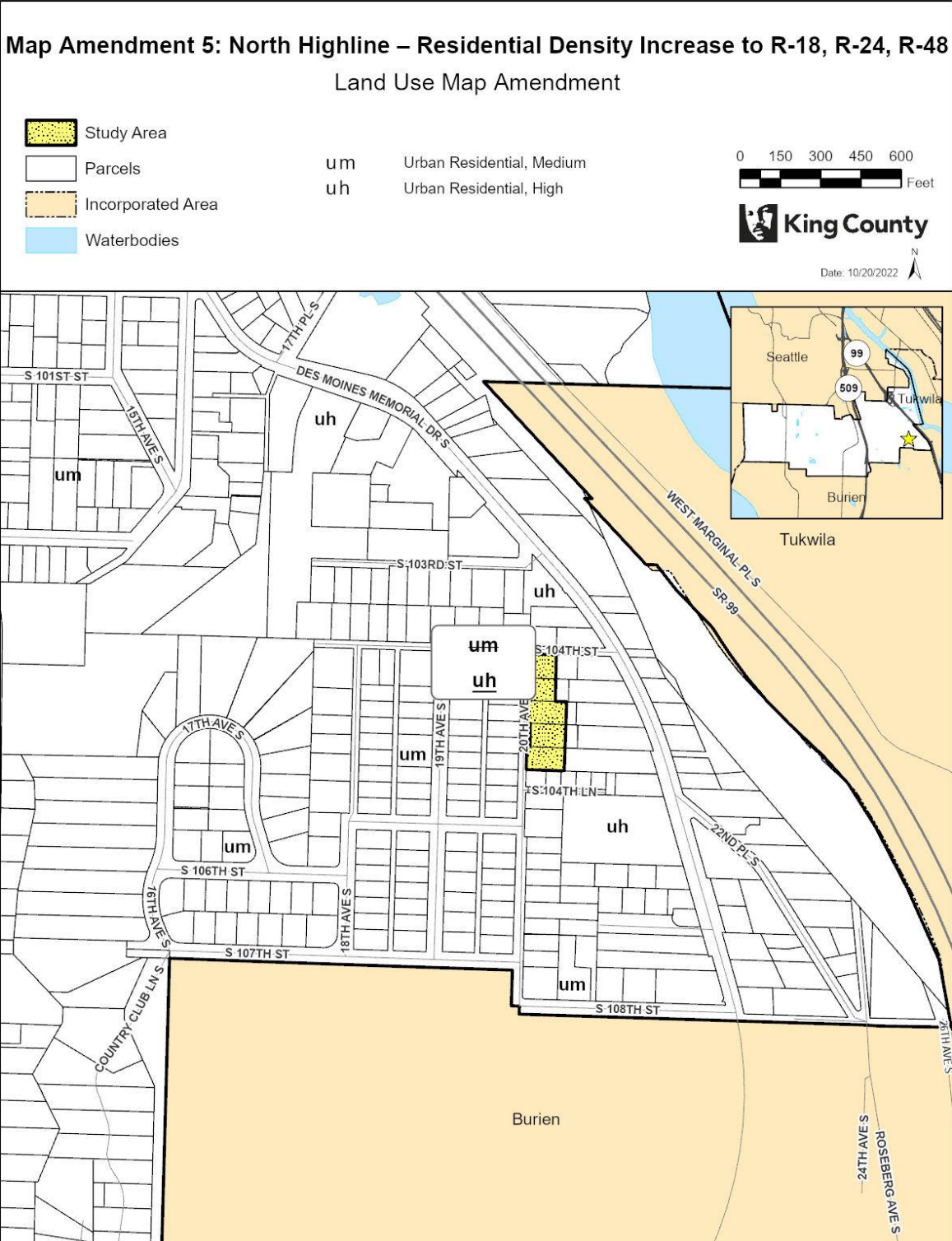
- | | | | |
|---|-------------------|----|--------------------------------|
|  | Study Area | ac | Unincorporated Activity Center |
|  | Parcels | um | Urban Residential, Medium |
|  | Incorporated Area | uh | Urban Residential, High |
|  | Waterbodies | os | King County Open Space System |



Date: 10/20/2022







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Map Amendment 5: North Highline – Residential Density Increase to R-18, R-24, R-48

Zoning Map Amendment

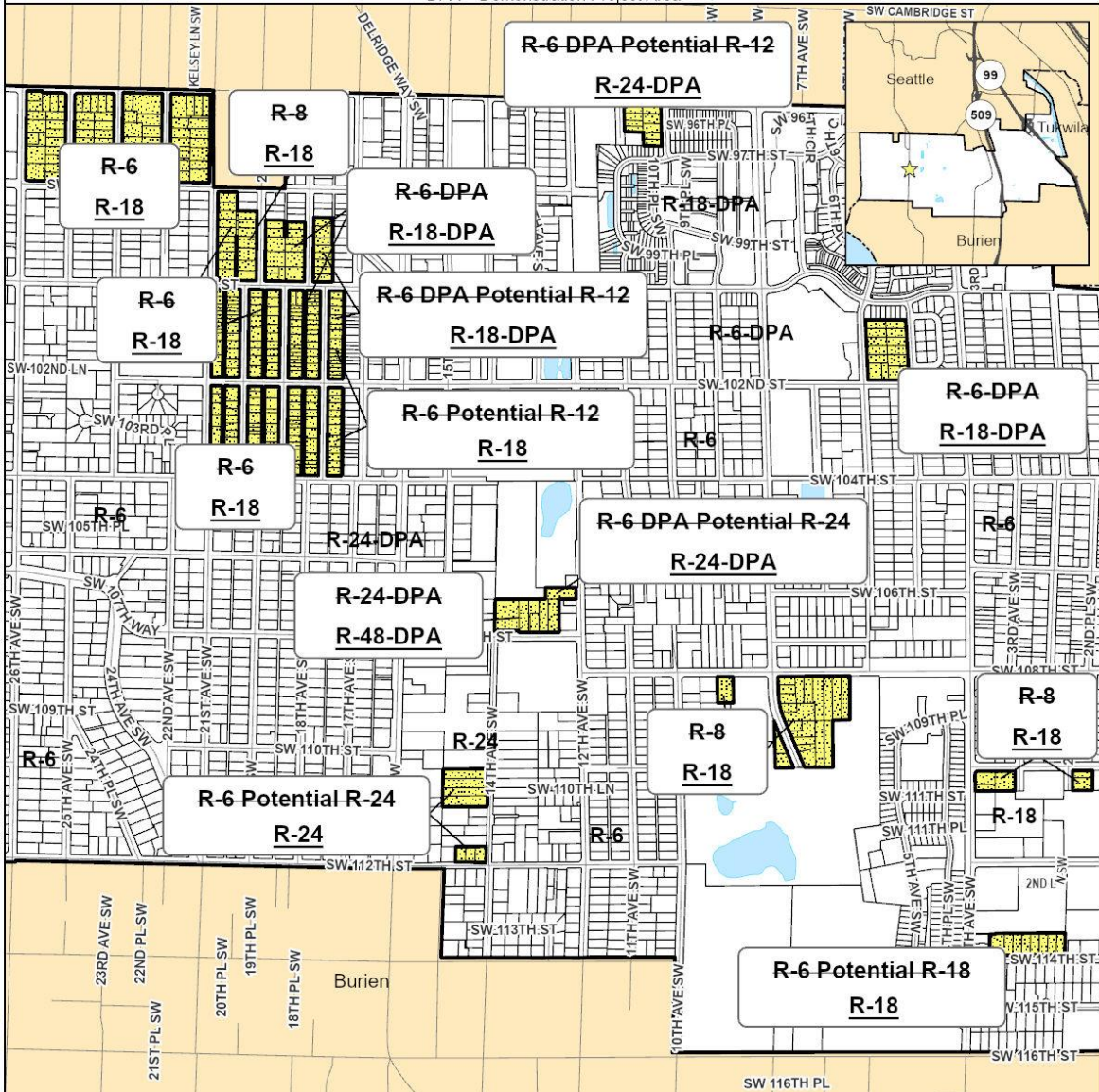
-  Study Area
-  Parcels
-  Incorporated Area
-  Waterbodies

- R-6 Urban Residential, 6 DU per acre
- R-8 Urban Residential, 8 DU per acre
- R-12 Urban Residential, 12 DU per acre
- R-18 Urban Residential, 18 DU per acre
- R-24 Urban Residential, 24 DU per acre
- R-48 Urban Residential, 48 DU per acre

P = P-Suffix Condition
 SO = Special District Overlay
 DPA = Demonstration Project Area







Date: 10/20/2022



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Map Amendment 5: North Highline – Residential Density Increase to R-18, R-24, R-48

Zoning Map Amendment

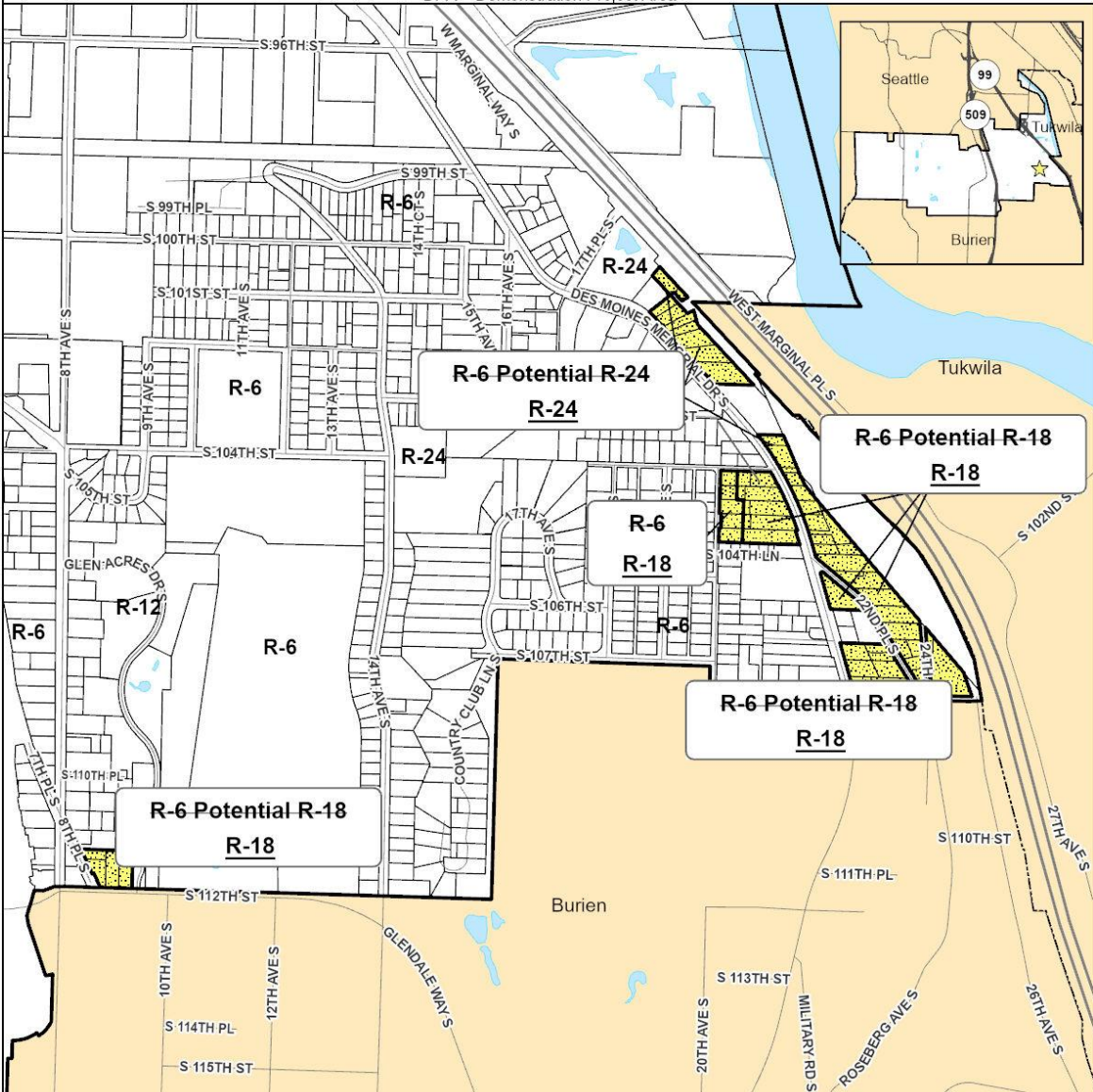
-  Study Area
-  Parcels
-  Incorporated Area
-  Waterbodies

- R-6 Urban Residential, 6 DU per acre
- R-12 Urban Residential, 12 DU per acre
- R-18 Urban Residential, 18 DU per acre
- R-24 Urban Residential, 24 DU per acre



Date: 10/20/2022

P = P-Suffix Condition
 SO = Special District Overlay
 DPA = Demonstration Project Area



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372 **Map Amendment 6: North Highline – Remove P-Suffix HL-P08**

373 AMENDMENT TO THE KING COUNTY ZONING ATLAS

374

375

376 Amend Sections, Townships, and Ranges as follows:

377

Section 6	Township 23	Range 4
-----------	-------------	---------

378

379 **ZONING**

380

381 1. Remove P-Suffix HL-P08 from the following parcel:

382

3451000305 (portion)

383


384 2. Repeal P-Suffix Development Condition HL-P08 from the Zoning Atlas.

385

386 **Effect: Removes HL-P08, which required the County to determine the need for a crosswalk on the**
387 **property. Repeals the P-Suffix Development Condition HL-P08 from the Zoning Atlas.**

Map Amendment 6: North Highline – Remove P-Suffix HL-P08

Zoning Map Amendment

 Study Area

 Parcels

 Incorporated Area

 Waterbodies

R-6 Urban Residential, 6 DU per acre

R-24 Urban Residential, 24 DU per acre

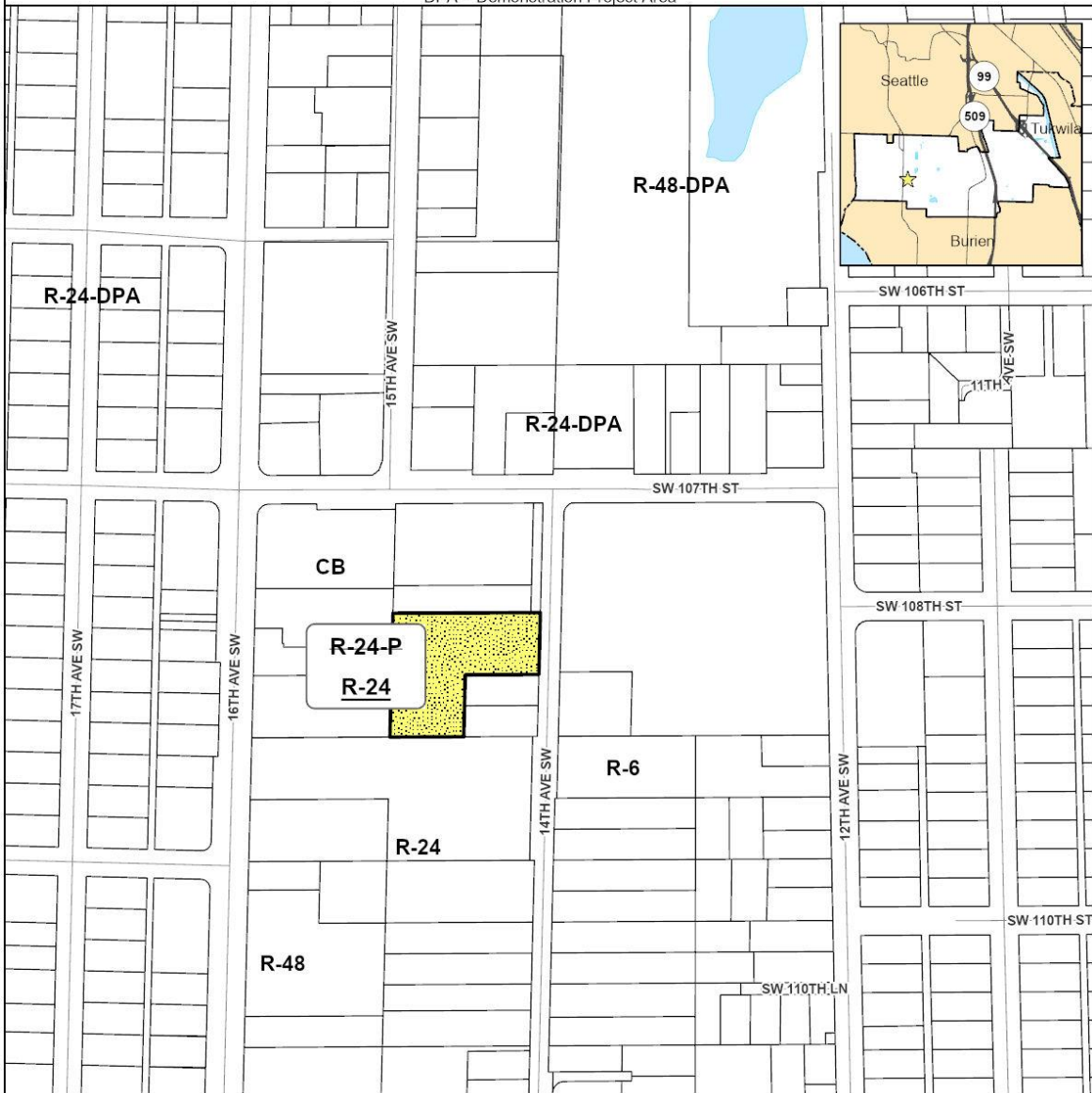
R-48 Urban Residential, 48 DU per acre

CB Community Business

P = P-Suffix Condition
SO = Special District Overlay
DPA = Demonstration Project Area



Date: 10/20/2022



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389 **Map Amendment 7: North Highline - Remove P-Suffix HL-P09**

390 AMENDMENT TO THE KING COUNTY ZONING ATLAS

391

392

393 Amend Sections, Townships, and Ranges as follows:

394

Section 5	Township 23	Range 4
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395

396 **ZONING**

397

398 1. Remove P-Suffix HL-P09 on the following parcels:

399

0523049028 (portion)	0523049203
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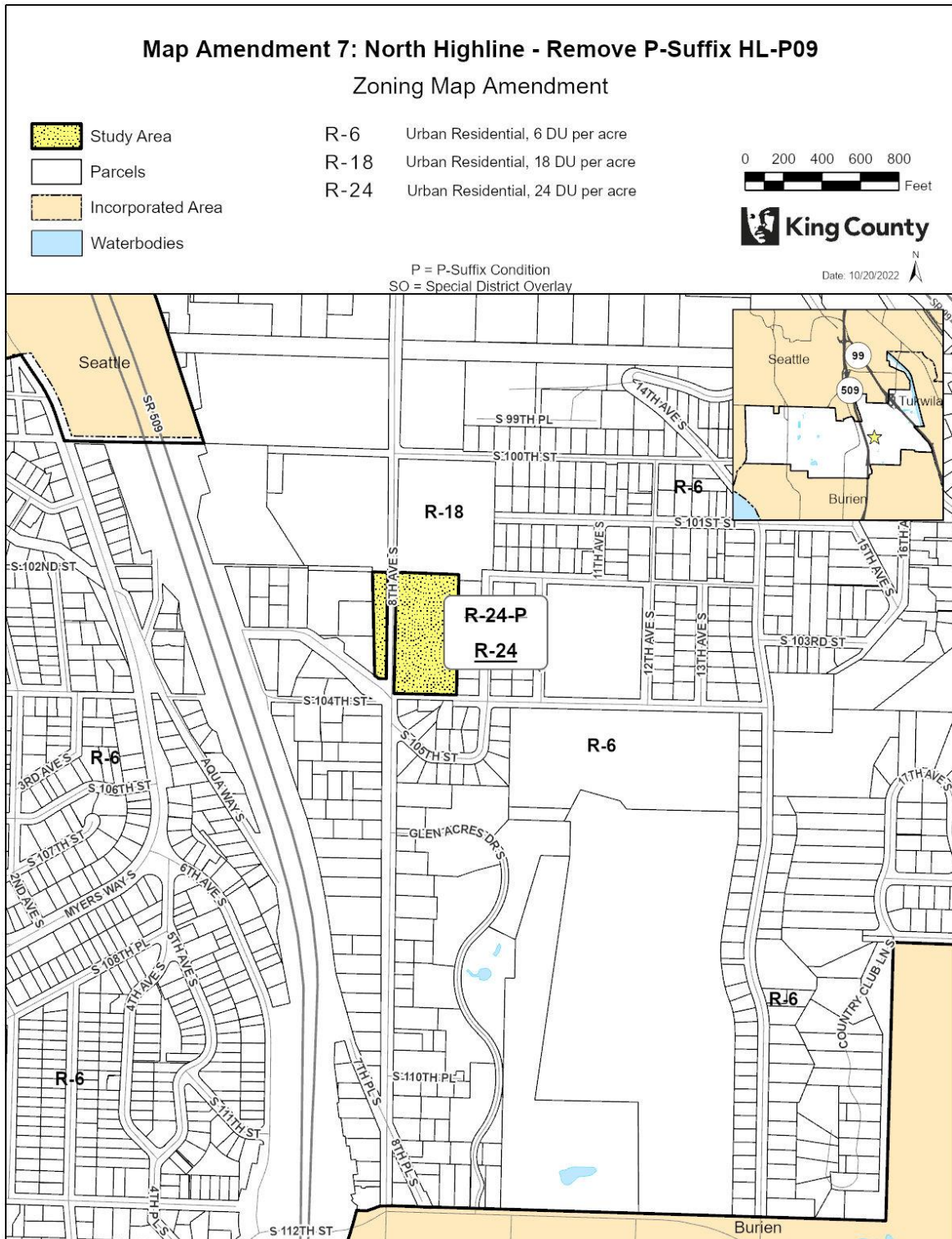
400

401 2. Repeal P-Suffix Development Condition HL-P09 from the Zoning Atlas.

402

403 **Effect: Removes HL-P09, which required consolidated development. Repeals HL-P09 from the**

404 **Zoning Atlas.**



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406 **Map Amendment 8: North Highline – Open Space Expansions**

407 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP

408

409

410 Amend Sections, Townships, and Ranges as follows:

411

Section 4	Township 23	Range 4
Section 6	Township 23	Range 4

412

413 **LAND USE**

414

415 1. Amend the land use designation from "uh" (Urban Residential, High) to "os" (Open Space) on the
416 following parcels:

417

0423049074 (portion)	5624200750	5624200762	5624200771
----------------------	------------	------------	------------

418

419 2. Amend the land use designation from "um" (Urban Residential, Medium) to "os" (Open Space) on the
420 following parcels:

421

0623049132	0623049195
------------	------------

422

423 **Effect:** Amends the land use designation on four parcels in Glendale near Hamm Creek Natural
424 Area from Urban Residential, High to Open Space to reflect that the parcels are part of the King
425 County Open Space System. Amends the land use designation on two parcels in White Center
426 from Urban Residential, Medium to Open Space to reflect that the parcels are now part of the King
427 County Open Space System.


Map Amendment 8: North Highline – Open Space Expansions

Land Use Map Amendment


 Study Area

 Parcels

 Incorporated Area

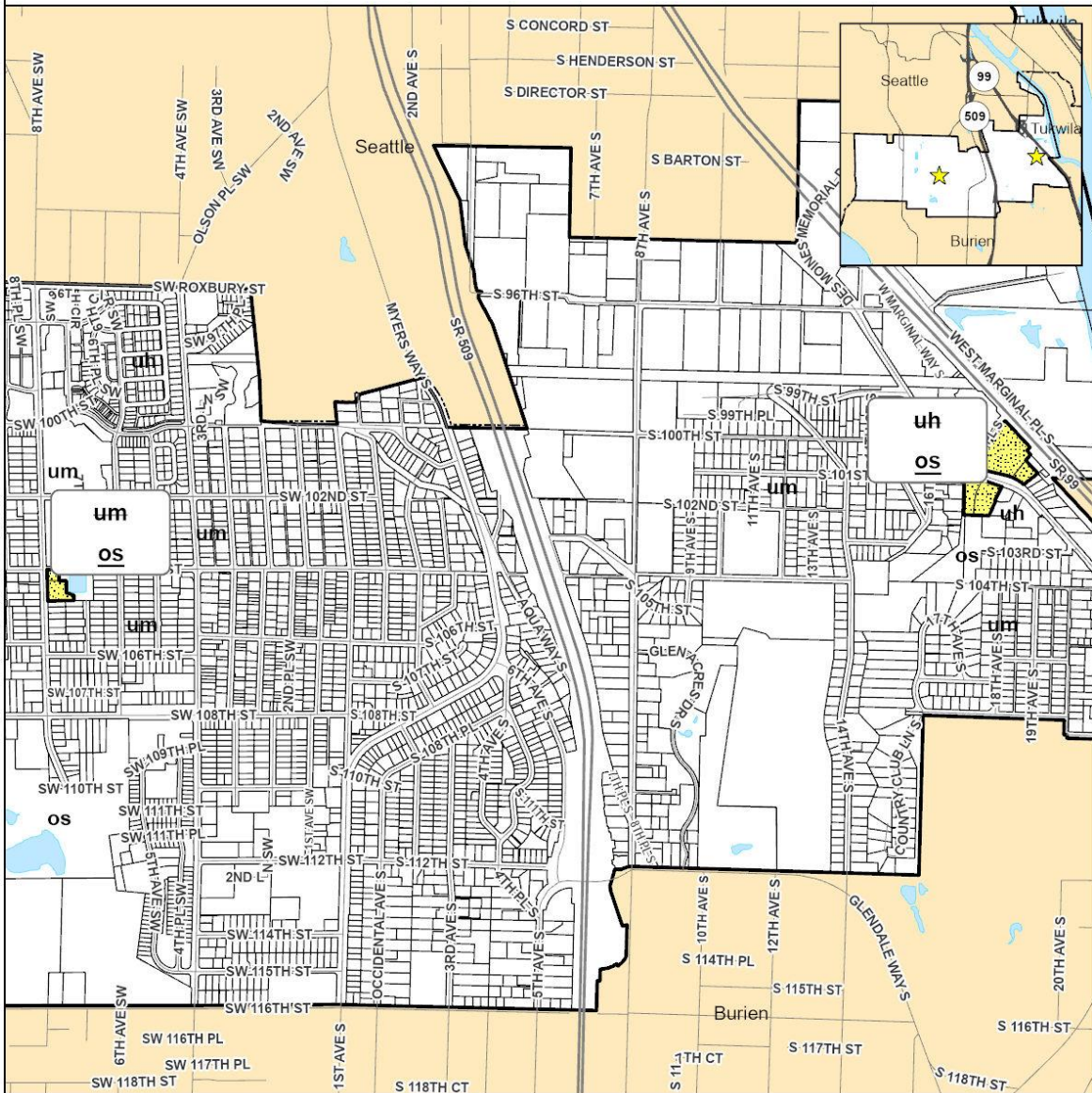
 Waterbodies

um Urban Residential, Medium
uh Urban Residential, High
os King County Open Space System

0 400 800 1,200 1,600
 Feet



Date: 10/20/2022 



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429 **Map Amendment 9: North Highline – Remove Special District Overlay SO-100 and**
430 **Add Marijuana Retail P-Suffix**

431 AMENDMENT TO THE KING COUNTY ZONING ATLAS
432

433 _____
434

Amend Sections, Townships, and Ranges as follows:

Section 7	Township 23	Range 4
Section 8	Township 23	Range 4

436
437 **ZONING**

- 438
- 439 1. On the following parcels:
- 440 a. Remove Special District Overlay SO-100; and
- 441 b. Add P-Suffix NH-PXX.

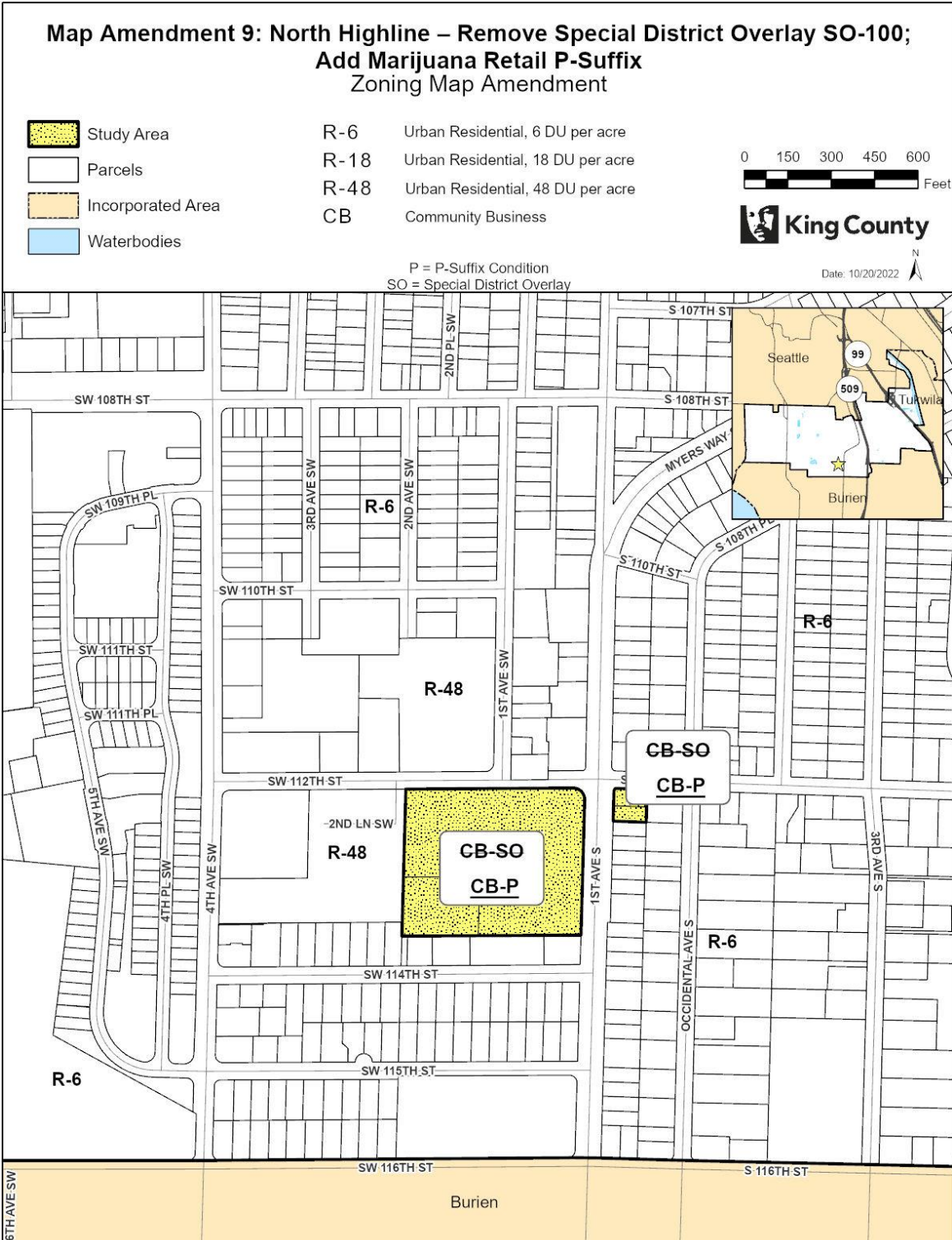
0723049182 (portion)	0723049183 (portion)	0796000005	0796000010
----------------------	----------------------	------------	------------

442
443
444 P-Suffix NH-PXX shall read as follows:

445
446 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
447 North Highline subarea shall not exceed two. Any marijuana retailers legally established
448 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
449 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."
450

451 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text listed in
452 Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.
453

454 **Effect: Removes SO-100, Commercial and Industrial Special District Overlay from CB parcels in**
455 **Top Hat. Adds NH-PXX, limiting marijuana retailers to two total within North Highline.**



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457 **Map Amendment 10: North Highline - Remove Special District Overlay SO-090 and**
458 **Add Special District Overlay SO-100**

459 AMENDMENT TO THE KING COUNTY ZONING ATLAS
460

461
462 Amend Sections, Townships, and Ranges as follows:
463

Section 6	Township 23	Range 4
-----------	-------------	---------

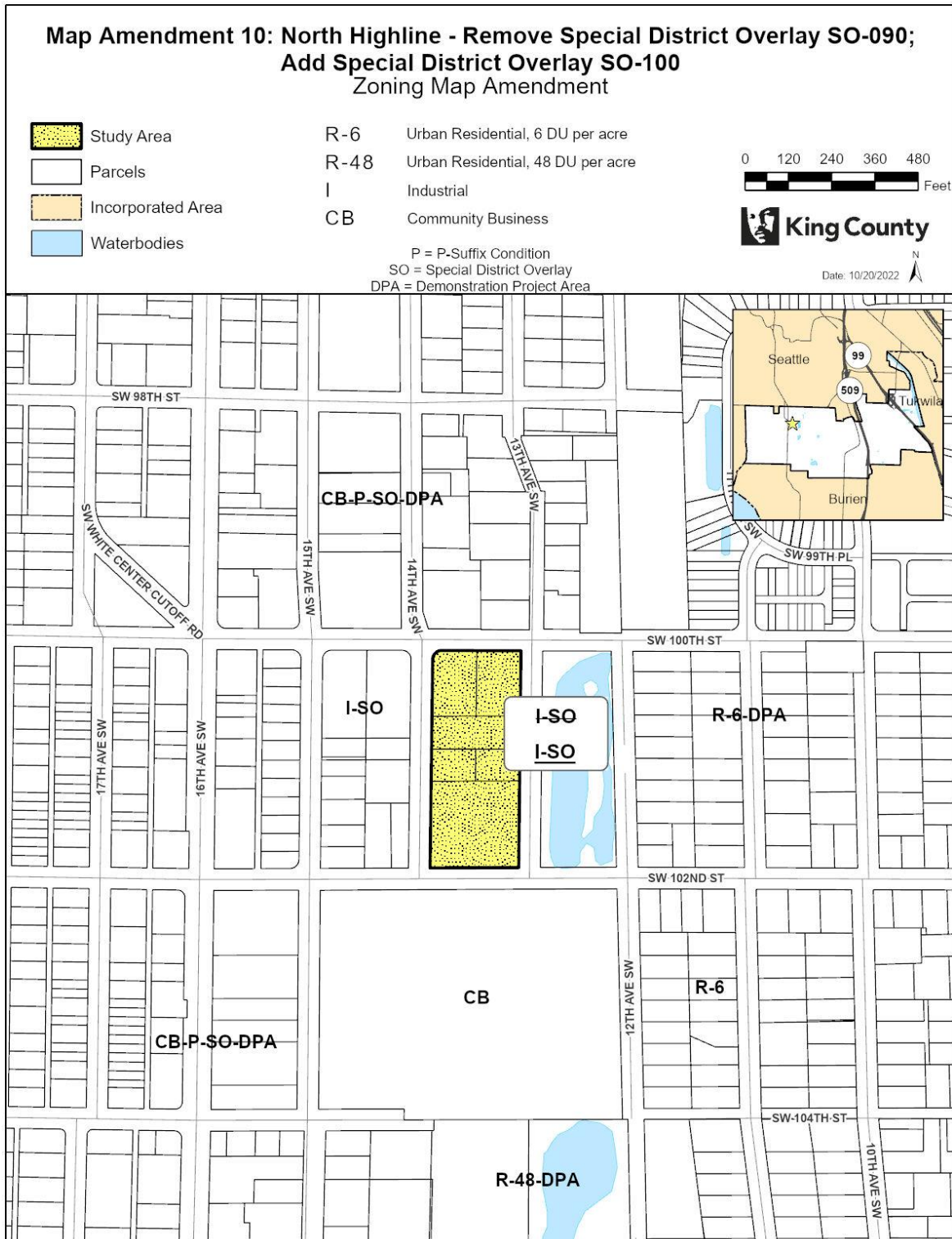
464
465 **ZONING**
466

- 467 1. On the following parcels:
- 468 a. Remove Special District Overlay SO-090; and
- 469 b. Add Special District Overlay SO-100.

7973202435	7973202450	7973202455	7973202465
7973202505	7973202530		

471
472 **Effect: Removes SO-090, Economic Redevelopment Special District Overlay, from Industrial**
473 **Zoned Parcels located in White Center. SO-090 is repealed by Section 31 of this ordinance.**
474

475 **Adds SO-100, North Highline Commercial and Industrial Special District Overlay, to the parcels.**
476 **SO-100 is amended by Section 18 of this ordinance.**



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478 **Map Amendment 11: North Highline – Glendale Community Business Land Use**
 479 **and Zoning**

480 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
 481 COUNTY ZONING ATLAS

482

483

484 Amend the following Sections, Townships, and Ranges as follows:

485

Section 4	Township 23	Range 4
Section 5	Township 23	Range 4

486

487 **LAND USE**

488

489 1. Amend the land use designation from "co" (Commercial Outside of Centers) to "cb" (Community
 490 Business Center) on the following parcels:

491

5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

492

493 **ZONING**

494

495 1. On the following parcels:
 496 a. Amend the zoning classification from RB (Regional Business) to CB (Community Business); and
 497 b. Add P-Suffix NH-PXX.

498

5624200370	5624200371	5624200372	5624200390
5624200410	5624200411	5624200412	5624200416
5624201250 (portion)			

499

500 P-Suffix NH-PXX shall read as follows:

501

502 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
 503 North Highline subarea shall not exceed two. Any marijuana retailers legally established
 504 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
 505 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

506

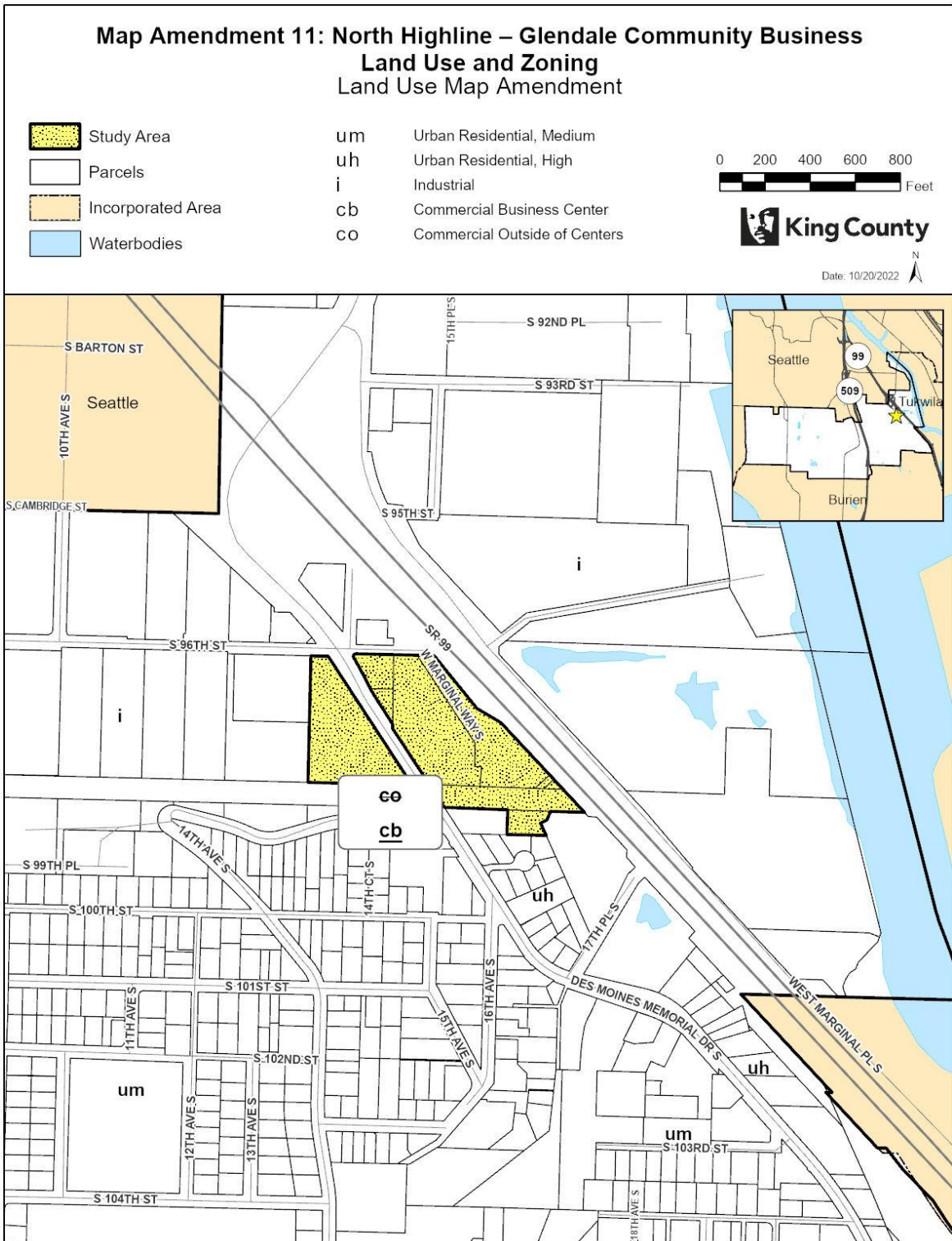
507 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text
 508 listed in Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.

509

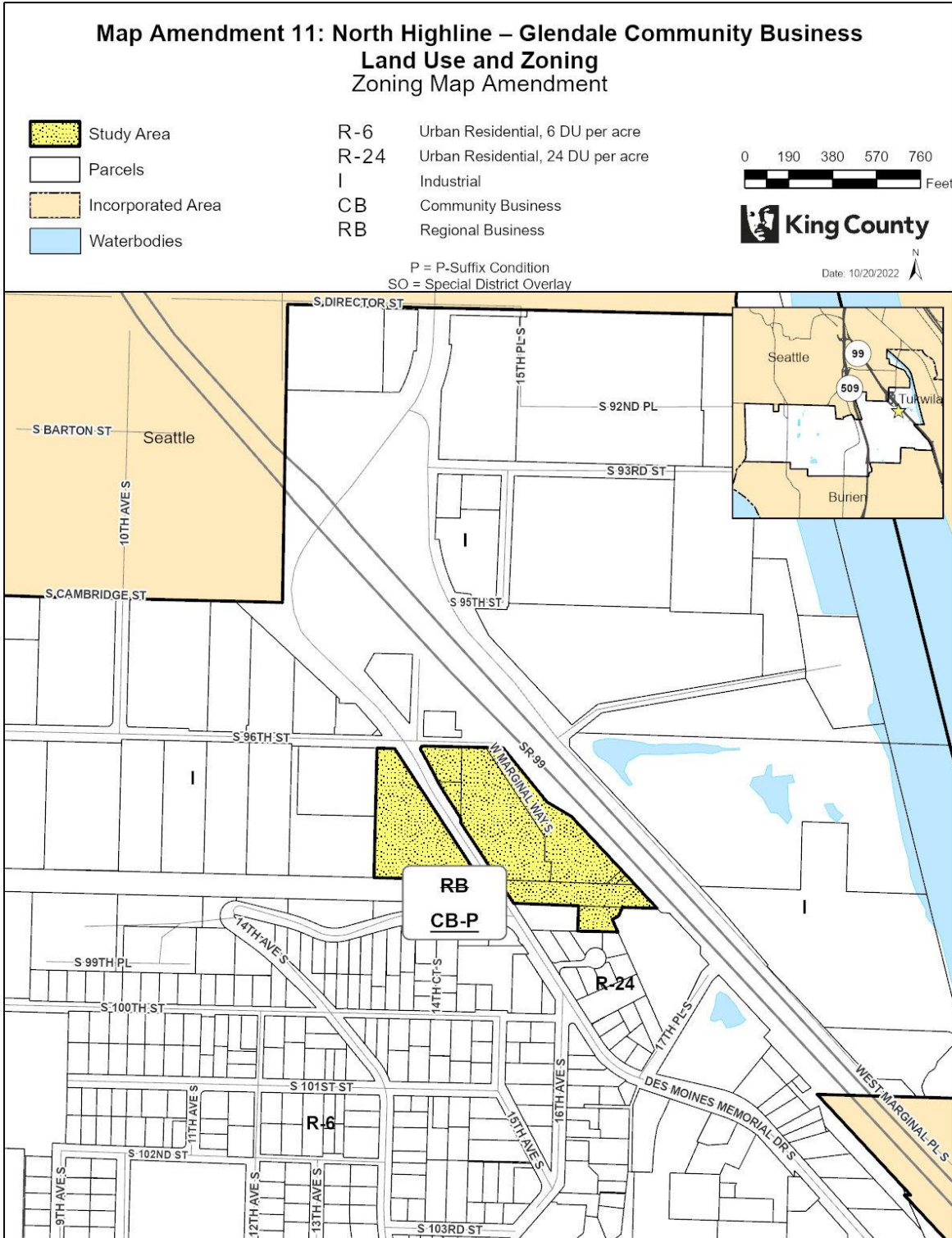
510 **Effect:** Amends the land use designation from Commercial Outside of Center to Community
 511 Business Center and amends the zoning on the same parcels from RB to CB on parcels in
 512 Glendale

513

514 **Adds NH-PXX, limiting marijuana retailers to two total within North Highline.**



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517 **Map Amendment 12: North Highline - Add Marijuana Retail P-Suffix**

518 AMENDMENT TO THE KING COUNTY ZONING ATLAS

519

520

521 Amend Sections, Townships, and Ranges, as follows:

522

Section 1	Township 23	Range 3
Section 5	Township 23	Range 4
Section 6	Township 23	Range 4
Section 7	Township 23	Range 4
Section 32	Township 24	Range 4

523

524 **ZONING**

525

526 1. Add P-Suffix NH-PXX to the following parcels:

527

0123039121	0795000110	0795001560	2185001245
0123039481	0795000115	0795001575	2185001250
0123039482	0795000125	0795001580	2185001270
0123039520	0795000130	0795001585	2185001275
0123039620	0795000135	0795001590	2853600005
0523049034	0795000245	0795001735	3451000230
0623049048	0795000250	0795001745	3451000234
0623049079	0795000255	0795001750	3451000290
0623049089 (portion)	0795000260	0795001751	3451000486
0623049111	0795000270	0795001760	3451000487
0623049154 (portion)	0795000280	0795001770	6303400975
0623049200	0795000285	0892000040	6303400980
0623049219	0795000290	0892000041	6303400981
0623049220	0795000295	0892000042	6303400982
0623049356	0795000300	0892000043	6303400986
0723049550	0795000305	0892000050	6303401055
0795000005	0795001515	1721801935	7262200005
0795000010	0795001525	2185001045	7262200010
0795000020	0795001530	2185001075	7262200011
0795000080	0795001535	2185001105	7973202385
0795000090	0795001540	2185001107	7973202900
0795000095	0795001541	2185001130	
0795000100	0795001545	2185001140	
0795000105	0795001550	2185001240	

528

529 P-Suffix NH-PXX shall read as follows:

530

531 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
532 North Highline subarea shall not exceed two. Any marijuana retailers legally established

533 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
534 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."





535
536 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text
537 listed in Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.

538
539 **Effect: Adds NH-PXX, limiting marijuana retailers to two total within North Highline, to parcels in**
540 **South Park, White Center, Roxhill, and Top Hat.**

541

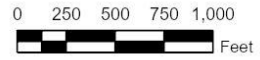
Map Amendment 12: North Highline - Add Marijuana Retail P-Suffix

Zoning Map Amendment

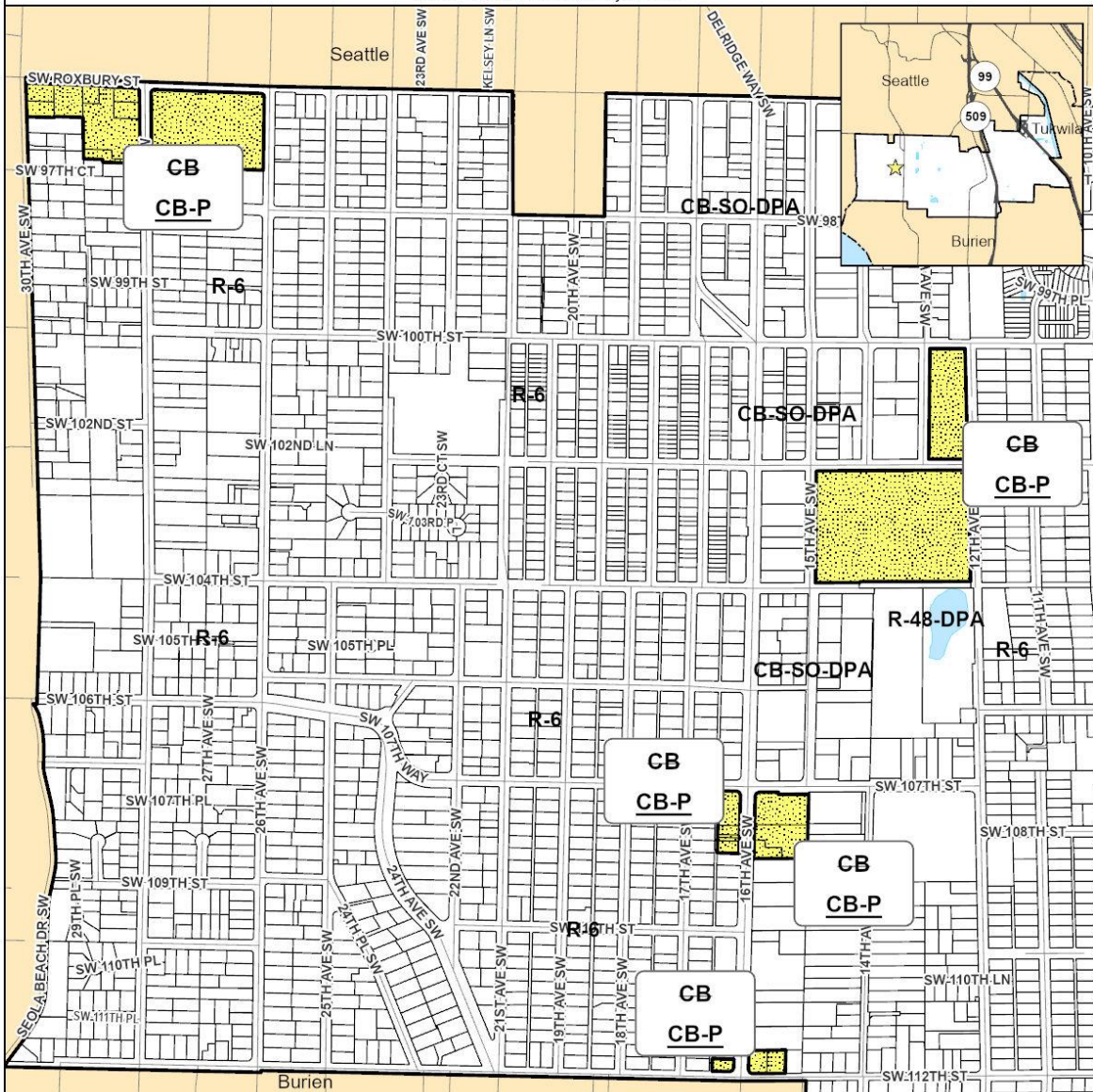
-  Study Area
-  Parcels
-  Incorporated Area
-  Waterbodies

- R-6 Urban Residential, 6 DU per acre
- R-18 Urban Residential, 18 DU per acre
- R-48 Urban Residential, 48 DU per acre
- CB Community Business

- P = P-Suffix Condition
- SO = Special District Overlay
- DPA = Demonstration Project Area







Date: 10/20/2022



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Map Amendment 12: North Highline - Add Marijuana Retail P-Suffix

Zoning Map Amendment

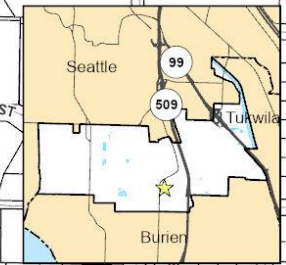
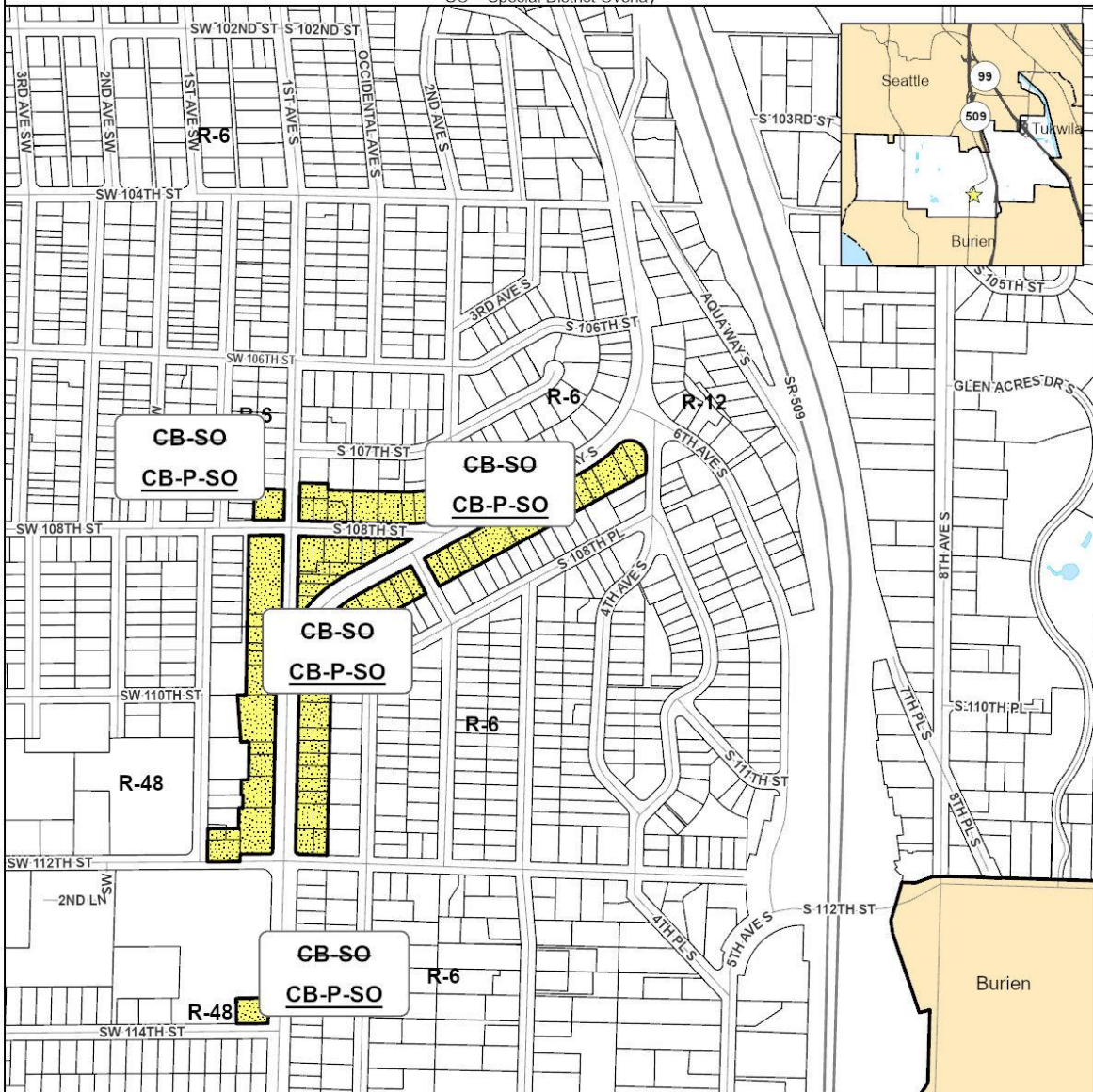
-  Study Area
-  Parcels
-  Incorporated Area
-  Waterbodies

- R-6 Urban Residential, 6 DU per acre
- R-12 Urban Residential, 12 DU per acre
- R-48 Urban Residential, 48 DU per acre
- CB Community Business

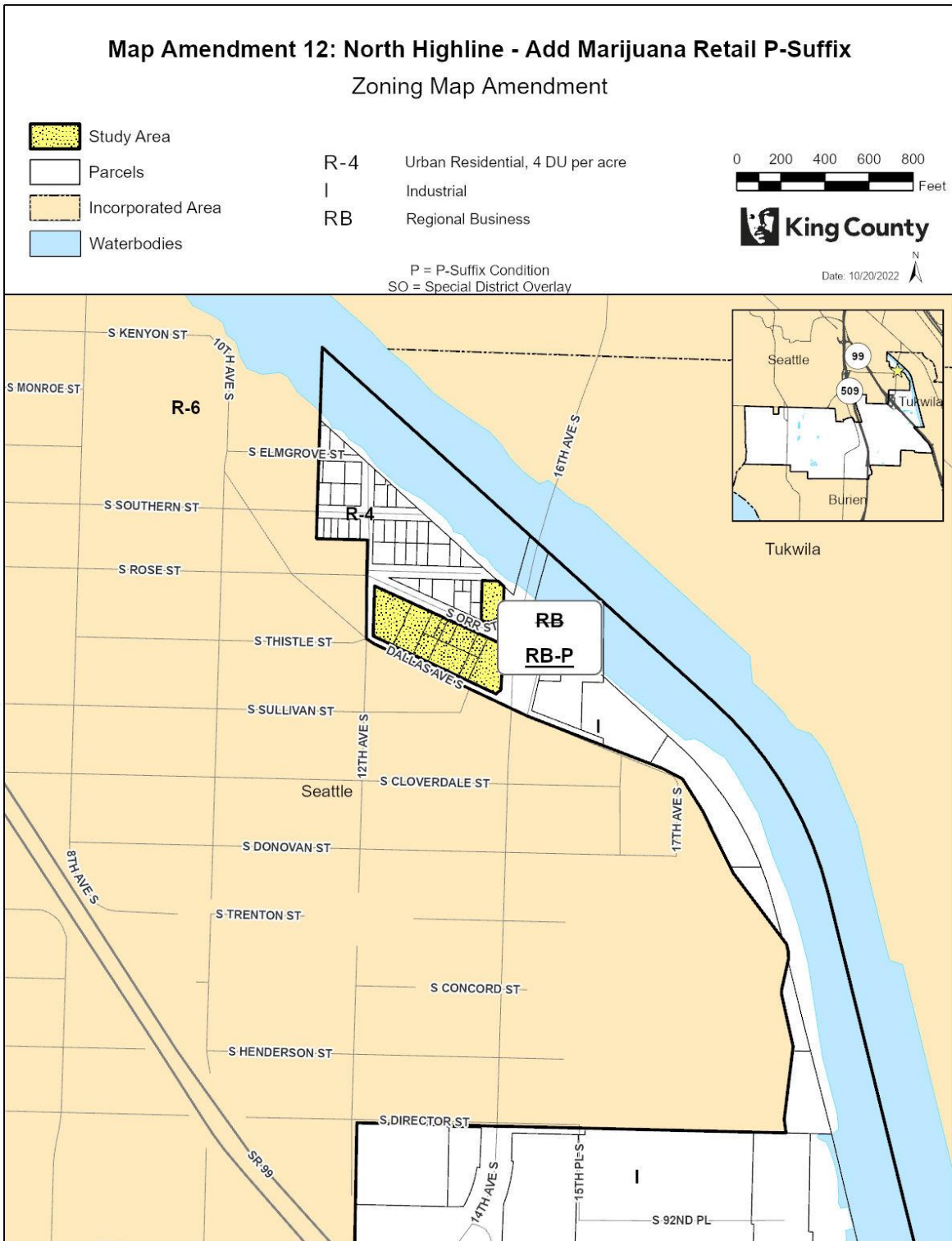


Date: 10/20/2022

P = P-Suffix Condition
SO = Special District Overlay



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545 **Map Amendment 13: North Highline – White Center Community Business Zoning**

546 AMENDMENT TO THE KING COUNTY ZONING ATLAS

547

548

549 Amend Sections, Townships, and Ranges as follows:

550

Section 6	Township 23	Range 4
-----------	-------------	---------

551

552 **ZONING**

553

- 554 1. On the following parcels:
- 555 a. Remove Special District Overlay SO-090;
- 556 b. Amend the zoning classification from I-Potential CB (Industrial, Potential Community Business) to
- 557 CB (Community Business);
- 558 c. Add Special District Overlay SO-XXX (adopted in Section 19 of Ordinance 19555); and
- 559 d. Add P-Suffix NH-PXX.

560

0623049215	0623049286
------------	------------

561

562 P-Suffix NH-PXX shall read as follows:

563

564 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
565 North Highline subarea shall not exceed two. Any marijuana retailers legally established
566 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
567 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

568

569 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text listed in
570 Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.

571

572 **Effect:** Amends the zoning classification from I-SO Potential CB-SO to CB-SO on two parcels in
573 White Center.

574

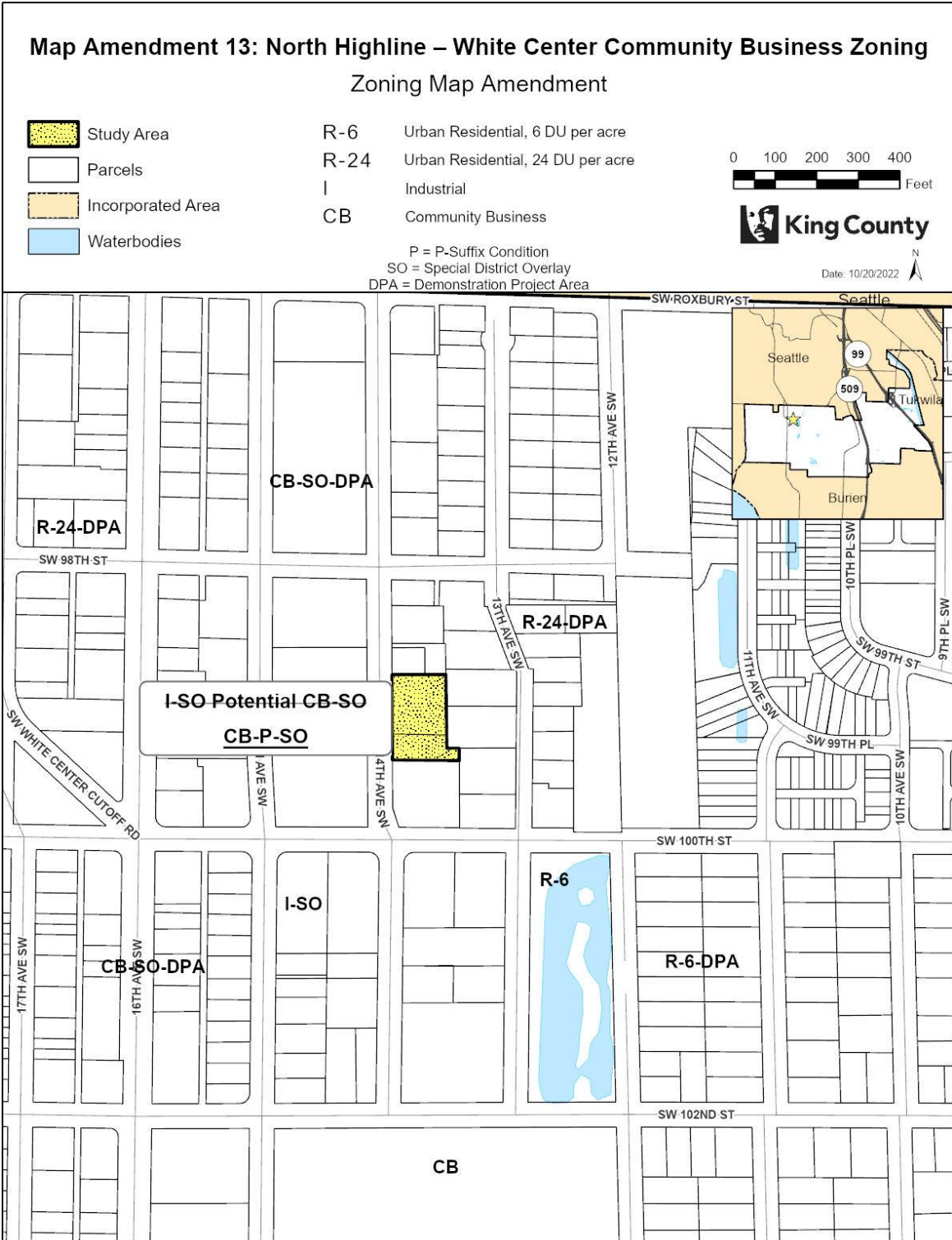
575 **Removes SO-090, Economic Redevelopment Special District Overlay, from the two parcels. SO-**
576 **090 is repealed by Section 31 of this ordinance.**

577

578 **Adds SO-XXX, North Highline Pedestrian-Oriented Special District Overlay, in the White Center**
579 **Unincorporated Activity Center. SO-XXX is added by Section 20 of this ordinance.**

580

581 **Adds NH-PXX, limiting marijuana retailers to two total within North Highline.**



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583 **Map Amendment 14: North Highline – White Center Community Business; Special**
 584 **District Overlay and P-Suffix**

585 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 586

587
 588 Amend Sections, Townships, and Ranges as follows:
 589

Section 6	Township 23	Range 4
-----------	-------------	---------

590
 591 **ZONING**
 592

- 593 1. On the following parcels:
 594 a. Remove Special District Overlay SO-090;
 595 b. Amend the zoning classification from I (Industrial) to CB (Community Business); and
 596 c. Add Special District Overlay SO-XXX (adopted in Section 20 of Ordinance 19555).
 597

7973202540	7973202555	7973202556	7973202560
7973202565	7973202570	7973202575	7973202580
7973202585	7973202586	7973202600	7973202610
7973202615			

- 598
 599 2. Add P-Suffix NH-PXX to the following parcels:
 600

7973202540	7973202555	7973202556	7973202560
7973202565	7973202570	7973202575	7973202580
7973202585	7973202586	7973202600	7973202610
7973202615			

601
 602 P-Suffix NH-PXX shall read as follows:
 603

604 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
 605 North Highline subarea shall not exceed two. Any marijuana retailers legally established
 606 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
 607 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."
 608

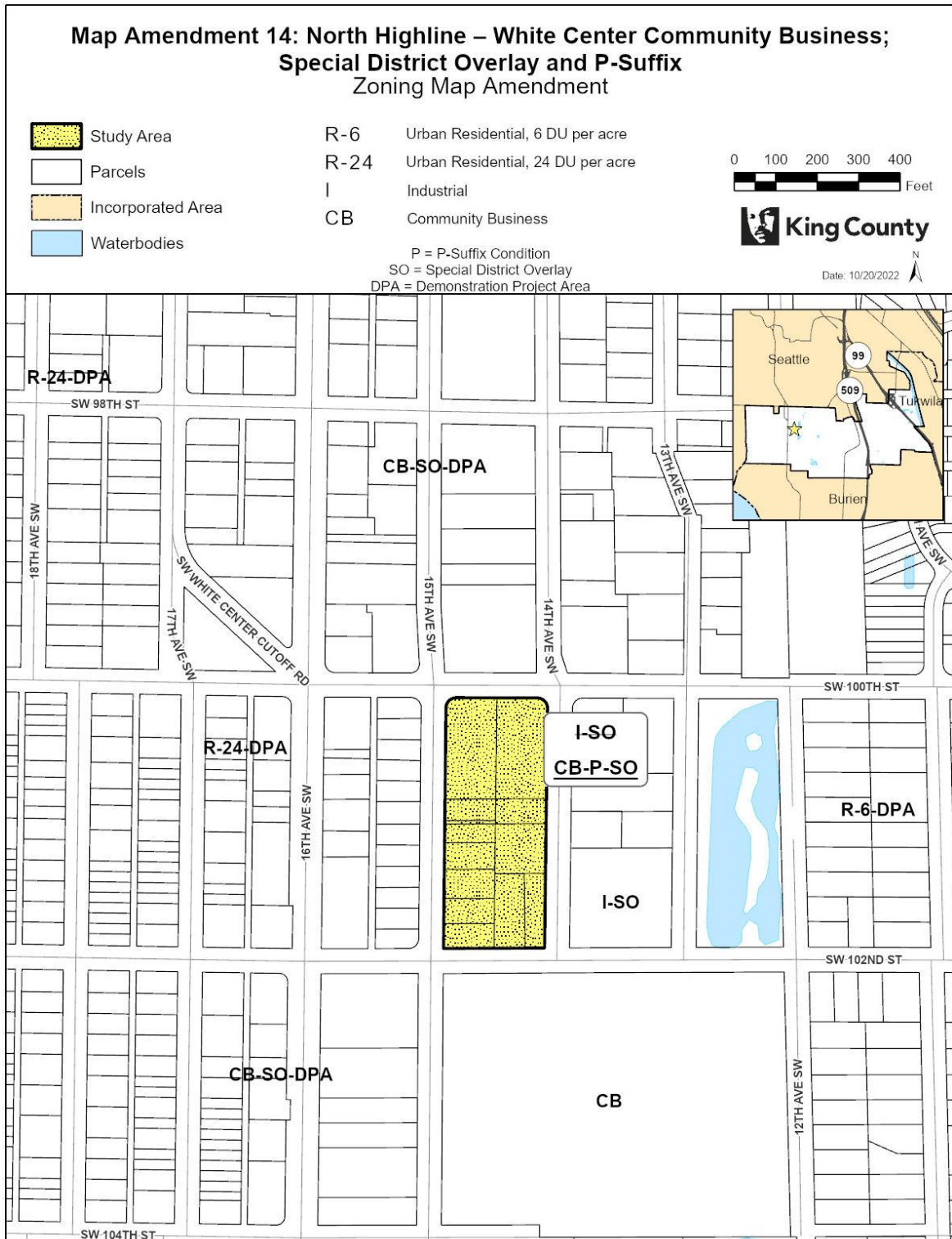
609 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text listed in
 610 Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.
 611

- 612 3. Add P-Suffix NH-PXX to the following parcels:
 613

7973202540	7973202555	7973202556	7973202560
7973202565	7973202570	7973202575	7973202580
7973202585	7973202586	7973202600	7973202610
7973202615			

614
 615 P-Suffix NH-PXX shall read as follows:
 616

- 617 "Development shall be mixed use as defined in K.C.C. 21A.06.753."
- 618
- 619 **Effect: Amends the zoning classification from I-SO to CB-SO on parcels in White Center.**
- 620
- 621 **Removes SO-090, Economic Redevelopment Special District Overlay. SO-090 is repealed by**
- 622 **Section 31 of this ordinance.**
- 623
- 624 **Adds SO-XXX, North Highline Pedestrian-Oriented Special District Overlay, in the White Center**
- 625 **Unincorporated Activity Center. SO-XXX is added by Section 20 of this ordinance.**
- 626
- 627 **Adds NH-PXX, limiting marijuana retailers to two total within North Highline.**
- 628
- 629 **Adds NH-PXX, requiring mixed-use development to support increasing housing supply and type.**



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631 **Map Amendment 15: North Highline – White Center Special District Overlays and**
 632 **P-Suffix**

633 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 634

635
 636 Amend the following Sections, Townships, and Ranges as follows:
 637

Section 1	Township 23	Range 3
Section 6	Township 23	Range 4

638
 639 **ZONING**
 640

- 641 1. On the following parcels:
 642 a. Remove Special District Overlay SO-090;
 643 b. Add Special District Overlay SO-XXX (adopted in Section 20 of Ordinance 19555); and
 644 c. Add P-Suffix NH-PXX.
 645

0123039104	0123039221	0123039271	0123039521
0623049006	0623049044	0623049143	0623049191
0623049208	0623049226	0623049379	0623049412
2195100005	2195100025	2195100040	2195100060
2195100090	2195100205	3004800505	3107400005
3107400008	3107400035	3107400040	3107400060
3107400095	3107400110	3203800005	3203800035
3203800105	3203800120	3203800130	3203800135
3203800140	3203800145	3203800210	3203800225
8801700010	8801700020		

646
 647 P-Suffix NH-PXX shall read as follows:
 648

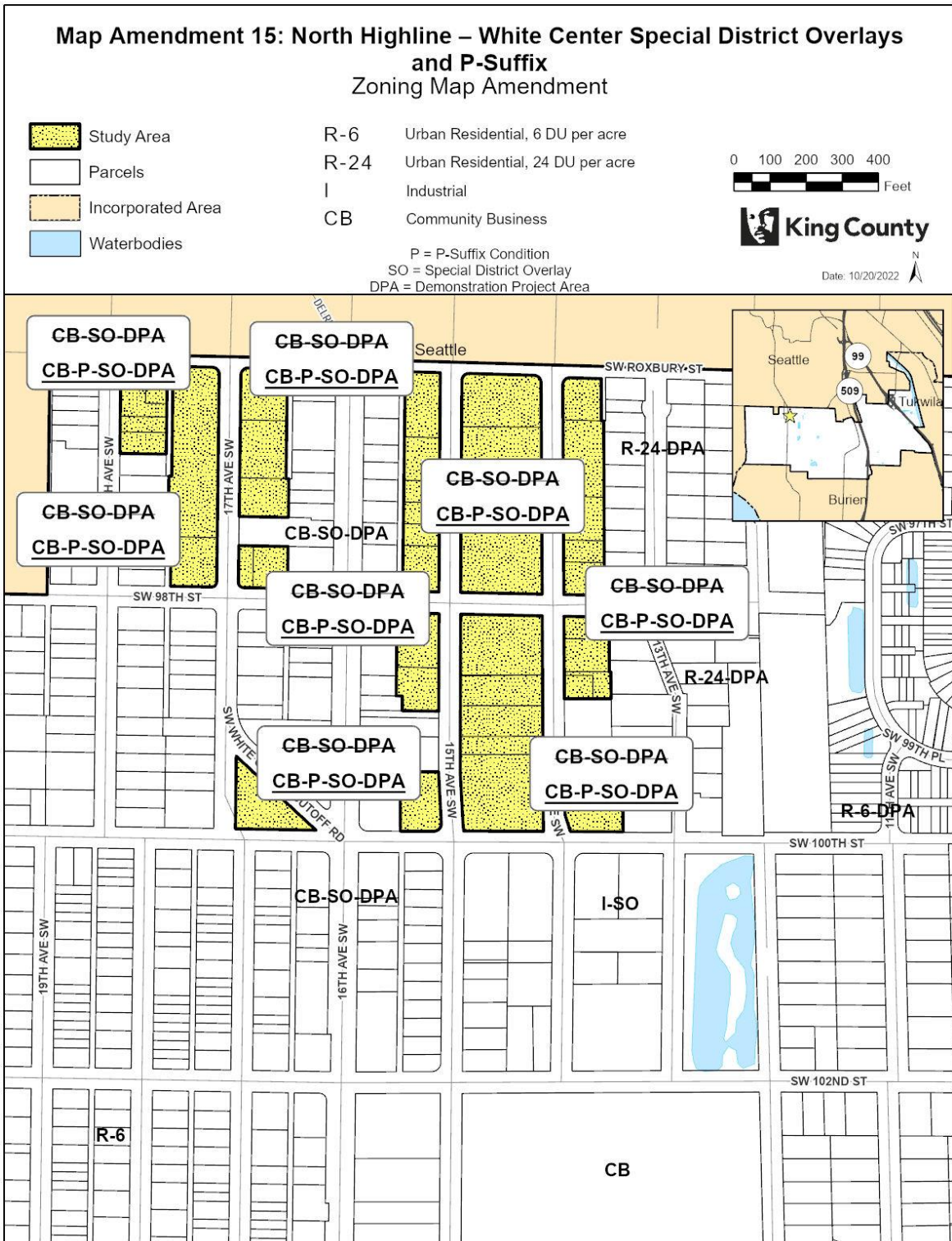
649 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
 650 North Highline subarea shall not exceed two. Any marijuana retailers legally established
 651 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
 652 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."
 653

654 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text listed in
 655 Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.
 656

657 **Effect: Removes SO-090, Economic Redevelopment Special District Overlay, from the White**
 658 **Center Unincorporated Activity Center. SO-090 is repealed by Section 31 of this ordinance.**
 659

660 **Adds SO-XXX, North Highline Pedestrian-Oriented Special District Overlay, SO-XXX to multiple CB**
 661 **parcels in the White Center Unincorporated Activity Center. SO-XXX is added by Section 20 of this**
 662 **ordinance.**
 663

664 **Adds NH-PXX, limiting marijuana retailers to two total within North Highline.**



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666 **Map Amendment 16: North Highline – White Center Special District Overlays and**
 667 **P-Suffix**

668 AMENDMENT TO THE KING COUNTY ZONING ATLAS

669

670

671 Amend the following Sections, Townships, and Ranges as follows:

672

Section 1	Township 23	Range 3
Section 6	Township 23	Range 4

673

674 **ZONING**

675

676 1. On the following parcels:

677

a. Remove Special District Overlay SO-100;

678

b. Add Special District Overlay SO-XXX (adopted in Section 20 of Ordinance 19555); and

679

c. Add P-Suffix NH-PXX.

680

0123039220	0123039244	0123039250	0123039252
0123039257	3004800375	3004800380	3004800385
3004800390	3004800392	3004800395	3004800410
3004800415	3004800425	3004800430	3004800440
3451000004	3451000010	3451000015	3451000020
3451000035	3451000038	3451000039	3451000041
3451000042	3451000043	3451000044	3451000045
3451000085	3451000087	3451000088	3451000099
3451000105	3451000106	3451000120	3451000125
3451000130	3451000143	3451000147	3451000149
3451000200	3451000205	3451000206	3451000207
3451000209	3451000210	3451000220	3451000228
6303400250	6303400260	6303400265	6303400270
6303400275	6303400276	6303400316	6303400325
6303400330	6303400335	6303400340	7211401085
7211401105	7211401140	7211401145	7211401160
7211401175	7211401345	7211401355	7211401375
7211401395	7211401404	7211401405	7973202635
7973202645	7973202646	7973202650	7973202655
7973202660	7973202665	7973202685	7973202686
7973202690	7973202695	7973202700	7973202705
7973202710	7973202712	7973202715	7973202720
7973202725	7973202730	7973202800	7973202820
7973202830	7973202835	7973202845	7973202870

681

682 P-Suffix NH-PXX shall read as follows:

683

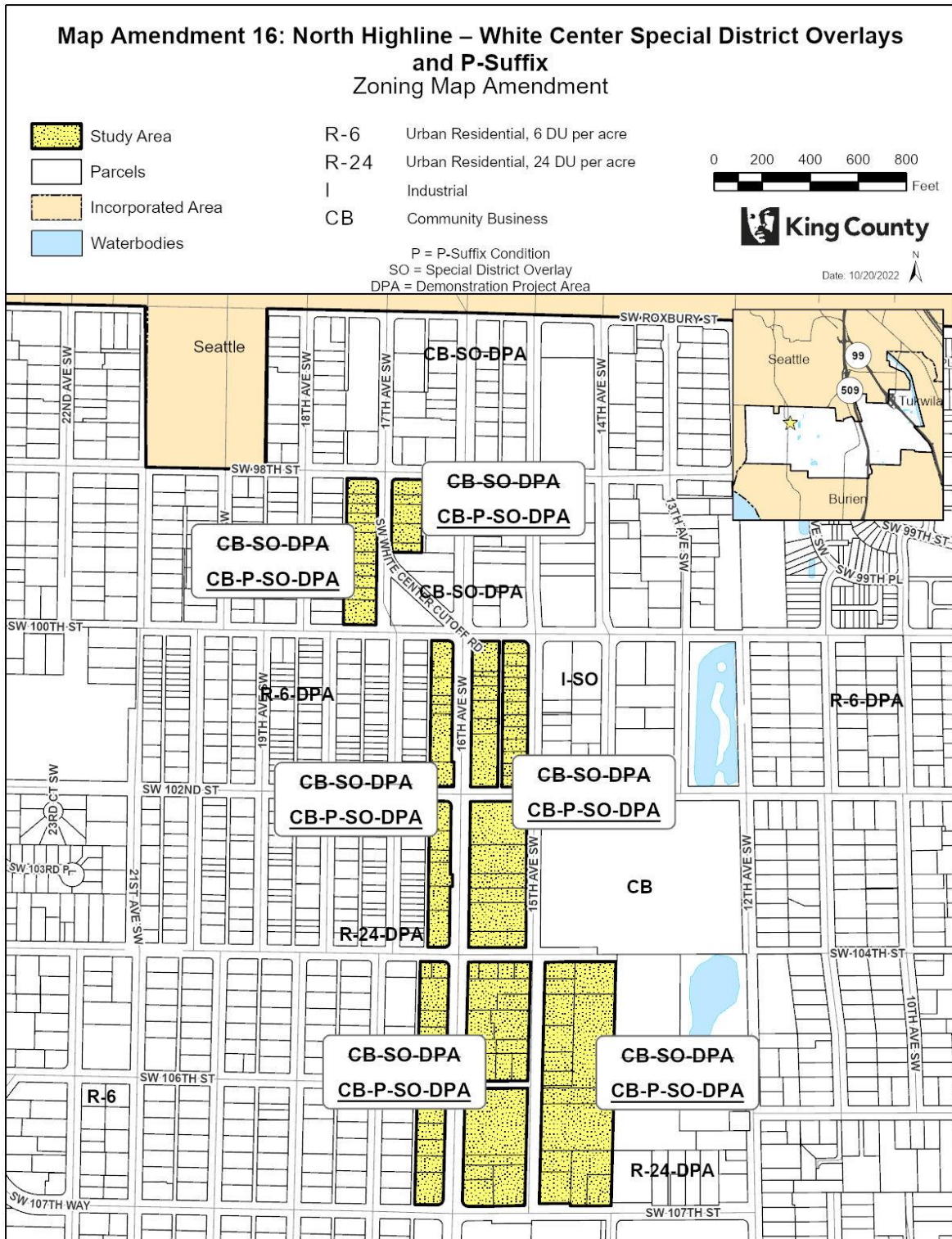
684 "The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the
685 North Highline subarea shall not exceed two. Any marijuana retailers legally established
686 beyond this limit within the North Highline subarea prior to the adoption of Ordinance
687 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."
688

689 The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text listed in
690 Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.
691

692 **Effect: Removes SO-100, North Highline Commercial and Industrial Special District Overlay. SO-**
693 **100 is amended by Section 18 of this ordinance.**
694

695 **Adds SO-XXX, North Highline Pedestrian-Oriented Special District Overlay. SO-XXX is added by**
696 **Section 20 of this ordinance.**
697

698 **Adds NH-PXX, limiting marijuana retailers to two total within North Highline, to CB parcels in the**
699 **North Highline Unincorporated Activity Center, the Roxhill and Top Hat Community Business**
700 **Centers and to RB parcels in Glendale in the vicinity of South Park.**



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702 **Map Amendment 17: North Highline – White Center Special District Overlays and**
 703 **P-Suffix**

704 AMENDMENT TO THE KING COUNTY ZONING ATLAS
 705

706
 707 Amend the following Sections, Townships, and Ranges as follows:
 708

Section 1	Township 23	Range 3
Section 6	Township 23	Range 4

709 **ZONING**
 710

- 711
 712 1. On the following parcels:
 713 a. Remove Special District Overlay SO-090; and
 714 b. Add Special District Overlay SO-XXX (adopted in Section 20 of Ordinance 19555).
 715

0123039001	0123039100	0123039105	0123039112
0123039120	0123039146	0123039389	0623049163
0623049172	0623049173	0623049183	0623049209
0623049285	0623049293	0623049413	3004800445
3004800455	3004800460	3004800465	3107400135
3107400145	3107400165	3203800155	3203800165
3203800170	3203800175	3203800178	3203800180
3203800181	3203800195	3203800215	

- 716
 717 2. Add P-Suffix NH-PXX to the following parcels:
 718

0123039001	0123039100	0123039105	0123039112
0123039120	0123039146	0123039389	0623049163
0623049172	0623049173	0623049183	0623049209
0623049285	0623049293	0623049413	3004800445
3004800455	3004800460	3004800465	3107400135
3107400145	3107400165	3203800155	3203800165
3203800170	3203800175	3203800178	3203800180
3203800181	3203800195	3203800215	

719
 720 P-Suffix NH-PXX shall read as follows:
 721

722 "The height limit for buildings is 55 feet above grade. A setback of 10 feet is required for any
 723 portion of the structure above the second floor facing a street. The maximum size for an
 724 individual ground floor commercial space is 5,000 square feet per tenant."
 725

- 726 3. Add P-Suffix NH-PXX to the following parcels:
 727

0123039001	0123039100	0123039105	0123039112
0123039120	0123039146	0123039389	0623049163

0623049172	0623049173	0623049183	0623049209
0623049285	0623049293	0623049413	3004800445
3004800455	3004800460	3004800465	3107400135
3107400145	3107400165	3203800155	3203800165
3203800170	3203800175	3203800178	3203800180
3203800181	3203800195	3203800215	

728

729

P-Suffix NH-PXX shall read as follows:

730

731

"The total number of marijuana retailers, as permitted in K.C.C. 21A.08.070, within the North Highline subarea shall not exceed two. Any marijuana retailers legally established beyond this limit within the North Highline subarea prior to the adoption of Ordinance 19555 shall be considered legal non-conforming pursuant to K.C.C. Chapter 21A.32."

732

733

734

735

736

The Zoning Official is directed to apply this P-Suffix identically to the P-Suffix with the same text listed in Map Amendments 9, 11, 12, 13, 14, 15, 16, and 17 in this ordinance.

737

738

739

Effect: Removes SO-090, Economic Redevelopment Special District Overlay, from the White Center Unincorporated Activity Center. SO-090 is repealed by Section 31 of this ordinance.

740

741

742

Adds SO-XXX, North Highline Pedestrian-Oriented Special District Overlay. SO-XXX is added by Section 20 of this ordinance.

743

744

745

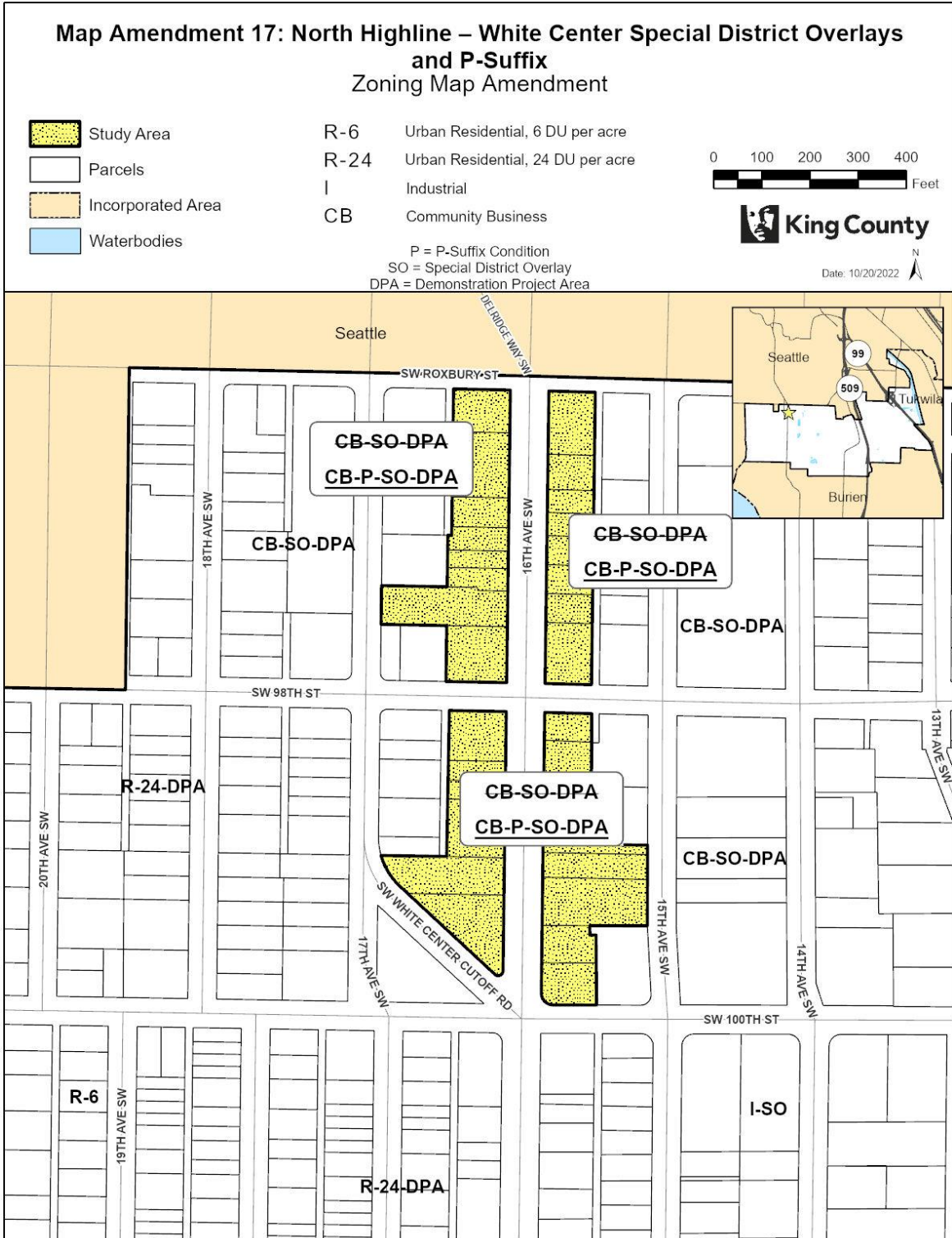
Adds NH-PXX, limiting the height to 55 feet above grade level, with a required 10-foot setback above the second floor.

746

747

748

Adds NH-PXX, limiting marijuana retailers to two total within North Highline.



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750 **Map Amendment 18: Skyway-West Hill – Amend P-Suffix WH-P10**

751 AMENDMENT TO THE KING COUNTY ZONING ATLAS

752

753

754 Amend Section, Township, and Ranges as follows:

755

Section 7	Township 23	Range 5
Section 14	Township 23	Range 4

756

757 **ZONING**

758

759 1. Amend P-Suffix WH-P10 on the following parcels:

760

1180000280	1180000285	1180000290	1180008400
2172000451	2172000565	2172000612	

761

762 P-Suffix Development Condition WH-P10 shall read as follows:

763

764 "The use of this parcel shall be limited to mobile home park, community residential facilities,
 765 senior citizen assisted housing, daycares and ~~((religious institutions))~~ churches, synagogues, or
 766 temples. If ((R))redevelopment of the parcel results in the ~~((permanent))~~ displacement of existing
 767 residents, the following shall be required prior to issuance of the building permit:

768

769 A. An analysis of equity impacts using the County's Equity Impact Review tool, or an equivalent
 770 impact analysis tool, completed by the Department of Local Services;

771

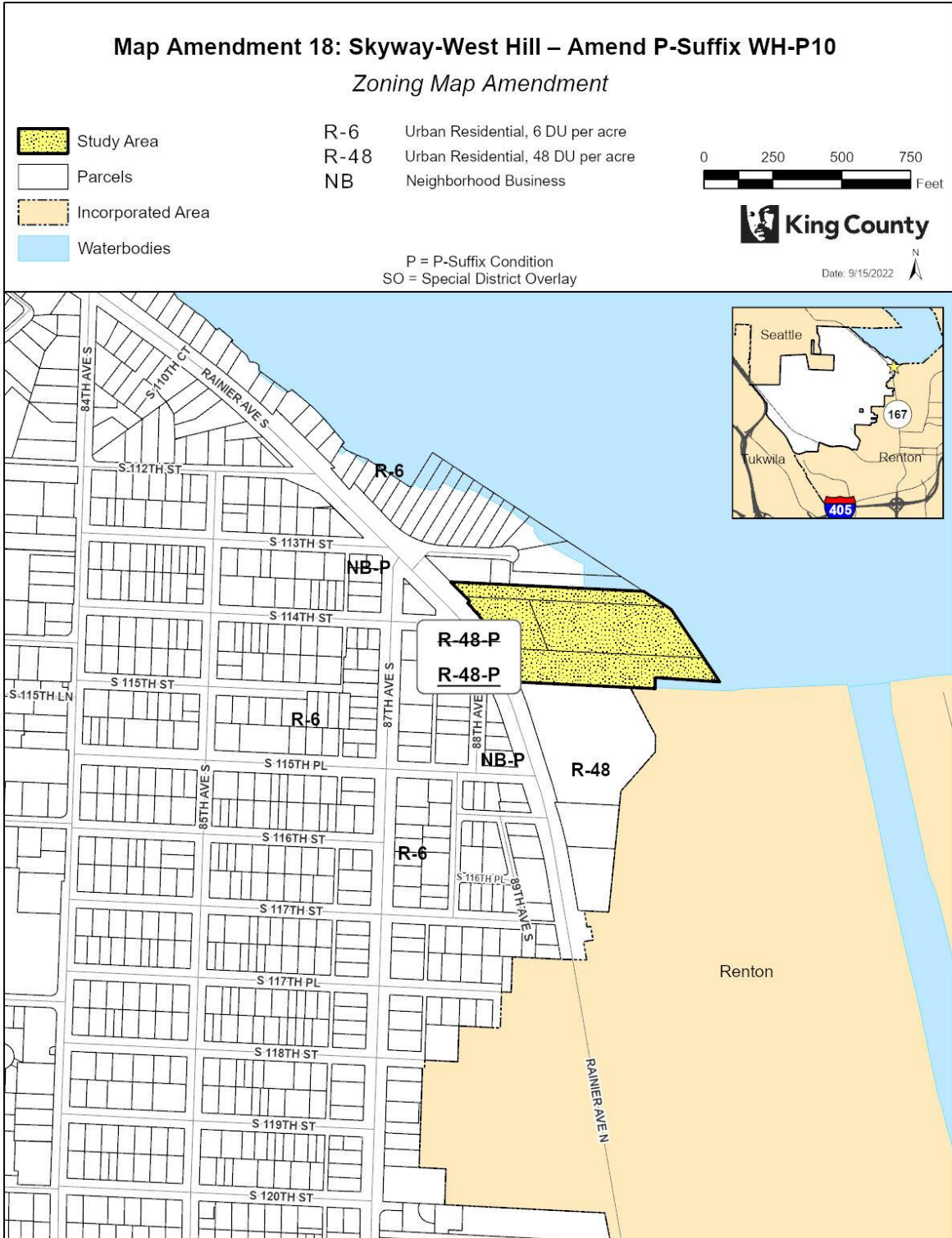
772 B. A community meeting held that meets the requirements of K.C.C. 20.20.035. Notice of the
 773 community meeting should be provided, at a minimum, in the top six languages identified by the
 774 tier map of limited-English-proficient persons maintained by the office of equity and social justice
 775 and the county demographer; and

776

777 C. ((a))An agreement prepared by the applicant and approved by motion by the council prior to
 778 issuance of the building permit, which includes provisions for notification to residents, relocation
 779 assistance and right to return options for displaced residents."

780

781 **Effect: The amendment modifies an existing P-Suffix condition to specify that displacement of**
 782 **existing residents occurring as a result of redevelopment requires an analysis of equity impacts**
 783 **using the equity impact review tool developed by the County, a community meeting, and that the**
 784 **required agreement be approved via Council motion.**



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786 **Map Amendment 19: Fall City Business District – Community Business Special**
787 **District Overlay Expansion**

788 AMENDMENT TO THE KING COUNTY ZONING ATLAS
789

790
791
792

Amend Section, Township, and Ranges as follows:

Section 15	Township 24	Range 7
------------	-------------	---------

793
794

ZONING

795
796
797
798
799
800

1. On the following parcel:
 - a. Remove P-Suffix FC-P02;
 - b. Amend the zoning classification from I (Industrial) to CB (Community Business).
 - c. Add Special District Overlay SO-260.

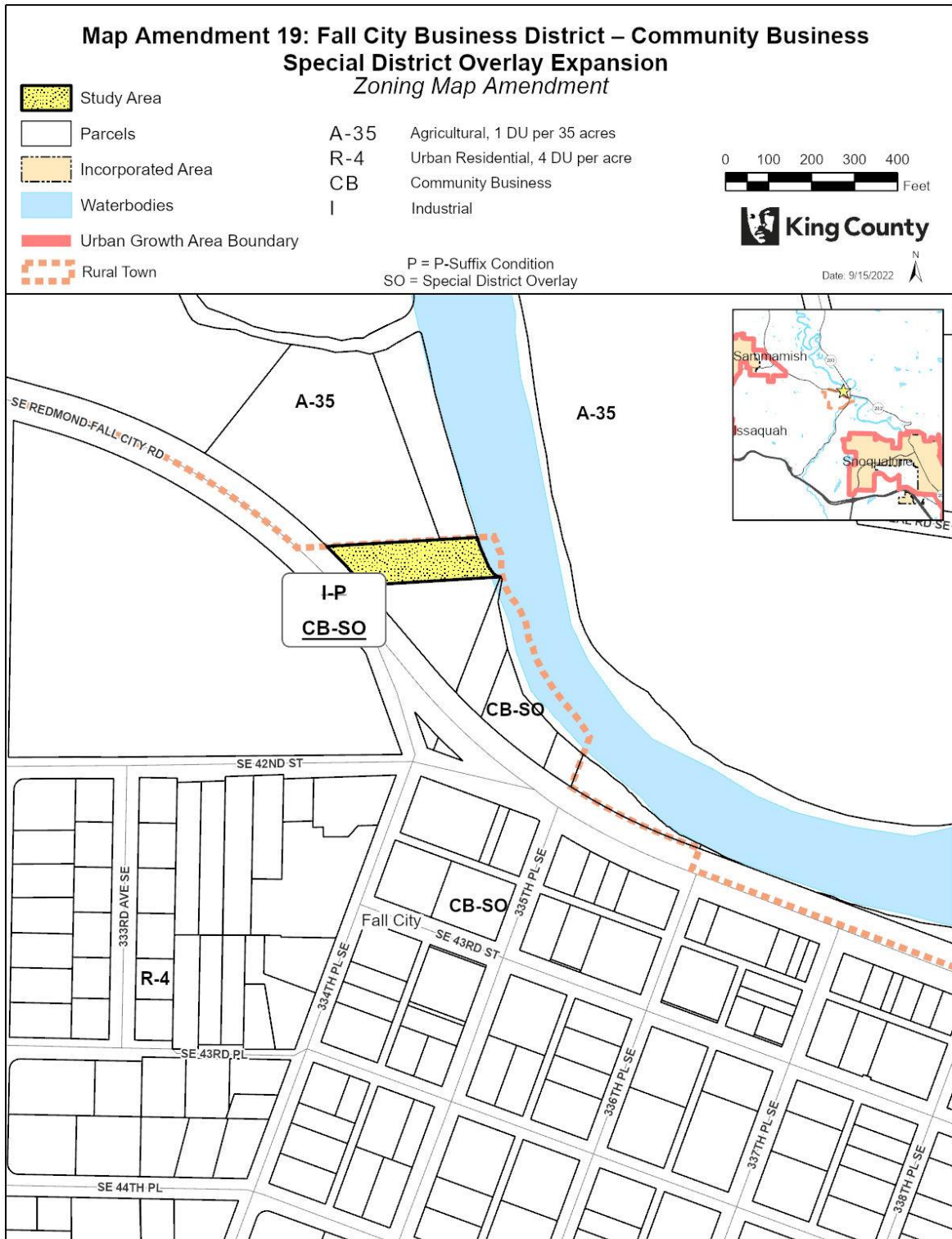
1524079003

801
802

2. Repeal P-Suffix Development Condition FC-P02 from the Zoning Atlas.

803

804 **Effect: Amends the zoning classification from I to CB on one parcel adjacent to the existing Fall**
 805 **City business district. FC-P02, limiting the uses to only on-site storage as it existed in, or, if the**
 806 **ownership changes, limit the uses to only those allowed under Neighborhood Business zoning,**
 807 **would also be removed from the parcel and repealed from the Zoning Atlas. SO-260, the Fall City**
 808 **Business District Special District Overlay, would be applied to this parcel.**



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810 **Map Amendment 20: Maple Valley Rural Neighborhood Commercial Center**

811 AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN LAND USE MAP and THE KING
812 COUNTY ZONING ATLAS

813

814

815 Amend Sections, Townships, and Ranges as follows:

816

Section 9	Township 22	Range 6
-----------	-------------	---------

817

818 **LAND USE**

819

820 1. Amend the land use designation from "ra" (Rural Area) to "rn" (Rural Neighborhood Commercial
821 Center) on the following parcel:

822

2752200005 (portion)

823

824 **ZONING**

825

826 1. On the following parcel:

827

a. Remove P-Suffix TR-P22; and

828

b. Amend the zoning classification from RA-5 (Rural Area, one dwelling unit per five acres) to NB
(Neighborhood Business):

829

830

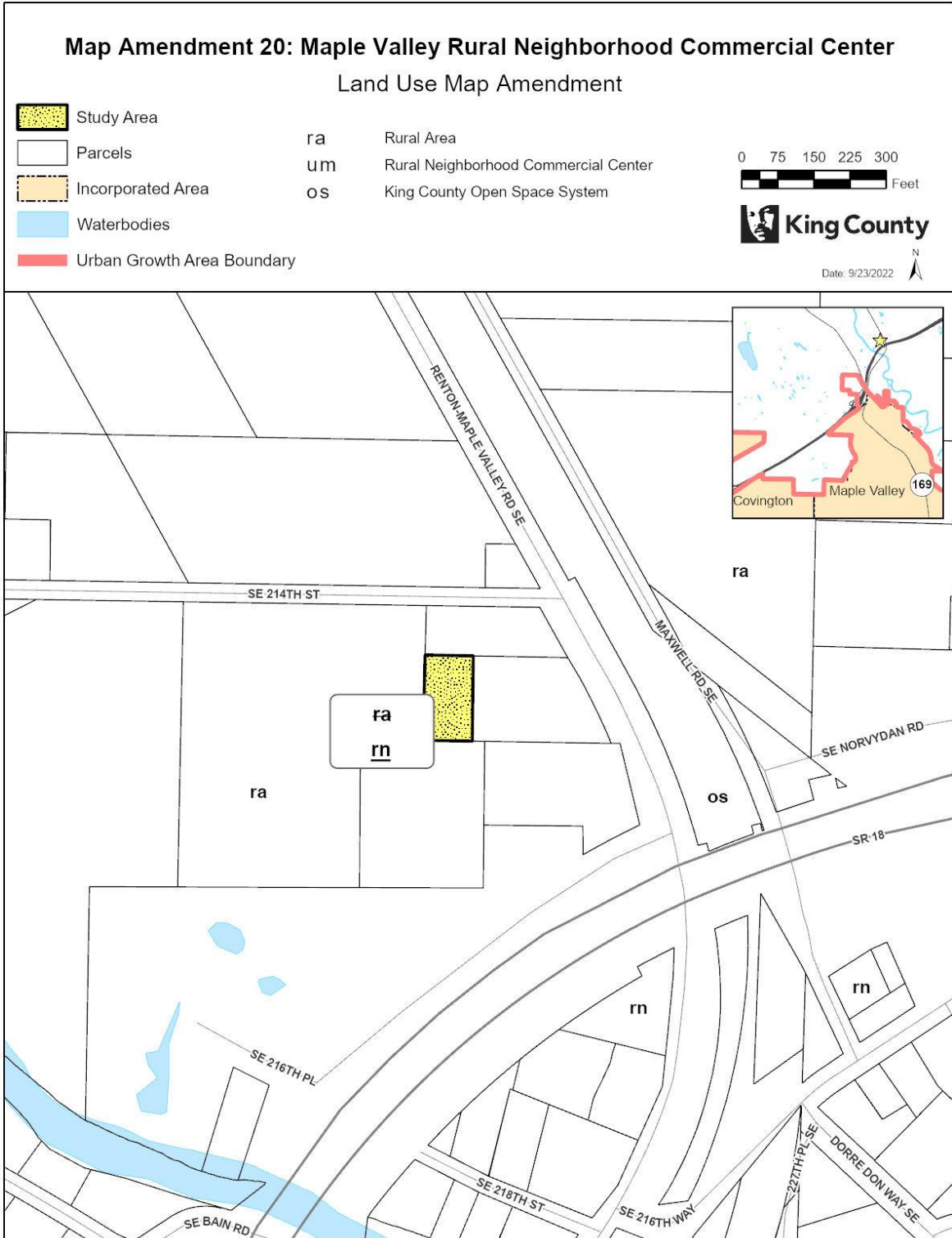
2752200005 (portion)

831

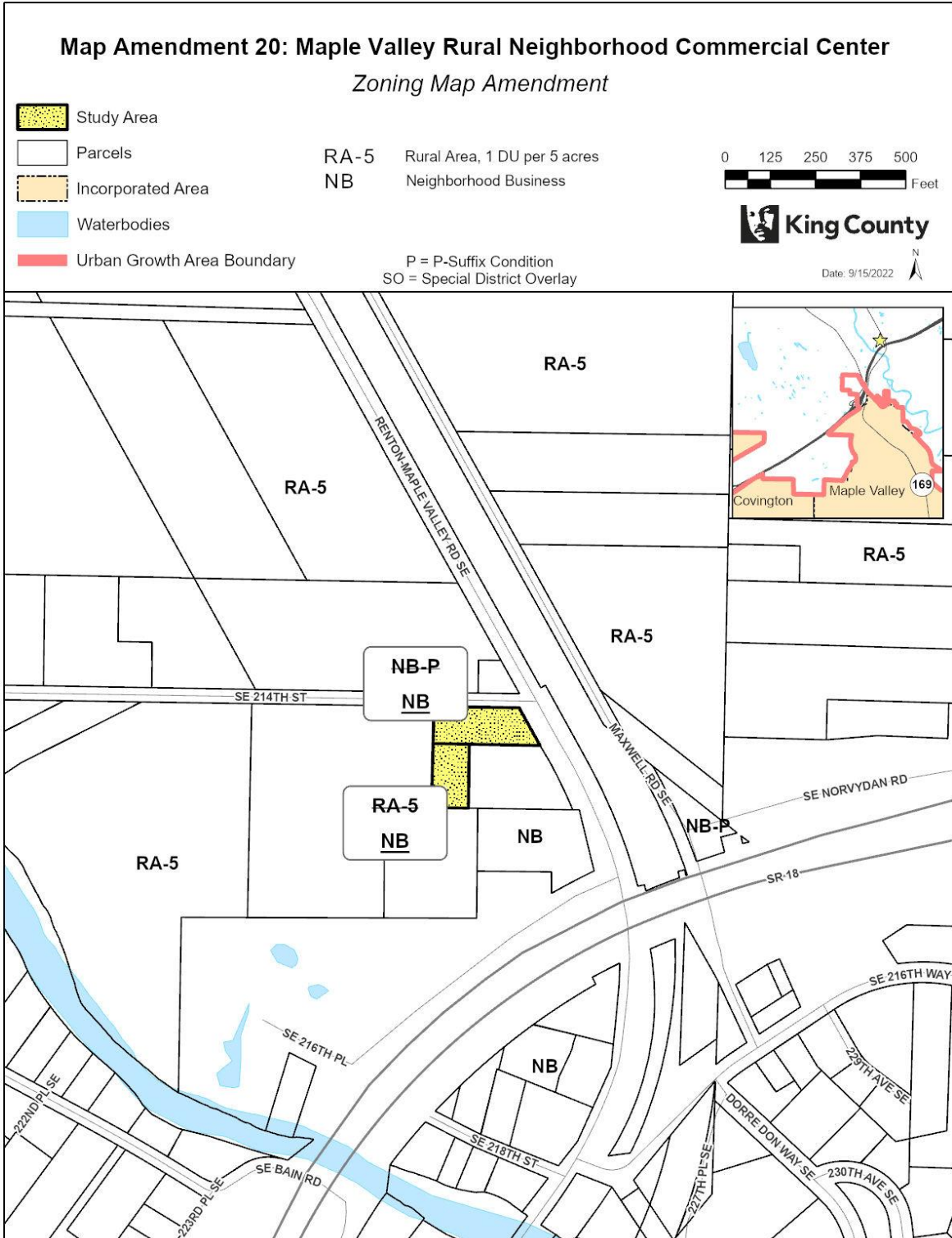
832 2. Repeal P-Suffix Development Condition TR-P22 from the Zoning Atlas.

833

834 **Effect: Amends split land use designation and split zoning classifications on this parcel to Rural
835 Neighborhood Commercial Center land use designation and Neighborhood Business zoning
836 classification. TR-P22, limiting the building to be 2,500 square feet or less in floor area, would be
837 removed and repealed from the Zoning Atlas.**



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840 **Map Amendment 21: North Highline – Repeal P-Suffix Conditions**

841 AMENDMENT TO THE KING COUNTY ZONING ATLAS

842

843

844 **ZONING**

845

846 1. Repeal P-Suffix Development Condition WC-P01 from the Zoning Atlas.

847 2. Repeal P-Suffix Development Condition HL-P01 from the Zoning Atlas.

848 3. Repeal P-Suffix Development Condition HL-P02 from the Zoning Atlas.

849 4. Repeal P-Suffix Development Condition HL-P03 from the Zoning Atlas.

850 5. Repeal P-Suffix Development Condition HL-P04 from the Zoning Atlas.

851 6. Repeal P-Suffix Development Condition HL-P05 from the Zoning Atlas.

852 7. Repeal P-Suffix Development Condition HL-P06 from the Zoning Atlas.

853 8. Repeal P-Suffix Development Condition HL-P07 from the Zoning Atlas.

854

855 **Effect: Repeals eight identified P-Suffix development conditions from the Zoning Atlas. The P-**

856 **Suffix development conditions do not apply on any parcels in unincorporated King County due to**

857 **annexations.**

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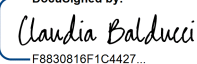
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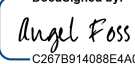
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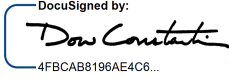
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