Attachment B to Ordinance 19555
Adopted December 6, 2022

King County

SKYWAY-WEST HILL COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan
December 2022



Table of Contents

Executive Summary **4**

Introduction **6**

Why the County Plans 6
Planning History 7
Community Needs Lists 9
Subarea Plan Structure 10
Equity and Social Justice 10

Chapter 1: Community Outreach, Vision, and Guiding Principles **12**

Community Outreach 12
Community Vision Statement 14
Guiding Principles 14

Chapter 2: Community Description **16**

Chapter 3: Land Use **24**

Land Use and Zoning 24
Community Priorities 27
Policies 28

Chapter 4: Housing and Human Services **31**

Housing 31
Community Priorities 34
Policies 34
Health and Human Services 36
Community Priorities 39
Policies 39

Chapter 5: Parks, Open Space, and Cultural Resources **40**

Community Priorities 43
Policies 44

Chapter 6: Transportation **45**

Community Priorities 48
Policies 48

Chapter 7: Services and Utilities **50**

Community Priorities 50
Policies 51

Chapter 8: Economic Development **52**

Community Priorities 52
Policies 53

Chapter 9: Implementation **54**
Land Use and Zoning Changes 54
Inclusionary Housing Regulations 55
Anti-Displacement 55
Designation of the Skyway Business District Unincorporated Activity Center as a Countywide Center 55
Community Needs List and Budgeting 56
Economic Development 56
Community Center 56
Performance Measures 56
Appendix A: Tables and Maps **59**
Appendix B: Equity Impact Review **79**
Equity Impact Review Phase 1 – Who will be affected by the Skyway-West Hill Subarea Plan? 81
Equity Impact Review Phase 2 – Assess Equity and Community Context 87
Equity Impact Review Phase 3 – Analysis and Decision Process 92
Appendix C: Community Engagement **111**
Appendix D: Community Center Feasibility Study **130**

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:

- 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 14221[11] and 14351[12] 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 List[13] 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 Partnership[19] 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 Island[24] 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

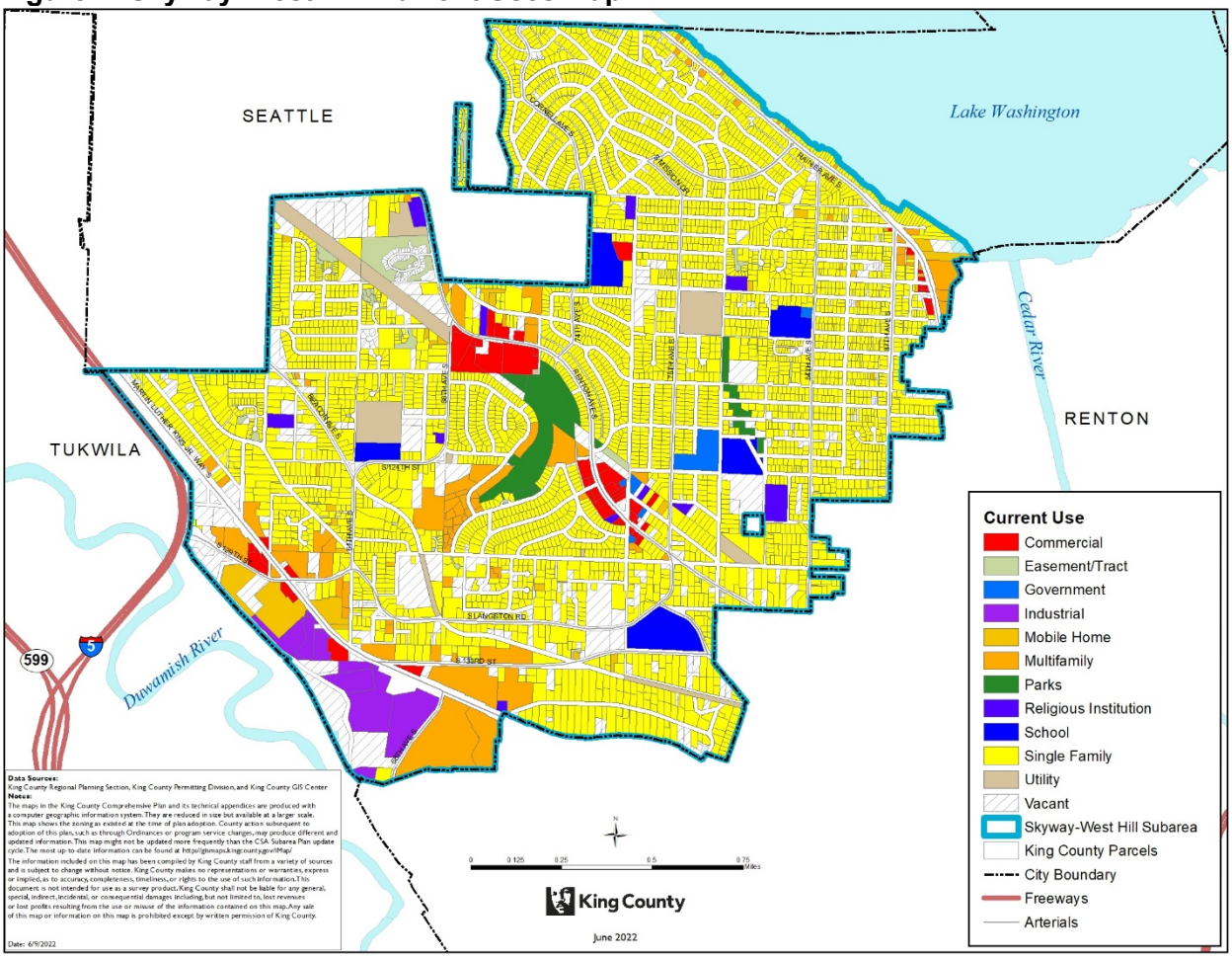
manufacturing, warehousing, and related land uses can be sited, this group of parcels serves as an asset to local economic sectors. Existing industrial uses include an engineering company, equipment rental company, concrete recycler, transfer station, and fencing company.

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 targets were developed for the 39 cities and unincorporated King County based on their role in

[26] *Revised Code of Washington 36.70A.110*
[27] *2012 King County Countywide Planning Policies*

the Regional Growth Strategy[28] 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 enters, 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

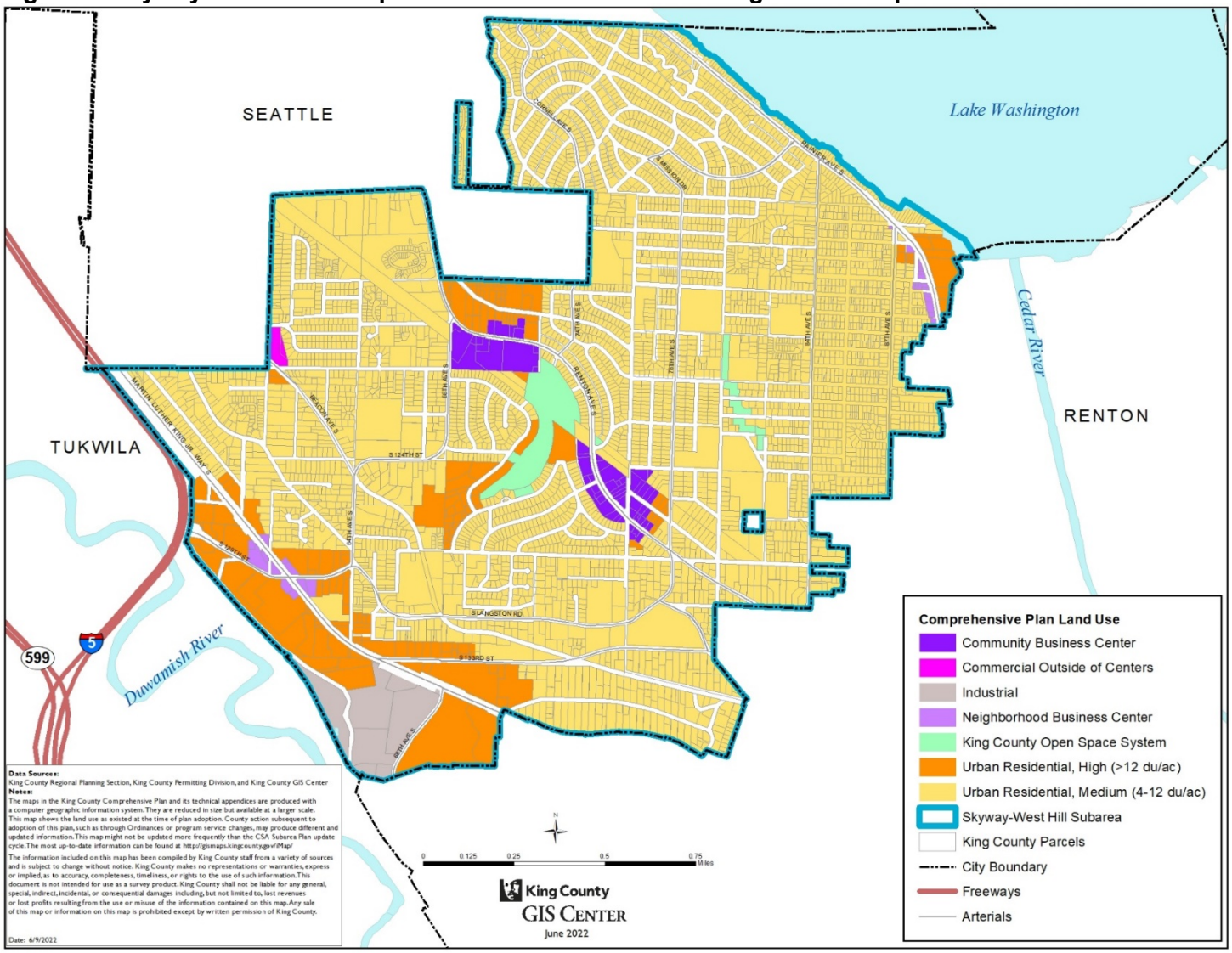
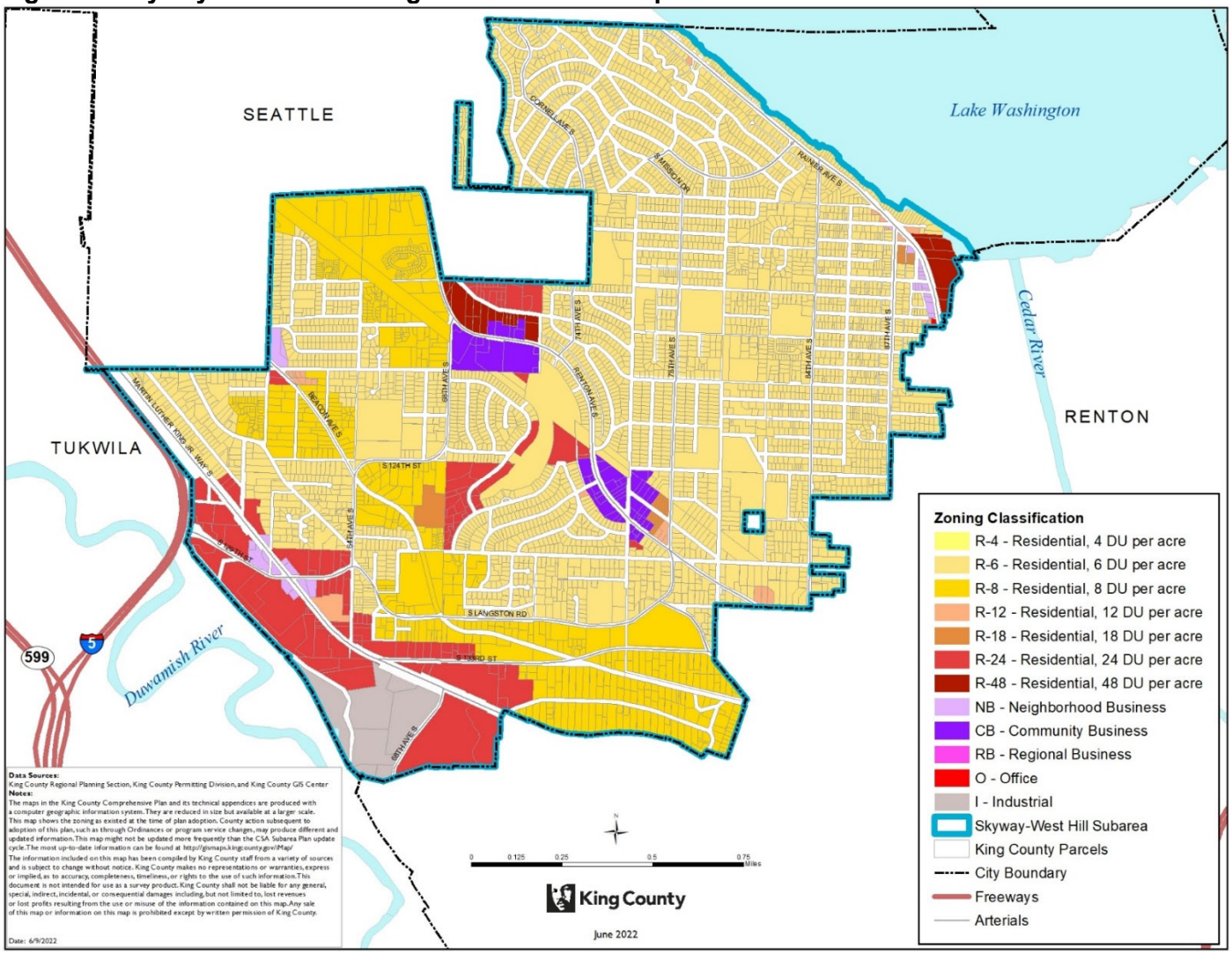


Figure 3. Skyway-West Hill Zoning Classifications Map



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 heath 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 Index[39] 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:

a. Inclusionary zoning;
b. Community land trusts and other models of permanently affordable, shared-equity homeownership;
c. Property tax exemptions, such as the multifamily tax exemption (MFTE); and
d. 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[1]

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.

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 impact[43] 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.

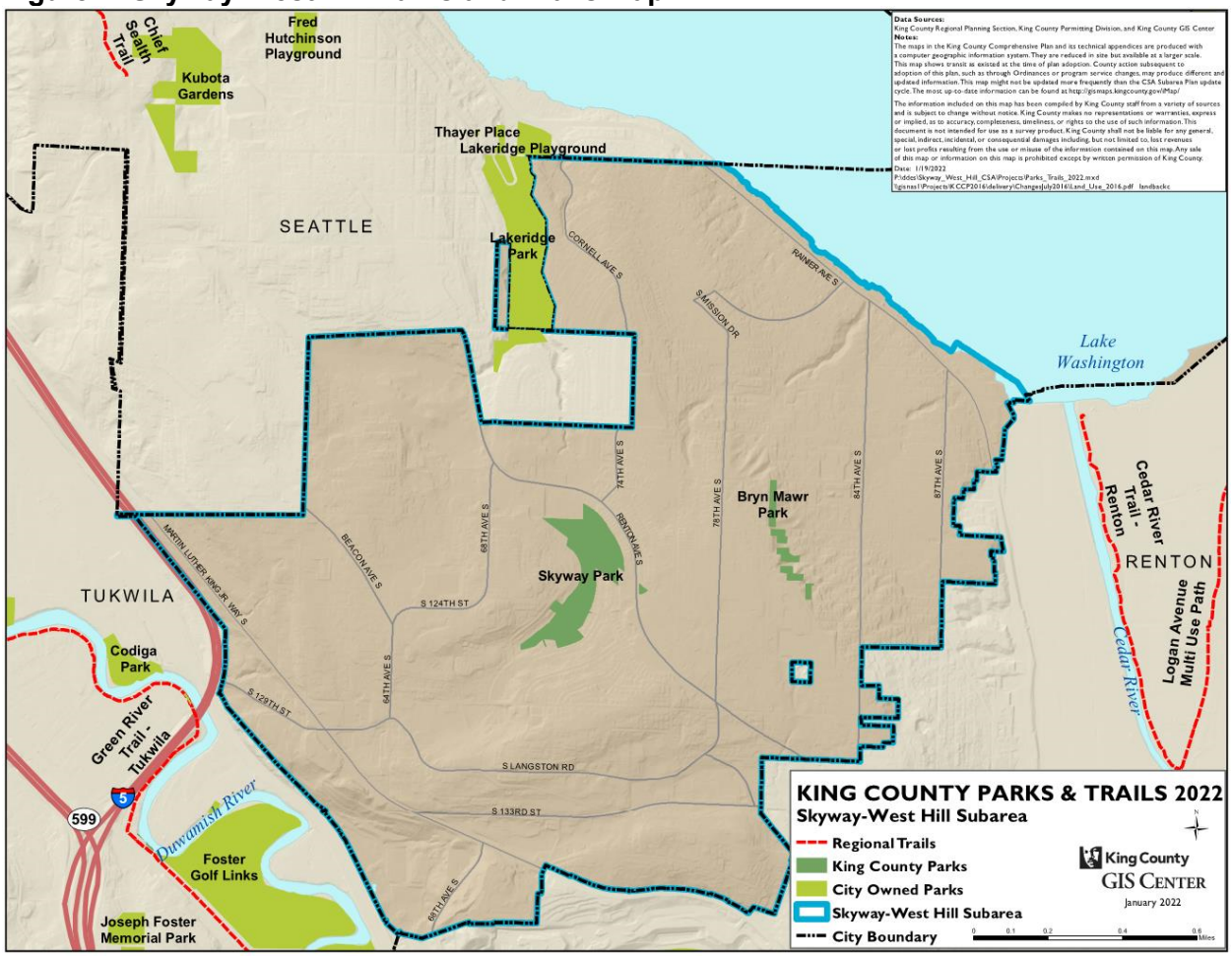
Currently, Skyway Park hosts little league baseball and youth football games as well as community events like the Skyway Community Festival.

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 Services[49]
- The Strategic Plan for Public Transportation[50]
- The Long Range Plan for Public Transportation – Metro Connects[51]

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
101 102**	Renton Transit Center to Downtown Seattle via Martin Luther King Jr. Way S Fairwood to Downtown Seattle – peak only via Martin Luther King Jr. Way S	Peak: 15-20 minutes Off-peak: 15-20 minutes	All day: 30-60 minutes
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 87th Ave S, S 114th 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	• Number of jobs and businesses • Total population • Housing units by type
The economy is strong and diverse	• Jobs by sector
Housing is affordable to residents at all income levels	• Percent of households paying more than 30 percent of income for housing costs • Percent of households paying more than 50 percent of income for housing costs
Residents have access to transit	• Proximity of housing units (by type) and jobs to transit stops
Residents have access to parks and open space	• Proximity to parks and open spaces

Skyway-West Hill-Specific 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	• 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	• 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	• 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	• 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	• 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

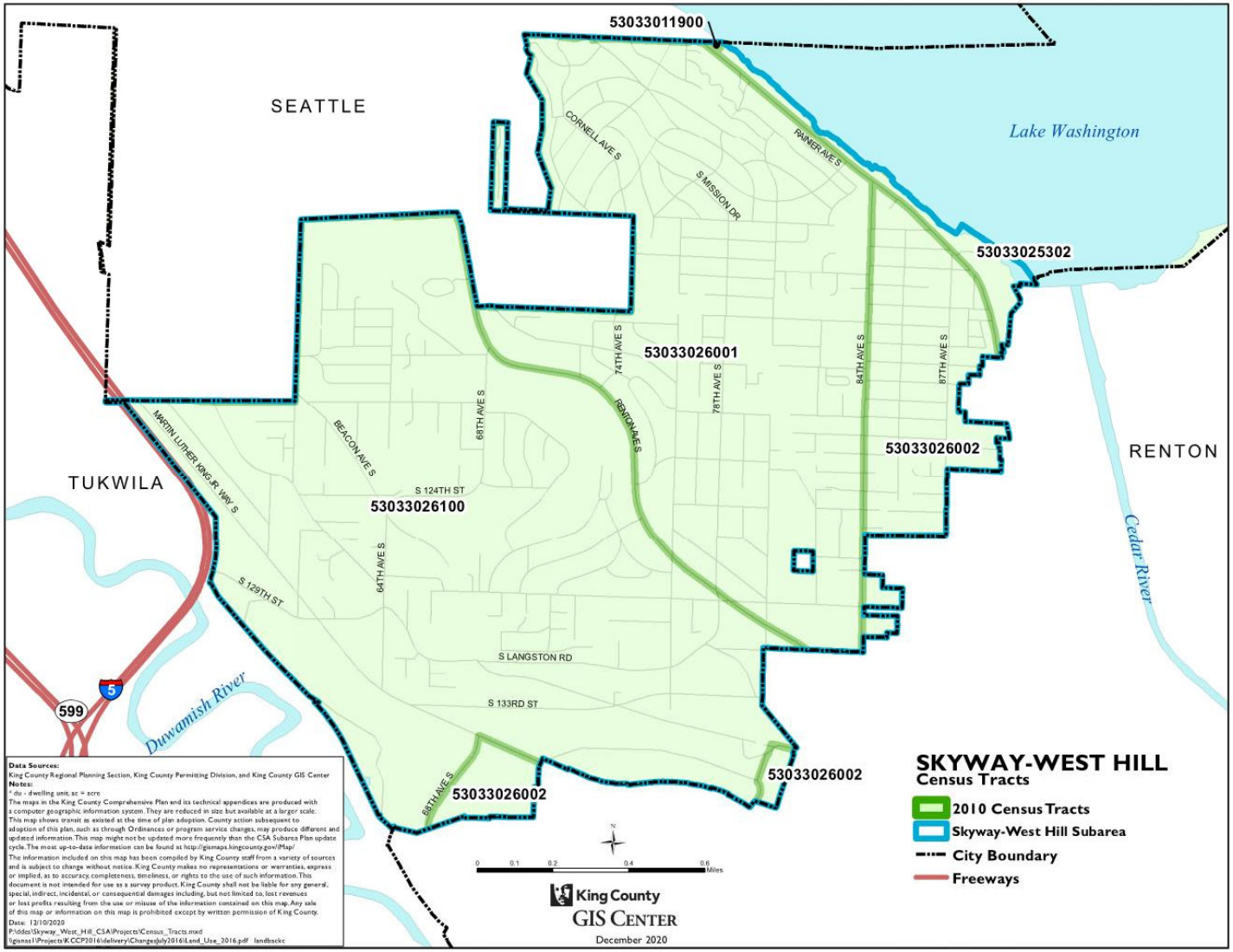
Zoning	Acres	Percent of Acres
Community Business (CB)	31	2.1%
Industrial (I)	39	2.7%
Neighborhood Business (NB)	10	0.7%
Office (O)	0.2	0.02%
Residential, 6 dwelling units per acre (R-6)	902	62.4%
Residential, 8 dwelling units per acre (R-8)	281	19.4%
Residential, 12 dwelling units per acre (R-12)	9	0.6%

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%

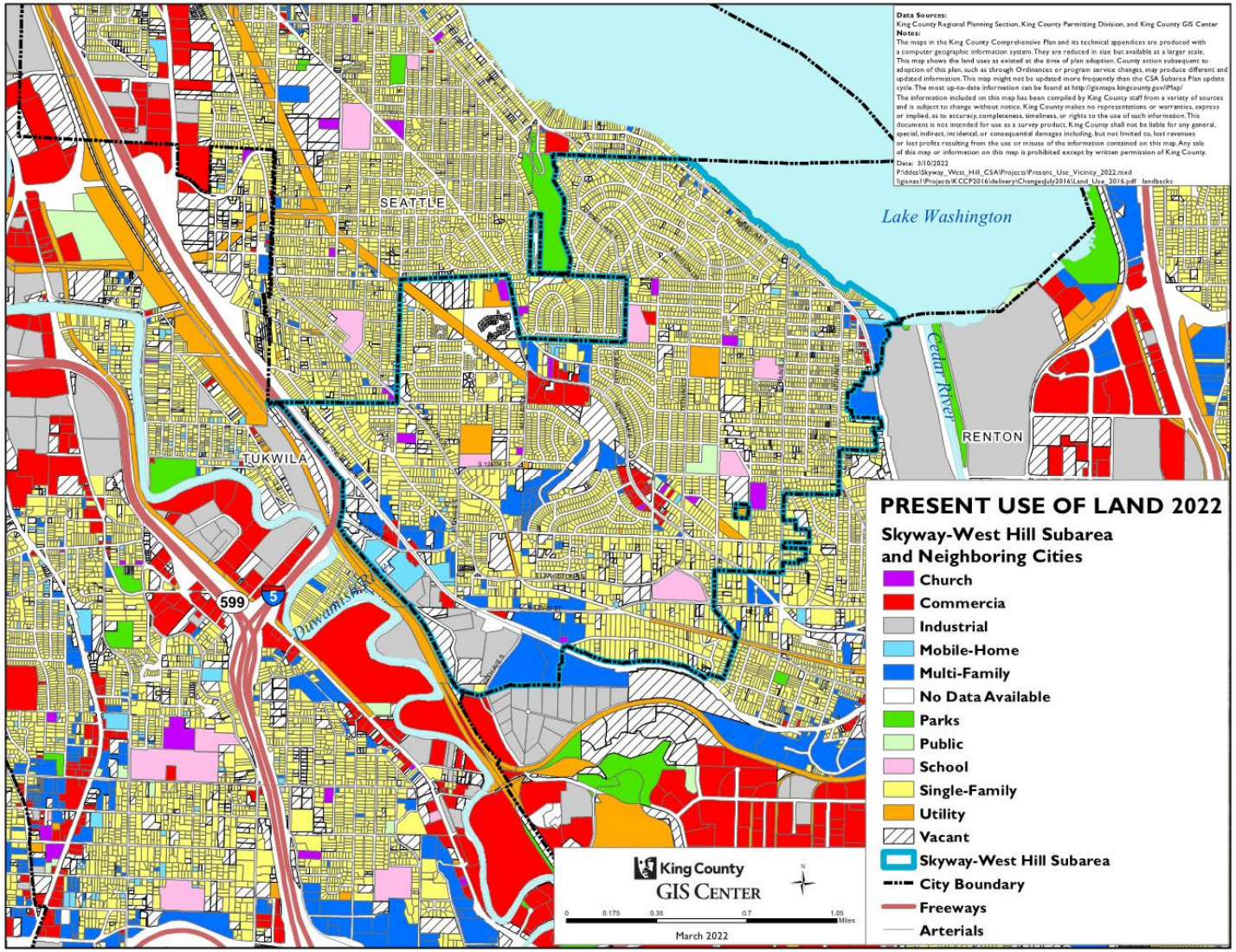
TABLE 4: SKYWAY-WEST HILL MANAGED AFFORDABLE HOUSING UNITS

Property	Address	Units	Population Served
Arbor Woods	6230 S 129th St	27	50% AMI
Aspen Ridge	12601 68th 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

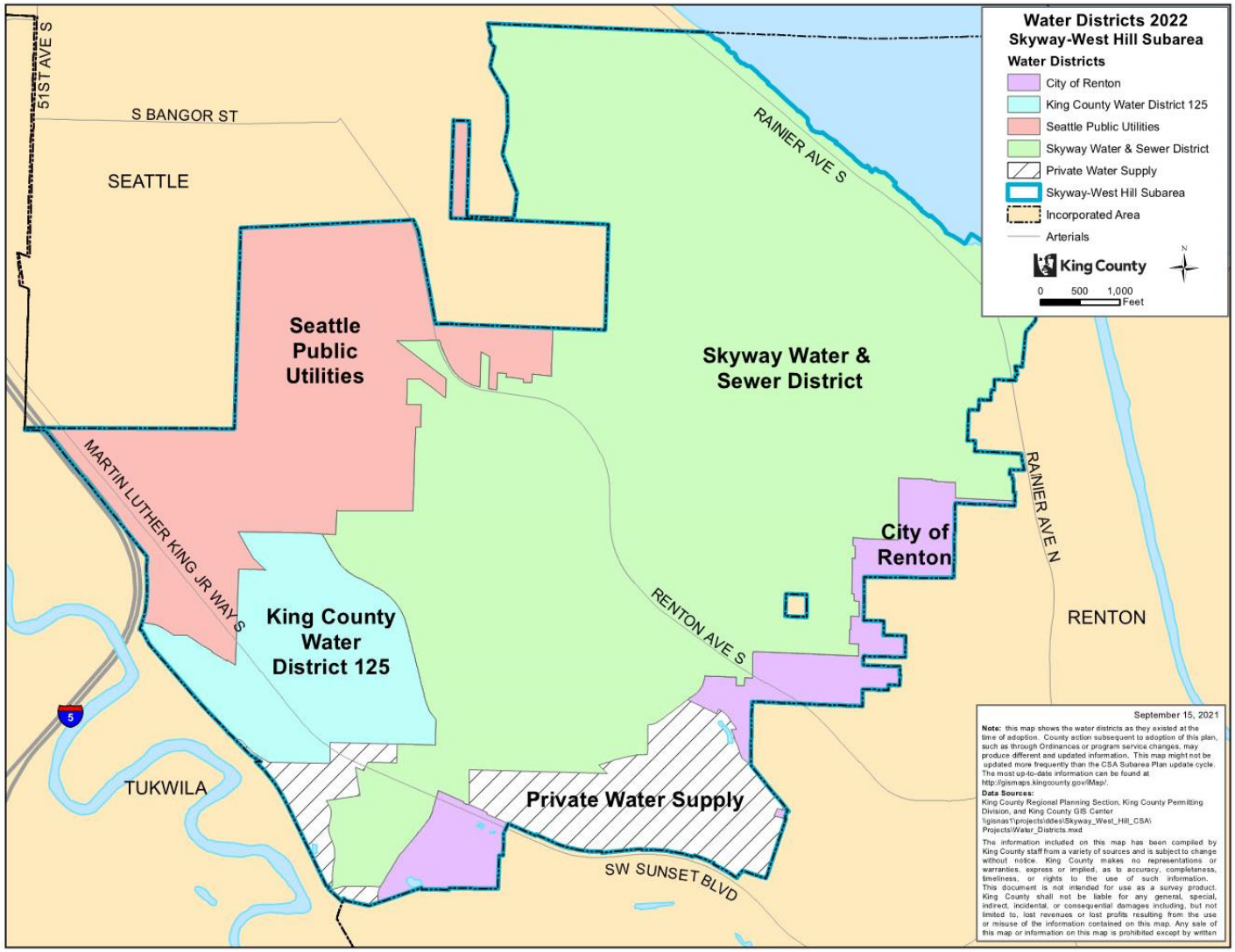
MAP 1: SKYWAY-WEST HILL CENSUS TRACTS (2010 CENSUS)



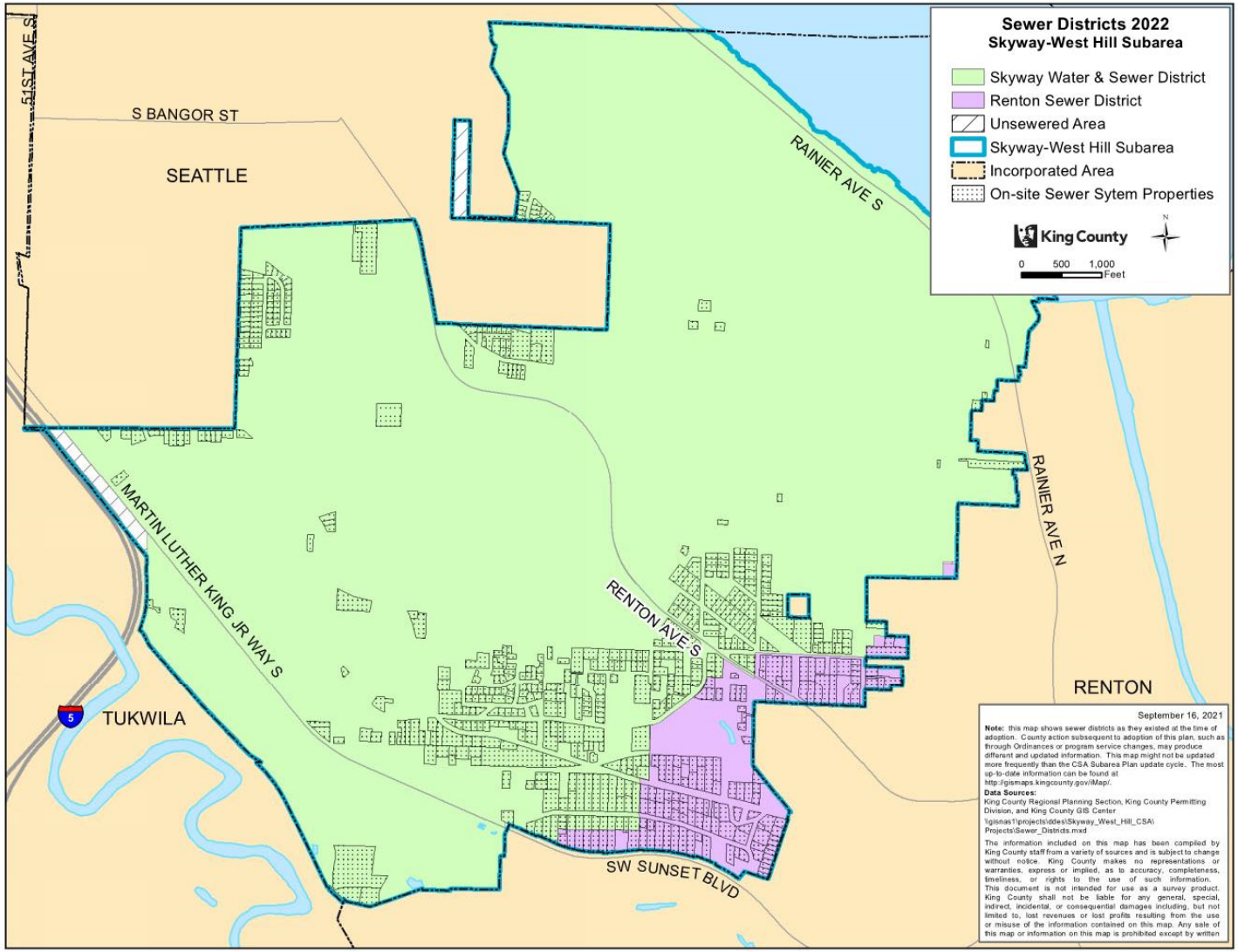
MAP 2: CURRENT USE OF LAND IN SKYWAY-WEST HILL AND VICINITY



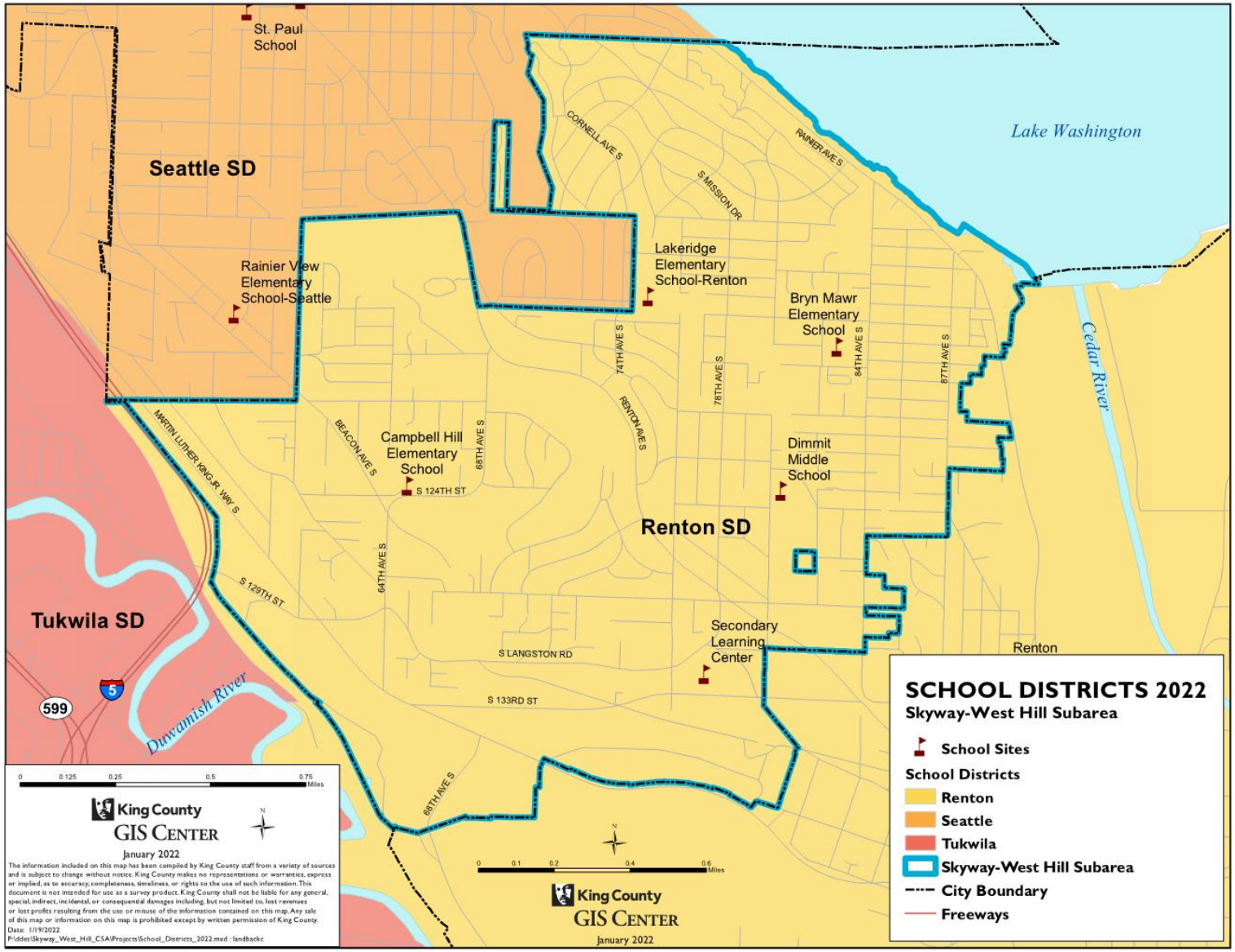
MAP 3: SKYWAY-WEST HILL WATER SERVICE PROVIDERS



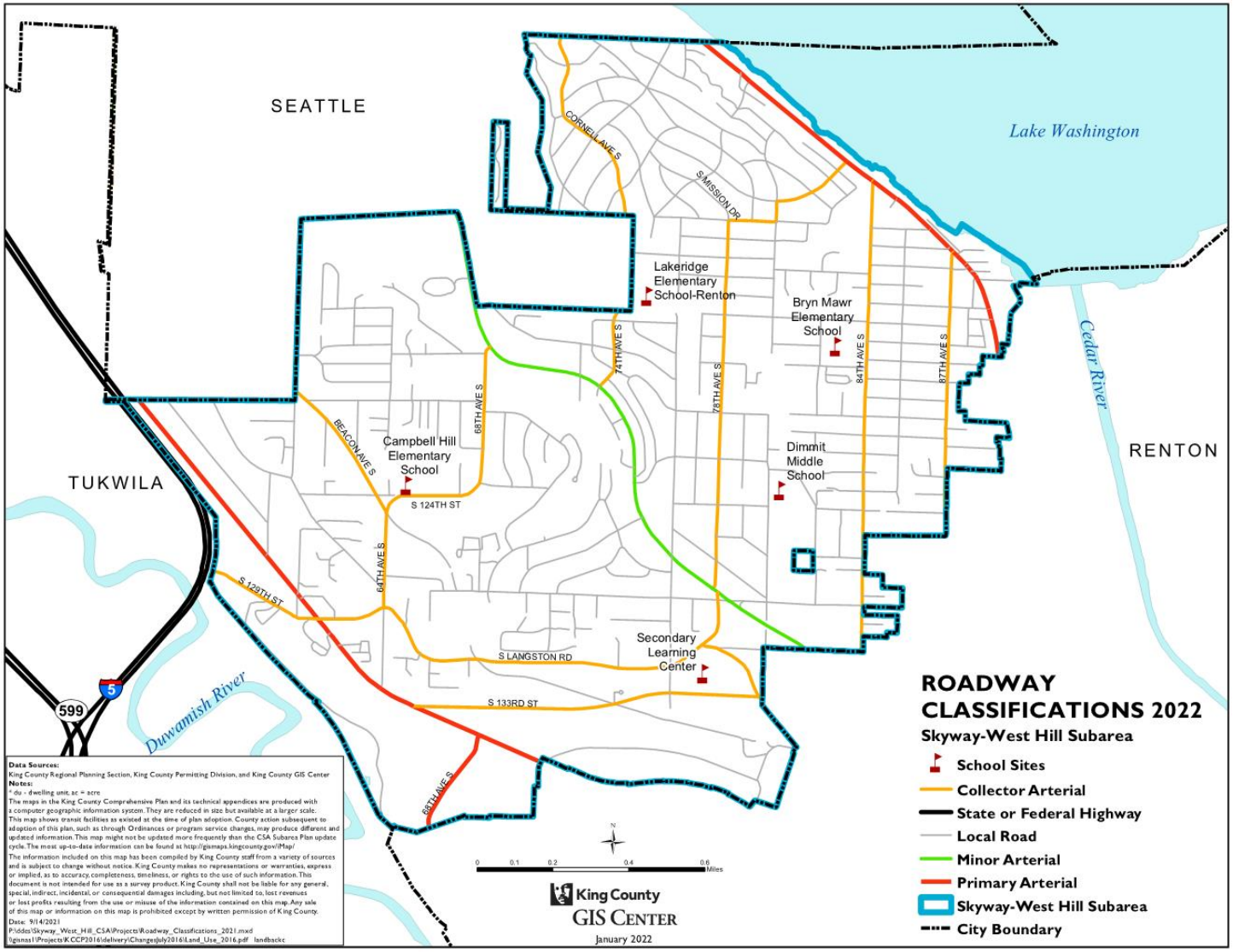
MAP 4: SKYWAY-WEST HILL SEWER PROVIDERS



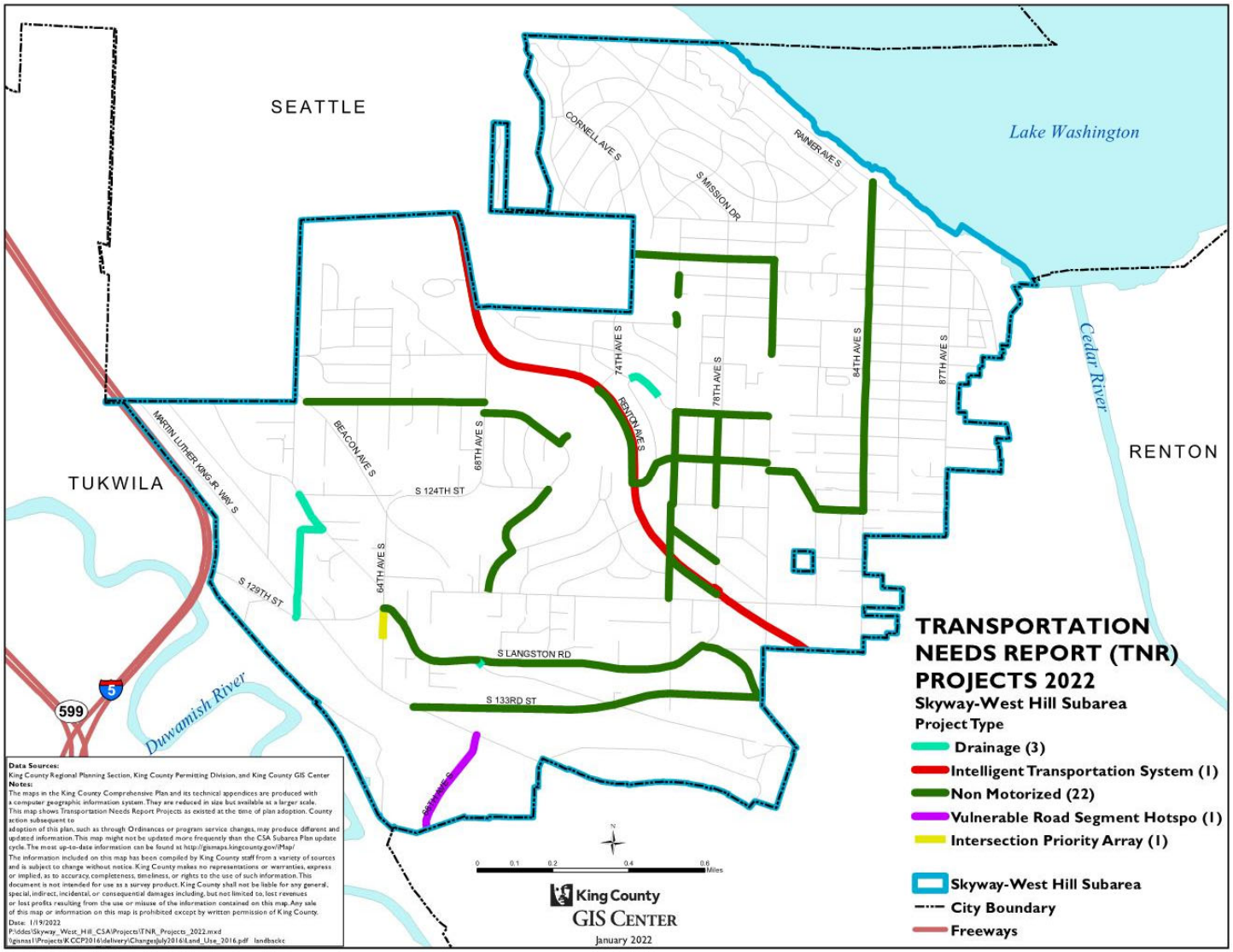
MAP 5: SCHOOL DISTRICTS AND LOCAL SCHOOLS



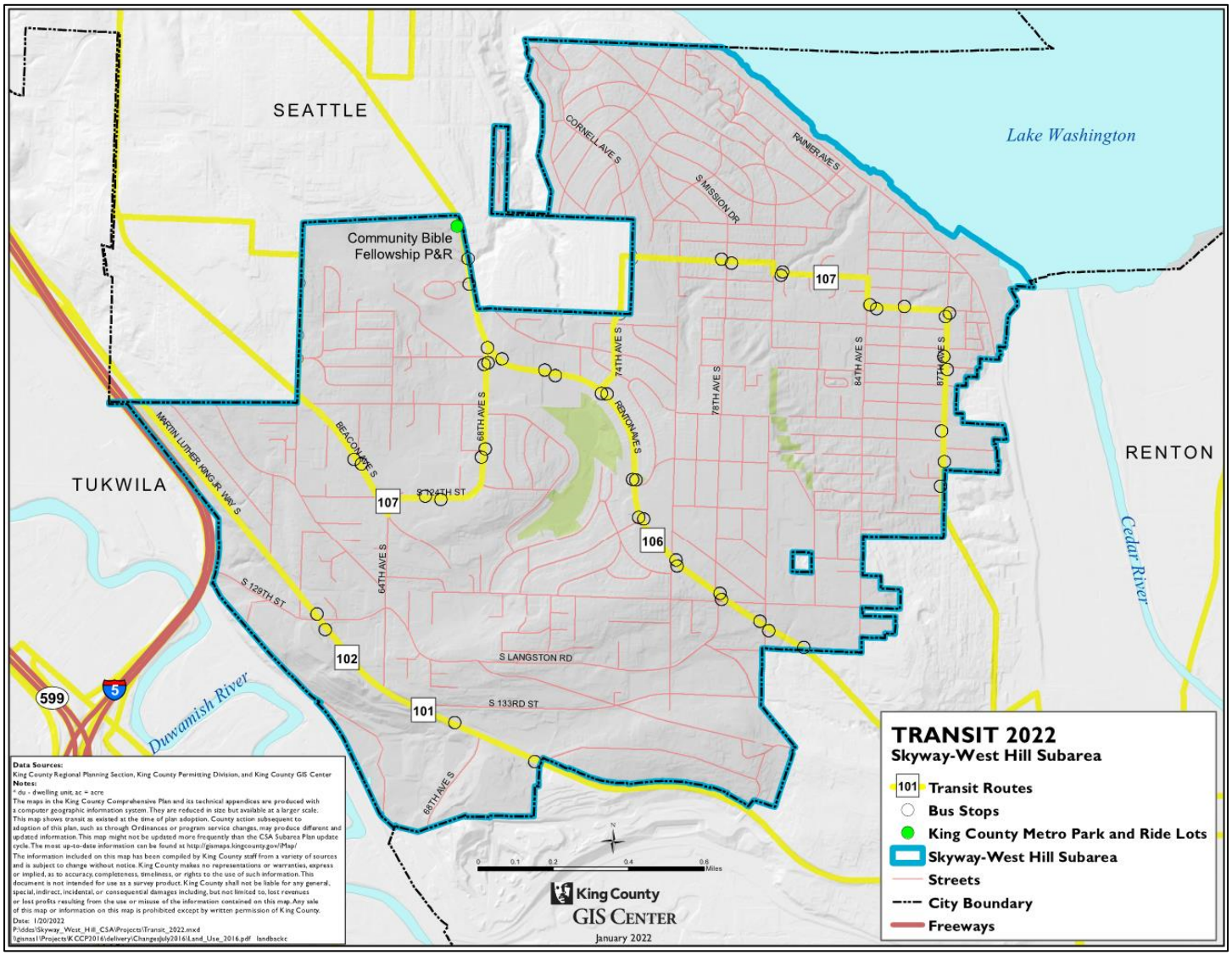
MAP 6: SKYWAY-WEST HILL ROADWAY CLASSIFICATIONS



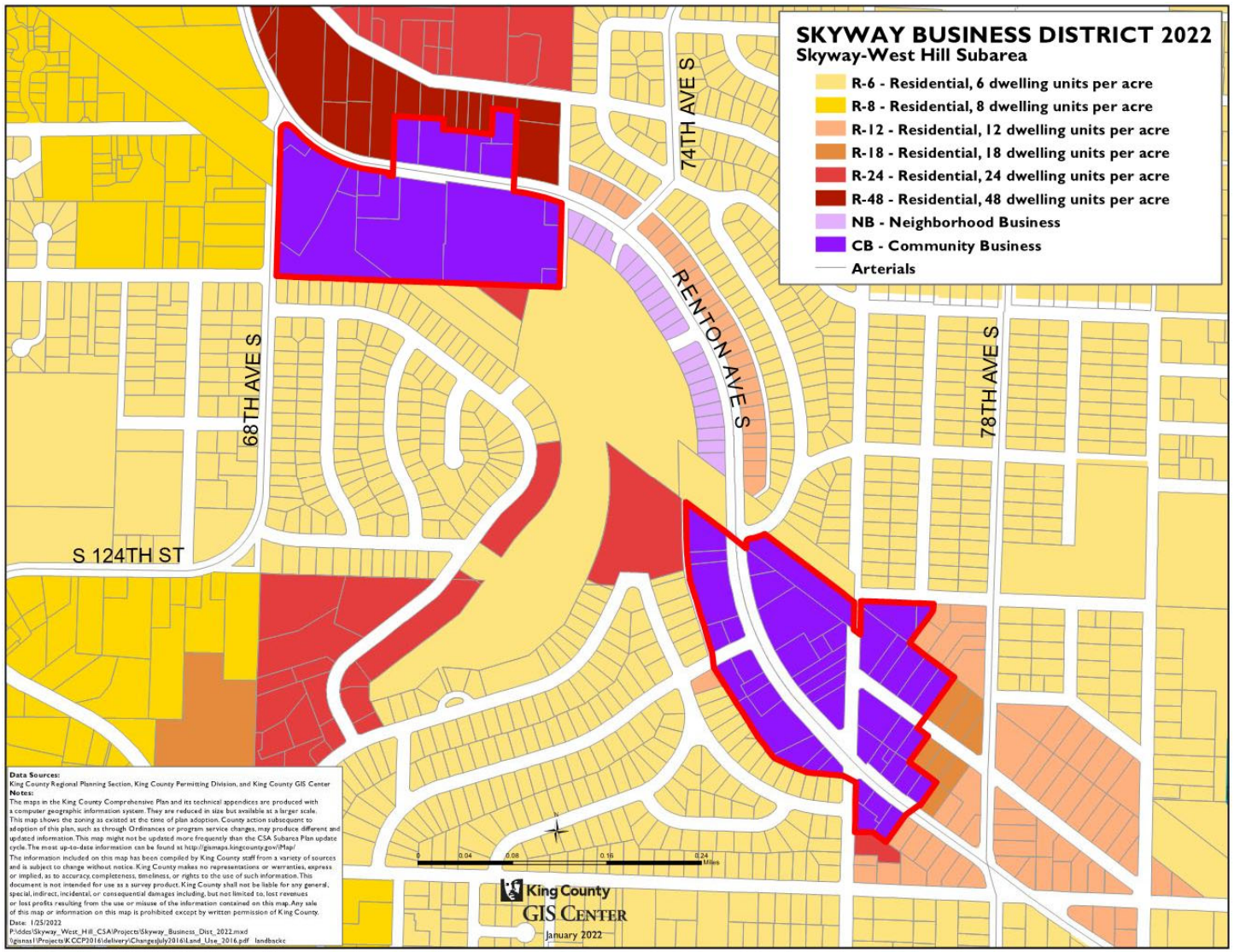
MAP 7: TRANSPORTATION NEED REPORT (TNR) PROJECTS


SEATTLE
Lake Washington
CORNELL AVE S
S MISSION DR
RAINIER AVE S
74TH AVE S
78TH AVE S
84TH AVE S
87TH AVE S
RENTON AVE S
Cedar River
RENTON
TUKWILA
MARTIN LUTHER KING JR WAY S
BEACON AVE S
68TH AVE S
S 124TH ST
64TH AVE S
S 129TH ST
S LANGSTON RD
S 133RD ST
Duwamish River
599
5
TRANSPORTATION NEEDS REPORT (TNR) PROJECTS 2022
Skyway-West Hill Subarea
Project Type
Drainage (3)
Intelligent Transportation System (1)
Non Motorized (22)
Vulnerable Road Segment Hotspo (1)
Intersection Priority Array (1)
Skyway-West Hill Subarea
City Boundary
Freeways
0 0.1 0.2 0.4 0.6 Miles
King County
GIS CENTER
January 2022
Data Sources:
King County Regional Planning Section, King County Permitting Division, and King County GIS Center
Notes:
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available as a larger scale.
This map shows Transportation Needs Report Projects as existed at the time of plan adoption. County action subsequent to
adoption of this plan, such as through Ordinances or program service changes, may produce different and updated information. This map might not be updated more frequently than the CSA Subarea Plan update cycle. The most up-to-date information can be found at http://gismaps.kingcounty.gov/iMap/
The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. This document is not intended for use as a survey product. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
Date: 1/19/2022
P:\ddes\Skyway_West_Hill_CSA\Projects\TNR_Projects_2022.mxd
\\gisnas1\Projects\KCCP2016\delivery\Changes\July2016\Land_Use_2016.pdf landbackc

MAP 8: SKYWAY-WEST HILL TRANSIT SERVICE



MAP 9: SKYWAY BUSINESS DISTRICT



MAP 10: NEIGHBORHOOD BUSINESS CENTERS

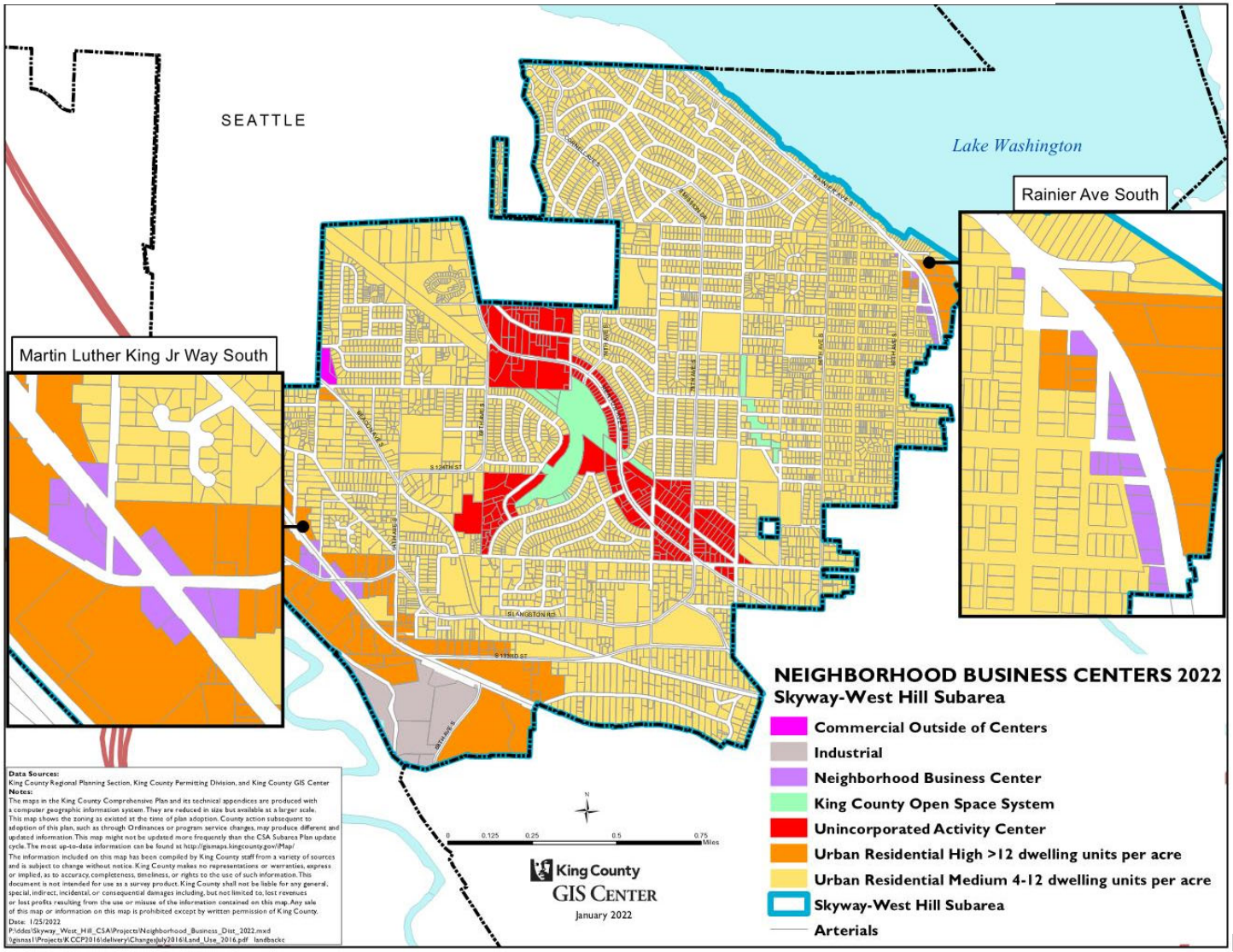


FIGURE 3: AGE OF

HOUSING (2020 ACS 5-YEAR)

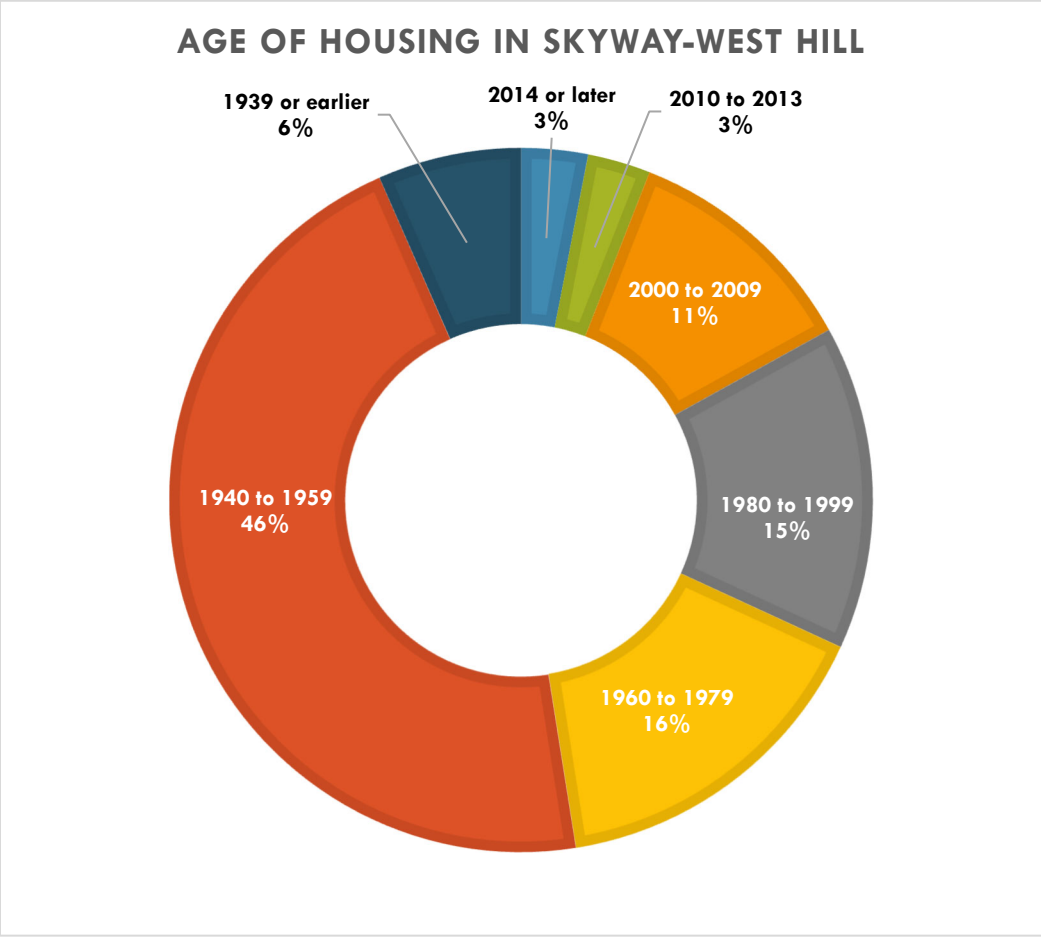


FIGURE 4: TYPES OF HOUSING IN SKYWAY-WEST HILL (2020 ACS 5-YEAR)

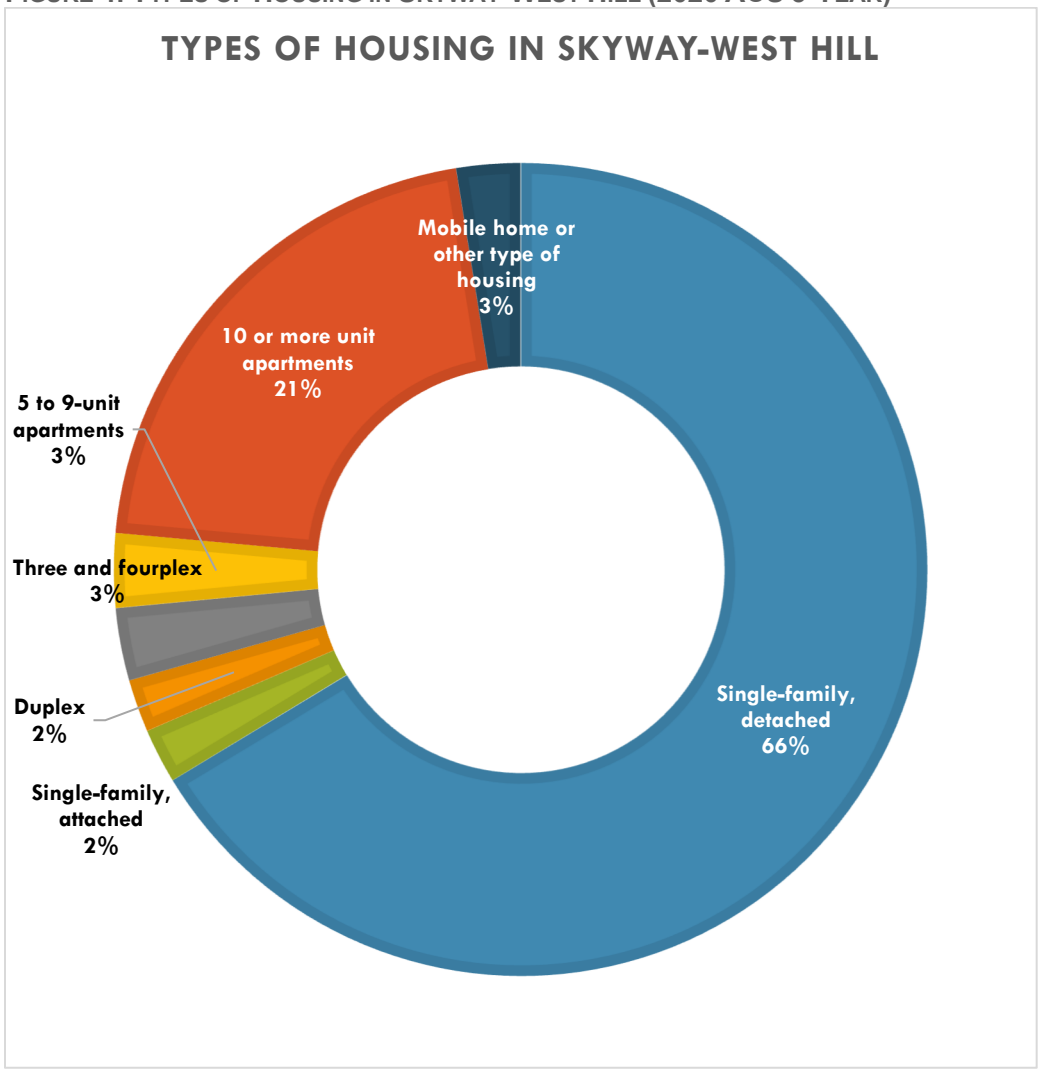


FIGURE 5: TYPICAL HOME VALUE COMPARED TO MEDIAN INCOME (ZILLOW AND 2010-2020 ACS 5-YEAR)

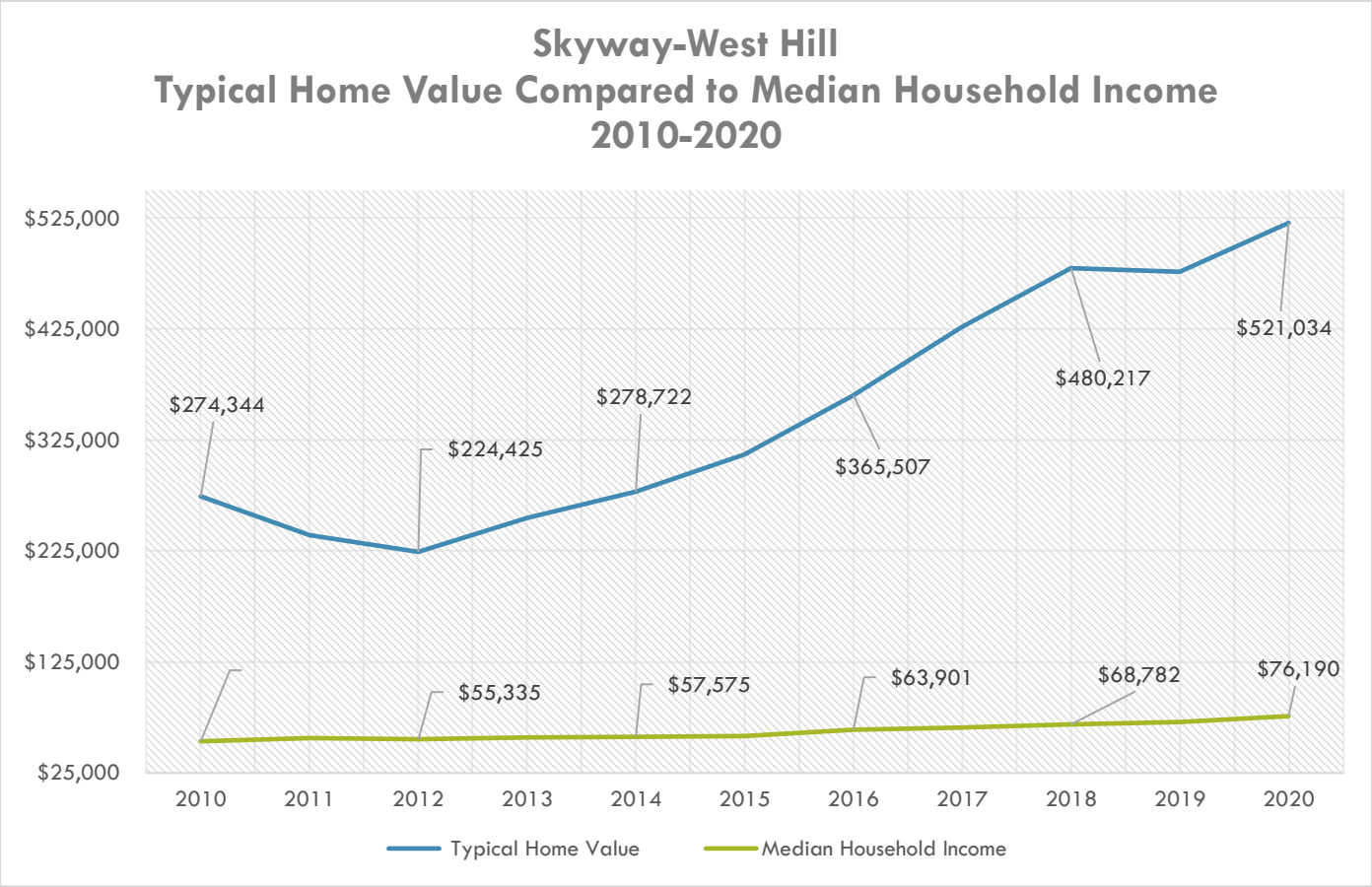


FIGURE 6: AVERAGE RENT COMPARED TO INCOME (ZILLOW AND 2014-2019 ACS 5-YEAR)

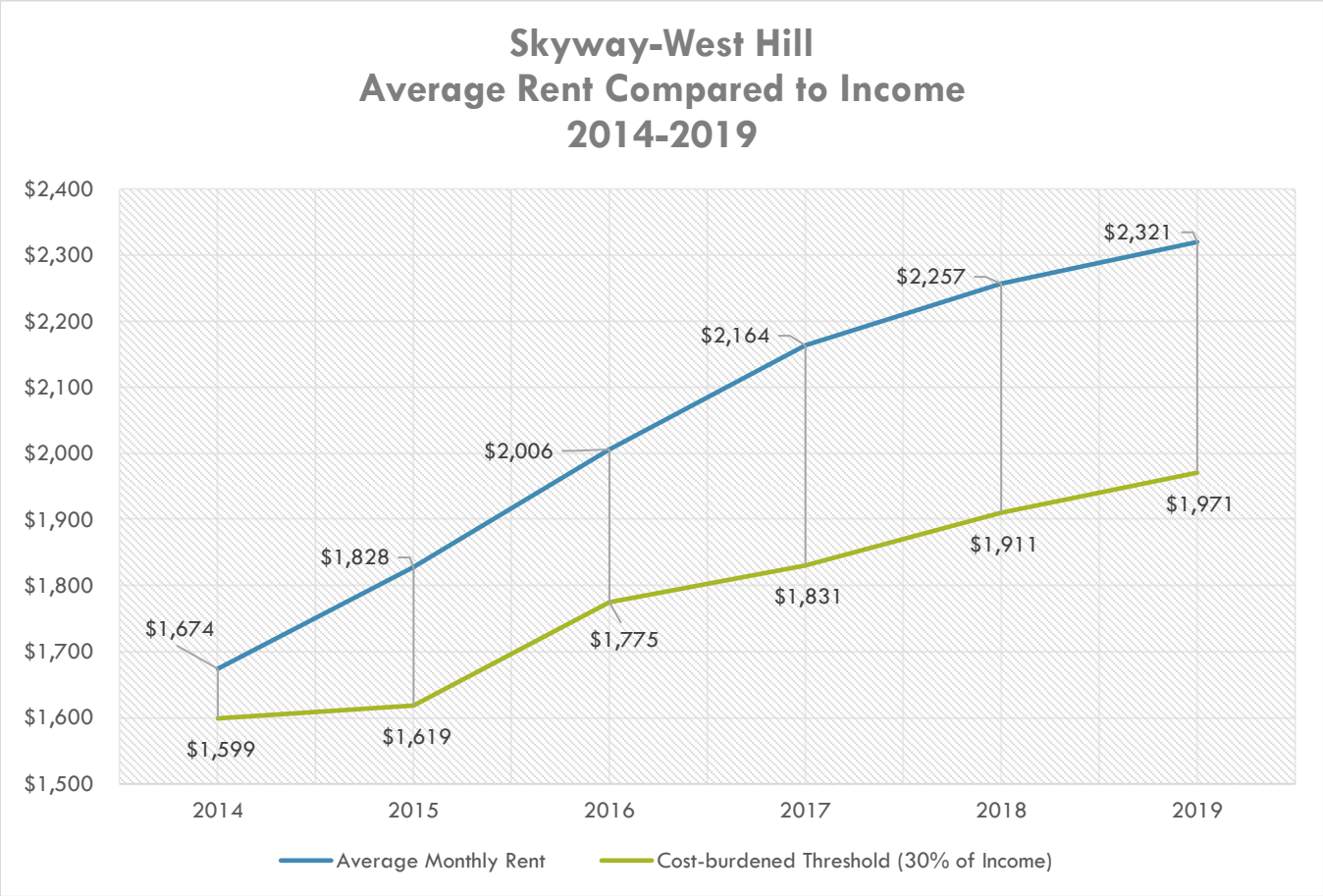


FIGURE 7: PERCENT OF COST-BURDENED HOUSEHOLDS BY INCOME

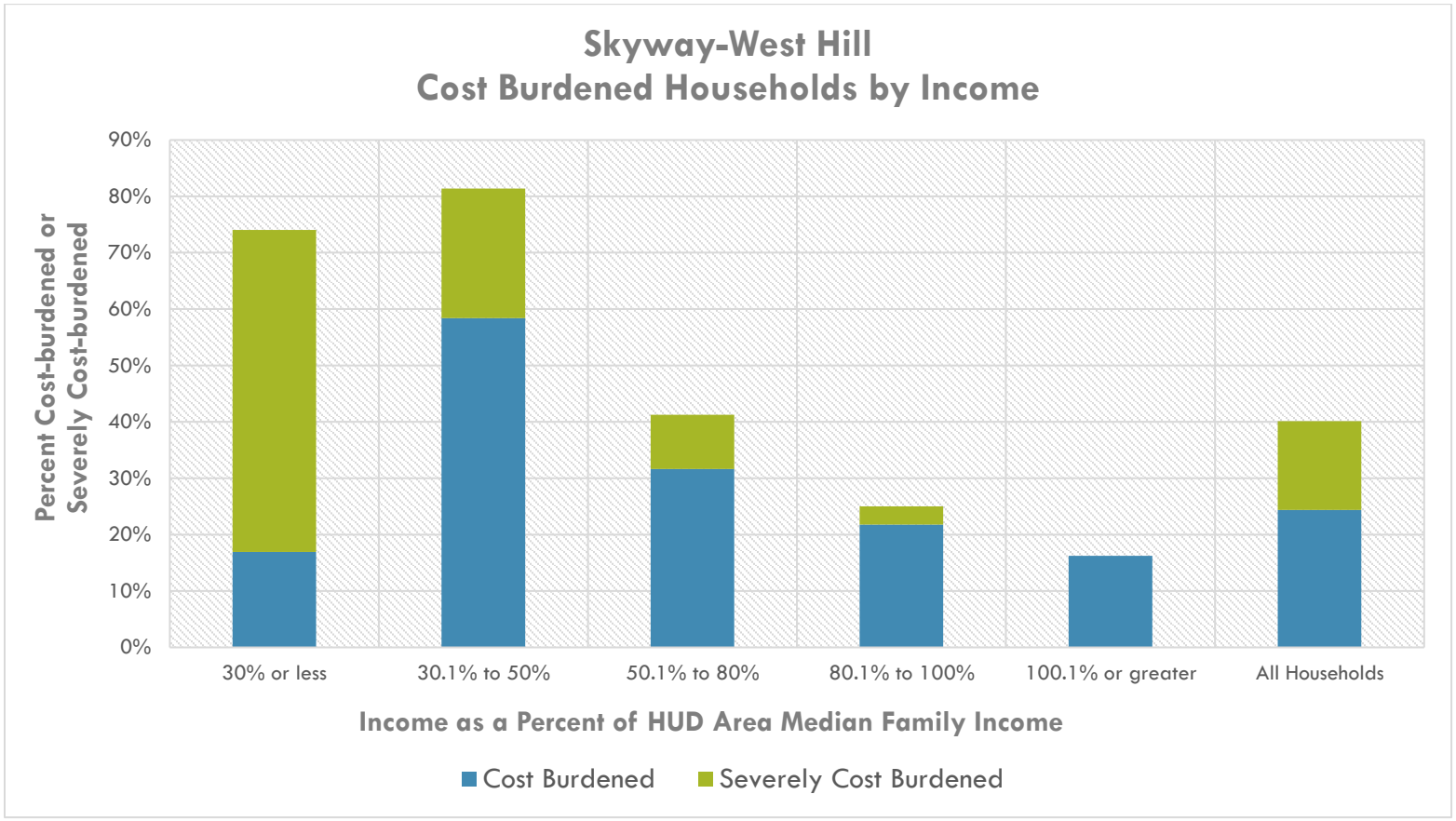
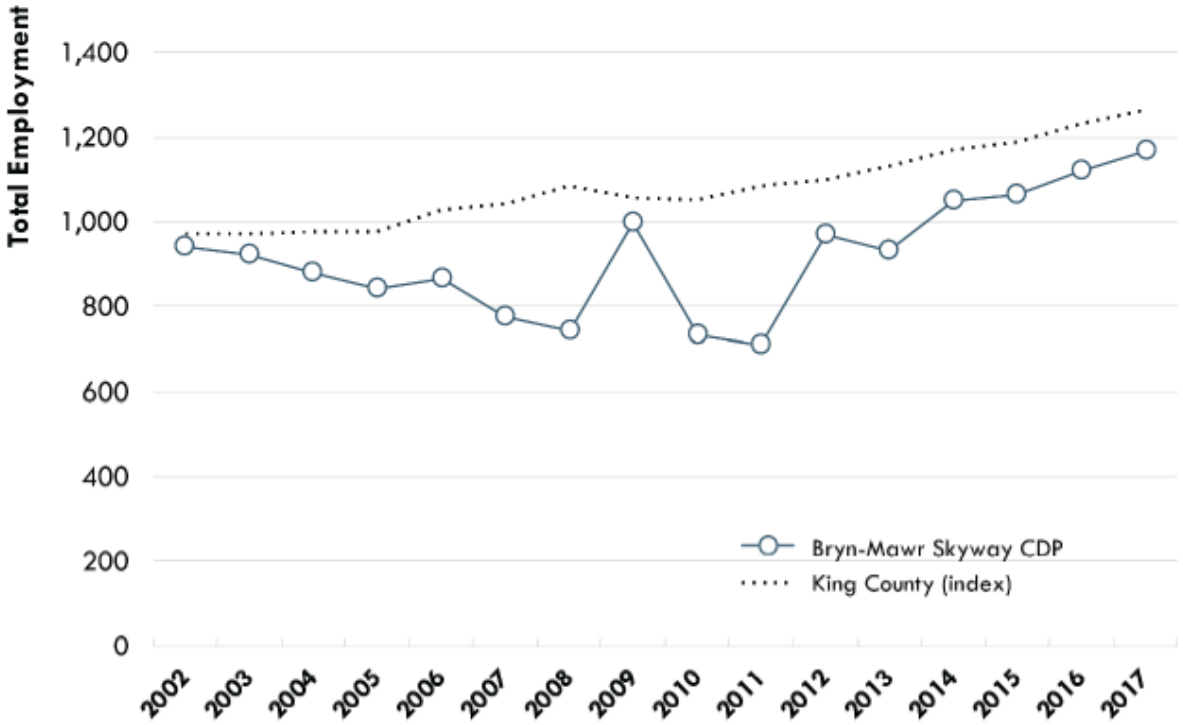
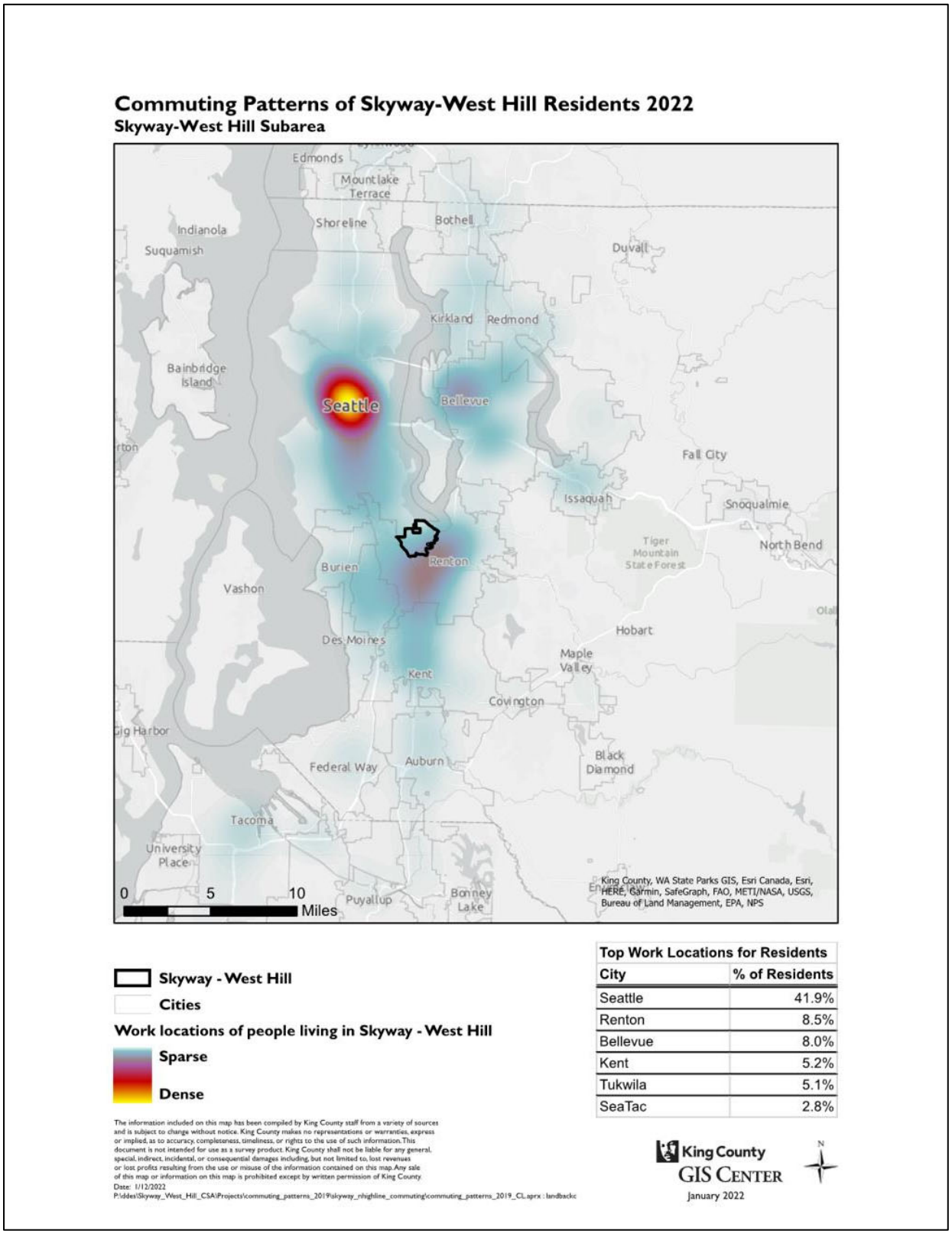


FIGURE 8: TOTAL EMPLOYMENT IN BRYN-MAWR SKYWAY CDP COMPARED TO COUNTY INDEX

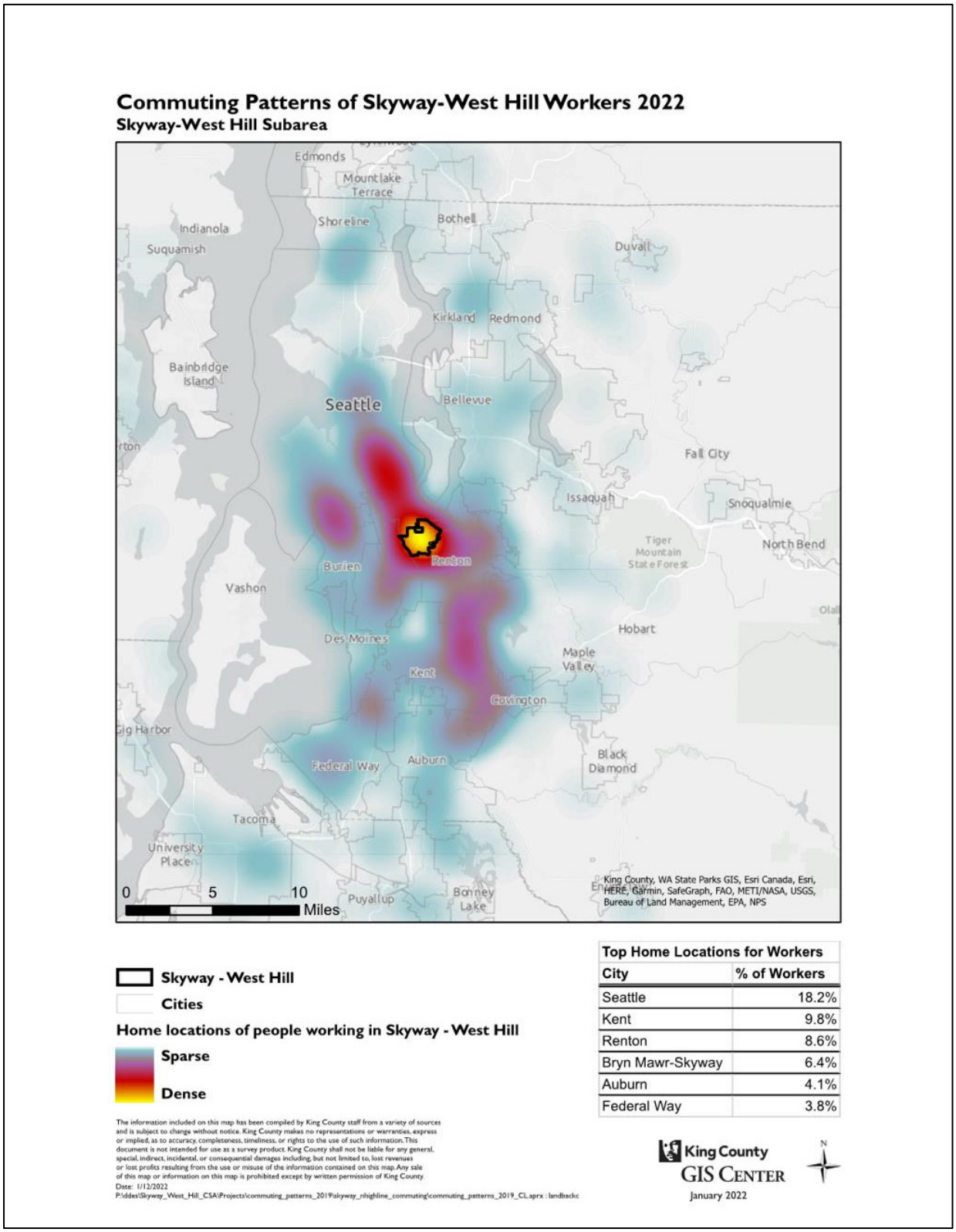


Source: BERK, 2020; US Census Longitudinal Employer-Household Dynamics (LEHD), 2017.

MAP 11: COMMUTING PATTERNS OF SKYWAY-WEST HILL RESIDENTS



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 Process[55] 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 Equity[57] 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 16948[58] 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 vulnerabilities[61] 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.

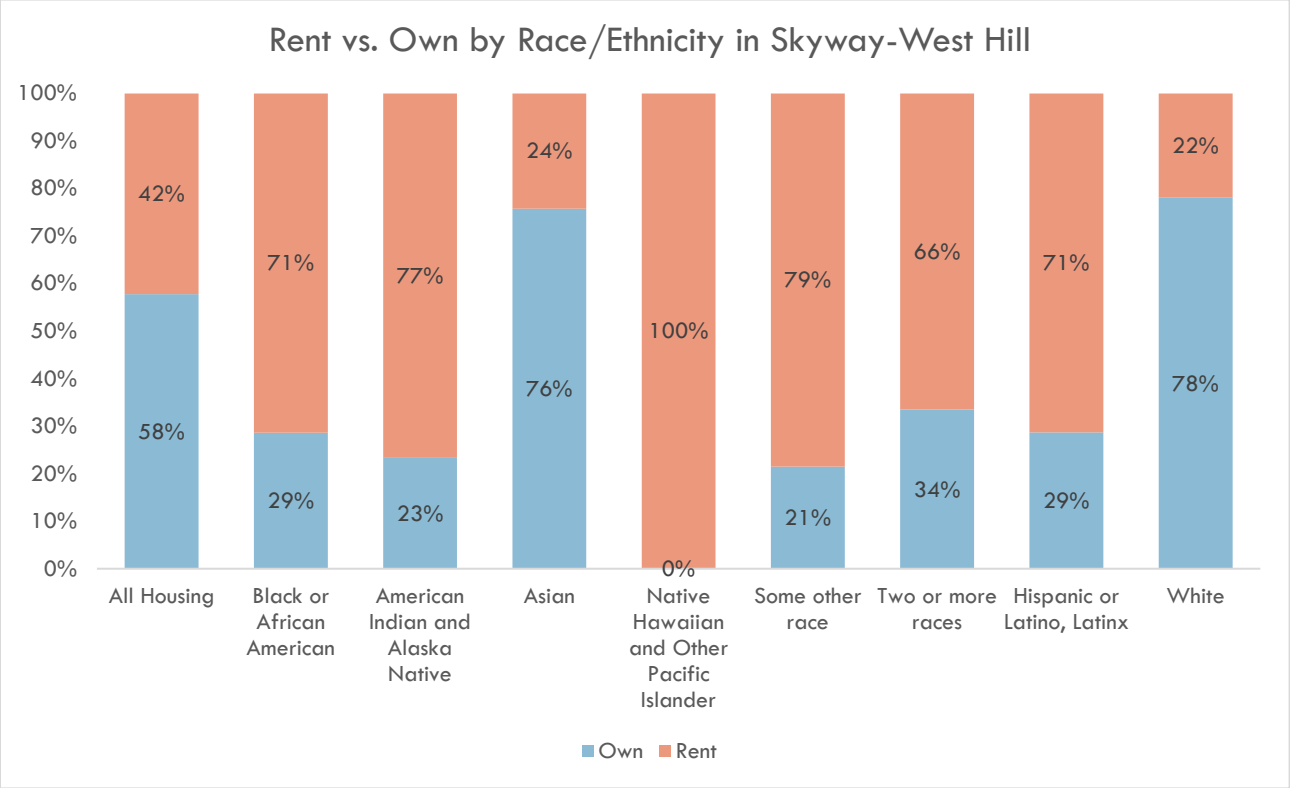
Limited English Proficiency Communities

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.

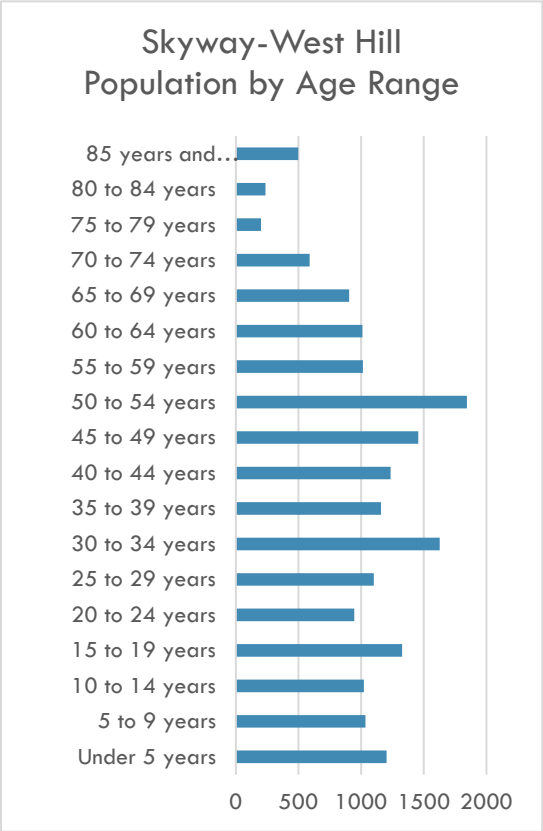
Racial and Ethnic Communities

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.


Rent vs. Own by Race/Ethnicity in Skyway-West Hill
100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
42%
58%
71%
29%
77%
23%
24%
76%
100%
0%
79%
21%
66%
34%
71%
29%
22%
78%
All Housing
Black or African American
American Indian and Alaska Native
Asian
Native Hawaiian and Other Pacific Islander
Some other race
Two or more races
Hispanic or Latino, Latinx
White
Own
Rent

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.

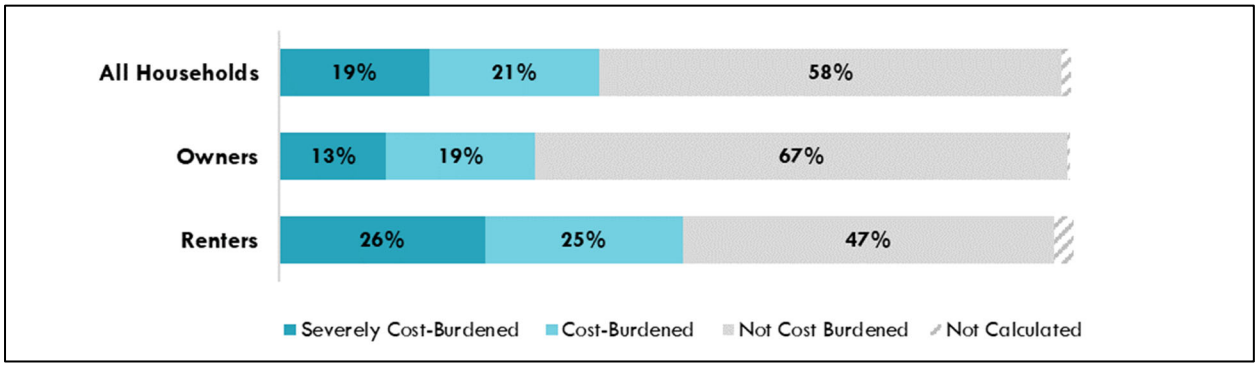


TABLE 3: COST BURDEN OF OWNERS AND RENTERS (HUD CHAS FROM 2015 ACS 5-YEAR ESTIMATE); BERK 2019

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
Limited English Proficiency Communities	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. 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. The online engagement hub provided an opportunity for built-in language	• 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.

	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.	
Racial and Ethnic Groups	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. 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.	• 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	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. 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.	• 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	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.	• Skyway-West Hill has one senior living community, on Rainier Ave S. There is an opportunity to engage with those residents to learn from their lived experiences.

Persons with Disabilities	There is no documented outreach that was targeted towards persons with disabilities.	• Connect with disability service providers to learn what challenges and priorities their customers have.
Neighborhoods	Several engagements were directed to the Skyway neighborhood including meetings with the community group, Skyway Solutions, and attendance at the Skyway Block Party. The County conducted a focus group on the Martin Luther King Jr. Way South area. There was also a focus group on views, which attracted residents of Bryn Mawr. There is no documented focus on the Rainier Avenue Business District area.	
Renters and Low-Income Households	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. 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.	• Renters and low-income households are at the highest risk of involuntary displacement. When housing prices or the cost-of-living increases, they are often left with no choice but to relocate to other neighborhoods or areas. Understanding the strategies that can help alleviate some of these risks is vitally important.
Businesses	The County conducted a Commercial District Focus Group for the Skyway Business District and some of the stakeholder interviews included people who worked in the study area. Businesses in the Martin Luther King Jr. Way and Rainier Avenue Businesses Districts may not have been engaged. Future developers and builders, or those looking to invest in the community have not been engaged, but their engagement may be more appropriate in the draft plan review and implementation phases. 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.	
Community Service Providers	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. 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.	

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

[62] *King County Office of Equity and Social Justice Community Engagement Guide*

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				
• Primarily one-way channel of communication • One interaction • Term-limited to event • Addresses immediate need of county and community	• Primarily one-way channel of communication • One to multiple interactions • Short to medium-term • Shapes and informs county programs	• Two-way channel of communication • Multiple interactions • Medium to long-term • Advancement of solutions to complex problems	• Two-way channel of communication • Multiple interactions • Medium to long-term • Advancement of solutions to complex problems	• 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.

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

[63] *Skyway-West Hill Subarea Plan and Community Needs List Engagement Pledge*

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	• A policy to require affordable housing creation in and around the Skyway Business District is proposed • Similar voluntary allowance for increased residential density	• More mixed income housing options near the heart of Skyway	• Will these measures increase land values, housing prices, and property taxes for residents? • What measures can be taken to ensure area residents who

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	when affordable housing is included is proposed for rest of subarea		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?
More Housing Options Desired	• A policy to designate the Skyway Business District and nearby multifamily areas as an unincorporated activity center	• 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 single-family residences • This designation includes a change from	• 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? • Will the allowed mixed-use along Renton Ave encourage

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
		residential to neighborhood business which will allow mixed-use development connecting the 2 nodes of the Skyway Business District	development of apartments above commercial establishment? • Are existing utilities and services adequate to serve the potential increase in residents and businesses?
More Sidewalks and Streetlights Desired in Residential Neighborhoods	• New developments in residential neighborhoods will be required to construct sidewalks and streetlights	• Improve active transportation infrastructure • Improve opportunities for healthy lifestyle	• How will additional requirement affect price of housing? • Will having more complete streets and regional trail linkages put further pressure on housing prices?
Expanding Economic Opportunity for Existing Residents	• 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 business zone along Renton Ave S	• 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 these opportunities. • The microenterprise overlay is meant	• 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 microenterprise overlay, if at all? • How will the County ensure local residents

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	• Policies exist in the comprehensive plan about providing job training and placement services	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	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.	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. 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.

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	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. 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.

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	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. 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.

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.	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.

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.

Built and Natural Environment	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.	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. 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. 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

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.	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. 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.

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	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 form residential to neighborhood business, along with a special district overlay to require microenterprise commercial spaces. 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.

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.	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. 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.

Housing	Housing for all people that is safe, affordable, high quality and healthy.	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. 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. 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. 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. 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

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.	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. 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.
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.

110

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:
    - New stop signs in the area.
    - Sidewalks in areas like Creston Point
    - Economic and technical support for small businesses
    - Road Improvements
    - 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
    - Captures the community's vision well
    - Should encourage walkability
    - Equity should be highlighted
- Regarding Anti-Displacement
    - 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.
    - The community expressed opposition to fee-in-lieu programs
    - The community was undecided about density bonuses.
- Regarding the proposed land use and zoning changes
    - 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.
    - 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.
    - The community was supportive of protections for the mobile home park communities and their residents.
    - Additional feedback regarding the need for improved sidewalks and streetlights was shared.
    - 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 where 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:

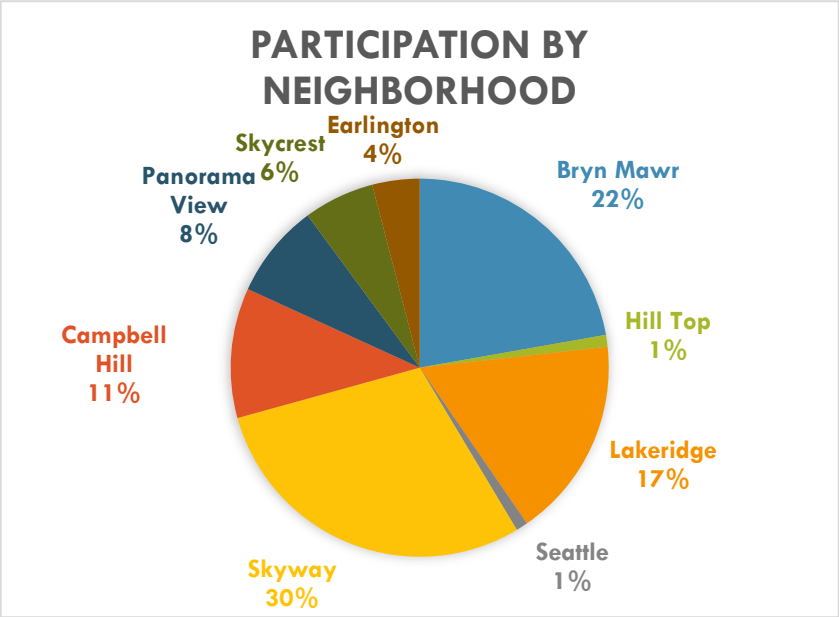
- In the next 10 to 15 years, what pressures to change do you think the residential neighborhoods and commercial districts of Skyway-West Hill will experience? (Examples: lot sizes, types of housing, roads, walkability, lighting, building types)
- What one or two improvements—or different types of commerce—would 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

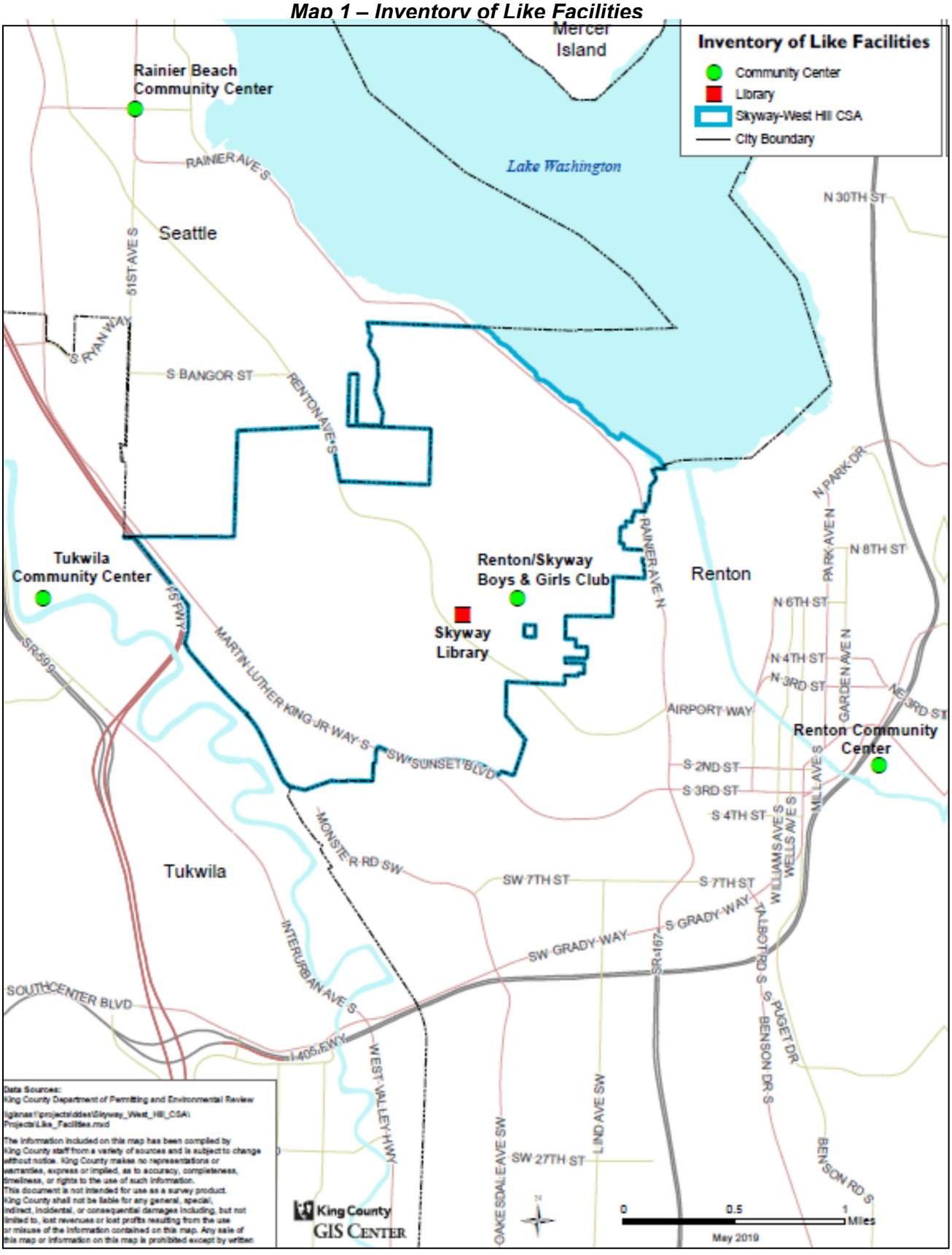
The table below summarizes city community centers within approximately five miles of the King County Library's Skyway branch, a proxy for the center of the community.

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	- 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)	Fee-based and free programming for all ages Non-resident fees apply for residents of unincorporated King County
Tukwila	Tukwila Community Center	35,000 sf / 12.80 acres	- 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)	- 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)	- 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	• 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	• 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	• 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	• 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

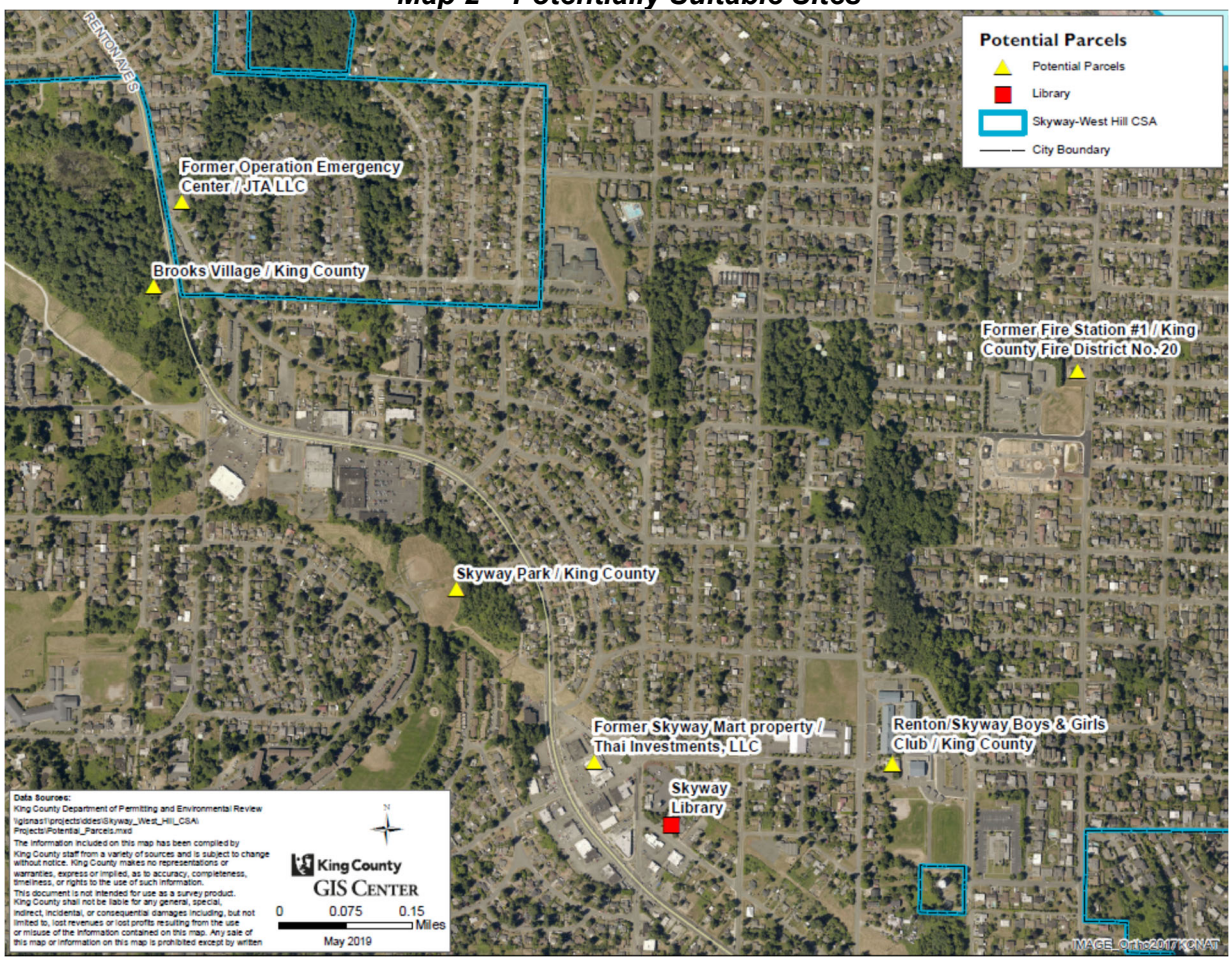
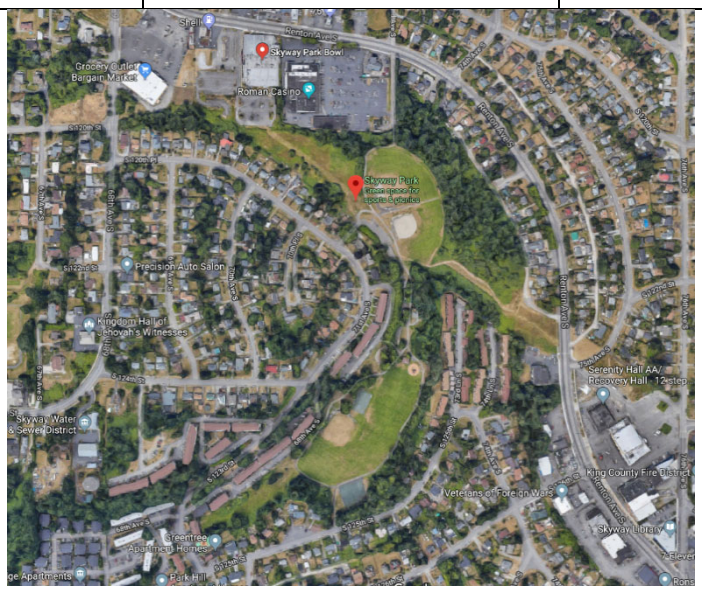


Table 3 – Potentially Suitable Sites

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.
		

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 21A08.040.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 verses 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.