



King County

2024 Subarea Plan Performance Measures Report

December 20, 2024



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I. Background

Growth and development in unincorporated areas of King County are guided by the King County Comprehensive Plan (Comprehensive Plan) and locally specific subarea plans.¹ The Comprehensive Plan is the long-term policy document that serves as a framework for decisions across unincorporated King County on land use, housing, transportation, environmental stewardship, public services, and community development. Subarea plans are adopted as part of the Comprehensive Plan. They address smaller geographies within King County and establish policies specific to the needs of those communities.

In 2011 and 2012, King County adopted a new approach for engagement and service delivery in unincorporated areas. Seven Community Service Areas (CSA) were established to guide the work, as listed below. West King County was further divided into five potential annexation areas.²

- Bear Creek/Sammamish
- Four Creeks/Tiger Mountain
- Greater Maple Valley/Cedar River
- Snoqualmie Valley/Northeast King County
- Southeast King County
- Vashon/Maury Island
- West King County (East Federal Way, East Renton, Fairwood, North Highline, and Skyway-West Hill)

In 2015, building on this new framework, the County launched a subarea planning program for 11 subareas, the six rural community service areas and the five urban potential annexation areas in West King County.³

Subsequently, the King County Comprehensive Plan directed the development of performance measures to help monitor the progress of each subarea plan over time. Today, in accordance with King County Code, the King County Department of Local Services (Local Services) is responsible for developing and monitoring subarea plans.⁴

Consistent with the Comprehensive Plan and Code, Local Services reports on adopted subarea plans every two years to measure the County's progress toward implementation of the subarea plans and their alignment with broader countywide objectives.⁵

¹ King County Comprehensive Plan webpage. [\[LINK\]](#)

² Community Service Areas webpage. [\[LINK\]](#)

³ Subarea plans website. [\[LINK\]](#)

⁴ King County Code 2.16.055.B.2.c. [\[LINK\]](#)

⁵ 2024 King County Comprehensive Plan webpage. [\[LINK\]](#)

The 2024 Subarea Plan Performance Measures Report is the first of its kind, focusing on two urban subarea plans adopted as of 2022: North Highline and Skyway-West Hill.⁶ The boundaries of each subarea are shown in the images below:

Figure 1. North Highline subarea, including neighborhoods



Figure 2. Skyway-West Hill subarea, including neighborhoods



⁶ The Vashon-Maury Island Subarea Plan was adopted in 2017, but did not include adopted performance measures, and thus is not addressed in this report.

Subarea Plan Performance Measures

As of the 2016 Comprehensive Plan update, subarea plans include performance measures to track progress, ensure accountability to unincorporated communities, and inform future plan updates. These measures are intended to be clear, quantifiable, and comparable over time. Each urban subarea plan is measured against two sets of measures:

1. *Standardized urban unincorporated measures:* The measures and indicators are reviewed at the subarea level to provide a snapshot of the subarea plan's performance over time. For these measures, the report cites Comprehensive Plan Guiding Principles, in line with Motion 15014, which establishes these principles as a framework for assessing progress toward county-wide goals.⁷
2. *Subarea plan specific implementation measures:* To supplement the standardized urban unincorporated measures, subarea plan specific measures help evaluate progress made toward implementing community priorities from the subarea plan.

About the Report

This report was prepared by Local Services in collaboration with the Office of Performance, Strategy, and Budget. King County staff from many departments provided data, advice, and review. These departments include the Department of Natural Resources and Parks, King County Metro, Public Health – Seattle & King County, Department of Community and Human Services, and Local Services, including the Road Services Division.

Data for this report was collected from ongoing efforts by these departments, as well as from regional, state, and national datasets, with a particular focus on data from the American Community Survey. As the first report of its kind, data collection focused on the period following the December 2022 adoption of the subarea plans, spanning from January 2023 to September 2024. However, some datasets did not include information from this time period due to either a lack of availability or errors in data collection.⁸

To ensure the accuracy of the data, staff exercised professional judgment and consulted with department data managers for proper interpretation and characterization. In cases where historical context was missing, some indicators required interpretation. Staff also consulted with department subject matter experts to clarify the intent and purpose of these indicators. Additionally, equity, racial, and social justice considerations were incorporated and noted where applicable.

This report does not include analysis on status or trends as it is the first report with the purpose of establishing benchmark data. Trend analyses will be included in future reports as data becomes available over time.

⁷ Motion 15014. [\[LINK\]](#)

⁸ To deliver the report by the established deadline, data collection was considered through September 2024.

Report Organization

For each subarea, five standardized urban unincorporated measures are presented first, followed by the five subarea plan specific implementation measures:

Measure: Standardized urban unincorporated measures are highlighted in blue.

Measure: Subarea plan specific implementation measures are highlighted in green.

Each development measure section begins by identifying the measure, following by these subsections:

WHY THIS MEASURE MATTERS

Standardized urban unincorporated measures: The report references principles from the Comprehensive Plan as the County's objectives for all urban unincorporated areas in King County.

Subarea plan specific implementation measures: Plan specific measures reference subarea plan principles to demonstrate progress toward achieving subarea plan goals.

For a complete list of measures and their indicators see Appendix A.

INDICATORS

This section identifies and defines the indicators used to track progress toward each measure. These indicators, identified in the subarea plans, are detailed alongside the measures. See Appendix A.

DATA

This section briefly describes the geographic scale and sources of the data as well as provides the data associated with each indicator.

WHAT THIS MEANS FOR THE SUBAREA PLAN

This section summarizes potential implications or considerations for subarea plan implementation.

II. Performance Measures, Indicators, and Data

A. North Highline Standardized Urban Unincorporated Measures

Measure: Development occurs in areas planned for growth

WHY THIS MEASURE MATTERS

This measure supports the following key principles from the King County Comprehensive Plan:

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Directing Development Toward Communities where Growth is Planned (RP-203):** *“King County shall continue to limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.”*
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** *“King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”*

INDICATORS

- **Number of jobs:** The total number of jobs.
- **Number of businesses:** The total number of businesses.
- **Total population:** Population changes are tracked using census data focusing on total population.
- **Housing units by type:** The housing data includes the total number of units and the breakdown by housing type, such as single detached, multiunit, and mobile homes.

DATA

- **Geographic scale:** The data focuses solely on the North Highline subarea, which is part of urban unincorporated King County. Urban unincorporated King County data is included and is used as a point of comparison.
- **Data sources:** The population and housing data comes from the 2020 Census and 2022 American Community Survey 5-year estimates. Number of jobs and businesses come from the Puget Sound Regional Council’s covered employment estimates for 2022. Covered employment refers to positions covered by the Washington Unemployment Insurance Act.

Figure 3. Total number of jobs in the North Highline subarea

Geography	Total Number of Jobs
North Highline	5,663
Urban unincorporated King County	14,480

Figure 4. Total number of businesses in the North Highline subarea

Geography	Total Number of Businesses
North Highline	427
Urban Unincorporated King County	1,392

Figure 5. Total population in the North Highline subarea

Geography	Total Population
North Highline	19,890
Urban Unincorporated King County	119,822

Figure 6. Housing units by type in North Highline subarea

Housing Type	North Highline	Urban Unincorporated King County
Total Housing Units	7,959	41,195
1 Unit, Detached	4,226	28,285
1 Unit, Attached	646	2,533
2 Units	187	596
3 or 4 Units	383	1,194
5 to 9 Units	846	2,302
10 to 19 Units	490	1,989
20 to 49 Units	590	1,399
50 or More Units	553	2,093
Mobile Homes	38	804

WHAT THIS MEANS FOR THE SUBAREA PLAN

- The North Highline subarea is located within the King County urban growth boundary and is therefore planned for additional growth. The subarea is anticipated to see an increase in total population over time.
- The North Highline Subarea Plan emphasizes the need for more affordable units over time, but also recognizes the need for a diversity of housing types and housing developments.
- In 2022, the subarea plan was accompanied by zoning amendments that represent significant increases in zoned capacity for multifamily housing types. Over time, it is expected that the subarea will see more multifamily and mixed-use developments.

Measure: The economy is strong and diverse

WHY THIS MEASURE MATTERS

This measure addresses the following guiding principles from the King County Comprehensive Plan:

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*

- **Directing Development Toward Existing Communities (RP-203):** “King County shall continue to limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.”
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** “King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”

INDICATOR

- **Jobs by sector:** The analysis looks at the number of jobs in various economic sectors.

DATA

- **Geographic scale:** Data for the North Highline subarea and urban unincorporated King County is provided.
- **Data sources:** The data comes from Puget Sound Regional Council covered employment estimates compiled for 2022.

Figure 7. Jobs by sector in the North Highline Subarea

Geography	Construction and Resources	Finance, Insurance, and Estate	Manufacturing	Retail	Services	Warehousing, Transportation, and Utilities	Government	Public Education
North Highline	394	134	926	555	2,300	747	107	499
Urban Unincorporated King County	1,393	333	957	712	5,641	1,752	287	3,048

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Future reports will indicate whether the total number and category of jobs change since the plan was adopted in December 2022.⁹

Measure: Housing is affordable to residents at all income levels

WHY THIS MEASURE MATTERS

This measure aligns with several guiding principles of the Comprehensive Plan:

- **Sustainable Neighborhoods (RP-201):** “King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”

⁹ Service sector jobs include the following subsectors: information, professional/scientific/technical services, management of companies and enterprises, administrative and support and waste management and remediation services, educational services (private sector), health care and social assistance, arts, entertainment and recreation, accommodation and food services, and other services (except public administration).

- **Directing Development Toward Existing Communities (RP-203):** “King County shall continue to limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.”
- **Equity and Social Justice (RP-205):** “King County shall, when implementing and evaluating its land use policies, program, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”

INDICATORS

- **Cost burdened households:** Households paying 30 percent or more of their income on rent, mortgage payments, and other housing costs.
- **Extreme cost burdened households:** Households paying 50 percent or more of their income on rent, mortgage payments, and other housing costs.

DATA

- **Geographic scale:** The analysis focuses on North Highline, comparing data to urban unincorporated King County.
- **Data sources:** Data on housing costs, renter and owner costs, and the number of cost-burdened households were drawn from 2022 American Community Survey 5-year estimate datasets.

Figure 8. Renter households experiencing cost burdens in the North Highline subarea

Cost Burdened Renter Households	North Highline Subarea	Urban Unincorporated King County Estimates
Total Households	7,508	39,640
Total Number of Renter Households	3,492	11,561
Renters Paying > 30 Percent (Cost Burdened)	1,908	5,677
Renters Paying > 50 Percent (Extreme Cost Burdened)	818	2,838
Renters with Cost Burden	55%	49%

Figure 9. Owner households experiencing cost burdens in the North Highline subarea

Cost Burdened Owner Households	North Highline Subarea	Urban Unincorporated King County Estimates
Total Households	7,508	39,640
Total Number of Owner Households	4,016	28,079
Owners Paying > 30 Percent (Cost Burdened)	1,328	7,153
Owners Paying > 50 Percent (Extreme Cost Burdened)	524	2,917
Owners with Cost Burden	33%	25%

WHAT THIS MEANS FOR THE SUBAREA PLAN

- In the North Highline subarea, 55 percent of renter households are cost burdened in comparison to 49 percent of urban unincorporated King County households. Thirty-three percent of owner households are cost burdened in comparison to 25 percent of urban unincorporated King County households.
- Housing affordability and anti-displacement are articulated as community and policy priorities in the North Highline Subarea Plan.
- As part of subarea plan implementation, inclusionary housing zoning code amendments were adopted to require and incent affordable housing units at various income levels. Through the 2024 Comprehensive Plan process, these programs were further adjusted to encourage affordable housing.
- Future reports will track whether cost burdened renter and owner households increase or decrease over time.

Measure: Residents have access to transit

WHY THIS MEASURE MATTERS

This measure is aligned with several guiding principles of the King County Comprehensive Plan:

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Providing a Variety of Transportation Choice (RP-204):** *“King County shall continue to promote an efficient multimodal transportation system that provides residents with a range of transportation choices that respond to community needs and reduce impacts on the natural environment.”*
- **Preparing for and Responding to Climate Change (RP-207):** *“King County shall reduce greenhouse gas emissions, advance climate 1079 equity, and prepare for and respond to climate change impacts.”*

INDICATORS

- **Proximity of housing units (type) to transit stops:** The number of single detached homes located within a quarter-mile walk or roll of transit stops and the number of multifamily housing units (e.g., apartments) located within a quarter-mile walk or roll of transit.
- **Jobs near transit stops:**¹⁰ The total number of jobs located within a quarter-mile walk or roll of transit stops.

DATA

- **Geographic scale:** The data focuses on North Highline, offering insights into how this specific subarea compares with urban unincorporated King County.
- **Data sources:** Data was obtained from Metro’s Analytics Portal, assessing the amount of housing and employment within a quarter mile walk or roll of transit routes. Transit network data reflects

¹⁰ This measure uses a different source and estimate year to count job totals than the previous measures reporting on employment, so the subarea totals differ.

fall 2023 transit service. Employment data is drawn from the 2021 Longitudinal Employer-Household Dynamics dataset, the most recent available. Housing data is sourced from King County parcel data from 2023.

Figure 10. Proximity of jobs to transit in the North Highline subarea

Geography	Jobs near Transit	Share of Jobs Near Transit
North Highline	2,872	65%
Urban Unincorporate King County	6,271	52%

Figure 10. Proximity of housing by type to transit in the North Highline subarea

Geography	Single Detached Units Near Transit	Multifamily Units Near Transit	Total Units Near Transit	Share of Housing Near Transit
North Highline	3,291	3,014	6,305	81%
Urban Unincorporated King County	13,234	8,830	22,064	52%

WHAT THIS MEANS FOR THE SUBAREA PLAN

- With more than 80 percent of housing units situated near transit in North Highline, housing development patterns in the subarea actively support regional efforts to reduce car dependency and encourage greater use of public transportation.
- The substantial number of jobs located near transit stops further reinforces North Highline’s position as an area where residents can live and work while relying on public transportation.
- Future reports will provide additional data on the status and trends related to proximity of housing and jobs to transit.

Measure: Residents have access to parks and open spaces

WHY THIS MEASURE MATTERS

Access to parks and open spaces plays an important role in promoting public health, environmental sustainability, and community well-being. The King County Comprehensive Plan emphasizes the importance of these spaces in several ways:

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Preserving and Maintaining Open Space and Natural Resource Lands (RP-202):** *“King County shall pursue opportunities to preserve and maintain remaining high-priority forest, agriculture, and other open space lands.”*
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** *“King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”*

INDICATORS

- **Proximity to parks and open spaces:** The percent of residents living within proximity to a park (in urban areas, one-quarter mile, or in rural areas, within two miles in a straight line of any open space). Additionally, the percentage of residents with proximate access to a nearby trail for recreational purposes such as walking, cycling, or hiking (within a mile of a Regional Trail following the road network).

DATA

- **Geographic Scale:** The analysis focuses on the North Highline subarea and includes data from urban unincorporated King County for comparison.
- **Data Sources:** The proximity data is drawn from American Community Survey 5-year estimate data coupled with information from King County Parks.

Figure 11. Proximity of population living near parks or open space in the North Highline subarea

Geography	Percent of Population Living Near Parks or Open Space
North Highline	72%
Urban Unincorporated King County	55%

Figure 12. Proximity of population living near regional trails in the North Highline subarea

Geography	Percent of Population Living Near Regional Trails
North Highline	6%
Urban Unincorporated King County	31%

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Seventy-two percent of North Highline residents live near a park, which is much greater than other urban unincorporated areas in King County.
- Rezones undertaken as part of the 2024 Comprehensive Plan aimed to increase potential residential density in proximity to parks and open spaces.
- The low percentage of residents with access to trails in North Highline underscores a potential gap in the availability of these recreational and mobility resources.

B. North Highline Subarea Plan Specific Implementation Measures

Measure: Increase access to opportunities and amenities

WHY THIS MEASURE MATTERS

This measure aligns with North Highline's guiding principles, emphasizing equitable access to opportunities and amenities for community well-being.

- **Principle #6:** *“We promote the development of community-desired amenities to improve aesthetics, enrich the community’s diverse physical and cultural assets, and support gathering together as a community.”*
- **Principle #8:** *“We support residents growing their work interests, skills, and wages.”*
- **Principle #9:** *“We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.”*
- **Principle #10:** *“We can access jobs and amenities in the region and in our community without relying on automobiles.”*

INDICATORS

- **Investments, improvements, and county programs that support access to opportunities and amenities:** Includes funding for projects and programs aimed at enhancing transportation, safety, and environmental conditions.

DATA

- **Geographic Scale:** The analysis is specific to the North Highline area.
- **Data Sources:** Data was collected from King County departments that reports on investments, improvements, and county programs, with a focus on transportation and public space projects. Data was collected from the following King County departments: Local Services, Department of Community and Human Services, King County Metro, Department of Natural Resources and Parks, and Public Health - Seattle & King County.

Transportation and Pedestrian Infrastructure Improvements

- **SW 100th Street sidewalk improvements:** King County Metro is building four blocks of new sidewalks, crosswalks, bike lanes with lighting along SW 100th Street to connect 15th Avenue SW to the new RapidRide H Line.
- **Bus stop improvements:** In 2023, King County Metro upgraded 14 H line bus stops in the North Highline subarea by adding sidewalks, accessible boarding areas, and benches.

Safety and Road Maintenance

- **Road Services investments:** Between January 2023 and May 2024, Local Services Road Services Division installed over three tons of pothole patching material and removed nearly 60,000 pounds of litter in North Highline.¹¹

¹¹ The DLS Roads Services Division removes debris and other objects from the right-of-way as needed for traffic safety.

Urban Forestry and Public Spaces

- *Urban Forestry Program:* Funding from the Washington State Department of Natural Resources has been secured to enhance urban forests in North Highline. Activities include invasive species control, tree planting, and community engagement efforts at Glendale Forest, and will take place from September 2024 to May 2025.

Land Conservation

- *Land Conservation Initiative:* In 2023, two parcels of land were acquired to increase urban greenspace located proximate to the Hamm Creek Natural Area.¹²

Public Health Investments

The following initiatives apply to North Highline and other areas of South King County:

- The Communities of Opportunity Initiative provided \$200,000 (2023 - 2024 Award) to the White Center Community Development Association and community partners to mobilize a community-wide policy advocacy effort to create a community preference housing ordinance for King County.¹³
- King County Racial and Ethnic Approaches to Community Health is a 5-year Center for Disease Control-funded initiative to improve health equity among African American/African-born and Hispanic/Latino residents in South Seattle and South King County.¹⁴
- The Public Health Community Navigators program was co-created with trusted community representatives to provide culturally responsive information and resources on communicable diseases, address social determinants of health, and provide guidance into Public Health.¹⁵ In the current program, Community Navigators represent an array of communities in King County.

WHAT THIS MEANS FOR THE SUBAREA PLAN

- King County is making substantial investments to enhance access to opportunities and amenities in North Highline, with a particular focus on transportation, safety, and environmental sustainability.
- The presence of both completed and ongoing programs demonstrates a continued focus on increasing access to amenities and opportunities.
- Equitably distributing future investments across all neighborhoods within North Highline is essential to achieving the greatest impact.
- Several projects in North Highline are either completed or underway, including transportation safety improvements and urban forest enhancements. Metrics such as the number of trees planted, sidewalks constructed, and transit stops upgraded would provide clearer indicators of progress.
- Future reporting will continue to monitor investments, improvements, and ongoing and upcoming county programs.

¹² Land Conservation Initiative (LCI) webpage. [\[LINK\]](#) Parcel numbers of acquired land include 0133000440 and 5624200750.

¹³ Communities of Opportunity (COO) webpage. [\[LINK\]](#)

¹⁴ King County Racial and Ethnic Approaches to Community Health (KCREACH) webpage. [\[LINK\]](#)

¹⁵ Public Health Navigators program webpage. [\[LINK\]](#)

Measure: Protect the vibrant small business community

WHY THIS MEASURE MATTERS

This measure supports North Highline's guiding principles to sustain the vibrant small business community.

- **Principle #3:** “We live in thoughtfully designed housing and commercial spaces where intergenerational households and legacy businesses can stay and where affordability and ownership are realized.”
- **Principle #4:** “We support a thriving and equitable economy, with racially and ethnically diverse, community-minded small business owners, entrepreneurs, and employers.”
- **Principle #7:** “We support regulations and investments that result in a safe, secure, and healthy community and compatible development.”

INDICATORS

- **Number of business licenses:** The number of businesses operating in the area, categorized by industry (e.g., services, retail, construction, etc.).
- **Economic development investments:** Programs and projects aimed at fostering business growth, workforce development, and recovery from economic challenges.

DATA

- **Geographic Scale:** The data focuses on North Highline.
- **Data Sources:** Data on business licenses was sourced from the Washington State Department of Revenue, and investments data was sourced from Local Services reports.

Figure 13. Number and type of issued business licenses in North Highline subarea

Subarea	Total Business Licenses	Construction and Resources	Finance, Insurance, and Estate	Manufacturing	Retail	Services	Warehousing, Transportation, and Utilities
North Highline	1,332	15%	3%	4%	4%	58%	16%

Investments in Economic Development

- **Economic Alliance Programs:**¹⁶ Funded with \$5.25 million from COVID-19 recovery funds, this program focuses on supporting workforce development, providing small business technical assistance, and helping local businesses recover from the pandemic. Between January 2023 and September 2024, outcomes of the program include:
 - 902 total events and meetings
 - Hosting 140 learning sessions
 - 192 community members participated in these programs
- **Storefront Repair Grant Program:**¹⁷ This program offers up to \$5,000 per incident to help businesses recover from property crimes like vandalism.

¹⁶ Unincorporated King County Economic Alliance webpage. [\[LINK\]](#)

¹⁷ King County Storefront Grant Program webpage. [\[LINK\]](#)

- **Participatory Budgeting Program:**¹⁸ This \$11.75 million initiative allows the community to directly influence how funds are allocated to support economic development and infrastructure improvements. Specifically, \$2.8 million is dedicated to the North Highline subarea.
- **Alan M. Painter Grants:**¹⁹ This program funds community projects that help residents in King County’s unincorporated Community Service Areas participate in—and be more connected to—their communities and to King County. In 2023, grants totaling \$12,500 were distributed while in 2024, grants totaling \$6,500 were distributed in the North Highline subarea.

WHAT THIS MEANS FOR THE SUBAREA PLAN

- The North Highline Subarea Plan emphasizes economic diversity and resilience. With 58 percent of businesses in the services sector, the North Highline subarea economy is reliant on service-oriented businesses.
- King County continues to invest significant resources into the North Highline business community, consistent with guidance from the subarea plan.

Measure: Protect and increase availability of affordable housing

WHY THIS MEASURE MATTERS

This measure aligns with North Highline's guiding principles prioritizing affordable housing and anti-displacement efforts through investments, programming, and regulations.

- **Principle #2:** *“We support community investments and programs that reduce the risks and mitigate the impacts, of residential, economic, and cultural displacement.”*
- **Principle #3:** *“We live in thoughtfully designed housing and commercial spaces where intergenerational households and legacy businesses can stay and where affordability and ownership are realized.”*

INDICATORS

- **Number of income-restricted units by type, tenure, and area median income (AMI):**²⁰ Housing units with rents that are capped at a certain percentage of the AMI to make them affordable for lower-income households.
- **Housing assistance programs available in the subarea:**²¹ Households served by the King County housing assistance programs including King County Housing Repair Program and Keep King County Housed Program.

¹⁸ Local Services Participatory Budgeting Program (PB) webpage. [\[LINK\]](#)

¹⁹ Alan M. Painter Grants webpage. [\[LINK\]](#)

²⁰ Data on tenure of income-restricted units was not available for income-restricted properties. Income-restricted housing data is current as of December 31, 2022. Therefore, any properties which received a certificate of occupancy in 2023 or in early 2024 are not reflected here. Properties with an affordability covenant which expired prior to 2022 are also not reflected here. The database does not include units in the development pipeline. Additionally, most properties have multiple funders, and their data differs. Some instances the number of units by AMI level or by bedroom count does not align with the number of Total Restricted Units.

²¹ Housing assistance information is collected on a zip code level. DCHS does not have available information for the North Highline subarea.

- **Average cost of rental units by size:**²² Rental costs of units by size in the subarea represented by median gross rent total.
- **Average home sale price:**²³ Average sales price of homes in the North Highline subarea, categorized by housing type (e.g., single detached, multifamily).

DATA

- **Geographic Scale:** The data focuses on North Highline, with a comparison to nearby areas when relevant.
- **Data Sources:** Data on income-restricted units (type and AMI) were sourced from King County Income-restricted Housing database.²⁴ Area median income is calculated annually by the U.S. Department of Housing and Urban Development to determine eligibility for federal housing programs and is also used by local housing programs. It is the midpoint of a region's income distribution, meaning that half of the households in the area earn more than the median and half earn less. Area median income is adjusted based on household size. Housing assistance program information was collected from the King County Housing Repair Program and Keep King County Housed Program. Rental cost data were obtained from the American Community Survey 5-year estimates for 2022, and home sale price data is sourced from the King County Department of Assessments.

Figure 14. Income-restricted units by area median income (AMI) in North Highline subarea

Subarea	Total Income-restricted Units	AMI 20	AMI 25	AMI 30	AMI 35	AMI 40	AMI 45	AMI 50	AMI 60	AMI 65	AMI 70	AMI 75	AMI 80	AMI 85	AMI 90	AMI 100	AMI 120
North Highline	1,474	0	0	271	0	8	0	351	844	0	0	0	0	0	0	0	0

Figure 15. Income-restricted units by bedrooms in North Highline subarea

Subarea	Total Income-restricted Units	0 Bedroom*	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
North Highline	1,474	33	682	517	213	34	6

*0 bedrooms refer to a studio.

²² Average rent asked by number of bedrooms is not available for subareas.

²³ The King County Assessor’s Office provided residential sales price information using a measure of average rather than median. Data represents the timeframe between January 1, 2022 and December 31, 2023.

²⁴ AMI data presented as requested by King County DCHS staff.

Figure 16. Rental costs by unit size in North Highline subarea

Size of Unit (Bedrooms)	North Highline Rental Cost
Median Gross Rent	\$1,726
0 Bedroom	\$1,170
1 Bedroom	\$1,286
2 Bedrooms	\$1,872
3 Bedrooms	\$2,228
4 Bedrooms	\$2,712
5+ Bedrooms	n/a

*0 bedrooms refer to a studio.

Figure 17. Average home sale prices by unit size in North Highline subarea

Size of Unit	North Highline Average Home Sale Price
Multifamily residence (Residential, 2-4 units)	\$634,525
Multifamily residence (Residential, 5+ units)	\$500,000
Land with mobile home	\$355,598
All other residential not elsewhere coded	n/a
Residential condominiums	\$860,000
Household, single-family units	\$655,808

WHAT THIS MEANS FOR THE SUBAREA PLAN

- The North Highline features 1,474 income restricted units, which is approximately 17 percent of all units in the subarea (7,508). While the North Highline subarea has a supply of affordable housing for households earning 50-60 percent of the AMI, there are significant challenges for extremely low-income residents and families in need of larger housing units.
- Many of the larger income-restricted units (two or more bedrooms) are in the Greenbridge development, managed by the King County Housing Authority. Offering a range of unit sizes is crucial for accommodating diverse households, including intergenerational families.
- Median rental for all units in the subarea is \$1,726. Future reports will identify trends for the North Highline subarea.
- Consistent with regional trends, the average cost of purchasing a home remains out of reach for many households. Expanding the supply of both rental and ownership units across all income levels is essential to creating opportunities for everyone.

Measure: Increase active transportation infrastructure

WHY THIS MEASURE MATTERS

This measure reflects North Highline's principles prioritizing access to infrastructure that supports health, well-being, and sustainable mobility.

- **Principle #9:** “We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.”
- **Principle #10:** “We can access jobs and amenities in the region and in our community without relying on automobiles.”

INDICATORS

- **Linear miles of sidewalks, trails:**²⁵ The total distance of sidewalks and trails in North Highline, measured in miles.
- **Number of crosswalks:** The total number of marked crosswalks available for pedestrian safety.²⁶
- **Linear miles of bike lanes:** The total distance of dedicated bike lanes.
- **Infrastructure improvements:** Includes funding for projects aimed at enhancing transportation, safety, environmental conditions, and for American with Disabilities Act compliance.

DATA

- **Geographic Scale:** This analysis focuses solely on North Highline.
- **Data Sources:** Data was sourced from King County transportation reports and inventories as of 2024.

Figure 18. Infrastructure investments in the North Highline subarea

Infrastructure	2021 Inventory	2024 Inventory
School Zone Flashers	25	26
Sidewalks	*	27.5 linear miles
Crosswalks	166	169
Bike Lanes	2.3 lane miles	2.3 lane miles

* 2021 sidewalk inventory data contained an error. Year-to-year comparisons are unavailable.

²⁵ King County Regional Trail data is used for this indicator.

²⁶ Every intersection is a legal crosswalk under Washington law unless it is marked as closed or where it is located between two signalized intersections you could cross at. Crosswalk markings can provide guidance for pedestrians who are crossing roadways and may help alert other road users to locations where pedestrians are more likely to cross the road. For this reason, this document reports the number of marked crosswalks. [\[LINK\]](#)

Figure 19. ADA-compliant ramp upgrades, completed by Road Services, in the North Highline subarea

Subarea	Location	Project Description
North Highline	10th Ave SW & SW 108th St	Reconstructed two existing ADA ramps
North Highline	4th Ave SW & SW 112th St	Reconstructed one existing ADA ramp on SE corner
North Highline	14th Ave SW & SW 107th St	Constructed four new ADA ramps, reconstructed two existing ADA ramps
North Highline	14th Ave SW at Mount View Elementary School	Constructed two new ADA ramps, one new crosswalk
North Highline	SW Roxbury St and 22 nd Ave SW	Constructed two new ADA ramps (H Line)
North Highline	SW Roxbury St and 24 th Ave SW	Constructed two new ADA ramps (H Line)

Figure 20. Trails in the North Highline subarea

Regional Trails in the North Highline Subarea	Length of Trail in Subarea	Description
Green River Trail	4,160 feet	Green River Trail North Extension Project has extended the Green River Trail 4,160 feet into the North Highline subarea. ²⁷

WHAT THIS MEANS FOR THE SUBAREA PLAN

- King County Metro’s H Line project provided many active transportation safety and accessibility improvements, as presented on Metro’s project website.²⁸
- King County DLS Roads Services Division (Roads) representatives highlighted a County-wide challenge: *“The County’s ability to construct active transportation infrastructure, or preserve and maintain existing assets, is severely limited by the county road funding crisis. Road Services continues to seek grant funding to address the highest priority needs on the road network as it pursues sustainable funding solutions. Some active transportation improvements may be provided with private developments.”*
- King County Roads is planning to install additional bicycle lanes along SW 16th Avenue SW between SW 100th Street and SW 107th Street. Construction is anticipated in 2025.
- Future investments in active transportation infrastructure will further support the implementation of the North Highline Subarea Plan.

²⁷ Green River Trail North Extension Project webpage. [\[LINK\]](#)

²⁸ King County Metro H Link project website. [\[LINK\]](#)

Measure: Reduce the risk of residential, economic, and cultural displacement

WHY THIS MEASURE MATTERS

This measure aligns with the following North Highline subarea guiding principles that articulate the community priority to reduce displacement.

- **Principle #1:** *“We are proud of our community and continue to share our collective history with others and to invest in this place, our home for current residents and their future generations.”*
- **Principle #2:** *“We support community investments and programs that reduce the risks and mitigate the impacts, of residential, economic, and cultural displacement.”*
- **Principle #7:** *“We support regulations and investments that result in a safe, secure, and healthy community and compatible development.”*

INDICATORS

- **Percentage of BIPOC Households:** Percentage of households identifying as Black, Indigenous, or People of Color (BIPOC).
- **Percentage of renters:** Percentage of renter households within the subarea.
- **Percentage of households making 80 percent AMI or below:**²⁹ Percentage of renter households and households earning 80 percent of the AMI or below.
- **Percentage of households with children in poverty:**³⁰ Number of families with children under the Federal Poverty Level (FPL). The FPL is determined annually by the Federal Department of Health and Human Services based on the Census Bureau’s poverty thresholds.
- **Average household size:** Average number of people in a household in the North Highline subarea.
- **Year moved into unit:**³¹ Number of residents by the period they moved into their current unit.
- **Number of evictions and foreclosures:**³² Number of evictions and foreclosures as an indicator of housing instability
- **List of cultural and community assets:**³³ A definition of what constitutes such assets was not included in the plan. However, it can be assumed that the term refers to places like parks, schools, businesses, and libraries that are unique to the area and hold special significance for community members. Additionally, there are community concerns that increased development could negatively affect these spaces.

²⁹ Data for the indicator “percentage of households making 80 percent AMI or below” is sourced from Comprehensive Housing Affordability Strategy (CHAS) data produced by the U.S. Department of Housing and Urban Development. Total household numbers differ from this indicator because the most recent year reported (during report development) was 2020.

³⁰ Families data, a subset of households, was used for this indicator.

³¹ This indicator includes standard years provided by census tables. Data in this table is reported as population in households (not households) by the year they moved in. Additionally, figures may vary across tables due to the latest year available from a given dataset. This data may differ from other figures for this reason.

³² A portion of households do not have address data available, and thus were not able to be placed geographically. They are thus excluded from the table below, and thus these numbers should be treated as minimums (with the actual number of cases likely slightly higher). Data covers January 1, 2023 to May 1, 2024.

³³ The definition of cultural and community assets was derived by staff using the context of the North Highline Subarea Plan.

DATA

- **Geographic Scale:** The analysis focuses on North Highline. Data for “years moved” was gathered from a broader geographic area. Other data variations reflect different data sources.
- **Data Sources:**³⁴ BIPOC households, percentage of renters, percent of families with children in poverty, average household size, and year moved into unit were sourced from American Community Survey 5-year estimate data for 2022. Percentage of households making 80 percent AMI or below data is sourced from 2020 Comprehensive Housing Affordability Strategy (CHAS) datasets. Eviction information is from the King County Evictions database. Number of foreclosed properties in 2023 is represented by properties that went to auction, from King County Department of Executive Services, Finance and Business Operations Division. List of cultural and community assets were identified in the North Highline Subarea Plan.

Figure 21. Percent of BIPOC households in the North Highline subarea

	North Highline
White Alone	4,363
Black/African American	661
American Indian/Alaska Native	179
Asian	1,110
Native Hawaiian/Pacific Islander	34
Another Race	764
Multiracial	397
Hispanic/Latino/e	1,345
White (not Hispanic/Latino/e)	4,044
BIPOC Households	3,464
BIPOC Household as a Percentage of Total Households	46%

Figure 22. Percentage of renters in the North Highline subarea

	North Highline
Total Households	7,508
Total Number of Renter Households	3,492
Percentage of Renter Households	47%

³⁴ Data was sourced from multiple sources across these indicators. Demographic information may differ.

Figure 23. Households by percent of Area Median Income (AMI) in the North Highline subarea

	North Highline Households	Percentage of Households
0-30% AMI	1,700	23%
31-50% AMI	1,510	20%
51-80% AMI	1,080	14%
>80% AMI	3,320	44%
All Households	7,610	

Figure 24. Families with children in poverty in the North Highline subarea

	North Highline
Families with children	2,335
Families with children below Federal Poverty Level (FPL)	580
Percent of families with children below Federal Poverty Level (FPL)	12%

Figure 25. Average household size in the North Highline subarea

	North Highline
Average Household Size	2.64

Figure 26. Population by year moved into housing units in the North Highline subarea

Time Period	North Highline Owners	North Highline Renters
Residents (Population)	9,858	9,938
Moved within the last year	413	1,309
Moved in 2018 to 2020	1,568	3,145
Moved in 2010 to 2017	2,597	4,710
Moved in 2000 to 2009	2,510	640
Moved in 1990 to 1999	1,785	113
Moved in 1989 or earlier	985	21

Figure 27. Evictions in the North Highline subarea

Year	Eviction Case Outcome	Cases
2023	Evicted	32
2023	Likely Evicted	4
2023	Likely not evicted	20
2023	Unclear Outcome	10
2024	Evicted	8
2024	Unclear Outcome	10

Figure 28. Foreclosures in the North Highline subarea

	Total Foreclosures (2023)
2023 Unincorporated King County Foreclosure Properties for Auction	22
North Highline	1

Figure 29. List of community and cultural assets from the North Highline Subarea Plan

Cultural and Community Assets
Steve Cox Memorial Park
Dick Thurnau Memorial Park
White Center Height Parks
Dubsea Coffee
White Center Library
Greenbridge Library
16 th Avenue SW businesses

WHAT THIS MEANS FOR THE SUBAREA PLAN

- At 46 percent, North Highline has a relatively high number of BIPOC households. These households are more likely than others to pay a greater share of their income on housing than white households and are therefore more economically vulnerable than other households.³⁵
- Within the North Highline subarea, 56 percent of households earn 80 percent of the area median income (AMI) or below, and 47 percent of all units are rental households. The significant proportion of both rental households and those earning below 80 percent AMI indicates a high prevalence of economically vulnerable households.

³⁵ Puget Sound Regional Council Puget Sound trends (February 2023) webpage. [\[LINK\]](#)

- Since 2018, 1,981 ownership units have experienced turnover, compared to 4,454 rental units. This disparity highlights the relative mobility of renters and potentially indicates greater economic vulnerability among them.

C. Skyway-West Hill Standardized Urban Unincorporated Measures

Measure: Development occurs in areas planned for growth

WHY THIS MEASURE MATTERS

This measure supports several key principles, including:

- **Directing Development Toward Existing Communities (RP-203):** *“King County shall continue to limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.”*
- **Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Economic Strength and Equity (RP-205):** *“King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”*

INDICATORS

- **Number of jobs:** Total number of jobs.
- **Number of businesses:** Total number of businesses.
- **Total population:** Population changes are tracked using census data focusing on total population.
- **Housing units by type:** Housing data includes the total number of units and the breakdown by housing type, such as single detached, multiunit, and mobile homes.

DATA

- **Geographic scale:** The data focuses on Skyway-West Hill, comparing to that of urban unincorporated King County.
- **Data source:** The data comes from the 2020 Census, 2022 American Community Survey 5-year estimates. Number of jobs and businesses come from the Puget Sound Regional Council’s covered employment estimates for 2022. Covered employment refers to positions covered by the Washington Unemployment Insurance Act.

Figure 30. Total number of jobs in the Skyway-West Hill subarea

Geography	Total Number of Jobs
Skyway-West Hill	1,646
Urban Unincorporated King County	14,480

Figure 31. Total number of businesses in the Skyway-West Hill subarea

Geography	Total Number of Businesses
Skyway West Hill	194
Urban Unincorporated KC	1,392

Figure 32. Population in the Skyway-West Hill subarea

Geography	Total Population
Skyway-West Hill	18,032
Urban Unincorporated King County	119,822

Figure 33. Housing units by type in the Skyway-West Hill subarea

Housing Type	Skyway-West Hill	Urban Unincorporated King County
Total Housing Units	6,789	41,195
1 Unit, Detached	4,322	28,285
1 Unit, Attached	126	2,533
2 Units	150	596
3 or 4 Units	142	1,194
5 to 9 Units	306	2,302
10 to 19 Units	878	1,989
20 to 49 Units	233	1,399
50 or More Units	566	2,093
Mobile Homes	66	804

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Skyway-West Hill features 11 percent of jobs and just one percent of businesses of all urban unincorporated areas of King County. Growth of businesses in the subarea will support countywide and subarea economic goals.
- Skyway-West Hill features 15 percent of the population of urban unincorporated King County.
- Consistent with other areas of the county, over 68 percent of all units are single detached homes. While the subarea plan emphasizes the importance of increasing affordable housing over time, it also acknowledges the need for a diverse range of housing types and developments.

Measure: The economy is strong and diverse

WHY THIS MEASURE MATTERS

This measure directly relates to several guiding principles of the King County Comprehensive Plan.

- **Creating Sustainable Neighborhoods (RP-201):** “King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”
- **Directing Development Toward Existing Communities (RP-203):** “King County shall continue to limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.”
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** “King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”

INDICATOR

- **Jobs by sector:** The analysis looks at the number of jobs in various economic sectors such as services, retail, manufacturing, and construction.

DATA

- **Geographic scale:** Data is included for the Skyway-West Hill subarea and urban unincorporated King County.
- **Data source:** The data for this analysis comes from Puget Sound Regional Council covered employment estimates compiled for 2022.

Figure 34. Jobs by sector in the Skyway-West Hill subarea

Geography	Construction and Resources	Finance, Insurance, and Real Estate	Manufacturing	Retail	Services	Warehousing, Transportation, and Utilities	Government	Public Education
Skyway-West Hill	131	68	18	113	817	45	82	372
Urban Unincorporated King County	1,393	333	957	712	5,641	1,752	287	3,048

WHAT THIS MEANS FOR THE SUBAREA PLAN

- With a limited number of total jobs, the Skyway-West Hill area accounts for a relatively small share of the total jobs in urban unincorporated King County.³⁶
- The Skyway-West Hill subarea may benefit from economic development resources aimed at attracting more businesses in higher-paying sectors like construction, manufacturing, and technology.

³⁶ Service sector jobs include the following subsectors: information, professional/scientific/technical services, management of companies and enterprises, administrative and support and waste management and remediation services, educational services (private sector), health care and social assistance, arts, entertainment and recreation, accommodation and food services, and other services (except public administration).

Measure: Housing is affordable to residents at all income levels

WHY THIS MEASURE MATTERS

This measure directly relates to several guiding principles of the King County Comprehensive Plan.

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** *“King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”*

INDICATORS

- **Cost burdened households:** Households paying 30 percent or more of their income on rent, mortgage payments, and other housing costs.
- **Extreme cost burdened households:** Households paying 50 percent or more of their income on rent, mortgage payments, and other housing costs.

DATA

- **Geographic scale:** This analysis focuses on Skyway-West Hill and compares it to urban unincorporated King County.
- **Data source:** Data on housing costs, renter and owner costs, and the number of cost-burdened households were drawn from 2022 American Community Survey 5-year estimate datasets.

Figure 35. Renter cost burdened households in the Skyway-West Hill subarea

Cost Burdened Renter Households	Skyway-West Hill Subarea	Urban Unincorporated King County Estimates
Total Households	6,631	39,640
Total Number of Renter Households	2,629	11,561
Renters Paying > 30 Percent (Cost Burdened)	1,287	5,677
Renters Paying > 50 Percent (Extreme Cost Burdened)	787	2,838
Renters with Cost Burden	49%	49%

Figure 36. Owner cost burdened households in the Skyway-West Hill subarea

Cost Burdened Owner Households	Skyway-West Hill Subarea	Urban Unincorporated King County Estimates
Total Households	6,631	39,640
Total Number of Owner Households	4,002	28,079
Owners Paying > 30 Percent (Cost Burdened)	1,287	7,153
Owners Paying > 50 Percent (Extreme Cost Burdened)	550	2,917
Owners with Cost Burden	31%	25%

WHAT THIS MEANS FOR THE SUBAREA PLAN

- A substantial share of households in the Skyway-West Hill subarea are cost-burdened, including 49 percent of renters and 31 percent of homeowners. These numbers compared to urban unincorporated King County are 49 percent and 25 percent, respectively.
- Housing affordability and anti-displacement are highlighted as key priorities in the subarea plan.
- As part of the subarea plan adoption in late 2022, inclusionary housing programs were approved to either require or incentivize affordable units. Zoning code amendments from the 2024 Comprehensive Plan further refined these standard.
- Future reporting will continue to track the impact of growth and the impact of these programs over time.

Measure: Residents have access to transit

WHY THIS MEASURE MATTERS

This measure supports several key principles in the King County Comprehensive Plan.

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Providing a Variety of Transportation Choice (RP-204):** *“King County shall continue to promote an efficient multimodal transportation system that provides residents with a range of transportation choices that respond to community needs and reduce impacts on the natural environment.”*
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** *“King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”*

INDICATORS

- **Proximity of housing units (type) to transit stops:** The number of single detached homes located within a quarter-mile walk or roll of transit stops and the number of multifamily housing units (e.g., apartments) located within a quarter-mile walk or roll of transit.

- **Jobs near transit stops:**³⁷ The total number of jobs located within a quarter-mile walk or roll of transit stops.

DATA

- **Geographic scale:** The data focuses on Skyway-West Hill.
- **Data sources:** Data was obtained from Metro’s Analytics Portal, assessing the amount of housing and employment within a quarter mile walk or roll of transit routes. Transit network data reflects fall 2023 transit service. Employment data is drawn from the 2021 Longitudinal Employer-Household Dynamics (LODES) dataset, the most recent available. Housing data is sourced from King County parcel data from 2023.

Figure 37. Proximity of jobs to transit in the Skyway-West Hill subarea

Geography	Jobs Near Transit	Share of Jobs Near Transit
Skyway-West Hill	719	72%
Urban Unincorporate King County	6,271	52%

Figure 38. Proximity of housing by type to transit in the Skyway-West Hill subarea

Geography	Single Detached Units Near Transit	Multifamily Units Near Transit	Total Units Near Transit	Share of Housing Near Transit
Skyway-West Hill	2,903	1,779	4,682	74%
Urban Unincorporated King County	13,234	8,830	22,064	52%

WHAT THIS MEANS FOR THE SUBAREA PLAN

- With 74 percent of units located within a quarter mile of transit stops, many residents are likely to access transit on foot.
- Most jobs in Skyway-West Hill are located near transit in the subarea’s four commercial areas, including the Skyway Business District.

Measure: Residents have access to parks and open spaces

WHY THIS MEASURE MATTERS

Access to parks and open spaces is essential for public health, sustainability, and quality of life. This measure supports several principles of the King County Comprehensive Plan.

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*

³⁷ This measure uses a different source and estimate year to count job totals than the previous measures reporting on employment, so the subarea totals differ.

- **Preserving and Maintaining Open Space and Natural Resource Lands (RP-202):** “King County shall pursue opportunities to preserve and maintain remaining high-priority forest, agriculture, and other open space lands.”
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** “King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”

INDICATORS

- **Proximity to parks and open spaces:** The percent of residents living within proximity to a park (in urban areas, one-quarter mile, or in rural areas, within two miles in a straight line of any open space). Additionally, the percentage of residents with proximate access to a nearby trail for recreational purposes such as walking, cycling, or hiking (within a mile of a Regional Trail following the road network).

DATA

- **Geographic scale:** This analysis focuses on Skyway-West Hill and compares the data to urban unincorporated King County.
- **Data sources:** The proximity data is drawn from 2022 American Community Survey 5-year estimate data coupled with information from King County Parks.

Figure 39. Proximity of population living near parks or open space in the Skyway-West Hill subarea

Geography	Percent of Population Living Near Parks or Open Space
Skyway-West Hill	56%
Urban Unincorporated King County	55%

Figure 40. Proximity of population living near regional trails in the Skyway-West Hill subarea

Geography	Percent of Population Living Near Regional Trails
Skyway-West Hill	7%
Urban Unincorporated King County	31%

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Slightly more people in Skyway-West Hill live near a park than unincorporated King County as a whole.
- A low percentage of residents enjoy proximate access to trails in the Skyway-West Hill subarea.

D. Skyway-West Hill Subarea Plan Specific Implementation Measures

Measure: Increase access to social and health services, including the development of a community center

WHY THIS MEASURE MATTERS

The measure aligns with Skyway-West Hill's guiding principles advocating for equitable access to health services.

- **Principle #2:** *“Create healthy connected neighborhoods where residents have safe and adequate means to connect with their neighbors, schools, community services and programs, and local businesses.”*
- **Principle #8:** *“Promote the development of community-desired amenities and enrich the community’s diverse physical and cultural assets.”*
- **Principle #9:** *“Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.”*

INDICATORS

- **Report on social and health service providers and their services operating in or accessible to the subarea:** This includes healthcare providers, social service agencies, and community resources that offer support for food assistance, housing, and medical care.
- **Report on progress and development of a community center:** This includes a progress report on the development of the Skyway Community Center.

DATA

- **Geographic scale:** The analysis focuses on the Skyway-West Hill area.
- **Data sources:** Data was sourced from local health and social service providers operating in and around Skyway-West Hill, as well as from King County reports on community development initiatives.

Healthcare access: Skyway-West Hill has limited access to healthcare services within the subarea. Residents must rely on nearby providers such as:

- SeaMar Community Health Centers in South Park³⁸
- NeighborCare Health in Rainier Beach³⁹
- Various clinics in Renton, including an urgent care facility and a high school-based health center⁴⁰

Mobile services and outreach: The Washington State Department of Social and Health Services (DSHS) Mobile Community Services Office regularly visits the Skyway Library to provide access to programs such

³⁸ SeaMar Community Health Centers webpage. [\[LINK\]](#)

³⁹ Neighborcare Health webpage. [\[LINK\]](#)

⁴⁰ Renton High School-based Health Center webpage. [\[LINK\]](#)

as Basic Food Assistance, Cash Assistance, Medicare Savings Programs, and Disability Medical Assistance.

Community Center Development

- There was a groundbreaking event in January 2024 for the United States Department of Housing and Urban Development (HUD) EnVision Center in Skyway-West Hill.⁴¹ The center, supported by the Renton Innovation Zone Partnership and King County Housing Authority, will occupy a 4,568 square-foot building donated by U.S. Bank.
- The development of the Skyway Community Center has been ongoing since 1994, with recent efforts focusing on reviewing community input, identifying locations, designing alternative layouts, and securing funding.⁴² The design and development of the community center is led by the King County Parks. Preliminary design options are expected by Spring 2025, reflecting ongoing community engagement and planning.

Supportive Programs and Partnerships: King County Housing Authority plays a key role in providing technical support and acting as the fiscal agent for the community led EnVision Center project. This collaboration ensures that the project remains community-driven, reflecting the needs and priorities of Skyway-West Hill residents.

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Progress is being made toward improving access to social and health services, particularly with the anticipated development of the Skyway Community Center. The community center will play an important role in addressing service gaps that currently exist in Skyway-West Hill, particularly for health and social support.
- The Skyway-West Hill Subarea Plan aims to ensure that residents have access to services. Addressing these gaps is crucial for improving health outcomes and ensuring that all residents, especially the most vulnerable, have access to the services they need.
- Future reports will report on trends toward equitable access to health services.

Measure: Increase economic vitality and condition of the Skyway Business District

WHY THIS MEASURE MATTERS

This measure aligns with the following Skyway-West Hill subarea guiding principles that reflect the community priority to protect and promote a robust local economy.

- **Principle #4:** *“Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to succeed and jobs for area residents.”*
- **Principle #6:** *“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.”*
- **Principle #9:** *“Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.”*

⁴¹ US Department of Housing and Urban Development (HUD) EnVision Center webpage. [\[LINK\]](#)

⁴² Skyway Community Center Project webpage. [\[LINK\]](#)

INDICATORS

- **Number of business licenses:** The number of businesses operating in the area, categorized by industry (e.g., services, retail, construction, etc.).
- **Economic development investments:** Programs and projects aimed at fostering business growth, workforce development, and recovery from economic challenges.

DATA

- **Geographic scale:** The analysis focuses on the Skyway-West Hill subarea.
- **Data sources:** Business license data details were sourced from the Washington State Department of Revenue (DOR), and economic investment program information is sourced from Local Services economic reports.

Figure 41. Number and type of issued business licenses in the Skyway-West Hill subarea

Subarea	Total Business Licenses	Construction and Resources	Finance, Insurance, and Estate	Manufacturing	Retail	Services	Warehousing, Transportation, and Utilities
Skyway-West Hill	898	15%	6%	2%	3%	61%	13%

King County Investments in Economic Development

- **Economic Alliance Programs:**⁴³ Funded with \$5.25 million from COVID-19 recovery funds, this program focuses on supporting workforce development, providing small business technical assistance, and helping local businesses recover from the pandemic. Between January 2023 and September 2024, outcomes of the program include:
 - 902 total events and meetings
 - Hosting 140 learning sessions
 - 192 community members participated in the program
- **Storefront Repair Grant Program:**⁴⁴ This program offers up to \$5,000 per incident to help businesses recover from property crimes like vandalism.
- **Participatory Budgeting Program:**⁴⁵ This \$11.75 million initiative allows the community to directly influence how funds are allocated to support economic development and infrastructure improvements. Specifically, \$3.04 million is dedicated to the Skyway-West Hill subarea, the largest allocation comparatively to other geographies in the program.
- **Alan M. Painter Grants:**⁴⁶ This program funds community projects that help residents in King County’s unincorporated Community Service Areas participate in—and be more connected to—their communities and to King County. In 2023, grants totaling \$6,000 were distributed while in 2024, grants totaling \$15,800 were distributed in the Skyway-West Hill subarea.

⁴³ Unincorporated King County Economic Alliance webpage. [\[LINK\]](#)

⁴⁴ King County Store Front Grant Program webpage. [\[LINK\]](#)

⁴⁵ Local Services Participatory Budgeting Program (PB) webpage. [\[LINK\]](#)

⁴⁶ Alan M. Painter Grants webpage. [\[LINK\]](#)

WHAT THIS MEANS FOR THE SUBAREA PLAN

- The business environment in Skyway-West Hill is heavily service-driven, with important contributions from construction and transportation sectors.
- The King County investments in economic recovery and development, particularly in response to the COVID-19 pandemic, have helped support the local business community.
- Additional reporting cycles will provide insight into the economic development and vitality of the Skyway-West Hill Business District.

Measure: Protect and increase the availability of affordable housing

WHY THIS MEASURE MATTERS

The measure directly aligns with Skyway-West Hill's guiding principles prioritizing the protection of existing housing and the promotion of new affordable housing options.

- **Principle #3:** *“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.”*
- **Principle #5:** *“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.”*
- **Principle #6:** *“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.”*
- **Principle #9:** *“Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.”*

INDICATORS

- **Number of income-restricted units by type, tenure, and area median income (AMI):**⁴⁷ Housing units with rents that are capped at a certain percentage of the Area Median Income (AMI) to make them affordable for lower-income households.
- **Housing assistance programs available in the subarea:** Households served by the King County housing assistance programs including King County Housing Repair Program and Keep King County Housed Program.
- **Average rental costs:**⁴⁸ Rental costs of units by size in the subarea represented by median gross rent total.

⁴⁷ Data on tenure of income-restricted units was not available for income-restricted properties. Income-restricted housing data is current as of December 31, 2022. Therefore, any properties which received a certificate of occupancy in 2023 or in early 2024 are not reflected here. Properties with an affordability covenant which expired prior to 2022 are also not reflected here. The database does not include units in the development pipeline. Additionally, most properties have multiple funders, and their data differs. Some instances the number of units by AMI level or by bedroom count does not align with the number of Total Restricted Units. AMI data presented as requested by King County DCHS staff.

⁴⁸ Average rent asked by number of bedrooms is not available for subareas.

- **Average home sale price:**⁴⁹ Average sales price of homes in the Skyway-West Hill subarea, categorized by housing type (e.g., single detached, multifamily).

DATA

- **Geographic scale:** The data focuses on Skyway-West Hill.
- **Data sources:** Data on income-restricted units (type and AMI) were sourced from King County Income-restricted Housing database. Area median income is calculated annually by the U.S. Department of Housing and Urban Development (HUD) to determine eligibility for federal housing programs and is also used by local housing programs. Area median income is the midpoint of a region's income distribution, meaning that half of the households in the area earn more than the median and half earn less. Area median income is adjusted based on household size. Housing assistance program information was collected from the King County Housing Repair Program and Keep King County Housed Program. Rental cost data were obtained from 2022 American Community Survey 5-year estimates and home sale price data is sourced from the King County Department of Assessments.

Figure 42. Income-restricted units by area median income (AMI) in Skyway-West Hill subarea

Subarea	Total Income-restricted Units	AMI 20	AMI 25	AMI 30	AMI 35	AMI 40	AMI 45	AMI 50	AMI 60	AMI 65	AMI 70	AMI 75	AMI 80	AMI 85	AMI 90	AMI 100	AMI 120
Skyway-West Hill	886	0	0	3	0	9	0	149	659	0	0	0	66	0	0	0	0

Figure 43. Income-restricted units by bedrooms in the Skyway-West Hill subarea

Subarea	Total Income-restricted Units	0 Bedroom*	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms	5 Bedrooms
Skyway-West Hill	886	17	300	352	101	110	0

*0 bedrooms refer to a studio.

Figure 44. Households served by housing assistance programs in the Skyway-West Hill subarea

King County Housing Programs	Skyway-West Hill Households Served
King County Housing Repair Program	0
Keep King County Housed	27

⁴⁹ The King County Assessor’s Office provided residential sales price information using a measure of average rather than median. Data represents the timeframe between January 1, 2022 and December 31, 2023.

Figure 45. Rental costs by unit size in the Skyway-West Hill subarea

Size of Unit (Bedrooms)	Skyway-West Hill Rental Cost
Median Gross Rent Total	\$1,636
0 Bedroom	\$1,064
1 Bedroom	\$1,336
2 Bedrooms	\$1,898
3 Bedrooms	\$1,850
4 Bedrooms	\$2,404
5+ Bedrooms	n/a

*0 bedrooms refer to a studio.

Figure 46. Average home sale price by unit size in the Skyway-West Hill subarea

Size of Unit	Skyway-West Hill Average Home Sale Price
Multi-family residence (Residential, 2-4 units)	\$705,000
Multi-family residence (Residential, 5+ units)	n/a
Land with mobile home	n/a
All other residential not elsewhere coded	\$10,000
Residential condominiums	n/a
Household, single-family units	\$697,256

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Skyway-West Hill has a moderate supply of affordable housing, with over 90 percent of subsidized units at the 50-60 percent AMI levels. This suggests fewer options for extremely low-income residents.
- As is the case throughout the region, a greater number of one- and two-bedroom units are available than are multi-bedroom units that are suitable for larger households.
- Median cost of rent for all units in the subarea is \$1,636. Future reports will identify trends for the Skyway-West Hill subarea.
- Consistent with regional trends, the average cost of purchasing a home remains out of reach for many households. Expanding the supply of both rental and ownership units across all income levels is essential to creating opportunities for everyone.

Measure: Increase active transportation infrastructure

WHY THIS MEASURE MATTERS

This measure reflects Skyway-West Hill's principles prioritizing equitable access to infrastructure that supports health, well-being, and sustainable mobility.

- **Principle #1:** *“Support community health by providing opportunities to access fresh foods, as well as routes and trails for walking and bicycling.”*
- **Principle #2:** *“Create healthy connected neighborhoods where residents have safe and adequate means to connect with their neighbors, schools, community services and programs, and local businesses.”*
- **Principle #8:** *“Promote the development of community-desired amenities and enrich the community’s diverse physical and cultural assets.”*
- **Principle #9:** *“Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.”*
- **Principle #10:** *“Protect and enhance the existing character of the community’s residential neighborhoods and enhance connections between these areas and business districts.”*

INDICATORS

- **Linear miles of sidewalks, trails:**⁵⁰ The total distance of sidewalks and trails in Skyway-West Hill, measured in miles.
- **Number of crosswalks:** The total number of marked crosswalks available for pedestrian safety.⁵¹
- **Linear miles of bike lanes:** The total distance of dedicated bike lanes.
- **Infrastructure improvements:** Includes funding for projects aimed at enhancing transportation, safety, environmental conditions, and for American with Disabilities Act (ADA) compliance.

DATA

- **Geographic scale:** The data focuses on Skyway-West Hill.
- **Data sources:** Data was derived from King County transportation reports and infrastructure inventories for 2024.

⁵⁰ King County Regional Trail data is used for this indicator. According to King County Parks, there are no regional trails in the Skyway-West Hill subarea.

⁵¹ Every intersection is a legal crosswalk under Washington law unless it is marked as closed or where it is located between two signalized intersections you could cross at. Crosswalk markings can provide guidance for pedestrians who are crossing roadways and may help alert other road users to locations where pedestrians are more likely to cross the road. For this reason, this document reports the number of marked crosswalks. [\[LINK\]](#)

Figure 47. Infrastructure investments in the Skyway-West Hill subarea

Infrastructure	2021 Inventory	2024 Inventory
School Zone Flashers	22	22
Sidewalks	N/A*	18.3 linear miles
Crosswalks	70	70
Bike Lanes	4 lane miles	4.2 lane miles

* 2021 sidewalk inventory data contained an error. Year-to-year comparisons are unavailable.

Figure 48. ADA-compliant ramp upgrades, completed by Road Services, in the Skyway-West Hill subarea

Subarea	Location	Project Description
Skyway-West Hill	Renton Ave S at 78th Ave S & S 128th St	Constructed four new ADA ramps, reconstructed three existing ADA ramps

WHAT THIS MEANS FOR THE SUBAREA PLAN

- Though there is room for growth in the expansion of active transportation infrastructure, the Road Services Division’s current funding capability is significantly constrained by a structural funding problem. Road Services continues to seek grant funding to address the highest priority needs on the road network as it pursues sustainable funding solutions.
- Expanding sidewalks, bike lanes, and marked crosswalks throughout the area is a priority as emphasized in the Skyway-West Hill Subarea Plan and guiding principles.

Measure: Reduce the risk of residential, economic, and cultural displacement

WHY THE MEASURE MATTERS

The measure directly aligns with the following Skyway-West Hill subarea guiding principles that reflect the community’s priority to mitigate displacement.

- **Principle #3:** “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.”
- **Principle #5:** “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.”
- **Principle #10:** “Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.”

INDICATORS

- **Percentage of BIPOC Households:** Percentage of households identifying as Black, Indigenous, or People of Color (BIPOC).

- **Percentage of renters:** Percentage of renters subarea.
- **Percentage of households making 80 percent AMI or below:**⁵² Percentage of renter households and households earning 80 percent of the AMI or below.
- **Percentage of households with children in poverty:**⁵³ Number of families with children under the Federal Poverty Level (FPL). The FPL is issued annually by the Federal Department of Health and Human Services based on the Census Bureau’s poverty thresholds.
- **Average household size:** Average number of people in a household in the Skyway-West Hill subarea.
- **Year moved into unit:**⁵⁴ Number of residents by the period they moved into their current unit.
- **Number of evictions and foreclosures:**⁵⁵ Number of evictions and foreclosures as an indicator of housing instability
- **List of cultural and community assets:**⁵⁶ A definition of what constitutes such assets was not included in the plan. However, it can be assumed that the term refers to places like parks, schools, businesses, and libraries that are unique to the area and hold special significance for community members. Additionally, there are community concerns that increased development could negatively affect these spaces.

DATA

- **Geographic scale:** The data focuses solely on Skyway-West Hill.
- **Data sources:**⁵⁷ BIPOC households, percentage of renters, percent of families with children in poverty, average household size, and year moved into unit were sourced from 2022 American Community Survey 5-year estimate data. Percentage of households making 80 percent AMI or below data is sourced from 2020 Comprehensive Housing Affordability Strategy (CHAS) datasets. Eviction information was culled from the King County Evictions database. Number of foreclosed properties in 2023 is represented by properties that went to auction, from King County Department of Executive Services, Finance and Business Operations Division. List of cultural and community assets were identified in the Skyway-West Hill Subarea Plan.

⁵² Data for the indicator “percentage of households making 80 percent AMI or below” is sourced from Comprehensive Housing Affordability Strategy (CHAS) data produced by the U.S. Department of Housing and Urban Development. Total household numbers differ from this indicator because the most recent year reported (during report development) was 2020.

⁵³ Families data, a subset of households, was used for this indicator.

⁵⁴ This indicator includes standard years provided by census tables. Data in this table is reported as population in households (not households) by the year they moved in. This data may differ from other figures for this reason.

⁵⁵ A portion of households do not have address data available, and thus were not able to be placed geographically. They are thus excluded from the table below, and thus these numbers should be treated as minimums (with the actual number of cases likely slightly higher). Data covers January 1, 2023 to May 1, 2024.

⁵⁶ The definition of cultural and community assets was derived by staff using the context of the North Highline Subarea Plan.

⁵⁷ Data was sourced from multiple sources across these indicators. Demographic information may differ.

Figure 49. Percent of BIPOC households in the Skyway-West Hill subarea

	Skyway-West Hill
White Alone	2,554
Black/African American	1,775
American Indian/Alaska Native	21
Asian	1,416
Native Hawaiian/Pacific Islander	0
Another Race	354
Multiracial	511
Hispanic/Latino/e	467
White (not Hispanic/Latino/e)	2,438
BIPOC Households	4,193
Percent of BIPOC Household	63%

Figure 50. Percentage of renters

Households	Skyway-West Hill
Total Households	6,631
Total Number of Renter Households	2,629
Percentage of Renter Households	40%

Figure 51. Households by percent of Area Median Income (AMI) in the Skyway-West Hill subarea

	Skyway-West Hill	Percentage of total Households
0-30% AMI	1,260	19%
31-50% AMI	1,020	15%
51-80% AMI	1,090	16%
>80% AMI	3,370	50%
Total Households	6,740	

Figure 52. Families with children in poverty in the Skyway-West Hill subarea

	Skyway-West Hill
Families with children	2,396
Families with children below Federal Poverty Level (FPL)	194
Percent of families with children below Federal Poverty Level (FPL)	8%

Figure 53. Average household size in the Skyway-West Hill subarea

	Skyway-West Hill
Average Household Size	2.70

Figure 54. Population by year moved into housing units in the Skyway-West Hill subarea

Time Period	Skyway-West Hill Owners	Skyway-West Hill Renters
Residents (Population)	10,995	6,922
Moved within the last year	561	402
Moved in 2018 to 2020	1,231	2,075
Moved in 2010 to 2017	3,120	3,677
Moved in 2000 to 2009	3,547	599
Moved in 1990 to 1999	934	152
Moved in 1989 or earlier	1,602	17

Figure 55. Evictions in the Skyway-West Hill subarea

Year	Eviction Case Outcome	Cases
2023	Evicted	22
2023	Likely Evicted	6
2023	Likely not evicted	16
2023	Unclear Outcome	4
2024	Evicted	16
2024	Likely Evicted	4
2024	Unclear Outcome	16

Figure 56. Foreclosures in the Skyway-West Hill subarea

	Total Foreclosures (2023)
2023 Unincorporated King County Foreclosure Properties for Auction	22
Skyway-West Hill	2

Figure 57. List of cultural and community assets from the Skyway-West Hill Subarea Plan

Cultural and Community Assets
Rainier Beach Light Rail Station
Renton Transit Center
Skyway Library
Kubota Gardens
Skyway Park
Pomegranate Center

WHAT THIS MEANS FOR THE SUBAREA PLAN

- At 63 percent, Skyway-West Hill has a relatively high number of BIPOC households.
- It should be noted, however, that 60 percent of households are owner-occupied, which is relatively higher than some areas of urban unincorporated King County.
- Since 2018, 1,981 ownership units have experienced turnover, compared to 4,454 rental units. This disparity highlights the relative mobility of renters and potentially indicates greater economic vulnerability among them.
- The Skyway-West Hill Subarea Plan and guiding principles emphasize affordable housing, preventing displacement, and protecting cultural assets for all its residents.

III. Next Steps

The King County Comprehensive Plan and King County Code require the County to report on the progress of subarea plans every two years. Newly approved plans will be included in these reports as they become available. The next report, scheduled for publication in December 2026, will feature the Snoqualmie Valley/Northeast King County Subarea Plan, adopted in December 2024, and will include an analysis of the plan's performance measures.

Future reporting cycles will expand on this initial effort by incorporating additional data points and providing more in-depth analysis of each measure. This approach will enable County staff to better identify implementation trends, assess the need for updates to subarea plans, enhance planning processes, and refine performance measures as necessary.

IV. Appendices

Appendix A: Complete List of Performance Measures and Indicators

Standardized Urban Unincorporated Performance Measures

1. Development occurs in areas planned for growth
 - a. Number of jobs and businesses
 - b. Total population
 - c. Housing units by type
2. The economy is strong and diverse
 - a. Jobs by sector
3. Housing is affordable to residents at all income levels
 - a. Percent of households paying more than 30 percent of income for housing costs
 - b. Percent of households paying more than 50 percent of income for housing costs
4. Residents have access to transit
 - a. Proximity of housing units (by type) and jobs to transit stops
5. Residents have access to parks and open space
 - a. Proximity to parks and open spaces

North Highline Subarea Plan Specific Implementation Measures⁵⁸

1. Increase access to opportunities and amenities
 - a. Identification of investments, improvements, and county programs, with metrics where available, that support access to opportunities and amenities.
2. Protect the vibrant small business community
 - a. Number of business licenses issued by industry and type
 - b. Report on investments in economic development in the subarea
3. Protect and increase availability of affordable housing
 - a. Number of income-restricted units, by type, tenure, and area median income (AMI) limit in the subarea
 - b. Housing assistance programs available in the subarea and if known, number of households in the subarea utilizing the program
 - c. Average cost of rental units by size
 - d. Average home sale price
4. Increase active transportation infrastructure
 - a. List of improvements completed since last report
 - b. Linear miles of sidewalks, trails
 - c. Number of crosswalks
 - d. Linear miles of bike lanes
5. Reduce the risk of residential, economic, and cultural displacement
 - a. Percentage of Black, Indigenous, and People of Color (BIPOC) households

⁵⁸ North Highline Subarea Plan [\[LINK\]](#)

- b. Percentage of renters
- c. Percentage of households making 80 percent AMI or below
- d. Percentage of households with children in poverty
- e. Average household size
- f. Year moved into unit
- g. Number of evictions and foreclosures
- h. List of cultural and community assets, identifying changes since last report

Skyway-West Hill Subarea Plan Specific Implementation Measures

1. Increase access to social and health services, including the development of a community center
 - a. Report on social and health service providers and their services operating in or accessible to the subarea
 - b. Report on progress and development of a community center
2. Improve economic vitality and condition of the Skyway Business District
 - a. Number of business licenses issued by industry and type
 - b. Report on investments in economic development in the subarea
3. Protect and increase availability of affordable housing
 - a. Number of income-restricted units, by type, tenure, and AMI limit in the subarea
 - b. Housing assistance programs available in the subarea and if known, number of households in the subarea utilizing the program
 - c. Average cost of rental units by size
 - d. Average home sale price
4. Increase active transportation infrastructure
 - a. List of improvements completed since last report
 - b. Linear miles of sidewalks, trails
 - c. Number of crosswalks
 - d. Linear miles of bike lanes
5. Reduce the risk of residential, economic, and cultural displacement
 - a. Percentage of BIPOC households
 - b. Percentage of renters
 - c. Percentage of households making 80 percent AMI or below
 - d. Percentage of households with children in poverty
 - e. Average household size
 - f. Year moved into unit
 - g. Number of evictions and foreclosures

Appendix B: Guiding Principles

Comprehensive Plan Guiding Principles

- **Creating Sustainable Neighborhoods (RP-201):** *“King County shall promote sustainable, healthy, thriving, and equitable neighborhoods and communities. King County shall ensure that the benefits and impacts of County actions support this vision.”*
- **Preserving and Maintaining Open Space and Natural Resource Lands (RP-202):** *“King County shall pursue opportunities to preserve and maintain remaining high-priority forest, agriculture, and other open space lands.”*
- **Directing Development Toward Existing Communities (RP-203):** *“King County shall continue to limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.”*
- **Providing a Variety of Transportation Choice (RP-204):** *“King County shall continue to promote an efficient multimodal transportation system that provides residents with a range of transportation choices that respond to community needs and reduce impacts on the natural environment.”*
- **Addressing Health, Equity, Displacement, and Racial, Social, and Environmental Justice (RP-205):** *“King County shall, when implementing and evaluating its land use policies, programs, investments, and practices, identify and proactively address issues of equity; racial, social, and environmental justice; disparate health outcomes; and displacement.”*
- **Enhancing Natural Resources and the Environment (RP-206):** *“King County shall protect, restore, and enhance its natural resources and environment and encourage sustainable agriculture and forestry.”*
- **Preparing for and Responding to Climate Change (RP-207):** *“King County shall reduce greenhouse gas emissions, advance climate 1079 equity, and prepare for and respond to climate change impacts.”*

North Highline Subarea Guiding Principles

- *“We are proud of our community and continue to share our collective history with others and to invest in this place, our home for current residents and their future generations.”*
- *“We support community investments and programs that reduce the risks and mitigate the impacts, of residential, economic, and cultural displacement.”*
- *“We live in thoughtfully designed housing and commercial spaces where intergenerational households and legacy businesses can stay and where affordability and ownership are realized.”*
- *“We support a thriving and equitable economy, with racially and ethnically diverse, community-minded small business owners, entrepreneurs, and employers.”*
- *“We support residents, especially children, youths, and young adults, with services and resources they and their families need to succeed.”*
- *“We promote the development of community-desired amenities to improve aesthetics, enrich the community’s diverse physical and cultural assets, and support gathering together as a community.”*

- *“We support regulations and investments that result in a safe, secure, and healthy community and compatible development.”*
- *“We support residents growing their work interests, skills, and wages.”*
- *“We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.”*
- *“We can access jobs and amenities in the region and in our community without relying on automobiles.”*

Skyway-West Hill Subarea Plan Guiding Principles

- *“Support community health by providing opportunities to access fresh foods, as well as routes and trails for walking and bicycling.”*
- *“Create healthy connected neighborhoods where residents have safe and adequate means to connect with their neighbors, schools, community services and programs, and local businesses.”*
- *“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.”*
- *“Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to succeed and jobs for area residents.”*
- *“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.”*
- *“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.”*
- *“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.”*
- *“Promote the development of community-desired amenities and enrich the community’s diverse physical and cultural assets.”*
- *“Inform all policies, regulations, and County actions affecting Skyway-West Hill with the principles of equity and social justice.”*
- *“Protect and enhance the existing character of the community’s residential neighborhoods and enhance connections between these areas and business districts.”*