



NORTH HIGHLINE COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan



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Executive Summary

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

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

The Subarea Plan begins with an introductory chapter that explains why the Subarea Plan was developed and how it fits within other King County planning efforts. The introduction provides a brief history of the community's planning efforts and describes how the plan was shaped and guided by the County's commitment to the shared values of equity and social justice.

Chapter 1 includes the community vision statement that was generated by the community during this process.

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

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

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

Chapters 3 through 8 are organized by topic and address many of the same topics as the *King County Comprehensive Plan*, which is King County's long-range guiding principal document, adopted under the requirements of the Washington State Growth Management Act. These chapters start with background and context on the topic area, followed by a summary of the community's priorities around that topic as expressed through the past several years of community engagement, and through review of prior community-developed plans and initiatives. Each chapter finishes with subarea-specific policies that will guide County decision making and

investments for the next generation. The Subarea Plan policies focus and tailor the broader policies in the *Comprehensive Plan* to the specific conditions and needs of the community.

As an element of the Comprehensive Plan, Subarea Plan policies must be consistent with, and not redundant to, the policies in the Comprehensive Plan. The chapters include:

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

Along with the Subarea Plan, a set of proposed amendments to King County's Land Use and Zoning Maps are recommended to effectuate the priorities outlined by community. Some of the map amendments include additions or amendments to the King County's zoning code in the form of development conditions that will help guide future development consistent with the community's vision and the Subarea Plan policies.

The Land Use and Zoning Map Amendments are included as a separate attachment to the proposed Ordinance that adopts the Subarea Plan. The proposed map amendments for North Highline include:

RESIDENTIAL DENSITY INCREASES

Several proposed amendments increase density in residential neighborhoods. This is to increase housing supply and types of housing to support housing affordability and reduce risk of residential displacement. Increased residential densities are being proposed that would support construction of so-called "missing middle" housing in neighborhoods that are zoned for medium density housing and that are close to commercial centers and transit service, or close to existing high density residential development. Missing-middle homes include townhouses and multi-plexes (such as duplexes and triplexes). They are generally less expensive to purchase or rent than single family detached homes.

Height limits will be set using a P-Suffix development condition to support compatibility of the new development within residential neighborhoods that are receiving the upzones.

Most of the properties proposed for this set of density increase are in Roxhill south of the Roxbury Community Business Center on Roxbury Avenue South, east and south of the White Center Unincorporated Activity Center, in the vicinity of the Top Hat Community Business Center along Meyers Way South and 1st Avenue South, and in Glendale along Des Moines Memorial Drive South.

The map amendments also include proposed rezoning of some residential areas in North Highline from medium-density to high-density residential or to increase density in areas already zoned for high density residential development. These changes support construction of apartment buildings and similarly they are intended to increase housing supply and types of housing. The areas proposed for these higher density upzones are in or adjacent to urban centers, near transit corridors, or in areas with or adjacent to existing high-density residential development.

The areas that are primarily proposed for these higher density residential upzones include Roxhill, along Roxbury Avenue South adjacent to the Roxbury Community Business Center and on the RapidRide H Line route, White Center, east of 16th Avenue Southwest, adjacent to the White Center Urban Unincorporated Activity Center, and along Southwest 107th Street within the White Center Unincorporated Activity Center, on a transit route, north of the White Center Library and adjacent to high density residential development at Coronado Springs. Map amendments to support higher density residential development are also proposed in Glendale along Des Moines Memorial Drive South, in an area served by transit.

MIXED USE DEVELOPMENT

The map amendments propose changing the zoning from Industrial to Commercial on a block in the White Center Unincorporated Activity Center. The amendments also include application of a new P-Suffix development condition to require that new development include both residential and commercial units within the project as “mixed use” development. This is to increase housing supply and type close to services and amenities in an area that is very well served by transit. The parcels are on the route of the RapidRide H Line and adjacent to Steve Cox Memorial Park.

PEDESTRIAN-ORIENTED SPECIAL DISTRICT OVERLAY ADDITION AND ECONOMIC REDEVELOPMENT OVERLAY REMOVAL

The map amendments propose applying a new White Center Pedestrian-Oriented Special District Overlay to multiple Commercial Business-zoned parcels in the White Center Unincorporated Activity Center. The purpose of overlay is to require pedestrian-oriented development that facilitates walkability and connectivity between commercial areas and community amenities. Provisions in the Special District Overlay address orientation of the building entrance to the public street, building facades, vehicle access and off-street parking. Additionally, the overlay prohibits production and processing of marijuana products. These uses do not require a location in an area where the focus is encouraging pedestrian-oriented development.

The overlay area largely coincides with an area in White Center that has an existing overlay that is proposed for removal. The Economic Redevelopment Overlay was adopted in the 1994 White Center Community Action Plan to provide incentives for the redevelopment of large existing, underutilized concentrations of commercial and industrial lands within a portion of, and adjacent to White Center Unincorporated Activity Center. Among a range of provisions, the overlay reduces minimum parking standards, waives building heights limits on most parcels in the overlay area, and limits roadway improvement requirements. It has proved to be ineffective in encouraging redevelopment, although some of the provisions that support creating a pedestrian-oriented environment have carried forward into the new proposed overlay.

WHITE CENTER 16TH AVENUE SOUTHWEST DEVELOPMENT CONDITIONS

The map amendments apply P-Suffix development conditions to a two-block area between Southwest Roxbury Street and Southwest 100th Street along 16th Avenue Southwest in the White Center Unincorporated Activity Center. North Highline community members appreciate this two-block stretch for its scale of buildings and small, locally-owned businesses. The development conditions will limit the heights of new buildings to 55 feet – which is about four floors – with any floors above the second “set back” to create a sense of space at street level. To support a continuing availability of spaces for small businesses along this stretch of 16th Avenue Southwest, ground floor commercial spaces in new

buildings are proposed to be limited in size to 5000 square feet, which is in line with the size of many of the business spaces in this stretch of 16th Avenue Southwest.

COMMERCIAL/INDUSTRIAL OVERLAY

The map amendments remove a Commercial/Industrial Special District Overlay from numerous parcels in the White Center Unincorporated Activity Center and several parcels in Top Hat and add the overlay to a block of industrial zoned parcels in White Center. The purpose of the Special District Overlay, adopted in 1994, is to provide incentives for the redevelopment of underutilized lands. Some of the parcels where the overlay is proposed for removal are either currently developed with residential or mixed uses and the conditions are no longer applicable, or the parcels are not suitable for the more expansive commercial and industrial uses permitted by the overlay. The overlay does address compatibility between non-residential uses and neighboring residential uses by limiting the types of industrial and commercial uses that are allowed on the parcels. For this reason, it is proposed to be added to the industrial-zoned block in White Center north of Steve Cox Memorial Park and adjacent to proposed mixed use development. Amendments to the overlay also include pedestrian-oriented features which make it compatible with the proposed new pedestrian-oriented overlay.

Throughout the subarea planning process, North Highline residents consistently voiced concerns about the rising cost of housing and the risk of residential, economic, and cultural displacement facing the community. To address these issues, the proposed Ordinance adopting the Subarea Plan includes new inclusionary housing regulations that require affordable housing to be part of all new residential development in the White Center Unincorporated Activity Center. The proposed Ordinance also includes voluntary affordable housing incentives for the rest of North Highline. The new regulations encourage the creation of affordable housing units by allowing for additional market-rate units, reducing parking requirements, and increasing building height allowances.

MARIJUANA RETAIL STORES

There has been a prevailing concern about the number of marijuana retail stores in North Highline, and a 2018 Seattle-King County Public Health¹ report discusses the negative impacts with a preponderance of outlets. The proposed amendments will limit the number of retail premises to a maximum of two. Existing legally established stores will be able to continue operating.

The Subarea Plan includes four appendices.

- **Appendix A** is a collection of maps and tables used to develop the subarea plan.
- **Appendix B** is a plan for monitoring the implementation and performance of the subarea plan. It includes five standardized, numeric-based performance measures that can be tracked over time, and five North Highline-specific qualitative implementation measures that tell the story of how the community is fulfilling its vision.
- **Appendix C** is an equity impact review intended to summarize how the subarea plan was developed and how it might affect residents of North Highline.

¹ [Health and Human Services priorities regarding marijuana legalization \(kingcounty.gov\)](https://kingcounty.gov/health-human-services/priorities-regarding-marijuana-legalization)

- **Appendix D** is a summary of the community engagement efforts and the major themes and priorities expressed by the community.

The development of the North Highline Subarea Plan has been years in the making. This plan not only includes but centers the diversity of voices and lived experiences of those that call North Highline home. This Subarea Plan is just one step of many in the County's commitment to continue to work with the community to ensure the community's vision is realized and that the residents and businesses in North Highline thrive.



16th Avenue SW, White Center (SD Brewer)

Introduction

Why the County Plans

The places where people live, work, and play have a significant influence on physical and mental well-being and future success. Within King County, not all communities are built and resourced equally, and the determinants of equity vary disproportionately by neighborhood. Inequitable access to services, safe and affordable housing, transportation options, and jobs are more prevalent in some communities than others.

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

Planning is a key factor in promoting equity and social justice, affecting residents' ability to access the resources they need. Past land use and investment decisions have contributed to economic and social disparities, which have been felt in communities like North Highline. *King County's Determinants of Equity Report* states that "identifying how the built environment supports residents in improving quality of life, accessing jobs and housing is critical for promoting a healthy environment for all residents."²

The ultimate goal of this subarea plan is to make real, equitable improvements to the quality of life for *everyone* who lives, works, and plays in North Highline. King County works to implement

² [The Determinants of Equity Report \(2015\)](#)

this goal through a variety of mechanisms, such as budget, policy, and programmatic decisions, in coordination and partnership with the community.

Planning History

Unincorporated areas of King County such as North Highline are governed by the *King County Comprehensive Plan (Comprehensive Plan)* and individual adopted subarea plans which are elements of the Comprehensive Plan. The *Comprehensive Plan* is the long-range guiding policy document, adopted under the requirements of the Washington State Growth Management Act,³ for all land use and development regulations in unincorporated King County and for local and regional services throughout the County—including transit, sewers, parks, trails, and open space. King County uses the long-range comprehensive planning process to guide growth and protect natural resources, and the results can be seen in viable resource lands, annexation of many urban areas into cities, and sustainable rates of growth in rural areas.

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

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

In 2011 and 2012, King County adopted an approach for engagement and service delivery in its unincorporated areas. Seven Community Service Areas (CSAs) were established to guide the work.⁴ In 2015, the County reinstated long-range planning for its individual unincorporated communities and launched a Community Service Area Subarea Planning Program for 11 unincorporated communities located within the seven CSAs. The West King County CSA includes the five major potential annexation areas in urban, unincorporated King County (Skyway-West Hill, North Highline, East Federal Way, Fairwood, and the East Renton Plateau). The other six CSA planning areas make up the rural, unincorporated areas of Bear Creek/Sammamish, Snoqualmie Valley-NE King County, Four Creeks/Tiger Mountain, Greater Maple Valley/Cedar River, SE King County, and Vashon/Maury Island.⁵

The scope and nature of this program has continued to evolve since the program was adopted. In 2020, the County updated the subarea planning program to ensure it was addressing the full range of community needs, centering equity in the planning process, and establishing performance measure to inform future plans and ensure the community’s vision is realized.⁶

The following is a summary of the planning history for North Highline beginning with the last three plans formally adopted by the King County Council. These are followed by descriptions of two initiatives that were led by the White Center Community Development Association.⁷ Previous community planning for North Highline dates back to 1977, when King County adopted

³ Revised Code of Washington [36.70A](#)

⁴ Framework adopted by [Ordinance 17139](#), boundaries by [Ordinance 17415](#)

⁵ [Motion 15142](#)

⁶ [Ordinance 19146](#)

⁷ [White Cener Community Development Association](#)

the Highline Community Plan.⁸ This plan covered a large area of then-unincorporated King County which today includes the cities of Burien, Des Moines, Normandy Park, and SeaTac in addition to the still-unincorporated North Highline area. The following is a summary of plans adopted by the King County Council for North Highline.

Adopted Plans 1994 to 2022

WHITE CENTER COMMUNITY ACTION PLAN AND AREA ZONING (1994-2022)

In 1994, King County augmented the Highline Community Plan with the adoption of the White Center Community Action Plan and Area Zoning (White Center Action Plan),⁹ a wide-ranging community planning document that implemented new zoning for White Center, in addition to establishing goals in the areas of health and human services, economic and community development, and environmental protection. The Action Plan was designed as a six- to 10-year plan for the area. It included a vision statement and strategies identified by White Center's residents. It noted that some of the strategies could be implemented by King County, while several needed to be implemented by other jurisdictions, such as special districts, or by residents. Over the following 25 years, most of the area went through the process of annexing to or becoming incorporated cities.

NORTH HIGHLINE COMMUNITY SERVICE AREA SUBAREA PLAN (2022)

Based on the subarea planning schedule adopted in the Comprehensive Plan, the updated subarea planning process for North Highline began in 2019. Between 2019 and 2020, King County started with a focus on land use issues. This work was driven by a wide-ranging public engagement process that prioritized receiving direction and feedback from residents who reflect the diversity of the neighborhood, especially those who have not historically been included in land use planning. In late 2020 and throughout 2021, the County continued its work with the community to complete the subarea plan, expanding on the land use and zoning elements to include a broader range of policy areas and additional community engagement. This plan replaces all previous County-adopted plans for the subarea.

Other Community Planning Efforts 2007 to 2017

The White Center Community Development Association (WCCDA) leads and collaborates on community planning-related initiatives in White Center. Two initiatives led by the WCCDA are described below.

“WE CREATE WHITE CENTER” NEIGHBORHOOD ACTION PLAN (2007)¹⁰

The WCCDA collaborated with the University of Washington's Department of Urban Design and Planning to develop a neighborhood plan for White Center, including areas north of Southwest Roxbury Street in the city of Seattle. The plan developers included community outreach, research and field data collection to formulate a neighborhood plan that offered suggestions for how to guide development in White Center. The plan developed alternatives, recommendations, and steps for implementing specific projects for six focus areas identified by the community: Public safety and the pedestrian environment; business district development; employment opportunities; affordable housing options; increased civic

⁸ [Ordinance 3530](#)

⁹ [Ordinance 11568](#)

¹⁰ [White Center Neighborhood Action Plan.pdf \(washington.edu\)](#)

capacity; and identification of future land uses to meet plan goals. The findings were presented to the community at a public meeting held in May 2007.

*WHITE CENTER COMMUNITY DEVELOPMENT ASSOCIATION COMMUNITY SURVEY REPORT (2017)*¹¹

The WCCDA developed a survey that asked about community strengths, the community's vision for the future and community priorities by topic. Over five hundred individuals completed the survey in 2017. The WCCDA and its partner organizations were using the information from the survey to develop strategies, organize residents and advocate for community priorities. The activities were grouped into four areas: family development; community building; neighborhood revitalization; and data and evaluation.

Community Needs Lists

A Community Needs List¹² specifies programs, services, and capital improvements that respond to community-identified needs in each of the 11 CSA planning areas. A list is created for each of the six rural Community Service Areas, as well as one for each of the five large unincorporated urban areas of the West King County Community Service Area, which includes North Highline. These lists are developed and implemented using the tools and resources developed by Office of Equity and Social Justice.

As required by King County Code,¹³ the North Highline Subarea Plan adopts by reference the North Highline Community Needs List and its associated performance metrics as adopted in Ordinance XXXX (Ordinance number to be inserted).

Subarea Plan Structure

The North Highline Subarea Plan is arranged in chapters that address many of the same topic areas as the overall *Comprehensive Plan*. However, in some cases, the format is adjusted to reflect community priorities identified during the community engagement phase of the Subarea Plan's development. For example, both the *Comprehensive Plan* and the Subarea Plan contain chapters addressing Housing and Human Services, but the Subarea Plan does not contain a Shoreline chapter, because it was not raised by community as an issue area needing subarea-specific policies. The Subarea Plan policies focus and are tailor the broader policies in the *Comprehensive Plan* to the specific conditions and needs of the community. The Subarea Plan policies guide public and private investments that will shape the community over the next 20 years. The policies in the Subarea Plan must be consistent with, and not redundant to, the policies in the *Comprehensive Plan*.¹⁴

Except for the introduction, vision, and community context chapters, each chapter is arranged in the following way:

- Background and context describing existing conditions and programs in place at the time of Plan development¹⁵

¹¹ [White Center Community Development Association Community Survey Report, 2017](#)

¹² King County Code [Title 2](#) (2.16.055.C)

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

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

¹⁵ *Conditions and programs will change over the life of the Plan.*

- Community’s priorities and needs describing the major themes gathered during the community engagement process
- Subarea-specific policies addressing long-range community needs

To implement the subarea specific policies contained within the plan, the County adopted a series of amendments to the *Comprehensive Plan* land use designation map and King County’s zoning map, as well as new or revised development conditions that will apply to the subarea. The map amendments can be found in Attachment D in Ordinance XXXX (Ordinance number to be inserted).

Along with the Subarea Plan and associated map amendments, the County adopted new inclusionary housing development regulations that ensure the creation of new affordable housing as one of several other strategies to help reduce the risk of residential and cultural displacement. These regulations are contained in Section 15 of Ordinance XXXX (Ordinance number to be inserted).

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

Equity and Social Justice

King County abounds with opportunities, but those opportunities are not accessible for all who live in King County. King County, as a local and regional government, recognizes this and is focusing on equity and social justice in its work. This is why the County created the Equity and Social Justice (ESJ) Strategic Plan.¹⁶ The Plan is a blueprint for action and change that guides the County’s pro-equity policy direction, decision-making, planning, operations and services, and workplace practices to advance equity and social justice within County government and in partnership with communities. This ESJ Strategic Plan lays out a set of shared values in which the County commits to being:

- Inclusive and collaborative
- Diverse and people-focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where needs are greatest

Furthermore, the *Comprehensive Plan* states that King County “will identify and address the conditions at the root of disparities, engage communities to have a strong voice in shaping their future, and raise and sustain the visibility of equity and social justice. The goal is to start by

¹⁶ [Equity and Social Justice Strategic Plan \(2016-2022\)](#)

focusing on prevention and addressing the fundamental causes of the inequities to have a greater overall impact.¹⁷

Development of the Subarea Plan was shaped and guided by these values and goals, as well as the equity requirements in King County Code.¹⁸ Engagement with the North Highline community strove to be as inclusive and collaborative as possible, while centering and lifting up the voices of those who would be most impacted.

An analysis of equity impacts associated with the Subarea Plan policies, as well as associated land use and zoning map amendments implementation, is included in Appendix C to this plan.

¹⁷ [King County Comprehensive Plan \(2020\)](#), Page 1-21

¹⁸ *King County Code* [Title 2](#) (2.16.055.B.2.d)



White Center Annual Summit 2019 Hosted by White Center Community Development Association (Melissa Ponder)

Chapter 1: Community Engagement, Vision, and Guiding Principles

This Subarea Plan establishes a vision for the urban unincorporated community of North Highline, including the neighborhoods of White Center, Top Hat, Roxhill, Greenbridge, Glendale, and an area of South Park near the city of Seattle and the Duwamish River that is known as the “Sliver by the River.” The community vision statement and guiding principles below were developed based on the collective community input gathered over the more than three-year development of this Subarea Plan.

Community Engagement

Development of the Subarea Plan was driven by a robust community input and engagement program. The engagement work focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process for residents and businesses who reflect the diversity of the area. The community engagement approach was intentional about including those who have not historically been included in community planning processes.

The public engagement process for this Subarea Plan was undertaken in two phases as outlined below. The work included discussions with North Highline businesses, community groups, and community members. As experts on the assets and needs in its neighborhoods, community contributions are central to the scope and content of this Subarea Plan.

Phase 1 – 2019-2020: During this time, King County worked with the community to shape a Subarea Plan that was initially focused on land use. The process began with planning staff meeting with the White Center Community Development Association and other community partners in 2019 to get direction on how best to engage with the North Highline community about the Subarea Plan. Based on the feedback provided by the community partners, and taking into account lessons learned during early work on development of the Skyway-West Hill Land Use Strategy, public engagement completed between July to October 2019 focused on two areas.

The first area of focus was to share knowledge with the community about the purpose and function of land use and zoning in North Highline. This approach was taken to help create a general community understanding of key concepts before engaging in discussion about potential changes to existing regulations. The second area of focus was to gather information from the community to develop Subarea Plan land use and zoning proposals.

Staff members gathered feedback by hosting and attending county-led meetings, attending existing community meetings, interviewing community leaders one-on-one, hosting “office hours” in North Highline community locations, and going door-to-door in commercial neighborhoods. King County also posted and publicized an online survey asking about community priorities and concerns which generated just under one hundred responses.

To ensure that engagement efforts for the Subarea Plan reached populations not traditionally included in land use planning processes, planning staff held meetings and focus groups both during the workday and in the evenings, providing food, childcare, and language interpretation at County-hosted meetings, and seeking opportunities to attend existing community meetings to ensure that direction and feedback was received by a population reflective of the diversity of the community. Specific effort was made to engage with non-English speaking communities, persons of color, community service providers, businesses, and youth.

By the end of October 2019 County staff engaged with approximately 300 community members as part of the Subarea Plan development.

While the earlier stage of public engagement for the Subarea Plan in Phase 1 was focused on sharing knowledge about land use, better understanding the priorities and concerns of the community, and identifying those with an interest in the process and resulting plan, the second stage of public engagement between January and May 2020 was focused on two goals. The first goal was to receive feedback from the community on draft land use and zoning proposals. The second goal was to reflect on successes from phase 1 community engagement and on areas for improvement.

In January 2020 King County held a Community Open House where planning staff shared a series of draft proposals to address the key values and priorities identified by the North Highline community. This included sharing draft proposals on potential zoning changes and other regulatory actions and a draft vision statement. In sharing the proposals on land use changes, King County wanted to hear if the proposals adequately reflected the values and priorities of the community and whether the values and priorities had been captured.

King County created a project webpage and included materials in English, Spanish, Vietnamese, Khmer, and Somali. The webpage provided an opportunity for interested parties to register for project updates. By June 2020, over 175 individuals had registered. King County also posted a second project survey which received over 50 responses.

In the period between July 2019 and June 2020, County planners attended more than 20 public meetings to share knowledge about land use and zoning and to learn about the community’s values and priorities. In addition, County planners held over 30 meetings and conversations with community leaders and subject matter experts.

Phase 2 – mid-2020 to fall 2021: This phase focused on policy areas other than land use policy raised by the community. This second phase of community engagement was combined

with community conversations about the development of the Community Needs List¹⁹ and the County's Skyway-West Hill and North Highline Anti-displacement Strategies Report.²⁰ This phase included several stages, many overlapping, as described below:

- Stage 1 – July 2020: Planning staff created an updated community engagement plan with input from several community leaders and the King County Office of Equity and Social Justice. The objective was to hear from a wider variety of residents and other interested parties, with an intentional focus on making sure that the diverse and historically underrepresented voices of the community were reflected in the Subarea Plan.
- Stage 2 – August 2020 to September 2021: This phase of engagement began at almost the same time as the COVID-19 pandemic,²¹ when in-person meetings and gatherings were prohibited to protect public health.

While the pandemic limited face-to-face community engagement, it opened opportunities to reach more residents and include new voices through electronic engagement. An online engagement hub that included built-in translations allowed information to be translated into multiple languages. The online survey was revised several times to keep the content fresh and draw additional voices to the platform. The first version of the survey was posted in August 2020 and had 21 participants. Community members were asked to share their thoughts and ideas to help the County draft the North Highline Community Needs List and a set of policies for the Subarea Plan. A second version of the survey was posted in September 2020 and had over 149 participants. The purpose of the second survey was to find out which topics were the highest priority for subsequent refinement of the catalog of community-identified items for the North Highline Community Needs List development.

Understanding that not all people have access to technology and the Internet, County staff used other methods to reach those who could not access information electronically. Postcards offering a phone number to collect community priorities were sent to every mailing address in the subarea. The postcard message was translated into North Highline's top four languages of Spanish, Vietnamese, Somali, and Khmer.

- Stage 3 – October 2020 to June 2021: King County facilitated a series of five community-centered workshops on affordable housing and anti-displacement strategies for North Highline and Skyway-West Hill. These were two Subarea Plan topics identified by community. The workshop series covered a range of anti-displacement strategies, with three additional community discussions on inclusionary housing and how it might be applied to the two subareas. The meeting series was co-created with six community leaders from Skyway-West Hill and North Highline.
- Stage 4 – April 2021 to April 2022: Through a contract with the White Center Community Development Association,²² a locally-based community organization, County staff initiated the North Highline Community Voices Project. This project was created to engage with residents who were historically underrepresented in community planning

¹⁹ [2020 Flyer on North Highline Subarea Plan and Community Needs List](#)

²⁰ [Skyway-West Hill and North Highline Anti-displacement Strategies Report, Sept. 2021](#)

²¹ COVID-19 is a disease caused by a new virus strain (novel coronavirus) that spreads from person-to-person that has not been previously identified. This new virus spread easily and caused severe illness and pneumonia in some people. A state of emergency was declared by Governor and all in-person meetings and gatherings were prohibited.

²² [Wccda | White Center Community Development Association](#)

processes. Under this project, the WCCDA hosted several virtual and in-person meetings with community members and used online surveys to connect directly with area residents, businesses, and partner agencies. The WCCDA and King County worked closely with community stakeholders throughout the process to help explain the details, encourage participation, and identify community priorities for this Subarea Plan and the Community Needs List.

- Stage 5 – September 2021 to December 2021: On Sept. 30, 2021, King County published a public review draft of the Subarea Plan and the associated map amendments on the Department of Local Services – Permitting Division website and distributed hard copies at the White Center and Greenbridge libraries. The release of the public review draft was publicized through emails, social media, a press release and a direct-mail flyer translated into multiple languages sent to every household in North Highline. County staff hand-delivered project flyers in the community, participated in meetings with community members organized by the WCCDA and participated in a monthly meeting of the North Highline Unincorporated Area Council. King County held a virtual community meeting on Oct. 21, 2021, with Spanish language interpreters, and the WCCDA publicized the public review draft survey on its website.

Based on community feedback, the four-week comment period was extended twice; it closed on Dec. 19, 2021. Also based on community feedback that the materials were complex, the County prepared a “Readers Guide” of the Subarea Plan and the associated map amendments. The guide was translated into Spanish, Vietnamese, Somali and Khmer and published on the Department of Local Services – Permitting Division website. In addition, in response to the community feedback, the County contracted with consultants to prepare visual materials on some of the proposed amendments.

More detail on the community engagement for the Subarea Plan development, the results and some lessons learned for future engagement is provided in both Appendix C, Equity Impact Review, and Appendix D, Community Engagement.

The community vision is an aspirational, forward-looking statement of how the community wants to be over the next 20 years.

Community Vision Statement

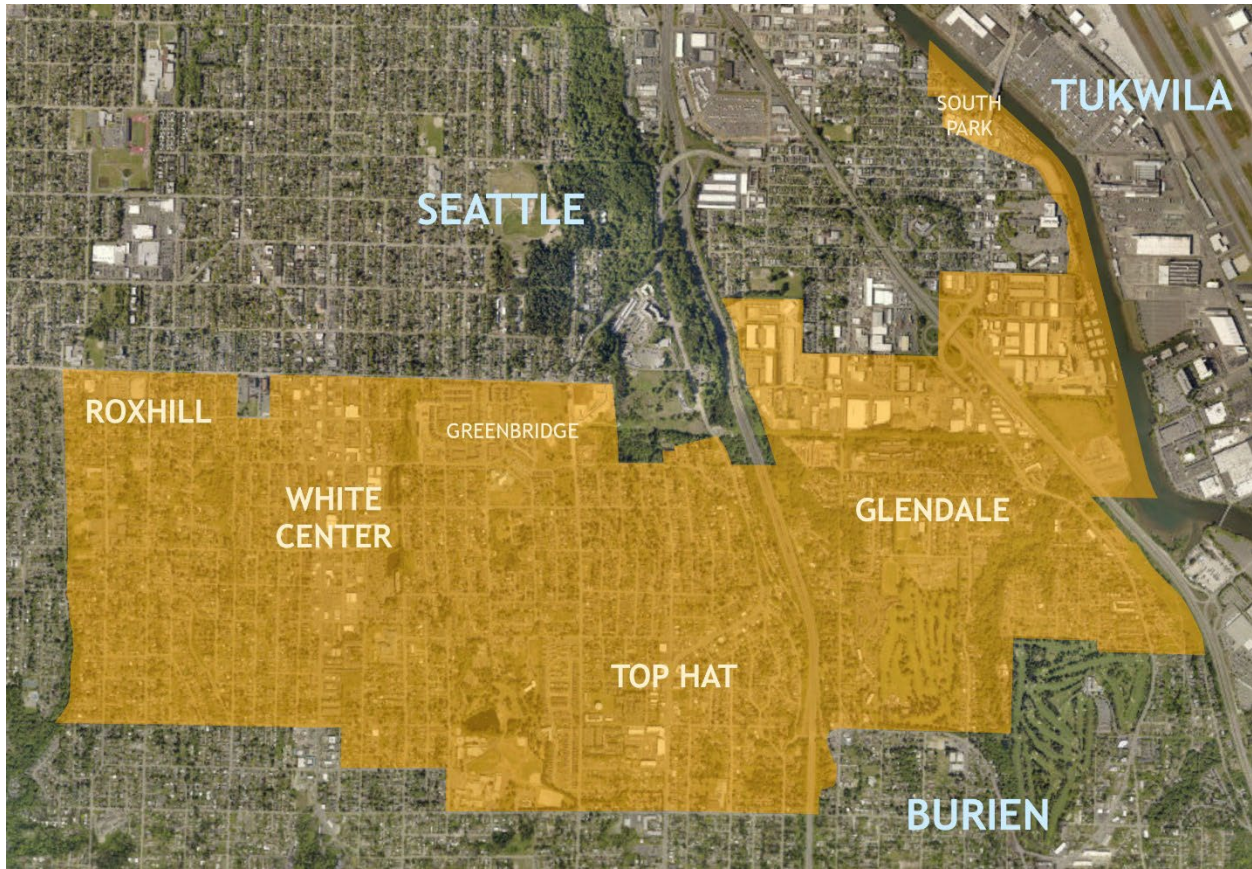
Residing on the traditional land of the Duwamish people, North Highline celebrates its ethnic diversity, intergenerational roots, and our ongoing inclusivity of diverse families and individuals, especially those most isolated and vulnerable. We call out race and place-based inequities and are committed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

Guiding Principles

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

- a. We are proud of our community and continue to share our collective history with others and to invest in this place, our home for current residents and their future generations.
- b. We support community investments and programs that reduce the risks, and mitigate the impacts, of residential, economic, and cultural displacement.
- c. We live in thoughtfully designed housing and commercial spaces where inter-generational households and legacy businesses can stay and where affordability and ownership are realized.
- d. We support a thriving and equitable economy, with racially and ethnically diverse, community-minded small business owners, entrepreneurs, and employers.
- e. We support residents, especially children, youths, and young adults, with services and resources they and their families need to succeed.
- f. We promote the development of community-desired amenities to improve aesthetics, enrich the community's diverse physical and cultural assets, and support gathering together as a community.
- g. We support regulations and investments that result in a safe, secure, and healthy community and compatible development.
- h. We support residents growing their work interests, skills, and wages.
- i. We enjoy neighborhoods with accessible and safe streets, roads, and alleyways, with well-connected hiking and biking trails.
- j. We can access jobs and amenities in the region and in our community without relying on automobiles.

As stated, the ultimate goal of the Subarea Plan is to make real, equitable improvements to the quality of life for *everyone* who lives, works, and plays in North Highline. Guided by the community vision, equitable improvements can encompass thoughtful development that builds individual and collective wealth and supports the health and well-being of current and future community members without displacing people or businesses. Further, the goal of making real, equitable improvements means designing ways for implementing thoughtful development in partnership with the community while respecting the community's wisdom, creativity, diversity, and sense of place.



Neighborhoods in North Highline Subarea

Chapter 2: Community Description

North Highline is an unincorporated area within the Urban Growth Area of King County. Approximately 2.7 square miles in size²³, North Highline's 19,500 residents²⁴ live in the neighborhoods of White Center, Roxhill, Top Hat, Greenbridge, Glendale, and the South Park "Sliver by the River". The subarea is bordered to the north and west by the City of Seattle, to the south by the City of Burien, and to the east by the City of Tukwila. North Highline is the County's third most populous urban unincorporated area after Fairwood and East Federal Way.

This chapter discusses some of the current context and characteristics of the community, as of the time that the Subarea Plan was written. Additional supporting information and data can be found in Appendix A, Supporting Maps and Tables.

Community History

North Highline is rich in cultural heritage. It is the traditional homeland of the ancestors of the Duwamish, Muckleshoot, and Suquamish tribes, who depended on fish, animals, and plants and traveled widely to harvest these resources. After Europeans and their descendants settled in the area, the White Center community was developed early in the 20th century based on its supply

²³ Excluding rights-of-way and waters of the Duwamish River

²⁴ All of the demographic data for this chapter was drawn from the US Census Bureau, 2019 American Community Survey 5-year Estimates, unless noted otherwise.

of low-cost, vacant land. At that time, an electric streetcar connected White Center to Burien, Seattle, and adjacent shipyards and industrial areas. Sixteenth Avenue Southwest was a midpoint on the streetcar line and became a destination in its own right. Housing developed along the streetcar route in the 1920s, and World War II brought a second housing boom when homes were needed for workers in the region. The construction of State Route 509 in the 1960s spurred further development in White Center. Since then, several groups of immigrants and refugees have settled in the area, making it the culturally and ethnically diverse community that it is today.

Population

North Highline includes eight different Census tracts, only two of which are entirely within the subarea boundaries. This complicates attempts to characterize the socioeconomic characteristics of the subarea. For the purposes of summarizing the area, the socioeconomic characteristics use information for the two Census Designated Places that generally align with the boundaries of North Highline: the White Center and the Boulevard Park Census Designated Places. A map showing census designated places and census tracts in the North Highline subarea can be found in Appendix A: Supporting Maps and Tables.

Socioeconomics	North Highline	King County
Population	19,500	2,195,500
Average household size	2.1	2.4
Median age	35	37
Males	50%	50%
Females	50%	50%
Youths (under age 18)	23%	21%
Seniors (over age 65)	9%	14%
Persons with disabilities	13%	10%
Income and poverty		
Median household income Error! Bookmark not defined.	\$58,500	\$95,000
Households below poverty line	3614%	9%
Race and Ethnicity		
	North Highline	King County
White (alone, non-Hispanic)	38%	60%
White	47%	64%
Hispanic	25%	10%
Asian	15%	18%
Native Hawaiian/Pacific Islander	3%	1%
African American	11%	7%
Native American	1.6%	0.6%
Foreign born population and language		
Limited English-speaking Population	15%	11%
Percent foreign born	31%	25%
Housing		
Owner-occupied households	51%	56%
Renter-occupied households	49%	44%
Cost burdened households (owner- and renter-occupied) ¹⁶	42%	34%

There are approximately 19,500 people living in the subarea, and this is largely unchanged from the population in 2000 (19,600). The following sections discuss in more detail the

socioeconomic characteristics of the North Highline community, and the figures in Appendix A, Supporting Maps and Tables provide additional detail on socioeconomic characteristics in the subarea.

HOUSEHOLD INCOME AND POVERTY

The median household income in North Highline is \$58,500, which is about 40 percent lower than the countywide median of \$95,000. An estimated 14 percent of households in North Highline fall below the poverty line, which is with almost four times the rate of households countywide that are living below the poverty line. Approximately 23 percent of youth under 18 years of age in North Highline live below the poverty line, which is more than double the county percentage (10 percent).²⁵

RACIAL AND ETHNIC COMMUNITIES

People of color make up approximately 62 percent of the North Highline population, compared with an estimated 40 percent for King County as a whole. An estimated 25 percent of the population identifies as Hispanic which compares with approximately 10 percent identifying as Hispanic across the County. About 11 percent of North Highline's population identifies as Black/African American, compared to the county's 7 percent.

COMMUNITIES WHO SPEAK A PRIMARY LANGUAGE OTHER THAN ENGLISH

In North Highline, approximately 15 percent of the population is estimated to speak a primary language other than English. Eleven percent of the population of King County is estimated to speak a primary language other than English. The predominant languages spoken in North Highline at the time of writing are Spanish, Vietnamese, Somali and Khmer, in addition to English. Thirty-one percent of North Highline's population was born outside of the United States, compared with 25 percent of those in King County as a whole.

YOUTH

Youths (under 18 years old) make up about 23 percent of North Highline's population, which is higher than the countywide rate of 21 percent. Notably, White Center's youth population is 24 percent while Boulevard Park's is 17 percent.

SENIORS AND ELDERLY RESIDENTS

About 9 percent of the population in North Highline is over age 65, lower than for King County as a whole (14 percent). Notably, Boulevard Park's over 65 population is 14 percent while White Center's is 10 percent.

PERSONS WITH DISABILITIES

About 13 percent of North Highline residents identify as having a disability that may include challenges with mobility or cognitive difficulties. This figure is a greater percentage than for King County as a whole (over 9 percent).

RENTERS AND HOMEOWNERS

Almost half (49 percent) North Highline households live in rental homes, which is slightly higher than compared with King County as a whole (44 percent). Renters in the subarea are more likely to be BIPOC and are more likely to have incomes lower than median and experience a housing cost burden. In North Highline, about 79 percent of all households are "cost burdened"

²⁵ [United States Census Poverty Status](#)

meaning they spend more than 30 percent of their income on housing. Among renters, 52 percent are cost-burdened.

Businesses

North Highline has several commercial areas that offer services, entertainment and employment opportunities. While a commercial land use designation applies to only a small percentage of North Highline's total land area (8 percent), the commercial areas are focal points of their neighborhoods and host a range of well-established and new businesses that reflect the community's cultural diversity and creative spirit.

Commercial areas are located within the White Center Unincorporated Activity Center that is centered on 16th Ave SW, in Roxhill along SW Roxbury Street and 26th Ave SW, and in Top Hat centered along Myers Ave S and 1st Ave S. Commercial services are also located in Greenbridge on 4th Ave SW, and in Glendale on 8th Ave S and S 112th Street and along Des Moines Memorial Drive S and S 96th Street. There are also some parcels in South Park along S Orr St that are designated for commercial uses.

The White Center Unincorporated Activity Center has the largest concentration of commercial services in North Highline. It covers 120 acres and while this area is largely comprised of commercial businesses, it does also include some residential and industrial uses. The stretch of 16th Ave SW between SW 100th St includes small, locally owned businesses and is a traditional Main Street-style downtown.

Large industrial firms are located to the east of State Route 509 in Glendale and South Park. Industrial uses in this area include numerous large warehouses, distribution centers, manufacturing businesses, and a Seattle City Light power substation. Smaller-scale industrial uses east of State Route 509 include commissary kitchens and food wholesalers. The only industrial-zoned areas in North Highline west of are in White Center, along 14th Ave SW in the White Center Unincorporated Activity Center. This area includes manufacturing, warehouse and distribution businesses.

Present Land Uses

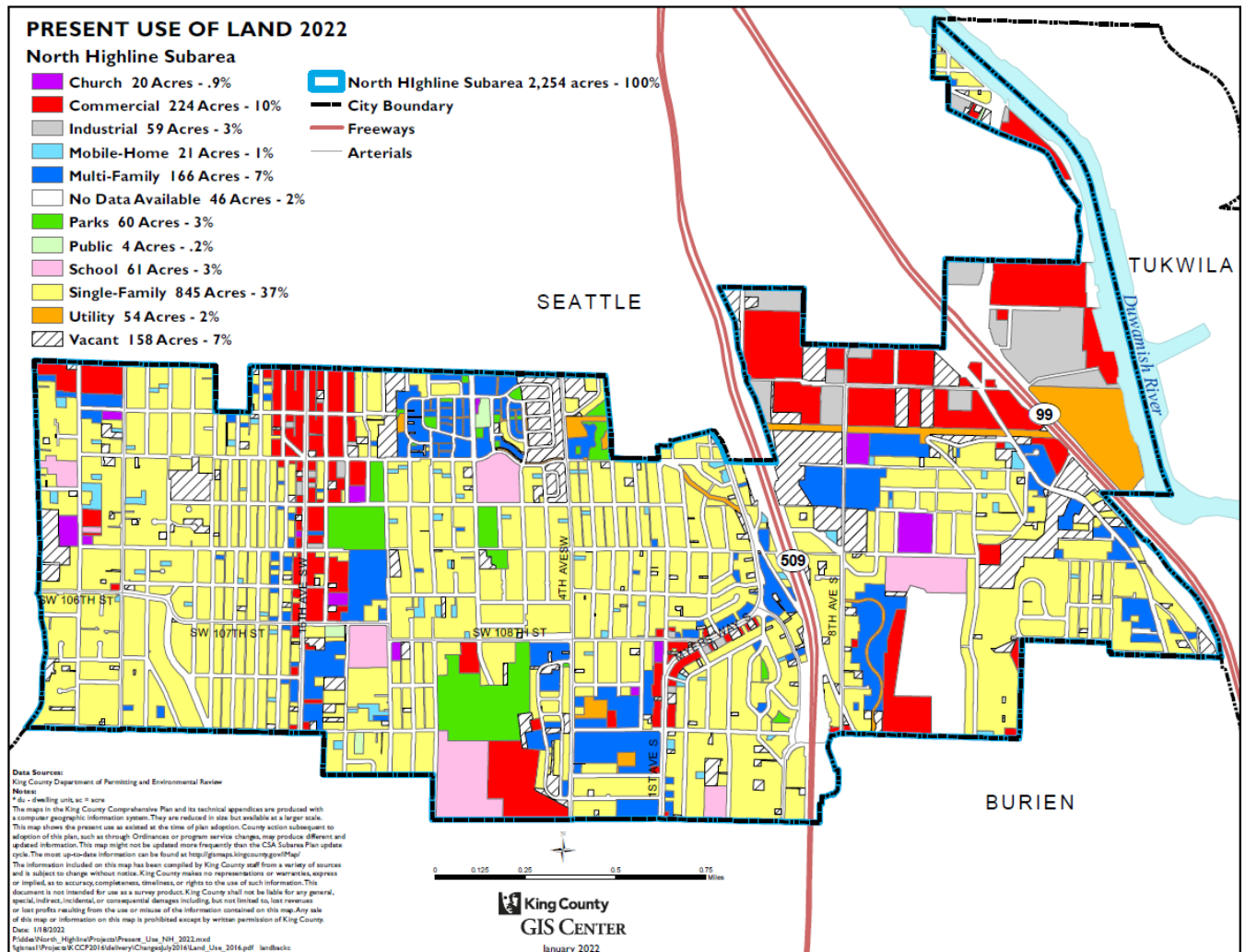
The *Comprehensive Plan* applies land use designations to all unincorporated parts of King County to indicate the planned long-term use of that land. A zoning classification is then applied to individual parcels of land to indicate the current allowed uses of that property and the development regulations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

The *Comprehensive Plan* designates most of North Highline for medium- to high-density residential development.²⁶ Consistent with this, more than 80 percent of North Highline is zoned residential, the vast majority at R-6 (Residential, six units per acre). The community is primarily developed with detached, single-family homes. Single family lots make up 37 percent of the total land area of North Highline, compared to 7 percent for multifamily development.

In addition to these residential areas, North Highline has a number of commercial and business districts across the subarea in White Center, Roxhill, Glendale, South Park, Beverly Park, Greenbridge, and Top Hat. These commercial and business districts host a wide range of

²⁶ The King County Comprehensive Plan defines "Urban Residential, Medium" as between four and 12 dwelling units per acre and "Urban Residential, High" as 18 or more dwelling units per acre.

commercial enterprises, covering about 10 percent of the subarea land area. About 7 percent of North Highline's total land area is vacant or undeveloped, focused primarily in Glendale's industrial-zoned area. The map below shows how the land in North Highline is presently being used.



Community Service Providers

In North Highline, economic, social, health, and human services are provided by community institutions and government agencies. Specifically, a number of non-governmental organizations are providing social, health, and human services within the North Highline Community. This includes Sea Mar,²⁷ the White Center Community Development Association,²⁸ and faith-based groups like churches, and business providers such as doctors, dentists, and counselors. Housing providers for low-income households in North Highline include the King County Housing Authority²⁹ and a number of private affordable housing developers.

²⁷ [Sea Mar - Community Health Centers](#)

²⁸ [Wccda | White Center Community Development Association](#)

²⁹ [King County Housing Authority > Home \(kcha.org\)](#)

Government Services

King County is the local government for North Highline and administers a range of services and programs for the community. These County programs include direct services such as road services, surface water management, animal control, code enforcement, and building permitting, in addition to countywide services such as public health, public transit and parks. Specific services and investments in North Highline are set in King County's budget, functional plans,³⁰ and capital improvement plans.

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

- [Southwest Suburban Sewer and Water District](#)
- [Valley View Sewer District](#)
- [Seattle Public Utilities](#)
- [King County Water District #20](#)
- [North Highline Fire District #11](#)
- [King County Library System](#)
- [King County Housing Authority](#)

A map showing sewer service providers in the North Highline subarea can be found in Appendix A: Supporting Maps and Tables.

Schools

Most of North Highline is in the Highline School District, with a portion in the northeast in the Seattle School District. As of 2021, schools serving the area include White Center Heights, Beverly Park, Mount View, Madrona, and Concord International elementary schools; Cascade, Glacier, and Explorer West middle schools; and Evergreen and New Start high schools. A map showing the school district boundary and schools in North Highline can be found in Appendix A: Supporting Maps and Tables.

Annexation

Washington's Growth Management Act identifies cities as the most appropriate local government to provide urban services.³¹ The *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*,³² also encourage the annexation of unincorporated lands that are already urbanized. North Highline is one of the largest of the more than 60 unincorporated urban areas, called Potential Annexation Areas (PAAs),³³ which are affiliated with 19 different cities in King County. PAAs are areas inside the Urban Growth Area,³⁴ where most of

³⁰ Functional plans are detailed plans for facilities and services, action plans, and programs for other governmental activities.

³¹ Revised Code of Washington [36.70A](#), section 110

³² [2012 King County Countywide Planning Policies](#)

³³ A Potential Annexation Area is an area in urban unincorporated King County that is affiliated with a particular city for future annexation.

³⁴ [King County Comprehensive Plan Glossary](#)

unincorporated King County's future population and employment growth is expected to locate. As the regional government, King County works with cities to facilitate annexation of Potential Annexation Areas, as well as the local government providing essential programs and services to residents in urban unincorporated areas until annexation occurs.

Before 2012, North Highline was claimed as a Potential Annexation Area by both Seattle and Burien. A 2012 vote in North Highline on annexation to Burien failed. After that, the area became a Potential Annexation Area for Seattle. As of 2022, Seattle has received approval from the King County Boundary Review Board to put a public vote on whether to annex on the ballot, though no timeline for this vote has been identified.

This Subarea Plan does not address annexation. The area will remain in unincorporated King County until future annexation, and King County will continue to serve as North Highline's local government. As part of developing this plan, compatibility with adjacent neighborhoods in Seattle was taken into consideration.

Planning for Future Growth

Under the Growth Management Act, jurisdictions must plan to accommodate projected growth within their boundaries.³⁵ This includes long-range planning for the unincorporated portions of King County, such as North Highline. This planning is done by looking at past growth trends and then analyzing available developable and re-developable lands to calculate growth capacity for both employment and housing.

2006-31 GROWTH TARGETS PERFORMANCE

The previously adopted growth targets in King County Countywide Planning Policies (adopted in 2012 with 2016 amendments)³⁶ for North Highline anticipated 950 new housing units and 2,500 new jobs between 2006 and 2031. It is estimated that North Highline gained 700 new housing units between 2006 and 2019 and 650 jobs between 2012 and 2018.³⁷

2019-44 GROWTH TARGETS

As a part of the proposed 2021 update to the *Countywide Planning Policies*,³⁸ planners from the County and cities within King County convened to draft 2019-2044 growth targets to guide the development of comprehensive plans that are required by the state to be updated by 2024. Recent growth trends, current capacity, and existing amounts of employment and housing were all considered in proposing updated targets for North Highline. For the purposes of setting growth targets, North Highline is included in a "High Capacity Transit" category of jurisdictions in the four-county region of King, Snohomish, Pierce, and Kitsap counties. This is because the RapidRide H line transit route will serve the subarea which means that the subarea will meet the criteria for identification as a "High Capacity Transit" community. The 2019-2044 growth targets for North Highline proposed by the King County Growth Management Planning Council are 1,400 housing units and 1,220 jobs. These targets reflect the subarea's role in accommodating growth given planned transit investments and urban centers designated in the *Comprehensive Plan*.

³⁵ [Washington State Department of Commerce Growth Management Website](#)

³⁶ [2012-CPPsAmended062516withMaps.ashx \(kingcounty.gov\)](#)

³⁷ [Washington State Office of Financial Management Small Area Estimates Program](#) and [Puget Sound Regional Council Covered Employment Estimates](#)

³⁸ [Proposed 2021 King County Countywide Planning Policies](#)



Marine Trades at Delta Marine in Glendale (SD Brewer)

Chapter 3: Land Use

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

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

Land Use and Zoning

As of 2021, the *Comprehensive Plan* predominantly designates land use in North Highline for medium- to high-density residential development.³⁹ More than 60 percent of North Highline land is zoned residential, with the majority designated as R-6 (residential with six dwelling units per acre).

Notably, unlike many communities in the United States, King County does not have a single-family residential zone.⁴⁰ This means that, depending on the size of the lot, setbacks, and other development regulations, along with the density allowed in residential zones, townhouses, duplexes, other multiplexes, and multifamily housing can be in the same neighborhoods as single-family. The absence of a single-family provides flexibility to increase the supplies of a range of different housing types. In these types of development, each residence is typically smaller and less expensive than a single-family home. Greenbridge and Seola Gardens are two areas in North Highline that include these types of housing.

³⁹ The King County Comprehensive Plan defines “Urban Residential, Medium” as between four and 12 dwelling units per acre and “Urban Residential, High” 18 or more dwelling units per acre.

⁴⁰ Single family homes are the predominant form of housing found in areas zoned R-4 (residential with four dwelling units per acre), R-6 (residential with six dwelling units per acre) and R-8 (residential with eight dwelling units per acre).

North Highline community members have consistently identified the need to stem the risk of residential displacement. Community members have supported increasing allowed densities in residential neighborhoods as a way of increasing housing supply, and the range of housing types available. The goal of increasing housing supply and the types of housing is to create more affordable housing and to increase opportunities for home ownership. The plan includes amendments that support increased residential densities in areas where there is access to commercial services, transit, and community amenities.

North Highline is served by both frequent and local transit service routes.⁴¹ Starting in 2022, the community will be served by a new high-capacity transit route – RapidRide H Line - that will link White Center with transit hubs in Seattle and Burien. The Plan includes residential upzones and other zoning and regulatory land use amendments in proximity to the new RapidRide H Line. Regional and countywide policies support these types of land use patterns, where housing, transit and services are co-located to make efficient use of land and infrastructure.

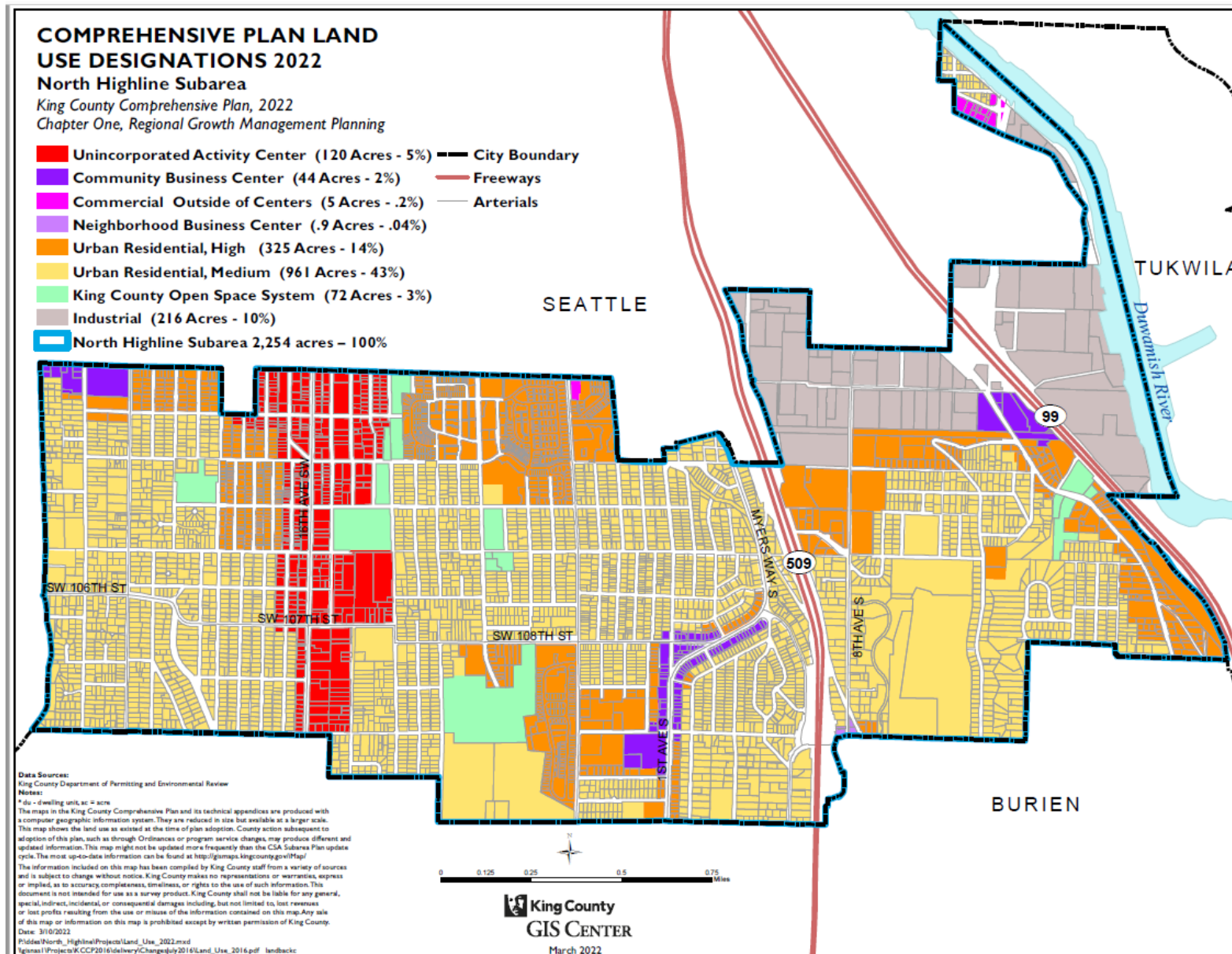
Commercial land use designations apply to less than 10 percent of the overall land in North Highline. As focal points of their neighborhoods, these areas provide a range of well-established and new businesses that reflect the community’s cultural diversity and creative spirit. Land designated or zoned as commercial land may also include multifamily units, such as apartment buildings, and mixed-use developments, where developments include space for both retail/office and residential uses.

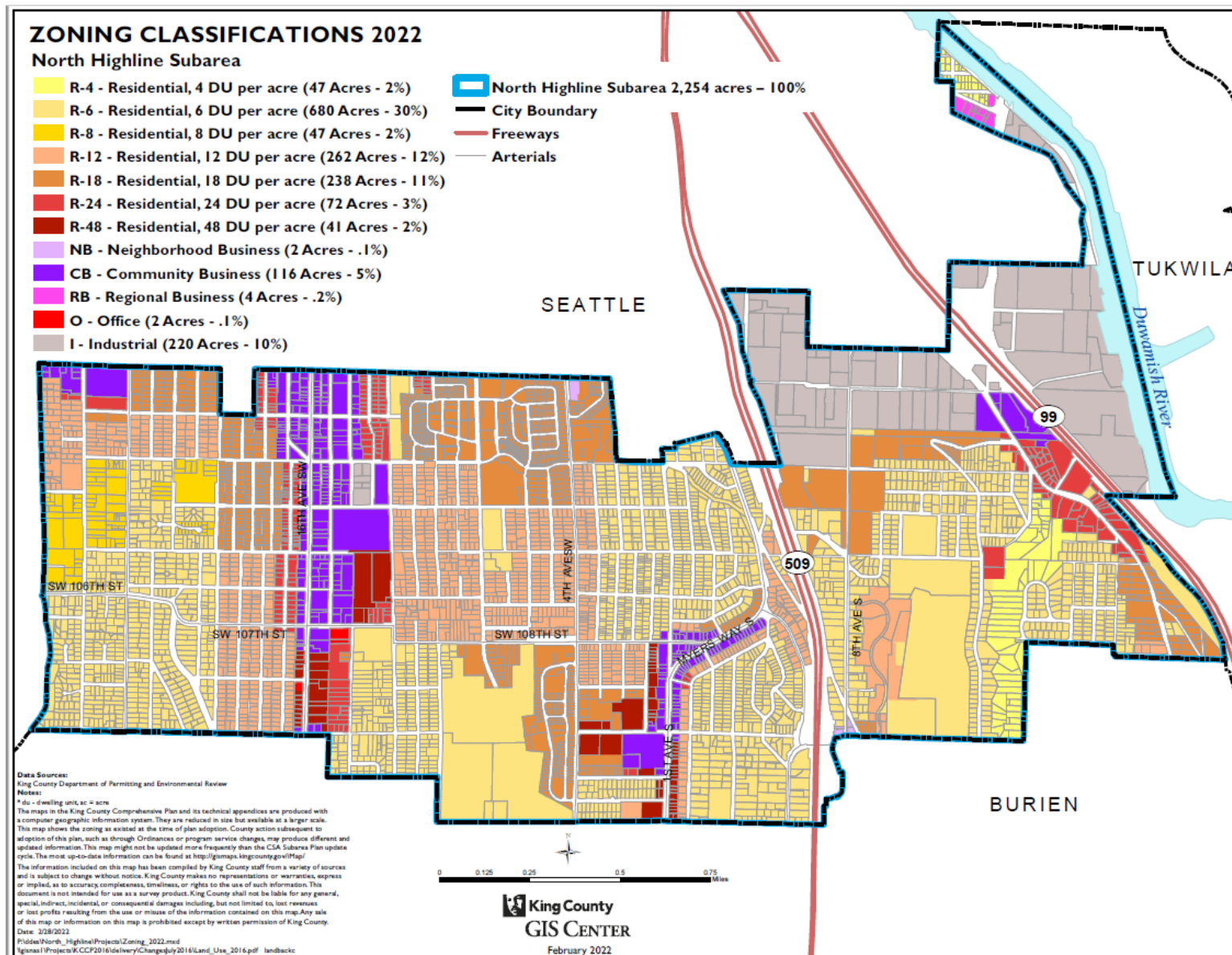
Some 6,800 people work for 570 employers in North Highline, which features a robust small business community and a diverse range of industrial activities.⁴² The “downtown core” of the subarea, known as the White Center Unincorporated Activity Center, is expected to receive proportionally more growth in housing and employment than the rest of the community.

Land zoned for office use makes up a very small part (0.1%) of North Highline. Industrial-zoned land (13% of the area) is found primarily between State Route 509 and the Duwamish River. Many large warehouses, distribution centers, and manufacturing businesses, as well as a Seattle City Light power substation, are in this area, in addition to smaller-scale uses such as commissary kitchens and food wholesalers.

⁴¹ *Frequent Transit/Stops are defined as transit lines with frequencies of 15 minutes or better between 6 a.m. and 6 p.m. on weekdays. All other non-frequent transit is classified as Local Transit/Stops*

⁴² *Puget Sound Regional Council [Covered Employment Estimates](#)*





Property-Specific Development Conditions and Special District Overlays

King County's Zoning Code, King County Code Title 21A identifies two ways to increase development standards or limit uses of specific properties beyond the general code requirement in order to meet comprehensive plan and neighborhood-identified goals. The first way is property-specific development conditions that may limit permitted uses or apply special development standards. This is denoted with -P suffix on the zoning map. The second way is special district overlays, denoted with an -SO suffix on the zoning map. Special district overlays may waive, modify, and substitute for the range of permitted uses or development standards within the underlying zone. North Highline contains four -P suffix development conditions and two special district overlays. North Highline has four -P suffix development conditions and two special district overlays.

Comprehensive Plan Urban Centers

The *Comprehensive Plan* designates small-scale urban centers in its urban unincorporated area as places where employment and housing should be concentrated. For North Highline, this includes five urban centers. With the adoption of the 2022 *Comprehensive Plan* amendments, a new urban center in Glendale on Des Moines Memorial Drive South, south of South 96th Street has been designated. The other four urban centers in North Highline are: The White Center Unincorporated Activity Center around 16th Avenue Southwest, the Community Business Centers in Roxhill along Southwest Roxbury Street and in Top Hat along Myers Way South and 1st Avenue South, and the Neighborhood Business Center in at Beverly Park in Glendale along 6th Avenue South at South 112th Street.

Unincorporated Activity Centers are land use-designated areas that provide employment, housing, shopping, services, and leisure amenities to meet the needs of the local economy. The mix of uses is intended to include multi-family housing and mixed-use development. The White Center Unincorporated Activity Center designation around 16th Avenue Southwest affirms this area, which makes up 5 percent of the land area of North Highline, as a focal point for activity and investment. To ensure households earning less than King County's median income are not displaced from the subarea because of new development, the Unincorporated Activity Center will be subject to mandatory inclusionary housing regulations. These regulations stipulate that a portion of new residential dwelling units constructed be reserved for income-qualified households making less than the area's median income.

Community Business Centers provide primarily shopping and personal services for nearby residents. Offices and multi-family housing as part of mixed-use developments are encouraged. Two percent of North Highline's land area is designated Community Business Center. Neighborhood Business centers are areas for daily retail, personal service, and office uses that can be carried out with minimal impact on the nearby residential areas. Mixed-use development is also allowed, but with lower relative density than is allowed in Community Business Centers. Of North Highline's land area, 0.1 percent is designated as Neighborhood Business Center.

None of these areas are designated at a countywide or regional level. As part of regional planning with other jurisdictions in King County, the White Center Unincorporated Activity Center is being considered for designation as a "countywide center" in the *Countywide Planning Policies*. Such a designation would make the Unincorporated Activity Center eligible for regional transportation funding and other types of investment. Working with the community, King County will decide whether to seek countywide designation in the context of input provided by the

community in this subarea plan and the update of the *Comprehensive Plan* that is scheduled for adoption in 2024.

Community Priorities

The North Highline community identified land use priorities during development of the Subarea Plan in 2019 and early 2020 when the plan had a focus on land use. Refinement of land use priorities occurred in 2021 after the scope of the Subarea Plan was broadened. Residents have called for measures that will stem the risk of residential, cultural and economic displacement, allowing them to stay in their community. They would like to have meaningful input and engagement in decisions on development in North Highline.

In surveys and meetings community members generally expressed support for increasing the number of residential units in North Highline as well as the types of housing that are available, in both residential neighborhoods and commercial areas. The community has stated that they wish to see additional units and types of housing that will support family members living together, with good access to jobs, transit, and community amenities and services, including culturally-appropriate services. Community members are proud of their residential neighborhoods. They stated that they want new development to be compatible with existing neighborhoods, and to ensure that sidewalks and other roadway improvements are constructed and other infrastructure and services are provided when additional development takes place. They are concerned that increased development will result in traffic issues, loss of trees and increase demand for parking spaces.

The North Highline community has stated that they want to maintain the small, locally-owned business environment along the historic core of 16th Avenue Southwest, and that redevelopment in this part of White Center should be sympathetic to the ambience and scale of the area. They would like to see more residential units in commercial areas to increase housing opportunities and the customer base for local businesses. They would like to encourage development that can provide more “eyes on the street” to support public safety. The business community wants to see adequate off-street parking requirements to support the new development to limit competition for parking spaces, and to meet the needs of community members and visitors that rely on automobiles for mobility. The community did not always agree on what represents reasonable parking requirements in commercial areas.

Community members would like to see an environment in the White Center commercial core that connects homes, commercial centers, jobs, community amenities, and transit stops. They would like an improved pedestrian experience that also meets the needs of community members and customers with mobility and access challenges.

Community members have expressed a desire to have housing close to jobs, transit, and services, and to have a range of spaces available in the White Center Unincorporated Activity Center to support business opportunities. This includes supporting micro-enterprises seeking brick and mortar spaces, retaining spaces in White Center for manufacturing businesses, and finding spaces for legacy businesses seeking to expand while staying close to established customers. Industrial businesses across North Highline support a range of well-paying jobs, and the community would like to achieve compatibility between industrial and commercial businesses and neighboring homes.

The community would like to engage in creating beautiful design and spaces when development takes place so that it represents the rich diversity and cultural history of North Highline and

captures the uniqueness of the area. North Highline will face increasing development pressures and the community wants to ensure that along with development and investment there is also sensitivity and opportunities to preserve, enhance, and increase community-identified assets and amenities that reflect community priorities. For North Highline, it is apparent that these community assets include legacy businesses in addition to buildings and spaces.

The community is concerned that current residents and businesses will be displaced as a result of increased investments in the community, including transportation investments that are directed to communities designated as urban centers. They stated that the popularity of North Highline as a place to live and do businesses will increase as investments are made, pricing their families and businesses out of the place they call home.

Lastly, the community generally wanted to see a reduction in the number and density of marijuana-related business in North Highline, although this was not a position that was universally supported.

Policies

Land Use

The land use chapter of the Subarea Plan identifies how North Highline will grow over the next 20 years in terms of housing and jobs. This includes policies, that, when combined with policies in other chapters, are designed to mitigate and stem the threat of displacement.

- NH-1** Prioritize achieving community-identified equitable development outcomes that serve the needs of all North Highline residents and businesses through tools and strategies that prevent residential, economic, and cultural displacement.
- NH-2** Support accessible engagement opportunities for North Highline residents and businesses during the development review process in ways that build community capacity, create opportunities for public input to inform applicable permitting decisions, and help new development to be consistent with the community's vision, through means such as community meetings, public noticing requirements, and permit submittal requirements.
- NH-3** Partner with community organizations and agencies in identifying and applying for funding sources to address community development needs in North Highline, with a focus on meeting the needs of underrepresented North Highline community members to support equitable development.
- NH-4** Focus housing and jobs growth in North Highline's urban centers in White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, Glendale Community Business Center, and Beverly Park Neighborhood Business Center where there is access to frequent transit service, commercial services, and community amenities.

Residential

Residential policies support increasing the supply of a range of housing near transit and commercial business.

- NH-5** Focus medium-density housing development in proximity to transit stops, and close to commercial services in White Center Unincorporated Activity Center, Roxhill, Glendale and Top Hat Community Business Centers and Beverly Park Neighborhood Business Center to increase the supply and type of housing in North Highline, in a way that is compatible with surrounding homes.
- NH-6** Utilize high-density residential zoning in and adjacent to White Center Unincorporated Activity Center, Roxhill, Top Hat and Glendale Community Business Centers, and Beverly Park Neighborhood Business Center, to increase the supply and type of housing throughout North Highline, with a focus on locating high residential densities near high-capacity or other frequent service transit corridors.

Commercial and Industrial

The following policies support existing business centers and compatible development with adjacent areas.

- NH-7** Focus a mix of commercial and mixed-use development in the White Center Unincorporated Activity Center and Roxhill Community Business Center, served by high-capacity transit, and the Top Hat and Glendale Community Business Centers, and Beverly Park Neighborhood Business Center, which are served by frequent transit service.
- NH-8** Preserve the small size and scale of existing businesses along 16th Avenue SW between SW Roxbury Street and SW 100th Street to support the corridor's thriving small, locally owned business community. Limit the scale of buildings in the corridor to define the boundaries of White Center's historic core while supporting development of increased residential units.
- NH-9** Support creation of commercial spaces in the White Center Unincorporated Activity Center that meet locally owned business needs, from micro-enterprises seeking physical premises to existing small, medium, and large businesses wishing to stay and grow in North Highline.
- NH-10** Create a walkable environment in the White Center Unincorporated Activity Center that connects housing, businesses, and community amenities while accommodating an adequate supply of parking that supports a range of access needs.
- NH-11** Support and maintain employment opportunities and local economic activity in existing industrial areas in Glendale and South Park through zoning and other regulatory tools.
- NH-12** In the White Center Unincorporated Activity Center, provide Industrial-zoned land that can support manufacturing and other jobs close to and compatible with existing and new residential uses.
- NH-13** Support the use of urban design standards for nonresidential, multifamily, and mixed-use development in North Highline that enrich the area's urban form and character.

- NH-14** Limit and avoid the clustering of legal cannabis businesses in North Highline through planning and policies, store licensing and siting, and related measures to prevent negative community impacts.

Community Amenities

The following policies support provision of spaces for community-desired amenities.

- NH-15** Seek to preserve and enhance community-identified cultural assets in North Highline when development occurs, and work with the community and developers to identify and mitigate the loss of North Highline's unique cultural assets.
- NH-16** Support the development of community-identified amenities near commercial centers, frequent transit corridors, and parks and trails through incentives and development requirements.



Townhouses in Greenbridge (SD Brewer)

Chapter 4: Housing and Human Services

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

Housing

Housing has a profound effect on quality of life and the vitality of the economy, and thoughtful planning decisions have the power to create strong residential neighborhoods that support connected inter-generational and diverse communities. This section identifies housing issues and priorities of North Highline as identified through development of the Plan. Policies in this chapter amplify for North Highline the policy direction that already exists in the *Comprehensive Plan* and other plans.

The *Comprehensive Plan* designates almost 60 percent of North Highline for medium-density residential (four to 12 dwelling units per acre) and high-density residential (18 or more dwelling units per acre) land uses. The predominant land use pattern in North Highline's neighborhoods is detached single-family residential. About 8 percent of North Highline is designated as urban center, which allows for a range of high-density residential and mixed-use developments. The *Comprehensive Plan* Land Use Designation map in Chapter 3 shows these areas.

There are approximately 8,000 housing units in North Highline. This includes a mix of single-family homes, small multifamily buildings, and large condominium and apartment complexes. The King County Housing Authority's Greenbridge and Seola Gardens developments represent a significant portion of the housing in North Highline. Together they house more than 3,000 people—more than 15 percent of the population of the entire North Highline subarea. Housing in North Highline is generally older than that in King County as a whole, with almost 60 percent of its units built before 1969, compared to almost 40 percent countywide. Remaining opportunities

for building housing in North Highline are limited because large undeveloped parcels are not available. As of 2020, infill development – where vacant or under-used parcels are developed - and redevelopment of single-family homes has started to increase. Since the 1960s multifamily housing has been the dominant form of housing development.

HOUSING AFFORDABILITY

The typical home value for homes in White Center in December 2021 was over \$610,000. While this is almost \$350,000 lower than the typical value countywide, it still represents over a 17 percent increase from the previous year.⁴³

Access to safe and affordable housing improves residents' ability to achieve economic well-being, high quality of life, good health, and future successes, including generational wealth. North Highline and King County overall have experienced a need for more housing as the population of the Puget Sound region continues to grow. Data shows that King County faces an unprecedented demand for affordable housing, with an identified need for nearly 244,000 more housing units between 2019 and 2040 for residents at or below 80 percent of the area median income.⁴⁴

The regional housing affordability crisis has reduced North Highline's affordability relative to the rest of King County. Home sale price per square foot increased 133 percent in North Highline between 2012 and 2020. The equivalent increase in King County was 105 percent. These figures suggest that the area is becoming less affordable compared to the rest of the County. The range of prices per square foot has also increased. This indicates that as new construction takes place, or redevelopment opportunities arise, the price differential is increasing.⁴⁵

Rents in the North Highline area are increasing at a comparable rate. While rents in North Highline are approximately 70 percent of the County average rent, growth in rents in North Highline increased by approximately 5 percent between 2012 and 2020 compared to an approximate 4 percent increase in rent on average countywide during the same time period.⁴⁶

Currently, 57 percent of all households in North Highline are cost-burdened, meaning they pay more than 30 percent of their income for housing. For low-income renter households at or below 80 percent AMI, cost burden increases to 70 percent of households. About half (34 percent) of these households are severely cost burdened, meaning that they are paying more than 50 percent of their income for housing.⁴⁷ A higher percentage of cost-burdened households indicates that more residents are struggling with basic needs and may be more vulnerable to evictions and displacement.⁴⁸

As of 2021, there are over 1,300 units of rental housing affordable to income-qualified households in North Highline. New multifamily and subdivision developments have focused on income-restricted and mixed-income projects. These developments are generally sponsored by

⁴³ Zillow, *White Center Home Values*[White Center WA Home Prices & Home Values | Zillow](#)

⁴⁴ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 11](#)

⁴⁵ BERK Consulting, Inc. *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill.* (King County, WA: Department of Community and Human Services, 2020)

⁴⁶ BERK Consulting, Inc. *King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill.* (King County, WA: Department of Community and Human Services, 2020)

⁴⁷ [Department of Housing and Urban Development, Consolidated Planning/CHAS Data \(2018\)](#)

⁴⁸ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 16](#)

local housing authorities such as the King County Housing Authority, community organizations, and not-for-profit developers.⁴⁹

Existing Housing in North Highline (2019 ACS 5-Year)

Unit Types	North Highline	King County
Total housing units	7,800	919,000
Single-unit buildings ⁵⁰	58%	58%
2-9 unit buildings	20%	12%
10+ unit buildings	21%	28%
Units owner-occupied	48%	57%
Units renter-occupied	52%	43%
Median value of owner-occupied unit	\$313,500	\$493,500
Median rent	\$1,100	\$1,500
Renters experiencing cost burden	57%	46%
Housing units built before 1969	58%	38%

The Puget Sound Regional Council's Regional Displacement Risk index⁵¹ designates portions of White Center as being at higher risk of displacement, with Boulevard Park largely considered to be at moderate risk. However, these aggregated statistics may not consider how individual households may be at risk.

The combination of rising housing prices, the high rate of cost-burdened households, and lower than average incomes puts North Highline residents at an increased risk of displacement. Individuals in North Highline who are Black, Indigenous, or persons of color are about twice as likely to be severely cost-burdened than White individuals, indicating an increased risk of displacement for households of color.⁵²

In 2020, King County's Department of Community and Human Services and Department of Local Services studied affordable housing incentives in the North Highline and Skyway-West Hill subareas. This work led to the development of a set of recommended tools and strategies for the County to implement to address the challenges of housing affordability and the risk of residential displacement.⁵³ One of the recommended tools is an inclusionary housing policy for Skyway-West Hill and North Highline subareas. Inclusionary housing either requires or encourages developers to build new affordable housing units as part of their projects by allowing additional market rate dwelling units to be constructed to balance the cost of providing the affordable units.

In North Highline, the White Center Unincorporated Activity Center will be required to provide affordable housing units as part of any new development that results in new residential dwelling units. The affordable units must be for either rent or purchase by households earning less than the King County area median income. For the rest of North Highline, outside of the

⁴⁹ [Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018.](#)

⁵⁰ *Single-unit buildings include detached single-family homes and attached townhouses or duplexes that are separated from adjacent units by a ground-to-roof wall, have a separate heating system and public utility meter, and have no units located above or below.*

⁵¹ [Puget Sound Regional Council, 2019. Displacement Risk Mapping: Technical Documentation](#)

⁵² [BERK Consulting, Inc. King County Home and Hope Initiative. Affordable Housing Incentives Analysis: North Highline and Skyway-West Hill. \(King County, WA: Department of Community and Human Services, 2020\)](#)

⁵³ [Skyway-West Hill and North Highline Anti-displacement Strategy Report and Recommendations](#)

unincorporated activity center, the same standards will apply, but the rules are voluntary. The intent of these rules is to encourage not-for-profit or community-based affordable housing developers to invest in residential and mixed-use project in North Highline, while requiring private developers to provide affordability if they wish to build in the neighborhood. A series of workshops and focused conversations were held with community residents and stakeholders to develop the details of the inclusionary housing rules.

A community preference will be applied when assigning affordable units created under the program. Community members with a connection to North Highline will be given priority for the units as a step to help stem displacement.

Community Priorities

Affordable housing and preventing displacement are the top priorities for North Highline community members. These priorities include retaining affordable housing, creating additional affordable homes, and avoiding residential displacement.

Community members have said that they would like to see future generations have the opportunity to rent and purchase homes in the community and build wealth through home ownership.

Community members reported that current residents have already been displaced from West Seattle, the Central District, and Rainier Valley to Skyway-West Hill, and North Highline. They are concerned that increased housing costs will force them to move farther south, away from the community they call “home”. They have stated that protections need to be put in place to slow housing instability and residential displacement. Through surveys and community meetings community members have identified that such protections may include programs or regulatory requirements that preserve existing “naturally affordable” housing, provide new subsidized affordable units, and protect existing residents by implementing community preference policies.

Additionally, the community has stated that it would like housing that is sized for families, that supports intergenerational living and that is culturally appropriate with access to services and amenities that meet the needs of elders.

Community members would like to see increased public investment in affordable housing projects led by community-based organizations, increased rental assistance, access to home repair funding for low-income homeowners and access to technical assistance.

Through surveys and community meetings, residents have identified that they are strongly in favor of programs like inclusionary zoning requirements, land trusts, right-to-return programs, and community benefit agreements that assure no net loss of affordable units. Programs that did not directly result in affordable housing, such as in-lieu fee programs, were less favored.

They have stated that it is their preference to integrate market-based housing and affordable housing units in the same developments to increase access to opportunity and equitable development⁵⁴ outcomes. The community also stated that they would also like to see affordable housing units created when property values in the subarea increase as a result of investments

⁵⁴ According to the [US EPA](#) equitable development is an approach for meeting the needs of underserved communities through policies and programs that reduce disparities while fostering places that are healthy and vibrant.

in community development projects, such as infrastructure improvements. They are concerned that increased property values will exacerbate displacement.

Policies

The policies below support retaining and increasing a range of housing and addressing displacement. A wide range of housing, including those that are affordable to community members, can be realized through preservation of existing housing and creation of new public and private-market developments.

- NH-17** Provide for a wide range of residential zones, densities, and housing types to continue to promote access to diverse housing choices for residents at a variety of income levels, ages, household sizes, and lifestyles to address the unique population and housing needs of North Highline.
- NH-18** Consider and implement a range of mandatory and voluntary strategies to preserve existing units, increase the supply of new affordable housing, support home ownership opportunities, and reduce the risk of involuntary residential displacement in North Highline, through tools such as:
- a. Inclusionary zoning
 - b. Tenant relocation assistance
 - c. Right to return and/or community preference
 - d. Community land trusts and other models of permanently affordable, shared equity homeownership
 - e. Down payment assistance
 - f. Property tax exemption
 - g. Redevelopment assistance
 - h. Funding equitable, community-driven affordable housing
- NH-19** Require or incentivize residential development in North Highline to provide family-size units, affordable culturally-specific housing for elders, and rental units that are affordable to low- and extremely low-income households.
- NH-20** Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties, or potentially prevent declining conditions, so residents can choose to remain in their homes in North Highline.

Health and Human Services

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

As the Key Health Indicators table below illustrates, residents in North Highline are not doing as well, health wise, as King County residents as a whole. This highlights the need for additional programs and services to address these disparities.

Key Health Indicators: North Highline			
	North Highline Health Reporting Area (HRA)	King County	Year
General Health Indicators			
Life expectancy at birth (years)	79.8*	81.7	2014-2018
Diabetes prevalence (%)	5.3%	7.1%	2015-2019
Health Education/Socioeconomic/Public Safety Indicators			
Teen birth rate (per 1,000 female age 15-17)	4.6	2.8	2015-2019
Low birth weight (%)	7.4%	6.6%	2015-2019
Firearm deaths (per 100,000 persons)	16.7*	7.6	2014-2018
Environmental Health Indicators			
Current asthma among adults (%)	11.3%	8.8%	2015-2019
Asthma hospitalizations (per 100,000 for all ages)	(Don't have this at HRA level)	32.30	2017-2019
Met physical activity recommendations	24.6%	25.9%	2015, 2017, 2019
Obese (body mass index >30)	23.6%	21.4%	2015-2019
Overweight (%) (body mass index 25-30)	33.6%	34.2%	2015-2019

* Statistically different compared to King County

Healthcare Services

There are several healthcare service providers in the North Highline subarea. The White Center Medical Clinic is operated by Sea Mar,⁵⁵ which is a community-based organization that provides health and human services that specializes in service to Latinx members of the community. Additionally, HealthPoint operates a youth clinic at Evergreen High School.⁵⁶

Public Health – Seattle and King County⁵⁷ also provides services to the residents of North Highline both directly or through partnerships with other agencies, including:

- **Public Health Primary Care at Navos⁵⁸:** Provides primary healthcare for adults 18 and older; focuses on care for people with significant mental illnesses, substance use disorders, and homelessness.
- **The Family Planning Health Education Team:** Provides Highline School District teacher trainings on elementary and secondary FLASH curriculum; led the “Peace N the Hood” Job Fair.
- **Public Health School Based Partnership Team:** Provides funds annually to Healthpoint to support two school-based health centers in the Highline School District at Evergreen High School and Tyee High School.
- **Street Medicine Team and Evergreen Treatment Services-REACH:⁵⁹** Conducts outreach to provide primary and behavioral health care to those experiencing homelessness.
- **Community Health Services’ Parent Child Health programs:** Conducts visits at area shelters such as Mary’s Place. Services include care for new mothers and their babies.
- **Access and Outreach Team:** Works with North Highline community-based organizations to link their clients to health care insurance, health services, and ORCA LIFT,⁶⁰ a free and reduced cost transportation program.

Access to healthy food

One key component of leading a healthy lifestyle is having convenient access to healthy food choices. White Center has several grocery stores and numerous independently owned restaurants and other outlets that sell culturally diverse foods to the diverse North Highline community. Several food service chains are also located in White Center, such as Pizza Hut, Taco Time, and McDonald’s. Roxhill has a large Safeway supermarket and Top Hat has a handful of small stores selling groceries.

In Glendale there is a Thriftway supermarket, a Red Apple supermarket, and several non-chain restaurants located south of the Rainier Golf and Country Club. There are several independent restaurants and grocery stores in or close to the area of South Park in unincorporated King County.

⁵⁵ [Sea Mar -Community Health Centers](#)

⁵⁶ [Evergreen Campus Clinic | HealthPoint | Washington \(healthpointchc.org\)](#)

⁵⁷ [Public Health — Seattle & King County - King County](#)

⁵⁸ [Home - Navos](#)

⁵⁹ [Evergreen Treatment Services - Transforming the lives of individuals and their communities](#)

⁶⁰ [ORCA: Home \(orcacard.com\)](#)

Early Learning and Childcare

North Highline is not getting its needs met for childcare according to information from Washington State Department of Children, Youth and Families⁶¹. The area includes several local childcare centers located in North Highline and a number of family home childcare providers.

White Center HUB

The White Center Community Development Association is managing a community development project in White Center called the “HUB” (“Hope, Unity, and Belonging”), in collaboration with community partners. Partners include Southwest Youth and Family Services,⁶² and Community Roots Housing.⁶³ King County is also providing funding for the project.

In addition to providing over 75 units of affordable housing the development will include space for essential community services, community gathering spaces and community kitchens. It is anticipated that the HUB will provide workforce training, youth tutoring, childcare, and physical and behavioral health services, including providing an onsite HealthPoint⁶⁴ medical clinic. It will be located on the corner of 8th Avenue Southwest and Southwest 108th Street, just north of Dick Thurnau Memorial Park, with groundbreaking initially anticipated in 2022.

Community Priorities

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

- Increased accessibility to healthy foods This includes interest in having a grocery store in Top Hat, having access to affordable healthy food, creating P-patches, community gardens, and community kitchens, providing cooking demonstrations of culturally relevant food, and providing a farmers market.
- More services and programs for youth, including additional after-school programs.
- Additional adult programs where health and wellness are promoted.
- Additional affordable childcare options.
- More choices for early childhood education.
- Improved access to health and social service providers.

Policies

These policies support positive health outcomes and supportive services.

NH-21 Support access to healthy, affordable, and culturally relevant foods for all residents throughout North Highline by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens.

⁶¹ [Child Care Need and Supply Data | Washington State Department of Children, Youth, and Families](#)

⁶² [Southwest Youth and Family Services](#)

⁶³ [Community Roots Housing](#)

⁶⁴ [HealthPoint](#)

- NH-22** Partner with Highline School District, community-based organizations, and other health and human service agencies to provide healthcare (physical and behavioral), social and human services, early education, and childcare to improve outcomes for residents of all ages, students, and their families, especially where needs are greatest.



Dick Thurnau Memorial Park, White Center (SD Brewer)

Chapter 5: Parks, Open Space, and Cultural Resources

Parks and open space lands in North Highline are owned by King County and managed by the King County Department of Natural Resources and Parks (DNRP). As described below, the Parks and Recreation Division of DNRP offers a number of programs in North Highline and also enters into partnership agreements with private organizations. DNRP also administers multiple grant programs that support public agencies and community organizations serving the North Highline community. Notably the *2016 King County Open Space Plan: Parks, Trails, and Natural Areas (2016 Open Space Plan)*, a functional plan of the *Comprehensive Plan*, provides the policy framework for the County's acquisition, planning, development, stewardship, maintenance, management, and funding of its system of 205 parks, 175 miles of regional trails, and 32,000 acres of open space.⁶⁵

As of 2021, North Highline's portion of the County's Open Space system contains six major parks and open space properties, spanning over 60 acres, including:

- **Dick Thurnau Memorial Park:** This 33-acre park between White Center and Top Hat has a frisbee golf course, play areas, walking paths, and Hicklin Lake. It also has the Bethaday Community Learning Space, in which the Technology Access Foundation provides education programs, including ones that specifically serve students of color.
- **North Shorewood Park:** This six-acre park near the Roxhill area has play and picnic areas, basketball courts, and nature trails.
- **Steve Cox Memorial Park:** This 10-acre park in White Center offers more programming than many other parks in the County system. Amenities include the White Center Community Center, White Center Teen Program, Mel Olson Stadium, ballfields, a play area, restrooms, picnic shelter, tennis courts, basketball courts, and a reflexology path.
- **White Center Heights Park:** This six-acre park between White Center and Greenbridge has an amphitheater, picnic shelter, open field, and nature trail.
- **Hamm Creek Natural Area:** This four-acre park in the Glendale neighborhood is a local urban natural area.

⁶⁵ King County [Open Space Plan](#)

- **Glendale Forest:** This five-acre parcel, acquired in 2020, will be transformed into a forested park featuring trails, overlooks, and wetlands.

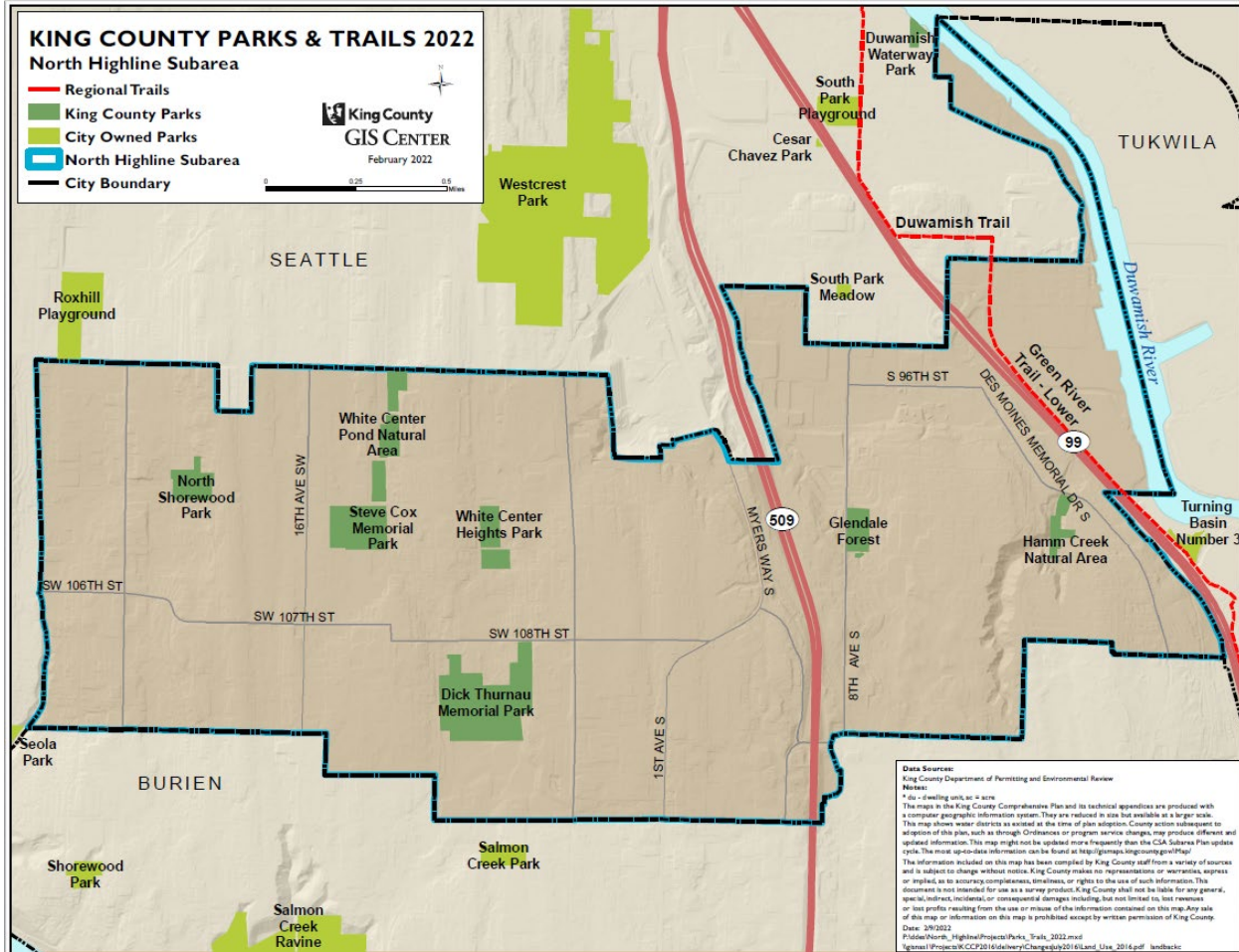
In addition to County-owned parks and playfields, King County provides a number of recreational and cultural services in the area:

- **White Center Teen Program:** Provides free year-round recreational, educational, and enrichment programming in Steve Cox Memorial Park to about 1400 local youths each year.
- **Volunteer Program:** This service program involves about 10,000 people a year in tree planting, removing invasive plants, and building and maintaining parks.
- **Youth Conservation Corps:** This program, launched in 2021, provides paid summer teen internships that focus on environmental topics and career development.
- **Acquisitions:** The County buys new parks and open space lands with a variety of funding sources, including its Parks, Recreation, Trails and Open Space Levy and its [Land Conservation Initiative](#).⁶⁶
- **Arts:** Led by the King County cultural funding agency, 4Culture, this work focuses on arts, heritage, historic preservation, and public art.
- **Partnerships:** The County partners with, and provides grant funding to, other groups to provide recreational programs such as frisbee golf and amateur sports for youths.

At the northeastern edge of North Highline, near the South Park neighborhood, a section of the King County Interurban Trail runs alongside W Marginal Way Place S. This regional trail connects to trails in Seattle and Tukwila.

Other nearby parks provide open space, playfields, and other recreational opportunities for North Highline residents. These include Salmon Creek Ravine, Shorewood Park, and Salmon Creek Park in Burien; and Seattle's Seola Park, Roxhill Playground, Westcrest Park, South Park Meadow, Cesar Chavez Park, South Park Playground, and Duwamish Waterway Park. Turning Basin Park Number 3 in Tukwila is also next to North Highline.

⁶⁶ King County [Land Conservation Initiative](#)



Every school in the Highline School District has recreational facilities that are open to the public when schools are not in session, subject to policies and procedures for their use. Depending on the school, facilities may include practice fields, playgrounds, and sports courts.⁶⁷

The King County Housing Authority has small green spaces and playgrounds throughout the Seola Gardens and Greenbridge communities, and a popular plaza at Greenbridge. Privately owned recreation and open spaces, including the Glen Acres and Rainier golf and country clubs, are also important contributors to the area's green space network. And faith-based organizations may also provide spaces for recreation and other amenities on their properties.

Open Space and the Environment

In February 2021 King County published its *30-Year Forest Plan*,⁶⁸ which is organized around seven priority areas. Based on North Highline's location within the urban areas of King County, the following three priority areas are likely to have the most direct impact on the lives of the North Highline community:

- **Urban Forest Canopy** – Increasing tree canopy in urban areas with a focus on areas with the lowest canopy cover

⁶⁷ Personal communication February 2022 with Aaron Garcia, Highline School Board

⁶⁸ [30-Year Forest Plan](#)

- **Human Health** – Prioritizing tree canopy improvements and increased access to forested open space to improve health outcomes and advance health equity
- **Water Quality and Quantity** – Maintaining and expanding forest canopy to improve water quality, reduce stormwater runoff, and reduce flooding

An analysis of the forest canopy cover in the Forest Plan found that White Center’s urban forest canopy covers roughly 477 acres, or around 21 percent of the area. The analysis did not capture data for the whole North Highline subarea. For the cities and unincorporated areas analyzed, the canopy coverage ranged from a high of 67 percent down to 16 percent. White Center’s tree cover is similar to those estimated for the cities of SeaTac and Algona, and about 7 percent lower than the estimate for Skyway-West Hill’s canopy (28 percent). It ranks third from last out of 45 communities included in the analysis using 2017 data.

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

White Center and Greenbridge Libraries

Library services were first offered in White Center from a private home in 1943. In 1946 the White Center Library moved to the basement of the White Center Fieldhouse and joined the King County Library System. After another move to a converted gymnasium, successful bond measures in 1966 and 2004 led to bigger and better-equipped library buildings.⁶⁹ The library moved to its current location on Southwest 107th Street, which offers 10,000 square feet of space, in 2016. The library has collections in the Chinese, Somali, Spanish, and Vietnamese languages.

The North Highline community is also served by a King County Library System library at Greenbridge on 8th Avenue Southwest. This 2,300-square-foot library opened in 2008 in a “Built Green” leased space at the YWCA Learning Center. Funding came from a 2004 bond measure. The library has collections in the Arabic, Somali, Spanish, and Vietnamese languages and its campus also includes a community center and an early learning center, in addition to the YWCA Learning Center.

Community Priorities

North Highline community residents’ feedback shows that they value the subarea’s green spaces and would like to see more parks and open spaces available for passive and active recreation, with improved accessibility within and to parks and open spaces. They identified their desire for increased maintenance of parks and open spaces and more safety features. The community would like to have increased access to amenities such as dog parks, community gardens, playground equipment, game courts, and walking paths and trails with waymarking.

Community members are also interested in protecting human health and nature, as well as guarding against and mitigating the impacts of climate change. They identified the need to increase tree canopies to provide relief from the urban heat island effect. They would also like to see increased use of green stormwater infrastructure, such as rain gardens, for additional green spaces, for water storage, and to protect water quality.

⁶⁹ [White Center Library, King County Library System - HistoryLink.org](#). Author Glenn Drosendahl, 2016

The community honors its diversity and heritage, and members would like to have more places to gather, celebrate, and share the richness of cultures present in North Highline. This includes gathering spaces such as plazas, pocket parks, and more community center space.

Residents of North Highline want more recreational, learning, and other programs for the community, and particularly ones that are culturally relevant. Specifically, North Highline wants to be a place where artists can thrive.

Policies

These policies support increased recreational and cultural opportunities and improving human health and environmental conditions.

- NH-23** Work with North Highline residents, businesses, and other community organizations to identify and implement opportunities for planting trees and installing green infrastructure to reduce the urban heat island and improve water and air quality.
- NH-24** Support existing and new gathering spaces and support providing additional accessible recreational opportunities and culturally appropriate gathering spaces for communities in North Highline, such as new community buildings, plazas, open spaces, regional trails, local parks, and pocket parks.
- NH-25** Partner with community organizations and public agencies to increase capacity building and funding, share technical expertise, and leverage County-owned parks facilities to support the delivery of park improvements and recreational, cultural, and educational programs in North Highline.



8th Avenue SW in Greenbridge (SD Brewer)

Chapter 6: Transportation

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

Due to challenged revenue streams, the County focuses its roads-related resources on critical safety needs and core maintenance and operations. So, like other urban unincorporated areas, there has been insufficient investment in North Highline's transportation system to support improved mobility, safety, and community health. The community seeks a network of connected streets that support motorized and active transportation options for moving about the neighborhood and beyond, as well as transit services to meet travel needs of the community.

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

- The Strategic Plan for Road Services⁷⁰
- The Strategic Plan for Public Transportation⁷¹
- The Long Range Plan for Public Transportation – Metro Connects⁷²

⁷⁰ [Strategic Plan for Road Services](#)

⁷¹ [Strategic Plan for Public Transportation](#)

⁷² [Long Range Plan for Public Transportation – Metro Connects](#)

Road Services

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

- general roadway maintenance
- pothole filling
- snow and storm responses
- inspections
- repaving
- safety investigations
- traffic analysis
- installation of devices such as signals and signs
- pavement marking
- school safety zone improvements
- roadside vegetation and litter removal
- graffiti removal
- bridge monitoring and repair
- road alerts
- emergency response services
- establishing and updating design standards
- development and construction review
- permitting

The 2021 North Highline road network includes the following assets:

Asset	Quantity
Maintained centerline miles	56 miles
Maintained lane miles	125 lane miles
Bridges	1 (South Park Bridge)
Traffic cameras	5
Traffic signals	13
School zone flashers	25
Traffic control signs	2,481
Guardrails	2 miles
Drainage pipes	48.4 miles
Drainage ditches	8.9 miles
Catch basins	2,587
Sidewalks	30.1 linear sidewalk miles
Bike lanes	2.3 lane miles
Radar speed feedback signs	1
Crosswalks	166

Additionally, as part of the *Comprehensive Plan*, King County develops a Transportation Needs Report, (TNR),⁷³ which is a long-term list of needed improvements to roads and related transportation infrastructure. The 2020 Transportation Needs Report includes 15 needed improvements, with a total estimated cost of \$35 million, in North Highline. These are split at about 55 percent capacity expansion projects, 30 percent active transportation projects, and 15 percent drainage projects.

⁷³ [Transportation Needs Report 2020](#)

Finally, as part of its Americans with Disabilities Act Transition Plan,⁷⁴ the County identified over 600 curb ramps in North Highline that are a high priority for upgrades to current accessibility standards.

State Highways

State Routes 99 and 509 traverse North Highline and are major arterial roadways. Both highways are managed by the Washington State Department of Transportation.

Public Transportation Services

The King County Metro Transit Department (Metro) provides "fixed-route" bus service and corresponding "Access" paratransit service in the North Highline subarea. While the majority of services in North Highline are funded by Metro, two routes benefit from additional investments in service frequency from Seattle. The following identifies fixed-route services that serve North Highline as of 2021:⁷⁵

- **Route 22:** all day, hourly service, weekdays.
- **Route 60:** all day, service every 15 minutes in the peak, 15-20 minutes off-peak and night service.
- **Route 113:** peak commuter, peak-only service with 4:00 a.m. and 4:00 p.m. trips.
- **Route 120:** all day, service every 7-15 minutes in the peak, 15-30 minutes off-peak, and 30-60 minutes at night (planned to be upgraded to RapidRide H Line bus rapid transit service in 2022).
- **Route 128:** all day, service every 30 minutes, 7 days a week.
- **Route 131:** all day, service every 15-30 minutes in the peak, 30 minutes in the off-peak, and 60 minutes at night.
- **Route 132:** all day, service every 20-30 minutes in the peak, 30 minutes in the off-peak, and 60 minutes at night.
- **Sound Transit Route 560:** all day, service every 30 minutes weekday, and 60 minutes on the weekend.

In addition, King County provides alternative services to public transit that are meant to be more flexible in meeting demand, including:

- **Route 635 Community Shuttle:** provides service between Angle Lake light rail and Des Moines marina district.
- **Hyde Shuttle:** a door-to-door van service for older adults and adults with disabilities.

Community Priorities

Over the past several years, when asked what type of transportation investments would be meaningful and have lasting impact on the community, residents continually expressed that

⁷⁴ [King County Roads Services Division Americans with Disabilities Act Transition Plan Public Review Draft 2021](#)

⁷⁵ *King County Metro transit service as of August 2021; morning peak is typically 5-9 a.m. and afternoon/evening peak is typically 3-7 p.m. (this can vary by route; schedules are subject to change).*

transportation related decisions should be made that meet the needs of the most vulnerable members of the community and community members with mobility challenges.

Safe, well-lit access to community amenities is a priority for this community. This includes investments in improved pedestrian and active transportation, including adding more sidewalks in commercial and residential areas.

In terms of transit service, North Highline community members stated that they would like to see improved transit service that will make it easier for them to get to job centers and transit hubs. This includes increasing frequency of service on existing routes and providing new east-west transit service. The community members stated that new east-west services would both improve linkages to the existing north-south-focused transit routes and support connections between North Highline's commercial areas, residential neighborhoods, and industrial employment areas.

Community members want to continue supporting their small, independent businesses and business owners want there to be adequate provisions for on-street and off-street parking for customers. The community wants to support mobility options for customers with limited physical abilities, or who are elderly.

With respect to providing bike lanes in North Highline, some community members were in favor of increasing bike lanes, while others were concerned that installing bike lanes may come at the expense of keeping on-street parking spaces.

The community stated that they would also like to see King County do more to improve road conditions, address speeding, improve connectivity to walking trails and bike paths, and provide beautiful streetscapes in North Highline.

Policies

These policies support growth near transit and a safe and encouraging environment for walking, transit use, and biking.

- NH-26** Promote a pedestrian-oriented environment, build on the existing street system, and improve access to other travel options such as transit and bicycling through new commercial and mixed-use development in the White Center Unincorporated Activity Center and in other commercial areas in North Highline.
- NH-27** Prioritize safe and inviting walking, bicycling, and rolling throughout North Highline to connect residents to transit facilities, commercial areas, local parks and open spaces, schools, and other local destinations.
- NH-28** Public transit service should provide convenient, safe access to commercial areas, jobs and community amenities in North Highline and to surrounding city transit hubs so that residents are able to participate in North Highline's and the region's economy and access North Highline's and the region's amenities regardless of their age, socioeconomic status, or abilities.



The “Log Cabin” Community Center at Steve Cox Memorial Park in White Center (SD Brewer)

Chapter 7: Services and Utilities

For any urban community to thrive, it must be adequately supported by a full range of urban utilities and services. These utilities and services include water and sanitary sewer, stormwater management, solid waste collection and disposal, and fire protection. North Highline is served by several different special utility districts and organizations that collectively provide these vital services. The provision of water and sewer services has a direct impact on the use and development of land in North Highline.

The subarea is served by two main water districts: Seattle Public Utilities and King County Water District 20. The area is also served by two main sewer districts: Southwest Suburban Sewer District and Valley View Sewer District.

There are also a few places without sewer access in North Highline. Of over 5,000 total parcels, over 300 have on-site sewage systems. Almost 80 percent of these, according to Public Health-Seattle and King County, were installed before or during 1990—and, given their age, some of them could be failing. As redevelopment brings private water and sewer systems to North Highline, King County expects some of these parcels to connect to public services.

A map showing sewer service providers in the North Highline subarea is included in Appendix A: Supporting Maps and Tables.

Community Priorities

Increasing the ability to connect to sewers is a key priority for North Highline. The community wants to ensure that new developments in North Highline are designed to accommodate new water and sanitary sewer connections to existing private property owners relying on older failing on-site septic systems.

Policies

These policies address well-planned and adequate utilities and services.

- NH-29** Promote the efficient use of land by providing the necessary urban utilities and services through a coordinated and logical approach, including coordination with neighboring cities for future annexation.
- NH-30** Encourage developers proposing to extend water or sewer service for new residential, commercial, or mixed-use development in North Highline to work with surrounding property owners to provide reasonable access to public utilities.
- NH-31** Partner with the North Highline community to address unsewered areas between Southwest Suburban Sewer District, Valley View Sewer District, and Seattle Public Utilities to address aging and failing on-site sewage systems by identifying the most appropriate wastewater treatment options, such as conversion to sewer or decentralized options, that protect public health and support the community's housing and equity goals.



Artwork on 14th / 16th Avenue South Bridge, South Park (SD Brewer)

Chapter 8: Economic Development

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

As noted in previous chapters, North Highline supports a substantial small business community as well as large industrial firms. Employment in North Highline remained steady (or grew modestly, about 2 percent) from 2010 through 2020, while employment countywide grew by approximately 30 percent.⁷⁶

The main source of employment in North Highline is in industrial uses. North Highline has a relatively diverse economy, with worksites/employers covering a variety of sectors. The services sector has the largest share of employees; approximately 33% of all jobs in North Highline are in the services sector, according to LEHD data from 2017. Industrial employment, including manufacturing, warehousing, transportation, and utilities jobs, makes up approximately 28% of jobs in North Highline. Construction and retail trade jobs each make up 17% of total jobs, respectively.⁷⁷

Employment in White Center, according to same 2017 data, is similar to a retail center, with 18 percent retail trade, 13 percent accommodation and food service, and 12 percent health care and social assistance.

North Highline draws employees regionally – 16 percent of the subarea's employees are from Seattle, 6 percent from Burien, and 5 percent from Kent.

Most workers residing in North Highline are commuting to jobs outside of the subarea. Forty six percent are employed in Seattle, 6 percent in Bellevue, and 5 percent in Burien. Maps showing

⁷⁶ [Puget Sound Regional Council, Covered Employment Estimates, 2020](#)

⁷⁷ [U.S. Census Bureau, Longitudinal Employer-Household Dynamics Dataset, 2017](#)

where people living in North Highline commute to for employment, and where workers in North Highline are commuting from can be found in Appendix A, Supporting Maps and Tables.

OPPORTUNITY ZONES

As of 2022, North Highline includes two census tracts that are designated as Opportunity Zones. The Opportunity Zone program is a federal program designed to provide tax incentives to investors who fund businesses in underserved communities.⁷⁸ The North Highline area included in the Opportunity Zones is south of Southwest 102nd Street with 16th Avenue Southwest as the western boundary and 1st Avenue S as the eastern boundary. One of the census tracts extends into the city of Burien.

Community Priorities

The community wants its residents and businesses to have the opportunity stay in North Highline and thrive. As noted in earlier sections, residential, economic and cultural displacement are priority concerns in the subarea.

The community has also stated that it wants to see economic opportunities provided for youth so that they can learn job skills. It has stated that it would also like to see increased access to affordable childcare programs to support working families, support to families seeking work opportunities when English is not their first language, and support to businesses that want to be able to grow in North Highline.

The business community has identified that having access to affordable professional services that can provide education, job training, mentoring, and consultation is also integral to its success. And the business community wants there to be spaces to grow and expand without needing to leave North Highline. They have stated that they would also like to have the opportunity to buy property for their businesses, rather than continue leasing.

A community survey report completed by the White Center Community Development Association in 2017 found that overall economic priorities for White Center were: creating more and higher paying jobs, language and job training, and support to small businesses.⁷⁹ Top identified challenges were: not enough jobs, jobs do not pay well, English language proficiency, lack of training and childcare, and it being too hard to keep a small business running. A similar survey focused on anti-displacement conducted by King County and the White Center Community Development Association in 2021 found that the majority of the business surveyed (64 percent) had lost customers because of displacement. More than half of the respondents felt programs supporting affordable housing would benefit both their business and their community. Almost all the respondents (86 percent) felt more housing in the White Center downtown area would help their businesses.

Policies

These policies support economic and other community development needs.

- NH-32** Support retention of long-term locally-owned businesses in North Highline and encourage development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.

⁷⁸ [Opportunity Zones \(wa.gov\)](https://www.wa.gov)

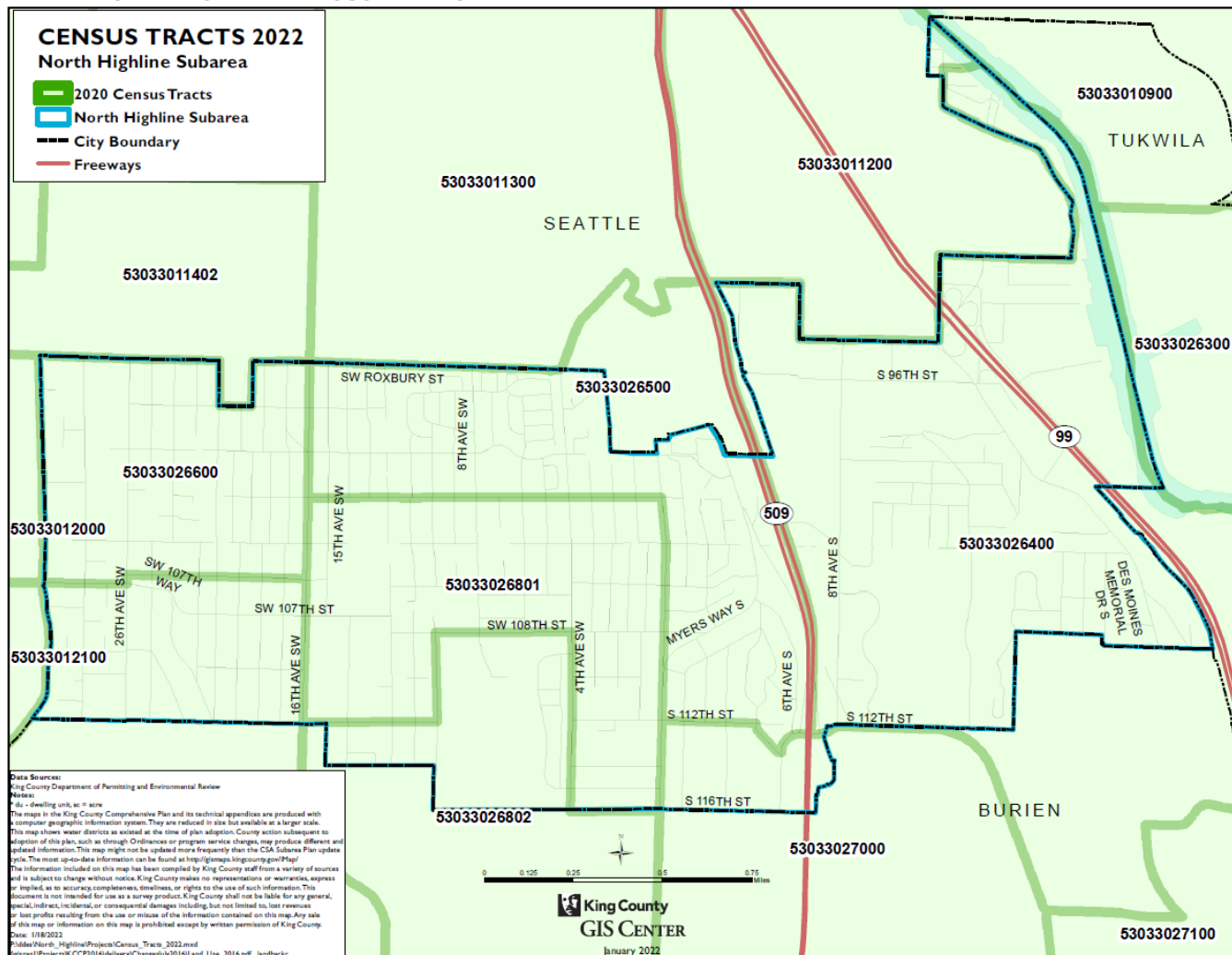
⁷⁹ [North Highline Subarea Plan resources](#)

- NH-33** Partner with community-based organizations and other agencies to provide culturally appropriate technical assistance to the North Highline small business community in areas such as commercial leasing, commercial land purchase, applying for grants and loans, and business financing and accounting.

Appendix A: Supporting Maps and Tables

The subarea plan addresses a wide variety of technical topics, and the work based on a number of data sources. Shown below is the data, provided in charts and maps, that supported the development of the Subarea Plan.⁸⁰

MAP 1: NORTH HIGHLINE CENSUS TRACTS



⁸⁰ The information in this appendix represents point-in-time data and was compiled from a variety of sources. The information is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or right to the use of such information. King County shall not be liable for any general, specific, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits resulting from the use or misuse of the information contained in this Appendix. Any sale of this information is prohibited.

TABLE 1: 2022 COMPREHENSIVE PLAN PRESENT USE

Present use	Acres	Percent of Acres
Church	20	0.9%
Commercial	224	10%
Industrial	59	3%
Mobile Home	21	0.9%
Mult-Family	166	7%
Parks	60	3%
Public	4	0.2%
School	61	3%
Single Family	840	37%
Utility	54	2%
Vacant	160	7%
N/A	46	2%

TABLE 2: 2022 COMPREHENSIVE PLAN LAND USE DESIGNATIONS

Comprehensive Plan Land Use Designation	Acres	Percent of Acres
Commercial Business	44	2%
Commercial Outside of Center	5	0.2%
Industrial	216	10%
Neighborhood Business	1	0.04%
Open Space	72	3%
Urban Residential High	325	14%
Unincorporated Activity Center	120	5%
Urban Residential Medium	960	43%

TABLE 3: 2022 ZONING CLASSIFICATIONS

Zoning	Acres	Percent of Acres
Community Business (CB)	116	5%
Industrial (I)	220	10%
Neighborhood Business (NB)	2	0.1%
Residential Business (RB)	4	0.2%
Office	2	0.1%
Residential, 4 dwelling units per acre (R-4)	47	2%
Residential, 6 dwelling units per acre (R-6)	680	30%
Residential, 8 dwelling units per acre (R-8)	47	2%

Zoning	Acres	Percent of Acres
Residential, 12 dwelling units per acre (R-12)	262	12%
Residential, 18 dwelling units per acre (R-18)	238	11%
Residential, 24 dwelling units per acre (R-24)	72	3%
Residential, 48 dwelling units per acre (R-48)	41	2%

FIGURE 1: MEDIAN HOUSEHOLD INCOME BY NEIGHBORHOOD (2019 AMERICAN COMMUNITY SURVEY (ACS) 5-YEAR)

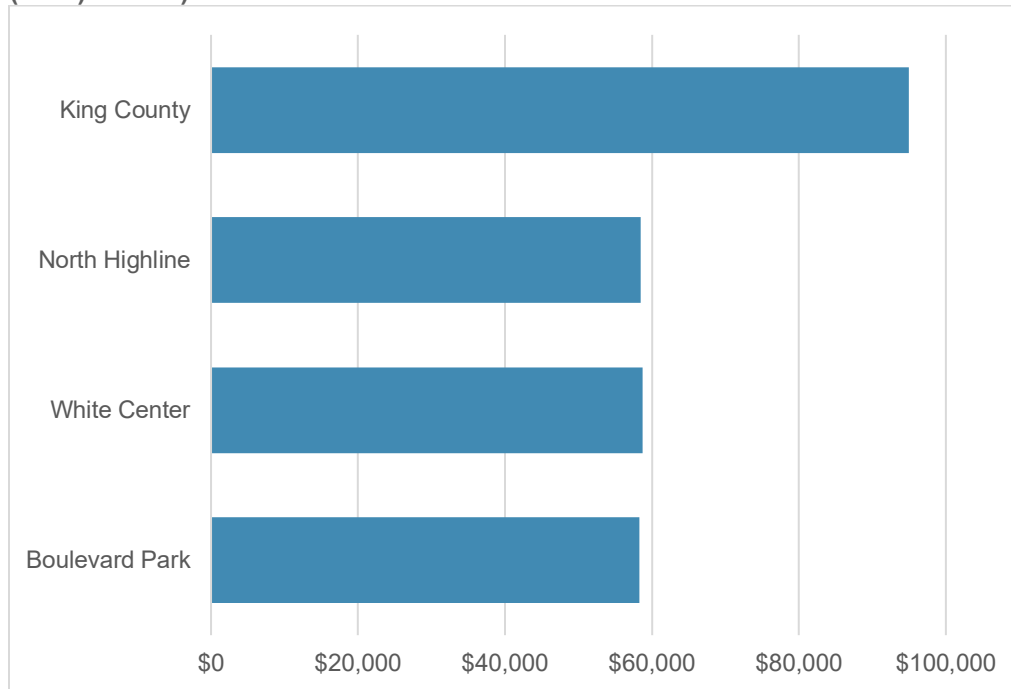


FIGURE 2: MEDIAN HOUSEHOLD INCOME AND TENURE 2010 CENSUS TRACTS (2019 ACS SURVEY 5-YEAR ESTIMATE)

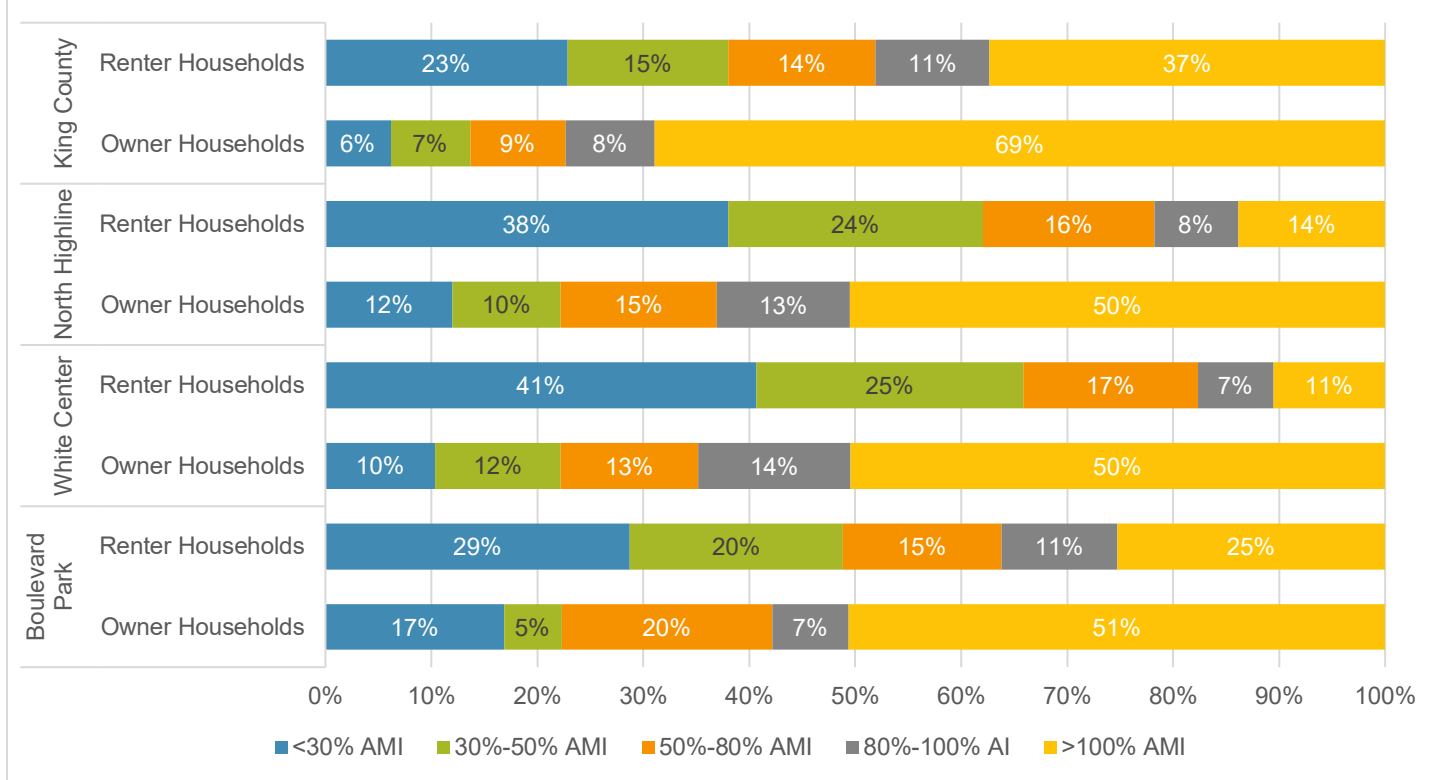


FIGURE 3: TENURE BY RACE AND ETHNICITY (2019 ACS 5-YEAR)

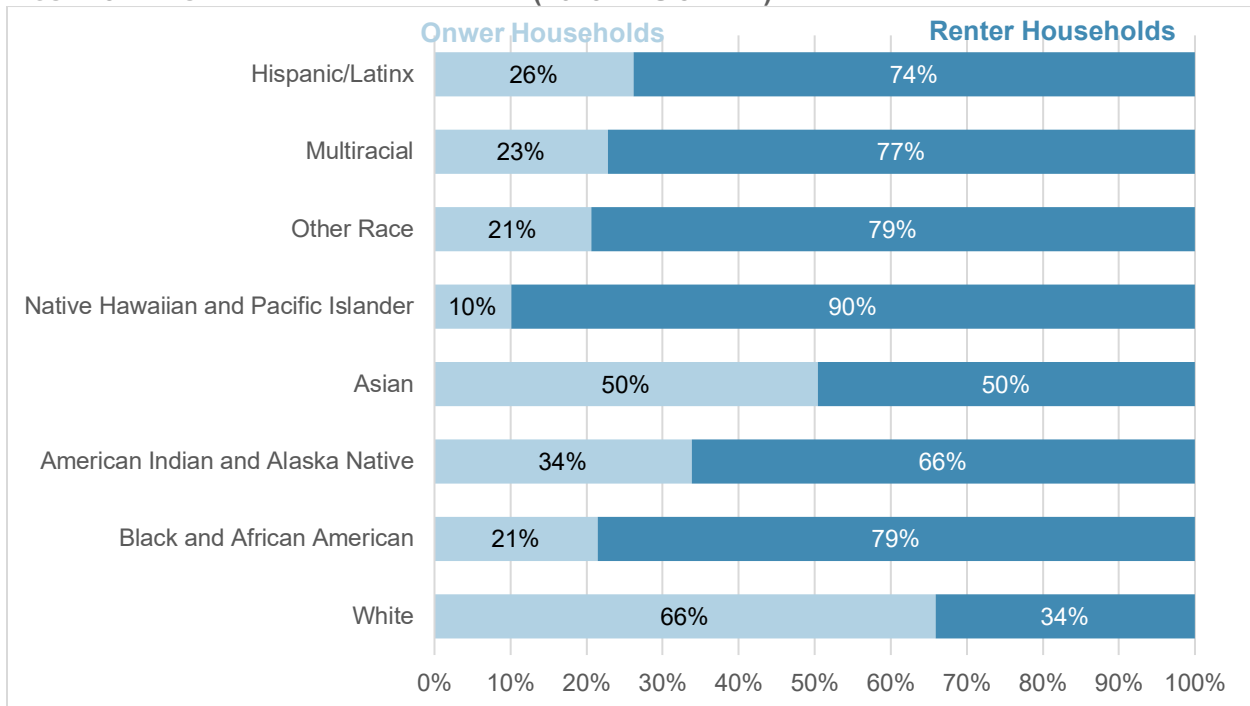


FIGURE 4: AGE OF HOUSING (2019 ACS 5-YEAR)

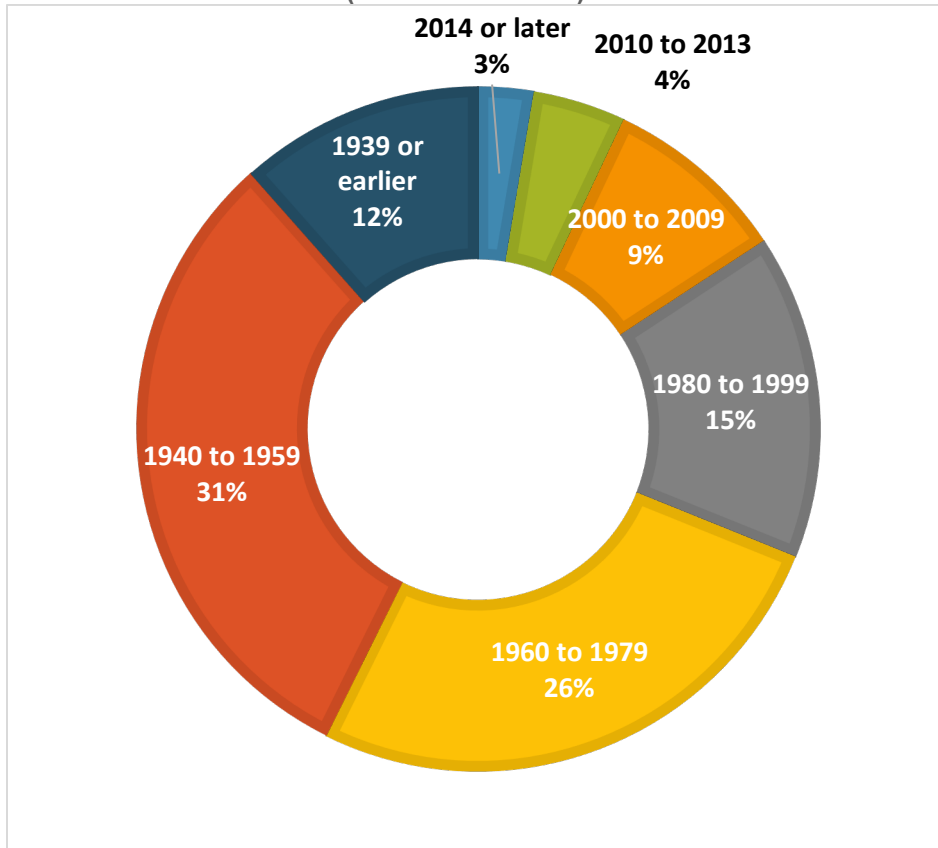


FIGURE 5: TYPE OF HOUSING (2019 ACS 5-YEAR)

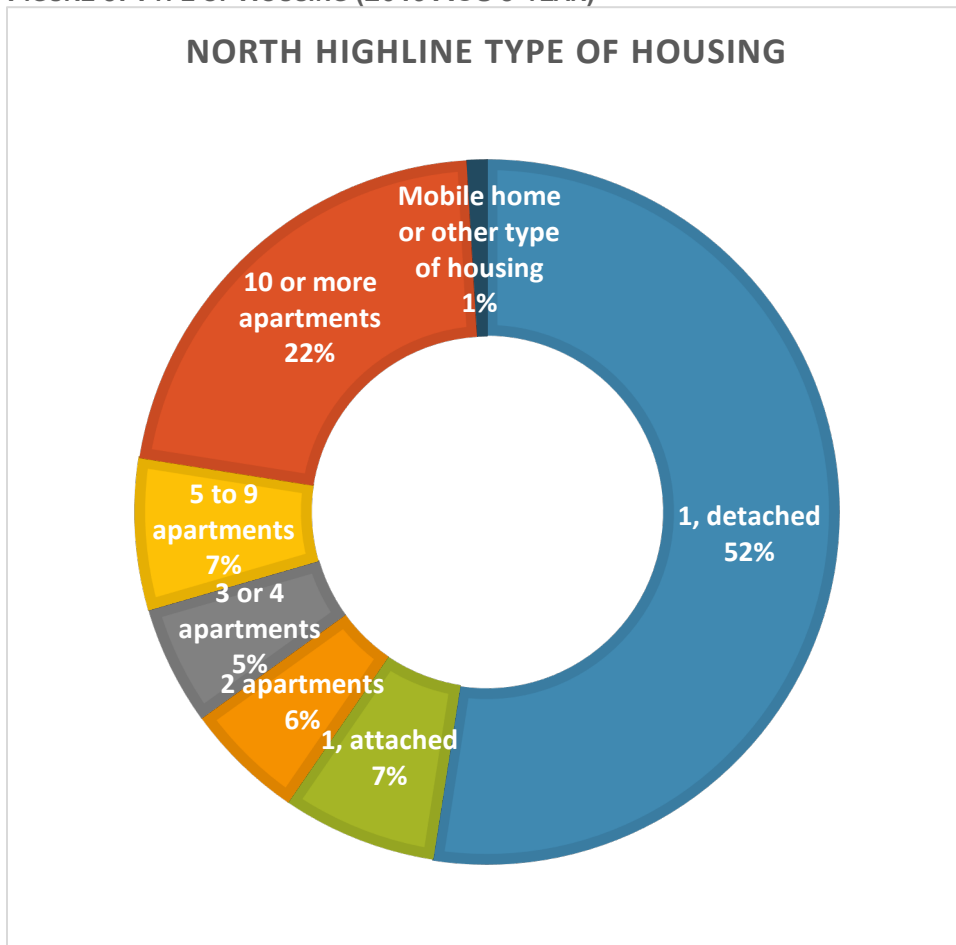


FIGURE 6: NORTH HIGHLINE RENT COMPARED TO INCOME (2019 ACS 5-YEAR)

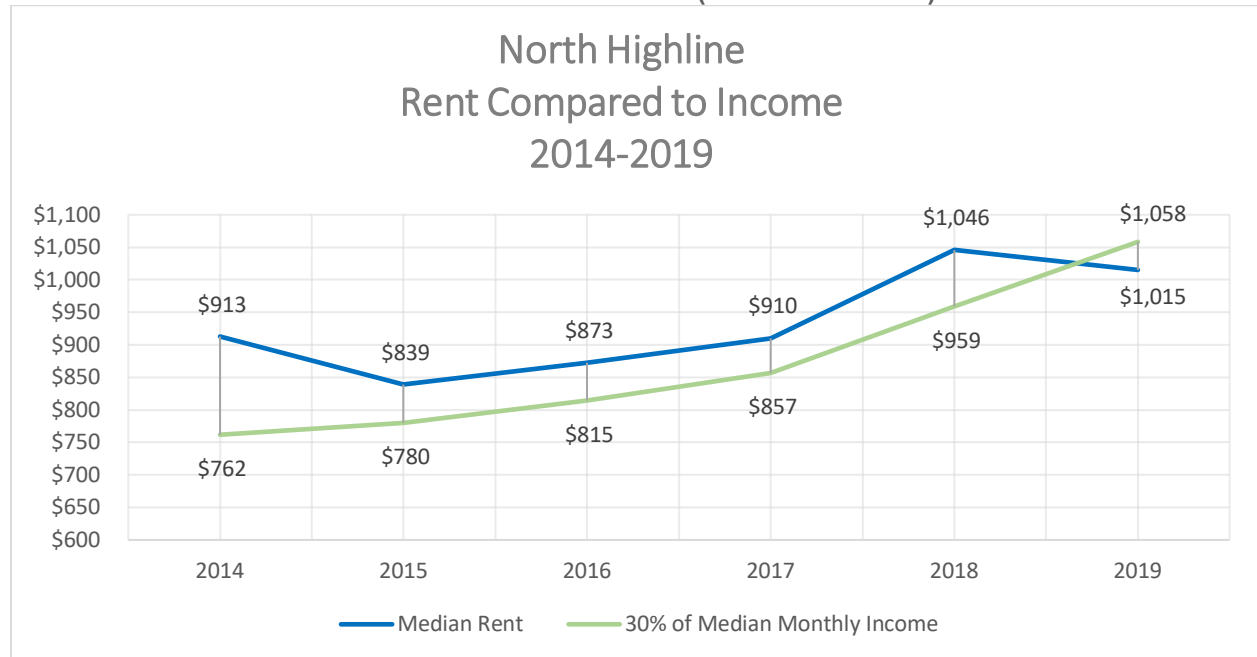
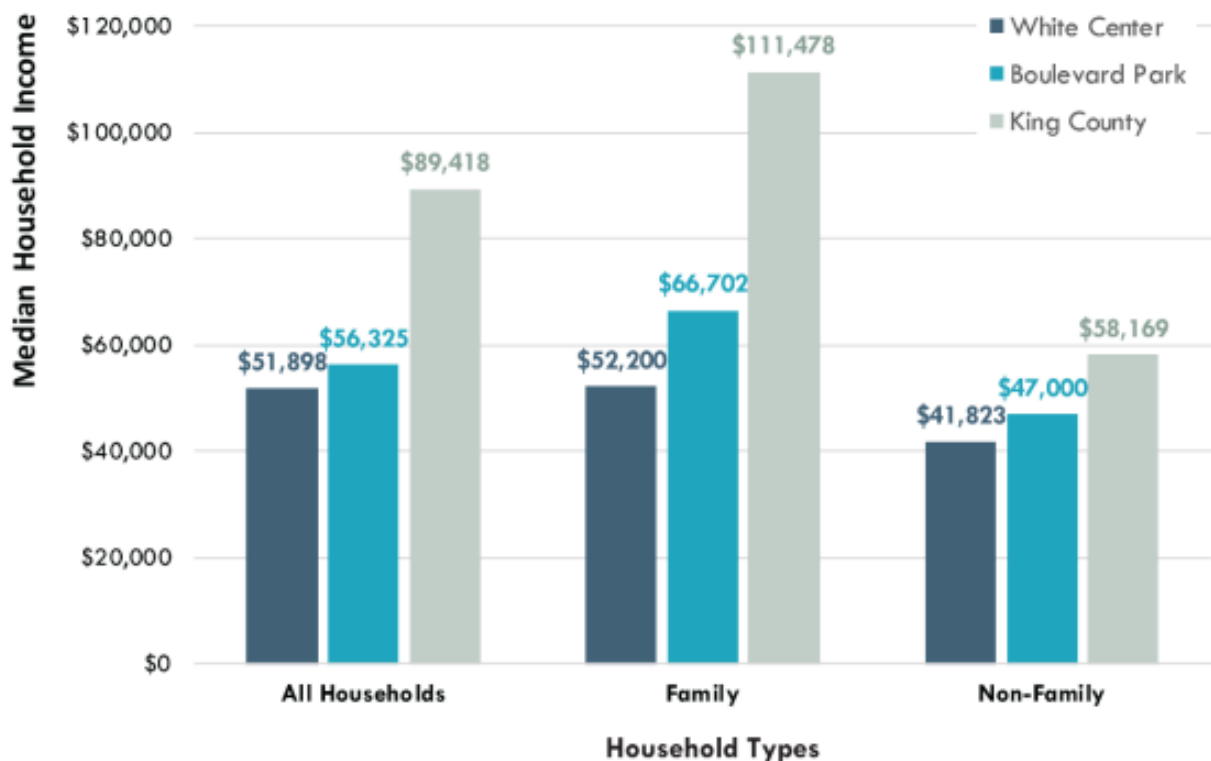


FIGURE 7: MEDIAN HOUSEHOLD INCOME, NORTH HIGHLINE 2018

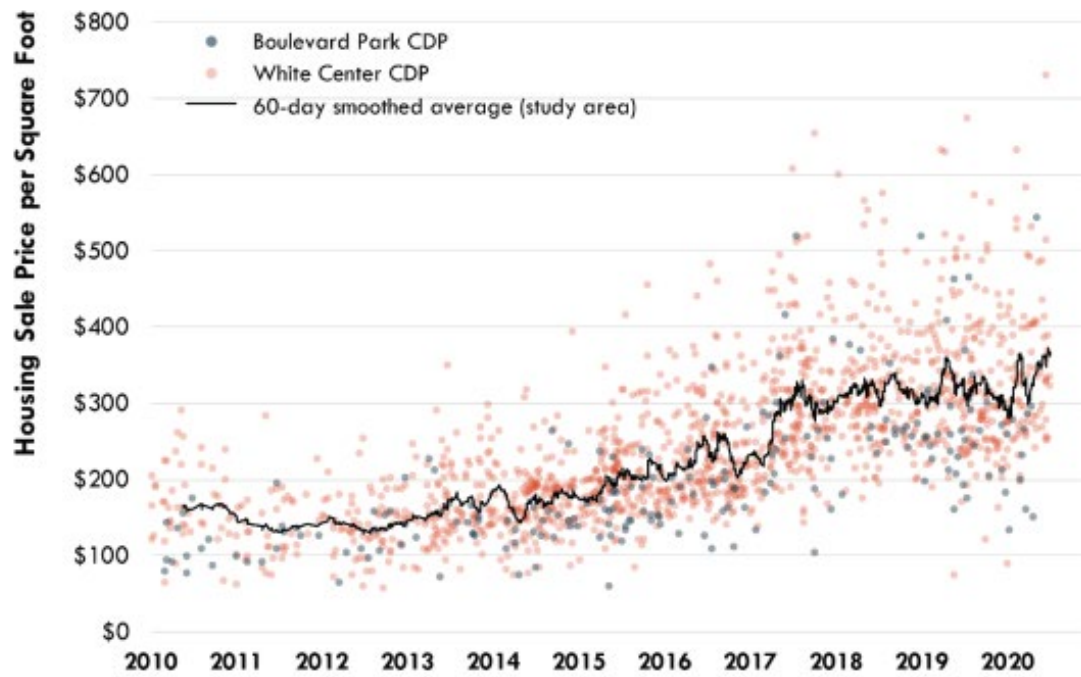


Source: BERK, 2020; US Census Bureau American Community Survey 5-year estimates, 2018.

TABLE 4: NORTH HIGHLINE MANAGED AFFORDABLE HOUSING UNITS

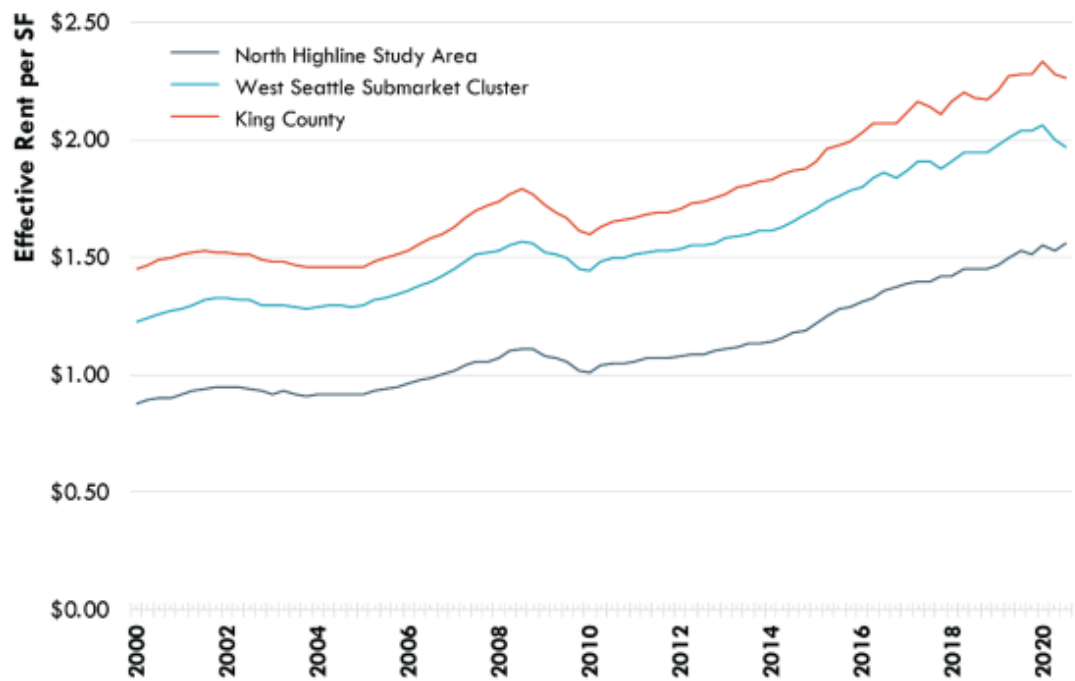
Property	Address	Income-restricted units	Population served	Max AMI
Sixth Place	9800 8th Avenue SW	24	50% AMI, 60 % AMI	60% AMI
Unity Village of White Center	1318 SW 100th Street	30	30% AMI, 60 % AMI	60% AMI
Park Lake Homes II-Zephyr	11464 4th Place SW	25	50% AMI, 60 % AMI	60% AMI
Providence Joseph House	11215 5th Avenue SW	64	50% AMI, 60 % AMI	60% AMI
Eastbridge	9963 3rd Lane SW	90	60% AMI	60% AMI
Salmon Creek	9800 8th Avenue SW	87	30% AMI, 60% AMI	60% AMI
Seola Crossing II	9800 8th Avenue SW	104	30% AMI, 60% AMI	60 % AMI
Nia Apartments	9935 8th Avenue SW	81	30% AMI, 60% AMI	60% AMI
Seola Crossing I	9800 8th Avenue SW	81	30% AMI, 60% AMI	60% AMI
Fairwind	411 SW 110th Lane	86	30% AMI, 50% AMI, 60% AMI	60% AMI
Southside by Vintage	11241 1st Avenue S	297	60% AMI	60% AMI
Coronado Springs Apartments	1400 SW 107th Street	328	50% AMI, 60% AMI	60% AMI
Beverly Park Group Home	150 SW 114TH Street	10	No data on AMI	No data on AMI
Lakewood Apartments	1500 SW 112th Street	11	No data on AMI	No data on AMI
King County Housing Authority Homeownership Unit	[Intentionally left blank]	1	80% AMI	80% AMI
Fairway House	1728 S 104th Street	4	30% AMI	30% AMI

FIGURE 8: SINGLE-FAMILY HOUSING SALE PRICE PER SQUARE FOOT, NORTH HIGHLINE



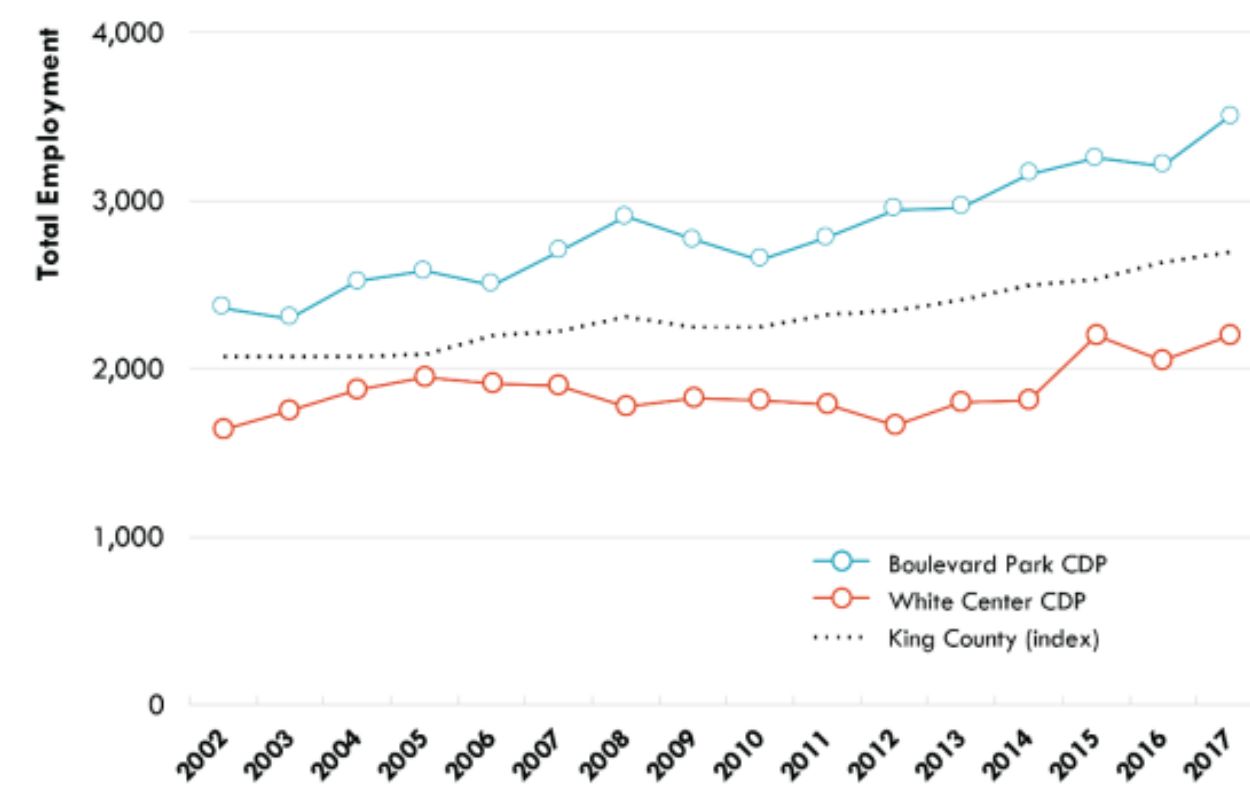
Source: BERK, 2020; King County Assessor, 2020.

FIGURE 9: AVERAGE RENTAL RATES PER SQUARE FOOT, NORTH HIGHLINE



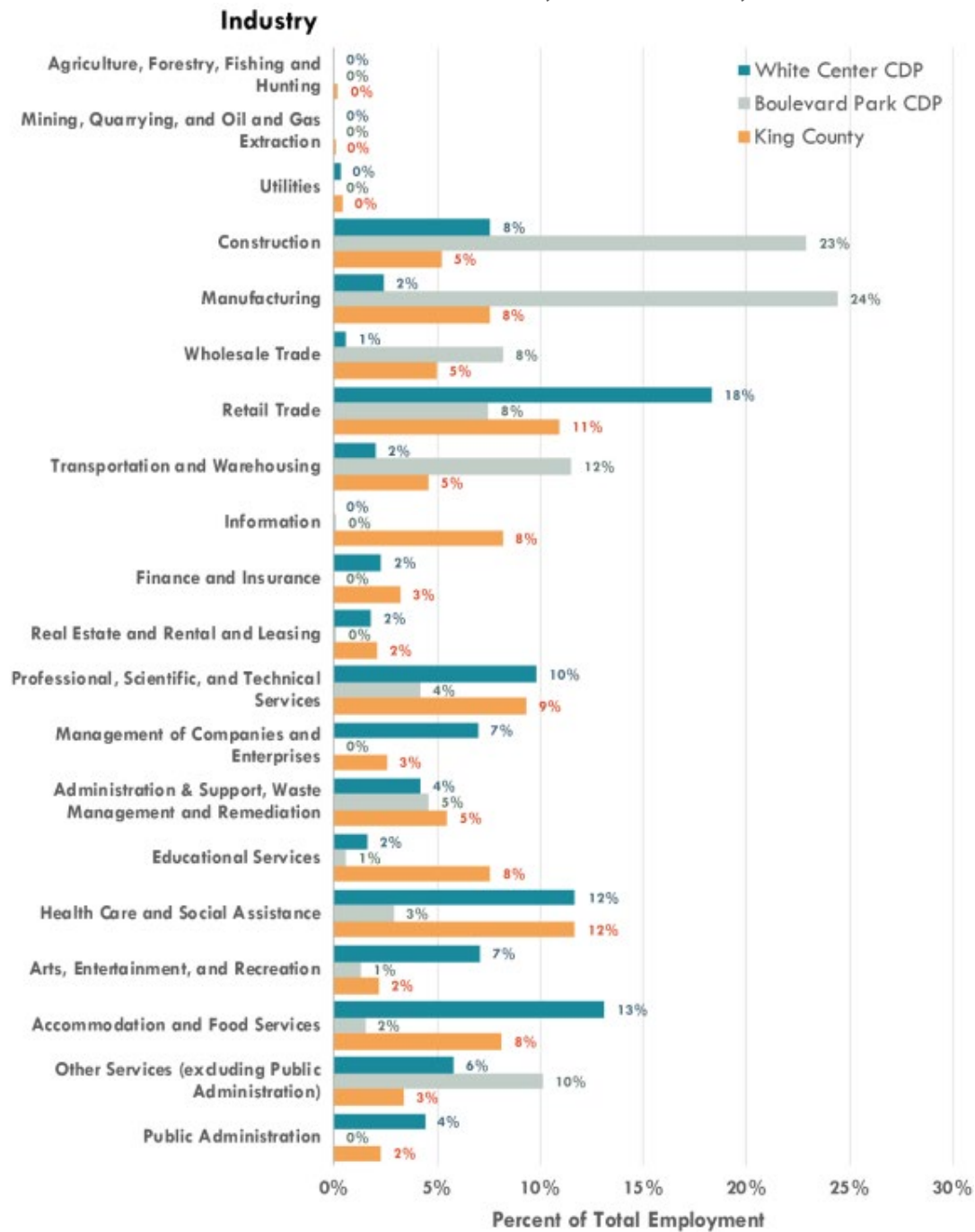
Source: BERK, 2020; CoStar, 2020.

FIGURE 10: TOTAL EMPLOYMENT IN NORTH HIGHLINE, 2002-2017



Source: BERK, 2020; US Census OTM, 2020.

FIGURE 11: TOTAL EMPLOYMENT BY NAICS SECTOR, NORTH HIGHLINE, 2017



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

FIGURE 11: RACE AND ETHNICITY IN NORTH HIGHLINE (2019 ACS 5-YEAR)

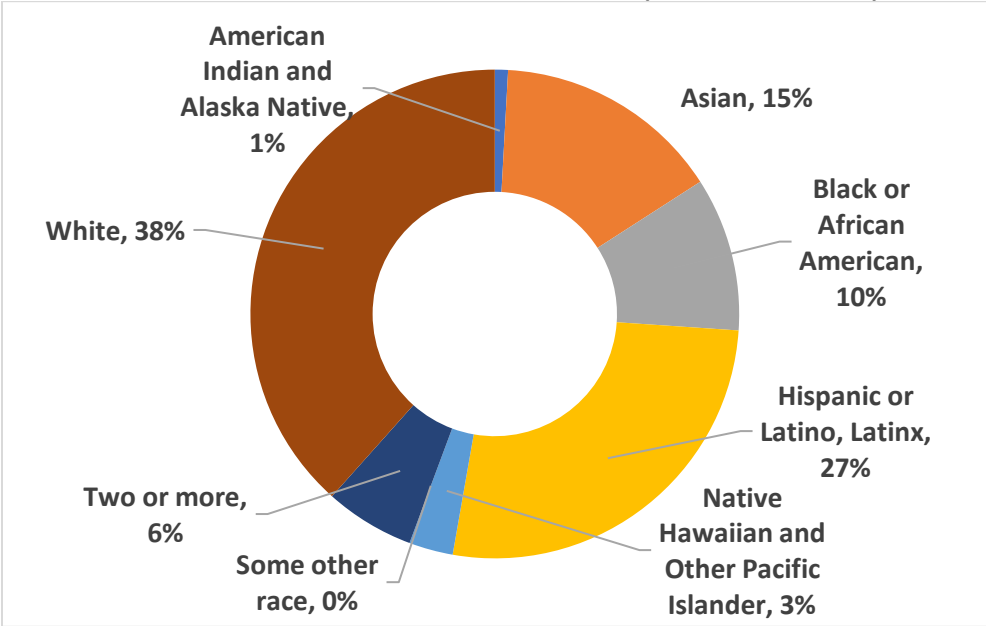


FIGURE 12: RACE AND ETHNICITY BY AREA (2019 ACS 5-YEAR)

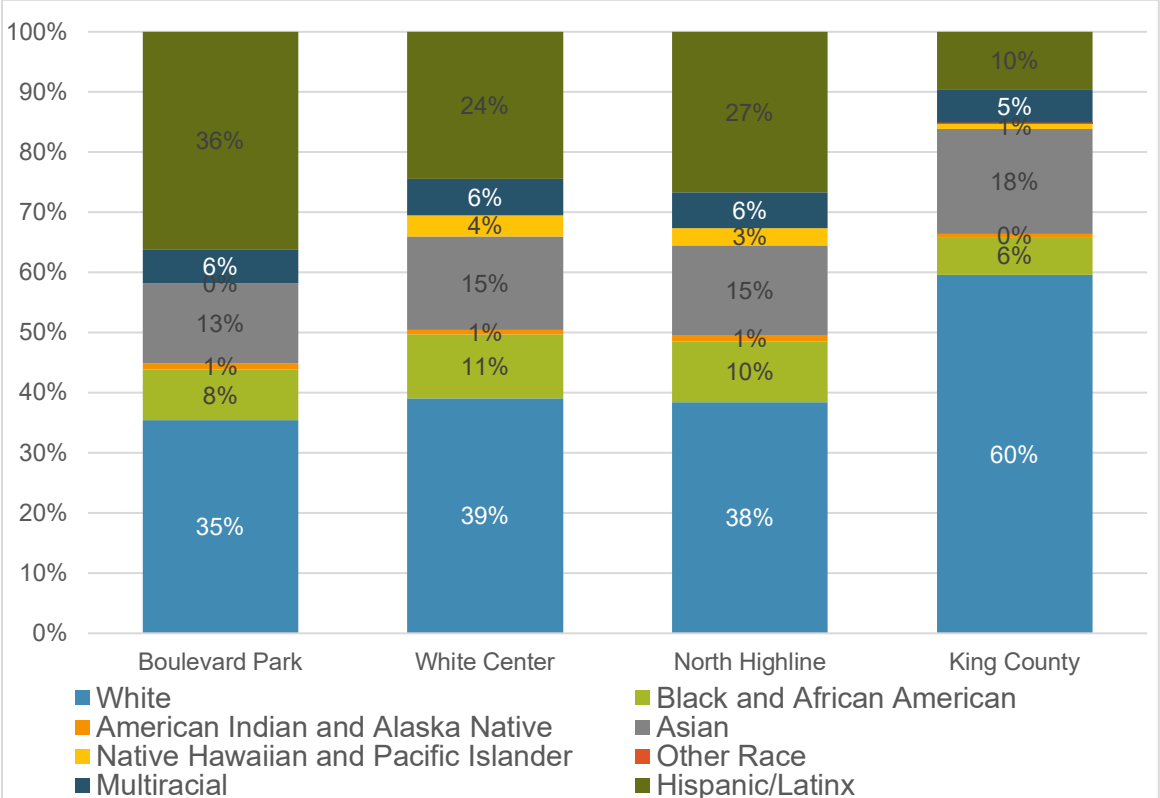


FIGURE 13: BIRTHPLACE

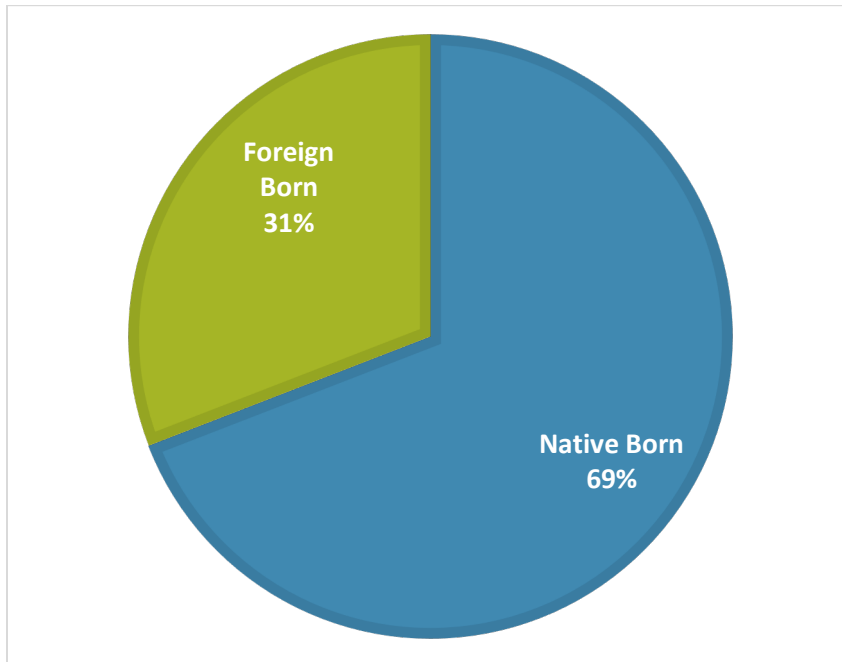


FIGURE 14: ENGLISH PROFICIENCY

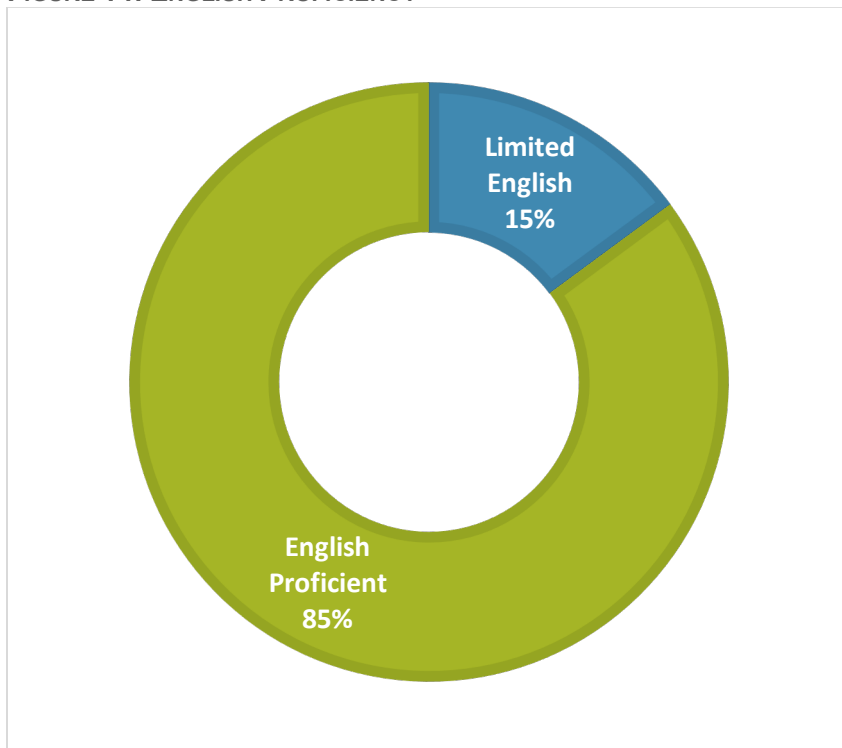


FIGURE 15: HOME OWNERSHIP BY RACE AND ETHNICITY (2019 ACS 5-YEAR)

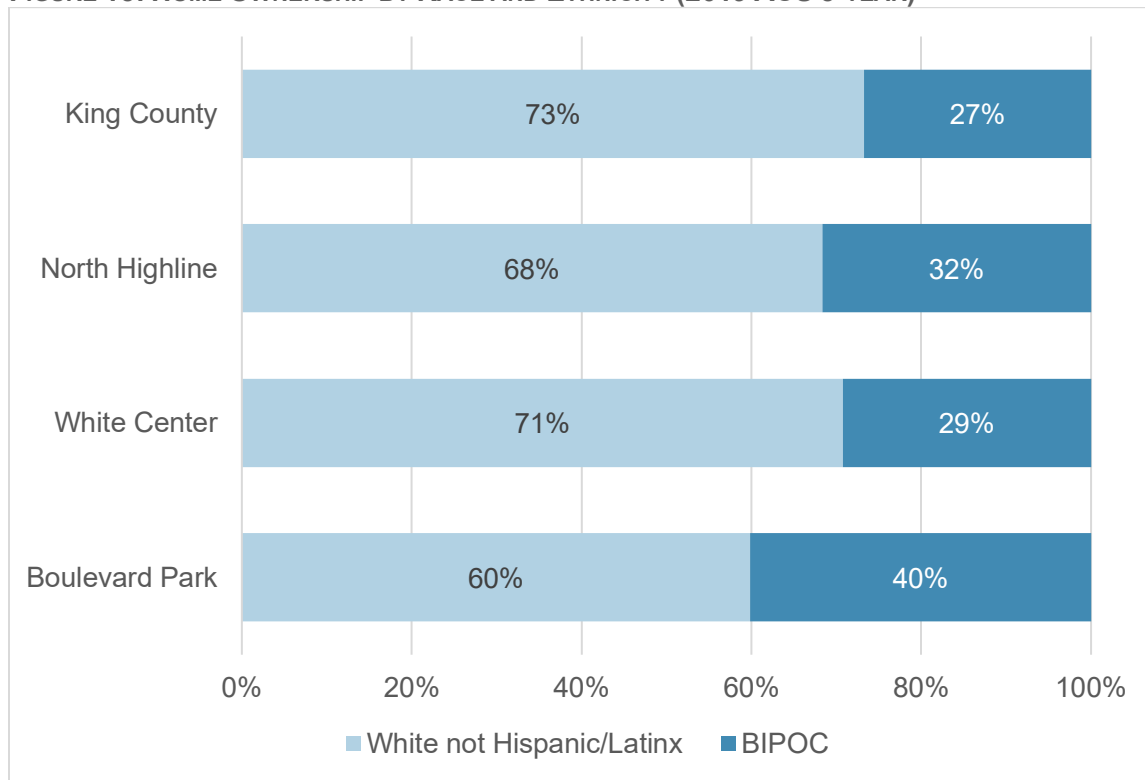


FIGURE 16: NORTH HIGHLINE RENTING VS OWNERSHIP PERCENTAGES BY RACE/ETHNICITY (2019 ACS 5-YEAR)

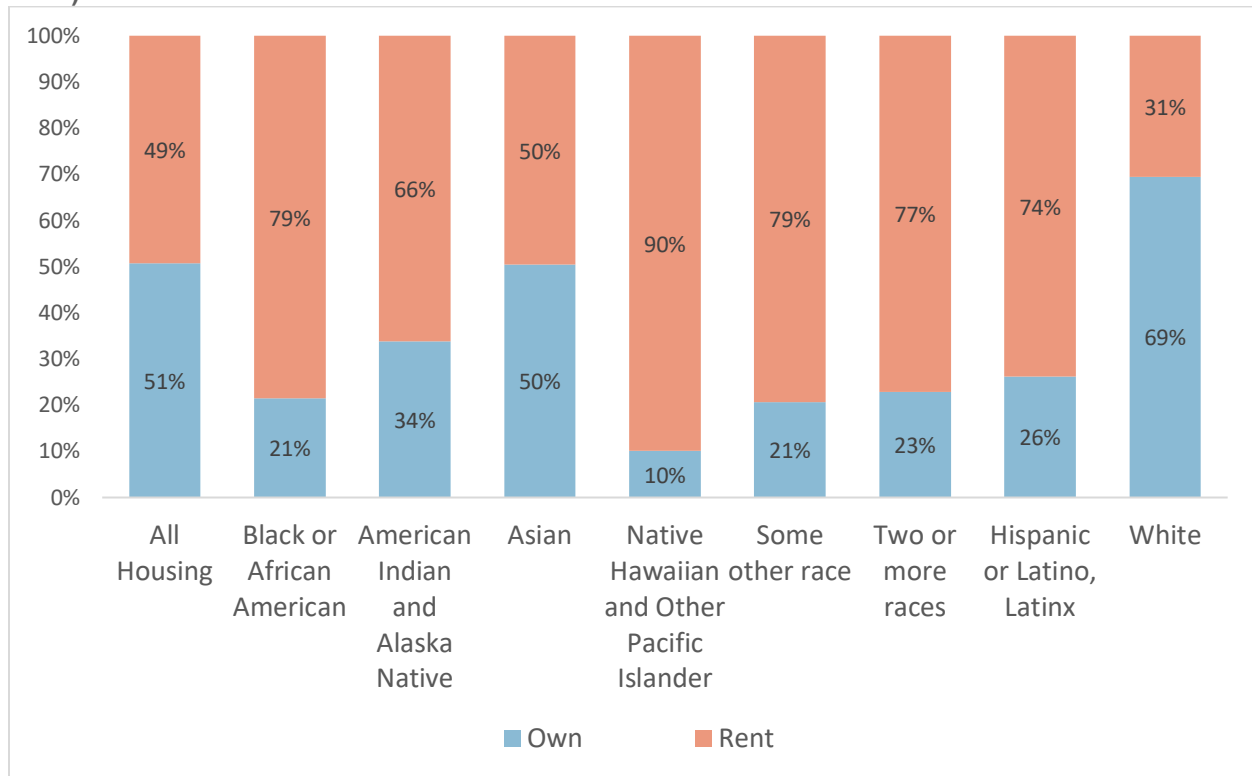


FIGURE 17: COST BURDENED HOUSEHOLDS (2019 ACS 5-YEAR)

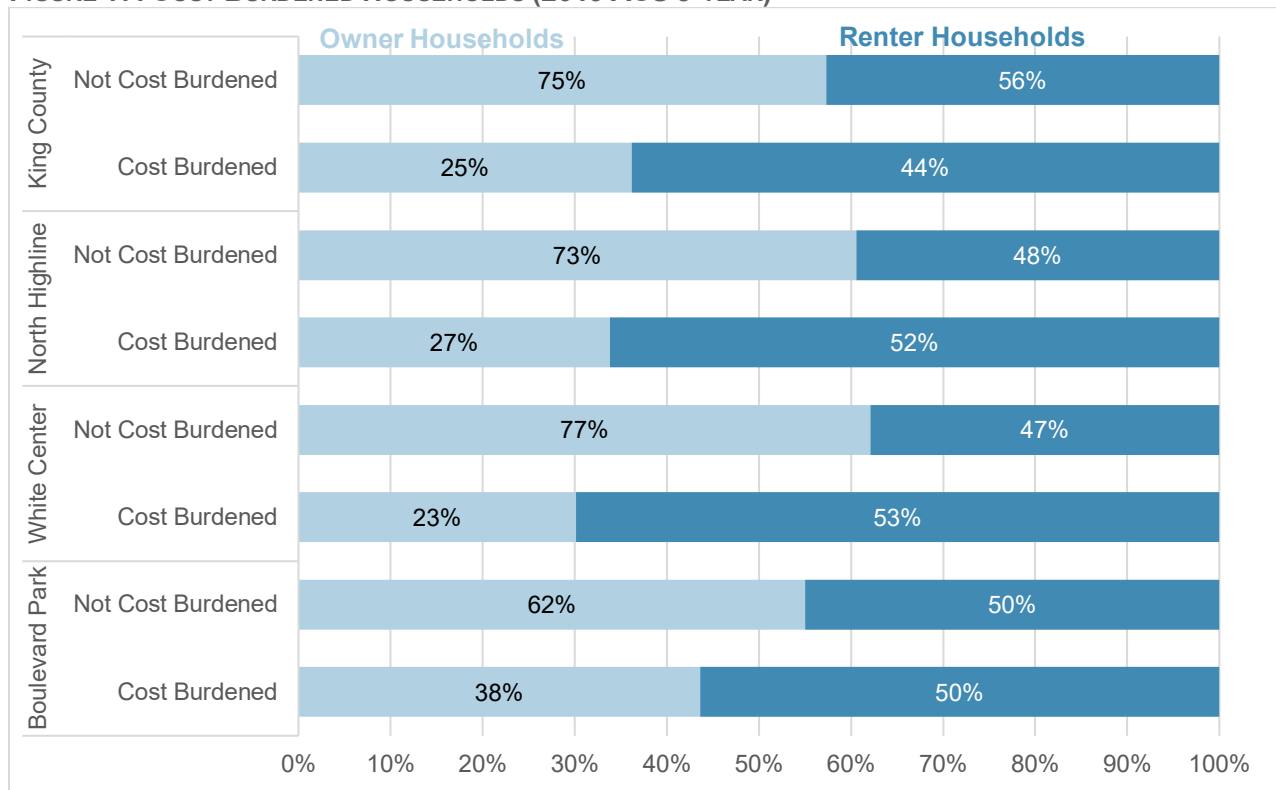


FIGURE 18: COST BURDEN BY HOUSEHOLD (2019 ACS 5-YEAR)

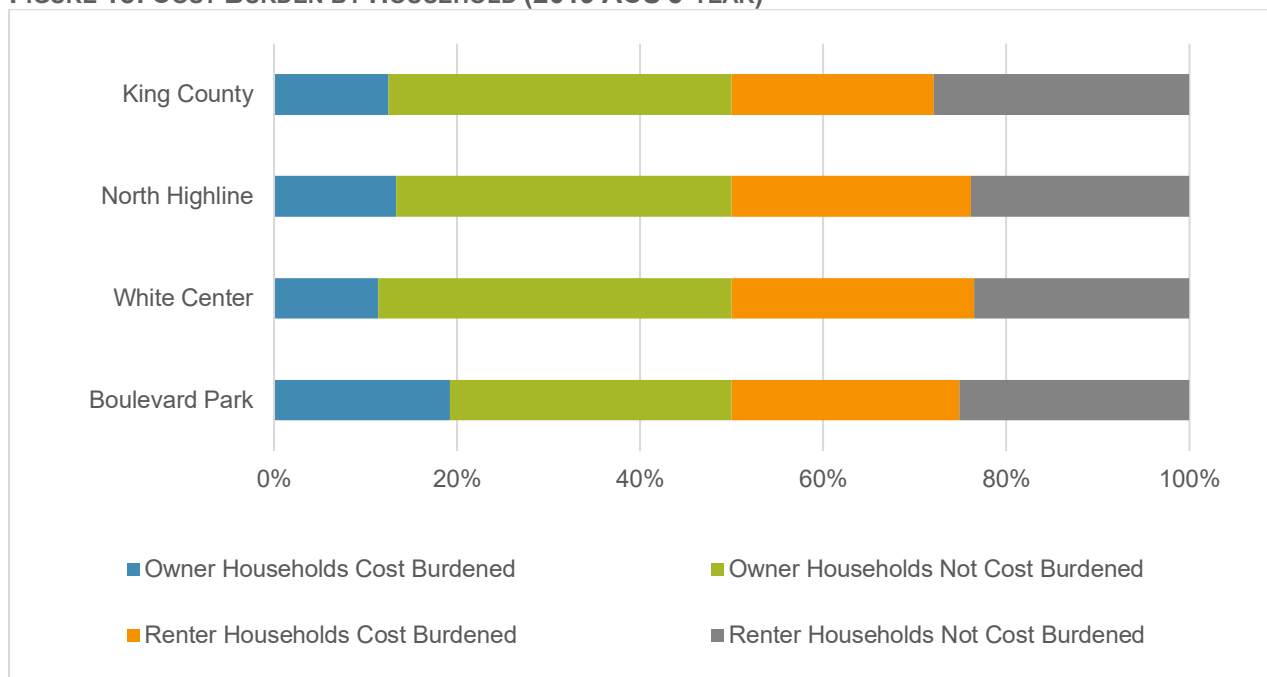
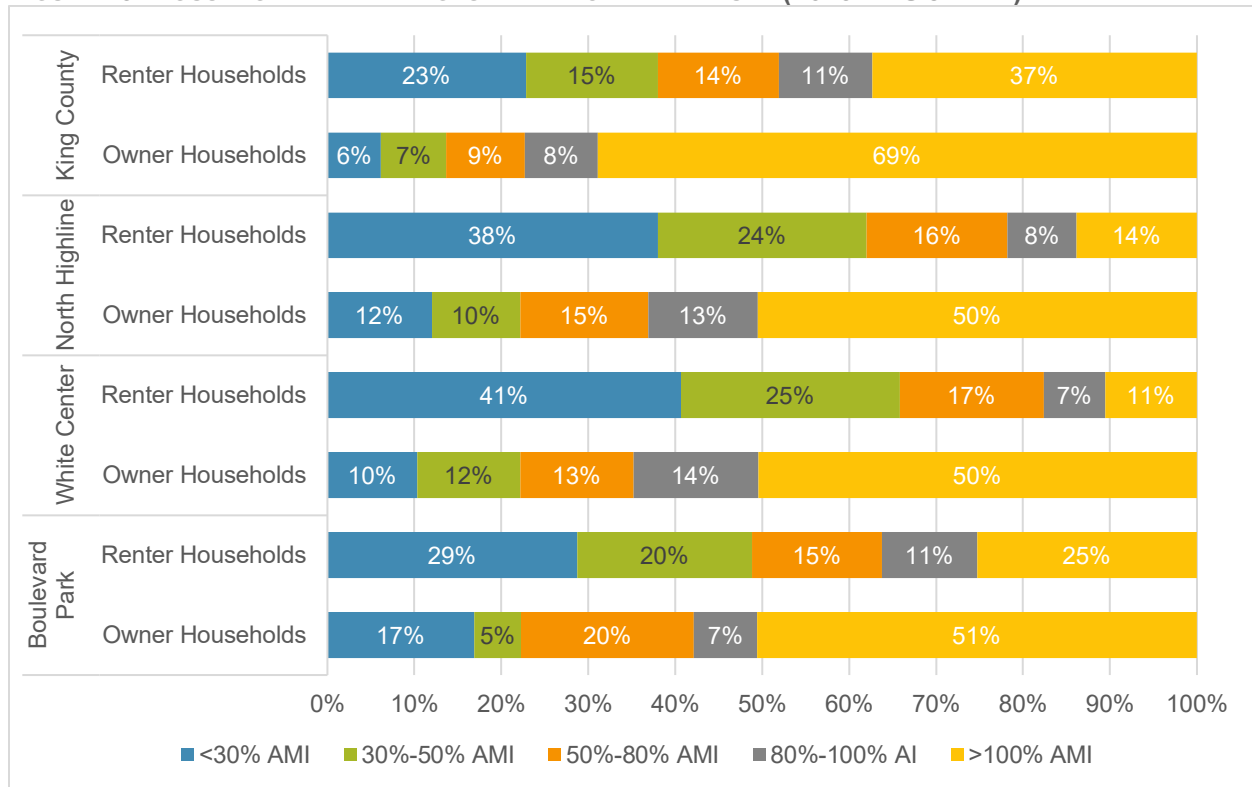
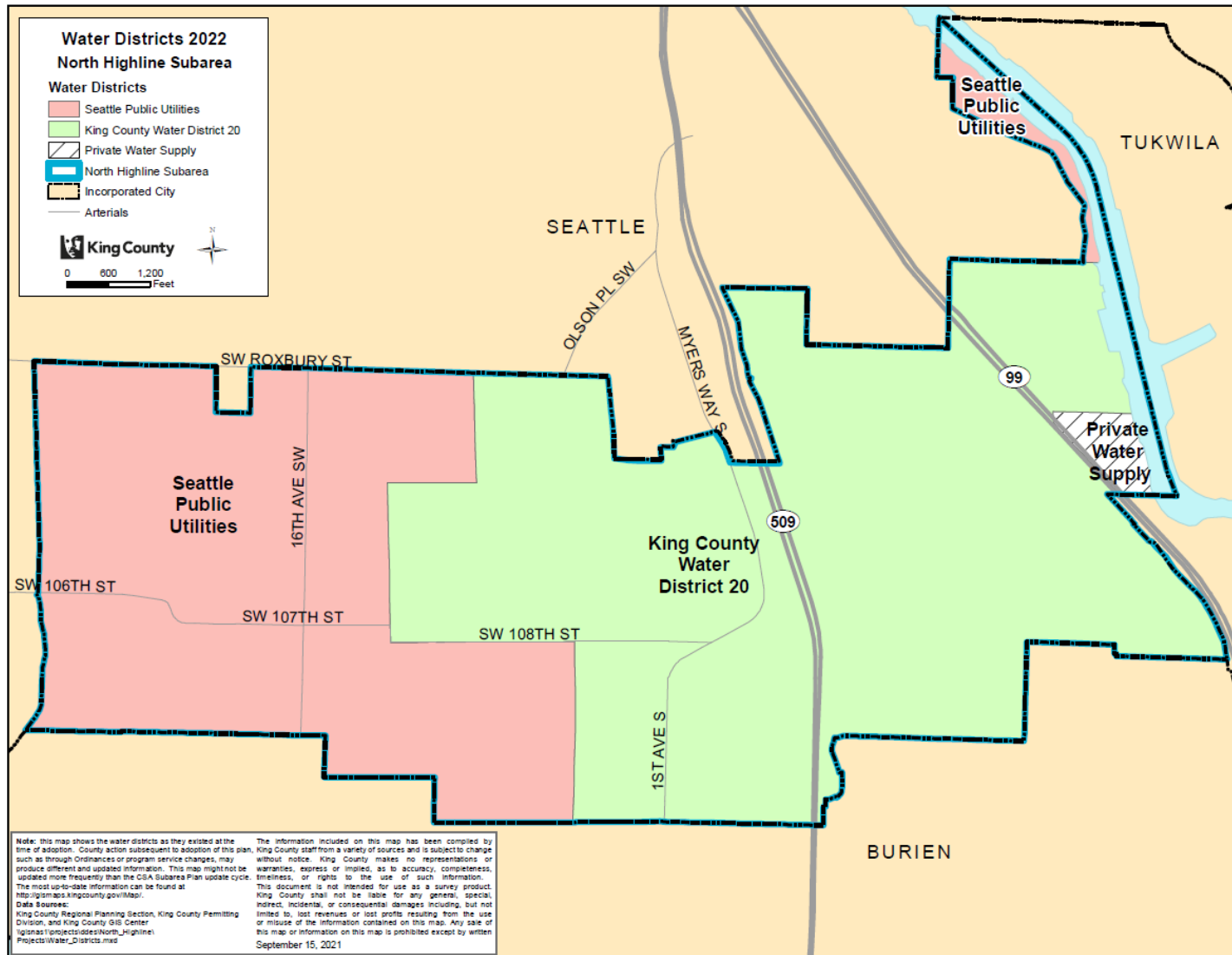


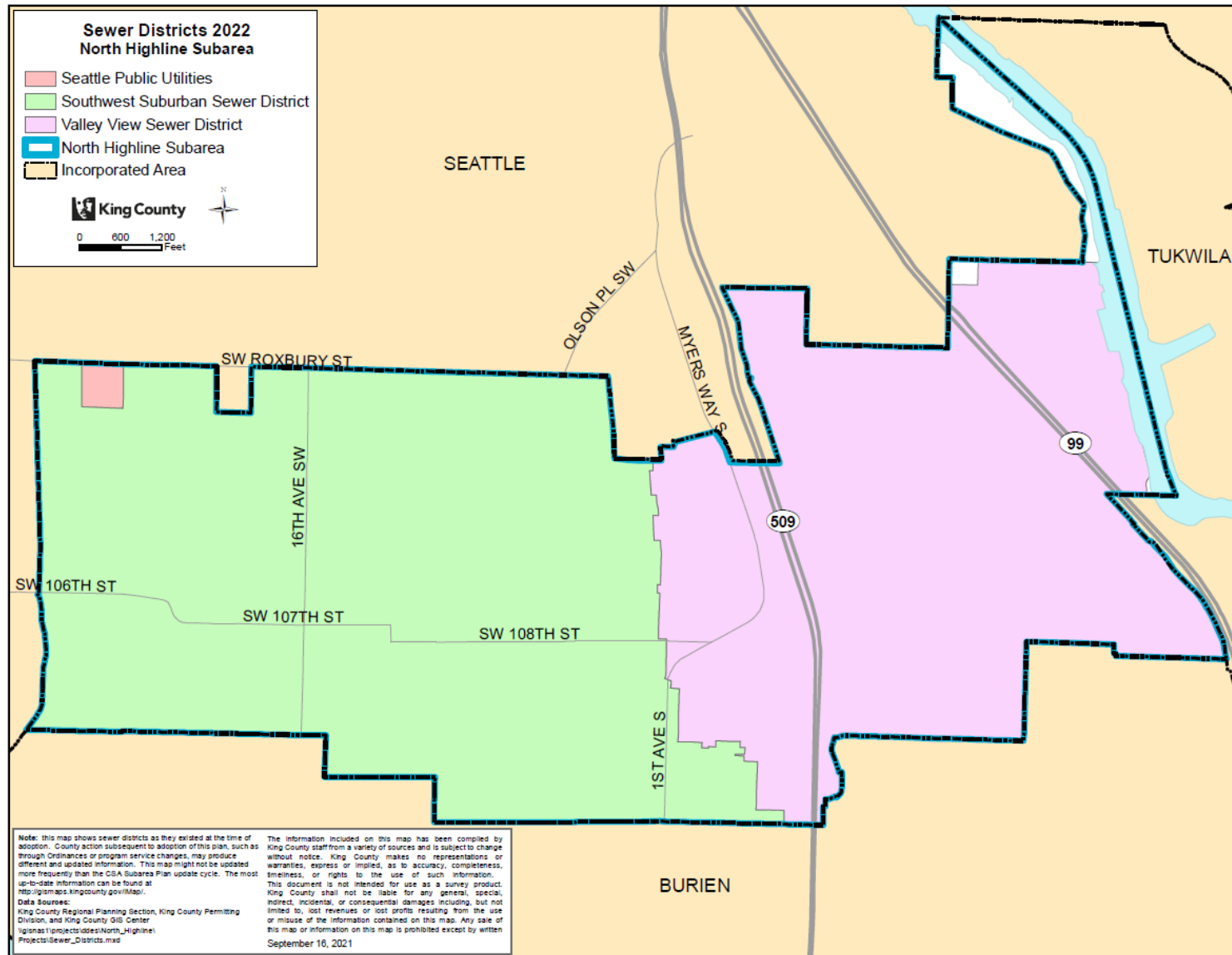
FIGURE 19: HOUSEHOLD PERCENTAGES AND INCOME BY TENURE (2019 ACS 5-YEAR)



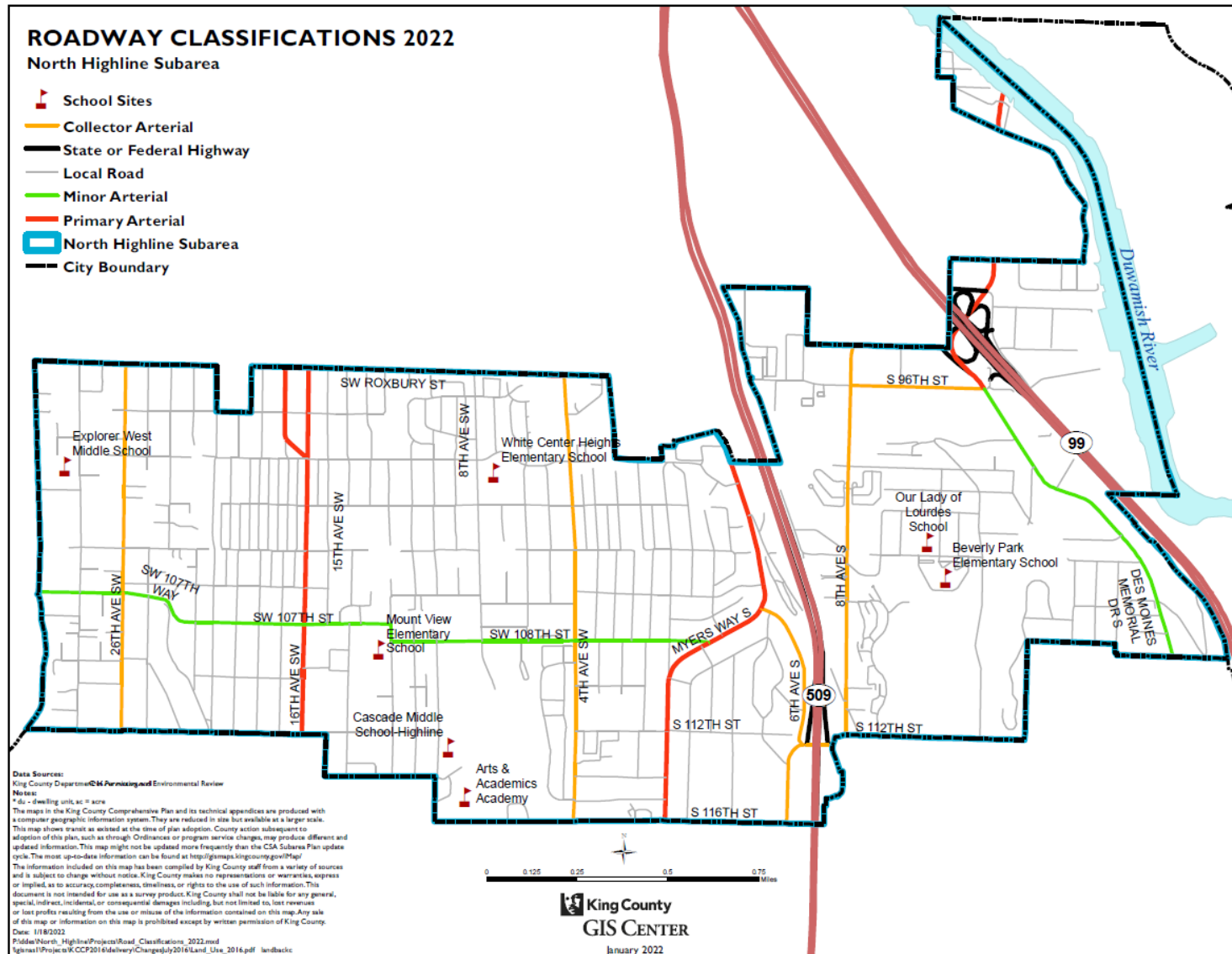
MAP 2: NORTH HIGHLINE WATER SERVICE PROVIDERS



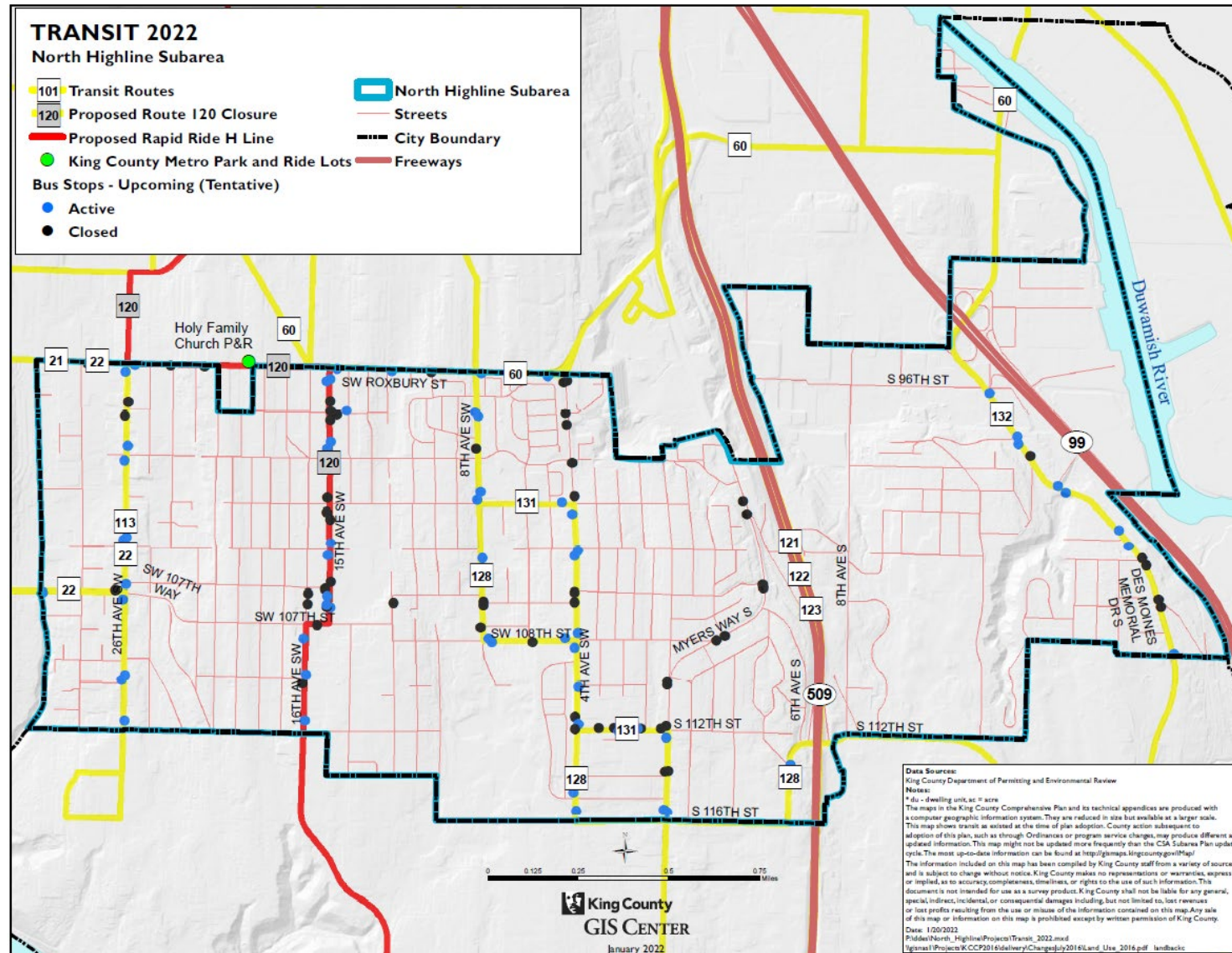
MAP 3: NORTH HIGHLINE SEWER PROVIDERS



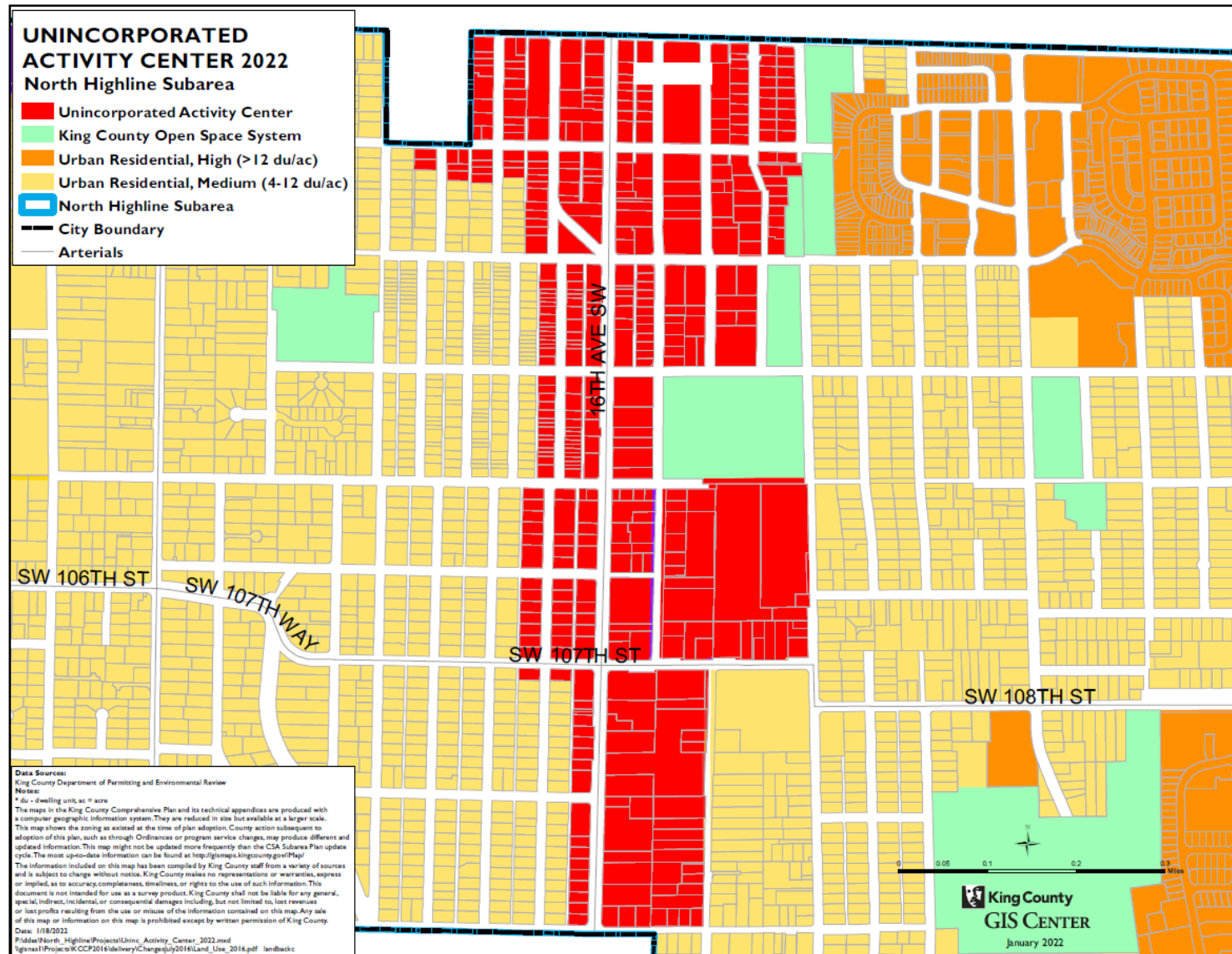
MAP 4: NORTH HIGHLINE ROADWAY CLASSIFICATIONS



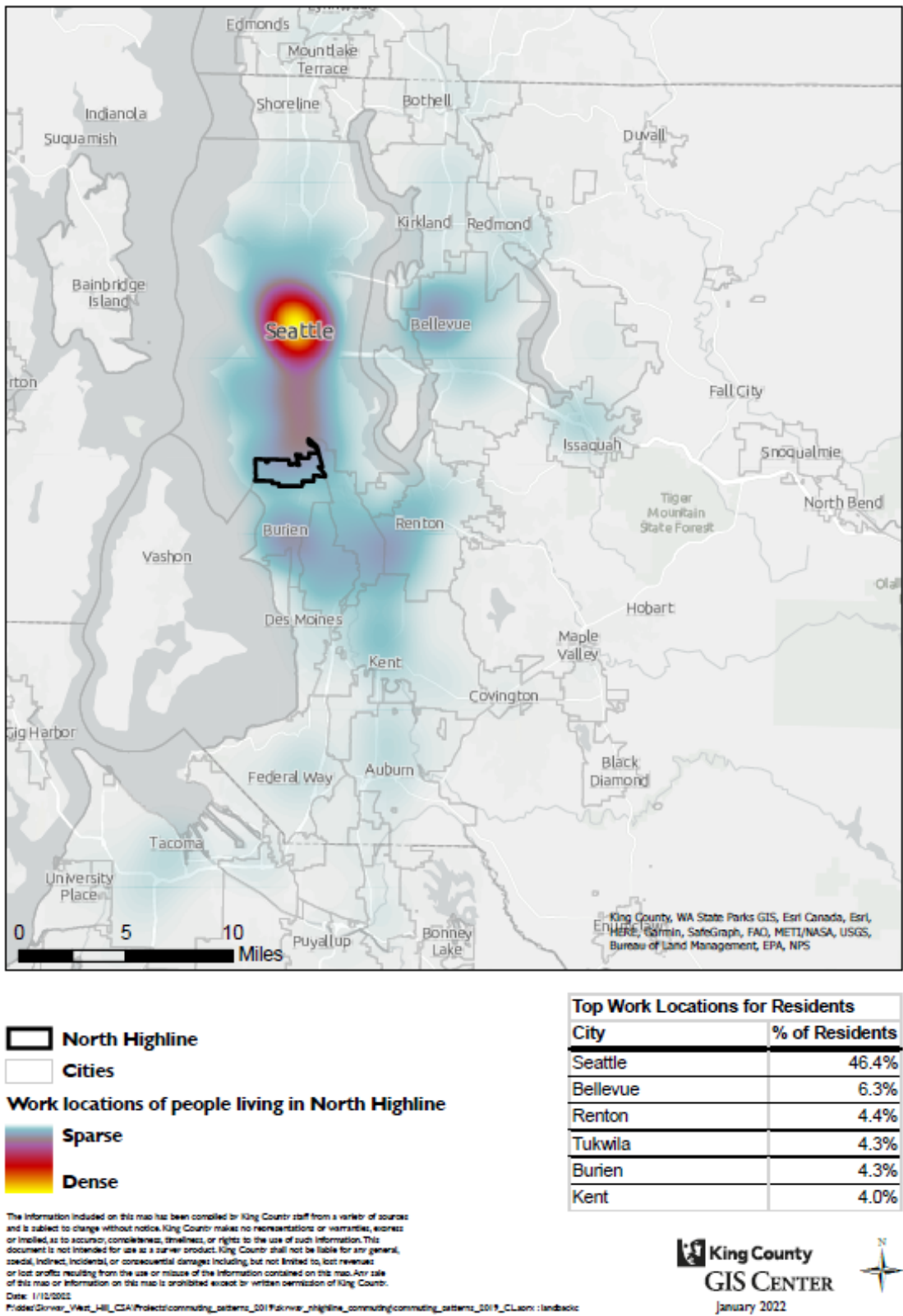
MAP 5: NORTH HIGHLINE TRANSIT SERVICE



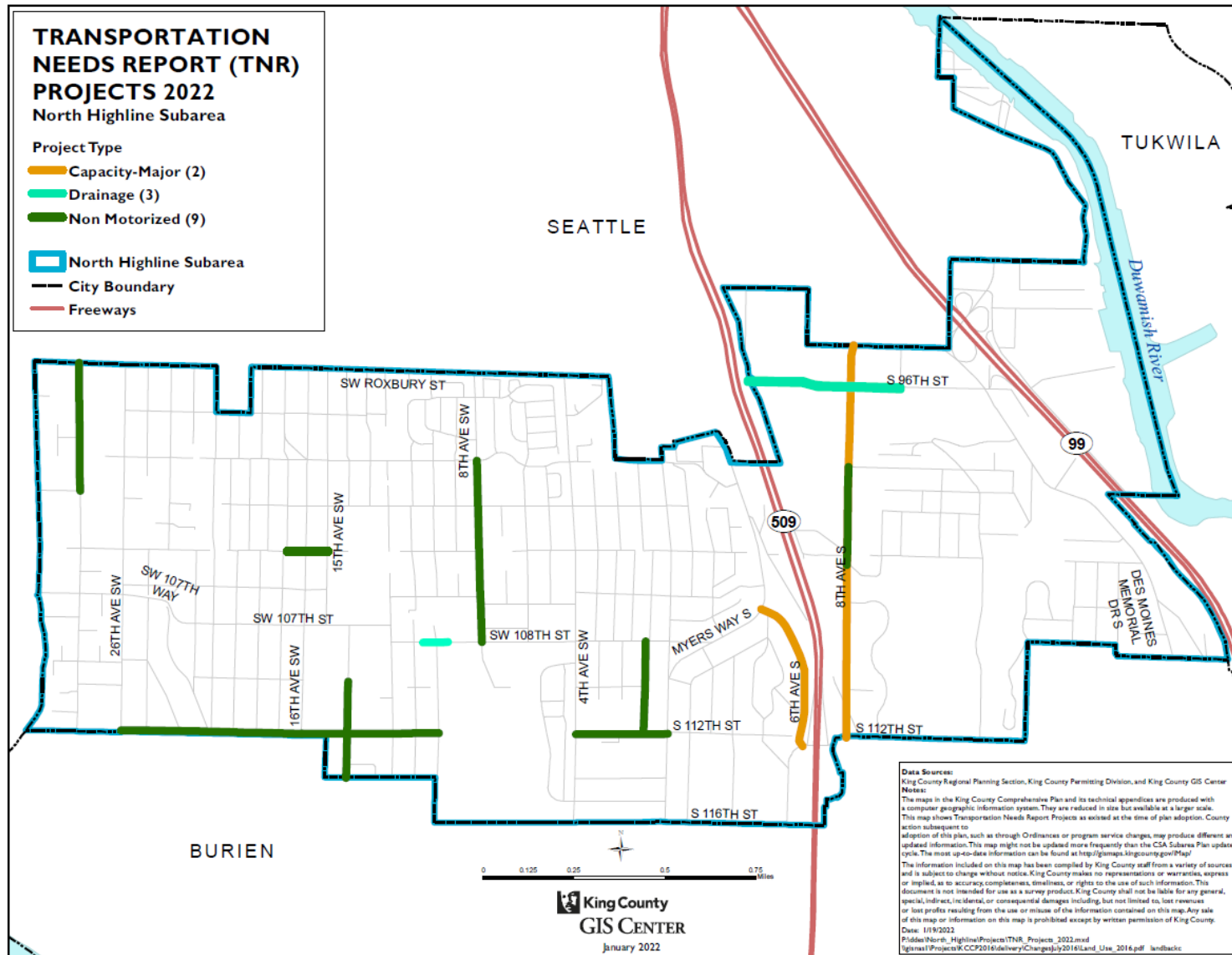
MAP 6: WHITE CENTER UNINCORPORATED ACTIVITY CENTER



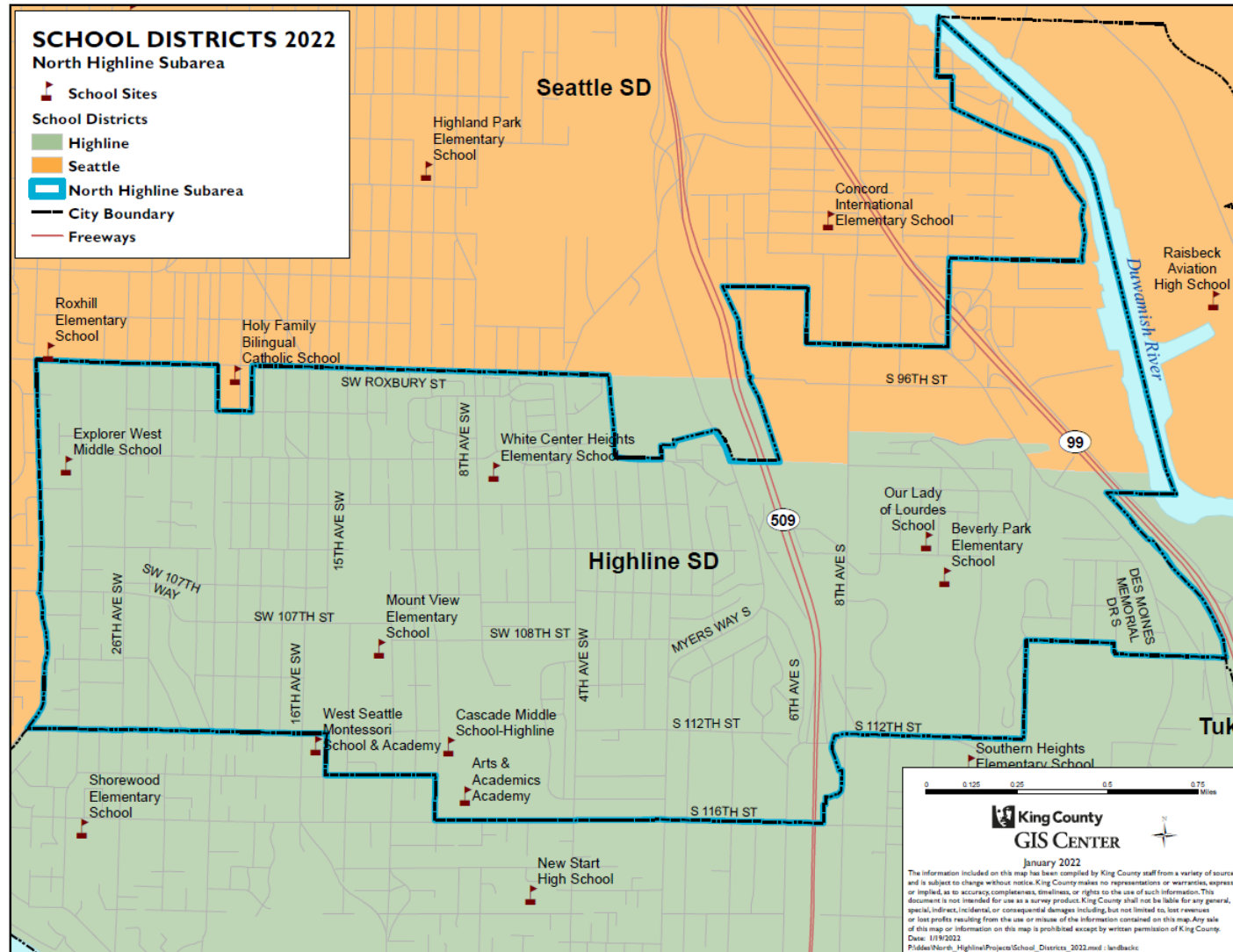
MAP 7: COMMUTING PATTERNS OF NORTH HIGHLINE RESIDENTS



MAP 9: TRANSPORTATION NEED REPORT PROJECTS



MAP 10: SCHOOL DISTRICTS AND LOCAL SCHOOLS



Appendix B: Subarea Plan Monitoring

The *Comprehensive Plan* and the King County Code state that subarea plans shall establish performance metrics and monitoring for the implementation of the subarea plan.^{81 82}

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

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

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

Standardized Urban Unincorporated Quantitative Performance Metrics:

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

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

North Highline-Specific Qualitative Implementation Measures:

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

- **Protect and increase availability of affordable housing:** Reporting by the Department of Community and Human Services

⁸¹ [2020 Comprehensive Plan](#), Policy CP-100, Ordinance 19146

⁸² King County Code 2.16.055.B.2.c

- **Increase access to opportunities and amenities:** Reporting by the Department of Local Services
- **Increase in active transportation infrastructure:** Reporting by the Department of Local Services
- **Reduce the risk of residential, economic and cultural displacement:** Reporting by the Department of Community and Human Services and Department of Local Services
- **Protect the vibrant small business community:** Reporting by the Department of Local Services

Using the performance metrics and the implementation measures, the County will work with the community to help ensure that the vision in the Subarea Plan is being realized and will report on progress at least every two years.

Appendix C: Equity Impact Review

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

- Upstream and where the needs are greatest
- In community partnerships
- In employees

And with accountable and transparent leadership.

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

- Inclusive and collaborative
- Diverse and people focused
- Responsive and adaptive
- Transparent and accountable
- Racially just
- Focused upstream and where the needs are greatest.

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

Introduction

This equity impact review strives to rigorously and holistically summarize the process by which the Subarea Plan was developed and how it might affect the residents of North Highline. It relies on King County’s Equity Impact Review Process⁸³ by considering the following equity frameworks:

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

⁸³ [Ordinance 16948](#)

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

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

What is the North Highline Subarea Plan?

The North Highline Subarea Plan is an element of the King County Comprehensive Plan and sets the vision for King County's governance of the area, including land use and development, for the next 20 years. The scope and schedule of the Subarea Plan were established by the King County Council in 2020.⁸⁴ The County has not conducted a comprehensive update to its long-range plan for North Highline since the 1994 White Center Community Action Plan and Area Zoning was adopted. The policies in the 1994 Plan will be in effect until the King County Council adopts the Subarea Plan.

The North Highline Subarea Plan formally commenced in June 2019. The scope and schedule of the Subarea Plan was reshaped by the King County Council in 2020, broadening the plan from having a focus on land use, as previously directed, to building the scope around community-identified topics of importance.

At the same time that it broadened the scope of subarea plans, the Council mandated the creation of a "Community Needs List." The Community Needs List is a list of community-identified projects, programs, and investments that King County will implement in North Highline. While developed at the same time as the Plan, the Community Needs List is not an element of the Comprehensive Plan. Engagement with the community was naturally blended due to the coinciding timeframes and the linkage between community vision and policies in the Plan and the program, services, and investments in the Community Needs List.

Centering community in the development of both the reshaped subarea planning program and the new Community Needs List initiative was directed by Council.

⁸⁴ https://aqua.kingcounty.gov/council/clerk/OldOrdsMotions/Ordinance_11568.pdf

Determinants of Equity

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

- Early Childhood Development
- Education
- Jobs and Job Training
- Health and Human Services
- Food Systems
- Parks and Natural Resources
- Built and Natural Environment
- Transportation
- Community Economic Development
- Neighborhoods
- Housing
- Community and Public Safety
- Law and Justice

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

Equity Impact Review Phase 1 – Who will be affected by the North Highline Subarea Plan?

A demographic and socioeconomic overview of North Highline⁸⁵

Socioeconomics	North Highline	King County
Population	19,500	2,195,500
Average household size	2.1	2.5
Median age	35	37
Male	50%	50%
Female	50%	50%
Youths (under 18)	23%	21%
Seniors (over 65)	9%	14%
Persons with disabilities	13%	10%

Income and Poverty	North Highline	King County
Median household income	\$58,500	\$103,000
Households below poverty line	36%	17%

⁸⁵ Figures rounded to an appropriate significant digit.

Race and Ethnicity	North Highline	King County
White alone, non-Hispanic	38%	60%
White	47%	64%
Hispanic or Latinx	25%	10%
Asian	15%	18%
Native Hawaiian Pacific Islander	3%	1%
African American	11%	7%
Native American	1.6%	0.6%

Foreign Born Population and Language	North Highline	King County
Limited English-speaking population	15%	11%
Foreign born	31%	25%

Housing	North Highline	King County
Owner-occupied households	51%	56%
Renter-occupied households	49%	44%
Cost burdened households (owner- and renter-occupied) ⁴⁶	42%	34%

Change in population per race and ethnicity, 2010-2018	Percent change
White alone, non-Hispanic	-7%
White	-11%
Hispanic or Latinx	0.7%
Asian	2%
Native Hawaiian Pacific Islander	0%
African American	2%
Native American	-1%

The North Highline Subarea covers about three square miles and is home to nearly 20,000 people, making it the County’s third most populous urban unincorporated area, after Fairwood, and East Federal Way. It contains the White Center, Top Hat, Glendale, and Roxhill neighborhoods as well as a part of South Park known as “the Sliver by the River” that is largely surrounded by unincorporated King County.

North Highline is rich in cultural diversity. Its population has a significantly higher proportion of foreign-born residents (31 percent) and residents with limited English proficiency (15 percent) than King County as a whole (25 percent and 11 percent, respectively). The languages most commonly spoken at home after English (61 percent) are Spanish (18 percent) and Vietnamese (6 percent).

The following sections discuss in more detail the socioeconomics of the North Highline community. The socioeconomic data selected and analyzed in this review is in consideration of four “factors” in King County’s Equity and Social Justice Ordinance 16948 that were identified as impacting access to the determinants of equity: race, class (referring to varying degrees of income), gender, or language spoken.⁸⁶

The needs and vulnerabilities of residents can vary significantly based on factors such as household income, home ownership status, access to networks of support, English language proficiency, immigration status, civic engagement, and many others.⁸⁷ This section builds on the demographic profile in the North Highline Subarea Plan to identify notable differences and disparities that are related to residents’ needs and vulnerabilities.⁸⁸ It also highlights where there

⁸⁶ [Ordinance 16948](#)

⁸⁷ <https://www.kingcounty.gov/depts/local-services/permits/planning-regulations/community-service-area-land-use-subarea-plans/skyway-west-hill.aspx>

⁸⁸ All statistics in this section are based on the 2014-2018 American Community Survey (ACS) 5-Year Estimates unless otherwise noted.

are significant differences in demographic and socioeconomic data for the Boulevard Park and White Center census designated places.

Affected Community, Including Populations of Concern

In the 25 years since King County last updated its long-range plan for North Highline, the community and region have changed. A generation has passed since the County engaged the residents of North Highline in a process to establish a community vision for the subarea and long-range planning for the community. Compounding this lack of engagement in planning is the fact that compared to King County as a whole, North Highline has a high proportion of lower-income residents, residents of color, residents who speak a language other than English at home, and residents who are foreign-born—all groups who have not historically been (or felt) included in community planning at any level.

In one sense, all members of a community are affected by a Subarea Plan. The policies and zoning that inform what kind of buildings can be built and where they can be built, the uses allowed in an area, and the services, programs, and facilities that can be provided or influenced by county government create the environment in which these community members live their lives. More specifically, the plan's effect on a particular individual will depend on several factors, including whether that individual is a homeowner, a renter in market-rate housing, a renter in income-restricted housing, a business owner, an employee of a North Highline business, or even someone who visits the area to eat, shop, or recreate; all of these impacts are further dependent on how the private market responds to new policies and regulations.

Based on BERK Consulting's analysis in the Equity Impact Review for the 2020 Skyway-West Hill Land Use Strategy,⁸⁹ County planners prioritized outreach to ensure that the perspectives of the following groups were included in the development of the Plan:

- Communities who Speak a Primary Language other than English
- Racial and Ethnic Groups
- Youth
- Seniors and Elderly
- Persons with Disabilities
- Neighborhoods
- Renters and Low-Income Households
- Businesses
- Community Service Providers

The following sections discuss stakeholders, including priority populations, in the context how planning, with a focus on land use planning, may impact each group. The discussion largely follows the approach and content used by BERK Consulting in its work on the Equity Impact Review for the Skyway-West Hill Land Use Strategy, applying data for North Highline. Phase 2 of the Equity Impact Review on the North Highline Subarea Plan describes engagement with

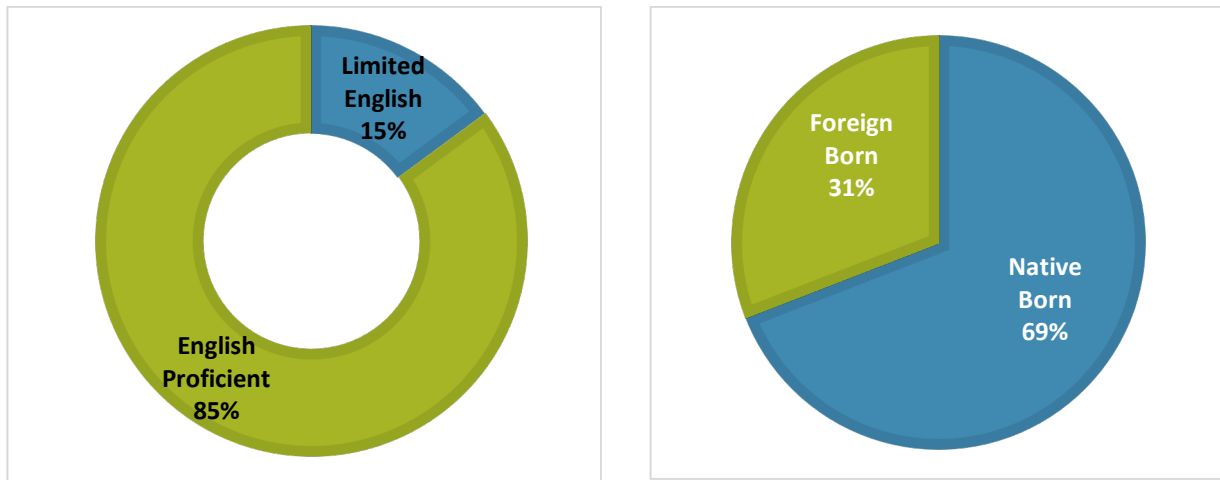
⁸⁹ <https://www.kingcounty.gov/depts/local-services/permits/planning-regulations/community-service-area-land-use-subarea-plans/skyway-west-hill.aspx>

each group of stakeholders to better understand the needs of each group in developing policies, regulations, and actions in North Highline.

Limited English Proficiency Communities

Not speaking the primary language of government can be a significant barrier to engaging in civic life, including participating in planning processes. In North Highline, approximately 15 percent of the population is estimated to have limited English-speaking ability. This compares to 11 percent of the population of King County as a whole. Thirty-one percent of North Highline's population was born outside of the United States, compared with 25 percent of those in King County as a whole, with a higher percentage foreign-born in the Boulevard Park Census Designated Place (32 percent), than in the White Center Census Designated Place (31 percent).

English proficiency and nativity in North Highline (2019 American Community Survey (ACS) 5-year)

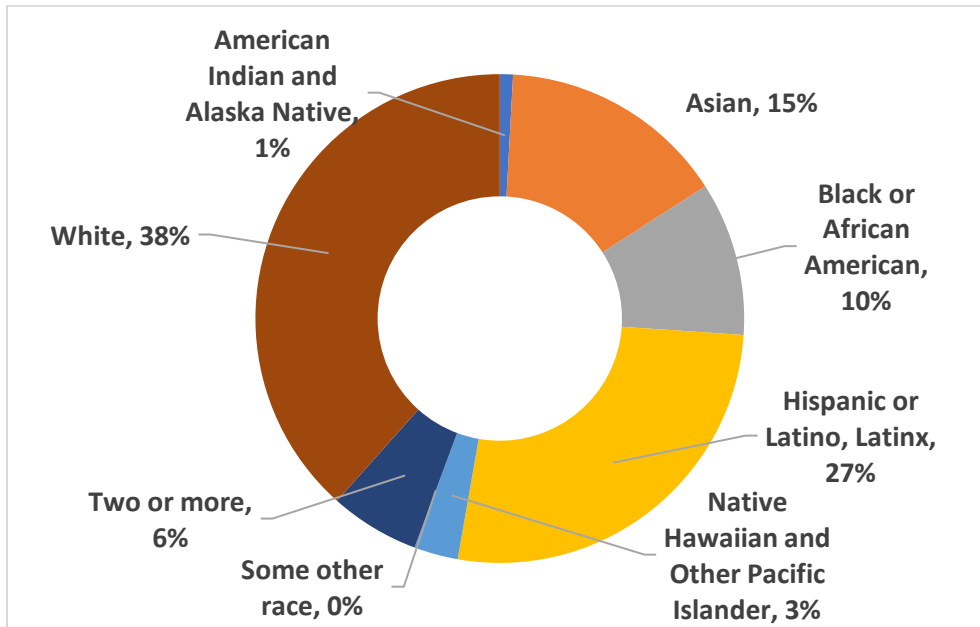


That most outreach and engagement activities are conducted in English – the dominant language in the United States, and the language of government – is a barrier to process equity. The most common languages spoken in North Highline after English are Spanish, Khmer, and Vietnamese. The community engagement approach for the Land Use Subarea Plan was designed to be inclusive of community members who speak languages other than English as their first language. The approaches that were used are discussed in later sections of the Equity Impact Review.

Racial and Ethnic Communities

North Highline is a diverse community, with persons who are Black, Indigenous, and People of Color making up an estimated 61 percent of the population, compared to about 40 percent for King County as a whole.

Race and ethnicity in North Highline (2019 American Community Survey (ACS) 5-year)



HOME OWNERSHIP RATE BY RACE/ETHNICITY

Sixty-six percent of all households in North Highline who identify as White own their homes, compared to 34 percent who identify as people of color and 7 percent who identify as Hispanic/Latinx. One measure of a population's vulnerability to land use change, and its access to equity, is whether an individual rents or owns their residence. Renters are more vulnerable to displacement. There is more discussion and analysis of disparities associated with land use in subsequent sections of the report. There are significant racial and ethnic disparities in owner- and renter-occupation. Of all homes in North Highline, 66 percent are owned by households identifying as White, but people who are White only make up 40 percent of the population in North Highline. This compares to 7 percent of homes owned by households identifying as having Hispanic/Latinx ethnicity, while 24 percent of the North Highline population identifies as having Hispanic/Latinx ethnicity.

Youths

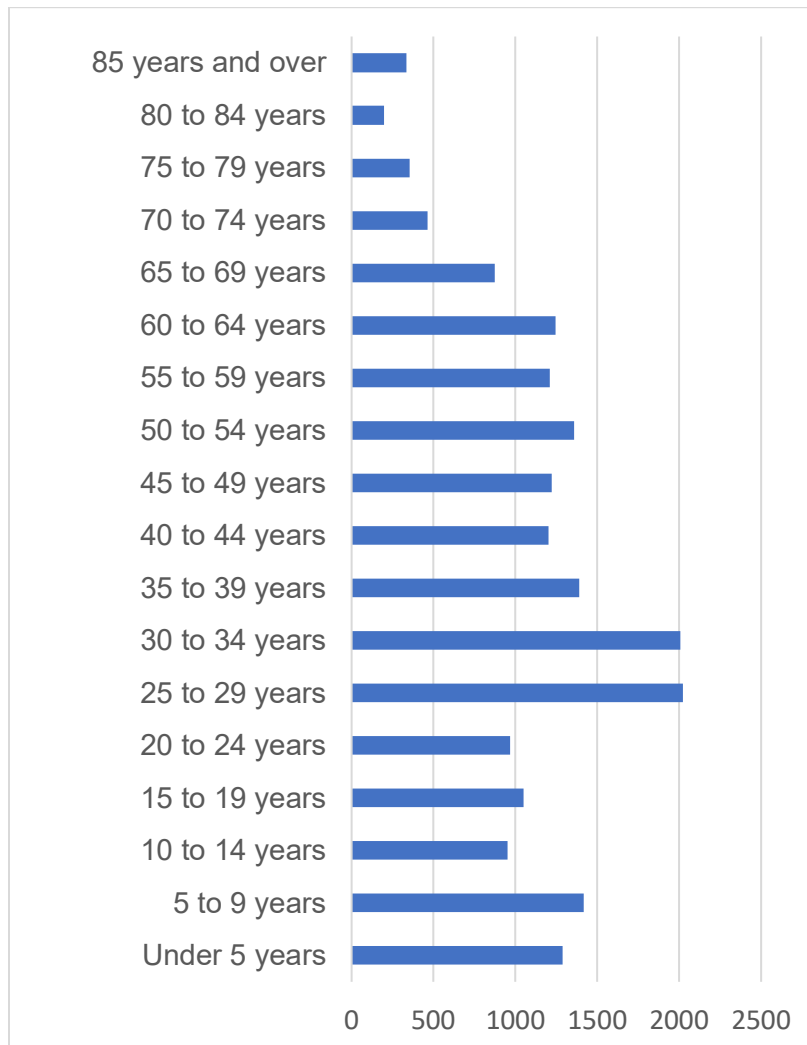
Youths (under age 18) make up about 23 percent of North Highline's population, higher than the countywide rate (21 percent). There is a significant difference between the Boulevard Park and White Center census designated places, however, with youths making up 17 percent of the population of Boulevard Park and 24 percent in White Center. Plans that provide safe, healthy, and accessible environments for youths are often also beneficial for people of all ages.

Seniors and Elderly Residents

About 9 percent of the population in North Highline is over 65 years of age, lower than for King County as a whole (14 percent). There is a significant difference in the percentage of the population over age 65 between the Boulevard Park (14 percent) and White Center (10 percent) census designated places. Zoning and development standards can affect the ability of seniors to age in place or find suitable housing that meets their changing needs. Similarly, providing for

the mobility of seniors requires special consideration of the pedestrian environment and accessibility of new development.

North Highline population by age (2019 American Community Survey (ACS) 5-year)



Persons with Disabilities

About 13 percent of North Highline residents identify as having a disability that could include mobility challenges or sensory or cognitive difficulties. This is higher than for King County as a whole (9.5 percent). Those with disabilities are likely to be over the age of 65, and the needs of disabled residents often overlap with the needs of elderly residents.

Renters and Low-Income Housing

Almost half (49 percent) of households in North Highline live in rental homes, compared with 44 percent for King County as a whole. In Boulevard Park, rental households are a slight majority (51 percent), while in White Center they are in a slight minority (49 percent).

There are significant racial and ethnic disparities between owner and renter households in North Highline. Among homeowners in North Highline, 66 percent identify as White, 34 percent identify as People of Color, and 7 percent identify as Hispanic/Latinx. At all different levels of the U.S. Department of Housing and Urban Development Area Median Family Income (HAMFI), White households own more homes than populations of color combined.

HOME RENTERS VS. OWNERS IN NORTH HIGHLINE

In North Highline, 52.2 percent of households that rent are “cost burdened,” meaning that they spend more than 30 percent of their income on housing, compared to 42.3 percent of households in King County as a whole. There is a significant disparity in the number of cost-burdened households when comparing the Boulevard Park (49.7 percent) and White Center (53.0 percent) census designated places.

Households that rent are more likely to have lower incomes and experience a housing cost burden. These factors potentially increase susceptibility to economic and physical displacement in areas of neighborhood change. Figure 4 shows that 38 percent of renter households in North Highline had incomes below 30 percent of Housing Urban Development Area Median Family Income (HAMFI), which is considered to be extremely low income. This compares to 23 percent of King County rental households having incomes below 30 percent of HAMFI.

Sixty-two percent of renter households in North Highline have incomes at or below 50 percent of HAMFI, which is considered very low income.

People who are cost-burdened have fewer resources available to pay for other necessities like transportation, education, food, and clothing. They are also more likely to be at risk of losing their home if an unexpected event impacts their income and ability to pay rent or mortgage. They are also more vulnerable to displacement when housing costs rise.

Neighborhoods

The North Highline Subarea Plan identifies White Center, Roxhill, Greenbridge, Top Hat, Glendale, and a portion of South Park known as the “Sliver by the River” as neighborhoods. Beverly Park and Boulevard Park are also used by North Highline residents. As noted above, North Highline is part of eight different census tracts, only two of which are entirely within its boundaries. The other six tracts extend either into Seattle to the north or Burien to the south.

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

Businesses

Businesses can have a lot to gain from neighborhood changes, but they can also be susceptible to involuntary displacement. Physical and economic displacement can result from redevelopment, but cultural displacement can also occur if the owners of businesses that provide goods and services that meet community needs (and often reflect community character) are forced to move for economic reasons following changes in land use or if the customer base for businesses serving such a purpose moves out of the neighborhood.

Businesses can act as gathering places and fulfill key roles as social and cultural institutions, and their cultural displacement can have broad and deep impacts on their communities..

In both North Highline and King County, the majority of businesses are owned by people who identify as White and as male. North Highline also includes a number of businesses owned by members of the BIPOC and LGBTQ+ communities, as well as women-owned businesses. Reliable data on business ownership captured by race and ethnicity, gender and by members of the LGBTQ+ community is not available.

Another category of businesses that will be interested in policy, code, and land use amendments adopted for North Highline is builders and developers who will consider how amendments may affect investment opportunities.

Community service providers

All communities have gaps in social and health indicators that community service providers seek to address. The gaps in service are more likely to be greater and of more significance in areas where the population experiences social and economic disparities. Different communities in North Highline will likely work with different sets of service partners. The service partners used by each community are well placed to understand and identify whether and how distributional, process, and cross-generational equity is experienced by communities in North Highline and how land use changes may affect—negatively or positively—access to the determinants of equity.

In North Highline, economic, social, health, and human services are provided by community institutions and government agencies. These include the Highline School District, government agencies like Public Health-Seattle and King County, King County's departments of Community and Human Services and Local Services, nonprofit organizations like Sea Mar, the White Center Community Development Association, faith-based groups like churches, and business providers like doctors, dentists, or counselors.

Housing providers for low-income households in North Highline include the King County Housing Authority and several private affordable housing developers.

Equity Impact Review Phase 2 – Assess Equity and Community Context

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

Community Engagement

Community engagement in the planning process allows participants to shape the development of the subarea plan, to gain a deeper understanding of governmental processes to better position them for co-creating policies that benefit their communities, and to have increased sense of belonging. The community's ability to influence plan development changes at different stages of the process.

- **Visioning and Scoping** – Input given at this stage helps drive plan goals and objectives and provides an opportunity for the community to lead the county toward outcome improvements.

- **Subarea Plan Development** – Engagement sets the vision, guides the policies and map amendments, and informs the proposed strategies.
- **Public Review Draft** – Once this draft is released, community members review what has been written to check that it aligns with their vision, goals, and objectives. Then they have an opportunity to recommend changes to all parts of the draft plan.
- **Implementation** – Community involvement creates a greater sense of accountability as plan policies are implemented, spurring staff members to make sure that county projects meet the community’s vision.

Overview of community engagement

There were three distinct phases of community engagement for the North Highline Subarea Plan. The first, from July 2019 to May 2020, involved land use topics only. The second, from August 2020 through December 2021, had an expanded scope and coincided with work to engage the same community on two additional initiatives: the North Highline Community Needs List and the Skyway/West Hill and North Highline Anti-Displacement Strategies Study. The phases of community engagement are described in **Appendix D: Community Engagement**.

The following table summarizes outreach targeted to the specific key stakeholder groups and priority populations identified in the Equity Impact Review (completed between 2019 and May 2020).

PHASE 1: STAGES 1 AND 2

Language communities	<u>Surveys were available in the following languages:</u> • English • Spanish <u>Project information was translated into the following languages:</u> • English • Spanish • Vietnamese • Khmer • Somali <u>Spanish interpretation was provided at the following events:</u> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • White Center Business Focus Group (Sept. 25-26, 2019) • Mount View Elementary School Community Meeting (Oct. 17, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • White Center Community Development Association (CDA) Summit (Dec. 7, 2019) • North Highline Subarea Plan Community Open House (Jan. 30, 2020) <u>Vietnamese interpretation was provided at the following events:</u> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • White Center Business Focus Group (Sept. 26, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019)
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	• Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • White Center CDA Summit (Dec. 7, 2019) • North Highline Subarea Plan Community Open House (Jan. 30, 2020) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <u>Khmer interpretation was provided at the following events:</u> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • White Center CDA Summit (Dec. 7, 2019) • North Highline Subarea Plan Community Open House (Jan. 30, 2020) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <u>Somali interpretation was provided at the following events:</u> • North Highline Subarea Plan Community Open House (Aug. 14, 2019) • White Center CDA Summit (Dec. 7, 2019)
Racial and ethnic groups	<u>Latinx Community</u> • White Center Business Focus Group (Sept. 25-26, 2019) • Mount View Elementary School Community Meeting (Oct. 17, 2019) • Evergreen High School – 9th Grade Contemporary Global Issues Class (Oct. 29-30, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • White Center CDA Summit (Dec. 7, 2019) <u>Cambodian Community</u> • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • White Center CDA Summit (Dec. 7, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <u>Vietnamese Community</u> • White Center Business Focus Group (Sept. 25-26, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • White Center CDA Summit (Dec. 7, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020) <u>Somali Community</u> • Rainier Prep Community Open House (Sept. 18, 2019) • Beverly Park Elementary Family Fun Night (Oct. 24, 2019) • White Center CDA Summit (Dec. 7, 2019)

Youths	• Rainier Prep Community Open House (Sept. 18, 2019) • Beverly Park Elementary Family Fun Night (Oct. 24, 2019) • Evergreen High School – 9th Grade Contemporary Global Issues Class (Oct. 29-30, 2019) • White Center Teen Program (Jan. 23, 2020)
Seniors and elders	• Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020)
Persons with disabilities	• Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019)
Neighborhoods	The county hosted or attended meetings throughout the North Highline subarea, including: <u>White Center</u> • 16th Avenue SW downtown core, Steve Cox Park, White Center Library, and Greenbridge <u>Top Hat</u> • Seola Gardens <u>Glendale</u> • Beverly Park Elementary and Rainier Prep <u>South Park</u> • South Park Community Center
Renters and low-income households	• Greenbridge (King County Housing Authority) Resident Community Council Meeting (Oct. 16, 2019) • Nia (King County Housing Authority Senior Living) Community Meeting (Dec. 4, 2019) • Greenbridge (King County Housing Authority) Resident Community Council Meeting (Feb. 19, 2020)
Businesses	• White Center Chamber of Commerce Quarterly Meeting (Aug. 19, 2019) • White Center Business Focus Group (Sept. 25-26, 2019) • Top Hat Community Business Center Walk-Through (Oct. 18, 2019)
Community service providers	• Communities of Opportunity Meeting (Aug. 14, 2019) • King County Housing Authority Agency Service Providers Meeting (Oct. 17, 2019) • White Center Agency Partners Meeting (Feb. 20, 2020)

King County provided notice of meetings using the following means:

- Department of Local Services/King County website
- Social Media (Facebook, Instagram, Next Door)

- King County Unincorporated Area News email newsletter
- North Highline Subarea Plan email list

Non-county groups also provided a mechanism for sharing information about the project and opportunities for attending meetings and providing input. These included:

- White Center Now
- North Highline Unincorporated Area Council
- White Center Community Development Association

Tools used during the first phase of stakeholder engagement included:

- Introductions to the concepts of land use and zoning, focusing on how they feature in North Highline
- Maps that included North Highline landmarks and images
- Images of buildings provided by the neighborhood

A city planning simulation that put participants in the position of making decisions about the future of the neighborhood.

Lessons from the first phases of community engagement to improve process equity include:

- Improve on outreach to Native Americans
- Connect with more organizations who serve people with sensory and cognitive disabilities
- Provide opportunities to recognize community engagement by making compensation available

PHASE 2

As noted earlier, engagement with the community on the subarea plan was naturally blended with engagement on the North Highline Community Needs List due to the coinciding timeframes and the linkage between community vision and policies in the Subarea Plan and the program, services, and investments in the needs list. Community engagement on the Subarea Plan and the needs list also coincided with community engagement for the Skyway/West Hill and North Highline Anti-Displacement Strategies Study, designed to study and receive community feedback on a range of policies and programs aimed at preventing displacement in North Highline and Skyway/West Hill.

Although the Subarea Plan, needs list, and the Skyway/West Hill and North Highline Anti-displacement Strategies Study result in distinct deliverables, they are related thematically to one another. To the extent possible, community engagement was designed to leverage opportunities and to reduce the time burden on community members who wished to participate.

The following table summarizes approaches used in Phase 2 of community engagement, including focused efforts to reach the specific key stakeholder groups and priority populations identified in Phase 1 of the Equity Impact Review.

Tool	Date	Purpose	Languages	Location
Subarea Planning and Community Needs List Planning Kickoff, in conjunction with Skyway/West Hill and North Highline Anti-Displacement Strategies Kickoff Zoom meeting, and translated flyers	Aug. 18, 2020 Aug. 25, 2020 Aug. 26, 2020 Aug. 27, 2020	Publicize expanded subarea plan scope, solicit input on topics to include and groups to reach out to. Publicize Community Needs List initiative. Collect input on topics of importance to participants at kick-off meeting.	English Spanish Vietnamese Somali	Skyway-West Hill and North Highline Anti-Displacement Strategies Report - PublicInput.com Input from Aug. 18, 2020 Kickoff meeting
Recorded presentation on Subarea Planning and Community Needs List	Aug., 2020	Publicize expanded subarea plan scope, solicit input on topics to include and groups to reach out to. Publicize Community Needs List initiative.	English	North Highline Subarea Plan and Community Needs List - PublicInput.com
Flyer for North Highline Subarea Plan North Highline Community Needs List	Aug., 2020	Seeking community input on Subarea Plan topics and Community Needs List items by providing link to Publicinput.com project site.	English Spanish Vietnamese Somali	Aug. 2020 Flyer
Community Service Area Town Hall Meeting (via Zoom)	Oct. 15, 2020	Publicizing subarea plan and Community Needs List initiative	English	https://www.facebook.com/kingcountylocalservices/videos/666819547592662/
Postcards sent to all North Highline addresses	Dec. 2020		Multiple languages on postcard	
Interactive survey site on Publicinput.com North Highline webpage	Aug. 2020 – March 2021	Seeking community input on Subarea Plan topics and Community Needs List items. ⁹⁰	Google Translate function	North Highline Subarea Plan Survey - PublicInput.com

⁹⁰ As of March 2021, over 320 comments had been submitted to the North Highline Publicinput.com project website, some with multiple parts, from over 200 participants. The individual comments can be seen at this link [North Highline Community Needs List Catalog March 2021](#)

Tool	Date	Purpose	Languages	Location
Interactive survey site on Publicinput.com North Highline webpage	Dec. 2020	Initial prioritizing of Community Needs List items.	Google Translate function	North Highline Subarea Plan Survey - PublicInput.com
North Highline Unincorporated Area Council meeting – agenda	Nov. 2020			
Anti-displacement workshop series, and strategy sharing (via Zoom)	Oct. 2020 to May 2021		Interpreters available initially; with limited uptake in language-specific break out rooms, this approach was not continued.	Skyway-West Hill and North Highline Anti-Displacement Strategies Report - PublicInput.com
Skyway Youth Leadership Council Anti-displacement strategies engagement	Fall 2020 to Spring 2021	Working with Skyway youth leaders to develop ways to engage youth in Anti-displacement strategies development in Skyway-West Hill and North Highline.	English	Skyway Youth Leadership Council Report
White Center Community Development Association and Small Business Survey		As part of the Anti-displacement Strategies study, 15 BIPOC and immigrant business owners in White Center were surveyed about the impact of displacement on their businesses		

COMMUNITY VOICES CONTRACT

King County is committed to engaging with and listening to the community's voices and Local Services is continuously looking at ways that it can improve opportunities for diverse populations in unincorporated King County to engage in its initiatives. As Local Services engaged with the North Highline community in development of the North Highline Subarea Plan and Community Needs List, it frequently reached out to ask how the County can do more to engage more of the community, to hear diverse views, and to support equity in our processes.

With continued focus on centering the community while identifying needs and solutions, Local Services contracted with the White Center Community Development Association in mid-2021 to partner with the County in engaging with communities on the broadened plan and in development of a community-prioritized list of projects for the Community Needs List. The focus of the "Community Voices" contract between the Community Development Association and King County was to reach out to the diverse communities in North Highline that do not traditionally engage in county planning processes. The Community Development Association is part of the North Highline community and works with the community to improve the lives of those who live and work in White Center. It has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members—particularly those who do not traditionally participate in planning processes.

During the first phase of work under the Community Voices contract, the Community Development Association reviewed a county-compiled set of themes to see if we were correctly capturing areas of concern and need in the community for the subarea plan. The County also asked the community to review the draft community vision statement and refine it.

During this phase of outreach, the Community Development Association (CDA) reported the following demographic information and community engagement strategies for the work it had completed:⁹¹

DEMOGRAPHIC INFORMATION:

The demographic data below is what we collected during our outreach and focus groups. While we have collected data on how many participants were there, race, language spoken at home, age, and sexual orientation, we did not collect data on renter status, income level, or length of time residing in the neighborhood. We wanted residents to be able to respond to survey questions provided without barrier or concern of being identified by the data they provide.

- Participants: Focus Groups – 53/On-Line Survey 67 (as of 8/17), Total of 120 Participants
- Race: Asian, Black, White, Latino, Jewish
- Languages spoken at home: Khmer, Vietnamese/Cham, Somali, Spanish, English
- Age groups engaged: 16-75
- Sexual orientations engaged: Heterosexual, LGBTQIA
- Renter or owner: Not collected (data on homeownership in WC shows majority renters)

⁹¹ [*WCCDA, Subarea Plan Community Engagement Report, White Center/North Highline Subarea Plan – Phase 1, August 2021, p.3-4*](#)

- Length of time lived in neighborhood: Not collected (majority of respondents have been residents of WC avg of over 5 years)

STRATEGIES USED TO ENGAGE COMMUNITY:

Utilizing our connections in White Center, the CDA was able to reach out and engage communities who are historically underrepresented in planning processes. Our strategy focused on amplifying BIPOC voices within the Subarea Plan. Time constraints can be problematic, so our ability to rely on existing relationships was key in this process.

The importance of being flexible when working with diverse communities such as White Center cannot be overstated. For example, one meeting with LGTBQIA youth was conducted in person, using slides from the previous meeting as well as engaging other community members over ZOOM.

- Meetings were primarily conducted over ZOOM over various days and times
- Ensuring the availability for participation from community, residents, and businesses by providing a variety of times and days that are most convenient
- Utilized existing relationships with parents and other community leaders for translation/interpretation services
- We pared down the entire needs list and edited the list into a more accessible presentation format, using graphics that created a list that was more user friendly and accessible to youth and families. We translated the presentation into Spanish (given the largest ethnic population is Latinx in White Center/North Highline. It is extremely helpful to break down discussions into more digestible overarching themes.

Presentation by Groups - 8 total (virtual)

- Southwest Youth & Family Services – 7/13/2021
- Spanish Parent Group (WCCDA) – 7/15/2021
- LGTBQIA Youth Group (WCCDA) – 7/22/2021
- Native Parent Group (WCCDA) – 7/22/2021
- Somali Parent Group (WCCDA) – 7/28/2021
- Vietnamese/Cham Group (WCCDA) – 7/29/2021
- Khmer Parent Group (WCCDA) – 8/3/2021
- White Center Business Alliance – 8/9/2021

Outreach Done and Events Attended - 6 total

- COO Partners Meeting – 7/22/2021
- Feeding El Pueblo (WCCDA) – 7/21/2021
- Lake Burien Partners Group – 7/22/2021
- Healthier Here Coalition Meeting - 7/27/2021
- Duwamish Vaccination Events – 7/28/2021 (In-Person)
- WCCDA Board Meeting -7/29/2021

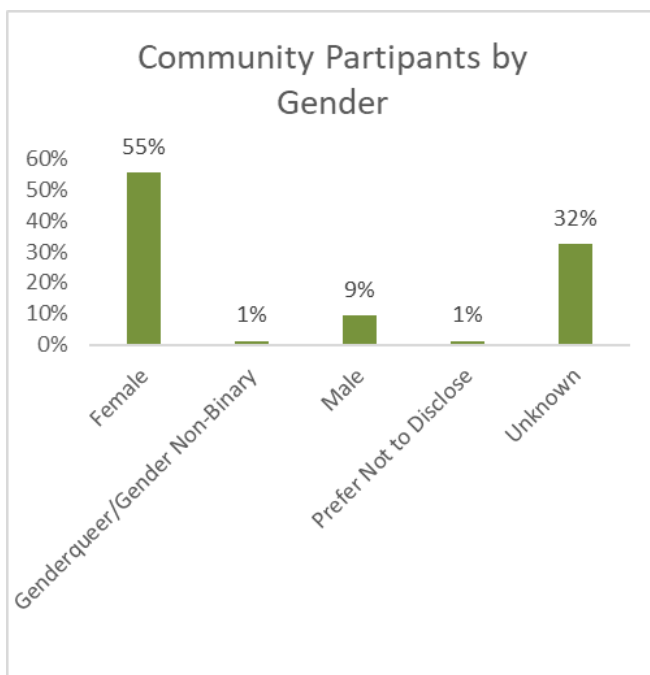
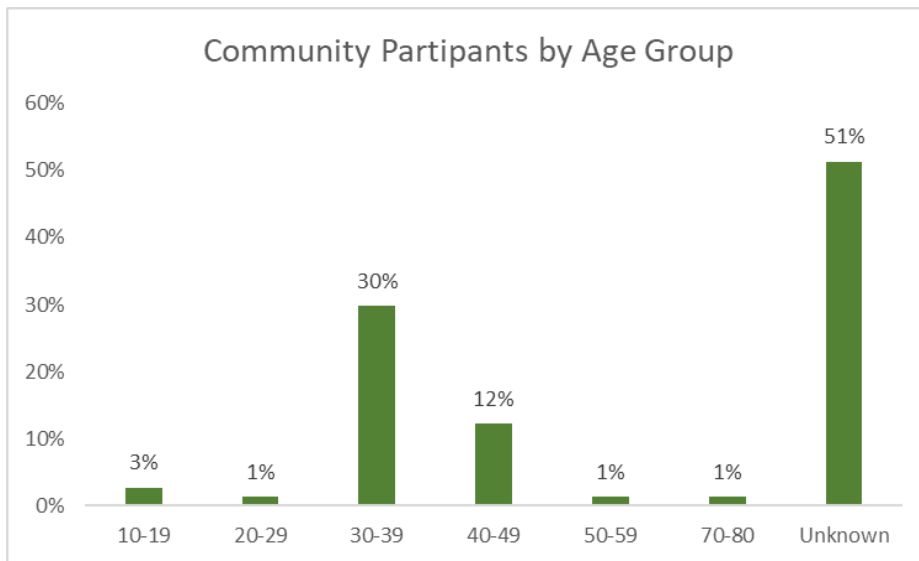
Online Survey Distributed Widely to Community

Survey was provided in English only

Under the Community Voices contract, the White Center CDA undertook engagement with the community to refine community priorities for the North Highline Community Needs List, and review of the Subarea Plan Public Review Draft. The following is a summary from White Center CDA on demographics of participants in this engagement work."

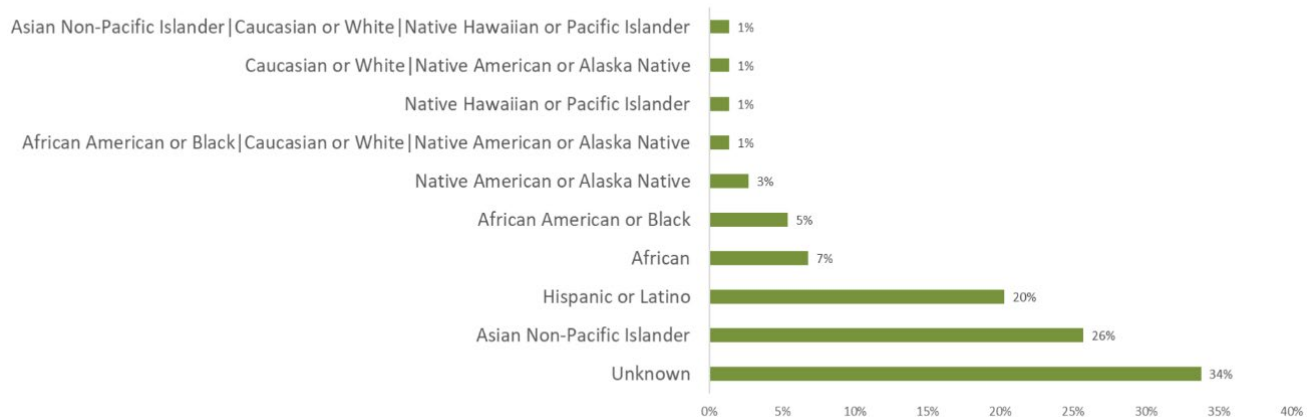
Demographics of Participating Community Members

We engaged in individual and group conversations with 74 community members of North Highline during phase 2 regarding the top 39 community needs list, the public review draft, and map amendments. Participants ranged in age. About 3 percent identified as being a youth below 19 years of age. Most were between the ages of 30-39 (30 percent) and 40-49 (12 percent). Most (55 percent) identified as female.

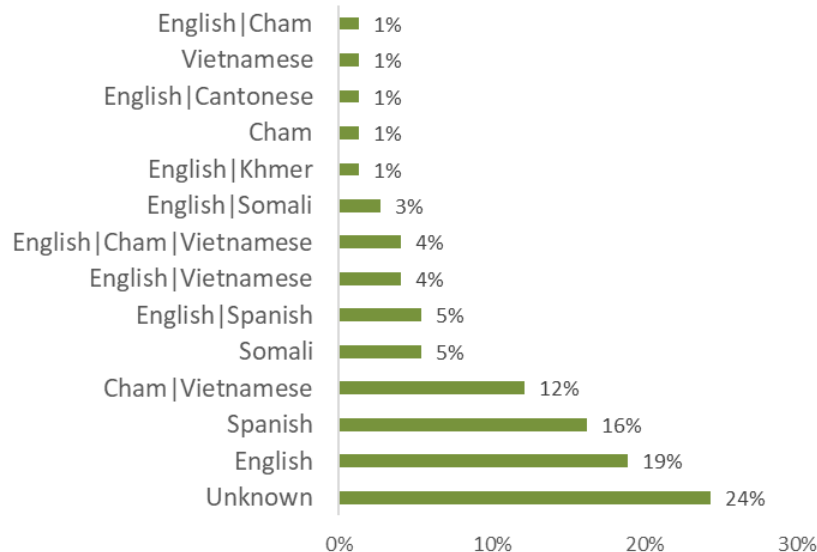


Community participants identified with a diverse racial and ethnic background, representing the many cultures in the North Highline area. Most identified with Asian Non-Pacific Islander (26 percent), Hispanic or Latino (20 percent), African (7 percent), and African American or Black (5 percent). About 50 percent of community participants identified English (50 percent) as the main language or one of the main languages they speak at home. Participants also identified Vietnamese/Cham (23 percent), Spanish (21 percent), Somali (8 percent), Khmer (1 percent), and Cantonese (1 percent) as the main language or one of the main languages they speak at home.

Community Participants by Race & Ethnicity



Community Participants by Race & Ethnicity



RECOMMENDATIONS TO COUNTY

- The County needs to adopt a co-creating model with power sharing in decisions
- Support community-led planning with capacity building and resources beyond the basic costs and minimal time frame presented
- Leverage existing networks to center BIPOC voices - multiple organizations could assist in facilitating and connections to community
- Investing in community partner organizations with capacity to follow through on BIPOC priorities, urgent community needs implementation through several year update process
- Do a better job of addressing racial equity within the planning process; racial equity needs to be at the center of how plans shapes capital investments to meet community needs and resists displacement
- Most urgent community needs list items need further development by the community
- Most urgent community needs list implementation plans by County department(s) need to be shaped by the community and consider work to occur across departments
- Planning efforts need to consider a community organizing framework and lens
- County staff need to build their own relationships with community members and not rely solely on community based organizations
- Consider Policy Link's *Advancing Racial Equity as part of the 2020 Update to the Seattle 2035 Comprehensive Plan and Urban Village Strategy - Prepared April 2021* / Many thoughts within this narrative parallel North Highline concerns
- Ordinance 19146 needs to be considered and discussed in more detail with community and how parts of that ordinance is shaped

The table below summarizes community engagement focused on priority populations in the Equity Impact Review, drawing from engagement during the development of the North Highline Subarea Plan, and the Skyway/West Hill and North Highline Anti-Displacement Study, and the Community Needs List. It captures engagement identified in the table above as well as subsequent phases of engagement.

All meetings listed were held in person unless otherwise noted. The third column in the table notes additional opportunities the County could take to improve equity outcomes in its engagement process.

Population	Engagement details	Equity opportunity
Communities who Speak a Primary Language other than English	In early phases of the Subarea Plan development, Local Services staff prepared surveys in Spanish and translated project information into Spanish, Vietnamese, Khmer, and Somali. Spanish, Vietnamese, Khmer, and Somali interpreters were provided at events held or attended in the community in 2019 and early 2020. From early 2020 on, in addition to one virtual meeting in English, King County held three separate virtual	• Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations • Make connections with faith-based communities and other trusted

Population	Engagement details	Equity opportunity
	language-specific meetings in August 2020 to kick off the broadened subarea planning program and the Community Needs List initiative and to engage the community about the Skyway/West Hill and North Highline Anti-Displacement Study. The languages were Somali, Spanish, and Vietnamese. The planners produced flyers in the same languages and included links to a Public Input page with a translation feature. Few community members made use of the interpreters provided. Only the Somali community took part in measurable numbers, with about six residents participating. The Spanish-language meeting only had one attendee. No Vietnamese community members joined the meeting in that language. King County used an online engagement tool (PublicInput.com) to collect input regarding the Community Needs List that supplies machine translation of the content into all languages most spoken at home in North Highline. The King County website with information on North Highline planning initiatives had information pre-translated into Spanish, Vietnamese, Somali and Khmer, so participants would be immediately offered an in-language option when visiting the website. The King County website provided a link to the Public Input site for those wishing to provide input in another language. In the first online survey for the Community Needs List, 94 percent of 138 participants reported that the primary language they spoke at home was English. In late 2020 planners sent a direct mail post card to every mailing address in North Highline asking community members to submit ideas for the needs list. The message on the postcard was translated into multiple languages. A virtual workshop series for the Skyway/West Hill and North Highline Anti-Displacement Study was held between October 2020 and May 2021. Interpreters were made available initially, but received limited use and were discontinued. Under the Community Voices contract, the White Center Community Development Association engaged with the North Highline community in fall 2021 on the subarea plan and priorities for the needs list. Respondents to a survey question on languages spoken most often at home identified that after	community organizations that serve immigrant and non-English speakers • Compensate participants for their engagement, respecting their time, involvement and expertise • Go to where residents meet to be respectful of their time and engagement

Population	Engagement details	Equity opportunity
	English, Spanish was the most frequently used language (21 percent), closely followed by Cham (21 percent).	
Racial and ethnic groups	In early phases of the Subarea Plan development, Local Services staff members attended meetings with the Latinx, Cambodian, Vietnamese, and Somali communities. Generally, this included being part of already-scheduled events or meetings. King County used several methods to increase engagement with the racial and ethnic groups as part of its process to develop the needs list. The first was the creation of an online engagement hub that allowed participants to join the conversation without having to come to formal community meetings. Second, County staff attended existing community-based organizations' meetings to reach people in spaces they trusted and where they already felt comfortable. Finally, a locally based nonprofit was hired to help connect with residents who have traditionally not been included in these types of community planning exercises. In the first survey for the needs list, 77 percent of 138 respondents identified themselves as White, and the next highest group (12 percent) identified themselves as Asian. Under the Community Voices contract, in summer 2021, the White Center CDA met with a Spanish parent group, a Native American parent group, a Somali parent group, a Khmer parent group, and a Vietnamese/Cham parent group. In fall 2021 the White Center CDA held one-on-one meetings with Somali, African American, and Native American families. The White Center CDA also met with Latinx and Cham families. About half of participants in a fall 2021 White Center CDA survey identified their racial or ethnic heritage as Asian Non-Pacific Islander (43 percent). The next highest groups of respondents identified as Caucasian or White (24 percent) or Hispanic or Latino (24 percent).	• Partner with trusted community-based organizations in connecting with populations from racial and ethnic groups • When holding community meetings, document the number of participants, and if possible their race and ethnicity to ensure they represent the demographics of the community • Compensate participants for their engagement, respecting their time, involvement, and expertise • Go to where residents meet, to be respectful of their time and engagement
Youths	In early phases of Subarea Plan development, Local Services staff attended meetings with youths at	• Working with local schools to connect with youths allows initiatives to reflect their unique perspectives

Population	Engagement details	Equity opportunity
	schools in North Highline and at the White Center Teen Program. During the Anti-Displacement collaboration with the Department of Community and Human Services, Local Services staff worked with the Skyway Youth Leadership Council. The young people who participated in this effort chose several anti-displacement strategies to focus on and then developed a survey of their peers to solicit input that included youth outreach in North Highline. In the initial survey for the needs list, 3 percent of 138 respondents said they were 25 or younger. During its work with the North Highline community under the Community Voices contract, the White Center CDA met with a LGBTQIA youth group. During outreach completed by the White Center CDA in summer 2021, the participants ranged in age from 16 to 75 years. Efforts by Local Services staff to reconnect with the contacts in the Highline School District to hear young voices during later stages of the subarea planning project were not successful.	and attitudes, and to identify what is needed to support their success • Consider seeking input at other places where youths gather (such as teen groups) • Compensate youths for their engagement, respecting their time, involvement, and expertise • Consider a range of ways to connect with youths, including in-person meetings and virtual forums • Capture more demographic information so King County can better understand which community voices are missing
Seniors and elders	In early phases of Subarea Plan development, Local Services staff attended resident community council meetings at Greenbridge that were organized by the King County Housing Authority. This included a senior living community meeting. In the first survey for the needs list, 11 percent of 138 respondents, 11 percent identified as being 66 years old or older. During outreach completed by the White Center CDA in summer 2021, age groups that participated ranged from 16 to 75 years in age. The use of more-traditional means of communication, such as direct mail, was intended to make more senior and elderly residents aware of the subarea planning and community needs list processes, allowing them the opportunity to participate.	• Partner with trusted community-based organizations that serve elders in North Highline • Go to where elderly residents meet, to be respectful of their time and engagement • Consider a range of ways to connect with seniors, including in-person meetings and virtual forums • Compensate seniors for their engagement, respecting their time, involvement, expertise, and lived experience
Persons with disabilities	In the early phases of Subarea Plan development, Local Services staff attended a resident community council meeting for Nia, a senior living community, at Greenbridge. The meeting was organized by the King	• Respect that by centering services, programs, and facilities on the needs of community members with

Population	Engagement details	Equity opportunity
	County Housing Authority and included a senior living community meeting. The planners believed that using more traditional communication types, such the direct mail postcards, would help make more people with disabilities aware of the subarea planning and community needs list processes, and increase their participation in these processes. During later stages of the subarea planning work, the County connected with a member of the North Highline community to learn about community development from their perspective as a community member with disabilities.	disabilities, the County will also meet the needs of many members of the community who do not have disabilities. • Connect with disability service providers to learn what challenges and priorities their customers have • Partner with trusted community-based organizations that serve people with disabilities in North Highline • Consider a range of ways to connect with people who have disabilities, respecting access and other accommodations for participation • Compensate community members for their engagement, respecting their time, involvement, expertise, and lived experience
Neighborhoods	In early phases of the North Highline Subarea Plan development, Local Services staff hosted or attended meetings in White Center, Top Hat, Glendale, and South Park. The online surveys did not focus on specific neighborhoods, but participants were asked to identify which area of North Highline they called home. In the first survey for the needs list, 64 percent of 140 respondents said they lived in White Center and 21 percent said they lived in Top Hat. The remainder were spread between Glendale/Beverly Park (5 percent), the South Park “Sliver by the River” (3 percent) and “Other” (7 percent). The County sent direct mail post cards to addresses in North Highline in 2020, providing links to the Community Needs List project and survey.	• Work with neighborhood groups to further define community priorities so resources can be targeted where the need is greatest • Track metrics of language translation use to better understand how we might encourage greater participation by our community members with limited English proficiency

Population	Engagement details	Equity opportunity
Renters and low-income households	In the early phases of subarea planning, outreach included presenting at community meetings organized by the King County Housing Authority. Participants included renters from low-income households. In the initial survey for the Community Needs List, 88 percent of 138 respondents said they owned their homes, 10 percent said they were renters, and 1 percent chose “Other.” The Community Voices survey in fall 2021 generated 77 responses from community members. About half of the participants said they were homeowners and about half said they were renters. No questions were asked about income levels.	Renters and residents in low-income households are at the highest risk of involuntary displacement. When housing prices or the cost of living increase, they are often left with no choice but to move to other neighborhoods or areas. Understanding the strategies that can help alleviate some of these risks is vitally important. • Compensate community members for their engagement, respecting their time, involvement, expertise, and lived experience • Track metrics of language translation use to better understand how to encourage greater participation by community members with limited English proficiency
Businesses	In the early phases of subarea planning, outreach included attending a White Center Chamber of Commerce quarterly meeting and a White Center Business Focus Group meeting and visiting businesses in Top Hat. As part of the Skyway/West Hill Anti-Displacement Strategies study, 15 BIPOC and immigrant business owners in White Center were surveyed by the County about the impact of displacement on their businesses. The White Center CDA convened virtual and in-person meetings with businesses in White Center in the latter part of 2021, primarily to focus on subarea plan development.	• Tailor the ways the County seeks input from businesses on their needs, recognizing that their hours of service may keep them from being able to readily participate in meetings at times that suit agencies or other participants • Compensate business owners and representatives for their engagement, respecting their time, involvement, expertise, and lived experience • Businesses are at risk of displacement if their customer bases are not able to remain in North Highline due to economic,

Population	Engagement details	Equity opportunity
		residential, or cultural displacement. Learning about the direct and indirect needs of businesses in North Highline is key to supporting the overall well-being of the community.
Community service providers	In the early phases of subarea planning, Local Services staff attended meetings held by Communities of Opportunity, King County Housing Authority Agency Service Providers, and White Center Agency Partners. In latter stages of the Subarea Plan development, County staff attended a White Center CDA-organized meeting of its White Center Agency Partners group. The Community Voices contract with the White Center CDA provided an opportunity to partner with a group that is part of the North Highline community and works with it to improve the lives of those that live and work in White Center. As a community-based organization, it has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members—particularly those who do not traditionally participate in planning processes. Efforts to engage with faith-based organizations to seek input on the Subarea Plan and needs list met with little success.	• Access faith-based organization engagement strategies to determine how to better connect with this community

King County advertised engagement opportunities using the following channels:

- Department of Local Services/King County website
- GovDelivery E-mail List
- PublicInput.com
- Next Door
- Social Media (Facebook, Instagram)
- King County Local Services Unincorporated Area News
- Postcards sent to all North Highline addresses in December 2020

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

- White Center Community Development Association
- North Highline School District

Appendix D: Community Engagement includes a more in-depth review of engagement approaches used during development of the subarea plan.

The Office of Equity and Social Justice “Community Engagement Continuum”⁹² identifies a range of actions to use for engagement on both simple and complex initiatives. Components of the two levels of engagement identified for use in both Subarea Plan development and development of the Community Needs Lists for King County’s Community Service Areas—County Engages in Dialogue and County and Community Work Together—are circled in the table below.

Levels of Engagement				
County Informs	County Consults	County engages in dialogue	County and community work together	Community directs action
King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action	King County gathers information from the community to inform county-led interventions	King County engages community members to shape county priorities and plans	Community and King County share in decision-making to co-create solutions together	Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
- Primarily one-way channel of communication - One interaction - Term-limited to event - Addresses immediate need of county and community	- Primarily one-way channel of communication - One to multiple interactions - Short to medium-term - Shapes and informs county programs	- Two-way channel of communication - Multiple interactions - Medium to long-term - Advancement of solutions to complex problems	- Two-way channel of communication - Multiple interactions - Medium to long-term - Advancement of solutions to complex problems	- Two-way channel of communication - Multiple interactions - Medium to long-term - Advancement of solutions to complex problems
Strategies				
Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

Working collaboratively with the community and using the Office of Equity and Social Justice’s Equity Impact Review tool as a guide, goals of the community engagement for the expanded Subarea Plan included ensuring that diverse and historically underrepresented voices of the community were amplified and reflected in the expanded Plan. This included developing an updated engagement process to develop and refine a long-term vision and policies across multiple, community-identified topic areas for the Plan. Additionally, Local Services prepared an “Engagement Pledge”⁹² for the North Highline Subarea Plan and Community Needs List, committing to have a bi-directional conversation with the community, work together, and lift up the voices of historically underrepresented residents and groups.

Local Services learned many things about how to improve engagement for planning and community development initiatives in North Highline during subarea planning and development of the Community Needs List. Under the Community Voices contract, the White Center CDA was asked to share input on improvements that the County could make for its engagement with the North Highline community. They shared the following:

⁹² <https://kingcounty.gov/depts/local-services/permits/planning-regulations/subarea-plans/~media/depts/local-services/permits/community-service-areas/north-highline-subarea-plan-and-community-needs-list-engagement-pledge.ashx>

- Timelines for delivery of products that involve contracting with community-based organizations need to fit with timelines that work for the community to get the best possible work and thoughtful processes. Working to King County budget cycles and other County processes does not achieve this.
- More time is needed than is usually given.
- More up-front research by the County is needed, with topics identified.
- The planning process needs more room to focus on what community members can do to be part of solutions (going beyond what the County can do for the community).
- King County Local Services staff members need to cultivate relationships with the communities they serve rather than relying on community-based organizations to find answers to the questions, “What does the community need and what are its priorities?”

Key phases of the White Center Community Development Association’s community engagement work ended in December 2021. At that stage, the association shared the following reflections on its work under the Community Voices contract:

- There is a lack of trust in the institutional system, given White Center’s history of being marginalized by King County.
- There are specific challenges to building in more access (beyond language access) and, even more, to building in-depth understanding of planning, policies, and map amendments among community members. There is a need to build community understanding in each language and cultural group so community members can have meaningful conversations and ultimately provide thoughtful feedback and opinions within a month’s time.
- There is a need to build internal understanding of institutional subarea policies and map amendments to detail, so we could create more accessible processes and content for our community members.
- The County needs to Improve the facilitation and logistics of community conversations.
- All narratives and needs lists created by the County and by the White Center CDA were experiencing a certain level of “lost in translation.”
- There is a need to refine the Community Needs List to more accurately capture the collective needs.

King County is grateful for input and perspectives from the White Center CDA that will improve its design of initiatives in the future to better attain process equity.

With the continued focus to center the development of subarea plans on community needs, Local Services contracted with the White Center CDA in 2021 to partner with the County in engaging with communities on the broadened Plan and in development of a community-prioritized list of projects for the Community Needs List. Its focus is to reach out to the diverse communities in North Highline that do not traditionally engage in County planning processes. The White Center CDA is part of the North Highline community and works with the community to improve the lives of those that live and work in White Center. As a community-based organization, it has the skills, tools, and connections to reach out authentically to hear and

capture the voices of North Highline community members – particularly those that do not traditionally participate in planning processes.

Under its contract with King County, the White Center CDA sorted King County-compiled input from the North Highline community on needs and community interests, generated from work completed in the first three phases of community engagement. The association shared its sorted list with the North Highline community for accuracy and completeness before the community's review of the North Highline Subarea Plan Public Review Draft, updated the community's vision statement for the 20-year Plan, based on input received during its work with the community, and shared input on improvements that could be made to the County's engagement approaches in North Highline.

The White Center CDA took the following approach to engage with communities who are historically underrepresented in planning processes, with a strategy focused on amplifying BIPOC voices within the North Highline Subarea plan development:

- The association held meetings via Zoom
- Meetings were held on different days and times to make it easier for residents and businesses to participate.
- The association used existing relationships with parents and other community leaders for translation and interpretation services.
- The association edited county-prepared materials into a more accessible presentation format, with more digestible overarching themes, and used graphics to create a list that was more user friendly and accessible to youths and families.⁹³
- The association translated a presentation into Spanish because the largest ethnic population in White Center/North Highline is Latinx.

The contract between the White Center CDA and King County Local Services supported the use of contract funds to compensate community members for participating in meetings, providing refreshments, translating materials, and using interpreter services.

Summary of engagements completed by the White Center Community association in North Highline in July and August of 2021

Presentation to groups	Events attended	Other
Southwest Youth & Family Services	Communities of Opportunity (COO) Partners Meeting	Online survey on priority themes, with commenting options
Spanish Parent Group	Feeding El Pueblo	
LGBTQIA Youth Group	Lake Burien Partners Group	
Native Parent Group	Healthier Here Coalition Meeting	
Somali Parent Group	Duwamish Vaccination Events	
Vietnamese/Cham Group	WCCDA Board Meeting	
Khmer Parent Group		

⁹³ [Subarea Plan | wccda](#)

Presentation to groups	Events attended	Other
White Center Business Alliance		

The following socioeconomic data was provided to the County by the White Center CDA on this phase of community engagement on the Plan and the Community Needs List:⁹⁴

- Participants: Focus Groups – 53; Online Survey- 67; Total – 120 (as of Aug. 17, 2021)
- Race: Asian, Black, White, Latino, Jewish
- Languages spoken at home: Khmer, Vietnamese/Cham, Somali, Spanish, English
- Age groups engaged: 16-75
- Sexual orientations engaged: heterosexual, LGBTQIA
- Renter or owner: not collected (data on homeownership in White Center shows majority renters)
- Length of time lived in neighborhood: not collected (majority of respondents have been residents of White Center for an average of more than five years)

During the third phase of community engagement, planners updated the PublicInput.com project site to direct interested parties to the White Center CDA's survey on association's website. The PublicInput.com website has a Google Translate function when accessed via several browsers. An email sent to more than 200 subscribers to a GovDelivery list for the project also provided links to the survey.

During the upcoming comment period for the Public Review Draft, the association will publicize the Plan and ways to provide comments, collect comments, and seek input on how to prioritize items for inclusion on the County's community needs list for North Highline.

King County heard the following during the third phase of community engagement:

- Timelines for delivery of products that involve contracting with community-based organizations need to fit with timelines that work for the community in order to get the best possible work and thoughtful processes. The County working to its own budget cycles and processes does not achieve this.
- More time is needed than usually given.
- More up-front research by the County is needed, with topics identified where up-front research is needed.
- The planning process needs more room to focus on what community members can do to be part of solutions (going beyond what the County can do for the community).
- King County Local Services staff members need to cultivate relationships with community members rather than relying on community-based organizations to do the work to learn what the community needs and what its priorities are.

⁹⁴ [WCCDA, Subarea Plan Community Engagement Report, White Center/North Highline Subarea Plan – Phase 1, August 2021, p.3-4](#)

The County will address these issues in future community engagement strategies to increase North Highline community involvement.

Equity Impact Review Phase 3 – Analysis and Decision Process

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

The North Highline Subarea Plan proposes neighborhood-specific and topic-based policies along with land use and zoning amendments and development conditions that will guide and regulate development in North Highline over the next 20 years. Policies also provide direction for County-provided services, programs, and facilities in North Highline. Guiding principles shape the policies, map amendments, and development conditions, and all are guided by the community-developed vision statement for North Highline.

Proposed policies are grouped under topical chapters in the Plan. Proposed land use and zoning map amendments and development conditions are included in a second document. Map amendments and development conditions are guided by the policies proposed in the plan. The associated land use and zoning map amendments regulate how land can be used.

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

Regulations can also change what can take place on the land by applying special district overlays, which apply special conditions on how a specific piece of land can be used. These conditions may allow for more flexibility in how the land can be developed compared to the regulations in the underlying zoning. Another regulatory tool that can be applied to specific parcels is the “P-suffix”. This tool applies more restrictive conditions than those included in the underlying zoning.

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

The North Highline Subarea Plan is centered on the North Highline community’s interests and priorities. The analysis in the **first table in this section (see page 115)** of the Equity Impact Review summarizes what the project team heard from the community as priorities, how the Subarea Plan and associated land use and zoning map amendments and development conditions respond to those priorities, the intended outcomes, and where some questions remain. The table identifies community-raised priorities that the Subarea Plan cannot directly respond to due to scope considerations, while identifying pathways for those priority areas to be considered.

The second table in this section of the Equity Impact Review considers how the Plan and associated land use and zoning map amendments, and development conditions may directly or indirectly impact access to each of the determinants of equity, and how the Plan’s content may affect distributional equity and intergenerational equity for the determinants of equity. By using the determinants of equity as a framework, some general observations can be made about what

types of impacts the Plan may have. Access to the determinants of equity creates a baseline of equitable outcomes for people regardless of race, class, gender, or language spoken. Inequities are created when barriers exist that prevent individuals and communities from accessing these conditions and reaching their full potential.

The Subarea Plan is an element of the King County Comprehensive Plan. While it can be a mechanism for change to further meeting community priorities, there are a couple of constraints on its ability to comprehensively deliver change, that need to be identified. As an element of the Comprehensive Plan, the scope of the Subarea Plan is consistent with the scope of the Comprehensive Plan, which is set by the State of Washington Growth Management Act. It is for this reason that there are a handful of topics raised by the community as priorities that will need to be considered for resolution by other mechanisms, such as the Community Needs List Initiative, that can cover a broader range of topics than the Subarea Plan.

Additionally, while the Plan may directly or indirectly influence the determinants of equity, it is important to note that, when it comes to most decisions made about how land is developed, most are made by the private sector based on market factors and personal choices. However, local governments can provide the structure governing how land can be developed and used in a way that positively influences the kind of new development that may occur in the future.

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

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

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

- Land use policies and zoning regulations permit a range of uses, but it is up to each particular landowner to determine what to build.
- It is difficult to determine impacts that would have happened if current regulations remained in the absence of a new land use subarea plan, as neighborhoods go through natural cycles of development.

Summary of Decision-Making Process and Proposed Policies, Regulations, and Community Needs List Items

Guided by community input, a community vision statement, guiding principles, recommendations for updated subarea policies and amendments to land use designations, zoning classifications and development conditions have been drafted for community review in the Public Review Draft (PRD) of the Plan.

The input and recommendations have been prepared based on feedback gathered from the community during all three phases of community engagement, from review of prior community

plans and community-developed initiatives. In addition, the Plan has been developed in consideration of the historic, demographic, economic, and geographic characteristics of North Highline, and its context within King County and the region. Subsequent work with the community will include listening to input on the PRD, refining the plan accordingly and continued work to develop a prioritized list of projects for the Community Needs List.

In developing the proposals outlined in the Plan, County staff worked with the White Center CDA's prepared list of community areas of concern. The list was derived from a County-prepared longer list of themes and desired outcomes generated based on input received during the earlier phases of the Plan development, from the Publicinput.com survey input, from review of prior community plans and community-developed plans and initiatives and in consideration of community data. The White Center CDA derived the list and shared it with the North Highline community in Phase Three of the Plan community engagement to determine if it accurately represents the community's interests, and to develop an updated community vision statement.

The following table summarizes how the Plan policies, land use and zoning map amendments and development conditions respond to the community's areas of interest for the Plan. In some cases, the topic raised aligns more closely with a response through the Community Needs List initiative for North Highline. The Community Needs List will be a list of prioritized actions that can help to implement policies in the Subarea Plan, as well as having the scope to include topics that are broader than those that can be considered in the Subarea Plan.

In reviewing different options, staff analyzed whether each potential policy, map or development condition intervention would:

- Result in the preferred outcome of the community, or improve on the status quo
- Improve access to the determinants of equity
- Be feasible for the County to implement given legal and budgetary constraints
- Align with existing King County Comprehensive Plan policies, without creating redundancies.

Community-identified priorities and how the proposals respond, and intended outcomes

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
Availability and Affordability of Housing			
• Ability for community to rent and purchase homes in White Center. Including equitable programs that assist with affordable homeownership and affordable rental units. • Economically diverse neighborhood; with a mix of market rate and affordably priced units. • Affordable housing that is beautiful and functional.	• Residential policies support increasing housing diversity and supply in medium-density residential neighborhoods in North Highline near transit and commercial services. Map amendments increase the allowed density of residential development on parcels that are adjacent to the urban centers: White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, Beverly Park Neighborhood Business Center in Glendale, and a new Community Business Center in Glendale. • (A parcel specific (“P-Suffix”) development limits height of new development in medium density residential areas, where increased density is proposed. • Policies support retaining and increasing housing availability for individuals and families in a range of different socio-economic situations and integrating households with different economic backgrounds. • In areas within existing urban centers, a higher density of housing is supported. • Policies support the White Center Unincorporated Activity Center, and the Roxhill and Top Hat Community Business Centers continuing to serve as North Highline’s primary locations for commercial, and mixed-use, higher density land uses.	• Encouraging an increased supply of a broad range of smaller-scale multifamily units such as townhomes, duplexes, and triplexes when redevelopment occurs in areas adjacent to areas served by transit and commercial business is intended to increase supply and types of housing to support increased affordability for families and single person households. In some cases, new development will be required to be mixed-use, to provide additional housing. • By encouraging the development to occur where there is ease of access to services, jobs and community amenities, while also considering ease of access to job centers outside of the community, equity in access to opportunity is supported. • By integrating households with different household incomes in the same areas and developments, equity in access to opportunity is increased.	• Will these measures increase land values, housing prices and property taxes for residents? • Are there adequate safeguards in place to reduce the risk of unintended consequences that exacerbate displacement? For example, will renters and lower-income residents in the area be displaced if a property owner decides to sell to a townhouse or duplex developer? • What provisions can be made to ensure that a homeowner will not be displaced because they can no longer afford the property taxes on their home? • What measures can be taken to ensure area residents who qualify for the affordable units have access to the units? • Will these policies stifle development? • Are existing utilities and services adequate to serve the

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
	• A new urban center is created in Glendale. While this urban center designation is largely included to match existing land uses, it does create opportunity for mixed use development, to create jobs and housing. • Policies support the use of design standards for commercial buildings, including mixed-use development. • Policies seek to preserve community-identified cultural assets and encourage the development of community-identified amenities and installation of green infrastructure and tree planting. • Inclusionary Housing policy and code revisions require or support creation of affordable units with market-rate units. • Mixed use development is required on a block rezoned from industrial to commercial business in the White Center Unincorporated Activity Center, that is adjacent to the frequent service Rapid Ride H Line.	• Supporting use of design standards and attention to community-desired amenities are intended to support designing homes and spaces that respond to the community's request for beauty. • By providing height limits on new development in certain situations where residential densities are increased, the intention is to integrate new development without subsuming the character of established residential neighborhoods. • Increase housing supply with redevelopment using Inclusionary Housing provisions, which will also increase supply of affordable units.	potential increase in residents and businesses?
Support for small BIPOC owned businesses			
• Ability to maintain and acquire spaces for small BIPOC owned businesses. • More education, mentoring, consultation, and community investment	• Policies support growth locating in the urban centers: White Center Unincorporated Activity Center, Roxhill Community Business Center, Top Hat Community Business Center, Beverly Park Neighborhood Business Center in Glendale, and a new Community Business Center in Glendale. • Policies and a new Special District Overlay encourage an environment in White Center's	• Policies, map amendments and development conditions support retaining the character of the White Center core commercial area. This is to encourage supporting the ability of existing small, BIPOC businesses to	• Will these measures increase land values and commercial rents, making them out of reach for small businesses? • Are there adequate safeguards in place to reduce the risk of unintended consequences that

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
for existing businesses in the neighborhood. • Support a greater diversity of shops in White Center.	commercial core that supports walking, transit, rolling and biking. This is anticipated to increase numbers of customers visiting businesses. • The SDO applies pedestrian-oriented development standards, parking standards, and in some cases, building height requirements. The SDO's also take advantage of the transit routes that run through the White Center Unincorporated Activity Center.. • The two-blocks on 16th Avenue SW between SW Roxbury Street and SW 98th Street have height limits to retain the ambience, while supporting redevelopment that could include residential units, providing “eyes-on-the street.” Buildings will be set-back to support retention of the ambience and groundfloor commercial spaces will be limited to 5000 square feet to support small, locally-owned businesses. • A block of industrial-zoned land in White Center is retained to support co-locating jobs and homes, in an area that is also served by transit. • Policies support partnering with community to provide technical services to small business owners and support retention of long-term locally-owned businesses and development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.	thrive, and to create opportunities for new businesses. • By requiring pedestrian-oriented development standards and linking commercial areas with community assets such as parks and schools using active transportation, more access to business is an intended outcome, to increase vibrancy of the areas. • By opening up additional areas for commercial uses, more businesses are expected to have opportunities to locate in the subarea. • Policies that support access to professional services are intended to support the ability for small, BIPOC businesses to thrive.	exacerbate displacement of commercial businesses? • In what ways will King County support the capacity building (contract awarding, simplified procurement processes, training) of small BIPOC owned businesses? • What additional development conditions can be put in place to encourage retention of and development of new spaces for small, BIPOC- owned businesses? • What commercial and industrial uses should be retained or added as allowed uses in the vicinity of Top Hat to support business opportunities while also considering compatibility with neighboring residential areas?
Displacement of North Highline residents	• Policies support retaining and increasing housing availability for individuals and families in a range	• The approaches in proposed policies, map amendments and	• Are there adequate safeguards in place to reduce the risk of

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
• Families consistently expressed the desire to remain in White Center and not being driven out by rising costs of housing, property taxes, etc. • Provide home repair funding for low-income homeowners. • Provide more programs that would assist with affordable home ownership, rental assistance.	of different socioeconomic situations and integrating households with different economic backgrounds. There is a focus on approaches and supporting resources and programs that can help prevent displacement, and that recognize the bonds within communities that can be disrupted, and the unique needs within a diverse community. • Policies support opportunities for wealth generation within the community, that can be achieved when housing – both rental and ownership – is not out of reach of residents within a community, and that all housing should be safe and in good condition. • Policies support accessing funds for community infrastructure and other community development needs. • Inclusionary Housing policy and code revisions require or support creation of affordable units with market-rate units, with a community preference to support allocation of affordable units to people with ties to the community..	development conditions are intended to mitigate and stem the threat of displacement. • Policies, map amendments and development conditions are intended to support an increase in supply and types of housing, to provide a community preference for housing where public funding is provided, to encourage development of family-sized units and to provide support for rental assistance. • The suite of approaches is intended to recognize the community desire to have families live close by, and to recognize that wealth-generation opportunities will increase the ability for the community to stay intact.	unintended consequences that exacerbate displacement? • What measures can be taken to ensure area residents who qualify for the affordable units have access to the units? • Will these policies stifle development?
Building Wealth • Access to quality well-paying jobs in all industries, job training, childcare options. • More resources to help residents pursue microenterprise by providing technical	• Policies encourage increased housing close to, and ease of access to commercial centers within North Highline and to job centers in the region. • Policies support continuation of employment opportunities in existing industrial areas in Glendale and White Center. • Policies support partnering with agencies and community groups to help prepare students and provide opportunities as they enter the work	• By co-locating housing in commercial areas, close to commercial areas, and close to transit less time and other resources are spent accessing jobs withing North Highline and jobs and other opportunities in the region. This increases opportunities to generate wealth.	• In what ways will government and private partners play a role in supporting community in employment training, hiring and childcare? • What commercial and industrial uses should be retained or added as allowed uses in the vicinity of Top Hat

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
assistance, loans, and/or grants.	environment or seek higher education opportunities and seeking funding and partnering opportunities to support working families, and providing businesses with access to resources. • The North Highline Community Needs List is designed in part to provide an avenue for actions that can support implementing Subarea Plan policies. Programs and funding that can assist small businesses, by supporting access to grants and loans, and professional services and providing technical support can be considered in development of the prioritized list of actions for the North Highline Community Needs List.	• Policies are intended to encourage ease of access to jobs within North Highline and ease of access to jobs and other opportunities in the region. • Businesses can attract customers if the customers can walk or use active transport to get their needs met in the community. • If businesses can have accesses to professional services and affordable childcare services are available in the community, the businesses are likely to have more success in retaining their business and growing opportunities, as well as retaining a stable workforce.	to support business opportunities while also considering compatibility with neighboring residential areas?
Programs and Services for Youth • Parents raised the need for supportive services for youth and culturally relevant engagement. • Before and after school programming for youth to engage in.	• Policies support partnering with private companies, agencies and community groups. • Policies support partnering with the Highline School District and other agencies. • Policies support partnering with organizations to provide additional recreational, cultural, and educational programs in North Highline. • Policies support seeking opportunities to provide additional, culturally appropriate gathering spaces, including parks, and partnering with	• By providing opportunities for additional recreational and educational programs, and job training, students can learn new skills and be prepared as they enter the work environment or seek higher education opportunities. • Partnering with the Highline School District and other agencies is intended to improve	

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
Economic opportunity for youth to learn job skills.	organizations to provide additional programs for North Highline residents.	outcomes for students and their families. By being sensitive to designing programs and spaces that are culturally appropriate, the diversity and heritage of the community is celebrated, and there is a reduced threat of cultural displacement,	
Community Safety - Increased safety and less punitive measures but more preventative strategies to address crime and drug use. - More safety resources for community: Security devices, non-police security, increased lighting. - Improve walkability and bike-ability of community so it can be more accessible for those without cars. - Community did not see safe injection site being a priority for the	- Policy and zoning amendments limit the number of marijuana retail businesses in North Highline to help avoid negative impacts in the community. - Policies in the Subarea Plan encourage increased housing density and increased mixed-use development in or adjacent to commercial areas and along or close to transit routes. Hand-in-hand with encouraging density in areas close to transit is the need to provide a positive experience, for those who are able to use active forms of transportation, as the increased densities for development will be accompanied with reduced requirements for parking. - Policies and zoning map amendments and development conditions encourage additional residential development in commercial areas which will increase “eyes-on-the street.” - Policies encourage an environment that supports walking, transit and biking for travel within, to and from North Highline, to support the local economy, access to opportunities, health benefits	Make spaces that feel safe and welcoming and collocate residential units with businesses to provide more “eyes-on-the street”.	

What the team heard	Proposals in the North Highline Subarea Plan and Map Amendments	Intended outcome	Questions
White Center community.	and the continued vibrancy of the North Highline community. • Policies support accessing funds for community infrastructure and other community development needs. While not directed in the Plan, depending on funding sources, priorities, and consistency with King County Comprehensive Plan policies, this may provide support for funding community-identified safety measures. • Proposed code amendments, with new, or amended development conditions known as Special District Overlays (“SDOs”) apply pedestrian-oriented development standards, and parking standards in commercial areas to encourage development of more walkable and bikeable spaces. • The North Highline Community Needs List is designed in part to provide an avenue for actions that can support implementing Subarea Plan policies. Community safety issues raised by the community will be considered in development of the prioritized list of actions for the North Highline Community Needs List.		

Equity Analysis of Proposed Policies, Land Use and Zoning Map Amendments, and Development Conditions

The following table considers how the Plan and associated land use and zoning map amendments, and development conditions may directly or indirectly impact access to each of the determinants of equity, and how the Plan's content may affect distributional equity and inter-generational equity for the determinants of equity. The development of the Plan is centered on community and equity and social justice, with the Plan provisions intended to support a community where median household incomes are almost 50 percent of King County's median household income, with almost double the rate of households in North Highline below the poverty line compared with the rate in King County.

The White Center Community Development Agency (WCCDA) was hired by the County to complete community engagement on later stages of the Subarea Plan development and the Community Needs List development for North Highline. The WCCDA is part of the North Highline community and works with the community to improve the lives of those that live and work in White Center. As a community-based organization, it has the skills, tools, and connections to reach out authentically to hear and capture the voices of North Highline community members – particularly those that do not traditionally participate in planning processes. Working in partnership with the WCCDA and other community organizations and community members in developing the Plan supports meeting the goal of process equity: an inclusive, open, and fair process with meaningful opportunities for input. Additionally, the County's commitment to engaging with and listening to the community's voices is included in the following policy: ensure that North Highline residents and businesses have opportunities to engage as development occurs, in ways that support and build community capacity to maintain and enhance the character of the neighborhoods in the subarea, through means such as community meetings, public noticing requirements, and permit submittal requirements.

North Highline's honor of its diversity, respect for its heritage and for the first people on the land, and its rootedness in values of equity and inclusiveness is perfectly captured in its community vision statement:

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

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children.	Children have unique needs and circumstances, and places that provide safe, healthy, and accessible environments for early childhood development are often an indicator that they are beneficial communities for people of all ages. There are disparities in income between people of different races and ethnicities within North Highline, and between households in North Highline and households across King County. This may be expected to affect equity in access to early childhood development opportunities, impacting distributional equity, and cross-generational equity in access to opportunity for residents of North Highline. Map amendments and development conditions encourage more commercial, mixed-use development. Since childcare facilities are an allowed use in commercially-zoned areas, there is the potential that the supply of such facilities could increase and could be a benefit to families who can afford the care. The Plan includes policies directing King County to work with and support the Highline School District and local service agencies in providing health and human services, to the community, and other services that support the community's wellbeing.
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This may be expected to affect equity in access to a range of school choices and educational opportunities, impacting access to opportunity for residents of North Highline, and ability to generate wealth. English-speaking ability may also be expected to impact access to education. In North Highline, approximately 22 percent of the population is estimated to have limited English-speaking ability. This compares to approximately 11 percent of the population of King County as a whole.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		The Subarea Plan has limited potential to directly influence equity in access to education. However, policies support partnering with community organizations to support delivery of educational programs in North Highline, leveraging King County-owned parks facilities, and partnering with Highline School District and other agencies and organizations to improve outcomes for students and their families. North Highline's median household incomes are almost 50 percent of King County's median household income, with almost double the rate of households in North Highline below the poverty line compared with the rate in King County. By supporting access to educational programs in the Plan, there is the potential for greater distributional and inter-generational equity for households in North Highline than might otherwise be achieved for households in the community without policy that supports access to opportunity.
Race & Ethnicity	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people.	There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline. This may be anticipated to affect equity in access to a range of healthy food sources and choices. While provision of places supplying food on a commercial basis is determined by market forces, the Subarea Plan may have the potential to influence access to food systems for both new and existing residents. Access to a healthy diet will influence overall health and ability to access opportunity. Policies in the Plan support access to healthy, affordable, and culturally-relevant foods, including spaces where healthy foods can be grown by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens. And the Subarea Plan encourages more commercial, mixed-use development. Since grocery stores and restaurants are an allowed use in commercially-zoned areas, there is the potential that the supply of such

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		facilities could increase. However, these healthy food sources may be less affordable than convenience stores and fast-food restaurants that exist or remain. Response to changes in zoning will be determined by the market, and the Subarea Plan does not directly affect the quality or affordability of food sources. The Plan also includes policies, zoning and development regulations intended to retain the character of commercial areas in North Highline. It's in these areas where grocery stores and food sources that are culturally appropriate to residents of North Highline are often located.
Parks and Natural Resources	Parks and Natural Resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities.	North Highline has six County parks with facilities supporting passive and active recreation, and the County also runs the White Center Teen program from the Steve Cox Memorial Park. The community also includes open space, the Duwamish riverfront, stream drainages and lakes, including Lake Hicks. While the Plan does not include policies or map amendments to deliver specific new parks or open space, it does include policies that support seeking opportunities for tree planting and installation of green infrastructure to improve human health and environmental conditions, opportunities to provide additional, culturally appropriate gathering spaces, including parks, and pocket parks and partnering with organizations to provide additional programs for North Highline residents. Additionally, on-site recreation areas are required to be provided under certain forms of new development. The Plan also proposes amendments to add the "Open Space" land use designation to several properties which will ensure their inclusion in the King County Parks system in perpetuity. Access to places to recreate and be in nature will influence overall health thereby influencing ability to access opportunity. Policies prioritize safe and inviting walking and bicycling throughout North Highline to connect residents to transit facilities, North Highline commercial areas, local parks and open spaces, North Highline schools, and other local destinations.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		As with all of the policies included in the Plan, implementation will consider funding availability, resources, and other factors. Sidewalk provision within residential neighborhoods, and linking residential neighborhoods to commercial services, transit and community amenities continues to be one of the highest priorities for the North Highline community.
Built and Natural Environment	Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment.	There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This disparity affects equity in access to choices in renting or owning homes, choices in and location of housing, and the ability to access jobs and amenities. The Plan has a high potential to influence equity in access to buildings and natural environments that support health. The Plan includes land use and zoning amendments that encourage development of more housing, a range of housing options, including additional, affordable residential development opportunities on transit corridors. Commercial, mixed-use, and pedestrian-friendly development is encouraged by the Plan with supporting policies, zoning, and other regulations. The Plan also includes policy support for additional focus on enhancements in active transportation infrastructure, as well as other community infrastructure required to meet the community's development needs. The community has identified that access to affordable housing and avoiding displacement are significant concerns. And the Plan includes policies, land use and map amendments and development conditions that are designed to mitigate and stem the threat of displacement. Policies support retaining and increasing housing availability for individuals and families in a range of different socio-economic situations and integrating households with different economic backgrounds. There is a focus on approaches and supporting resources and programs that can help prevent displacement, and that recognize the bonds within communities that can be disrupted, and the unique needs within a diverse community.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		Policies also support opportunities for wealth generation within the community, that can be achieved when housing – both rental and ownership – is not out of reach of residents within a community, and that all housing should be safe and in good condition and policies support accessing funds for community infrastructure and other community development needs. Land use policies, land use and zoning map amendments and development conditions are designed to support the small business environment that is cherished in North Highline, and policies also supporting retention of industrial uses in Glendale, supporting access to jobs. With respect to the built environment for human services, the Plan does not directly include policy support or map amendments that address provision of additional structures in North Highline; policies address partnering in provision of human service programs. Policies in the plan support tree planting and addition of green infrastructure to support water and air quality and to reduce the heat island affect. By influencing the development of additional jobs, services, and housing in North Highline, and on transit corridors, the Plan can indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and tree canopy, water, soil, and sediment are addressed when development is proposed.
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking.	There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This may be anticipated to affect equity in access to different modes of transportation, which could further limit equity in access to transportation. The Plan has a potential to influence equity in access to transportation and transit for existing and new residents. Land use and zoning amendments, such as

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		increases in residential density along transit corridors, have the potential to enable more people to live within easy walking distance of frequent transit service. Additionally, with changes to development there is more likelihood of increases in provision of community assets such as sidewalks and pedestrian networks or street lighting that can improve walkability and perceptions of safety. Such changes could result in increased access to transit for both new and existing residents.
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	There are disparities in North Highline based on household incomes, whether households are cost-burdened, and in terms of race and ethnicity. North Highline's median household incomes are almost 50 percent of King County's median household income, with almost double the rate of households in North Highline below the poverty line compared with the rate in King County. This has the potential to limit access to homeownership and business ownership. Provisions in the Plan are intended to increase the opportunity for ownership of homes by creating opportunities for increased housing and options for different types of housing. Additionally, the Plan supports retention of existing business and creation of additional business by supporting opportunities for businesses to access resources and services that can help them grow. Proposed King County Code amendments apply pedestrian-oriented development standards, parking standards, and in some cases, building height requirements. The intended outcome is to encourage retention of spaces for small businesses and encourage a pedestrian friendly environment in commercial areas in the Subarea, and to connect the downtown core of White Center with nearby community amenities, taking advantage of transit routes. In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents.
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors and the	Highest priorities in the community are reducing the risks and mitigating the impacts of residential, economic, and cultural displacement.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
	ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood.	Policies, land use and zoning map amendments and development conditions are all designed to support and amplify the ability of current residents and future generations to thrive within their neighborhoods in North Highline.
Housing	Housing for all people that is safe, affordable, high quality and healthy.	Households that rent are more likely to have lower incomes and to experience a housing cost burden. These are both factors that potentially increase susceptibility to economic and physical displacement in areas of neighborhood change. There are disparities in income between people of different races and ethnicities within North Highline, and in income between households in North Highline and households across King County. This may be anticipated to affect equity in access to choices in renting or owning homes. In particular, the elderly and disabled are populations that can be impacted if housing options that allow aging-in-place and access to services are limited. While it will largely be the market that determines housing development, the Plan has a high potential to influence equity in access to housing for all people that is safe, affordable, high quality and healthy. The Plan includes zoning changes to encourage development of more housing, and a range of housing options, including additional residential development opportunities on or adjacent to transit corridors and in or adjacent to commercial areas. The Plan also includes policy support creation of a mandatory housing affordability program within the White Center Unincorporated Activity Center. If developers choose to build housing in the activity center, the requirements could result in additional supply of affordable housing options. However, if the rules are not economically viable for developers, even nonprofit developers, the supply of affordable housing will likely decrease because market rents will likely rise, and requirements for mandatory affordable housing delivery may “chill” development of housing,

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the North Highline Subarea Plan to influence the Determinants of Equity
		until projects can “pencil out,” and be economically viable for the developer. Provisions in the Subarea Plan that have the intent to support low-income households and other populations of concern in benefiting from new and redevelopment in North Highline, with the objective of reducing displacement risk, include increasing the overall supply of housing, the range of housing types, providing family sized units, and providing culturally-supportive housing for elders. Additionally the plan includes provisions for creating additional units under an inclusionary housing program which will give a “community preference” for unit allocation to people with a tie to North Highline.
Community and Public Safety	Community and public safety that includes services such as fire, police, emergency medical services and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County.	The Plan has limited potential to directly influence equity in access to community and public safety facilities and services. The Plan is required to be inclusive of the scope of the King County Comprehensive Plan, developed under the Washington State Growth Management Act . The Growth Management Act and the King County Comprehensive Plan do not include provisions that directly relate to community and public safety. The Plan does include policies that support seeking funding and investments in infrastructure and amenities that serve the community’s well-being as a whole. Successful application for funding may increase the ability to support the community community-identified interests in provisions of additional safety measures including increased street-lighting and sidewalks.
Law and Justice	A law and justice system that provides equitable access and fair treatment for all.	The Plan has limited potential to influence this determinant of equity.

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

Equity Impact Review Phase 4 – Implementation. Staying Connected with the Community

[To be completed by the King County Council after transmittal of the Executive-Recommended Plan to the Council.]

Equity Impact Review Phase 5 – Ongoing Learning

[To be completed by the King County Council after transmittal of the Executive-Recommended Plan to the Council.]

Appendix D: Community Engagement

Introduction

Development of the North Highline Subarea Plan Public Review Draft was driven by a wide-ranging community input. The engagement program focused on building capacity, creating opportunities for meaningful input, and facilitating participation in the planning process by residents who reflect the diversity of the area, including those who have not historically been included in community planning.

The public engagement process included discussions with local businesses. In addition, community groups such as the North Highline Unincorporated Area Council, the White Center Community Development Association (WCCDA), youth at the White Center Teen Program, and Evergreen High School. Spanish, Vietnamese, and Khmer language communities were also engaged in this process. Seniors at King County Housing Authority-Greenbridge provided their feedback as well as many others. Because they are the experts in the assets and needs in their neighborhoods, the communities' contributions were central to the scope and content of the subarea plan. The County engaged in dialogue and worked with the community to form the plan which included three phases of engagement as noted below.

The following is a summary of community engagement completed during the several phases of development of the Subarea Plan leading up to its adoption. More information is included in the Equity Impact Review in Appendix C.

Phase 1: Community Engagement

In 2019 and 2020, King County sought to learn about the land use priorities and concerns of the residents of North Highline. This coincided with the Subarea Plan scope focusing on land use. This phase of plan community engagement included a handful of different stages:

Stage 1: Early in the development of the Plan planners met with the WCCDA and other community partners to get direction on how best to engage with the North Highline community about the plan to ensure that all community members had access to meaningful experiences with engagement associated with the project. Based on feedback received from these agencies, the County had two goals for its first stage of public engagement which occurred from July to October 2019:

- **Share knowledge with the community** about the purpose and function of land use and zoning in North Highline. It was important to create a general understanding of key concepts before discussing potential changes to existing regulations.
- **Seek guidance from the community** to inform development of subarea plan land use and zoning proposals.

Staff members gathered feedback by hosting and attending county-led meetings, attending existing community meetings, holding one-on-one interviews with community leaders, hosting office hours in North Highline, and going door-to-door in commercial neighborhoods. The County also posted an online survey asking for the community's priorities and concerns.

Communities engaged during early work on the North Highline Subarea Plan:

- Spanish, Vietnamese, Khmer, and Somali Language Communities (interpretation provided at eight meetings and events; summary documents translated)

- Business owners and operators (White Center Chamber of Commerce, county-hosted business focus groups)
- Schools and youths (Highline Public Schools, Rainier Prep, Evergreen High School, Beverly Park Elementary, Mount View Elementary, White Center Teen Program)
- Seniors (Nia community meeting)
- Renters and low-income households (Greenbridge [King County Housing Authority] Resident Community Council)
- Community organizations (WCCDA, North Highline Unincorporated Area Council)

Stage 2: Building on the work completed in the first stage, the second stage of public engagement in Phase 1 focused on the following goals from January to May 2020:

- Receiving feedback from the community on the draft land use and zoning proposals
- Reflecting on the successes and areas for improvement in the first phase of public engagement

In Stage 2, emphasis was on continuing to provide neighborhood-specific examples of different land use policy outcomes and development types, attending existing community meetings to reach the broadest audience possible, and being transparent about the decision-making process, and realistic about the potential effects the proposals would have on the community.

The following summary of community feedback was shared at a community open house in January 2020:

Community values

- Diversity
- Inclusivity
- Affordability
- Self-reliance and creativity
- Vibrant and small business community
- Green spaces
- Family friendliness
- Places where everyone comes together

Community concerns

- Housing affordability
- Displacement, especially of long-term residents and businesses owned by people of color
- Public safety
- Cleanliness
- Addressing homelessness
- Lack of parking in commercial areas
- Pedestrian safety and lack of sidewalks, specifically on school walking routes and within residential neighborhoods
- Effect of growth on infrastructure

Community assets

- Parks (Steve Cox Memorial Park, Dick Thurnau Memorial Park, White Center Heights Park)
- Dubsea Coffee
- White Center and Greenbridge Libraries
- 16th Avenue SW businesses

Phase 2: Community Engagement

Phase Two ran from mid-2020 to fall 2021. By this point, the scope of the subarea planning program had been broadened with the adoption of King County Ordinance 19146⁷¹.

Engagement focused on non-land use policy areas raised as issues of importance by the community. This second phase of community engagement was also combined with community conversations about the development of the Community Needs List and the County's Skyway-West Hill and North Highline Anti-Displacement Strategies Report. This phase followed several overlapping stages:

Stage 1: Community engagement plan – An updated community engagement plan was created with input from several community leaders, as well as the King County Office of Equity and Social Justice. There was an intentional focus on ensuring that the diverse and historically underrepresented voices of the community were reflected in the subarea plan development.

Stage 2: Electronic surveys and other outreach – This phase of engagement began at almost the same time as the COVID-19 pandemic. In-person meetings and gatherings were prohibited for almost two years to protect public health. While the pandemic stopped most face-to-face community engagement, it also opened opportunities to reach more voices through electronic engagement. An online engagement hub included an embedded translation service that translated the information into most prevalent non-English languages spoken in North Highline. The online survey was revised several times to keep the content fresh and draw new voices to the platform.

Knowing that not all people have equal access to technology, the County used a variety of methods to reach communities and get input from those who cannot easily receive information or participate electronically. Postcards offering a phone number to provide input on community priorities were sent to every mailing address in the subarea. In addition to English, the postcard message was translated into the top four non-English languages spoken in North Highline (Spanish, Vietnamese, Somali and Khmer).

King County's online surveys on the platform PublicInput.com⁷² generated a significant amount of input. The platform included an interactive map where viewers could identify the locations of specific needs and provide input in comment boxes. The site went live in August 2020, and by the time all the input had been collected at the end of March 2021, more than 300 comments had been submitted, with many commenters covering multiple topics.

During the survey period, a second survey posted on the platform asked community members to prioritize the topics that had been raised to-date. The initial survey deadline was extended to the end of March 2021, and in late spring that year the input received was reviewed in combination with the work on prioritizing, earlier work with the community since the start of the project in 2019, as well as other community initiatives and plans that had been completed over the years. This expanded review allowed the County to consider which topics are repeatedly

being raised over the years by the North Highline community. By this time, community input received during the anti-displacement workshop series could also be incorporated.

From this review a couple of County products were created in mid-2021 to capture community-raised interests. The first, a “Top Ten” list of topics was prepared by County staff for potential use in a County-organized workshop, represented topics that appeared to have the greatest resonance in the community. The items on the list included:

- Install sidewalks and streetlights
- Improve transit services
- Invest in roadway improvements
- Provide affordable housing while retaining neighborhood character
- Address resident and business displacement
- Provide culturally appropriate services and assistance to the diverse community
- Increase neighborhood clean-up
- Improve downtown White Center amenities
- Increase access to childcare and early childhood education
- Support park and recreation amenities and programs

Others topics, in addition to the t10 identified above, included: address impacts to traffic with West Seattle Bridge closure, retain residential zoning in the South Park “sliver,” prioritize annexation, provide crisis response services and additional community service response officers, increase night patrols, hire more police of color representing the community at large, provide housing and services for the homeless, ensure infrastructure and services match with increased growth, and increase bike lanes.

With the breadth of community input and interests identified—and with work underway to draft policies for the North Highline Subarea Plan—as well as further prioritization needed for development of a Community Needs List for North Highline, County staff categorized topics of community interest into 27 themes, as noted below:

Honor North Highline’s diversity	Improve roadway conditions	Provide more and new amenities and recreational programs at park facilities	Protect the vibrant small business community
Protect and increase availability of affordable housing	Increase infrastructure and facilities supporting safety and accessibility for pedestrians and those using other non-motorized modes of transport	Provide additional open space	Protect the character of residential neighborhoods
Provide wealth-generating opportunities	Fix speeding and traffic issues	Provide more affordable childcare options and more options for early education	Retain the charm of downtown White Center with its local businesses, diversity, and landmarks while

			improving its amenities
Increase access to opportunities, amenities, and benefits	Increase availability and affordability of childcare and early childhood education	Provide afterschool programs and programs targeted for youth	Promote and support artists
Improve aesthetics	Reduce the risk of economic and cultural displacement.	Provide a community center and community gathering spaces	Recognize First Nations
Improve public safety	Support people experiencing homelessness	Increase fixed-route transit service east to west and into downtown Seattle.	Protect and restore the natural environment
Improve civic engagement	All or part of North Highline annexed		

Items included in the “Themes” were left unfiltered in terms of whether the County (or other agencies) have programs or initiatives in place or planned to address the items captured. The intention was to capture items even when they might be outside of the scope of County areas of business. That way, the County could reach out to other parties to raise the North Highline community-raised interests.

Stage 3: Skyway West Hill and North Highline Anti-displacement Strategy Report

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

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

Translation of written materials and interpretation was offered at the first three workshop sessions in Spanish, Somali, and Vietnamese, which are the most-spoken languages other than English in Skyway-West Hill and North Highline.⁷³ Unfortunately, Zoom had limited capability to adequately accommodate and support language access services for all languages in channels. In-language support was used by fewer than 10 community members per meeting. County staff is assessing outreach methods that would increase limited English proficient community participation.

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

Community Facilitators

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

Anti-displacement Workshop Series

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

Community Work Sessions & Discussions

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

Skyway Youth Leadership Council & Youth Survey

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

Interviews with Immigrant and Refugee Community Organizations

The interdepartmental workgroup had in-depth dialogues with several organizations serving immigrant and refugee communities in the Skyway-West Hill and North Highline neighborhoods. Staff met with 35 Vietnamese elders who shared their challenges accessing housing, a desire for a community gathering space located near affordable housing, and need for accessible transportation options. Staff also met with the Khmer Community of Seattle/King County who shared the Khmer community's need for a community gathering space, culturally appropriate housing, deeply affordable housing, and homeownership options. Finally, staff met with the Duwamish Valley Affordable Housing coalition who shared that Latinx immigrant communities in North Highline need accessible and affordable homeownership options specifically targeted towards immigrants, as well as community-owned projects and zoning changes that meet the

needs of community-owned affordable housing projects. While not all the community members participating were Skyway-West Hill residents, some were, and their willingness to share their lived experience was instrumental in informing the priorities contained within the Subarea Plan.

Online Surveys and Social Media

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

Anti-displacement Strategies Toolkit & Online Resource Hub

In addition to online surveys, the County used the Anti-displacement Public Input webpage as a way to document the community process and to create an online resource hub with links to materials including a glossary of terms, important background documents, explanations of each strategy, workshop presentation slides, and workshop video recordings.⁷⁴ All materials, including those translated into Somali, Spanish, and Vietnamese, were also available on Google Drive in the form of an Anti-displacement Strategies Toolkit to maximize the accessibility and shareability of the resources.⁷⁵ The Anti-displacement Strategies Toolkit also included case studies of similar programs and policies in other cities.

Community Priorities from the Anti-Displacement Workshops

The below community priorities emerged from the community engagement process:

1. Increase public investment in affordable housing:
 - fund permanently affordable homeownership units for households at 50 through 80 percent of AMI
 - build affordable rental units for households at or below 60 percent of AMI
 - finance community-driven development projects
 - provide funding for strategic land acquisition for community development
 - create mixed-use developments with affordable housing, commercial and non-profit office space, and community gathering space
 - preserve manufactured home communities in Skyway-West Hill
 - increase housing options and types in Skyway-West Hill and North Highline, such as allowing and investing in accessory dwelling units (ADUs), family size units, and culturally specific affordable housing for immigrant and refugee elders
2. Enact policies and programs that prevent displacement, protect tenants, and prioritize neighborhood residents:
 - prioritize current and past residents for new affordable housing units
 - connect eligible homeowners with home repair and property tax exemption programs

- provide eviction prevention and rental assistance for low-income renters and implement tenant protections
 - provide down payment assistance for low-income home buyers
 - reduce commercial displacement and support economic development opportunities for current residents
3. Increase access to opportunities, amenities, and benefits to current residents when private development happens:
- build more mixed-income developments
 - Increase density or other incentives in exchange for affordable units, especially in the commercial core
 - maintain building scale, adequate parking, and access for elders and people with disabilities as density increases

Stage 4: North Highline Community Voices Project

Under a project called Community Voices, the County contracted with WCCDA to partner in engaging with the community on a number of planning projects, including engagement on the Subarea Plan, the Community Needs List, anti-displacement strategies initiatives, and development of design standards for non-residential development in North Highline.

The WCCDA reached out to the community, particularly groups that do not traditionally participate in planning processes, to seek input on several areas. More detail on the outreach completed by the WCCDA is included in the Equity Impact Review in Appendix C.

Briefly, the County asked the WCCDA to consider whether the County had accurately captured community concerns and interests, in advance of issuing the Public Review Draft (PRD) for comment. Policies, land use and zoning map amendments, and development conditions proposed in the PRD were drafted to respond to community input. The County wished to make sure that the community was seeing its voices and interests included in the plan and that proposed amendments were reflecting community interests.

Secondly, as the community vision statement had been drafted in 2020, when the Subarea Plan had its focus on land use, and not the broader range of topics subsequently considered, the County wished to seek community input on the draft vision statement, and edits to include. The County also asked the WCCDA to capture input from the community on how the County can improve its engagement approaches.

In July and August 2020, the WCCDA engaged with over 120 people in focus groups and by using an online survey tool. To ease input, the WCCDA created materials that repackaged the County-shared materials. This was the breakdown of materials shared by the WCCDA to the community to identify if it captured its interests:

HONOR NORTH HIGHLINE/WHITE CENTER'S DIVERSITY

- Keep White Center's role as a "landing place" for refugees and immigrants
- Culturally specific housing for elders
- Culturally appropriate services and assistance are provided to the community by more diverse King County staff

PROTECT AND INCREASE AVAILABILITY OF AFFORDABLE HOUSING. MORE COMMUNITY-OWNED HOUSING DEVELOPMENTS ARE AVAILABLE AND SUPPORTED

- More publicly subsidized affordable rental units for households at or below 60 percent of area median income (AMI)
- Permanently affordable homeownership units are funded for households at 50-80 percent AMI
- Mixed-use developments include affordable housing, commercial and non-profit office space, gathering spaces, and accessible to transit

PROVIDE OPPORTUNITIES TO BUILD WEALTH

- Economic development opportunities such as additional jobs created with higher wages
- To protect and support small local owned businesses, increase investment in workforce development and job training
- More employment opportunities for non-English-speaking families
- More childcare options

INCREASE ACCESS TO OPPORTUNITIES

- Additional market rate units and affordable units are available; prefer new housing that integrates households at different income levels. More mixed income developments are built when private development takes place
- Increase density or other incentives exchanged for affordable units, especially in the commercial core
- Housing for immigrant and refugee populations located near community centers and cultural services and organizations

IMPROVE PUBLIC SAFETY

- Reduce crime and violence
- Culturally-appropriate services and assistance are provided to the community by King County staff
- Funding to support King County staffing in community or less emphasis on police response, focus more on community-led programs that create “upstream” solutions, prevention, and intervention

REDUCE THE RISK OF DISPLACEMENT

- Current and past residents are prioritized for new affordable housing units
- Eviction prevention, relocation and rental assistance is provided for low-income renters and tenant protections are implemented
- Down payment assistance is provided to low-income homebuyers
- Affordable housing options for families, including intergenerational families living together (3-5 bedrooms)

PROTECT OUR VIBRANT SMALL BUSINESS COMMUNITY

- Reduce the displacement risk of BIPOC and immigrant-owned businesses
- Increase pathways to affordable commercial ownership
- A supportive community marketplace for microenterprises and small business vendors to sell goods

RETAIN THE CHARACTER OF DOWNTOWN WHITE CENTER (LOCAL BUSINESSES, DIVERSITY AND LANDMARKS)

- Downtown White Center has a plaza for community events and outdoor dining
- National chains (like McDonalds) are limited or prohibited
- The character of lower density development (3-4 floors) is retained, but increased density (higher than 4 floors) may be supported if the scale is reasonable

IMPROVE PUBLIC HEALTH

- Sports/recreation after school program for young/adult programs for health and wellness are promoted
- Safe injections sites are provided to combat drug overdose deaths and to provide education and treatment opportunities
- Increased accessibility to healthy foods through a grocery store in Top Hat; healthy food being more affordable; P- patches and community gardens; community kitchens and cooking demonstrations; a farmers market; additional places selling affordable healthy food

The WCCDA report identified that there was agreement that the topics presented represented community interests. Based on its outreach, the WCCDA reported that the following were the topics most often raised in North Highline during this phase of engagement:

AFFORDABILITY OF HOUSING

- Ability for community to rent and purchase homes in White Center. Including equitable programs that assist with affordable homeownership and affordable rental units
- Economically diverse neighborhood; with a mix of market rate and affordably priced units
- Affordable housing that is beautiful and functional

SUPPORT FOR SMALL BIPOC OWNED BUSINESSES

- Ability to maintain and acquire spaces for small BIPOC owned businesses
- More education, mentoring, consultation, and community investment for existing businesses in the neighborhood
- Support a greater diversity of shops in White Center

DISPLACEMENT OF NORTH HIGHLINE RESIDENTS

- Families expressed consistently the desire to remain in White Center and not be driven out by rising costs of housing, property taxes, etc.
- Provide home repair funding for low-income homeowners
- Provide more programs that would assist with affordable home ownership and rental assistance

BUILDING WEALTH

- Access to quality well-paying jobs in all industries, job training, and childcare options
- More resources to help residents pursue microenterprise by providing technical assistance, loans, and/or grants

PROGRAMS AND SERVICES FOR YOUTH

- Parents raised the need for supportive services for youth and culturally relevant engagement
- Before and after school programming in which youths can engage
- Economic opportunity for youths to learn job skills

COMMUNITY SAFETY

- Increased safety and less punitive measures but more preventative strategies to address crime and drug use
- More safety resources for community: security devices, non-police security, increased lighting
- Improve walkability and bike-ability of community so it can be more accessible for those without cars
- Community did not see safe injection site being a priority for the White Center community. One concern brought up was that establishing a safe injecting site in White Center will create an opportunity for other cities to send their drug users to White Center instead of creating their own injection sites in their city.

County staff used the input to develop content for the Subarea Plan Public Review Draft, and to complete the Equity Impact Review. It was the intention that the proposed policies, land use and zoning map amendments and development conditions contained in the Public Review Draft would represent the voices of the community and its redrafted Community Vision Statement, and that the Subarea Plan Public Review Draft development and proposal would further process, distributional and intergenerational equity.

Stage 5: Public Review Draft

On September 30, 2021, a public review draft of the Subarea Plan and the associated map amendments was published on the County's website. The comment period was initially expected to be four weeks long, but based on community feedback the comment period was extended twice and closed on December 19, 2021.

At the beginning of the comment period on the public review draft, the County published a multi-part survey online that was arranged in the same order and presented summaries of each of the Subarea Plan chapters. The online survey tool ⁹⁵allowed for translation into multiple languages directly in the platform. In each chapter of the survey, the participant could understand what was in the draft Subarea Plan and read the text of each of the proposed policies statements for that chapter. At the end of each chapter, there was space provided where a person could make open-ended comments. If the participant wished, they could also make their comments visible to other participants, and those public comments could be "liked" by others.

A total of 89 people participated in the online survey. There were a total of over 1,700 responses to the 41 individual survey questions across the Subarea Plan survey chapters, and total of 173 written comments were received through the survey. The survey included a question that asked what neighborhood the participant called home. Forty-two percent of participants said they identify with White Center, while 12 percent said they come from Top Hat, 9 percent from Greenbridge, and 5 percent from Roxhill. Fourteen percent identified as not living locally but working in North Highline.

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

- Plain language explanation of key terms in the plan

⁹⁵ <https://www.publicinput.com/R1845>

- A Subarea Plan Reader's Guide – translated to Spanish, Somali, Vietnamese and Khmer
- A slide show showing Residential and Commercial Development Examples in each of the King County Zoning Code classifications
- One-page flyers explaining what the Subarea Plan is and how to comment – translated to Spanish, Somali, Vietnamese and Khmer
- Illustrative graphics associated with several proposed map amendments and development condition amendments

When the comment period closed on December 19, 2021, the survey page was closed to new responses and comments, but the website continued to be viewable, along with the result of the survey.

Associated with the community vision statement, project goal and the 29 proposed policies, the feedback predominantly showed either “I support” or “I strongly support” in the choice of survey responses. The topics receiving the highest support related to planting trees, installing green infrastructure, providing additional recreational opportunities and culturally specific gathering spaces, and increasing transit service. The topics attracting the highest ratings of “I don't support” or “I strongly don't support” included increasing high residential development in North Highline's urban centers to increase supply of housing in North Highline. However, even in this case the survey indicated more support from participants than non-support.

In addition to the receiving input through the survey, the County received almost 40 emailed comments, two comments by telephone and one mailed comment. An overall summary of comments is provided below.

Public Review Draft Outreach

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

The County led or participated in the following outreach associated with the issuance of the Public Review Draft for public comment between September and December 2021:

Approach	Activities
Community Meetings	• Presentation at WCCDA “Community Partners” ZOOM meeting Oct 12, 2021 • ZOOM meeting Oct 21, 2021 with Spanish language interpreters; Also on Facebook Live • Presentation at WCCDA ZOOM merchants meetings Nov 2 and Nov 3 (with Spanish language interpreters Nov 2) • Four in-person meetings with White Center business owners. • Presentation at Nov 2021 NHUAC monthly meeting

Approach	Activities
	• WCCDA “Community Voices” contract: Community Land Trust Informational Session (with KC DCHS)
Communications with Individuals	• Phone calls/emails with community members/organizations and government agencies: ○ Mobility-restricted community resident and small business owner ○ NHUAC Co-Chair ○ Duwamish River Community Coalition/TAG ○ Victory Outreach Church ○ Numerous individual calls • Flyers in multiple languages distributed to businesses, and posted on notice boards/in windows
Outreach to/Communications with Agencies	• Outreach to/communications with: • King County Housing Authority • North Highline Fire District #11 • Southwest Suburban Sewer District • King County Water District #20 • Highline School District • City of Seattle • City of Burien • Flyers in multiple languages transmitted to agencies with requests to circulate • Copies of draft plan and map amendment packages placed in White Center and Greenbridge Libraries, along with flyers in several languages • Flyers distributed through Highline School District “Peach Jar” system
Direct Mailings	• Mailer in English, Spanish, Vietnamese, Somali and Khmer sent to all mailing addresses (over 7000) in North Highline
Webpages	• County webpages and publicinput.com pages updated
Electronic Notifications	• Local Services Unincorporated Area Community News articles Sept, Oct, and Dec 2021, with notice of translation availability • Emails sent to over 200 project subscribers on GovDelivery system, with notice of translation availability
Social Media	Facebook (3 postings in Sept 2021) Instagram (2 postings in Sept 2021)
Materials	• Expanded Readers’ Guide translated into Spanish, Somali, Vietnamese and Khmer and posted on project webpage

Approach	Activities
	• Slides of different forms of development posted on publicinput.com page • Graphics of building dimensions posted on publicinput.com page
News Release	Sept, 2021

Under the Community Voices contract, WCCDA's provided opportunities for engagement with the community. The WCCDA focused its engagement efforts to these "residents and communities" that are typically not included in planning processes. These communities include our Black, Indigenous and People of Color (BIPOC), elders, the disabled and the unhoused communities.

Based on its summary report of outreach for the Public Review Draft, the WCCDA reached out directly to families, leaders and youth in the community to hold one-on-one communications as well as group conversations. In these conversations, the WCCDA reports that it provided an understanding of the subarea planning process as well as supported the community in completing concurrent engagement on the North Highline Community Needs List. It completed a Zoom poll of key policies and discussions on key map amendments. Community residents who met with us individually or in the Zoom group room were offered a \$50 gift card in honorarium for their time.

The following table was prepared by the WCCDA to identify groups that it met with during the Subarea Plan Public Review Draft comment period:

Activities Of Community Engagement

Date	Length (mins)	Description of activity	Adults	Youths	Total
10/4/21	90	White Center Community Development Association All staff Discussed and ranked top 39 community needs list survey. Zoom poll results were submitted to the public input link.	14	0	14
10/7/21	105	Cham Community Members (Vietnamese speaking) Discussion focused on the top 38 community needs survey. Discussion was encouraged and recorded, but due to technical issues, participants were not able to complete the survey in real time but we followed up and supported them to complete the survey at a later date. The Cham community focused their discussions on items most important to them: affordable and culturally based childcare centers, lack of after school programming, especially programming focused on retaining their own culture and language. They desire a cultural center/museum in White	16	0	16

Date	Length (mins)	Description of activity	Adults	Youths	Total
		Center to display artifacts from their country. They support youth entrepreneurship and assistance to community members who want to establish a food truck. They also had discussions on how parking would be impacted by creating new open space/plaza events. They wanted to see more foot traffic on 16 th Avenue SW rather than more cars, maybe moving parking off of 16 th Avenue SW and welcome more open air dining areas. Establish a parking garage and parking lots for area customers. Limit chains and create more sidewalks, night patrols, more beautification in White Center business district core and create more landscaping in parks to support sledding and other snow activities during snow season.			
10/13/21	90	COO Community Partners Going over 8 policies with partners: FEEST, SWYF, Trusted Advocates, YES, Catherina Willard, Khmer Community of Seattle King County. Zoom poll results were submitted to the public input link. Overall, a few comments were made regarding bike lanes, maybe not so much a priority, but addressing other transportation modes, walking (improve sidewalks, build sidewalks), bus routes, (east west routes added), senior van services etc. Overall comments showed concern for policies increasing density and displacing longtime residents and the inability for those already displaced to come back to the area.	8	0	8
10/15/21	90	Native and Black Community Members Meeting with families individually to go over the top 38 community needs survey with them. Families experienced challenges with the language used in the survey and were skeptical whether their feedback will influence change. Zoom poll results were submitted to the public input link.	6	0	6
10/18/21	90	White Center Community Development Association All staff Went over the 8 policies. Zoom poll results were submitted to the public input link.	13	0	13

Date	Length (mins)	Description of activity	Adults	Youths	Total
10/21/21	60	Somali Community Members Meeting with families individually to go over the top 38 community needs survey with them. Families experienced challenges with the language and translation of the survey. Staff ended up using the English survey and explaining the meaning of each priority using the Somali language.	5	0	5
10/21/21	90	Spanish Speaking Community Members Meeting with families to go over the top 38 community needs survey. Families expressed concerns about displacement of housing and businesses. Queries were made about the increasing role of developers in the community.	11	0	11
10/26/21	90	Native Community Members NH2 No comments were made by the 3 participants. NH4 EC made a comment regarding industrial land uses alongside residential. Is it safe to live close to a car repair business? What are the pros and cons of industrial and residential uses located in proximity to one another? NH6 A and T were concerned about the mixed-used developments holding larger bedroom units 3-5 bedrooms. The mixed units they are familiar with don't have these larger units. Also, the concern is that when these mixed-use developments are located close to businesses and services, the units tend to be more expensive. NH11 No comments were made by the 3 participants. A person made a comment about the Duwamish River, parks, and creeks, all should be maintained or brought back to life/renewed. The County needs to be kept accountable for the renewal/cleaning of the Duwamish River from the years of pollution by Boeing. The Duwamish River should be given back to the Duwamish tribe. Signage throughout the neighborhood and business district should include developing signage/wayfinding signs using a variety of languages spoken in the neighborhood, especially the native language, Lushootseed.	3	0	3

Date	Length (mins)	Description of activity	Adults	Youths	Total
		NH 22 - All did not think that this was not a priority, the current street systems are adequate NH25 - All three participants didn't understand the policy, therefore all three participants disagreed with the policy NH28 - No Comments were made by the three participants. NH29 - No comments were made by the three participants. Facilitator asked about which businesses they enjoyed and used in the neighborhood. They mentioned several restaurants and grocery stores in the area. One member mentioned the need for funding to cover administrative costs to execute and complete funding applications.			
11/3/21	90	LGBTQIA Youths Meeting with LGBTQIA youths to go over the top eight policies. A link to the top 38 needs list survey was provided as well.	0	14	14
11/3/21	90	White Center Merchants Much of the time was spent on understanding the basics of Subarea and the initial review of key policies. Policy zoom poll was taken. Not much input, but slowly building understanding.	2	0	2
11/4/21	90	White Center Merchant Much of the time was spent on understanding the basics of Subarea and initial review of key policies. Policy zoom poll was taken and results submitted to the public input link. Not much input, but slowly building understanding.	1	0	1
11/9/21	60	Native Community Member Went over KC's website for Subarea Plan and public review draft.	1	0	1
11/9/21	90	White Center Merchants Much of the time was focused on building understanding of key map amendments (Map 8,9,10). Focus Map Amendments: business owners were able to ask clarification questions on the amendments proposed. There was overall a genuine concern about the rise in rents when new development and density increased. I think there is a sense that new housing in the	3	0	3

Date	Length (mins)	Description of activity	Adults	Youths	Total
		commercial core could bring more foot traffic and potentially streets could feel safer at night. But affordability of housing and commercial spaces was an overall concern.			
11/16/21	120	This second discussion allowed a few small business leaders to build a deeper understanding of what the zoning would actually do and what incentives developers would be given. There was overall concern on parking requirement incentives and the current lack of parking spaces/options available in White Center downtown and concern for the current traffic congestion/accidents on 16th Ave. SW north/southbound towards and away from Roxbury Street. Merchants have gained a better understanding of current zoning in place and the limitless boundaries they hold. Merchants thought this current zoning should have been shared earlier so they could see what the current changes in zoning would possibly mean in the current context. More parking options should be created, example of the International District/Chinatown, how smaller parking lots were scattered throughout the commercial core was mentioned. Bike lanes: If bike lanes are added, it will take up parking space that is needed. The streets are too narrow for bike lanes, and There are only a few months a year when the weather is good for biking Parking: Parking garage or park and ride in downtown White Center would help with business parking - example of parking garage in Burien tied to transit. Another example is in the International District where there are public parking areas adjacent to businesses. Make the parking garage pleasant. Consider making 16th Ave SW one-direction. Allow more parking – don't cut back on parking. This is going to be particularly important if more residences in downtown White Center are to be encouraged.	2	0	2

Date	Length (mins)	Description of activity	Adults	Youths	Total
		Don't make it more difficult for people to visit downtown White Center due to insufficient parking and do not lessen parking availability. The median along 16th Ave SW makes it tricky to park using the angled back-in parking (and in winter, when there is snow, cars don't see the raised median. Roadway Improvements: The proposal to remove the waiver on commercial development providing roadway improvements (curb, gutter, and sidewalk) is positive. Industrial Zoning: We discussed the proposal to rezone the remaining industrial zoned areas to commercial business. A need for places to make things was expressed.			
11/30/21	90	White Center Merchants This third discussion allowed local property owners to discuss overall subarea work and specific map amendments. WC staff were not able to locate the group discussion that day and a few other merchants were not able to locate the group as well. A merchant added, as a person with a physical disability, including mobility disability, they like the concept of a pedestrian-oriented environment, but they are a little nervous about that wording too just because not all of us are capable of being pedestrians and that includes people with disabilities, as well as elders. So they wish there was a different word here that had the word access in it somehow. What we want is a place that people can have access and mobility, including if it's possible through their own mobility through their own body or through other accessible means like a system of cut curbs right. In White Center that's sort of a	2	0	2

Date	Length (mins)	Description of activity	Adults	Youths	Total
		problem because the cut curbs don't necessarily line up with each other, so you might have people here in a wheelchair to get on a sidewalk somewhere and then not be able to get off.			
12/6/21	90	Community Land Trust Informational Session Yasmine Perez presented CLT, models, challenges, possible next steps were mentioned. WCCDA were able to ask a few questions on implementation. WCCDA will pursue more CLT conversations in the new year, exploring the options of single family home acquisition, listening to community members and actual experience with CLT's, CLT's that include commercial uses etc.	12	0	12

Under the Community Voices contract, signed in April 2021 by WCCDA to undertake outreach on a number of planning projects the WCCDA was asked to provide feedback on the County's engagement and outreach work with the community after different phases of work included in the contract. Included with this, the County also asked the WCCDA to make recommendations to the County on how it could improve its community engagement work in the future. After one of the phases – undertaking outreach for the Public Review Draft - the WCCDA offered, in part, the following:

“...We have found the County’s methods – the structure, the terms of the contract, the timeline and expected products – not **responsive** and needs to be more **adaptive** to the community’s challenges and solutions. There was no real process to keep the County **accountable** to their equity and social justice values. For accountability to have occurred, the County needed to own the role of “the one to be kept accountable.” Instead of owning its accountability, the County cultivated a relationship that was inherently more transactional and passed on community’s concerns about process and content to Council’s timeline and decision making power, leaving community’s concerns unaddressed, with little to no room for **collaboration** and **inclusivity**. The **shared values** are not evident throughout the subarea planning process...”

“County staff did make a few changes, adding more written translation sections to their online public input page and extended deadlines twice to accommodate an additional two months. Though we acknowledge these changes, the changes left much to be desired in creating equity and inclusion within this work.”

“We conclude that we are experiencing an inequitable planning process needing reassessment. Resident’s [sic] and business owners’ overall ability to understand subarea planning materials have not been supported, given the lack of time, understandable tools and limited processes. In addition, the ongoing personal

challenges of the pandemic, and rash of fires that occurred within the White Center business core has impacted the communities [sic] ability to engage quickly. The process has resulted in skewed data, limited engagement lacking depth and substance. This report highlights how we approached the challenges of engagement and the themes we heard from the community...”

Public Review Draft Major Themes

In considering all of the input received during the Public Review Draft stage of the Subarea Plan and Inclusionary Housing provisions, amendments were made to the Subarea Plan policies and map amendments in the first quarter of 2022. The following table provides a summary of comments received and key changes that were made to policy areas and map amendments after the close of the comment period in December 2021:

Plan Topic	Input	Updates Subsequent to Public Review Draft
General	As a theme of comments on multiple policies and chapters, a community-based organization wanted to see identification of a role for BIPOC community based organizations in delivering actions to implement policies, with funding support and support for capacity building. Additionally, the organization wanted there to be more explicit reference in policies to prioritizing the needs of BIPOC community members, and identification of steps and actions to implement the policies.	A Comprehensive Plan policy on subarea plans has been amended to include: “The County shall dedicate resources towards implementation of the subarea plans and community needs list in coordination with each community so that the highest priorities are met where the needs are greatest.” Additionally, a policy statement has been added to create opportunities for public input to inform applicable permitting decisions.
Goal Statement	Predominantly Supported	None
Community Vision Statement	Supported	None
Guiding Principles	Highest ranked: Supporting Community Investments and programs to reduce risks, and mitigate impacts of residential, economic and cultural displacement.; Supporting a thriving and equitable economy, with ethnically diverse, community minded, small business owners, entrepreneurs, and employers. The needs of community members and visitors with disabilities should not be considered as an afterthought; design around the	While a pedestrian-oriented environment is supported where there are good transit links, and development conditions seek to limit off-street parking requirements to spur development, the guiding principles have been amended to recognize that some community members and visitors will be reliant on access to businesses and amenities by automobile.

Plan Topic	Input	Updates Subsequent to Public Review Draft
	needs of vulnerable members of the community and the needs of all will be met. If businesses are to thrive, adequate parking for business and residential uses must be provided, particularly when increasing residential units in commercial areas will increase demand on on-street parking spaces if parking requirements are limited.	
Land Use: Overarching	Policies were predominantly supported.	A new policy identifies that growth should be focused in the subareas urban centers where there is access to transit. A policy to support partnering with community-based organizations to seek funding for community development has been relocated to the Land Use chapter, and it has been amended to highlight the need to focus on underrepresented communities.
Land Use: Residential	Policies were predominantly supported. Increasing densities in residential areas was predominantly supported as a way of increasing supply and types of housing, to reduce displacement risk and increase affordability, and to increase opportunities for home ownership. Some property owners wanted to be excluded from residential upzones. Others wanted to be included in upzones, and some commentors wanted to see even more residential areas upzoned to provide additional housing opportunities. Concerns were raised that opportunities for lower income households would be better met if more affluent cities provide housing for them, with access to what are viewed as higher performing	No significant changes to areas for residential upzones were made. One area in Glendale was removed from a proposed residential upzone, as further analysis of “walksheds” to transit stops indicated that there is a lack of transit accessibility. Two parcels on the Rapid Ride H-line in White Center, adjacent to parcels under the same ownership with high density residential development have been included for high density land use upzones. One block intended for required mixed-use development in White Center and a rezone from Industrial to Commercial Business zoning, is instead being retained as industrial to support retention of manufacturing jobs.

Plan Topic	Input	Updates Subsequent to Public Review Draft
	schools rather than increasing what was viewed as segregating low income households by providing housing in North Highline. These were not prevailing views. Some concerns were expressed that some residential areas identified for increased housing densities do not have sidewalks or good access to transit, and that until infrastructure and services are increased, increased densities are not supportable. There was concern that the areas identified for density increases that would support small apartment buildings are not suited to the scale of building. Concerns were also raised about the removal of trees that comes with development.	
Land Use: Commercial Industrial	Policies were predominantly supported. Opportunities for legacy businesses to grow into bigger spaces, without being displaced was a concern, with a desire that property ownership opportunities also be supported. Spaces for micro-enterprises were seen as lacking. The community reiterated its interest in keeping the ambience of 16th Ave SW between Roxbury and SW 98th St., with interest in redevelopment and encouraging residential development both to increase supply and for “eyes-on-the-street” for safety reasons. Availability of parking is a concern for businesses, to be able to attract customers, especially if there is increased competition for on-street parking with additional residences in the commercial areas.	An industrial block will remain industrial rather than being rezoned to commercial business with a mixed use requirement. This will support retention of manufacturing jobs near where people live, limiting uses to compatible ones with residences and requiring some pedestrian-oriented features. Retaining the industrial use will retain opportunities for businesses to grow, and present opportunities for micro-enterprises. A special district overlay for industrial and commercial uses in White Center and Top Hat has had an additional use prohibited, removes waivers on roadway improvements, and other provisions and includes parking and other provisions that are consistent with the adjacent pedestrian-oriented Special District Overlay, for continuity. Height limits on buildings in the two blocks of 16th Ave SW between Roxbury and SW 98th Street have been increased to 55 feet from the proposed

Plan Topic	Input	Updates Subsequent to Public Review Draft
	The community had mixed input on limiting marijuana retail facilities in the subarea.	40 feet. Above the second floor there will be a setback required to help with bulk, while still providing opportunities for residential development. Ground floor commercial spaces are limited to 5000 square feet to encourage continued opportunities for small, locally-owned legacy businesses. There is now one pedestrian-oriented special district overlay (SDO) in place for White Center, rather than two that had similar features. The SDO is expanded to bring in properties west of 16th Ave SW and the prior industrial zoned block on 15th Ave SW. It sets limits on parking spaces for non-residential uses to no less than 25 percent and no more than 75 percent of provisions under County code for underlying zoning. The SDO also prohibits marijuana producing and processing facilities.
Housing and Human Services	Policies were predominantly supported. Inclusionary housing provisions generated a wide range of divergent comments. Some commentators that said that the affordable units should target households with lower incomes than proposed, and that no bonuses or incentives should be provided to developers. Conversely, some commentators said that the area median income target for the affordable units should be set higher than proposed, and that more incentives should be provided to developers, or provisions to offset the cost of developing affordable units. Additionally, there was interest in expanding the situations under which an in-lieu fee could be paid in place of developing affordable units with market rate units.	Policy to support partnering with the Highline School District and other agencies and organizations to improve the outcomes for students and families has been expanded to include partnering to provide physical and mental healthcare, social and human services, early education and childcare to with a focus on partnering to provide services where the needs are greatest. The Inclusionary Housing provisions exclude the two-block area of 16th Ave SW for increases in height limits with residential development. Provisions for density bonuses if transfer of development rights (TDR) credits are used in urban unincorporated areas have been adjusted with a goal of not undermining use of the Inclusionary Housing program in North Highline and Skyway-West Hill in favor of increasing density using the TDR program. The

Plan Topic	Input	Updates Subsequent to Public Review Draft
		amendments to the King County Code provisions for the TDR program still provide a developer some options to use the TDR program in the two urban unincorporated areas while, in certain circumstances requiring that affordable units also be created with new development.
Parks, Open Space and Cultural Resources	Policies were predominantly supported. There was interest in seeing additional parks, and improving access to maintenance at existing parks.	No significant changes.
Transportation	Policies were predominantly supported. Policies encouraging bike lanes received a mixed response with some commentators saying they would be little used, and may take up needed on-street parking spaces. Other input supported provision of bike lanes. There were numerous comments wanting to see additional provision of sidewalks and other roadway improvements, traffic controls to stem speeding, improved street lighting and improvements at transit stops.	No significant changes. In recognition that some community members and visitors use wheelchairs and others may use scooters, policy has been expanded to recognize a broader range of transportation modes.
Services and Utilities	Policies were predominantly supported.	No significant changes.
Economic Development	Policies were predominantly supported. Commentors wanted to see policies added or strengthened to highlight providing support to existing locally-owned businesses, with a priority given to supporting BIPOC-owned businesses. Support included, among other areas, developing strategies for businesses to purchase properties, and providing	A new policy has been added to support retention of long-term locally-owned businesses and to encourage development of new locally-owned businesses by improving access to affordable commercial ownership and funding for expansion of operations.

Plan Topic	Input	Updates Subsequent to Public Review Draft
	spaces for businesses to grow into so that they would not need to leave the community.	
Map Amendments: General	Community members said that it was difficult to determine what changes were being proposed in the community based on the maps. This was a factor of both limited place markers creating confusion on where amendments applied, and more than one amendment affecting a parcel, with the different amendments shown on different maps.	The set of map amendments has been completely restructured to make it easier to read and apply. A property owner can see all amendments that apply to their parcel on one single map – the package being known as the “One Touch” map package..
Other Map Amendments	Key comments are captured in the topic headings above.	Most key changes that apply to maps are identified under the topic headings above. Parcel-specific suffixes have been developed to apply to the two block area of 16 th Avenue SW between SW Roxbury St and SW 98 th Street. The P-Suffixes limit the height of buildings, require a setback above the second floor and set a maximum size limit on groundfloor commercial spaces.

Throughout development of the Subarea Plan in Phases One and Two, County Councilmember McDermott’s office provided input on engagement, both with ideas and also providing opportunities to publicize events and input opportunities. The County also met periodically with staff in the cities of Seattle and Burien to share information on the status of the Subarea Plan and to learn about the cities’ planning initiatives in areas adjacent to North Highline.

Phase 3: Community Engagement

[To be completed by the King County Council after transmittal of the Executive-Recommended Plan to the Council.]