



SKYWAY-WEST HILL COMMUNITY SERVICE AREA SUBAREA PLAN

An Element of the King County Comprehensive Plan



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Introduction

Why we plan

The places where we live, work, and play have a significant influence on our physical and mental well-being and future success. Within King County, communities are not all built equally, and health outcomes such as life expectancy, smoking rates, mental distress, and more, vary disproportionately by neighborhood. Inequitable access to services, safe and affordable housing, transportation options, and jobs affect some communities more than others.

Decisions made today will shape a community for generations to come. Skyway-West Hill is an established community with opportunities for redevelopment. Although redevelopment can bring benefits to the community, it is important to recognize that this growth may leave some residents behind and push others out. The policies in the Skyway-West Hill Community Service Area Subarea Plan (Subarea Plan) recognize the need to ensure that Skyway-West Hill'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 to succeed. Past land use and investment decisions have contributed to economic and social disparities, which have been felt in communities like Skyway-West Hill. *King County's Determinants of Equity Report* states that "identifying how the built environment supports residents in improving quality of life, accessing jobs and housing is critical for promoting a healthy environment for all residents."¹

The 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 Skyway-West Hill.

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

Planning history

Unincorporated areas of King County, such as Skyway-West Hill, are governed by the *King County Comprehensive Plan (Comprehensive Plan)* and individual adopted subarea plans. The *Comprehensive Plan* is the long-range guiding policy document, adopted under the requirements of the Washington State Growth Management Act,² 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, which includes development regulations; other service-oriented plans; and the County budget.

King County had a robust subarea planning program that occurred in two distinct periods: 1973 through 1984 to implement the *1964 Comprehensive Plan* and 1985 through 1994 to implement the *1984 Comprehensive Plan*. After the second period, the County Council adopted the *1994 Comprehensive Plan* to comply with the Growth Management Act. During this time, the term “community plan” was used 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 a new approach for engagement and service delivery in its unincorporated areas. Seven Community Service Areas were established to guide the work.³ 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 (the six rural Community Service Areas and the five major Potential Annexation Areas in the urban West King County Community Service Area).⁴ The scope and nature of this program has continued to evolve since its creation. The program scope that this plan was developed under was adopted in 2020.⁵

Previous community planning for Skyway-West Hill dates to 1994 when King County adopted the West Hill Community Plan and Area Zoning. The following is a summary of the planning history for this area from this time forward.

² Revised Code of Washington [36.70A](#)

³ Framework adopted by [Ordinance 17139](#), boundaries by [Ordinance 17415](#)

⁴ [Motion 15142](#)

⁵ [Ordinance 19146](#)

1994 West Hill Community Plan

Skyway-West Hill's last adopted community plan is the *1994 West Hill Community Plan and Area Zoning (Community Plan)*.⁶ The *Community Plan* established a vision for Skyway-West Hill's residential neighborhoods and the Skyway Business District. The plan envisioned building a strong community identity through aesthetics and character of the built environment, support for seniors, revitalized commercial businesses, and improved pedestrian facilities. The plan addressed a broad range of issues such as community services, infill development, affordable housing, and beautification of the business district. Except for zoning updates to implement the Growth Management Act in the 1990s, this plan has not been updated or amended since its adoption.

2008-2009 Planning Efforts

Between 2008 and 2009, community volunteers and local nonprofit groups undertook several visioning and goal-setting exercises related to neighborhood and commercial revitalization. These efforts were led by Skyway Solutions and the Pomegranate Center with support from King County's Community Enhancement Initiative. Community planning documents that resulted from these grassroots efforts included the *Skyway Park Community Vision* (2008) and the *Community Agenda for Revitalization* (2009).

Skyway Park Community Vision (2008).⁷ This report identified several community enhancement goals, including: providing a safe environment for recreation and exercise; demonstrating sound environmental practices, such as wetland and forest restoration; being sensitive to concerns surrounding gentrification and equitably serving a culturally and economically diverse community; and leveraging the park's central location to improve neighborhood walkability and connectivity. Concepts for Skyway Park included a central plaza, amphitheater, off-leash dog park, children's play areas, playfields and athletic fields, community gardens, and trails through wooded areas.

Community Agenda for Revitalization (2009).⁸ This document created a vision for a positive and equitable Skyway with six key goals and a menu of actions to support each goal. The community agenda was a result of the efforts of over 100 Skyway residents. The document envisioned a future Skyway as a community rich in pride with strong ethics and participation, where all people feel safe, with a positive identity with distinction and local character, with a vibrant business district with strong local representation, known for its commitment to young people and creativity, and where people have access to safe parks, walking trails, and connections to healthy food. This plan identified 33 associated actions, each with individual work plans, to implement this vision.

Community Center Visioning Process and Report (2014)⁹

A community center has been long desired in Skyway-West Hill as a place for residents and youth to recreate and connect. In 2014, Skyway Solutions, a locally based non-profit, hired a consultant to produce the *Community Center Visioning Report*, built from resident input during

⁶ [*Ordinance 11166*](#)

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

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

⁹ *Need to add to KC Website for a link*

three community workshops, which created a conceptual building layout that included spaces such as play areas, learning spaces, gathering spaces, basketball court, swimming pool, and more. The report estimated a cost of \$10 million for site work and construction of such a community center.

Skyway-West Hill Action Plan (2015)¹⁰

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

Skyway-West Hill Land Use Strategy (2020)¹³

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

Skyway-West Hill Community Service Area Subarea Plan (2022)

In response to the 2020 scope of the subarea planning program, in late-2020, the County resumed its work with the community to complete Phase 2 of the Skyway-West Hill Community Service Area Subarea Plan. The Subarea Plan incorporates and replaces the *Land Use Strategy* and expands on the land use and zoning focus to encompass a broader scope of community-identified issues raised during the first and second phases of community engagement. This plan replaces all the aforementioned County adopted plans for the subarea.

Community Needs Lists

For each of the 11 subarea planning areas, the County also requires development and implementation of Community Needs Lists: one 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 Skyway-West Hill.¹⁴ Each Community Needs List specifies programs, services, and capital improvements that respond to community-

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

¹¹ [*Motion 14221 \(2014\)*](#)

¹² [*Motion 14351 \(2015\)*](#)

¹³ [*Ordinance 19146, Attachments F and G*](#)

¹⁴ *King County Code Title 2* (2.16.055.C)

identified needs. As required by King County Code,¹⁵ the Skyway-West Hill Subarea Plan adopts by reference the Skyway-West Hill Community Needs List and its associated performance metrics as adopted in Ordinance XXXX.

Subarea Plan Format

The Skyway-West Hill 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 based on community priorities voiced during the community engagement phase of the Subarea Plan's development. Subarea Plan policies are intended to focus and tailor the broader policies in the *Comprehensive Plan* to the specific conditions and needs of the community. They must be consistent with, and not redundant to, the policies in the *Comprehensive Plan*.

The Subarea Plan policies are meant to guide future development and investments that will shape the community over the next 20 years. Their implementation and ability to help the community realize its vision will, in part, be the result of ongoing dialogue and cooperation with the County and community and a balancing of other policies and priorities guiding County actions.

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

- Background and context
- Discussion of the community's priorities and needs
- Subarea-specific policies

PUBLIC REVIEW DRAFT NOTE: Several of the policies presented in the following chapters include a notation in (parentheses) after the policy indicating a similar policy that exists in a previously adopted plan for Skyway-West Hill that is still in effect. If there is no label, the policy is new.

- Policies labeled with (WH) or (WH-FP) followed by a number are from the *Community Plan*.
- Policies labeled with (SWH) are from the *Land Use Strategy*.

Equity and Social Justice

King County and the Puget Sound region abounds with opportunities, but those opportunities are not equally accessible for all of King County's residents. King County, as a local and regional government, recognizes this fact and has chosen to focus on equity and social justice in its work. That is why the County created the *Equity & Social Justice Strategic Plan*.¹⁶ This *Strategic Plan* lays out a set of shared values where the County commits to being:

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

¹⁵ King County Code [Title 2](#) (2.16.055.B.2.h)

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

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

Furthermore, the *Comprehensive Plan* states that King County “will identify and address the conditions at the root of disparities, engage communities to have a strong voice in shaping their future, and raise and sustain the visibility of equity and social justice. The goal is to start by focusing on prevention and addressing the fundamental causes of the inequities to have a greater overall impact.”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 Skyway-West Hill 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 20-year Subarea Plan policies, as well as associated implementing land use and zoning amendments, 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)



Chapter 1: Vision, Guiding Principles, and Engagement

The Subarea Plan establishes a vision for the urban unincorporated community of Skyway-West Hill, including the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge, Panorama View, Skycrest, and Skyway. The following community vision statement and guiding principles were developed based on the collective community input during development of the Subarea Plan. The community vision is an aspirational, forward-looking statement of how the community wants to be over the next 20 years.

Community Vision Statement

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

Guiding Principles

The following guiding principles support the community vision and were used to inform and direct the development of the Subarea Plan:

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

- h. Support community health by providing opportunities to access fresh foods, as well as routes and trails for walking and bicycling.
- i. Promote the development of community-desired amenities and enrich the community's diverse physical and cultural assets.
- j. Create sustainable, vibrant, and walkable business districts that provide opportunities for local businesses to succeed and jobs for area residents.

Community Engagement

Development of the Subarea Plan was driven by a wide-ranging community input and engagement program that 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 land use planning. The public engagement process included discussions with local businesses, community groups, youth, non-English speaking communities, seniors, and many others. As experts in the assets and needs in its neighborhoods, the community's 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 two phases of engagement as noted below.

Phase 1: Between 2018 and 2020, the County worked with the community to create and adopt the *Land Use Strategy*. The County also heard from the community about non-land use issues and priorities during this time. This engagement and feedback formed the foundation for additional work with the community to develop the second phase of the Subarea Plan.

Phase 2: The focus from mid-2020 to fall 2021 was on the non-land use policy areas raised as issues of importance by the community. This second phase focused on the following goals:

- 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. The objective to hear from a wider variety of residents and stakeholders, with an intentional focus on ensuring the diverse and historically underrepresented voices of the community were reflected in the Subarea Plan.
- This phase of engagement coincided with the COVID-19 pandemic.¹⁹ In-person meetings and gatherings were prohibited for almost a year and a half to protect public health. While the pandemic curtailed face-to-face community engagement opportunities, it also opened opportunities to reach additional and new voices through electronic engagement. An online engagement hub included an embedded translation service that allowed the information on the pages to be translated into the most-prevalent non-English languages spoken in Skyway-West Hill. County staff were mindful, though, that not all people have equal access to technology, which continued to be an area of focus and staff used a variety of methods to reach communities and hear voices from those who cannot easily receive information and provide input electronically. The County also contracted with the Urban Family, a locally based community organization, to partner in engaging with the community.

¹⁹ 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.

- The County also facilitated a community-centered series of workshops specifically on affordable housing and anti-displacement strategies for North Highline and Skyway-West Hill, which were two of the most important Subarea Plan topics identified by the community.



Chapter 2: Community Description

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

This chapter discusses some of the current context and characteristics of the community, as of the time that the Subarea Plan was written. More detailed background information and data can be found in Appendix A.

Community History

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

However, the area did not begin to develop into a full-fledged residential community until the 1940s, when local land developers began platting and building modest single-family homes attractive to employees of Boeing's aircraft plant in Renton. Development increased at a rapid pace after World War II when an influx of soldiers and their families returned to the area. According to U.S. Census estimates, almost 60% (4,200 housing units) were constructed between 1940 and 1969.²⁰ The available supply of modest, affordable homes and land, as well as its location convenient to Seattle and Lake Washington, made it a desirable place for soldiers and others to settle.

Population

For the purposes of summarizing the area, the socioeconomic characteristics of the Bryn Mawr-Skyway Census Designated Place (CDP) is used. This is mostly comprised of two census tracts. One encompasses the Lakeridge and Bryn Mar neighborhoods on the north side of the subarea, between Renton Ave S and Lake Washington. The other tract includes Skyway, Earlington, and Campbell Hill and is located south of Renton Ave S.

Between 2000 and 2019, Skyway-West Hill experienced significant growth. In that time, the total population of the subarea increased by 32% to approximately 18,000 residents. Skyway-West Hill is one of three communities in King County in which people of color constitute a majority of the population, along with the cities of SeaTac and Tukwila. Skyway-West Hill has the highest proportion of Black and African American residents of any community in Washington at 28%. It also has fourth-highest percentage of Asian residents (31%; most of whom are Vietnamese) of any community in Washington. White residents represent 27% of the community (the lowest percentage of any community in King County) and Hispanic/Latino residents represent 8%.

Skyway-West Hill has the highest percentage of people who speak an Asian language at home (28%) and among the lowest rates of only English spoken at home (56%) of any community in the state. In 2019, approximately 45% of the community spoke a language other than English at home. The predominant languages spoken in Skyway-West Hill today are Vietnamese, Tagalog, Spanish, Chinese, and Russian, in addition to English.

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

Demographics at a Glance

	2000	2015-19
Total Population	14,000	18,000
Change from 2000		32%
Age Characteristics		
Under 18 years	23%	23%
65 years and over	14%	13%
Median Age	38	39
Race and Ethnicity		
Black or African American	25%	28%
American Indian/Alaska Native	0.8%	0.6%
Asian	22%	31%
Native Hawaiian / Pacific Islander	0.5%	0.5%
White	44%	27%
Other race	2%	7%
Two or more races	5%	6%
Hispanic or Latino (of any race)	5%	8%
Language Spoke at Home		
English Only	78%	56%
Other than English	23%	45%
Median Monthly Housing Costs		
Gross Rent	\$750	\$1,400
Owner with Mortgage	\$1,250	\$2,200
Household Income		
Median Household	\$47,400	\$71,000
% of King County Median Household	89%	75%

Sources: 2019 ACS survey 5-year estimate and 2000 Census for the Bryn Mawr-Skyway CDP. Figures rounded to an appropriate significant digit.

²⁰ US Census Bureau, 2019 ACS Survey 5-year Estimate

These numbers only tell a small part of the picture, however. More detail of the socioeconomic characteristics of the Skyway-West Hill community can be found in Appendix A.

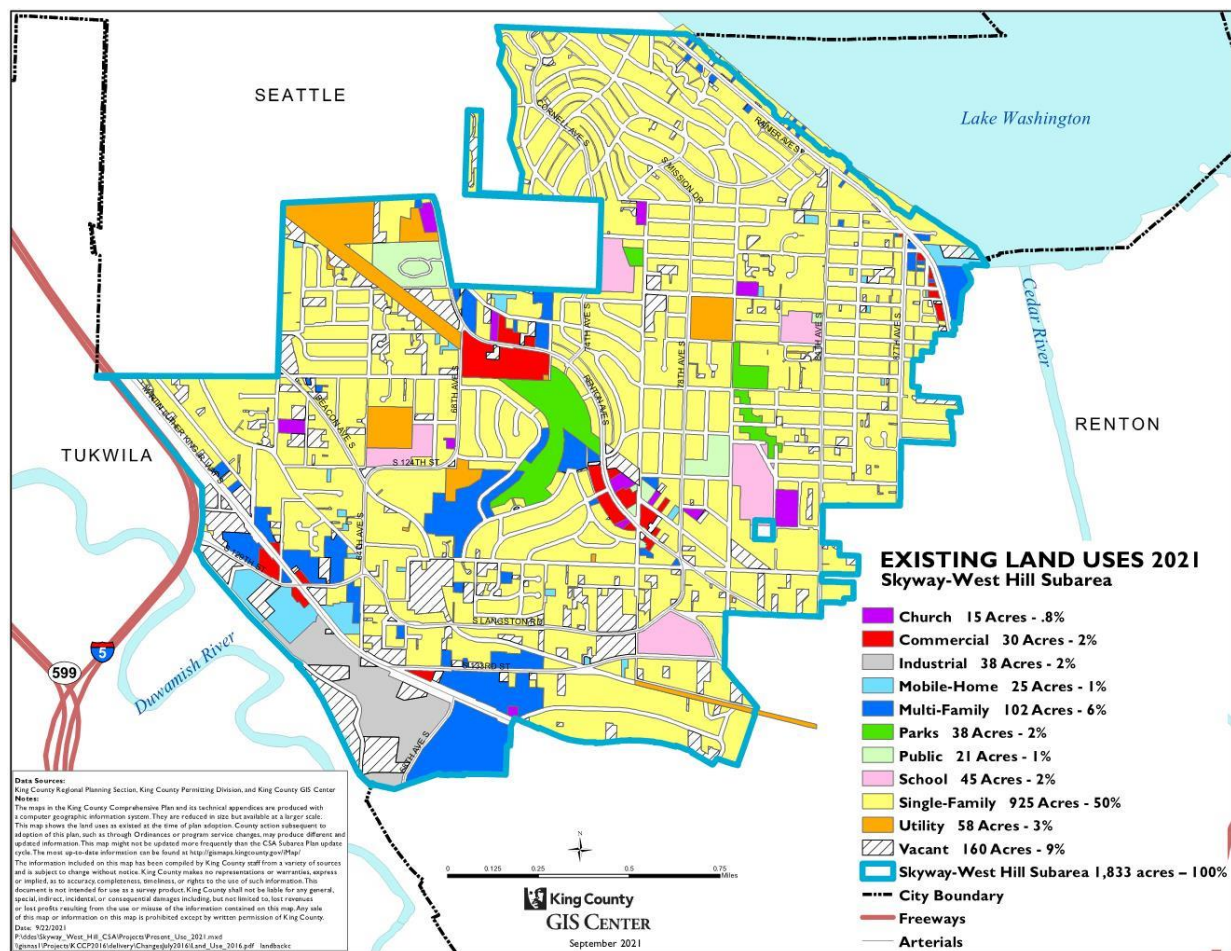
Existing Land Uses

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* predominantly designates Skyway-West Hill for medium-density residential development.²¹ Consistent with this, the majority of subarea is zoned residential, the vast majority at R-6 (Residential, six units per acre). The community primarily developed with detached, single-family homes. Single-family residential lots comprise 50% of the total land area of Skyway-West Hill and multifamily development comprises 6% of the total land area. There are three primary commercial areas, including the Skyway Business District on Renton Ave S, and two neighborhood business districts on Rainier Ave S and Martin Luther King Jr. Way S. Approximately 9% of Skyway-West Hill's total land area is vacant or undeveloped, dispersed throughout the subarea with a concentration south of Martin Luther King Jr. Way S. The existing land uses in Skyway-West Hill are illustrated on the following map.

²¹ 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.

Skyway-West Hill Community Service Area Subarea Plan 2021 Public Review Draft



Community Service Providers

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

- Childhaven
- Dare2Be
- New Birth Center for Community Inclusion
- King County Housing Authority (KCHA)
- Supporting Parents in Education and Beyond (SPEB)
- Skyway Coalition
- Urban Family
- Urban Food Systems Pact
- Wellspring

- West Hill Community Association
- Women United Seattle

Government Services

King County is the local government and administers a range of services and programs for Skyway-West Hill. These 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 transit and parks. Specific services and investments in Skyway-West Hill are set in King County's budget, functional plans,²² and capital improvement plans.

Other government agencies providing services to the Skyway-West Hill community include:

- Skyway Water and Sewer District
- Seattle Public Utilities
- King County Water District #125
- City of Renton
- King County Fire District 20
- King County Library System
- King County Housing Authority

Schools

Skyway-West Hill is located entirely in the Renton School District. The area is served by Campbell Hill Elementary, Bryn Mawr Elementary and Lakeridge Elementary, Dimmitt Middle School, and Albert Talley High School.

Annexation

Washington's Growth Management Act identifies cities as the most appropriate local government to provide urban services.²³ The *Comprehensive Plan*, as well as the *King County Countywide Planning Policies*,²⁴ also encourage the annexation of unincorporated lands that are already urbanized. Skyway-West Hill is one of the largest of the more than 60 unincorporated urban areas, called Potential Annexation Areas,²⁵ which are affiliated with 19 different cities in King County. These are areas inside the Urban Growth Area, where most of unincorporated King County's future population and employment growth is expected to locate. King County serves as the regional government working with cities to facilitate the eventual 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.

²² Functional plans are detailed plans for facilities and services, actions plans, and programs for other governmental activities.

²³ Revised Code of Washington [36.70A](#), section 110

²⁴ [2012 King County Countywide Planning Policies](#)

²⁵ A Potential Annexation Area is an area in urban unincorporated King County that is affiliated with a particular city for future annexation.

The Skyway-West Hill area has been a part of the City of Renton's Potential Annexation Area since 2005. The most recent question of annexation came up for a public vote in November 2012, when 56% of the Skyway-West Hill community voted not to annex to the City of Renton, leaving the area in unincorporated King County. As of 2021, the City of Renton has not adopted a timeline for annexation of the Skyway-West Hill Potential Annexation Area and has no immediate plans to move forward with annexation.

The Subarea Plan is not intended to address the issue of annexation. The area will remain in unincorporated King County until future annexation, and King County will continue to serve as Skyway-West Hill's local government. As part of land use planning within Skyway-West Hill, compatibility with adjacent neighborhoods in Renton were taken into consideration.

Planning for Future Growth

Under the Growth Management Act, jurisdictions must plan to accommodate projected growth within their boundaries.²⁶ This includes long-range planning for the unincorporated portions of King County, such as Skyway-West Hill. 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 currently adopted 2031 growth targets for Renton's Potential Annexation Areas, which include Skyway-West Hill and other unincorporated areas, anticipate 3,895 new housing units and 470 new jobs. The Skyway-West Hill subarea currently has sufficient capacity to achieve a portion of these growth targets.

Proposed 2019-44 Growth Targets

As a part of the proposed 2021 update to the *Countywide Planning Policies*,²⁷ 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 Renton's Potential Annexation Areas. The 2019-2044 growth targets for Renton's Potential Annexation Areas proposed by the King County Growth Management Planning Council are 1,680 housing units and 700 jobs. These targets reflect the Potential Annexation Area's role in accommodating growth given planned transit investments and urban centers designated in the *Comprehensive Plan* and are achievable within the current zoned capacity of the area.

²⁶ [Washington State Department of Commerce Growth Management Website](#)

²⁷ [Proposed 2021 King County Countywide Planning Policies](#)



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.

Current Land Use and Zoning

As of 2021, the *Comprehensive Plan* predominantly designates the land use in Skyway-West Hill as "Urban Residential Medium" (66%), which provides for between four and 12 residential dwelling units per acre. The next most prevalent land use designation is 'urban residential high' that covers another 9% of the subarea and allows for residential densities from 18 to 48 dwelling units per acre.

Just over 2% of the land area of Skyway-West Hill is designated as "Community Business Center," which allows for zoning classifications of NB (Neighborhood Business), CB (Community Business), and O (Office). The *Comprehensive Plan* prescribes that community business centers provide primarily shopping and personal services for nearby residents. Offices and multi-family housing, as part of mixed-use developments, is also encouraged. Currently, the Skyway Business District is zoned Community Business, and is expected to see most of the commercial growth and development in the neighborhood.

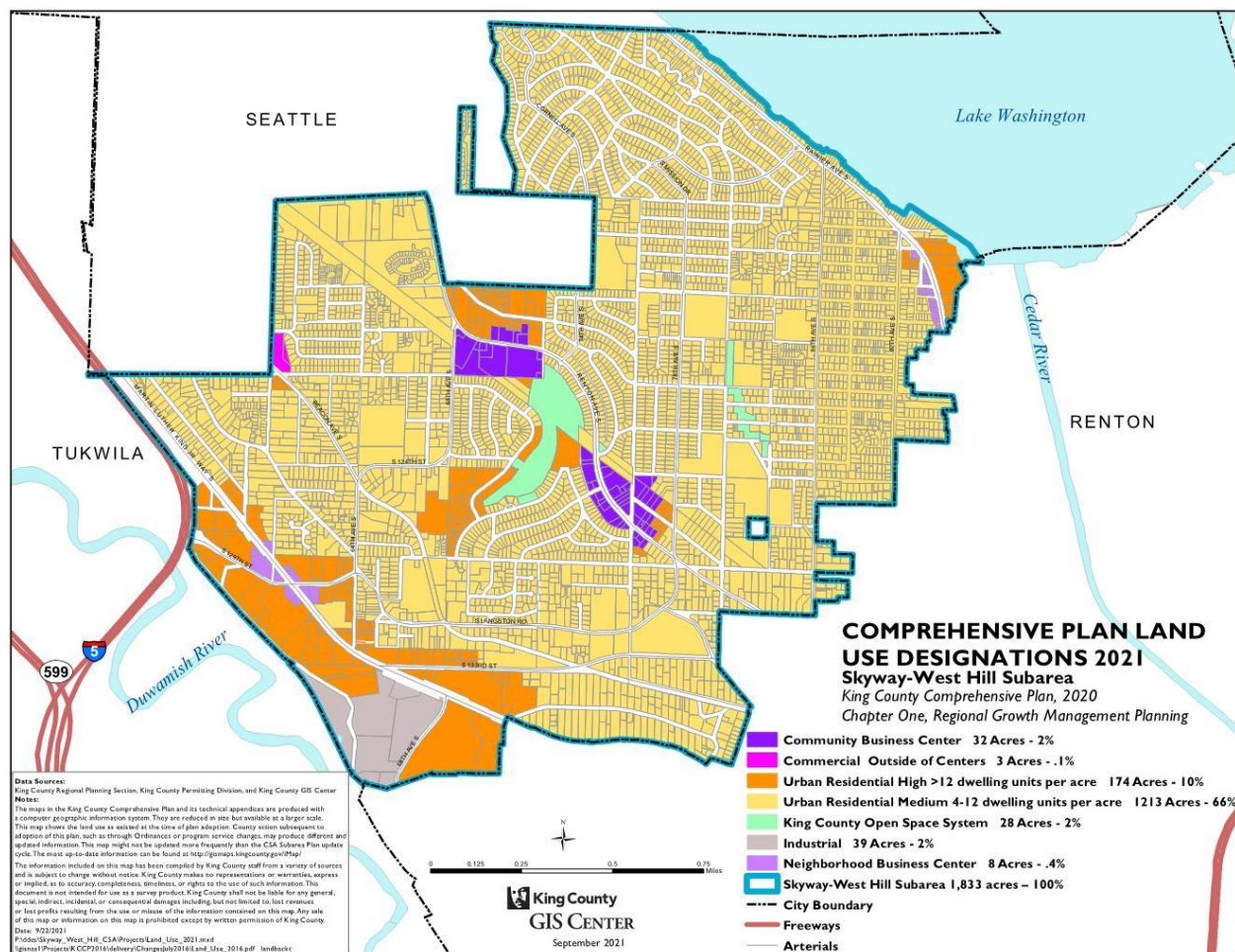
Two "Neighborhood Business Centers" comprise almost 8 acres (0.4%) of the subarea. Neighborhood business centers, according to the *Comprehensive Plan*, allow a zoning classification of either NB (Neighborhood Business) or O (Office). These areas are for daily retail, personal services, and office uses that can be carried out with minimal impact on the nearby residential areas. Mixed-use development is also allowed but with less relative density than that of the Community Business zone.

Finally, one industrial designated and zoned area exists in the southern portion of Skyway-West Hill covering about 39 acres (2%). A portion of this area is developed with an aerospace

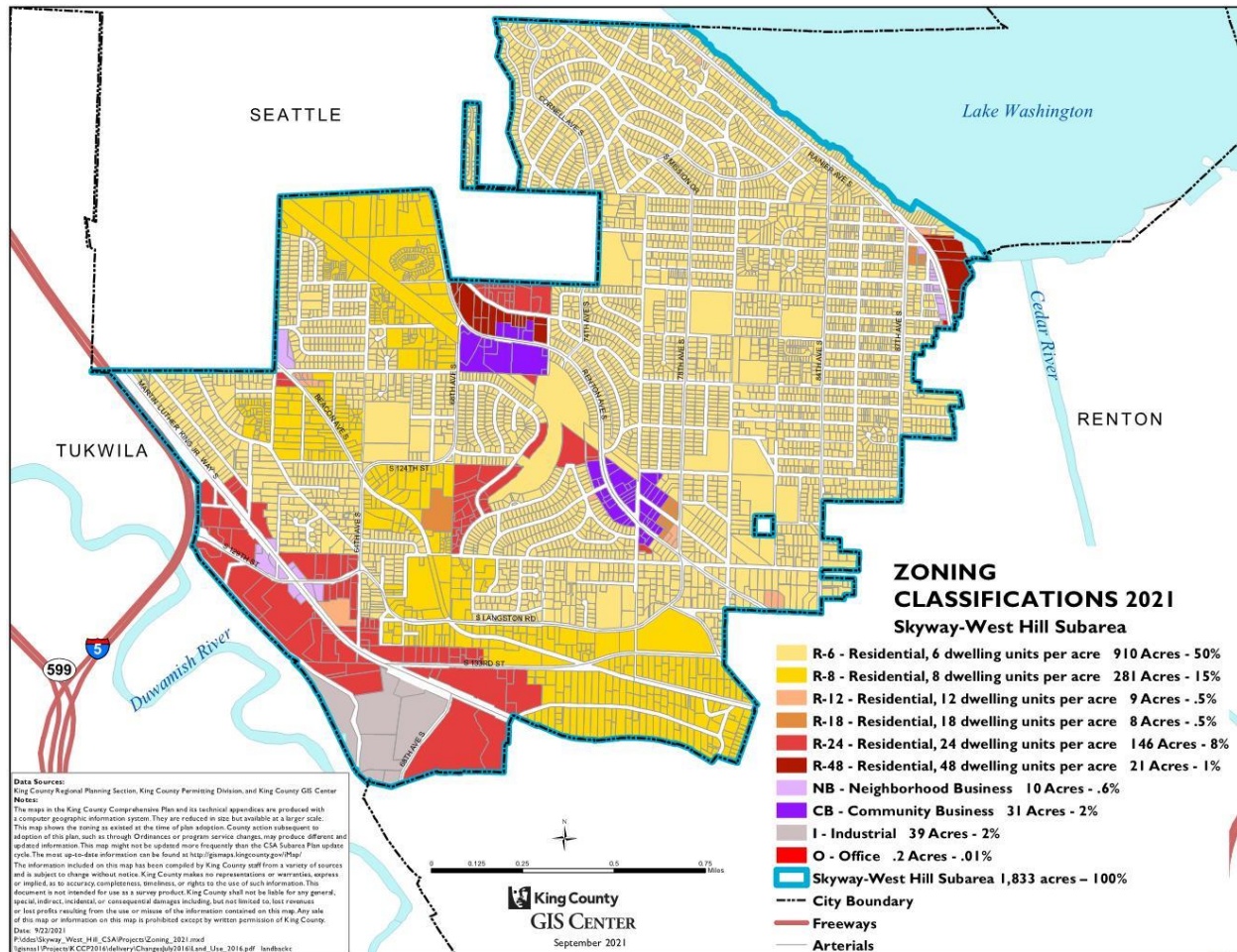
Skyway-West Hill Community Service Area Subarea Plan 2021 Public Review Draft

engineering and manufacturing business.

In total, commercial and industrial areas comprise a small portion of Skyway-West Hill, just 4.6% of the land area, and provide approximately 1,166 jobs according to 2017 Census data.



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Comprehensive Plan Urban Centers

The Comprehensive Plan designates a small number of small- scale urban centers in its urban unincorporated area as areas where employment and housing should be concentrated. For Skyway-West Hill, this includes three urban centers: the Community Business Center in Skyway, and the Neighborhood Business Centers around Martin Luther King Jr. Way/60th Avenue S-64th Avenue S and around Rainier Avenue S/S 114th Street-S 117th Street.²⁸ None of these are designated at a countywide or regional level.

As part of regional planning with other jurisdictions in King County, the 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. This decision will be made by the Growth Management Planning Council over the next couple of years in the context of this subarea plan and the update of the Comprehensive Plan that is scheduled for adoption in 2024.

Community Priorities

Engagement with the Skyway-West Hill community during development of the Subarea Plan

²⁸ Urban Centers are centers of concentrated employment and housing located within the Urban Growth Area.

has illuminated the following priorities related to land use. The community is generally supportive of new development when it can be done in a way that is respectful of the community and based on meaningful community input and engagement. First and foremost, residents expressed a strong desire to ensure that new development enriches the lives of existing community residents with new jobs, amenities, and services while not displacing them or their neighbors or changing the neighborhood in ways that make it lose its strong sense of community.

There is strong support from residents and businesses for additional investment and revitalization of the commercial center of the subarea in ways that protect and support small, local business; enhance the overall character of the neighborhood with thoughtful design of the sidewalks, storefronts, and outdoor common areas; and ensure utilities and services are available for current and future residents. There is also a desire to support existing Skyway-West Hill businesses that may experience displacement risk due to economic or development pressure. Residents would like to revitalize the business districts while protecting existing businesses. The community saw revitalization occurring through encouraging development of vacant parcels and improving the aesthetic quality of the area. They also expressed a desire to see new businesses such as restaurants, grocery stores, a pharmacy, retail, and health care providers locate in the area.

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

Another consistent message from the community is a desire to have more involvement or engagement in the development review process and input on the types and scale of development proposed for the subarea.

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

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

Policies

Land Use

The land use chapter of the Subarea Plan identifies how Skyway-West Hill 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.

- SWH-1** Prioritize achieving equitable development outcomes that serve the needs of all Skyway-West Hill residents and businesses through tools and strategies that prevent residential, economic, and cultural displacement.
- SWH-2** Ensure that Skyway-West Hill residents and businesses have opportunities to engage in development proposals as they occur, 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.
- SWH-3** Skyway Business District and the adjacent high-density residential areas should be designated as an Unincorporated Activity Center to serve as the physical, economic, and cultural center of Skyway-West Hill.

Residential

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

- SWH-4** Focus residential density near business districts and major corridors to provide convenient access to shops, services and amenities, and transit options. (SWH-1)
- SWH-5** Maintain existing land use patterns in residential neighborhoods and ensure new development in residential neighborhoods is compatible with existing community character. (SWH-2)

Commercial and Industrial

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

- SWH-6** The Skyway Business District should be designated as a Skyway Unincorporated Activity Center and retain its Community Business zoning classification to support local economic opportunity, a diverse mix of businesses, and encourage siting of new businesses.
- SWH-7** Support development in the Skyway Business District that can provide residents and visitors an opportunity to walk, gather, and meet through an emphasis on the pedestrian environment and public, community spaces. (SWH-15)
- SWH-8** Prioritize pedestrian corridors in the Skyway Business District by incentivizing development that establishes connections between and through commercial lots, establishing connections to Skyway Park, and locating parking facilities on the rear or side of buildings with screening. (SWH-17)
- SWH-9** Establish a Skyway Business District identity, including consideration of urban design standards, mixed-use buildings with ground floor retail, siting buildings adjacent to sidewalks, and high-quality landscaping and public spaces. (SWH-16)

- SWH-10** Evaluate properties adjacent to the Skyway Business District for reclassification to Community Business to increase commercial capacity and create a more vibrant business district. (SWH-14)
- SWH-11** Support development of micro-enterprises in a pedestrian-oriented, commercial and mixed-use corridor between the two nodes of the Skyway Business District.
- SWH-12** Maintain the Neighborhood Business Centers designation for the Martin Luther King Jr. Way S and Rainier Ave S commercial areas. (SWH-18)
- SWH-13** Encourage the redevelopment of the Martin Luther King Jr. Way S and Rainier Ave S Business Districts into attractive pedestrian-friendly environments as new commercial development occurs. (SWH-19)
- SWH-14** Support and maintain employment opportunities and local economic activity in existing industrial areas near Martin Luther King Jr. Way S through zoning and other regulatory tools. (SWH-20)
- SWH-15** Limit and avoid the clustering of legal cannabis businesses in Skyway-West Hill through planning and policies, store licensing and siting, and related measures to prevent negative community impacts. (SHW-12)

Community Amenities

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

- SWH-16** Encourage the development of community-identified amenities near commercial centers, frequent transit corridors, and parks and trails through incentives and development requirements. (SWH-21)
- SWH-17** Seek to preserve and enhance community-identified cultural assets when development occurs and work with the community and developers to mitigate the loss of Skyway's unique cultural assets. (SWH-22)
- SWH-18** Prioritize achieving equitable development outcomes that serve the needs of all Skyway-West Hill residents through tools and strategies that support the creation of prevent cultural displacement. (SWH-4)



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 of these goals in the context of the specific needs for the Skyway-West Hill 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 and what the Skyway-West Hill community has told the County about their needs. Policies in this chapter amplify for Skyway-West Hill the policy direction that already exists in the *Comprehensive Plan* and other plans.

The *Comprehensive Plan* designates over 76% of Skyway-West Hill for medium-density residential (four to 12 dwelling units per acre) and high-density residential (12 or more dwelling units per acre) land uses. The predominant land use pattern in Skyway-West Hill's neighborhoods is detached single-family residential, with pockets of townhomes and low-rise multifamily development.

There are approximately 7,000 housing units in Skyway-West Hill. Over two-thirds of residents live in detached single-family houses. Approximately 27% of the housing units in the community are higher density, including apartments and townhouses. These developments are found throughout the subarea, with the majority concentrated along Martin Luther King Jr. Way S, Renton Ave S, and near Skyway Park. The blending of commercial and residential uses, also known as mixed-use developments, can give residents better and more convenient access to shops and services. The Skyway Business District allows for mixed-use developments and has the capacity for this type of growth under existing zoning.

The housing stock in Skyway-West Hill is generally older than King County housing as a whole, with nearly 75% of units at least 40 years old. Mobile homes make up a higher percentage of

housing in this area (2.7%) than countywide (1.8%)²⁹ and traditionally provide a more affordable source of housing.

Housing Affordability

The typical sale price for homes in Skyway-West Hill in 2021 was over \$587,000. While this is \$162,000 lower than the countywide average, it still represents a 16.7% increase from the previous year.³⁰ Housing costs are not spread across Skyway-West Hill equally, however. In the Bryn Mawr and Lakeridge neighborhoods, sales for single-family homes averaged \$629,000, compared to \$526,000 in the remainder of Skyway in 2021, illustrating significant differences within the same subarea.³¹

Access to safe and affordable housing improves residents' ability to achieve economic well-being, a high quality of life, good health, and future success. Skyway-West Hill and King County have experienced pressure for more housing as the population of the Puget Sound region has continued to grow. The County faces an unprecedented demand for affordable housing, with an identified need of nearly 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80% of the Area Median Income (AMI).³²

Between 2000 and 2019, Skyway-West Hill residents saw an increase in housing costs for both renters and owners. In 2010, the average home value was nearly \$275,000 and by 2019, average home values had increased to close to \$475,000. This represents an increase of 7.5% per year.³³ During this same time, the median income for the neighborhood rose by only 3.1% per year.

Renters experienced similar pressure. In 2014, the average monthly rent was just under \$1,700. By 2019, the average monthly rent had increased to over \$2,300, which equates to an average yearly increase of 5.5%.³⁴ When housing cost increases are compared to the annual growth in incomes for neighborhood residents, it is clear that people are having to spend more of their monthly income for housing.

Currently, nearly 40% of all households in Skyway-West Hill are cost burdened, meaning they pay more than 30% of their income for housing. For low-income renter households at or below 80% AMI, cost burden increases to over 70% of households.³⁵ Those that are severely cost burdened, paying more than 50% of their income for housing, account for nearly 20% of all households. A higher percentage of cost-burdened households indicates that more residents are struggling with basic needs and may be more vulnerable to evictions and displacement.³⁶

²⁹ US Census Bureau, 2019 ACS Survey 5-year Estimate

³⁰ Zillow, Median sale price for April 2019 through May 2021, <https://www.zillow.com/bryn-mawr-skyway-wa/home-values/> and <https://www.zillow.com/king-county-wa/home-values/>

³¹ King County Assessor's Office, Localscape, data accessed June 22, 2021

³² Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 11, https://kingcounty.gov/~media/initiatives/affordablehousing/documents/report/RAH_Report_Print_File_Updated_10,-d-,28,-d-,19.ashx?la=en

³³ Zillow Home Value Index for 98178 <https://www.zillow.com/research/data/>

³⁴ Zillow Observed Rent Index for 98178 <https://www.zillow.com/research/data/>

³⁵ Department of Housing and Urban Development, 2012-2016 Comprehensive Housing Affordability Strategy, <https://www.huduser.gov/portal/datasets/cp.html>

³⁶ Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 16

As of 2021, there are 590 units of rental housing affordable to income-qualified households in Skyway-West Hill.

In 2020, King County studied affordable housing incentives in the North Highline and Skyway-West Hill subareas.³⁷ This work has guided the consideration of a suite of potential tools and strategies that could be enacted by the County to address these issues. Some of these are to be realized through policies in this Subarea Plan and ongoing work the County is doing on anti-displacement and inclusionary housing.

Community Priorities

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

As development pressure and housing costs in King County push the population out of the urban core, areas like Skyway-West Hill have seen large increases in rents and existing residents have been pushed out to other communities. This displacement of households in a neighborhood erodes the social fabric of a community over time. The community identified a need to put in place protections for residential displacement to slow housing instability. These protections may consist of programs or regulatory requirements that consider preservation of existing "naturally affordable" housing, provision of new subsidized affordable units, and community protections for residents.

The community has said that more affordable housing options are needed throughout Skyway-West Hill. In surveys and community meetings, residents were strongly in favor of programs that ensured no net loss of affordable units, inclusionary zoning requirements, land trusts, right-to-return programs, and community benefit agreements. Programs that did not directly result in affordable housing, such as in-lieu fee programs, were less favored.

Policies

These policies 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.

- SWH-19** 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 Skyway-West Hill. (SWH-3)
- SWH-20** Consider a full range of mandatory and voluntary strategies to preserve existing units, increase the supply of new affordable housing, and reduce the risk of involuntary residential displacement in Skyway-West Hill, through tools such as:
- a. Inclusionary zoning;

³⁷ 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)

- 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; and
- h. Funding equitable, community-driven affordable housing.

- SWH-21** Require or incentivize residential development in Skyway-West Hill to provide family size units and rental units that are affordable to low- and extremely low-income households.
- SWH-22** Promote safe and healthy homes through strategies, programs, and regulations that can address dilapidated or unsafe properties in Skyway-West Hill. (SWH-8)
- SWH-23** Preserve existing mobile home parks and require that any proposal to redevelop an existing mobile home park include evaluation and mitigation of residential displacement impacts. (SWH-6)

Health and Human Services

The *Comprehensive Plan* prioritizes the delivery of human services as a critical component for creating sustainable communities and supporting environmental justice. Primarily, 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, non-profit organizations, foundations, faith communities, businesses, schools, and the criminal justice system, to help those most in need.

This section focuses on the health and human services priorities for Skyway-West Hill.

Healthcare services

The Skyway-West Hill community lacks many healthcare services in the neighborhood. The only healthcare service provider in the subarea is operated by HealthPoint located at the Cynthia A. Green Family Center in a partnership with Childhaven.

Skyway-West Hill is in the Valley Medical Center – Public Hospital District No. 1 service area. Public hospital districts are governmental entities established by Washington State statute. Valley Medical Center – Public Hospital District No. 1 encompassing the cities of Kent, Renton, two-thirds of Tukwila, and portions of Auburn, Black Diamond, Covington, Federal Way, Maple Valley, Newcastle, and Seattle, as well as some unincorporated areas including Skyway-West Hill.

Hospital districts are authorized not only to operate a hospital, but to deliver services to help people stay healthy – physically, socially, and mentally. Because they are owned and governed by residents, hospital districts tailor their services to meet the unique needs of their individual communities. Currently, Valley Medical Hospital provides minimal healthcare educational services in Skyway-West Hill.

Healthy food choices

One key component of leading a healthy lifestyle and positive health outcomes is having convenient access to an array of healthy food choices. There is a Grocery Outlet supermarket located on Renton Avenue S, in the Skyway Business District, along with several walk-up/carryout restaurants. Other supermarkets that serve residents' needs are the Fred Meyer and Safeway grocery stores located about a mile outside of the subarea at the intersection of SW Sunset Blvd. and Rainier Avenue S in the City of Renton.

Renton School District and Renton Innovation Zone Partnership

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

The RIZP uses a collective impact approach by convening community partners and stakeholders to focus on three core strategies:

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

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

Skyway Resource Center

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

At around the same time as the EnVision Center designation, the community was notified that Skyway's US Bank branch was closing. A group of stakeholders and community members asked US Bank to donate the vacant building and land so a multi-service center could be established.

Community Priorities

A number of health and human service priorities have been voiced by the community. One of the top priorities focuses on supporting area youth with recreation, education, and employment programs. This priority is also closely linked with the community's wish to see a community center established in the neighborhood, because having a centrally located place where community can gather, interact, learn, and recreate together is fundamental to addressing this priority.

Another key priority that has been expressed is a desire to have more social and health services readily accessible in the neighborhood. This request also includes mental health services and special services for elderly and disabled residents who face the most challenges with transportation access. The community links this priority to a need for more affordable housing in the neighborhood for these vulnerable community members.

The community wants improved access to healthy food options, both through the formation of a regular farmer's market in the Skyway Business District and additional restaurants that serve a range of food options catering to local cultures and tastes.

Finally, there has been consistent and continual support for increasing early childhood education programs that enrich the lives of students and their families. The types of programs discussed are tutoring programs for bilingual students, music and arts programs, and early exposure to science, technology, and math curricula.

Policies

These policies support positive health outcomes and supportive services.

- SWH-24** Support access to healthy, affordable, and culturally relevant foods for all residents throughout Skyway-West Hill by encouraging grocery stores, small markets, farmers markets, urban farms, and community gardens. (SWH-24)
- SWH-25** Partner with Renton School District and other agencies and organizations to improve outcomes for students and their families.



Chapter 5: Parks, Open Space, and Cultural Resources

Parks and open space lands in Skyway-West Hill are owned and managed by the King County Department of Natural Resources and Parks. As described below, the Parks and Recreation Division of the Department has a number of programs in Skyway-West Hill and enters into partnership agreements with private organizations to operate programs for area residents at King County facilities under their stewardship. The Division also administers multiple grant programs that support other public agencies and community organizations. Some of these grant programs enhance facilities and recreation on King County-owned lands, while others support parks and recreation programs and projects in incorporated cities.

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.³⁸

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

Currently, Skyway Park hosts Little League and youth football games as well as community events like the Skyway Community Festival. As of 2020, the County is implementing a capital project in Skyway Park to improve recreation and sports facilities. Proposed park improvements include adding an outdoor mini soccer arena, expanding and moving the playground, upgrading fencing and lighting, and improving pathways and the basketball courts, among other improvements. Additionally, King County Parks has a public-private partnership with the Seattle Kraken (Seattle's professional hockey team) to install street nets on the basketball court. The Seattle Kraken will work with local community-based organizations, schools, and organizations to conduct free youth hockey activities at the park.

Other nearby parks provide open space, playfields, and other recreational opportunities for Skyway-West Hill residents. These include Lakeridge Park and Deadhorse Canyon in Seattle, Fort Dent Park in Tukwila, and Gene Coulon Park in Renton. Bryn Mawr, Campbell Hill, and

³⁸ King County [Open Space Plan](#)

Lakeridge Elementary Schools and Dimmitt Middle School also offer sports fields, playgrounds, and facilities used by residents but are not classified as public parks.

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

Skyway Park Vision

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

Skyway-West Hill Community Center

Another result of the community's work with the Pomegranate Center was an effort to "Create momentum to build a community center to serve as the glue to hold the community together and become home away from home for many young people."³⁹

In 2013, a project team led by Skyway Solutions worked with Schemata Workshop, a community-oriented architecture firm, to develop a conceptual design and construction cost estimate so the community could begin to take the next steps toward realizing a community center to serve as the cultural and social hub of the community. In 2020, the King County Council appropriated \$10 million to help the community acquire and develop the property necessary to realize this long-standing goal.

Regional Trails

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

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

- **Chief Sealth Trail** – Connects downtown Seattle to the City of Seattle's Kubota Gardens via Beacon Hill and the Seattle City Light Power Transmission Corridor.
- **Lake to Sound Trail** – Connects the south end of Lake Washington in Renton to Puget Sound in Des Moines, passing through Tukwila, Burien, and SeaTac. While portions of the trail are still in development, the segment of the trail nearest to Skyway-West Hill is complete, connecting City of Renton's Black River Riparian Forest to City of Tukwila's Fort Dent and the Green River Trail. Once complete, this trail will be 16 miles long and connect to four other regional trails.

³⁹ Action 5.6 from "Skyway Solutions – A community agenda for revitalization (2009)"

- **Green River Trail** – Runs more than 19 miles connecting Cecil Moses Park near Seattle’s south boundary to North Green River Park in south Kent near Auburn
- **Cedar River Trail** – The Trail is 17.3 miles and follows the Cedar River from where it enters Lake Washington in the City of Renton upriver to Maple Valley
- **Lake Washington Trail** – A 55-mile loop around Lake Washington accessible at the Gene Coulon Park in Renton

Open Space and the Environment

In February 2021, King County published its *30-Year Forest Plan (Forest Plan)*⁴⁰ organized around seven priority areas. Of these, the following three priority areas are likely to have the most direct impact on the lives of the Skyway-West Hill community:

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

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

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

Community Priorities

Skyway-West Hill’s residents value their parks, open spaces, and the environment. There is strong support for making enhancements to Skyway Park in terms of recreational amenities, access, and parking. There is also a desire to acquire additional parks and open space lands throughout the neighborhood, so that more people have access to nature and recreational amenities near their homes.

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

Organized recreational activities for all ages, but especially for area youth, are a top priority for the community. Very few organized sports leagues exist in the neighborhood and the community would like to see programs and organizations developed and fostered in close

⁴⁰ 30-Year Forest Plan <https://kingcounty.gov/services/environment/water-and-land/forestry/forest-policy/30-year-forest-plan.aspx>

partnership with the community to ensure the programs are both culturally appropriate and economically accessible to area residents.

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

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

Policies

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

- SWH-26** Highlight Skyway Park as a major community amenity through enhanced physical connections and views to the park. (SWH-25)
- SWH-27** Work with residents and businesses in Skyway-West Hill to identify opportunities for planting trees and installing green infrastructure to reduce the urban heat island and improve water and air quality.
- SWH-28** Parks, open space, and recreational and cultural facilities should reasonably provide for the existing and future needs of the Skyway-West Hill community. These facilities should be readily accessible to residents and within close proximity to residential development. (WH-FP-10)
- SWH-29** Support development of additional public trails in Skyway-West Hill to connect with Regional Trails, Seattle trails, and other locations. (WH-38A)
- SWH-30** Acquire land for parks, open spaces, and environmental protection in Skyway-West Hill, including prioritizing properties that provide views of the mountains or Lake Washington. (WH-47)
- SWH-31** Support development of a Skyway-West Hill Community Center as a place for community enrichment.
- SWH-32** Partner with community organizations to increase capacity building and funding, share technical expertise, and leverage County-owned parks facilities to support the delivery of parks improvements and recreational, cultural, and educational programs in Skyway-West Hill.



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 amenities reduce dependency on cars, increase opportunities to be physically active, decrease the likelihood to be overweight, and improve air quality.

Like other urban unincorporated areas, there has been insufficient investment in Skyway-West Hill's transportation system to support improved mobility, safety, and community health. The community strongly desires a complete network of connected streets that provide both motorized and active transportation options for moving about the neighborhood and beyond, as well as transit services to meet travel needs of the community.

This is challenging for King County as it experiences a roads funding crisis due to municipal incorporations and annexations, the 2008 Great Recession, declines in gas tax revenues, the effects of voter initiatives impacting property tax revenues, and an aging bridge and road system. As a result of this, the County focuses its roads-related resources on critical safety needs, with an emphasis on the core maintenance and operations that form the basis of the system's safety and usability.

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 Services⁴¹
- The Strategic Plan for Public Transportation⁴²
- The Long Range Plan for Public Transportation – Metro Connects⁴³

⁴¹ [Strategic Plan for Road Services](#)

⁴² [Strategic Plan for Public Transportation](#)

⁴³ [Long Range Plan for Public Transportation – Metro Connects](#)

Road Services

The road services provided by the King County Department of Local Services, Road Services Division, are broad and include items such as: general 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 update design standards, and development and construction review and permitting. This broad sweep of needs stretches available funding thinly across these responsibilities.

Beyond this range of services, the 2021 Skyway-West Hill road network includes the following assets:

Asset	Quantity
Total centerline miles of road	57 miles
King County maintained lane miles	47 lane miles
Traffic cameras	1
Traffic signals	7
School zone flashers	22
Traffic control signs	2,459
Guardrails	1.8 miles
Drainage pipes	40 miles
Drainage ditches	6.6 miles
Catch basins	2,230
Sidewalks	20 linear sidewalk miles
Bike lanes	4 miles
Crosswalks	70

Additionally, as part of the *Comprehensive Plan*, King County develops a Transportation Needs Report,⁴⁴ which is a long-term list of needed but as of yet unfunded road and related transportation infrastructure improvements. The 2020 Transportation Needs Report includes 28, with a total estimated cost of nearly \$58 million, in Skyway-West Hill. The projects are overwhelmingly focused on providing nonmotorized facilities, such as sidewalks, while others seek to address drainage issues, improve intersection operation and safety, and upgrade traffic signals. The TNR does not identify any roadway capacity projects within Skyway-West Hill.

Finally, as part of its *Americans with Disabilities Act Transition Plan*,⁴⁵ the County identified over 40 curb ramps in Skyway-West Hill that are a high priority for upgrades to current accessibility standards.

State Highways

Martin Luther King Jr. Way S, also known as State Route 900 is one of the major arterial roadways serving Skyway-West Hill. It is managed by the Washington State Department of Transportation. In 2021, the State undertook a planning project to evaluate the corridor and

⁴⁴ [Transportation Needs Report 2020](#)

⁴⁵ <https://kingcounty.gov/~media/depts/local-services/roads/ada-plan/DraftKingCountyADA021621Accessible.ashx?la=en>

engage with community residents regarding their ideas for making it safer, more functional, and attractive.

Public Transportation Services

The King County Metro Transit Department (Metro) provides "fixed route" bus service and corresponding "Access" paratransit service in the Skyway-West Hill subarea. The following identifies fixed route services that serve the subarea as of 2021:⁴⁶

- **Route 101:** all day, service every 10-15 minutes in the peak, 15-30 minutes off-peak, 30-60 minutes on the weekend
- **Route 101:** peak only, weekdays, service every 10-20 minutes in the peak
- **Route 106:** all day, service every 15 minutes in the peak, 15-30 minutes off-peak, 15-30 minutes on the weekend, 60 minutes at night on the weekend
- **Route 107:** all day, service every 15 minutes in the peak, 30 minutes off-peak, 30-60 minutes on the weekend

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

- An ORCA Youth Pilot that will increase Skyway youth's access to transit and transit education.
- Expanding the Metro Community Van program to the Skyway community in partnership with the Department of Local Services, providing residents with customized options for travel when fixed-route bus service cannot meet their needs.
- Expansion of the Via to Transit service, which provides on-demand trips that connect area residents to transit hubs and community assets (Rainier Beach Link Light Rail Station, Renton Transit Center, the Skyway Library, and Kubota Gardens) to increase service coverage and connectivity throughout Skyway.

Metro is proactively engaging with the community to determine what services and improvements would best meet their needs. Once these programs are implemented, continued education and engagement will occur to ensure services are operating optimally to meet the needs of the community.

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 a need for more and improved pedestrian and active transportation facilities, such as sidewalks, bike lanes, and regional trail connections that can provide both safe, healthy areas to recreate and additional commuting options to nearby destinations.

⁴⁶ King County Metro transit service as of August 2021; a.m. Peak is typically 5:00 a.m. to 9:00 a.m. and p.m. Peak is typically 3:00 p.m. to 7:00 p.m. and can vary by route; schedules are subject to change.

In concert with improved active transportation facilities, the community has expressed a desire to have more streetlights throughout residential areas to illuminate roadways for both motorists and pedestrians that are using the public right-of-way. When asked about priorities for sidewalks and streetlights, the focus is often toward streets with the most traffic and higher speeds.

The community has also requested more frequent maintenance of the road surface and the vegetation along shoulders and behind sidewalks.

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

The community has also asked for assistance in resolving mobility challenges such as barriers to transit for youth, mobility options for customers with limited physical mobility or who are elderly, and better access to the Rainier Beach Link Light Rail station.

With regards to the Martin Luther King Jr. Way S corridor, the community would like to see speeds reduced, wide sidewalks that are separated from the roadway by planting strips, convenient and safe crosswalks, better turning options for motorists, and ample lighting along the corridor and near transit stops.

Policies

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

- SWH-33** New commercial and mixed-use development in the Skyway Unincorporated Activity Center and Skyway-West Hill's neighborhood business centers and County projects should promote a pedestrian-oriented environment, build on the existing street system, and improve access to other travel options such as transit and bicycling. (WH-FP-9)
- SWH-34** Prioritize safe and inviting walking and bicycling throughout Skyway-West Hill to connect residents to transit facilities, the Skyway Business District, neighborhood business districts, and other major destinations, such as Skyway Park, the Skyway Library, schools, and high-density residential developments. (SWH-23)
- SWH-35** Public transit service should provide convenient, safe access to the Skyway Business District and surrounding city transit hubs so that Skyway-West Hill's residents are able to participate in the region's economy regardless of their age, socioeconomic status, or abilities.
- SWH-36** Work closely with Washington State Department of Transportation to support improvements the State Route 900 corridor for the safety of the area residents and the traveling public, operational functionality, and enhancement for active transportation users.



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. Skyway-West Hill is served by several different special utility districts and organizations that collectively provide these vital services.

This chapter focuses on the utility, including specifically the water and sewer services, needs of Skyway-West Hill.

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

Community Priorities

Several community priorities regarding utilities and services have been expressed. First and foremost, the community wants to see new development that is well-planned. Meaning, the utilities and services that are needed to serve new development should be adequate for the new development, but also have capacity for future growth.

The community wants to ensure that new developments in Skyway-West Hill are designed to accommodate new water and sanitary sewer connections from existing private property owners relying on older, failing on-site septic systems.

Policies

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

- SWH-37** Promote the efficient use of land by providing the necessary urban utilities and services through a coordinated and logical approach, including coordination with the City of Renton for planned annexation. (SWH-7)
- SWH-38** Partner with the Skyway-West Hill community 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.
- SWH-39** Developers proposing to extend water or sewer service to facilitate new residential, commercial, or mixed-use development in Skyway-West Hill should be encouraged to work with surrounding property owners to provide reasonable access to public utilities.



Chapter 8: Economic Development

The focus of this chapter is economic development through the context of community resilience and cultural retention, which focus on helping increase opportunities for residents, improve the environment for local small businesses, and reduced displacement.

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

Employment opportunities within Skyway-West Hill have a strong local and regional focus, as opposed to being nationally or internationally focused. The largest employment sector is Arts, Entertainment, and Recreation, totaling 19% of all jobs. Administration and Support, Waste Management and Remediation is the second largest employment sector, totaling 17% of jobs; Health Care and Social Assistance is third largest, totaling 13%. As shown in Appendix A, the economy within Skyway-West Hill has more of a local draw for workers, the majority living within the neighborhood, South Seattle, Renton, and Kent. Skyway-West Hill's residents mostly commute elsewhere in the region, with Seattle as the primary employment destination, distantly followed by Renton, Bellevue, and then Tukwila.

The community's proportion of retail and food service employment is lower than average for the County, which suggests the Skyway Business District and the two neighborhood business areas are not strong regional service centers but is more oriented to serving the needs of area residents and those of nearby cities.

Community Priorities

Residents of Skyway-West Hill overwhelmingly want to see new development in Skyway's business districts. Residents currently must leave Skyway-West Hill for nearby commercial areas in Renton and Seattle to access retail and services, indicating an unmet need for a wide range of businesses. Residents expressed an interest in supporting and incentivizing small, locally owned, and independent stores to remain and locate in Skyway-West Hill's business

districts. It is also a community priority that there be community involvement in economic development decisions and that the business enterprises and entrepreneurs represent the racial and ethnic diversity of Skyway-West Hill.

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

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

Policies

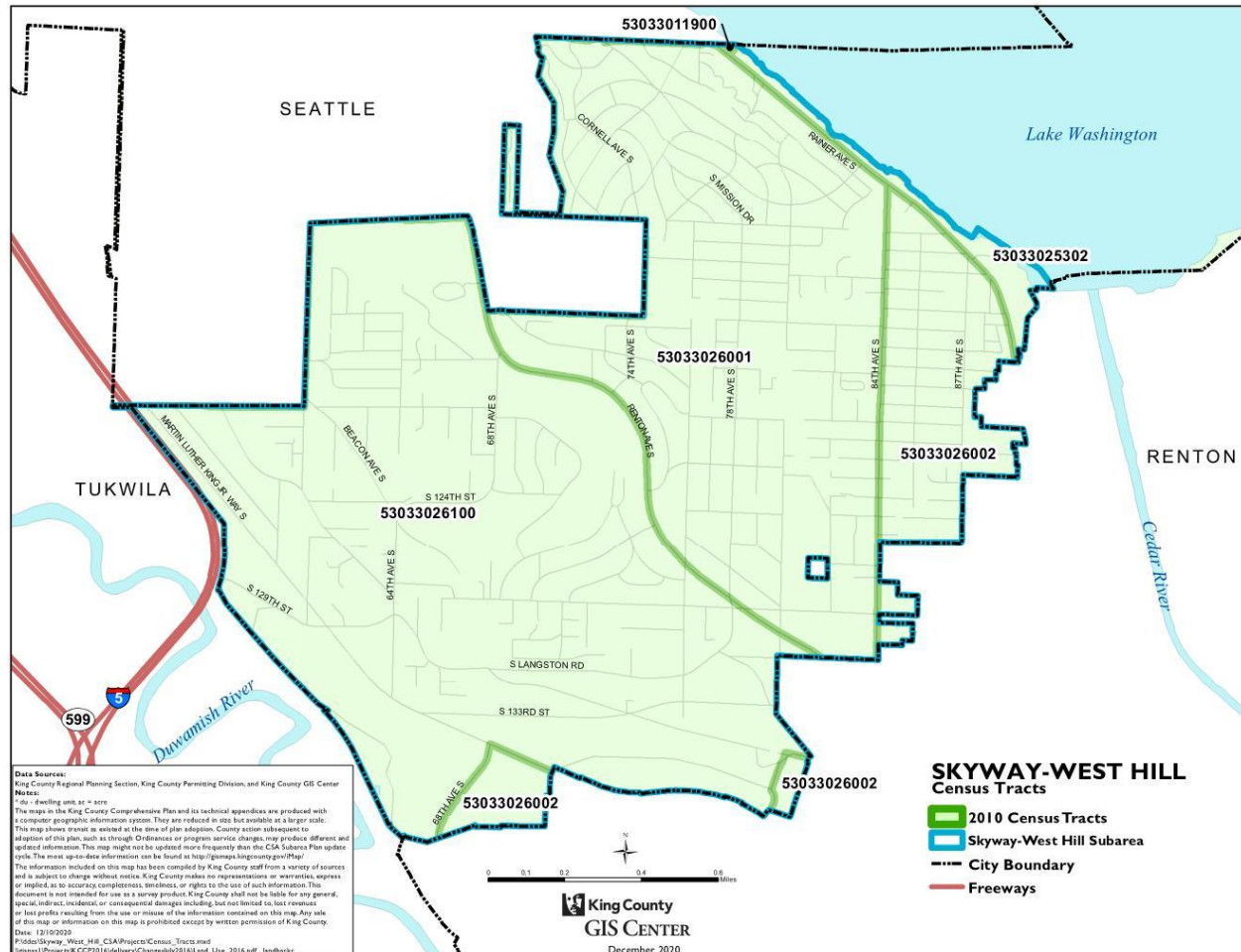
These policies support economic and other community development needs.

- SWH-40** Work with the community to support and develop the individual identities of Skyway's business districts through street treatments, gateway landmarks, murals, and other defining features. (SWH-9)
- SWH-41** Support strategies in Skyway-West Hill to increase commercial affordability and improve access to affordable commercial ownership for small businesses.

Appendix A: Supporting Maps and Tables

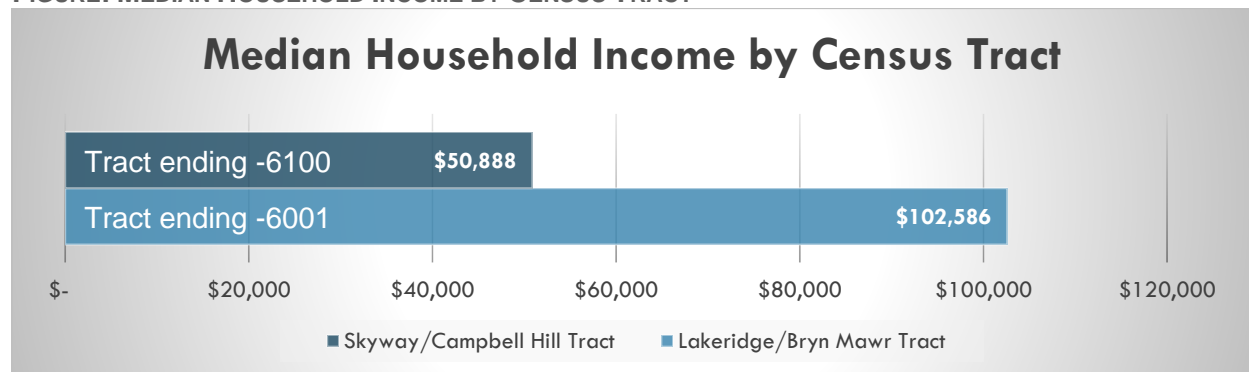
Shown below is data, charts, and maps that supported the development of the Subarea Plan.⁴⁷

MAP: SKYWAY-WEST HILL CENSUS TRACTS

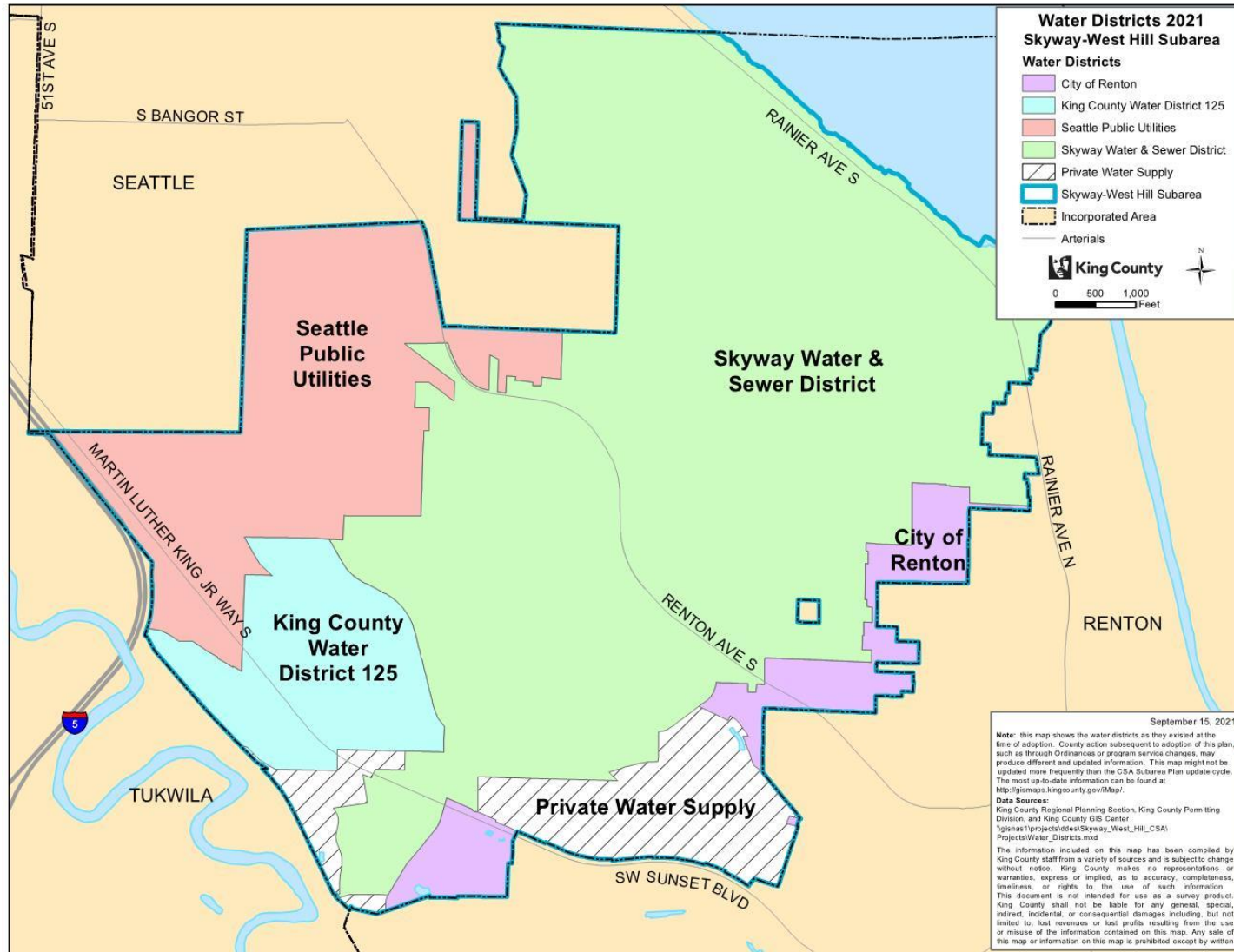


⁴⁷ *The information in this Appendix represents point-in-time data and was compiled from a variety of sources. The information is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or right to the use of 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.*

FIGURE: MEDIAN HOUSEHOLD INCOME BY CENSUS TRACT

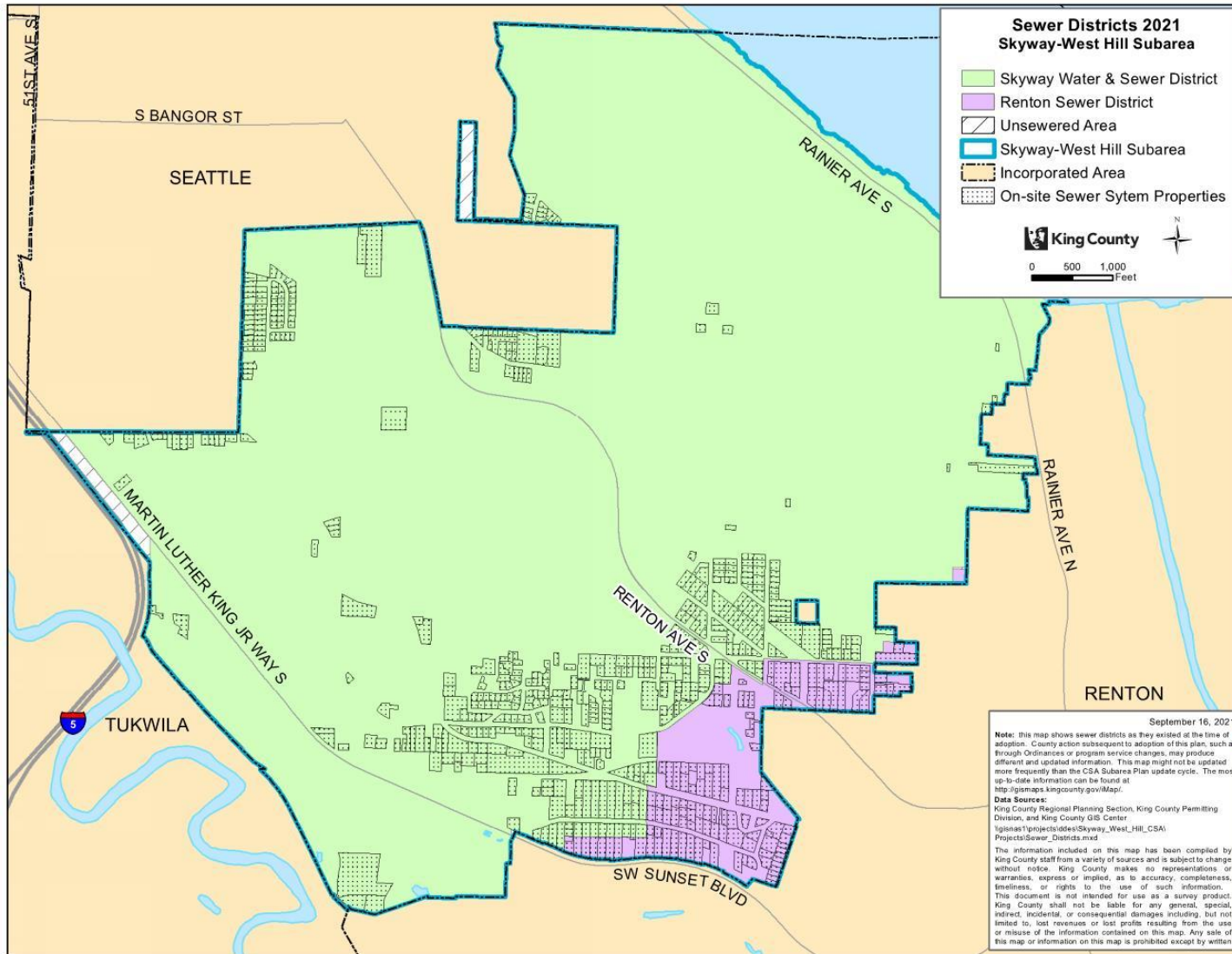


MAP: SKYWAY-WEST HILL WATER SERVICE PROVIDERS



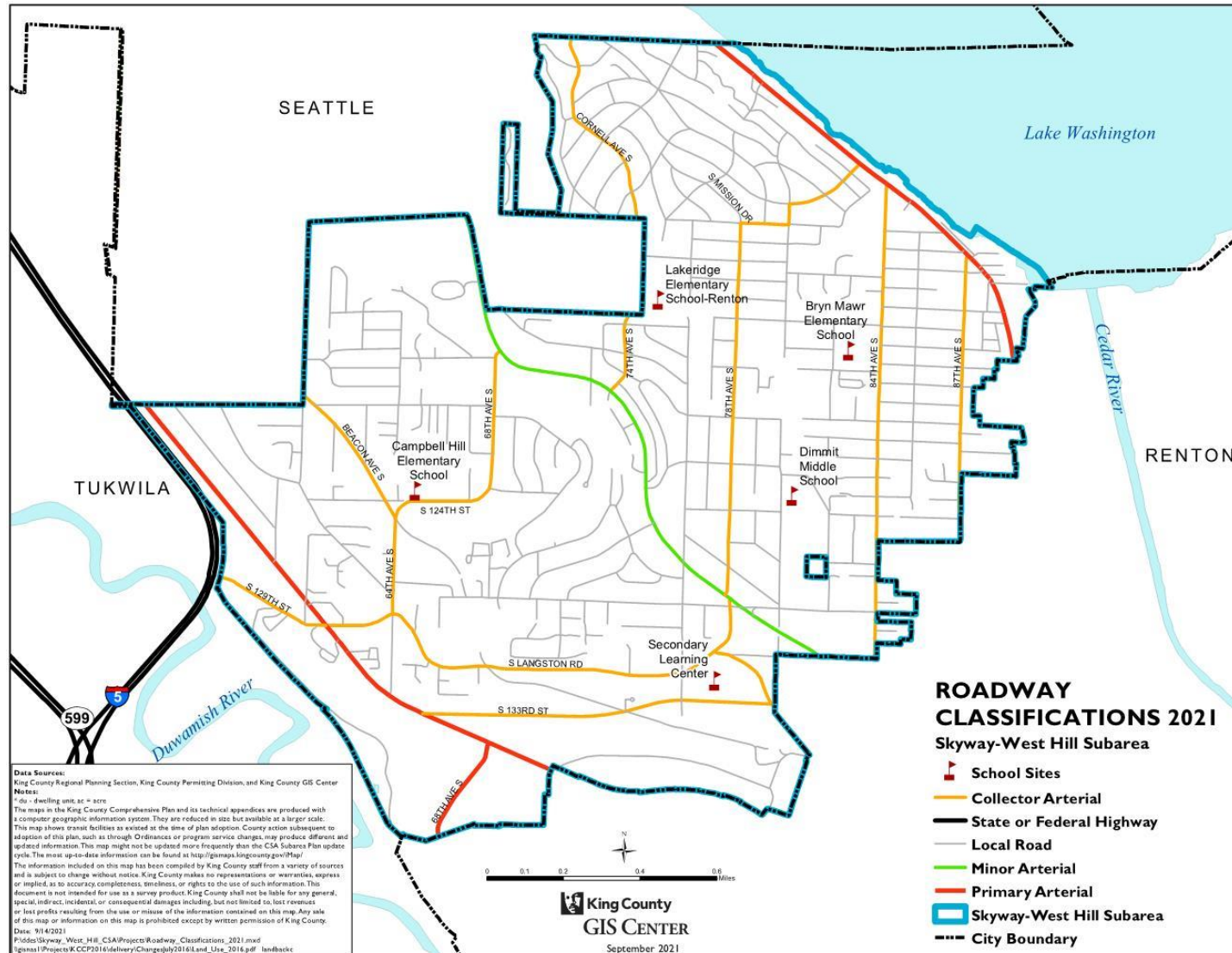
Skyway-West Hill Community Service Area Subarea Plan 2021 Public Review Draft

MAP: SKYWAY-WEST HILL SEWER PROVIDERS



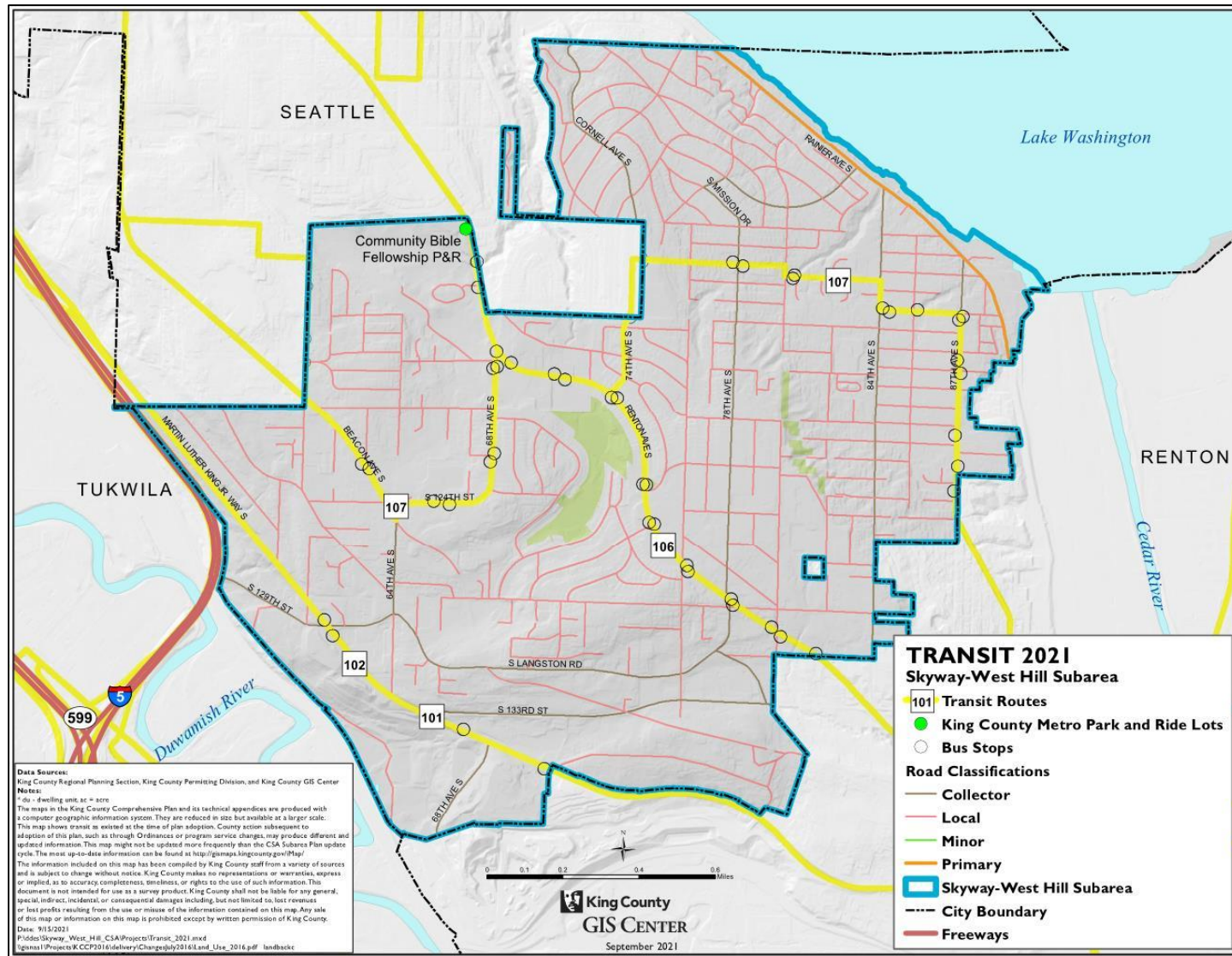
Skyway-West Hill Community Service Area Subarea Plan 2021 Public Review Draft

MAP: SKYWAY-WEST HILL ROADWAY CLASSIFICATIONS



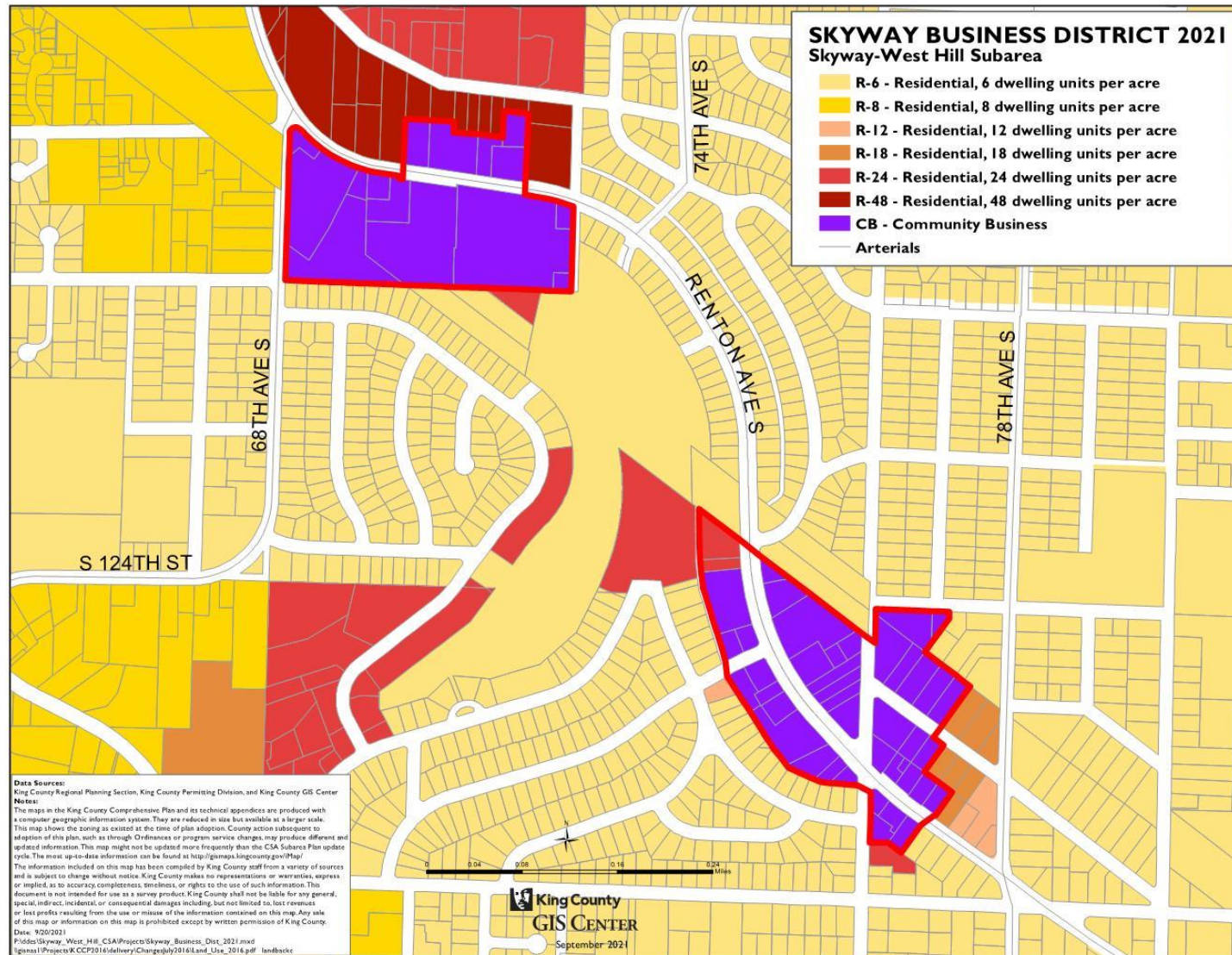
Skyway-West Hill Community Service Area Subarea Plan 2021 Public Review Draft

MAP: SKYWAY-WEST HILL TRANSIT SERVICE



Skyway-West Hill Community Service Area Subarea Plan
2021 Public Review Draft

MAP SKYWAY BUSINESS DISTRICT



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MAP: NEIGHBORHOOD BUSINESS CENTERS

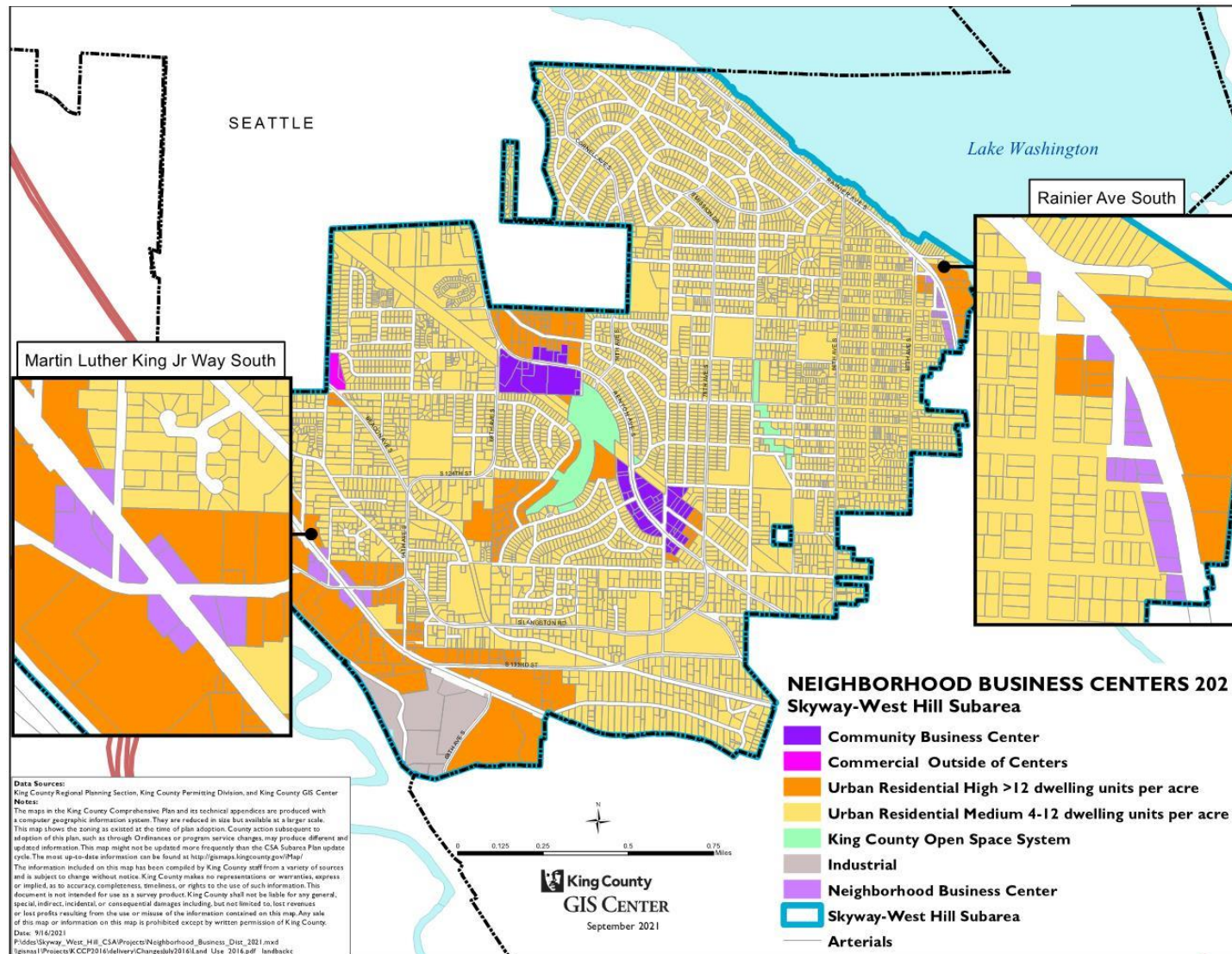


Figure 1: Age of Housing

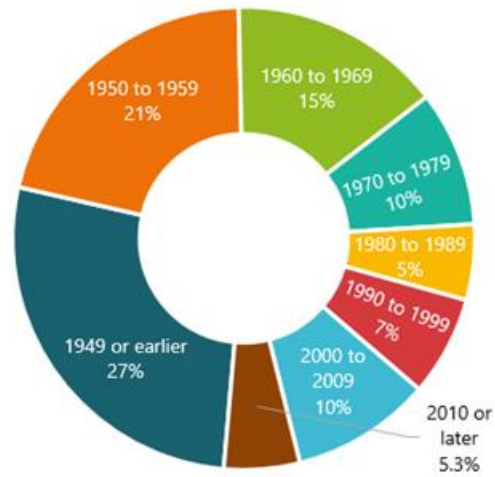


Figure 2: Housing Types

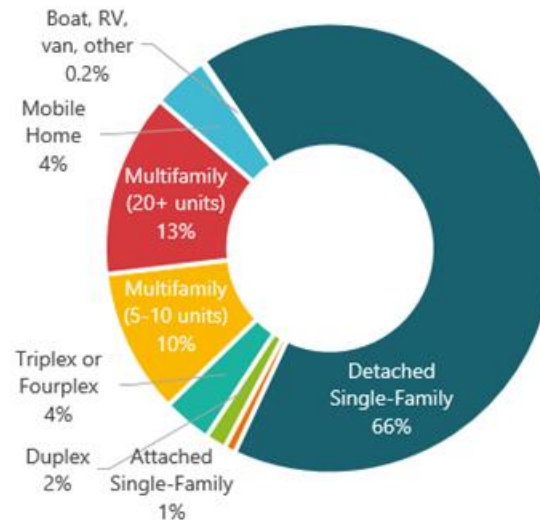


FIGURE: AVERAGE HOME VALUE COMPARED TO INCOME

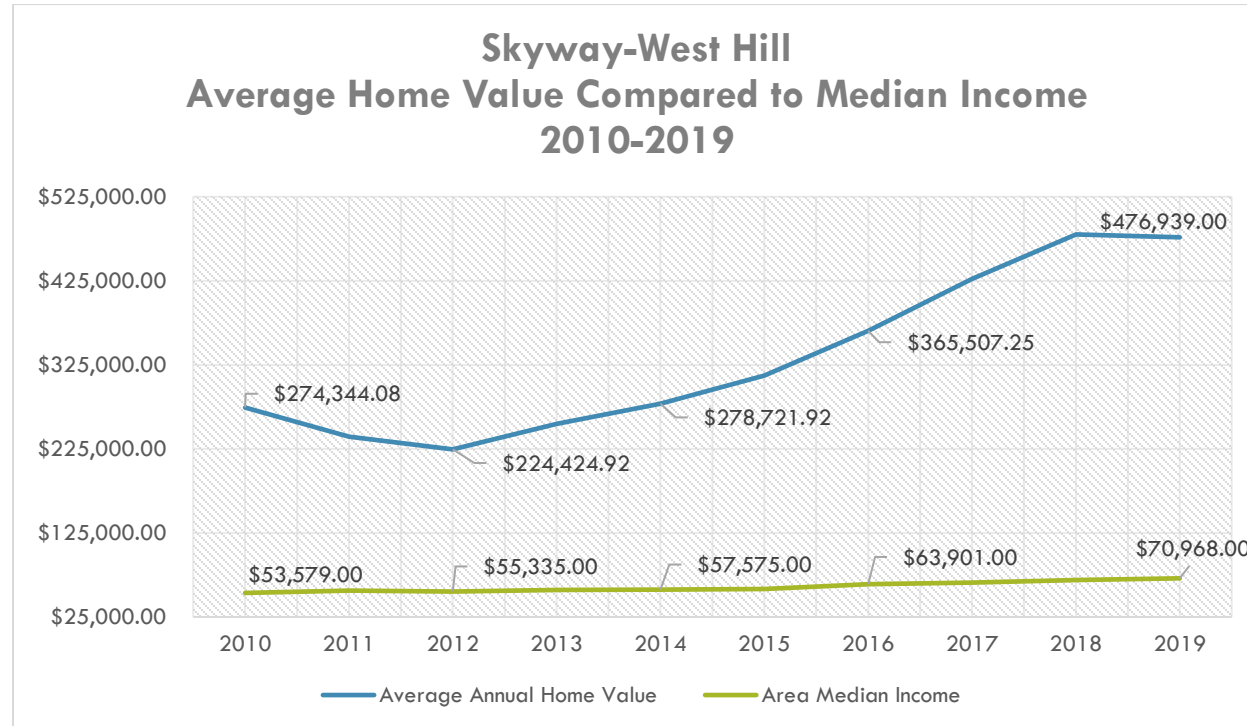


FIGURE: AVERAGE RENT COMPARE TO INCOME

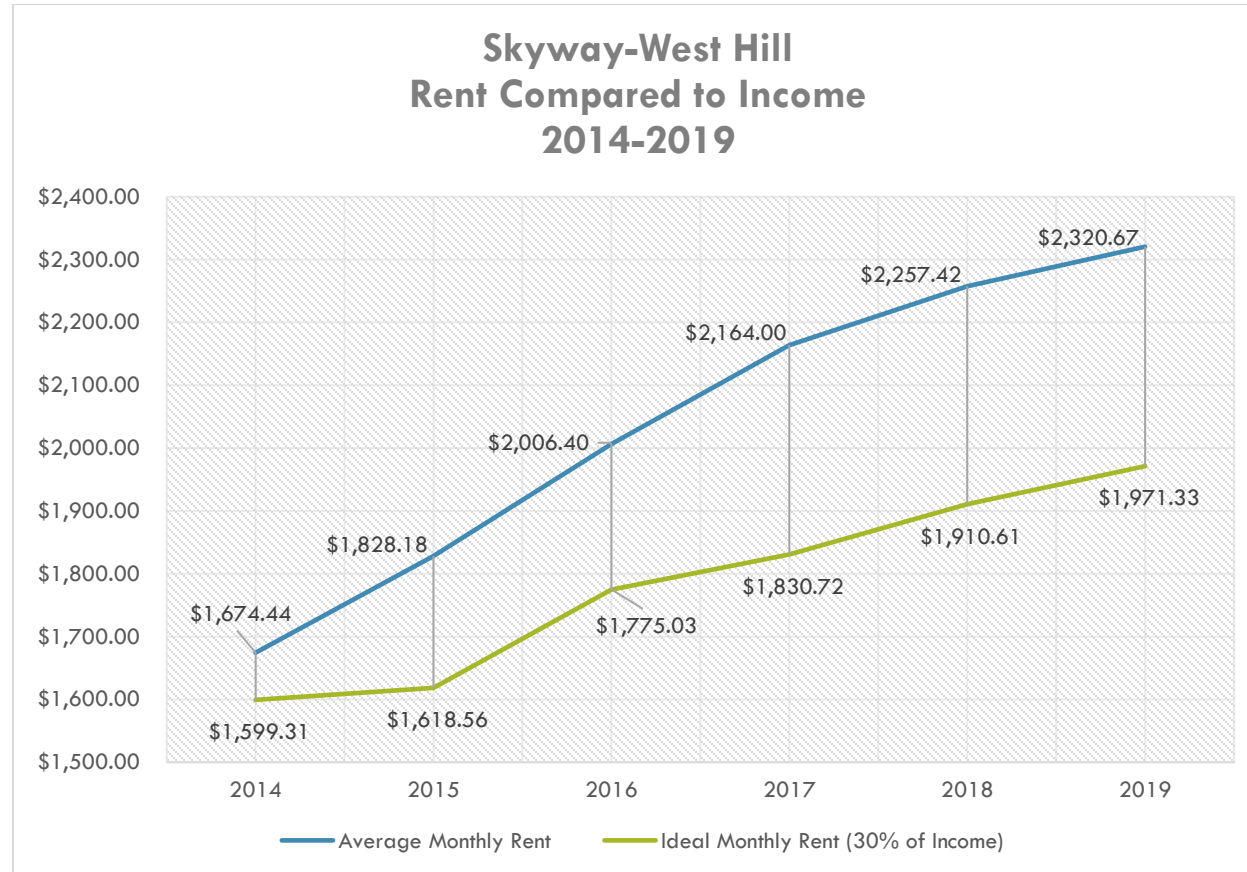


FIGURE: PERCENT OF COST-BURDENED HOUSEHOLDS BY INCOME

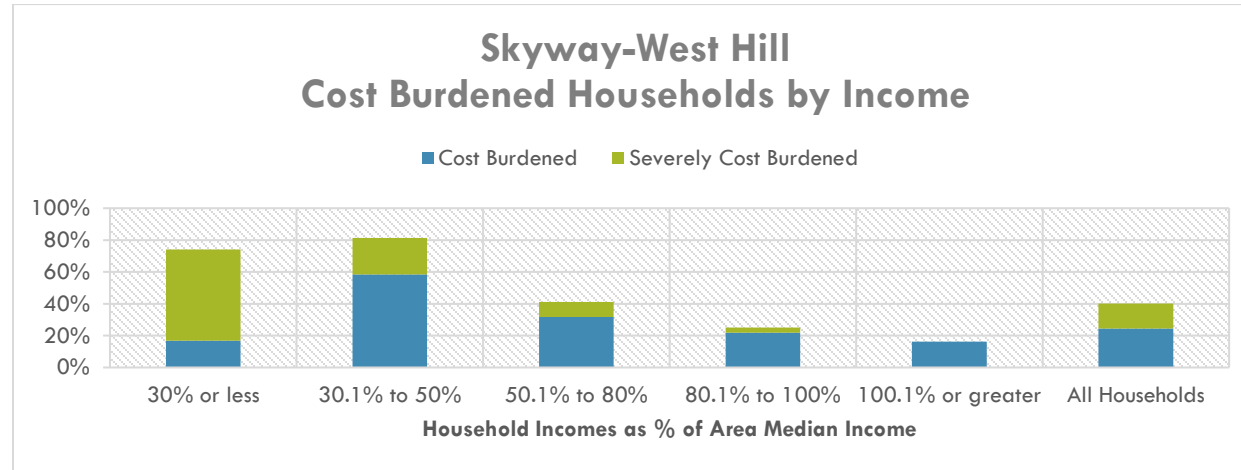
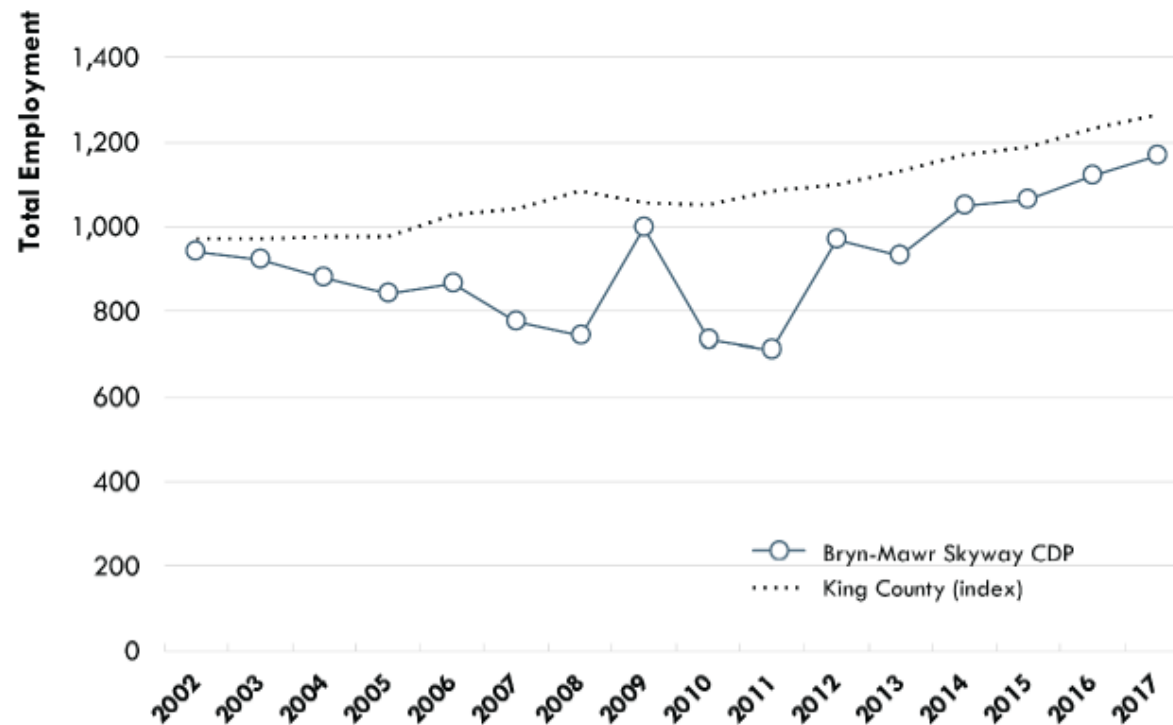


TABLE: SKYWAY-WEST HILL MANAGED AFFORDABLE HOUSING UNITS

Property	Address	Units	Population Served	Eligible Income (Family of 4) ⁴⁸
Arbor Woods	6230 S 129 th St	27	50% AMI	\$55,156
Aspen Ridge	12601 68 th Ave S	87	80% AMI	\$88,250
Creston Point	13445 Martin Luther King Jr Way S	476	60% AMI	\$66,187

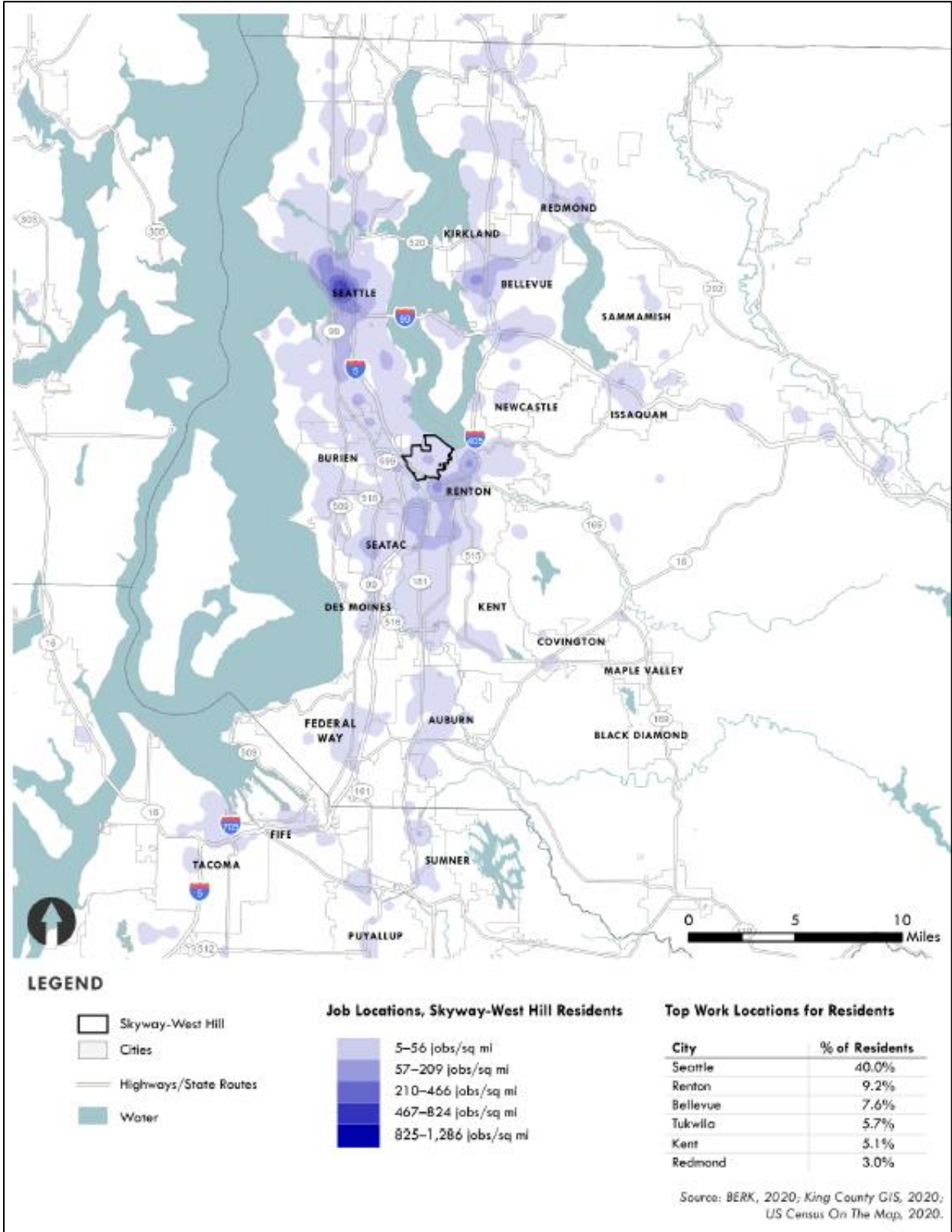
⁴⁸ In 2018, Area Median Income in King County for a family of four was \$110,313 (King County Housing Authority)

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

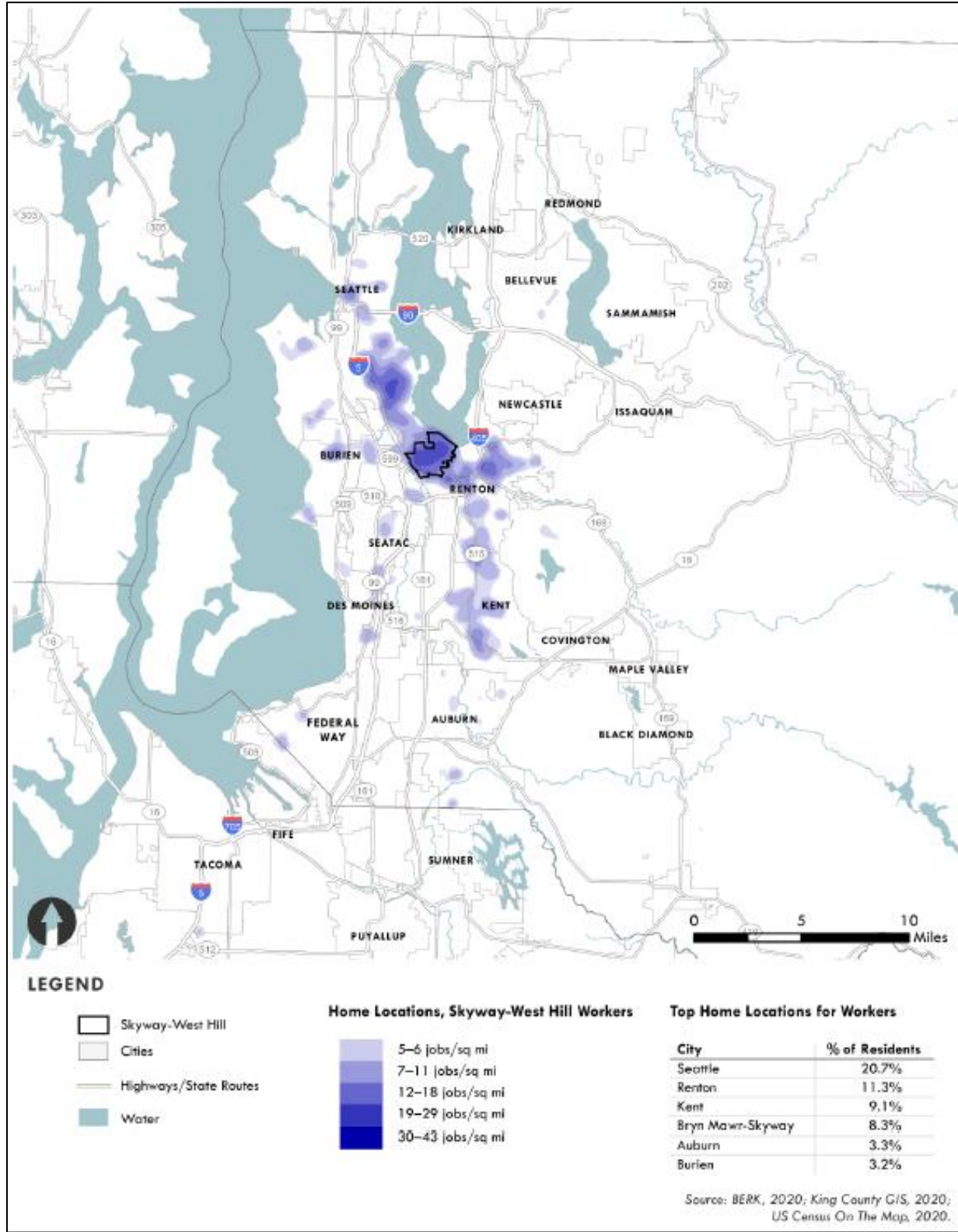


Source: BERK, 2020; US Census Longitudinal Employer-Household Dynamics (LEHD), 2017.

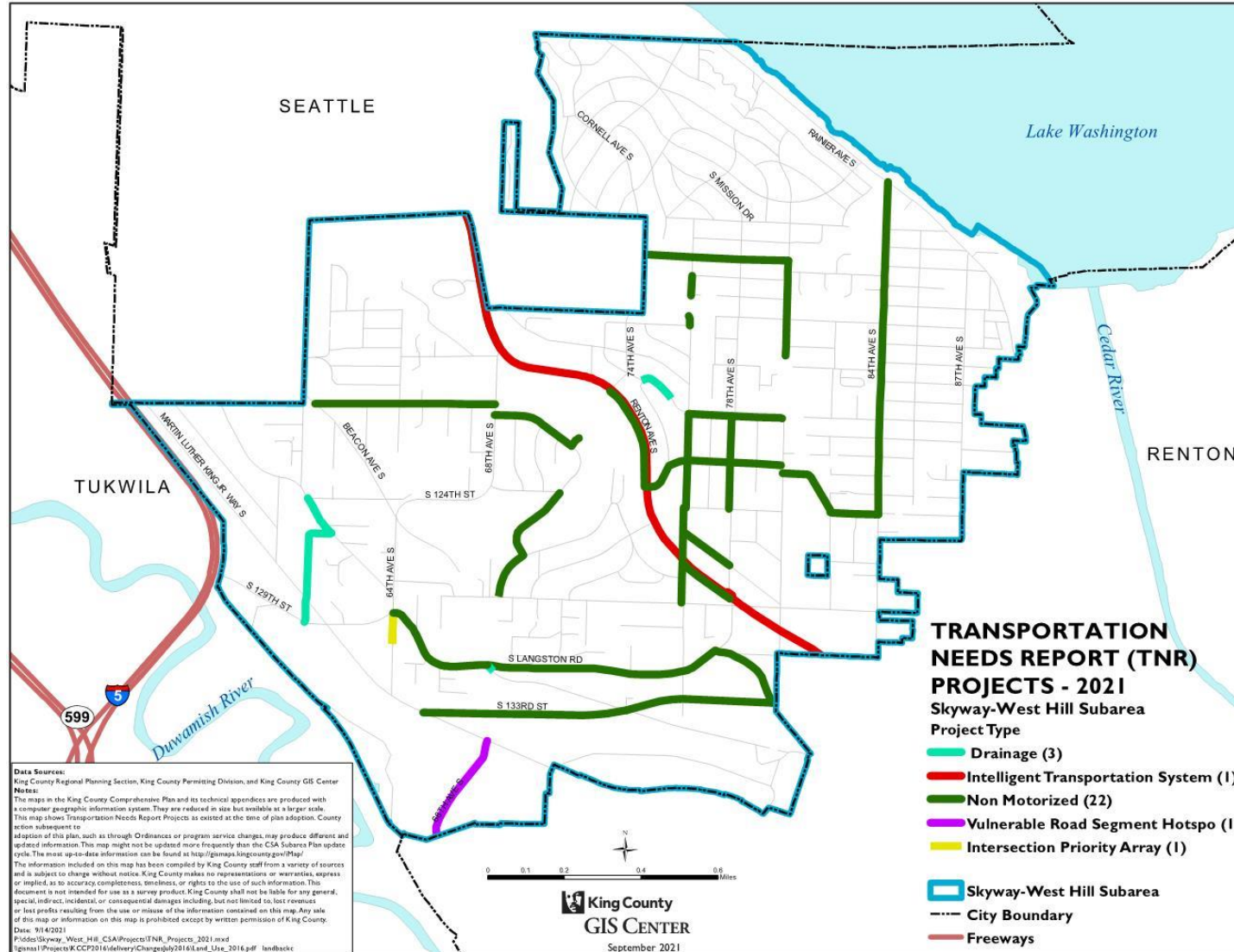
MAP: COMMUTING PATTERNS OF SKYWAY-WEST HILL RESIDENTS



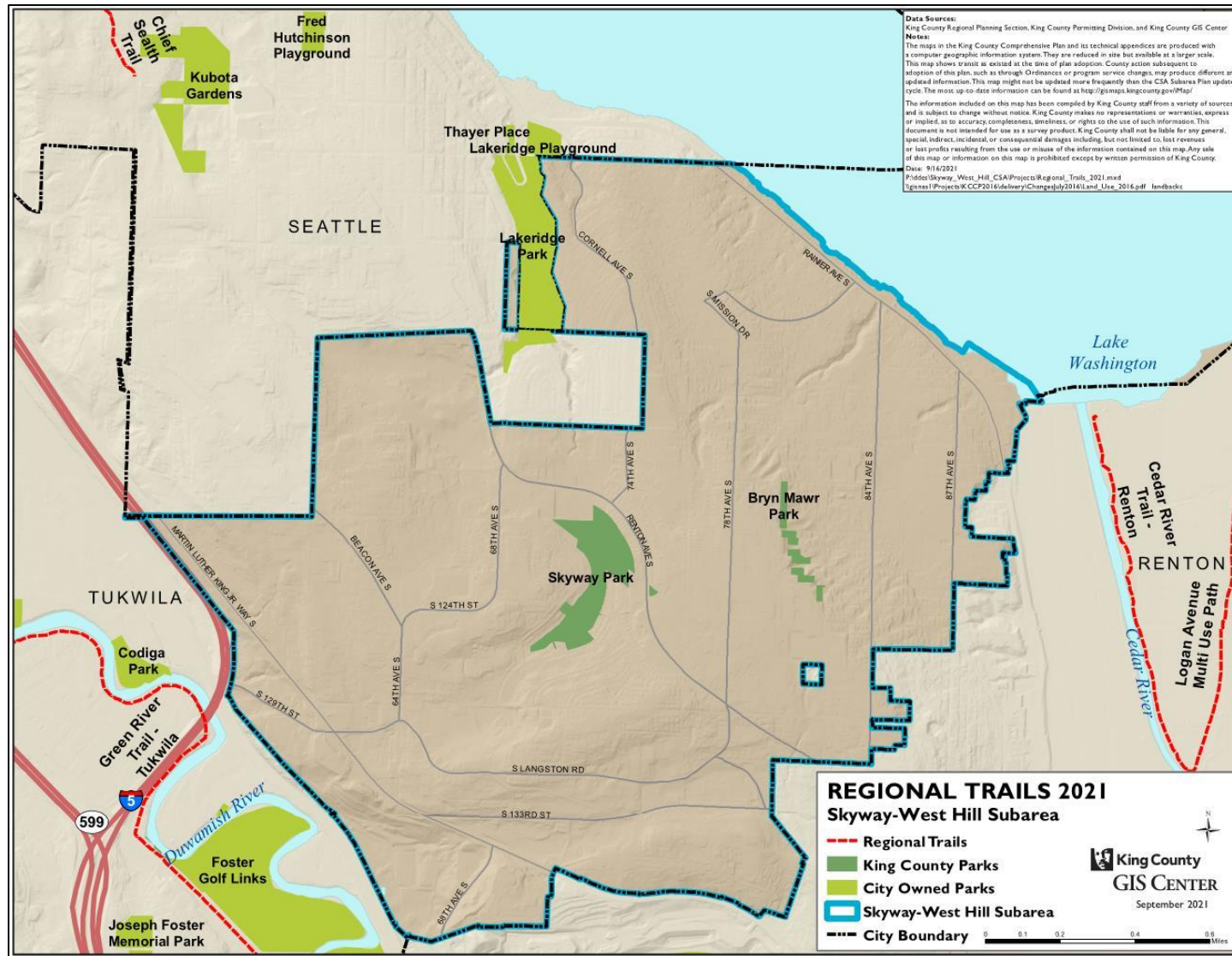
MAP: COMMUTING PATTERNS OF SKYWAY-WEST HILL WORKERS



MAP: TRANSPORTATION NEED REPORT (TNR) PROJECTS



MAP: KING COUNTY REGIONAL TRAILS

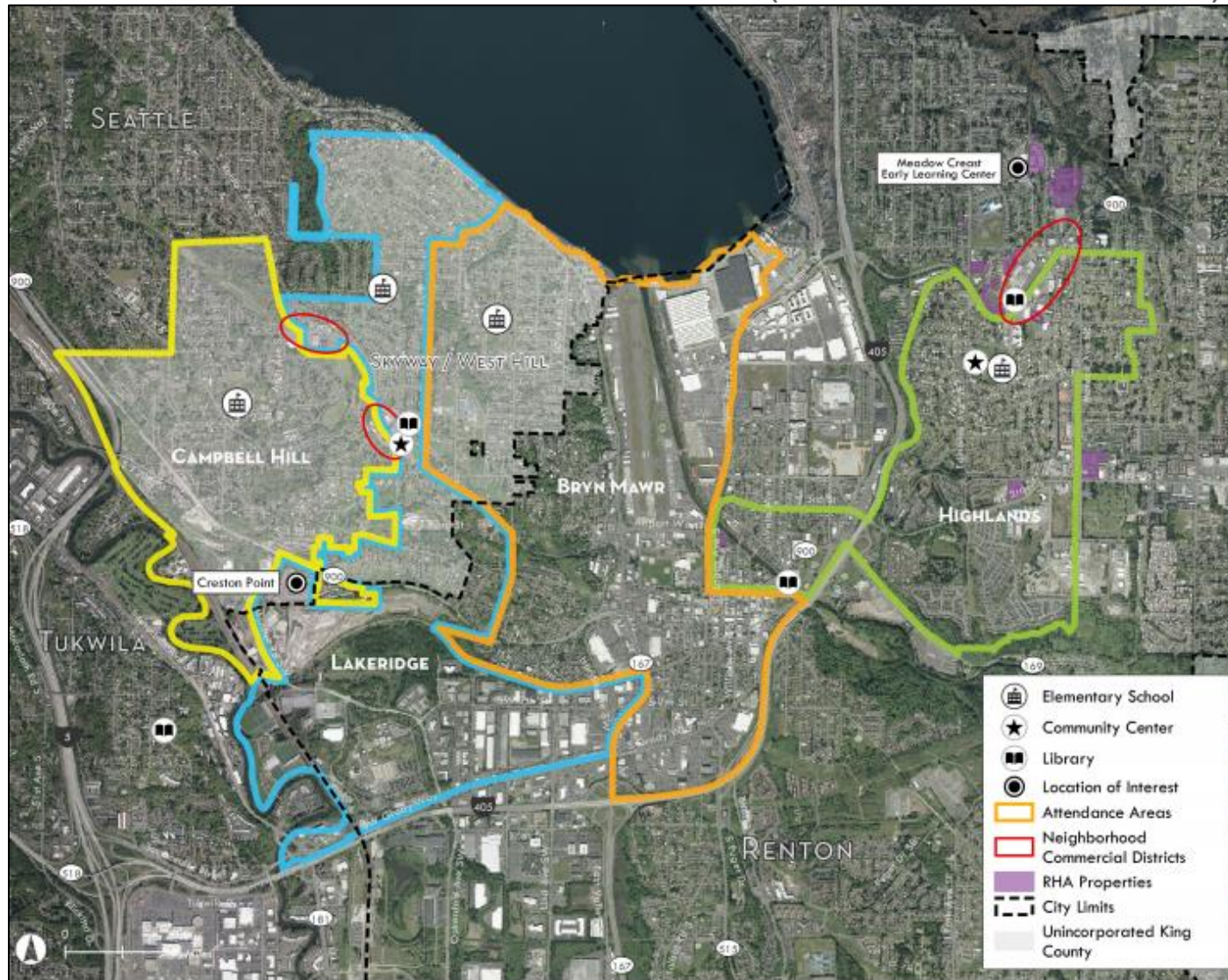


Skyway-West Hill Community Service Area Subarea Plan
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Key Health Indicators: Skyway-West Hill Significantly Exceeds County Average Rates		
	Skyway-West Hill	King County
General Health Indicators <ul style="list-style-type: none"> Life Expectancy at Birth (years) Diabetes prevalence (%) Stroke 	79.7 years 13% 46%	81.6 years 7% 37%
Health Education/Socioeconomic/Public Safety Indicators <ul style="list-style-type: none"> Teen birth rate (per 1,000 fem age 15-17) Low birth weight (%) Firearm deaths (per 100,000 persons) 	11.4 7.5% 11	8.1 6.6% 6
Environmental Health Indicators <ul style="list-style-type: none"> Current asthma among adults (%) Asthma Hospitalizations (per 100,000) 	13% 88	9% 46
Physical Activity/Food Access Health Indicators <ul style="list-style-type: none"> No leisure-time physical activity (%) Obese/Overweight (%) Retail Food Environment Index (ratio of unhealthy food access to healthy; higher ratio means more unhealthy concentration) 	21% 64% 4.9-7.0	17% 56% 2.4

Source: King County Community Health Indicators @ <http://www.kingcounty.gov/healthservices/health/data/indicators.aspx>. Washington State Department of Health, Center for Health Statistics. Provisional population estimates, 5/2012. Washington State Department of Health, Center for Health Statistics, Death Certificates. Washington State Department of Health, Center for Health Statistics, Birth Certificates. Produced from data provided by Seattle & KC Public Health, Assessment, Policy Development & Evaluation Unit, 2012.

MAP: RENTON SCHOOL DISTRICT ELEMENTARY SCHOOL SERVICE AREAS (RENTON INNOVATION ZONE PARTNERSHIP)



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.^{49 50}

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 Skyway-West Hill and are drawn from the community's vision and priorities, and the policies in the Subarea Plan.

The purpose of the metrics and measures are monitor to the implementation of the Skyway-West Hill Subarea Plan and inform future Subarea Plan updates, by addressing issues that are within the scope of the subarea plan. These measures will be tracked to show change over time. Whenever possible, they will be disaggregated to allow consideration of equity and social justice effects.

Standardized Urban Unincorporated Quantitative Performance Metrics:

The following metrics provide a numeric-based snapshot, tracked over time, of performance of the Subarea Plan.

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

Skyway-West Hill-Specific Qualitative Implementation Measures:

The following measures provide an overall qualitative description of activities and progress made towards implementing community priorities in the Subarea Plan.

- **Progress toward the development of a community center:** Reporting by the Department of Local Services.
- **Improve economic vitality and condition of the Skyway Business District:** Reporting by the Department of Local Services.
- **Protect and increase availability of affordable housing:** Reporting by the Department of Community and Human Services.

⁴⁹ [2020 Comprehensive Plan](#), Policy CP-100, Ordinance 19146

⁵⁰ King County Code 2.16.055.B.2.c

- **Increase in active transportation infrastructure:** Reporting by the Department of Local Services.
- **Increase in the amount and type of social and health services in the community:** Reporting by the Department of Community and Human Services and Department of Natural Resources and Parks.

Appendix C: Equity Impact Review

The analysis here will be updated based on community engagement on the public review draft of the Subarea Plan prior to transmittal of the Executive Recommended Plan to the King County Council for review and possible adoption.

The King County Strategic Plan present a vision for “King County where all people have equitable opportunities to thrive.” This vision is consistent with and furthered by the 2016-2022 Equity and Social Justice (ESJ) Strategic Plan that contains 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, and
- Focused upstream and where the needs are greatest.

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

Introduction

This equity impact review strives to rigorously and holistically summarize the process by which the Subarea Plan was developed and how it might affect the residents of Skyway-West Hill. It relies on King County’s Equity Impact Review Process⁵¹ by considering the following equity frameworks:

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

⁵¹ [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 Skyway-West Hill Subarea Plan?

The Subarea Plan is an element of the King County Comprehensive Plan and sets the vision for King County's governance of the area, including land use and development, for the following 20 years. The scope and schedule of the subarea plan were established by the King County Council in 2020.⁵² The County has not conducted a comprehensive update to its long-range plan for Skyway-West Hill since the 1994 West Hill Community Plan and Area Zoning (Community Plan) were adopted. With the exceptions of a number of land use policies and land use and zoning map amendments adopted in 2020 with the Skyway-West Hill Land Use Strategy – Phase 1 of the Community Service Area Subarea Plan (Land Use Strategy), the policies in the Community Plan will be in effect until the King county Council adopts the Subarea Plan.

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

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

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

⁵² [Ordinance 19146](#)

What are the Determinants of Equity?

King County Code 2.10.210 defines the Determinants of Equity⁵³ as the social, economic, geographic, political, and physical environment conditions in which people are born, grow, live, work, and age that lead to the creation of a fair and just society. The determinants of equity include:

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

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

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

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

A Demographic and Socioeconomic Overview of Skyway-West Hill

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

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

⁵³ [*King County's Determinants of Equity Report \(2016\)*](#)

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

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

These figures only tell a small part of the picture, however. The socioeconomic data selected and analyzed in this review is in consideration of four “factors” in King County’s Equity and Social Justice Ordinance 16948⁵⁴ that were identified as impacting access to the determinants of equity: race, class (referring to varying degrees of income), gender or language spoken.⁵⁵

The needs and vulnerabilities of residents can vary significantly based on factors such as household income, homeownership status, access to networks of support, English language proficiency, immigration status, civic engagement, and many others.⁵⁶ This section builds on the demographic profile in the Subarea Plan to identify notable differences and disparities that are related to residents’ needs and vulnerabilities⁵⁷ Additionally, it highlights where there are significant differences in demographic and socioeconomic data for Skyway-West Hill.

Stakeholders including Populations of Concern

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

⁵⁴ [Ordinance 16948](#)

⁵⁵ [King County Code 2.10.210.B](#)

⁵⁶ [Skyway-West Hill Land Use Strategy Equity Impact Analysis](#), Section III

⁵⁷ All statistics in this section are based on the 2015-2019 American Community Survey (ACS) 5-Year Estimates unless otherwise noted.

YEAR	2000	2019
Total Population	14,000	18,000
Change from 2000		32%
Age Characteristics		
Under 18 years	23%	23%
65 years and over	14%	13%
Median Age	38	39
Race and Ethnicity		
Black or African American	25%	28%
American Indian/Alaska Native	0.8%	0.6%
Asian	22%	31%
Native Hawaiian / Pacific Islander	0.5%	0.5%
White	44%	27%
Other race	2%	7%
Two or more races	5%	6%
Hispanic or Latinx (of any race)	5%	8%
Foreign Born Population and Language		
English Only	78%	56%
Other than English	23%	45%
Percent Foreign Born	18%	34%
Median Monthly Housing Costs		
Gross Rent	\$750	\$1,400
Owner with Mortgage	\$1,250	\$2,200
Household Income		
Median Household	\$47,400	\$71,000
% of King County Median Household	89%	75%

Sources: 2000 Census and 2019 ACS survey 5-year estimate for the Bryn Mawr-Skyway CDP. Figures rounded to an appropriate significant digit.

TABLE 1: DEMOGRAPHICS AT A GLANCE

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

- Limited English Proficiency Communities, specifically Vietnamese, Spanish, and Somali, speakers
- Racial and Ethnic Groups
- Youth
- Seniors and Elderly
- Persons with Disabilities
- Neighborhoods
- Renters and Low-Income Households
- Businesses
- Community Service Providers

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

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

Limited English Proficiency Communities

Residents who do not speak English as their primary language, face significant challenges in engaging in civic life, including the subarea planning process. In 2019, approximately 7,700 people, or 45% of the community, spoke a language other than English at home. Approximately 3,900 people, or 23% of the community, have limited English proficiency.

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

Racial and Ethnic Communities

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

Youth

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

Seniors and Elderly Residents

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

Persons with Disabilities

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

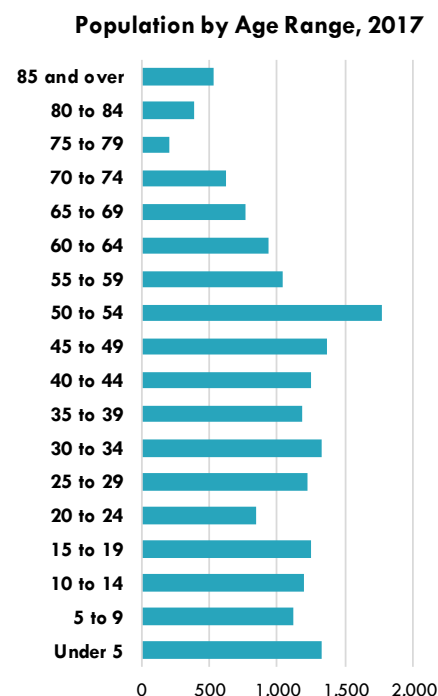


TABLE 2: 2017 ACS 5-YEAR ESTIMATE; BERK 2019

Renters and Low-Income Households

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

There are significant racial and ethnic disparities between owner- and renter-households. 78% of all white non-Hispanic householders own their homes, compared to 47% for householders of color and only 29% for black householders. At all levels of income, White households own more homes than populations of color combined.

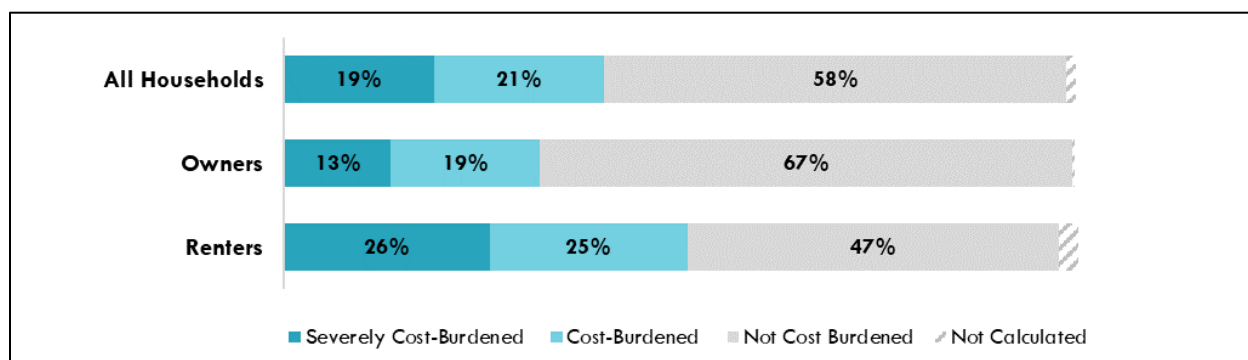


TABLE 3: COST BURDEN OF OWNERS AND RENTERS (HUD CHAS FROM 2015 ACS 5-YEAR ESTIMATE); BERK 2019

In Skyway-West Hill approximately 40% of all households are “cost burdened,” meaning they spend more than 30% of their income on housing. Among renters, 51% are cost-burdened. In King County, 32% of all households are cost-burdened, including 42% of renters.

Neighborhoods

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

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

Businesses

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

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

Community Service Providers

All communities have gaps in social and health indicators that community service providers seek to address. The gaps in service are more likely to be greater and of more significance in areas where the population experiences social and economic disparities. Different communities in Skyway-West Hill will likely have different service partners they work with. The service partners used by each community are well-placed to understand and identify whether and how distributional, process, and cross-generational equity is experienced by residents and how planning decisions may positively or negatively impact access to the determinants of equity.

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

Equity Impact Review Phase 2 – Assess Equity and Community Context

This section of the Equity Impact Review identifies how, and at what stage, the county reached out to stakeholders in the community, including populations of concern, to learn about their priorities and concerns and receive feedback and direction on the Subarea Plan. This section

considers whether and how each of the determinants of equity may be impacted, and a review of how the policies, land use designations and zoning regulations relate to the community's expressed priorities and concerns.

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

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

Community engagement during the development of the Subarea Plan occurred over several phases. The first was when the planning process was focused solely on land use issues. The second phase included a broader range of issues. As these two phases proceeded, the county continued to learn and grow in its understanding of ways to connect with the community. At the outset of the planning process there was a strong reliance on traditional county-led community engagement methods. The approach then shifted to more community-centered smaller focus group forums and one-on-one interviews. As the county matured in its understanding of the community and their needs, the approach again shifted toward attending other community groups' meetings to couple listening and learning with providing service delivery when possible. The county also acknowledges the community's limitations on their time and tried to be sensitive to making additional demands on peoples' time. In accordance, information was gathered from past community planning efforts, such as the SWAP, to inform the planning process. In this way, engagement efforts could be focused on confirming existing direction from the community, rather than starting from scratch.

Overview of Community Engagement

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

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

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

Population	Engagement Details	Equity Opportunity
<p>Limited English Proficiency Communities</p>	<p>Somali language interpretation was provided at the March 28, 2018 Martin Luther King Jr. Way Focus Group and the Spanish interpretation was available for the June 1, 2019 Community Forum. Other attempts to connect with limited English proficiency communities was not well documented.</p> <p>In addition to one meeting in English, three separate language specific meetings were held in August 2020 to kick-off the second phase of the planning process. The languages were Somali, Spanish, and Vietnamese. Flyers in the same languages were produced and disseminated to participants at the Skyway Resource Center events in the Summer and Fall of 2020. Use of the interpreters was relatively small. Only the Somali community took part in measurable numbers with about six residents participating. The Spanish-language meeting only had one attendee. No Vietnamese community members joined that meeting.</p> <p>The online engagement hub provided an opportunity for built-in language interpretation. Then, a direct mailing was sent to every household in Skyway-West Hill. The direct mail flyer was then translated into Spanish, Somali, Vietnamese, Chinese, and Tagalog. The response rate increased following the direct mailing.</p>	<ul style="list-style-type: none"> • Partner with trusted community-based organizations in connecting with underrepresented limited English proficiency populations. • Make connections with faith-based communities and other trusted community organizations that serve immigrant and non-English speakers.

Racial and Ethnic Groups	<p>There were 22 stakeholder interviews held during the Spring and Summer of 2019. The interviews include a broad cross section of the community, which included people of diverse racial and ethnic backgrounds. General engagements, such as community forums or focus groups, drew people of diverse racial and ethnic backgrounds. Detailed documentation about the race or ethnicity of attendees was not documented.</p> <p>Phase 2: More intention and focus was placed on engaging with community members of different racial and ethnic groups. Staff attend existing community group meetings with BIPOC leadership and membership.</p>	<ul style="list-style-type: none"> When holding community meetings, document the number of participants, and if possible, their race and ethnicity to ensure they represent the demographics of the community.
Youth	<p>A group of youth from Creston Point participated in the focus group discussing the Martin Luther King Junior corridor. Records do not indicate whether additional engagement was targeted at youth.</p> <p>During the Anti-displacement collaboration with the Department of Community and Human Services, staff worked with the Skyway Youth Leadership Council. The young people who participated in this effort chose several anti-displacement strategies to focus on and then developed a survey of their peers to solicit input.</p>	<ul style="list-style-type: none"> Working with local schools to connect with youth allows the plan reflect their unique perspectives and attitudes. Area youth have traditionally been ignored in the planning process, therefore plans often miss the mark when identifying policies that support their success.
Seniors and Elderly	<p>There is no documented outreach to older adults in the community. Some older adults are likely to have participated in community forums or other general engagements.</p>	<ul style="list-style-type: none"> Skyway-West Hill has one senior living community, on Rainier Ave S. There is an opportunity to engage with those residents to learn from their lived experiences.
Persons with Disabilities	<p>There is no documented outreach that was targeted towards persons with disabilities.</p>	<ul style="list-style-type: none"> Connect with disability service providers to learn what challenges and priorities their customers have.
Neighborhoods	<p>Several engagements were directed to the Skyway neighborhood including meetings with the community group,</p>	

	<p>Skyway Solutions, and attendance at the Skyway Block Party. The County conducted a focus group on the Martin Luther King Junior Way South area. There was also a focus group on views, which attracted residents of Bryn Mawr. There is no documented focus on the Rainier Avenue Business District area.</p>	
Renters and Low-Income Households	<p>The Martin Luther King Junior Way South Focus Group took place at Creston Point Apartments and likely attracted mostly renters. The Scenic Views Focus group likely attracted property owners. Outreach and engagement to address the perspectives of renters or owners was not well documented because participants were not asked to provide their housing status.</p> <p>The County participated in multiple in-person community events, such as the Skyway Resource Center. Participants at these events were attending these events to access social and health services.</p>	<ul style="list-style-type: none"> • Renters and low-income households are at the highest risk of involuntary displacement. When housing prices or the cost-of-living increases, they are often left with no choice but to relocate to other neighborhoods or areas. Understanding the strategies that can help alleviate some of these risks is vitally important.
Businesses	<p>The County conducted a Commercial District Focus Group for the Skyway Business District and some of the stakeholder interviews included people who worked in the study area. Businesses in the Martin Luther King Junior Way and Rainier Avenue Businesses Districts may not have been engaged. Future developers and builders, or those looking to invest in the community have not been engaged, but their engagement may be more appropriate in the draft plan review and implementation phases.</p> <p>The Skyway Community Voices Consultant is talking with business owners and employees to learn about their priorities for the community and what would help them be more successful.</p>	
Community Service Providers	<p>The County spent time attending numerous community service provider meetings to share updates on the development of the plan and seek input</p>	

	<p>on what should be included in the Subarea Plan.</p> <p>By attending existing community service provider meetings, the County was able to work with community leaders and members in a setting where they already felt comfortable and had budgeted their time to be. This allowed staff to hear from individuals and organizations with deeper ties and experience in the community.</p>	
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King County advertised engagement opportunities using the following channels:

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

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

- Renton Innovation Zone Partnership
- Renton School District
- Skyway Solutions
- Skyway Coalition
- West Hill Community Association

The Office of Equity and Social Justice “Community Engagement Continuum”⁵⁸ 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 identified in the following table:

⁵⁸ [*King County Office of Equity and Social Justice Community Engagement Guide*](#)

Skyway-West Hill Community Service Area Subarea Plan
2021 Public Review Draft

Levels of Engagement				
County Informs	County Consults	County engages in dialogue	County and community work together	Community directs action
King County initiates an effort, coordinates with departments and uses a variety of channels to inform community to take action.	King County gathers information from the community to inform county-led interventions	King County engages community members to shape county priorities and plans	Community and King County share in decision-making to co-create solutions together	Community initiates and directs strategy and action with participation and technical assistance from King County
Characteristics of Engagement				
<ul style="list-style-type: none"> Primarily one-way channel of communication One interaction Term-limited to event Addresses immediate need of county and community 	<ul style="list-style-type: none"> Primarily one-way channel of communication One to multiple interactions Short to medium-term Shapes and informs county programs 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems 	<ul style="list-style-type: none"> Two-way channel of communication Multiple interactions Medium to long-term Advancement of solutions to complex problems
Strategies				
Media releases, brochures, pamphlets, outreach to vulnerable populations, ethnic media contacts, translated information, staff outreach to residents, new and social media	Focus groups, interviews, community surveys	Forums, advisory boards, stakeholder involvement, coalitions, policy development and advocacy, including legislative briefings and testimony, workshops, community-wide events	Co-led community meetings, advisory boards, coalitions, and partnerships, policy development and advocacy, including legislative briefings and testimony	Community-led planning efforts, community-hosted forums, collaborative partnerships, coalitions, policy development and advocacy including legislative briefings and testimony

Working collaboratively with the community and using the Office of Equity and Social Justice's Equity Impact Review tool as a guide, goals of the community engagement for the expanded Subarea Plan included ensuring that diverse and historically underrepresented voices of the community were amplified and reflected in the expanded Plan. This included developing an updated engagement process to develop and refine a long-term vision and policies across multiple, community-identified topic areas for the Plan. Additionally, Local Services prepared an "Engagement Pledge"⁵⁹ for the Skyway-West Hill Subarea Plan and Community Needs List, committing to have a bi-directional conversation with the community, work together, and lift up the voices of historically underrepresented residents and groups.

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

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

⁵⁹ [Skyway-West Hill Subarea Plan and Community Needs List Engagement Pledge](#)

Equity Impact Review Phase 3 – Analysis and Decision Process

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	<p>increased residential density when affordable housing is included is proposed for rest of subarea.</p>		<p>ensure area residents who qualify for the affordable units have access to the units?</p> <ul style="list-style-type: none"> • Will these policies stifle development? • What provisions can be made to ensure that a homeowner will not be displaced because they can no longer afford the property taxes on their home? • How will the proposed changes impact current tenants? • Will new requirements stifle development and result in little or no new housing, while prices continue to rise?
<p>More Housing Options Desired</p>	<ul style="list-style-type: none"> • A policy to designate the Skyway Business District and nearby multifamily areas as an unincorporated activity center 	<ul style="list-style-type: none"> • This designation necessitates some changes in zoning on parcels around Skyway Park and along Renton Avenue that will encourage townhouse and duplex construction on lots containing single-family residences • This designation includes a 	<ul style="list-style-type: none"> • Will renters and lower-income residents in the area be displaced if a property owner decides to sell to a townhouse or duplex developer? • What provisions can be made to reduce the rate of displacement? • Will the allowed mixed-use along Renton Ave

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
		change from residential to neighborhood business which will allow mixed-use development connecting the two nodes of the Skyway Business District	<p>encourage development of apartments above commercial establishment?</p> <ul style="list-style-type: none"> Are existing utilities and services adequate to serve the potential increase in residents and businesses?
More Sidewalks and Streetlights Desired in Residential Neighborhoods	<ul style="list-style-type: none"> New developments in residential neighborhoods will be required to construct sidewalks and streetlights 	<ul style="list-style-type: none"> Improve active transportation infrastructure Improve opportunities for healthy lifestyle 	<ul style="list-style-type: none"> How will additional requirement affect price of housing? Will having more complete streets and regional trail linkages put further pressure on housing prices?
Expanding Economic Opportunity for Existing Residents	<ul style="list-style-type: none"> Creation of a Skyway Unincorporated Activity Center is proposed that includes the Skyway Business District and surrounding multi-family residential areas A proposed micro-enterprise special district overlay is proposed in a new neighborhood business zone along Renton Ave S 	<ul style="list-style-type: none"> The unincorporated activity center is meant to focus commercial and mixed-use development in the heart of Skyway-West Hill. More development in the activity center would create more jobs. Area residents should be able to take advantage of these opportunities. The microenterprise overlay is meant 	<ul style="list-style-type: none"> The areas most affected are also covered by a requirement for affordable housing creation. It is unknown at this point whether these rules will stifle development and opportunity How quickly will small commercial opportunities develop in the proposed microenterprise overlay, if at all? How will the county ensure local residents

What was heard	Public Review Draft Proposal	Intended outcome	Further questions
	<ul style="list-style-type: none"> Policies exist in the comprehensive plan about providing job training and placement services 	to provide small commercial spaces in either existing buildings or new small commercial buildings for business that do not need or cannot afford large tenant spaces	have the skills to take advantage of employment opportunities.

Equity Analysis of Proposed Policies and Land Use and Zoning Map Amendments

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

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Early Childhood Development	Early childhood development that supports nurturing relationships, high quality, affordable childcare, and early learning opportunities that promote optimal early childhood development and school readiness for all children.	<p>Children have unique needs and circumstances, and plans that provide safe, healthy, and accessible environments for youth are often an indicator that they are beneficial for people of all ages.</p> <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and between households in Skyway-West Hill and households across King County. This may be expected to affect equity in access to early childhood development opportunities. The proposed Subarea Plan will indirectly influence access to early childhood development by, for example, influencing whether childcare facilities are a profitable use of land or by directing more resources to area non-profits. Plan provisions will help lead to increased access for both new and existing residents. The map amendments include zoning changes to encourage more commercial, mixed-use development in and around the Skyway Business District. Since childcare facilities are an allowed use in commercially zoned areas, there is the potential that the supply of such facilities could increase and could be a benefit to families who can afford the care. The Subarea Plan includes policies directing King County to work with and support the Renton School District and local service agencies in providing health and human services to the community.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Education	Education that is high quality and culturally appropriate and allows each student to reach his or her full learning and career potential	There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may be expected to affect equity in access a range of school choices and opportunities. English-speaking ability may also be expected to impact access to education. Skyway-West Hill has double the limited English-speaking population compared to the King County as a whole. The Subarea Plan has limited potential to directly influence equity in access to education. The Subarea Plan has a policy that encourages the County to work with the Renton School District and other community organizations on better educational outcome, which could have a direct influence on access to quality education and support of educational networks in the community.

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Jobs and Job Training	Jobs and job training that provide all residents with the knowledge and skills to compete in a diverse workforce and with the ability to make sufficient income for the purchase of necessities to support them and their families	<p>Creation of jobs is mostly determined by market forces. However, the Plan could help lead to increased access to jobs for both new and current residents through its clear statement of the community's desire to see improved access to job training and career-readiness programs. The Subarea Plan has the potential to indirectly influence creation of jobs if land use and zoning changes successfully encourage a more vibrant local business districts that creates opportunities for new businesses and jobs, as well as jobs tied to developing and redeveloping land and structures in Skyway-West Hill. However, residents must still compete with for those jobs and business opportunities. The Subarea Plan contains policies aimed at increasing the number and types of employment opportunities in the neighborhood, as well as creation of job training facilities and programs in the commercial and mixed-use zones. The policies could have a direct impact on supporting this determinant.</p> <p>Conversely, the plan also proposes policies guiding the county to consider anti-displacement strategies to create additional affordable housing. These policies, if implemented in regulations, could slow development pressure, resulting in fewer local jobs in the near term.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Health and Human Services	Health and human services that are high quality, affordable and culturally appropriate and support the optimal well-being of all people	<p>All communities have gaps in social and health indicators that are addressed by community service providers. The gaps in service are more likely to be greater and of more significant in areas where the population experiences social and economic disparities.</p> <p>The disparities in income between people of different races and ethnicities within Skyway-West Hill, and between households in Skyway-West Hill may affect equity in access to healthcare providers and human services. The Subarea Plan has the potential to indirectly influence the determinant of equity, because health and human service facilities are an allowed use in commercially zoned areas and there is the potential that the supply of such facilities could increase. However, this is a determination for the market; the Subarea Plan states that health and human services are a desired community priority and encourages improved access to health and human services but, at this time, does not include requirements or incentives for provision of such facilities and it does not directly affect the quality, affordability, or cultural appropriateness of such facilities or services.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Food Systems	Food systems that support local food production and provide access to affordable, healthy, and culturally appropriate foods for all people.	<p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill. This may be anticipated to affect equity in access to a range of healthy food sources and choices. The Subarea Plan acknowledges that Skyway-West Hill lacks a range of affordable, healthy, and culturally appropriate food providers. While provision of places supplying food on a commercial basis is determined by market forces, the Subarea Plan may have the potential to influence access to food systems for both new and existing residents. The Subarea Plan includes zoning that allows commercial and mixed-use development. Since grocery stores and restaurants are an allowed use in commercially zoned areas, there is the potential that the supply of such facilities could increase. However, these healthy food sources may be less affordable than convenience stores and fast food restaurants that exist or remain. Response to changes in zoning will be determined by the market, and the Subarea Plan does not directly affect the quality or affordability of food sources. However, some social and health services have begun to coalesce around providing additional healthy and culturally appropriate food choices for Skyway-West Hill. The Subarea Plan does not include requirements or incentives for provision of such food systems. The Plan does include policies and zoning intended to retain the character of commercial areas in Skyway-West Hill. It's in these areas where grocery stores and food sources would be located.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Parks and Natural Resources	Parks & Natural Resources that provide access for all people to safe, clean, and quality outdoor spaces, facilities and activities that appeal to the interest of all communities.	Many Skyway-West Hill residential neighborhoods lack access to parks and natural resources in the community as well as trails and sidewalks to allow them to access what parks do exist. Current and proposed zoning that provides for development will allow for some new residential development and these developments will be required to install on-site recreation areas and sidewalks. These are the areas that are most likely to have ease of access to parks as there will either be sidewalks in place prior to redevelopment or provided with redevelopment. By increasing density in these areas, more people will have greater accessibility to parks, affecting existing and new residents. There are policies in the Subarea Plan that encourage the county to enhance connections to Skyway Park, acquire and develop parks and recreation opportunities, and support development of public trails in Skyway-West Hill. The Subarea Plan itself does not include such incentives. The Plan proposes amendments to add the “Open Space” land use designation to several properties which will ensure their inclusion in the King County Parks system in perpetuity.

<p>Built and Natural Environment</p>	<p>Healthy built and natural environments for all people that include mixes of land use that support jobs, housing, amenities, and services; trees and forest canopy; and clean air, water, soil, and sediment.</p>	<p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This disparity affects equity in access to choices in renting or owning homes, choices in and location of housing, and the ability to access jobs and amenities. The Subarea Plan has a high potential to influence equity in access to buildings and natural environments that support health. The Plan includes land use and zoning amendments could lead to development of more housing, a range of housing options, including additional, affordable residential development opportunities on transit corridors. Commercial, mixed-use, and pedestrian-friendly development is encouraged by the Subarea Plan with supporting policies, zoning and other regulations and actions. The Subarea Plan also includes policy support for additional focus on enhancements in active transportation infrastructure, as well as water and sewer infrastructure.</p> <p>Policies in the Subarea Plan that have the intent to support low income households and other populations of concern in benefiting from new and redevelopment in Skyway-West Hill, with the objective of reducing displacement, include the following: New mixed-use developments in the Skyway Business District adjacent to transit; increasing the capacity for development of “missing middle” homes (cottage housing, duplexes and townhouses) in residential areas adjacent to commercial areas and transit by upzoning; increasing the ability to develop apartments by rezoning areas to allow mixed-use development.</p> <p>Policies and incentives for additional amenities to enhance walkability and community vitality will improve the quality of the built environment. The Subarea Plan includes policy support for increasing tree and forest canopy coverage, clean air, water, soil, and sediment. By influencing the development of additional jobs, services, and housing in Skyway-West Hill, and on transit corridors, the Subarea Plan will indirectly support reduction in greenhouse gas production through provisions of opportunities to access transit and reduce car miles traveled. Existing regulations in King County Code and standards govern how tree and</p>
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Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
		tree canopy, water, soil, and sediment are addressed when development is proposed.
Transportation	Transportation that provides everyone with safe, efficient, affordable, convenient, and reliable mobility options including public transit, walking, carpooling, and biking.	<p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may affect equity in access to different modes of transportation, which could further limit equity in access to transportation. The Subarea Plan has a potential to influence equity in access to transportation and transit for existing and new residents. Land use and zoning amendments, such as increases in residential density along transit corridors, have the potential to enable more people to live within easy walking distance of frequent transit service. Additionally, with changes to development there is more likelihood of increases in provision of community assets such as sidewalks and pedestrian networks or street lighting that can improve walkability and perceptions of safety. Such changes will likely lead to increased access to transit for both new and existing residents.</p> <p>The Subarea Plan also includes policy support for working with the Washington State Department of Transportation to realize implementation of corridor improvements on Martin Luther King Jr. Way South (SR 900). When complete, this project would result in significant improvements in access to a safe transportation system.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Community Economic Development	Community Economic Development that supports local ownership of assets, including homes and businesses, and assures fair access for all to business development and business retention opportunities	<p>There are disparities in Skyway-West Hill based on household incomes, whether households are cost-burdened, and in terms of on race and ethnicity. In addition, median income across Skyway-West Hill is almost half that of King County as a whole. This has the potential to limit access to homeownership and business ownership. Provisions in the Subarea Plan are intended to increase the opportunity for ownership of homes by creating opportunities for increased housing and options for different types of housing. Additionally, the Subarea Plan supports retention of existing business and creation of additional business opportunities through regulatory actions and non-regulatory actions, zoning that supports mixed-use development, and other commercial development, requiring measures to enhance the character of commercial areas and identifying areas for pedestrian-friendly amenities. One such provision is the proposal to amend the zoning in the proposed Skyway Unincorporated Activity Center from residential to neighborhood business, along with a special district overlay to require microenterprise commercial spaces.</p> <p>In large part, market forces will determine uptake of opportunities created in the Subarea Plan and the results may benefit both existing and new residents. As noted above, the provisions in the Subarea Plan area intended to support households earning below the King County median income and other populations of concern in benefiting from new development and redevelopment in Skyway-West Hill, with the objective of reducing potential for displacement.</p>

Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
Neighborhoods	Neighborhoods that support all communities and individuals through strong social networks, trust among neighbors and the ability to work together to achieve common goals that improve the quality of life for everyone in the neighborhood.	<p>Neighborhood identity and character give a community its sense of place. Skyway-West Hill has a strong sense of neighborhood identity and its residents feel strongly about maintaining that character while being actively engaged in potential changes.</p> <p>The ability of a neighborhood to thrive can be based on many factors. Provisions in the Subarea Plan that have the potential to impact access to the other determinants of equity discussed in this table are likely to have the potential to impact whether Skyway-West Hill's neighborhoods thrive. The Subarea Plan includes policies and map amendments intended to promote thriving neighborhoods. Zoning and other regulatory tools can encourage retention of local businesses, maintain open spaces, and encourage improved access to them, allow for more dense development to support opportunities for families to remain in proximity and for aging-in-place.</p>

Housing	Housing for all people that is safe, affordable, high quality and healthy.	<p>Households that rent are more likely to have lower incomes and to experience a housing cost burden. These are both factors that potentially increase susceptibility to economic and physical displacement as a neighborhood changes and develops over time.</p> <p>There are disparities in income between people of different races and ethnicities within Skyway-West Hill, and in income between households in Skyway-West Hill and households across King County. This may be anticipated to affect equity in access to choices in renting or owning homes. The elderly and disabled are populations that can be impacted if housing options that allow aging-in-place and access to services are limited.</p> <p>While it will largely be the market that determines housing development, the Subarea Plan has a high potential to influence equity in access to housing for all people that is safe, affordable, high quality and healthy.</p> <p>The Subarea Plan includes zoning changes to encourage development of more housing, and a range of housing options, including additional residential development opportunities close to transit corridors. The Subarea Plan also includes policy support for creation of a mandatory housing affordability program (inclusionary housing) within the proposed Skyway Unincorporated Activity Center. If developers choose to build housing in the activity center, the requirements will add to the supply of affordable housing options. However, if the rules are not economically viable for developers, even nonprofit developers, the supply of affordable housing will likely decrease because markets rents will likely rise.</p> <p>Provisions in the Subarea Plan that have the intent to support low income households and other populations of concern in benefiting from new development and redevelopment in Skyway-West Hill, with the objective of reducing displacement, include the following: a requirement to provide affordable housing in new developments in the Skyway Unincorporated Activity Center adjacent to transit (adding to existing voluntary incentives for affordable housing); and increasing the ability to</p>
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Determinant of Equity	Brief Description from KC Office of Equity and Social Justice	Potential of the Skyway-West Hill Subarea Plan to influence the Determinants of Equity
		develop “missing middle” homes (cottage housing, duplexes and townhouses) in the activity center and near transit.
Community and Public Safety	Community and public safety that includes services such as fire, police, emergency medical services and code enforcement that are responsive to all residents so that everyone feels safe to live, work and play in any neighborhood of King County.	<p>The Subarea Plan has some potential to indirectly influence equity in access to community and public safety facilities and services. Reimagining public safety in partnership with the community is a top priority for the residents in Skyway-West Hill. While land use and zoning amendments proposed by the Subarea Plan do not alter the ability for public safety facilities to remain in their current locations the potential for rezones and other regulatory provisions may result in increased housing and business opportunities in the area, which could have an indirect impact on the need for additional services to meet “level of service” standards.</p> <p>Additionally, as discussed above, some land use outcomes have the potential to influence perceptions of neighborhood safety such as a revitalized Skyway Business District, increases in sidewalks and streetlights, and expanded opportunities for commercial and mixed-use development could result in more businesses and activity in commercial districts.</p>
Law and Justice	A law and justice system that provides equitable access and fair treatment for all.	The Plan has limited potential to influence this determinant of equity.

This is not a complete analysis of all the potential outcomes associated with each determinant, but rather an illustration of how the Subarea Plan relates with the realization of these determinants in a community. This phase of the Equity Impact Review, “Analysis and Decision,” considers how the intended outcomes of the Subarea Plan, guided by community input, and expressed through policies, regulations and actions in the Subarea Plan may affect the 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

At this stage in the development of the Skyway-West Hill Subarea Plan, the county must continue its community engagement efforts to share information with community members about the Subarea Plan, and in ways that reach those in the community who have historically been left out of the planning process or may not understand how the plan may affect their daily lives. This means continuing to look for opportunities to share information in straightforward language that is easy to understand and in multiple languages whenever possible. This will not guarantee active engagement or participation, but rather foster a sense of inclusion in the process and knowledge among community members that their voice and expertise is valued.

Equity Impact Review Phase 5 – Ongoing Learning

[This section to be developed]

Appendix D: Community Engagement

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

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

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

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

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

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

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

Stakeholder Interviews

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

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

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

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

- Restaurants and Nightlife
- Grocery Store
- Community Center
- Child Care
- Pharmacy
- Retail (Several respondents pointed out that Skyway-West Hill residents' shop in Renton)
- Health Care Facility/Doctors/Dentists

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

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

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

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

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

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

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

Focus Groups/Briefings

Department of Local Services conducted four focus groups with segments of the Skyway-West Hill community. These were informed by many of the comments the team received during the stakeholder interview process. The team tried to gain input from geographic communities in

Skyway-West Hill (e.g., Martin Luther King Jr. Way South Corridor, Business District), specific demographics within the community (e.g., the Creston Point focus group had outreach to the Somali community and translation services were provided at the meeting); and outreach to community groups (West Hill Community Association and Skyway Solutions). Additionally, a group of youth from Creston Point participated in the focus group discussing the Martin Luther King Jr. Way South corridor and all focus group participants were provided dinner. Following is a brief overview of themes that emerged from each focus group.

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

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

Scenic View Focus Group, February 20, 2019.

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

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

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

Commercial District Focus Group, March 12, 2019.

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

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

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

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

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

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

- **Desired Community Features.** Participants identified those physical features that they felt characterized a thriving/healthy community, and there was significant alignment around the need for more parks, sidewalks, lighting, places for youth, transit, and police service.
- **Desired Businesses in the Martin Luther King Jr. Way South Corridor.** While there was a range of opinions about what types of businesses/uses should be fostered in the Martin Luther King Jr. Way South corridor, there was agreements that spaces for youth were important, particularly a community center. Additionally, there was an interest among several participants in seeing more coffee shops, grocery stores, pharmacies, and childcare/daycare.
- **Housing.** While the participants favored housing, many felt that the Martin Luther King Jr. Way South corridor should be developed as mixed-use development, and that the focus should be commercial development over housing. Residents from the mobile home parks expressed an interest in preserving the mobile home parks.

Public Meetings

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

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

Attendees were able to circulate through several stations that highlighted geographic portions of the community that were likely to be addressed as part of the sub area planning effort. Additionally, King County Department of Natural Resources and Parks, Parks Division, staff were present with maps to indicated areas of open space and areas of possible

expansion/enhancement to existing park and open space. Senior Managers from the Department of Local Services, Executive's Office and Permitting Division of the Department of Local Services were also in attendance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Phase 1 Community Surveys

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

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

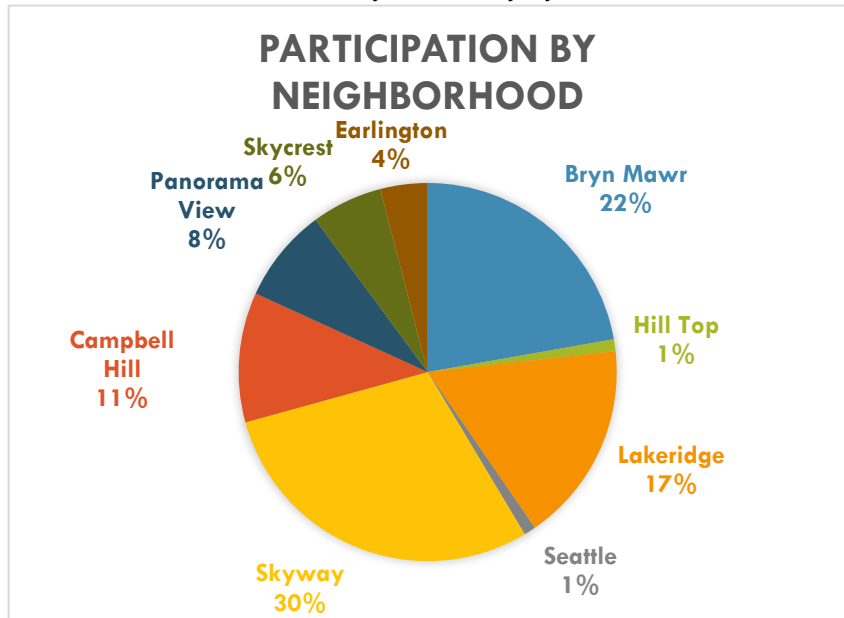
- In the next 10 to 15 years, what pressures to change do you think the residential neighborhoods and commercial districts of Skyway-West Hill will experience? (Examples: lot sizes, types of housing, roads, walkability, lighting, building types)
- What 1 or 2 improvements—or different types of commerce—would help make the Skyway Business District a more attractive “downtown” for this community (both businesses and residents)?
- Do you have an opinion about how much and what type of affordable housing is needed in Skyway-West Hill? What are the pros and cons for you?
- A recent King County survey showed a high level of concern that current residents and businesses might be displaced by future growth and investment in Skyway-West Hill. Do you know of any specific people or businesses that have had to leave due to development? Should King County require developers to help us prevent this?
- Is there anything you’d like to add related to land use and development in Skyway-West Hill?

Phase 2 On-line Survey and Engagement Hub

As a result of the COVID-19 pandemic and restrictions on in-person gatherings, King County developed an online engagement hub with the address: www.publicinput.com/skyway. The engagement hub was initially populated with a multi-page survey that asked community

residents to both learn about the services and programs the county offers, but also to suggest programs, services, and capital improvements that they felt were most needed for the neighborhood. The website was distributed at a series of community resource events, publicized in the Skyway Water and Sewer District Newsletter, through several email communications to area residents, as well as via the Renton School District's e-flyer delivery system. This first round of surveying and information gathering was open from August through mid-October. While open the survey had 102 participants and collected 159 comments. The page was viewed 2,535 times. The main themes that emerged were:

- Community center
- Transportation (sidewalks and transit/bus service)
- Parks, open spaces, and recreation
- Public safety
- Youth programs
- Economic development



A second survey was launched in October and ran through January 2021. This survey asked participants express how much they support the requests that were gathered during the first survey along with additional items from the 2016 SWAP. The number of participants and responses to the following five topic areas are included under the subheadings below. All the following surveys were also translated into Spanish, Vietnamese, and Somali.

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

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

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

- New multifamily developments should be confined to areas currently designated for multifamily
- Mixed-use buildings that include both residential and commercial space should be allowed in the Skyway Business District
- Pursue businesses and uses to locate in the Skyway Business District
- Enhance the appearance of existing commercial buildings and properties
- Develop urban design standards and a community review process for the commercial, non-industrial areas of Skyway-West Hill
- Pursue improvements to transit (bus services/facilities) in the community to access locations more easily in surrounding cities
- Provide pedestrian/bicycle access along streets, parking lots, and between and through residential areas

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

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

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

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

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

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

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

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

Skyway West Hill and North Highline Anti-Displacement Strategy Report

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

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

Translation of written materials and interpretation was offered at the first three workshop sessions in Spanish, Somali, and Vietnamese, which are the most-spoken languages other than English in Skyway-West Hill and North Highline.⁶⁰ Unfortunately, Zoom had limited capability to adequately accommodate and support language access services for all languages in channels. In-language support was utilized by fewer than 10 community members per meeting. The following methods were used to engage with community members. County staff collected community input from October 2020 through April 2021.

Community Facilitators

A community facilitator team consisting of seven community leaders representing six stakeholder organizations in Skyway-West Hill and North Highline that are rooted in communities most impacted by displacement. Community facilitators were paid for their time and played a critical role in the process, contributing approximately 30 to 45 hours of their time over six months to co-designing the curriculum for the Anti-displacement Workshop Series, co-facilitating 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.

⁶⁰ King County. King County Executive. "King County's Top Languages," Written Language Translation Process (King County, WA: King County Executive, 2010) <https://tinyurl.com/ynm3dzvy>

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 youth aged 13 to 24 years old who live in the Skyway area, to collect input on anti-displacement strategies from young people living in Skyway-West Hill and North Highline. After learning about the potential anti-displacement strategies, the SYLC decided to focus on Community Preference, Priority Hire, and Community Land Trusts. The SYLC created and launched a survey to understand how youth are impacted by displacement and gather input on these 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 youth shared concerns that housing is too expensive, and they need financial assistance with rent and bills.

Interviews with Immigrant and Refugee Community Organizations

The interdepartmental workgroup had in-depth dialogues with several organizations serving immigrant and refugee communities in the Skyway-West Hill and North Highline neighborhoods. Staff met with 35 Vietnamese elders who shared their challenges accessing housing, a desire for a community gathering space located near affordable housing and need for accessible transportation options. Staff also met with the Khmer Community of Seattle/King County who shared the Khmer community's need for a community gathering space, culturally appropriate housing, deeply affordable housing, and homeownership options. Finally, staff met with the Duwamish Valley Affordable Housing coalition who shared that Latinx immigrant communities in North Highline need accessible and affordable homeownership options specifically targeted towards immigrants, as well as community-owned projects and zoning changes that meet the needs of community-owned affordable housing projects. While not all the community members participating were Skyway-West Hill residents, some were, and their willingness to share their lived experience was instrumental in informing the priorities contained within the subarea plan.

Online Surveys and Social Media

County staff administered an online public input survey online from late September 2020 through mid-April 2021. Staff also sent surveys out after each workshop to gather more in-depth feedback from community members. Survey outreach was incorporated into the community engagement performed for the subarea planning work. Over 40 community members completed the surveys. The survey respondents reported that anti-displacement needs to be a top priority

for King County, with a strong emphasis on the development of affordable housing, creating homeownership opportunities, and exploring innovative strategies like investing in community land-trusts.

Anti-displacement Strategies Toolkit & Online Resource Hub

In addition to online surveys, the County used the Anti-displacement Public Input webpage as a way to document the community process and create an online resource hub with links to materials including a glossary of terms, important background documents, explanations of each strategy, workshop presentation slides, and workshop video recordings.⁶¹ 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.⁶² The Anti-displacement Strategies Toolkit also included case studies of similar programs and policies in other cities.

Community Priorities from the Anti-Displacement Workshops

The below community priorities emerged from the community engagement process.

1. Increase public investment in affordable housing:
 - fund permanently affordable homeownership units for households at 50 through 80% of AMI;
 - build affordable rental units for households at or below 60% of AMI;
 - finance community-driven development projects;
 - provide funding for strategic land acquisition for community development;
 - create mixed-use developments with affordable housing, commercial and non-profit office space, and community gathering space;
 - preserve manufactured home communities in Skyway-West Hill; and,
 - 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; and
 - 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:

⁶¹ King County. Departments of Local Services and Community & Human Services. "Skyway-West Hill and North Highline Anti-displacement Strategies Report" (King County, WA: Department of Community & Human Services, 2020) <https://tinyurl.com/3783by74>

⁶² King County. King County Department of Community and Human Services. "King County's Skyway-West Hill and North Highline Anti-displacement Strategies Toolkit" (King County Department of Community and Human Services, 2020). <https://tinyurl.com/5aun4d9u>

- build more mixed-income developments;
- Increase density or other incentives in exchange for affordable units, especially in the commercial core; and
- maintain building scale, adequate parking, and access for elders and people with disabilities as density increases.

Skyway Community Voices

In April 2021, King County signed a contract with Urban Family, a locally based community organization to assist with community engagement. The goal of the contract is specifically to find innovative ways to reach historically underserved and underrepresented community members as part of the subarea plan process. Focus is to be made on reaching non-English speakers, renters, and immigrants. When more of the results of their efforts have been gathered, the details will be described here.

The first engagement event under the Skyway Community Voices approach was held virtually on the evening of July 8, 2021. The community conversation was facilitated by Paul Patu, Urban Family's Executive Director. There were approximately 39 community members who participated in the meeting. The focus was the following top ten priorities that have emerged from the ongoing community conversations:

Top ten priorities

1. Establish a Skyway-West Hill Community Center
2. Provide social and health services and job-training programs in the neighborhood
3. Improve transit services
4. Support area youth with recreation, education, and employment programs
5. Re-imagine public safety in partnership with the community
6. Improve safety and control speeds on local streets and Martin Luther King Jr. Way S (SR900)
7. Install sidewalks, crosswalks, and streetlights on neighborhood streets
8. Invest in community-driven affordable housing and mixed-use developments
9. Revitalize the Skyway Business District and other neighborhood business areas for local, BIPOC businesses
10. Complete improvements to Skyway Park and improve access and visibility to the park

Participants were asked to review these top priorities and speak about whether they felt reflect the true needs of the community. The general sentiment was that these were a good list if they had to be boiled down to a top ten.

Following the meeting, participants were asked to tag which of these ten where the most important. The three priorities that receive the most support included:

- Revitalize the Skyway Business District w/ local BIPOC businesses
- Sidewalks, crosswalks, streetlights
- Community Center