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King County

**Skyway-West Hill Land Use Strategy
Phase 1 of the Skyway-West Hill Community Service Area
Subarea Plan**

July 20, 2020

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40 **SKYWAY-WEST HILL LAND USE STRATEGY**
41 **PHASE 1 OF THE SKYWAY-WEST HILL**
42 **SUBAREA PLAN**

43

44 **King County Comprehensive Plan**

45 **Table of Contents**

46 Introduction..... 1

47 Community Outreach..... 6

48 *Community Outreach Process*..... 6

49 *Outreach Methods*..... 6

50 *Messages We Heard*..... 9

51 Community Context..... 11

52 Residential Neighborhoods..... 19

53 *Residential Neighborhoods Policies*..... 23

54 Commercial Areas..... 24

55 *Commercial Policies*..... 26

56 Community Character..... 28

57 *Community Character Policies*..... 30

58 Implementation and Next Steps..... 32

59 *SWH Action 1 – Skyway-West Hill Subarea Plan*..... 32

60 *SWH Action 2 – Performance Monitoring and Evaluation*..... 32

61 *SWH Action 3 – Equitable Housing Development Strategy*..... 33

62 *SWH Action 4 – Public Outreach in the Permit Review Process*..... 34

63 *SWH Action 5 – Community Design Standards*..... 34

64 *SWH Action 6 – Small-Scale Commercial Incentive Program*..... 35

65 *SWH Action 7 – Community Amenity Incentive Program*..... 35

66

67 **Appendices**

- 68 1. Appendices to the Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea
- 69 Plan can be found in Attachment G to PO 2019-0413
- 70
- 71 Appendix A – Community Outreach
- 72 Appendix B – Skyway-West Hill Land Use Subarea Plan Equity Impact Analysis
- 73 Appendix C – Community Center Feasibility Study
- 74 Appendix D – Service Delivery and Facilities Provided by King County in the Five Potential Annexation
- 75 Areas

Caroline Walker
Evans Photography
of Skyway Outdoor
Cinema 2018

CHAPTER 1



83 INTRODUCTION

84

85 Why We Plan

86 A neighborhood's built environment – the location and variety of places to live, work, shop, learn,
87 recreate, and gather as a community – shapes the lives of the people who live there. Our built
88 environment and communities inform a distinctive sense of place and contributes to community identity,
89 and has a significant influence on our physical and mental well-being and future success. Within King
90 County, communities are not all built equally and health outcomes such as life expectancy, smoking rates,
91 mental distress, and more vary disproportionately by community and census tract.¹ Inequitable access to
92 services, safe and affordable housing, transportation options, and jobs unequally affect some communities
93 more than others.

94

95 Land use decisions made today shape a community for generations to come. Skyway-West Hill is an
96 established area with opportunities for redevelopment. Although redevelopment can bring benefits to the
97 community, it is important to recognize that this growth may leave some residents behind and push
98 others out. The land use policies in this Land Use Strategy recognize the need to ensure that Skyway-West
99 Hill's most vulnerable residents are protected from the impacts of change.

100

101 Land use planning is a key factor in equity and social justice, affecting residents' ability to access the
102 resources they need to succeed. Past land use decisions have contributed to economic and social
103 disparities, which have been felt in communities like Skyway-West Hill. King County's *Determinants of*

¹ King County, *Equity and Social Justice Strategic Plan*, page 30, <https://aqua.kingcounty.gov/dnrp/library/dnrp-directors-office/equity-social-justice/201609-ESJ-SP-FULL.pdf>

104 *Equity Report* states that "identifying how the built environment supports residents in improving quality of
105 life, accessing jobs and housing is critical for promoting a healthy environment for all residents."²

106

107 The ultimate goal of the phased Skyway-West Hill Community Service Area Subarea Plan (Skyway-West
108 Hill Subarea Plan) is to make real, equitable improvements to the quality of life of residents of Skyway-
109 West Hill.

110

111 **Subarea Planning**

112 Land use in unincorporated areas of King County, such as Skyway-West Hill, is governed by the King
113 County Comprehensive Plan and adopted subarea plans. The Comprehensive Plan sets broad, countywide
114 policies about unincorporated area land use and designates unincorporated land for particular uses
115 through the adopted Land Use Map. Subarea plans, which are a part of the Comprehensive Plan, address
116 smaller geographies and establish policies specific to the needs of those communities. Policies in the
117 Comprehensive Plan and subarea plans are implemented through the King County Code, which includes
118 development regulations and road standards, and other service-oriented plans and the County budget.

119

120 After a two decade pause, King County decided to reinstate its long-range planning program for its
121 unincorporated communities in 2015 and launched a Community Service Area subarea planning program.
122 The subarea planning process for Skyway-West Hill began in 2018, focused specifically on evaluating
123 current land uses and zoning and building on the community's priorities to establish a community vision
124 and supporting policies for the following 20 years. This document is the product of this effort and
125 addresses specific land use and zoning needs for the Skyway-West Hill subarea.

126

127 As part of the County's 2020 midpoint update to the King County Comprehensive Plan, the County
128 reconsidered the scope of the subarea planning process in light of a land use only focus that did not fully
129 capture the community's priorities. This revision recognized an unmet need for community-focused plans
130 and policies for a number of services and topics where King County serves as the community's local
131 government. The County envisions that the subarea plans will provide a vehicle for residents to
132 collaborate with King County on the future of their communities, including Skyway-West Hill.

133

134 This document is a Land Use Strategy and serves as the first part of the Skyway-West Hill Subarea Plan,
135 focusing on policies surrounding land use, planning, and the built environment for the community. to the
136 County intends to complete the second phase that captures the community's priorities and needs. As
137 proposed, the second phase of this subarea plan will be adopted in 2022.

138

² King County, *Determinants of Equity Report*, <https://kingcounty.gov/elected/executive/equity-social-justice.aspx>

139 **Planning History**

140 **1994 West Hill Community Plan**

141 Skyway-West Hill's local community plan is the 1994 West Hill Community Plan.³ The West Hill
 142 Community Plan established a vision for Skyway-West Hill's residential neighborhoods and the Skyway
 143 Business District. The plan envisioned building a strong community identity through aesthetics and
 144 character of the built environment, support for senior residents, revitalized commercial businesses, and
 145 improved pedestrian facilities. The plan addressed a broad range of issues such as community services,
 146 infill development, affordable housing, and beautification of the business district. Except for zoning
 147 updates to implement the Growth Management Act in the 1990s, this plan has not been updated or
 148 amended since the plan's adoption.

149

150 **2008-2009 Planning Efforts**

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

156

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

164

165 *Community Agenda for Revitalization (2009)*. This document created a vision for a positive and
 166 equitable Skyway with 6 key goals and a menu of actions to support each goal. The community
 167 agenda was a result of the efforts of over 100 Skyway residents. The document was envisioned as a
 168 future for Skyway, where the community is rich in pride with strong ethics and participation, where all
 169 people feel safe, with a positive identity with distinction and local character, with a vibrant business
 170 district with strong local representation, known for its commitment to young people and creativity,
 171 and where people have access to safe parks, walking trails, and connections to healthy food. This plan
 172 identified 33 associated actions, each with individual work plans, to implement this vision.

173

³ Adopted by Ordinance 11166, <https://aqua.kingcounty.gov/Council/Clerk/OldOrdsMotions/Ordinance%2011166.pdf>

174 **Community Center Visioning Process and Report (2014)**

175 A community center has been long desired in Skyway-West Hill as a place for residents and nearby youth
 176 to recreate and connect. The Community Center Visioning Report, built from resident input during three
 177 community workshops, created a building program that included spaces such as play areas, learning
 178 spaces, gathering spaces, basketball court, swimming pool and more. The report estimated a cost of \$10
 179 million for site work and construction of such a community center.

180

181 **2016 Skyway-West Hill Action Plan**

182 In 2014 and 2015, King County Motions 14221 and 14351 called for a comprehensive update of the 1994
 183 West Hill Community Plan. Around this time, the County was providing technical assistance to a
 184 community planning effort led by Skyway Solutions to update elements of the West Hill Community Plan.
 185 This planning effort resulted in the development of a local action plan called the Skyway-West Hill Action
 186 Plan (SWAP). The SWAP was initially proposed to be included as an addendum to the West Hill
 187 Community Plan as part of the 2016 King County Comprehensive Plan. With the creation of the County's
 188 subarea planning program in 2015 and an identified need to comprehensively update the 1994 West Hill
 189 Community Plan, the County ultimately did not adopt the Skyway-West Hill Action Plan. Instead, the 2016
 190 King County Comprehensive Plan directed the County to work with the community to review the Skyway-
 191 West Hill Action Plan and to update the West Hill Community Plan within the context of the new subarea
 192 planning program. The result of which is this Land Use Strategy, which constitutes Phase 1 of the Skyway-
 193 West Hill Subarea Plan.

194

195 **Community Vision Statement and Guiding Principles**

196 The Community Vision and Guiding Principles were developed based on the collective input from the
 197 community, which was gathered during multiple focus groups, one-on-one interviews, forums, and other
 198 public outreach events.

199

200 **Community Vision Statement**

201 Skyway-West Hill's residential neighborhoods and commercial centers are vibrant and walkable places
 202 where people from diverse backgrounds can live, work, play, and thrive.

203

204 **Guiding Principles**

- 205
- Encourage equitable development by promoting access to a variety
 206 of housing choices, incentivizing the creation of public amenities, addressing displacement,
 207 encouraging economic opportunity, and cultivating neighborhood character.

- 208 • Protect existing affordable housing and create new affordable or workforce housing that
209 focuses on preventing displacement and providing options and opportunities for Skyway-West
210 Hill residents to remain in their community.
- 211 • Equity and social justice inform policymaking, regulations, and actions that affect Skyway-West Hill.
- 212 • Protect and enhance the existing character of the community's residential neighborhoods and
213 enhance connections between these areas and business districts.
- 214 • Support community health by providing opportunities to access fresh foods as well as routes
215 and trails for walking and bicycling.
- 216 • Encourage new residential development along major corridors, on transit routes, and near
217 commercial centers.
- 218 • Promote the development of community-desired amenities and enrich the community's diverse
219 physical and cultural assets.
- 220 • Create sustainable, vibrant, and walkable business districts that provide opportunities for local
221 businesses to succeed.
- 222

223 **CHAPTER 2**224 **COMMUNITY OUTREACH**

225

226 **Community Outreach Process**

227 This Phase 1 Subarea Plan is the outcome of 18 months of community engagement that was intended to
 228 gather input on community values, aspirations, and vision. The County engaged in interviews with
 229 stakeholders to gain a shared understanding of the opportunities, challenges, and existing conditions in
 230 Skyway-West Hill. Outreach from this effort built the vision for the community, resulting in policies, and a
 231 framework for future planning efforts including establishing a community needs list. A complete write-up
 232 of the outreach process can be found in Appendix A.

233

234 In October 2018, the County held a community open house to begin to gather input from the community.
 235 Based on feedback at that meeting, the public engagement process was restructured and extended to
 236 ensure the participation of the most diverse cross-section of the community possible. The public outreach
 237 process included 22 stakeholder interviews, 4 focus groups, an online survey, 2 additional community
 238 forums, and attendance at multiple community group meetings.

239

240 **Outreach Methods**

241 King County provided opportunities throughout the planning process to garner public and stakeholder
 242 feedback. Public comment and input shaped the direction of the plan.

243

244 **Focus Groups/Briefings.** King County conducted four focus groups with segments of the Skyway-West
 245 Hill community.

- 246 • **West Hill Community Association Board Meeting, February 13, 2019.** Department of
 247 Local Services staff met with the West Hill Community Association Board and provided them
 248 with an overview of the overall approach for the focus groups and solicited input from the
 249 Board.
- 250 • **Scenic View Focus Group, February 20, 2019.** This meeting was held at Bryn Mawr United
 251 Methodist Church, and was attended by 12 residents concerned about the preservation of
 252 private views, with members of both the Skyway Solutions and West Hill Community
 253 Association boards represented.
- 254 • **Commercial District Focus Group, March 12, 2019.** This meeting was held at the Fire
 255 District 20 Administration Building and was attended by 13 local business owners and

256 members of the community interested in revitalizing the commercial districts within Skyway-
257 West Hill.

- 258 • **Martin Luther King Jr. Way South Corridor Focus Group, March 28, 2019.** This meeting
259 was held at the Creston Point Apartments Community Room and attended by 16 residents of
260 Creston Point and surrounding mobile home parks. This group had significant participation
261 from youth at Creston Point, and from members of the Somali community. Translation
262 services were provided, and one member of the group relied on the translator to participate.

263

264 **Public Meetings**

- 265 • **First Community Open House – October 30, 2018.** The first open house was held at the Albert
266 Talley High School in Skyway and attended by 53 residents. In order to ensure that attendees who
267 spoke English as a second language could participate in the forum, Department of Local Services
268 advertised the event in Vietnamese, Somali and Spanish and had interpreters for those languages
269 on site.

270

271 Attendees were able to circulate through several stations that highlighted geographic portions of
272 the community that were likely to be addressed as part of the Phase 1 subarea planning effort.

273 The format of the meeting allowed for an overview of the planning process, followed by a
274 question and answer section with County staff.

275

- 276 • **Second Community Forum – June 1, 2019.** A second community forum was held at Dimmitt
277 Middle School. The timing of the meeting was set to receive feedback in the development of the
278 public review draft that was released on July 1, as part of the 2020 Comprehensive Plan Update.
279 The goal of the meeting was to share and receive feedback on: proposed land use and zoning
280 map changes, the proposed community vision and guiding principles, public comments received
281 up to this point, and potential strategies to address the risk of displacement.

282

283 The format of the forum allowed participants to visit stations where the proposed land use and
284 zoning amendments were grouped by geographic area and materials were shared about the
285 changes. Participants were encouraged to share their thoughts on the proposed changes. Another
286 station was also available that presented the draft vision and guiding principles, along with a list
287 of potential anti-displacement measures. Participants reflected on the vision and guiding
288 principles and added dots to the anti-displacement measures as a means of expressing their
289 support or opposition.

290

- 291 • **Third Community Forum – August 8, 2019.** A third community forum was held at the Skyway
 292 Library to present the changes that were made to the draft of the Skyway-West Hill Land Use
 293 Strategy, following the Public Review Draft comment period in July 2019. Approximately 35
 294 members of the community attended the forum. The community members in attendance
 295 expressed general support for the changes made in the plan, such as: removing a proposal to
 296 amend the land use and zoning in the residential area in the northeast corner of the subarea;
 297 increasing the inclusionary zoning and affordable housing requirements for two proposed
 298 residential density upzones; and increasing the allowable residential density of the properties
 299 along Renton Ave S, between the nodes of the Skyway Business District.

300
 301 The community asked questions about action items and how community members might be able
 302 to be involved. Additionally, there was discussion about the proposed limitations on marijuana
 303 retail uses and what that may mean for the existing businesses operating on Rainier Ave S and
 304 Martin Luther King Jr. Way S. There was also discussion about how land use and zoning
 305 interconnects with other services, such as King County Roads and Metro Transit.

306
 307 **Surveys.** Two surveys were conducted from September 18 through November 30, 2018 and January 15 to
 308 February 5, 2019. The surveys garnered 97 individual respondents. The questions posed in the surveys are
 309 as follows:

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

322
 323 The answers to these questions are included in the section below on "Messages We Heard."

324
 325 **Website/Project Page.** The Department of Local Services established a project page with frequent
 326 updates during the planning process. Posted information included background history, adoption

327 timelines, draft plan documents, meeting information, contact information for key planning staff, and an
328 opportunity to submit comments directly through the webpage.

329

330 **Messages We Heard**

331 Several common themes emerged through these conversations with the community. These themes were
332 incorporated into the Community Vision Statement and the Guiding Principles, which, in turn, informed
333 policies, community needs list items and a framework for future planning work. Participants shared their
334 concerns and ideas for Skyway-West Hill related to land use as well as county services, quality of life,
335 infrastructure, and more.

336

337 **Community Concerns.** Numerous comments made by the community during the public outreach process
338 included topics and issues outside of the intended land use scope of this planning effort. The community
339 noted issues and concerns specific to transit stops and connectivity, sidewalk and crosswalk facilities,
340 infrastructure improvements, economic development, public safety, and more. These issues and concerns
341 were cataloged as part of the public outreach effort for consideration in the second phase of the subarea
342 plan.

343

344 **Gentrification and Displacement.** As pressure for real estate and redevelopment rise, established
345 communities can experience displacement. This has been an issue in many communities of King County,
346 where historically minority or low-income communities have been pushed out. Skyway-West Hill residents
347 identified displacement risk as a primary concern in their community and considered implementation of
348 anti-displacement measures, such as no net loss of housing, inclusionary zoning, right-to-return policies,
349 preservation of the existing mobile home parks, and more.

350

351 **Affordable Housing.** Multiple concerns were raised during the public outreach process on the provision
352 of affordable housing in Skyway-West Hill. Some residents identified the provision of affordable housing
353 as a tool to combat displacement. Others expressed concerns about the effect of new large-scale
354 affordable housing developments that may displace less costly market-rate housing and loss of tax
355 revenues resulting from affordable units. Generally speaking, strategies that supported no net loss of
356 affordable units, inclusionary zoning, right-to-return policies, and community benefit agreements were
357 received positively.

358

359 **Access to Services.** Access to services is challenging for individuals without personal vehicles in this
360 community. Many residents rely on commercial areas in Renton and Seattle to access retail and services.
361 Residents identified additional services that would benefit the community, including public health facilities
362 or clinics, gathering spaces for youth, childcare and daycare facilities, pharmacies, grocery stores, and

363 coffee shops. Residents also voiced concerns over the number of marijuana businesses in Skyway's
364 commercial areas.

365

366 ***Economic Development.*** The community supported efforts to revitalize and reinvest in Skyway's
367 commercial areas, particularly the Skyway Business District. The presence of the Skyway Library and the
368 Sheriff storefront have been improvements to the area. The community identified a number of existing
369 barriers, including a perception of crime, absentee property owners, and a lack of County investment. The
370 community identified flexibility in zoning, mixed-use development with ground floor retail, and better
371 infrastructure, such as lighting and sidewalks, as potentially beneficial to the commercial areas.

372

373 ***Limited Transportation Choices.*** Past infrastructure improvements along major streets within Skyway-
374 West Hill have focused mainly on automobile movement. In addition, the relatively low-density land use
375 pattern does not lend itself well to high transit ridership. The lack of transportation options is apparent by
376 the travel characteristics of Skyway-West Hill commuters, where 82.3% of residents commute by
377 automobile, compared to 71.7% countywide. Residents also identified a need for sidewalks, crosswalks,
378 lighting, and other pedestrian facilities in residential neighborhoods and business districts.

379

380



384 COMMUNITY CONTEXT

385
 386 Skyway-West Hill is an unincorporated area located within the urban growth area of King County. Skyway-
 387 West Hill is situated at the south end of Lake Washington and is bordered by the City of Seattle to the
 388 north, the City of Renton to the south and east, and the City of Tukwila to the west. The area is
 389 approximately 3.2 square miles in size with a population of 18,365 people, making it the County's fourth
 390 most populous urban unincorporated area, after Fairwood, East Federal Way, and North Highline. Skyway-
 391 West Hill is comprised of the neighborhoods of Bryn Mawr, Campbell Hill, Earlington, Hill Top, Lakeridge,
 392 Panorama View, Skycrest, and Skyway.

393

394 **Community History**

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

402

403 However, the area did not begin to develop into a full-fledged residential community until the 1940s,
 404 when local land developers began platting and building modest single-family homes attractive to

405 employees of Boeing’s aircraft plant in Renton. Development increased at a rapid pace after World War II
 406 when an influx of soldiers and their families returned to the area. According to U.S. Census estimates,
 407 approximately 3,500 housing units were constructed between 1940 and 1970. The available supply of
 408 modest, affordable homes and land, as well as its convenient location to Seattle and Lake Washington,
 409 made it a desirable place for soldiers and others to settle.

410

411 **Population**

412 Between 2000 and 2018, Skyway-West Hill experienced
 413 significant growth. In that time, the total population of the
 414 subarea increased by 31 percent to 18,347 residents. Skyway-
 415 West Hill is one of three communities in King County in which
 416 people of color constitute a majority of the population, along
 417 with the cities of SeaTac and Tukwila. Skyway-West Hill has the
 418 fourth-highest proportion of Asian residents (32%, the majority of
 419 whom are Vietnamese) of any community in Washington. White
 420 residents represent 28% of the community (the lowest
 421 percentage of any community in King County), Black and African-
 422 Americans represent 26% (the highest percentage of any
 423 community in Washington), and Hispanic/Latino residents
 424 represent 9%.

425

426 Skyway-West Hill has the highest percentage of people who
 427 speak an Asian language at home (28%) and among the lowest
 428 rates of only English spoken at home (54%) of any community in
 429 the state. In 2018, approximately 46% of the community spoke a
 430 language other than English at home. The predominant
 431 languages spoken in Skyway-West Hill today are Vietnamese,
 432 Tagalog, Spanish, Chinese, and Russian, in addition to English.

433

434 The median household income in Skyway-West Hill is \$68,782,
 435 which is 23% lower than the countywide median of \$89,418. An
 436 estimated 2,840 individuals (11.7%) in Skyway-West Hill lived
 437 below the poverty line in 2018. With children and youth under 18
 438 living below the poverty level, this statistic nearly doubles to 21.7% compared to 11.3% countywide.

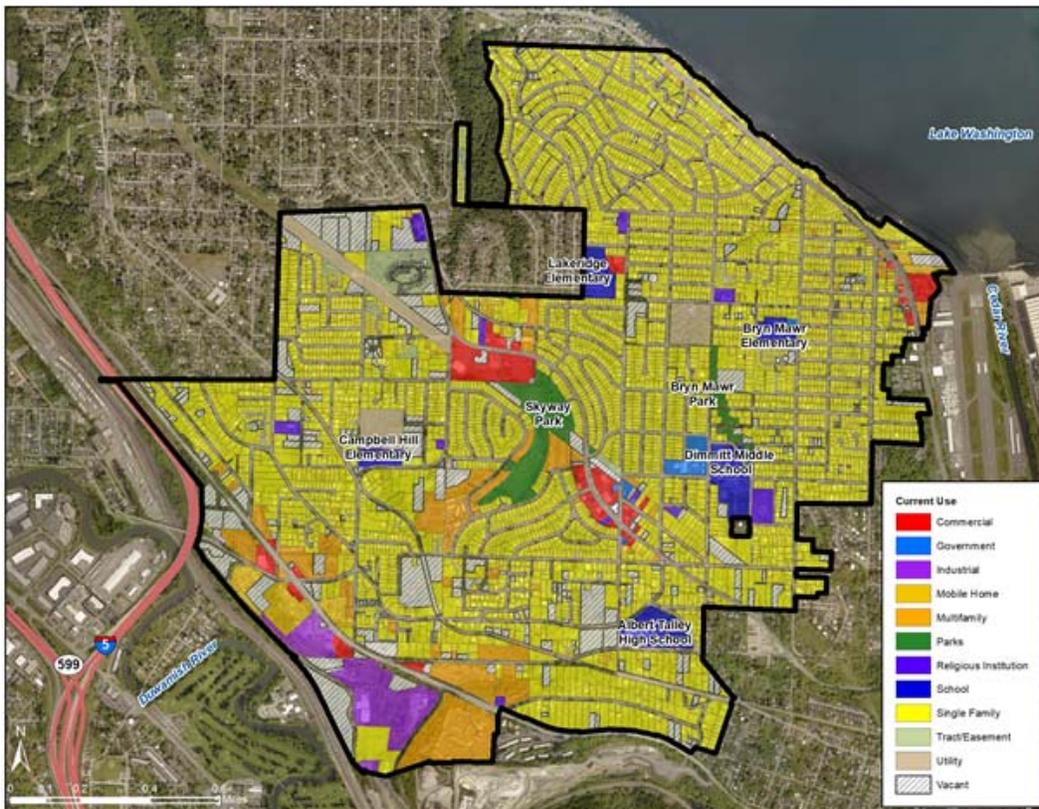
439

Demographics at a Glance		
	2000	2014-18
Total Population	13,977	18,347
Change from 2000-2018		31%
Age Characteristics		
Under 18 years	22.8%	22.8%
65 years and over	13.9%	13.5%
Median Age	38.0	38.4
Race and Ethnicity		
Black or African American	25.3%	26.3%
American Indian/ Alaska Native	0.8%	0.4%
Asian	21.8%	32.3%
Native Hawaiian / Pacific Islander	0.5%	0.5%
White	44.2%	27.7%
Other race	2.2%	6.4%
Two or more races	5.1%	6.2%
Hispanic or Latino (of any race)	4.5%	8.6%
Language Spoke at Home		
English Only	77.5%	54.2%
Other than English	22.5%	45.8%
Median Monthly Housing Costs		
Gross Rent	\$742	\$1,369
Owner with Mortgage	\$1,254	\$2,147
Household Income		
Median Household	\$47,385	\$68,782
<i>Source: 2014-2018 ACS survey 5-year estimate and 2000 Census for the Bryn Mawr-Skyway CDP</i>		

440 Existing Land Uses

441 Skyway-West Hill is predominately zoned and developed as single-family residential. Single-family
 442 residential lots comprise 64% of the total land area of Skyway-West Hill and multifamily development
 443 comprises 7% of the total land area. There are three primary commercial areas, including the Skyway
 444 Business District on Renton Ave S, and business districts on Rainier Ave S and Martin Luther King Jr. Way
 445 S. Approximately 11% of Skyway-West Hill's total land area is vacant or undeveloped, dispersed
 446 throughout the subarea with a concentration south of Martin Luther King Jr. Way S.
 447

Figure 1. Current Uses in Skyway-West Hill



449 Government Services

450 King County serves as the local government for Skyway-West Hill and administers a range of services and
 451 programs for residents. These include direct service programs such as road services, surface water
 452 management, animal control, code enforcement, building permits; and regional services such as public
 453 transit and parks. King County also develops functional plans, capital improvement plans, and the County
 454 budget that are countywide in scope, but affect the Skyway-West Hill subarea.
 455

456 **Roads**

457 Skyway-West Hill has nearly 57 miles of road, 53.5 of which are owned and maintained by the King
458 County Department of Local Services, Road Services Division, 1.8 miles by WSDOT, and 1.6 miles owned
459 and maintained by private property owners. King County's Arterial Functional Classification Map identifies
460 two principal arterials, Martin Luther King Jr. Way S and Rainier Ave S; a minor arterial, Renton Ave S; and
461 multiple collector arterials in Skyway-West Hill.

462
463 Martin Luther King Jr. Way S, also State Route 900, borders the west boundary of Skyway-West Hill
464 connecting Interstate 5 to the City of Renton. Martin Luther King Jr. Way S is a four-lane road with
465 shoulders and no sidewalks. The speed limit on this road ranges between 35 and 50 miles per hour in
466 Skyway-West Hill.

467
468 Rainier Ave S is a three-lane arterial bordering Lake Washington on the east side of Skyway-West Hill
469 connecting Rainier Beach to downtown Renton. Rainier Ave S has designated bike lanes, parking, and
470 sidewalks.

471
472 Renton Ave S is a minor three-lane arterial serving both through and local traffic. It functions as a main
473 street for the Skyway Business District. Sidewalks are constructed along most of the road's length in
474 Skyway-West Hill and bicycle lanes are present on portions of Renton Ave S within the Skyway Business
475 District.

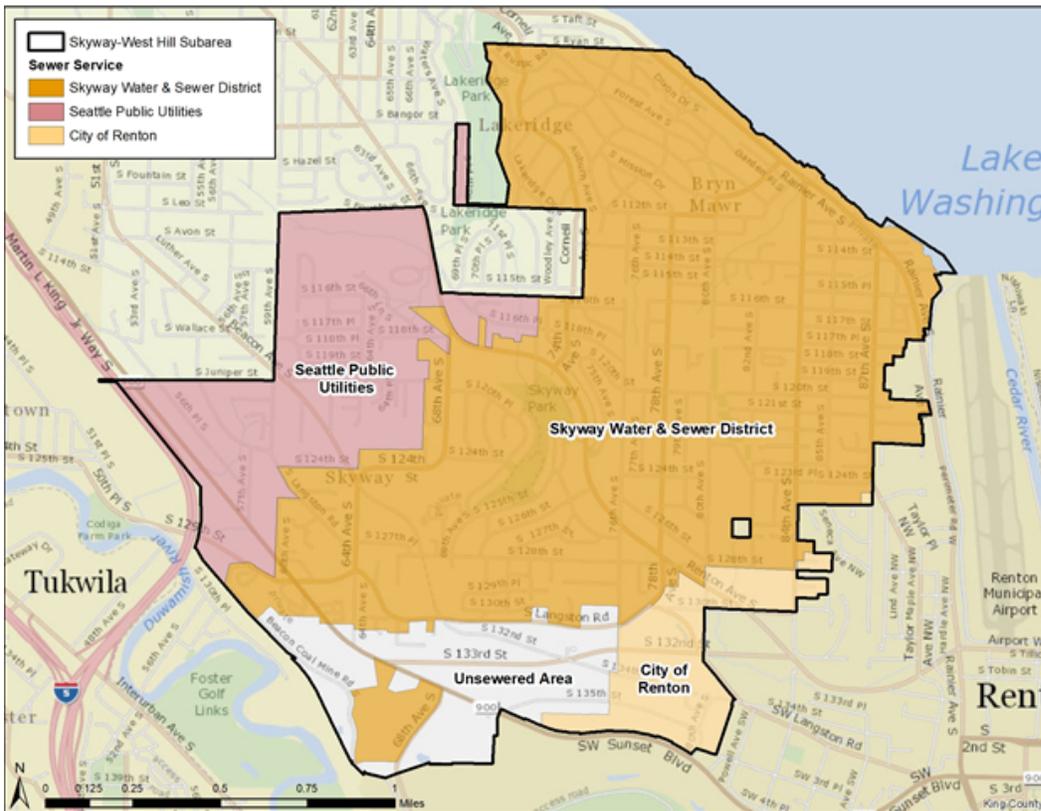
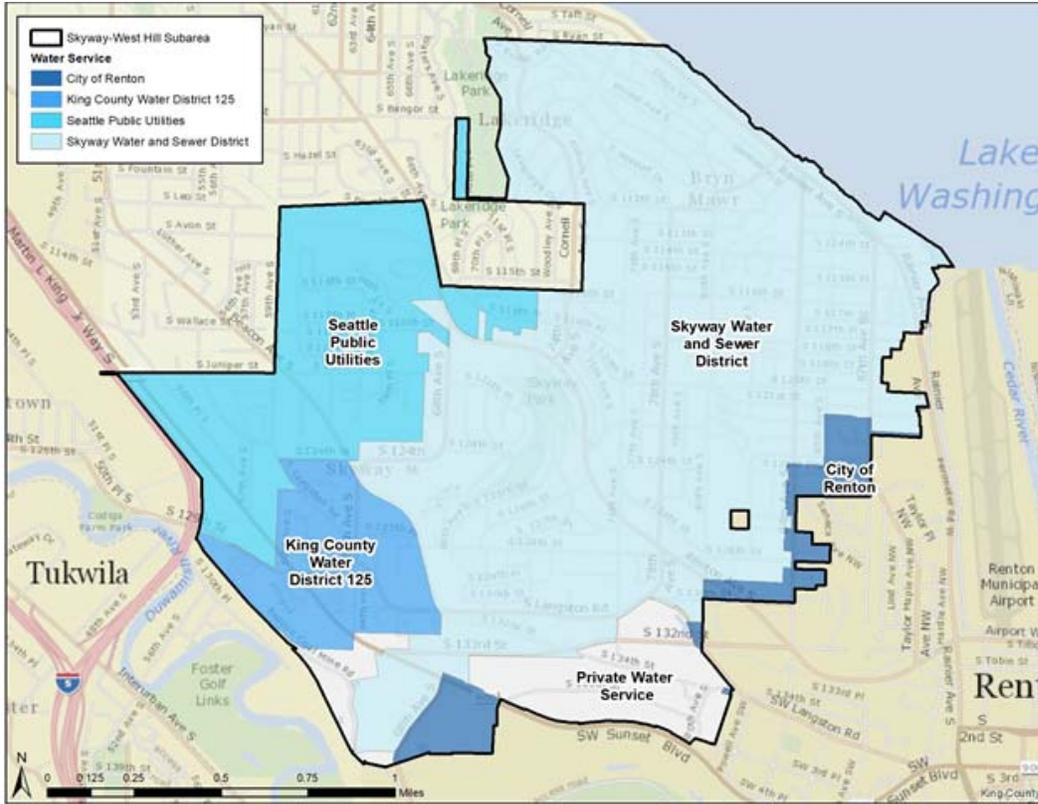
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477 **Water and Sewer**

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

486

Figures 2 and 3. Water and Sewer Service in Skyway-West Hill



489 **Transit**

490 Skyway-West Hill is currently served by four transit routes: King County Metro Routes 101, 102, 106, and
 491 107. These routes generally provide 15-30 minute service during peak daytime hours connecting Skyway-
 492 West Hill to downtown Seattle, Beacon Hill, and Renton (Table 1). These transit destinations provide
 493 connections to other major transit centers, Link light rail, and RapidRide lines.

494

495

Table 1 Transit Service in Skyway-West Hill

Route #	Route	Weekday Average Headways	Weekend Average Headways
101	Renton Transit Center to Downtown Seattle via Martin Luther King Jr. Way S	AM Peak: 15 minutes Midday: 15 minutes PM Peak: 10-15 minutes Evening: 30 minutes	Daytime: 30 minutes Evening: 60 minutes
102	Fairwood to Downtown Seattle – peak only via Martin Luther King Jr. Way S	AM Peak: 10-20 minutes PM Peak: 10-20 minutes	No Weekend Service
106	Renton Transit Center to Downtown Seattle via Renton Avenue	AM Peak: 15 minutes Midday: 15 minutes PM Peak: 15 minutes Evening: 30 minutes	Daytime: 15 minutes Evening: 30 minutes Night: 60 minutes
107	Renton Transit Center to Beacon Hill via 87 th Ave S, S 114 th St, Renton Ave S, and Beacon Ave S	AM Peak: 15 minutes Midday: 30 minutes PM Peak: 15 minutes Evening: 30 minutes	Daytime: 30 minutes Evening: 30-60 minutes

496 *King County Metro transit service in February 2020. AM Peak is typically 5am to 9am and PM Peak is typically 3pm to 7pm and can*
 497 *vary by route.*

498

499 Within Skyway-West Hill, Routes 101 and 102 makes stops along Martin Luther King Jr. Way S at 68th Ave
 500 S and S 129th St, within the Martin Luther King Jr. Way S Business District. The routes then run limited-
 501 stop express to downtown Seattle going northbound terminating at the Washington State Convention
 502 Center, or running local southbound terminating at the Renton transit Center (Route 101) or Fairwood
 503 Center (Route 102).

504

505 Running northbound from its terminus at Renton Transit Center, Route 106 makes numerous stops along
 506 Renton Ave S, serving the southern portion of the Skyway Business District, including the Skyway Library,
 507 and connecting riders to the Rainier Beach, Othello, Columbia City, and Mount Baker Link Light Rail
 508 stations before terminating at the International District/Chinatown station.

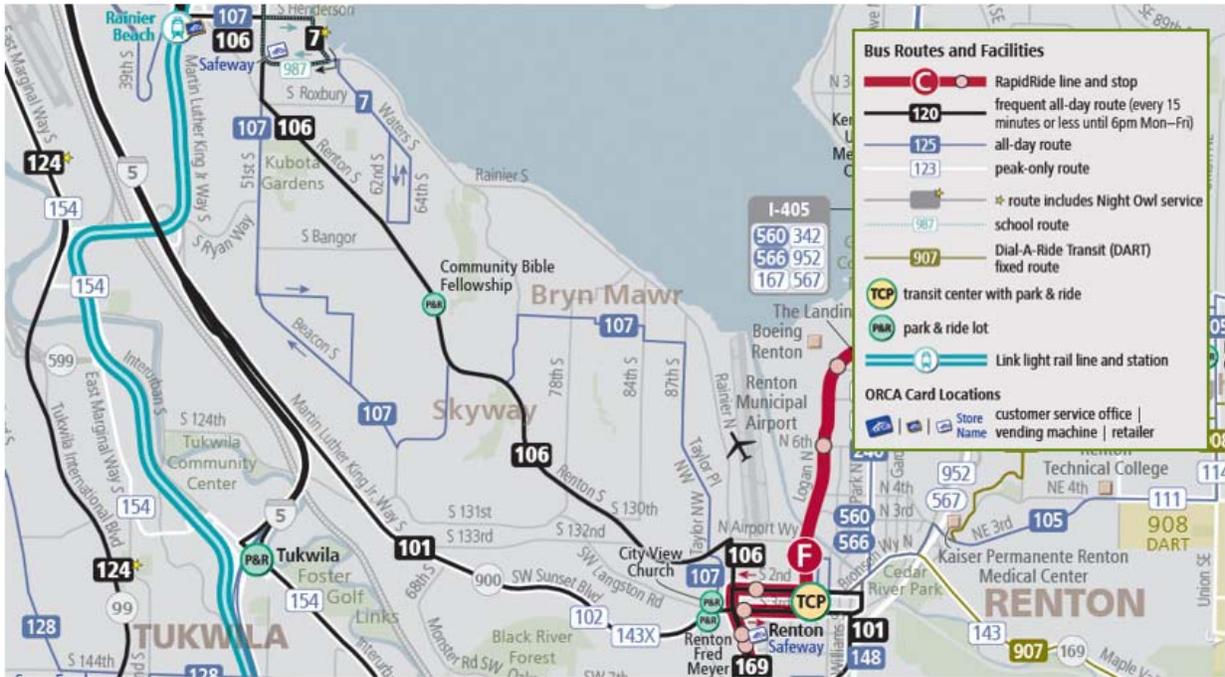
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512

Figure 4. Transit Service in Skyway-West Hill



513
 514 From Renton Transit Center, Route 107 runs north along 87th Ave S, two blocks to the west of the Rainier
 515 Ave S Business District. From there, the route runs west and south to Renton Ave S, serving the northern
 516 portion of the Renton Ave S Business District, south on 68th Ave S, and north again on Beacon Ave S
 517 before leaving Skyway-West Hill and connecting riders with the Rainier Beach and Beacon Hill Link Light
 518 Rail stations.

519
 520 METRO CONNECTS, King County Metro’s long-range plan, envisions increased transit service along the
 521 major corridors currently used for transit service in Skyway-West Hill.⁴ The plan includes consideration for
 522 frequent service along existing Route 107, express service along Martin Luther King Jr. Way S (existing
 523 Route 101 and Route 102), a RapidRide line traveling along Renton Ave S through the middle of the
 524 Skyway-West Hill, and new local service along Rainier Ave S.

525
 526 **Schools**

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

530

⁴ King County Metro, METRO CONNECTS Long Range Plan, 2017, <http://www.kcmetrovision.org/>

531 **Annexation**

532 Washington's Growth Management Act identifies cities as the most appropriate local government to
533 provide urban services. Additionally, King County's Countywide Planning Policies encourage the
534 annexation of unincorporated lands that are already urbanized. Skyway-West Hill is one of the largest of
535 the more than 60 unincorporated urban areas, called Potential Annexation Areas, which are affiliated with
536 19 different cities in King County. These are areas inside the Urban Growth Area, where most of
537 unincorporated King County's population and employment growth is expected to locate. King County
538 serves as the regional government working with cities to facilitate the eventual annexation of Potential
539 Annexation Areas, as well as the local government providing essential programs and services to residents
540 in unincorporated areas.

541
542 The Skyway-West Hill area has been a part of the City of Renton's Potential Annexation Area since 2005.
543 The 2031 growth targets for Renton's Potential Annexation Areas, which include Skyway-West Hill and
544 other unincorporated areas, anticipate 3,895 new housing units and 470 new jobs. King County's and the
545 City of Renton's comprehensive plans each contain maps that designate the Potential Annexation Area
546 boundary and outline various policies related to growth, annexations, and intergovernmental cooperation.

547
548 The most recent question of annexation came up for a public vote in November 2012, when 56% of the
549 Skyway-West Hill community voted not to annex to the City of Renton, leaving the area in unincorporated
550 King County for the foreseeable future. As of 2019, the City of Renton has not adopted a timeline for
551 annexation of the Skyway-West Hill Potential Annexation Area and has no immediate plans to move
552 forward with annexation. The area will remain in unincorporated King County until future annexation, and
553 King County will continue to serve as Skyway-West Hill's local government. As part of land use planning
554 within Skyway-West Hill, compatibility with adjacent neighborhoods in Renton should be taken into
555 consideration. Zoning in the City of Renton bordering Skyway-West Hill is predominately R-8 (8 dwelling
556 units per acre), with R-10 and R-14 along Renton Ave S and CA (Commercial Arterial) along Rainier Ave S
557 across from the Renton Municipal Airport.

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CHAPTER 4

RESIDENTIAL NEIGHBORHOODS

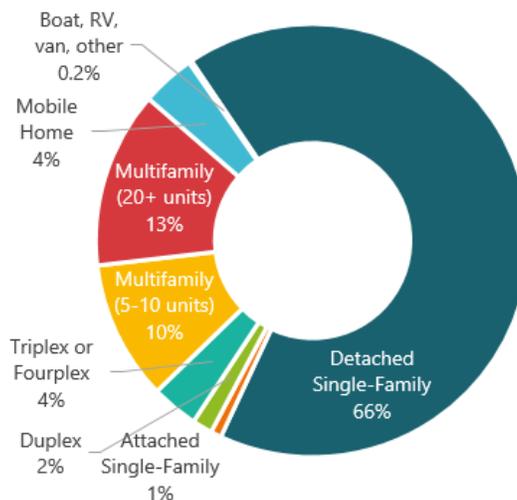
Existing Residential Uses in Skyway-West Hill

Thoughtful land use decisions have the power to create strong residential neighborhoods that support connected multigenerational and diverse communities. The Comprehensive Plan predominantly designates Skyway-West Hill for medium-density (4 to 12 dwelling units per acre) to high-density (12 or more dwelling units per acre) residential development, which covers over 91% of the total area of the subarea. 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.

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585

There are approximately 7,000 housing units in Skyway-West Hill. Over two-thirds 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 Skyway Park. The blending of commercial residential uses, when done strategically,

Figure 6. Housing Types in Skyway-West Hill

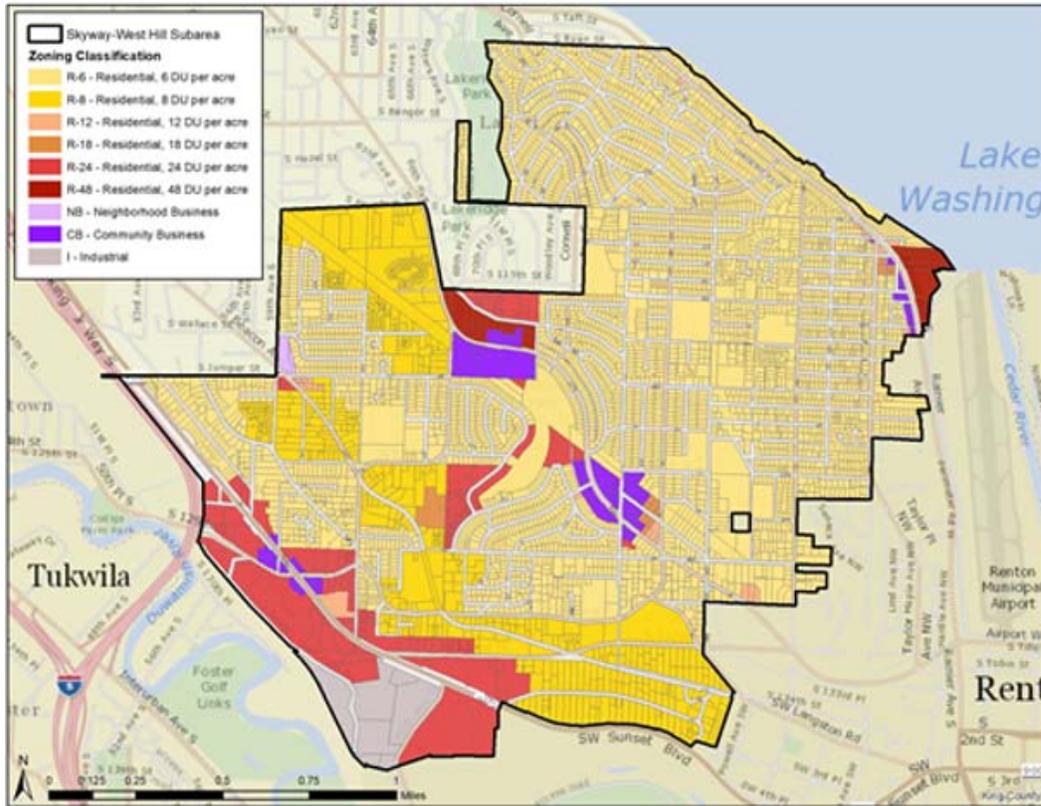


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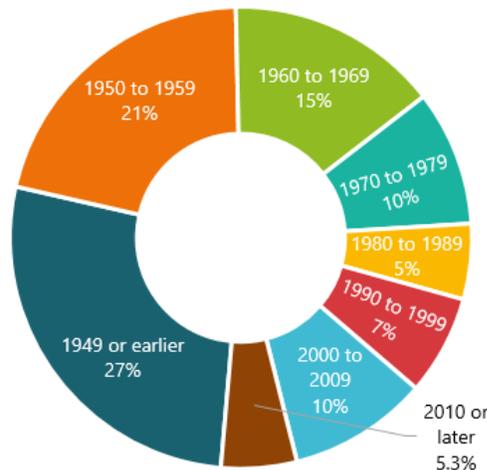
586 give residents better and more convenient access to shops and services. These areas have capacity for
 587 additional growth under existing zoning, and they provide a variety of housing choices.

Figure 7. Existing Zoning in Skyway-West Hill



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

Figure 8. Housing Age in Skyway-West Hill



area

605 make up a higher percentage of housing in this
 606 than countywide, and traditionally provide a
 607 more affordable source of housing.

608 The median sale price for homes in Skyway-
 610 West Hill are below countywide levels, with
 611 average home sale prices in 2019 at \$485,100,
 612 more than \$137,000 lower than the countywide
 613 average.⁵ However, the housing costs are not
 614 spread across Skyway-West Hill equally. In the
 615 Mawr and Lakeridge neighborhoods, sales for
 616 single-family homes averaged \$567,000,

Bryn

⁵ Zillow, Median sale price for January 31, 2019 through January 31, 2020, <https://www.zillow.com/bryn-mawr-skyway-wa/home-values/>; and <https://www.zillow.com/king-county-wa/home-values/>

617 compared to \$414,000 in the remainder of Skyway in 2019, illustrating significant differences within the
 618 same subarea.⁶

619

620 Housing Affordability

621 Access to safe and affordable housing improves residents' ability to achieve economic well-being, a high
 622 quality of life, good health, and future success. Skyway-West Hill and King County as a whole has
 623 experienced pressure for more housing as the population of the Puget Sound region has continued to
 624 grow. The County faces an unprecedented demand for affordable housing, with an identified need of
 625 nearly 244,000 more housing units countywide between 2019 and 2040 for residents at or below 80%
 626 AMI.⁷

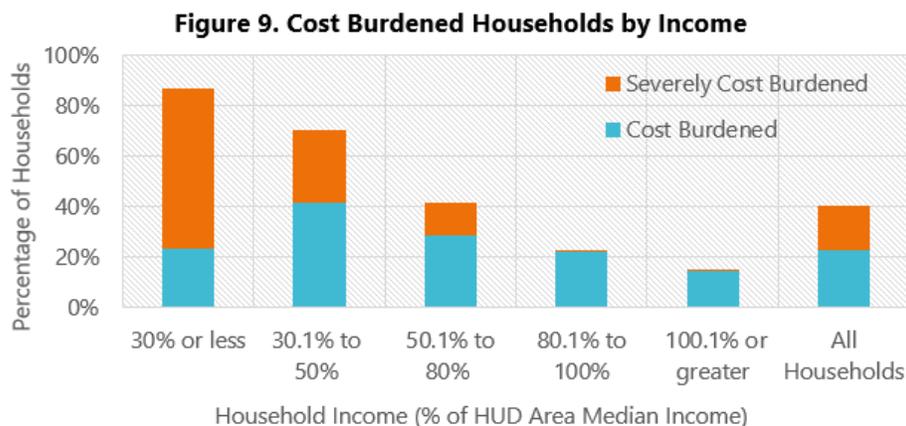
627

628 Between 2000 and 2018, Skyway-West Hill residents saw an increase in housing costs for both renters and
 629 owners. In 2010, gross rents averaged \$963 per month. In 2018, gross rents averaged \$1,369, a 42%
 630 increase in an 8 year period. In this same period, average housing costs to owners with mortgages grew
 631 9% from \$1,970 to \$2,147.⁸

632

633 Currently, nearly 40% of all households in Skyway-West Hill are cost burdened, meaning they pay more
 634 than 30% of their income for housing. For low-income renter households at or below 80% AMI, cost
 635 burden increase to over 70% of households.⁹ Those that are severely cost burdened, paying more than
 636 50% of their income for housing, account for nearly 20% of all households. A higher percentage of cost
 637 burdened households indicates that more residents struggling with basic needs and may be more

vulnerable to



⁶ King County Assessor's Office, Localscape, data accessed February 25, 2020

⁷ 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

⁸ US Census, 2006-2010 ACS 5-Year Estimate and 2013-2018 ACS 5-Year Estimate

⁹ Department of Housing and Urban Development, 2012-2016 Comprehensive Housing Affordability Strategy, <https://www.huduser.gov/portal/datasets/cp.html>

639 evictions and displacement.¹⁰

640

641 **Income Restricted Units**

642 There are 590 units of rental housing affordable to income-qualified households in Skyway-West Hill.

643

644

Table 2. Income-Restricted Units in Skyway-West Hill

Property	Address	Units	Population Served	Eligible Income (Family of 4) ¹¹
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

645

646 **Community Priorities and Plan Approach**

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

651

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

659

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

665

¹⁰ Regional Affordable Housing Task Force, Final Report and Recommendations for King County, WA, 2018, page 16

¹¹ In 2018, Area Median Income in King County for a family of four was \$110,313 (King County Housing Authority)

666 **Residential Neighborhoods Policies**

- 667 **SWH-1** Focus residential density near business districts and major corridors to provide convenient
668 access to shops, services and amenities, and transit options.
669
- 670 **SWH-2** Maintain existing land use patterns in residential neighborhoods and ensure new
671 development in residential neighborhoods is compatible with existing community character.
672
- 673 **SWH-3** Provide for a wide range of residential zones, densities and housing types to continue to
674 promote access to diverse housing choices for residents at every income level, age,
675 household size, and lifestyle.
676
- 677 **SWH-4** Prioritize achieving equitable development outcomes that serve the needs of all Skyway-West
678 Hill residents through tools and strategies that support the creation of new affordable
679 housing and preservation of existing units, and prevent residential and cultural displacement.
680
- 681 **SWH-5** Address residential displacement risks associated with new development through strategies
682 that slow or prevent the loss of affordable housing, particularly for low- and moderate-
683 income families.
684
- 685 **SWH-6** Preserve existing mobile home parks and require that any proposal to redevelop an existing
686 mobile home park include evaluation and mitigation of residential displacement impacts.
687
- 688 **SWH-7** Promote the efficient use of land by providing the necessary urban utilities and services
689 through a coordinated and logical approach, including coordination with the City of Renton
690 for planned annexation.
691
- 692 **SWH-8** Promote safe and healthy homes through strategies, programs, and regulations that can
693 address dilapidated or unsafe properties in the community.
694
695

696 **CHAPTER 5**

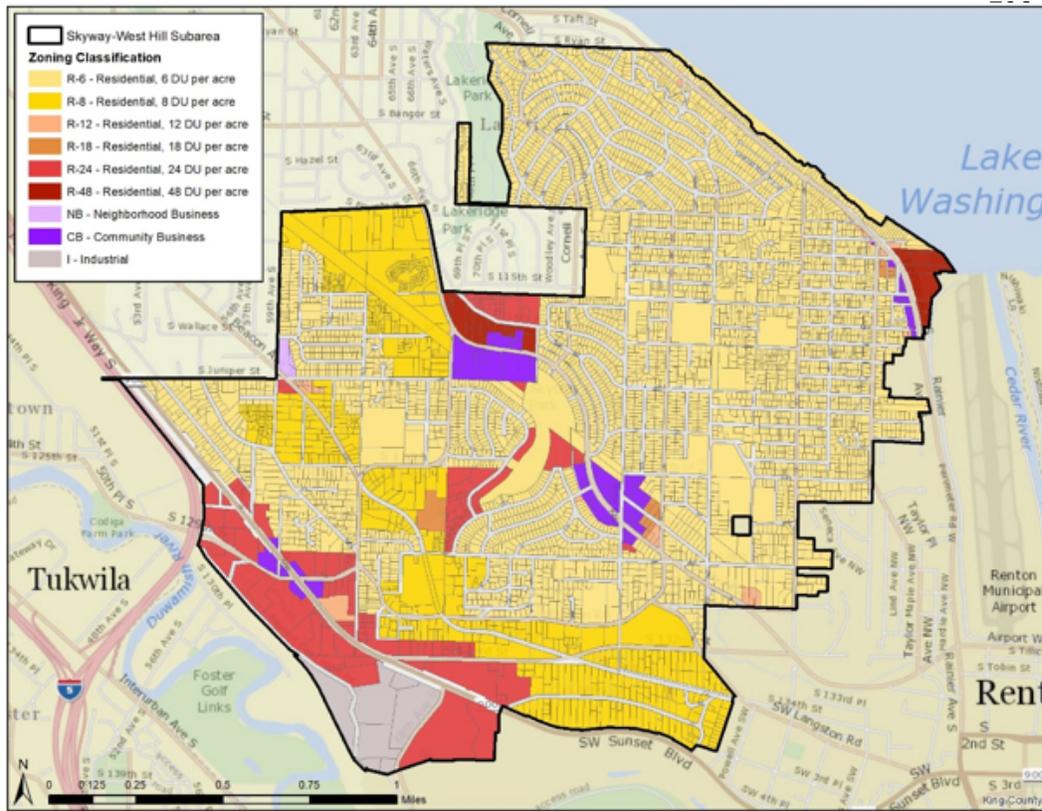
697 **COMMERCIAL AREAS**

698

699 **Existing Commercial and Industrial Uses within Skyway-West Hill**

700 Skyway-West Hill has four areas with commercial land uses, which have the opportunity to provide
 701 services, entertainment, and employment opportunities. These areas are the Skyway Business District
 702 along Renton Ave, two smaller centers on Martin Luther King Jr. Way S and Rainier Ave S, and industrially
 703 zoned properties south of Martin Luther King Jr. Way S and west of 68th Ave S. In total, commercial areas
 704 comprise a small portion of Skyway-West Hill, just 5.5% of the land area, and provide approximately 1,700
 705 jobs.

Figure 10. Existing Zoning in Skyway-West Hill



Skyway Business District
 The Skyway Business District is the largest commercial area in the community, spanning 37 acres. The Skyway Business District is comprised of a northern

725 node and a southern node split by Skyway Park and residential housing. The northern node includes
 726 restaurants, a grocery store, a bowling alley, a casino, retail establishments, a self-storage facility, a gas
 727 station, and automotive services. The southern node includes the Skyway Library, restaurants, convenience
 728 stores, religious institutions, a post office, a fire station, and personal services and retail establishments.
 729

730 There is significant potential for commercial and mixed-use infill development and redevelopment within
 731 the Skyway Business District. Public investments such as the King County library on Renton Ave S and a
 732 future bus rapid transit route will continue to make the Skyway Business District a prime location for
 733 increased commercial development. The Skyway Business District has a land use designation of
 734 Community Business Center (“cb”) and is zoned Community Business (CB), which is intended to provide
 735 convenient retail and personal services for the local area. There is one development condition within
 736 Skyway-West Hill that applies to the Skyway Business District, SO-050, which requires pedestrian-oriented
 737 development.

738

739 **Martin Luther King Jr. Way S and Rainier Ave S Business Districts**

740 There are two other concentrations of business activity in this community, both designated as
 741 Neighborhood Business Centers in the Comprehensive Plan. These districts both have land use
 742 designations of Commercial Outside of Centers (“co”) and are zoned Community Business (CB). The first is
 743 on Martin Luther King Jr. Way S between 60th Ave S and 64th Ave S, and the second is on Rainier Ave S
 744 between S 114th and S 117th Street. These areas include some small-scale businesses such as restaurants,
 745 hair salons, a gas station, convenience stores and other retail.

746

747 **Industrial Areas**

748 The area of industrial land located south of Martin Luther King Jr. Way S and west of 68th Ave S is home to
 749 several small to medium-sized manufacturing firms. As the sole Industrial-zoned area in Skyway-West Hill
 750 where manufacturing, warehousing, and related land uses can be sited, this group of parcels serves as an
 751 asset to local economic sectors. Existing industrial uses include an engineering company, equipment
 752 rental company, concrete recycler, transfer station, and fencing company.

753

754 **Community Priorities and Plan Approach**

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

760

761 There is also a need to protect or provide measures to existing Skyway-West Hill businesses that may
 762 experience displacement risk due to economic or development pressure. Residents identified a need to
 763 revitalize the business districts while protecting existing businesses. The community saw revitalization
 764 occurring through encouraging development of vacant parcels and improving the aesthetic quality of the
 765 area, and expressed a desire to see new businesses such as restaurants, grocery stores, a pharmacy, retail,

766 and health care providers locate in the area. Residents also noted the poor pedestrian infrastructure in the
767 community and expressed a desire for more and better-quality sidewalks in business districts.

768

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

772

773 **Commercial Areas Policies**

774

775 **SWH-9** Work with the community to support and develop the individual identities of Skyway's
776 business districts through street treatments, gateway landmarks, murals and other defining
777 features.

778

779 **SWH-10** Improve and strengthen Skyway's business districts by strengthening development standards,
780 providing support to business owners, and supporting establishment of an action group,
781 association, or chamber.

782

783 **SWH-11** Encourage, incentivize and reduce barriers to smaller-scale commercial development that
784 provide residents with convenient access to a range of services and amenities, that support
785 local business ownership, that provide opportunities for local employment through job
786 training and recruiting offices, and prevent displacement of existing businesses.

787

788 **SWH-12** Limit marijuana businesses and address impacts associated with those uses.

789

790 **Skyway Business District**

791

792 **SWH-13** Maintain the Community Business Center designation for the Skyway Business District to
793 protect opportunities for commercial activity and encourage siting of new businesses.

794

795 **SWH-14** Evaluate properties adjacent to the Skyway Business District for reclassification to Community
796 Business Center in order to increase commercial capacity and create a more vibrant business
797 district.

798

799 **SWH-15** Support development in the Skyway Business District that can provide residents and visitors
800 an opportunity to walk, gather and meet through an emphasis on the pedestrian
801 environment.

802

803 **SWH-16** Establish a Skyway Business District identity, including consideration of urban design
804 standards, mixed-use buildings with ground floor retail, siting buildings adjacent to sidewalks,
805 and high quality landscaping and public spaces.

806

807 **SWH-17** Prioritize pedestrian corridors in the Skyway Business District by incentivizing development
808 that establishes connections between commercial lots, establishing connections to Skyway
809 Park, and locating parking facilities on the rear or side of buildings with screening.
810

811 **Martin Luther King Jr. Way S and Rainier Ave S Business Districts**
812

813 **SWH-18** Maintain the Neighborhood Business Centers designation for the Martin Luther King Jr. Way S
814 and Rainier Ave S commercial areas.
815

816 **SWH-19** Support the redevelopment of the Martin Luther King Jr. Way S and Rainer Ave S Business
817 Districts into an attractive pedestrian-friendly environment as new commercial development
818 occurs.
819

820 **Industrial Areas**
821

822 **SWH-20** Support and maintain employment opportunities and local economic activity in existing
823 industrial areas through zoning and other regulatory tools.



828 **COMMUNITY CHARACTER**

829

830 When planned well, neighborhoods can embody a community's identity and contribute to its distinctive
831 sense of place and livability. A community's character can be seen through buildings and plazas, or felt
832 through events and social interactions. Land use decisions impact how a community functions and how it
833 is experienced by both residents and visitors. Land use policies should recognize and celebrate the unique
834 character of different neighborhoods and the residents that live there.

835

836 Public institutions, such as parks, libraries, and community centers, are one of the ways community
837 character is reflected. The community's priorities can be found in the way they are utilized by residents,
838 such as what events are held, what classes are offered, and what books are checked out. Other public and
839 private spaces like religious institutions and locally significant businesses also give a community a special
840 sense of place.

841

842 Social and cultural connections that are not necessarily tied to a single location also contribute to
843 community character: daily social interactions with neighbors, events and festivals, and public art also
844 make people feel connected to their neighborhood. Land use can support the preservation and
845 promotion of these different aspects of community character.

846

847 **Parks and Open Space**

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

851

852 The 2008 Skyway Park Community
 853 identified Skyway Park as a key asset
 854 community revitalization. Currently,
 855 hosts Little League and youth
 856 games as well as community events
 857 Skyway Community Festival. As of
 858 County is implementing a capital
 859 Skyway Park to improve recreation
 860 facilities. Proposed park
 861 improvements include adding an
 862 soccer arena, a sand volleyball court, an enhanced and expanded playground, adult fitness equipment,
 863 upgraded fencing and lighting, improvements to pathways, a new pedestrian entryway, and other
 864 improvements.



Vision
 for overall
 Skyway Park
 football
 like the
 2020, the
 project in
 and sports

outdoor mini

866 Other nearby parks provide open space, playfields, and other recreational opportunities for Skyway-West
 867 Hill residents. These include Lakeridge Park and Deadhorse Canyon in Seattle, Fort Dent Park in Tukwila,
 868 and Gene Coulon Park in Renton. Bryn Mawr, Campbell Hill, and Lakeridge Elementary Schools and
 869 Dimmitt Middle School also offer sports fields, playgrounds, and facilities used by residents, but are not
 870 classified as public parks.

871
 872 Privately owned and semipublic recreation and open space are also important contributors to the area's
 873 green space network, offering amenities like plazas, playgrounds, picnic tables, dog-walking areas, and
 874 swimming pools to residents. Many churches and religious organizations also provide similar amenities
 875 and gathering spaces on their properties.

877 **Library**

878 Skyway-West Hill has been
 879 King County Library System
 880 1953, when the Skyway
 881 Board and its 2,000 volumes
 882 public in the back room of a
 883 Renton Ave S. In 1970, a
 884 foot Skyway Library opened
 885 double the volumes
 886 included a meeting room. As
 887 successful \$172 million KCLS bond measure, a new Skyway Library opened in in 2016. The \$8.3 million,



served by the
 (KCLS) since
 Branch Library
 opened to the
 local bakery on
 5,200 square
 with space to
 available and
 part of a

888 8,000 square foot facility includes eco-friendly building features, a plaza that is used for community events
 889 and farmers markets, and a table made from an airplane wing in a nod to the community's historical
 890 connection with the aviation industry. Skyway Library has collections in Chinese, Somali, Spanish, and
 891 Vietnamese. The Library is an important gathering place in the Skyway Business District.

892

893 **Community Priorities and Plan Approach**

894 Residents of Skyway-West Hill consistently expressed a desire for more community amenities. The desired
 895 amenities generally fell into three categories:

- 896 • *Public infrastructure* such as sidewalks, streetlights, public meeting spaces, plazas, and parks,
 897 open space, and trails from which to enjoy the community's superior views;
- 898 • *Community assets*, which provide value to residents and may be provided by the public, private,
 899 or non-profit sectors, such as a community center, childcare facilities, healthcare providers, and
 900 business incubators; and
- 901 • *Cultural assets*, which may include public art, cultural facilities, or events such as festivals or
 902 publicly celebrated holidays. Residents also expressed concern that development pressure
 903 would put the community's cultural assets at risk.

904

905 **Community Character Policies**

906 **SWH-21** Encourage the development of community-identified amenities near commercial centers,
 907 frequent transit corridors, and parks and trails through incentives or development
 908 requirements.

909

910 **SWH-22** Seek to preserve and enhance community-identified cultural assets during development
 911 review and, when necessary, work with the community and developers to mitigate the loss of
 912 cultural assets.

913

914 **SWH-23** Prioritize safe and inviting walking and bicycling connections throughout Skyway-West Hill to
 915 transit, business districts, and major destinations.

916

917 **SWH-24** Prioritize and support access to healthy, affordable, and culturally relevant foods for all
 918 residents by encouraging grocery stores, small markets, weekly farmers markets, urban farms,
 919 and community gardens.

920

921 **SWH-25** Highlight Skyway Park as a major community amenity through enhanced physical
 922 connections and views to the park.

923

924

925 | **APPENDICES**

926

927 Appendices to the Skyway-West Hill Land Use Strategy, Phase 1 of the Skyway-West Hill Subarea Plan can
928 be found in Attachment G to PO 2019-0413

929

930 Appendix A – Community Outreach

931 Appendix B – Skyway-West Hill Land Use Subarea Plan Equity Impact Analysis

932 Appendix C – Community Center Feasibility Study

933 Appendix D – Service Delivery and Facilities Provided by King County in the Five Potential Annexation

934 Areas