



King County

Skyway-West Hill CSA Subarea Plan

October 30, 2018 Community Forum

Responses to Live Poll Questions (as posted by participants)

1. What incentives is King County currently using to encourage developers to build affordable housing?

With funding awarded by the Department of Community and Human Services, King County supports the development of affordable housing—both multi-family rental units and single family homes, through competitive requests for proposals. We use the residential density incentives in chapter 21A.34 of our zoning code, which allow developers to increase the maximum number of dwelling units on a property by 50% if some part of the property is used for affordable housing. If *all* housing units on the property are affordable, the code allows developers to build twice as many units.

2. Regarding the subarea planning process, how much does this process allow our community to advocate for greater fairness across the entire unincorporated area?

King County's Community Service Area (CSA) Subarea Plans are long-range land use plans in specific geographic areas of unincorporated King County. These plans tailor the broader countywide goals in the King County Comprehensive Plan to these smaller areas. The community engagement, policies, zoning, and actions in these plans apply only within the defined areas (like Skyway-West Hill).

However, King County recognizes that issues are often identified during the local planning process that may have effects beyond the subarea boundaries. If such issues relate to land use and/or zoning and require a more comprehensive assessment than is possible in the scope of a subarea plan, they are added to an appendix in the subarea plan that tracks such community-driven issues from plan to plan. These issues are used to guide and inform future work plans and policy decisions. If they do not relate to land use or zoning, they are documented and referred to the Local Services Director's Office for a determination about the best way to address them.

Also, in November 2018, the King County Council adopted Ordinance 18835 requiring the Department of Local Services to prepare an equity impact analysis report that describes the services and facilities provided by King County in the five Potential Annexation Areas of Skyway-West Hill, North Highline, Fairwood, East Renton, and Federal Way. This report, which must be completed by June 28, 2019, will analyze services for youth, transit, and economic development.

3. The Skyway-West Hill Action Plan (SWAP) had significant focus on specific project opportunities. But it has not been approved by the county. Is this new planning process just a way to neuter the SWAP?

The projects included in the community-led Skyway-West Hill Action Plan (SWAP) fall into several categories (youth training, recreation, economic development, crime prevention), and require different responsible parties and potential funders. Some of them need a community-based organization to lead and fund them (for example, hosting a cultural food festival). Others would need a private company/developer or organization to make them happen (for example, constructing a new mixed-use building in the Skyway Business District). Still others are public projects which King County would lead (for example, rezoning property or making improvements to Skyway Park). The new planning process takes an early and proactive approach to reviewing a wide array of projects and responsible parties and assessing their feasibility.

All of the projects listed in the SWAP are being reviewed as part of the restructured CSA Subarea Plan program. Since this is a King County plan, only projects that will be done by the county will be listed.

The restructured CSA Subarea Plan program adopted by King County in May 2018 and being used for the Skyway-West Hill plan was the result of a County Council-directed evaluation done after the Vashon-Maury Island subarea plan in 2017 (the first subarea plan created for an unincorporated King County community in more than 20 years). That evaluation narrowed the scope and intent of subarea plans to more accurately and realistically align with King County's limited long-range planning resources.

4. What opportunities should community members be aware of in terms of advocating for budget priorities this year for the Dept. of Local Services?

King County's 2019-2020 budget, which includes the budget for the Department of Local Services, was adopted on Nov, 13, 2018. This was about two weeks before the Skyway live poll closed. John Taylor, the new Local Services Director, intends to work closely with unincorporated communities to help set the department's priorities. Other ways to provide input on the department's priorities and future budgets include attending the annual Community Service Area town hall meetings, corresponding with the Local Services Director's office, communicating with your King County Councilmember, and participating in the CSA Subarea Plan planning process.

5. How would a new annexation effort affect the subarea plan?

The City of Renton has identified West Hill as a potential annexation area in its comprehensive plan and is the only city that could move forward with annexation at this time. The city has said that without significant financial assistance from the State of Washington, it does not have plans to proceed with annexation. The state is unlikely to provide significant assistance in the near future, so annexation is not likely.

However, if an annexation were to occur, most annexing cities keep local zoning much the same for a significant period of transition and tend to defer as much as possible to existing subarea plans for community planning before doing their own community engagement and planning with newly annexed residents.

6. How about upgrading some intersections to roundabouts?

When problems are identified at intersections, King County does engineering analysis and uses national and local standards to guide decisions about potential traffic control measures. Engineers determine what safety measures, such as roundabouts or other solutions, may be warranted given the characteristics of the site.

To report safety issues and concerns about a specific site, please call the 24/7 Road Helpline at 206-477-8100 or 1-800-527-6237. Please have the following information available when you call: your name and contact information, where the problem is located, a description of the problem, and any other descriptive information about the issue.